

Brevard County Local Residential Market Metrics - 2025

Single-Family Homes

Municipalities and Census-Designated Places*



Name of County, Municipality, or CDP*	Closed Sales	Y/Y % Chg.	Closed Sales Paid in Cash	Y/Y % Chg.	Median Sale Price	Y/Y % Chg.	Average Sale Price	Y/Y % Chg.
Brevard County	9,531	1.0%	2,346	2.6%	\$370,000	-1.3%	\$456,817	-0.1%
Cape Canaveral (City)	16	23.1%	8	60.0%	\$533,750	-17.9%	\$650,625	-6.3%
Cocoa (City)	221	18.2%	45	-11.8%	\$297,450	8.6%	\$342,712	12.2%
Cocoa Beach (City)	83	1.2%	35	-5.4%	\$725,000	-10.5%	\$850,290	-13.7%
Cocoa West (CDP)	40	-29.8%	17	41.7%	\$195,000	-11.4%	\$213,518	-7.6%
Grant-Valkaria (Town)	167	-32.1%	51	-3.8%	\$499,500	16.6%	\$561,898	19.3%
Indialantic (Town)	51	41.7%	29	45.0%	\$710,000	-10.5%	\$901,331	-19.2%
Indian Harbour Beach (City)	83	56.6%	25	38.9%	\$585,000	0.0%	\$804,575	-3.2%
June Park (CDP)	71	20.3%	26	52.9%	\$350,000	-6.7%	\$349,894	-15.1%
Malabar (Town)	28	-31.7%	10	-23.1%	\$630,000	3.3%	\$681,929	0.6%
Melbourne (City)	939	13.8%	285	11.3%	\$320,000	-3.5%	\$379,457	-0.4%
Melbourne Beach (Town)	43	-25.9%	15	-42.3%	\$825,000	-0.8%	\$992,391	-8.8%
Melbourne Village (Town)	10	-16.7%	8	60.0%	\$407,500	-16.8%	\$390,050	-15.2%
Merritt Island (CDP)	450	-1.7%	138	-9.2%	\$445,000	-1.1%	\$595,720	2.4%
Micco (CDP)	36	-14.3%	23	0.0%	\$390,000	30.0%	\$438,456	16.1%
Mims (CDP)	69	-16.9%	16	-30.4%	\$356,000	4.9%	\$382,380	7.8%
Palm Bay (City)	2,753	0.0%	508	7.2%	\$324,500	-1.7%	\$329,740	-1.2%
Palm Shores (Town)	10	42.9%	4	300.0%	\$370,000	-15.9%	\$379,175	-14.5%
Port St. John (CDP)	187	-1.6%	23	-30.3%	\$300,000	-1.6%	\$314,383	1.6%
Rockledge (City)	362	-32.5%	74	-27.5%	\$379,090	-0.6%	\$411,424	0.4%
Satellite Beach (City)	146	11.5%	30	-25.0%	\$621,000	-3.0%	\$786,800	0.4%
Sharpes (CDP)	86	50.9%	13	116.7%	\$359,908	-3.4%	\$407,779	-2.1%
South Patrick Shores (CDP)	85	0.0%	23	9.5%	\$555,000	6.5%	\$687,216	4.4%
Titusville (City)	690	7.0%	166	9.9%	\$310,000	-1.6%	\$326,504	0.4%
Viera East (CDP)	196	4.8%	66	-12.0%	\$425,000	-1.2%	\$451,062	0.7%
Viera West (CDP)	308	11.6%	83	-8.8%	\$645,000	-1.1%	\$706,092	-4.8%
West Melbourne (City)	335	-1.5%	88	18.9%	\$420,000	0.0%	\$426,818	-0.8%

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Brevard County Local Residential Market Metrics - 2025

Single-Family Homes

Municipalities and Census-Designated Places*



Name of County, Municipality, or CDP*	Dollar Volume	Y/Y % Chg.	Pct. of Orig. List Price Received	Y/Y % Chg.	Median Time to Contract	Y/Y % Chg.	New Listings	Y/Y % Chg.
Brevard County	\$4.4 Billion	0.9%	95.9%	-1.0%	53 Days	26.2%	12,376	-2.0%
Cape Canaveral (City)	\$10.4 Million	15.3%	92.4%	-3.3%	53 Days	112.0%	42	40.0%
Cocoa (City)	\$75.7 Million	32.6%	96.0%	-0.2%	52 Days	20.9%	315	17.1%
Cocoa Beach (City)	\$70.6 Million	-12.6%	90.5%	-2.7%	75 Days	4.2%	139	25.2%
Cocoa West (CDP)	\$8.5 Million	-35.2%	93.6%	-1.7%	32 Days	-30.4%	56	-17.6%
Grant-Valkaria (Town)	\$93.8 Million	-19.0%	96.0%	-1.1%	103 Days	145.2%	186	-33.8%
Indialantic (Town)	\$46.0 Million	14.5%	93.9%	0.6%	35 Days	-14.6%	44	-35.3%
Indian Harbour Beach (City)	\$66.8 Million	51.5%	95.2%	1.2%	43 Days	-2.3%	111	26.1%
June Park (CDP)	\$24.8 Million	2.2%	95.3%	0.7%	41 Days	-12.8%	77	-3.8%
Malabar (Town)	\$19.1 Million	-31.3%	90.8%	-4.5%	77 Days	79.1%	37	-31.5%
Melbourne (City)	\$356.3 Million	13.3%	95.0%	-0.6%	43 Days	10.3%	1,158	-0.7%
Melbourne Beach (Town)	\$42.7 Million	-32.4%	91.5%	-0.4%	84 Days	140.0%	54	-37.9%
Melbourne Village (Town)	\$3.9 Million	-29.4%	97.1%	5.8%	12 Days	-82.6%	15	0.0%
Merritt Island (CDP)	\$268.1 Million	0.6%	94.1%	-0.5%	59 Days	15.7%	641	10.5%
Micco (CDP)	\$15.8 Million	-0.5%	91.8%	-1.4%	52 Days	57.6%	44	-18.5%
Mims (CDP)	\$26.4 Million	-10.3%	94.6%	-1.4%	78 Days	160.0%	109	0.9%
Palm Bay (City)	\$907.8 Million	-1.2%	96.2%	-1.1%	63 Days	21.2%	3,748	-2.7%
Palm Shores (Town)	\$3.8 Million	22.2%	97.0%	5.9%	29 Days	-34.1%	13	44.4%
Port St. John (CDP)	\$58.8 Million	0.0%	96.8%	0.7%	33 Days	-17.5%	222	0.5%
Rockledge (City)	\$148.9 Million	-32.2%	96.1%	-2.3%	44 Days	22.2%	444	-23.6%
Satellite Beach (City)	\$114.9 Million	11.9%	95.5%	0.5%	44 Days	-2.2%	171	9.6%
Sharpes (CDP)	\$35.1 Million	47.8%	98.2%	-1.7%	52 Days	52.9%	117	18.2%
South Patrick Shores (CDP)	\$58.4 Million	4.4%	95.0%	-0.1%	64 Days	56.1%	110	-9.1%
Titusville (City)	\$225.3 Million	7.4%	96.0%	-0.6%	48 Days	14.3%	880	-2.4%
Viera East (CDP)	\$88.4 Million	5.5%	96.5%	0.0%	43 Days	26.5%	249	13.2%
Viera West (CDP)	\$217.5 Million	6.3%	97.0%	-0.8%	57 Days	72.7%	370	0.0%
West Melbourne (City)	\$143.0 Million	-2.2%	95.7%	-0.6%	56 Days	43.6%	434	7.2%

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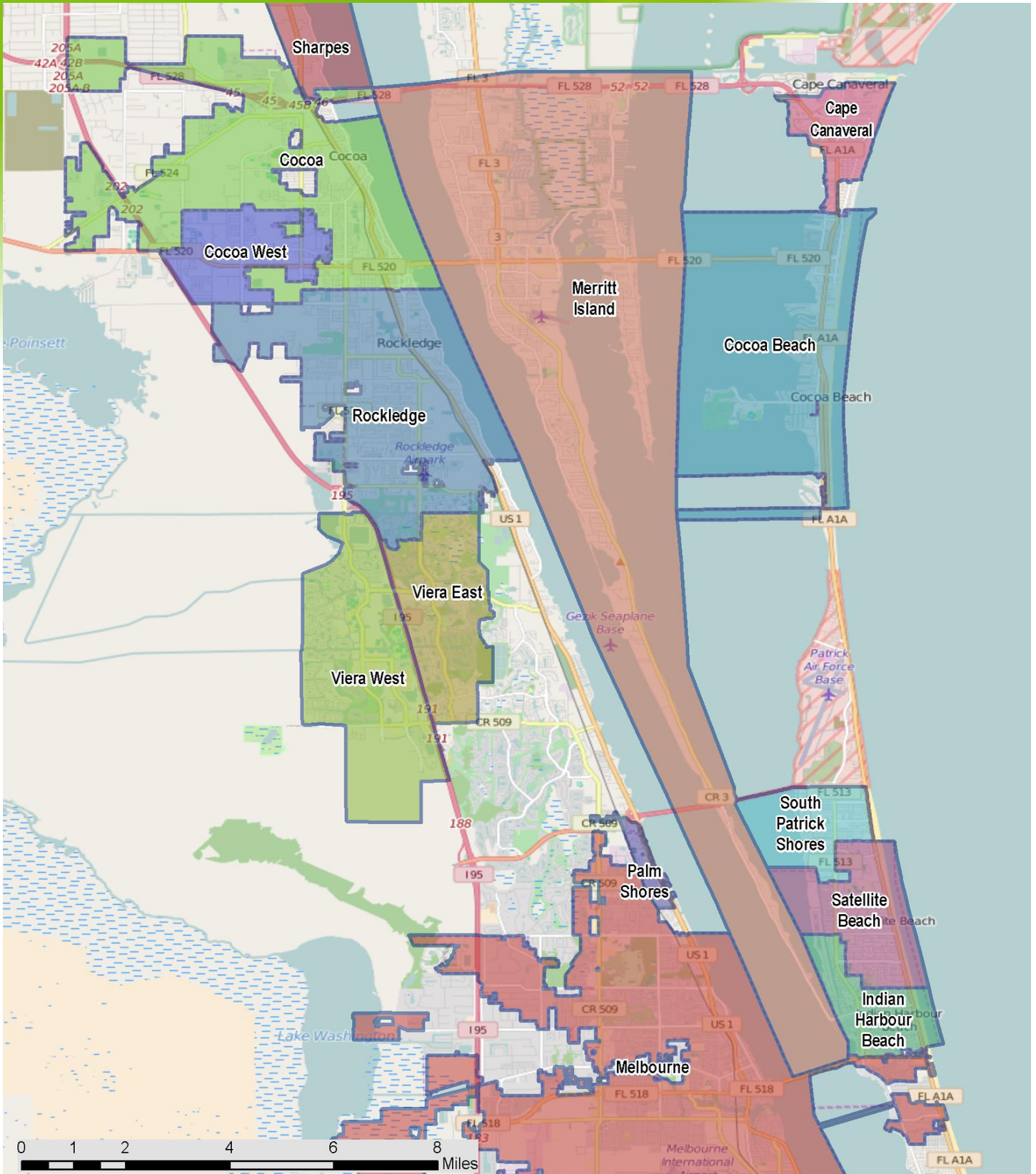
Municipalities and Census-Designated Places*



Name of County, Municipality, or CDP*	New Pending Sales	Y/Y % Chg.	Pending Inventory	Y/Y % Chg.	Active Inventory	Y/Y % Chg.	Months Supply of Inventory	Y/Y % Chg.
Brevard County	10,385	2.1%	756	-0.1%	2,842	-5.9%	3.6	-5.3%
Cape Canaveral (City)	23	27.8%	2	-33.3%	17	183.3%	12.8	132.7%
Cocoa (City)	239	11.2%	14	-39.1%	71	6.0%	3.9	-9.3%
Cocoa Beach (City)	89	6.0%	6	100.0%	44	22.2%	6.4	20.8%
Cocoa West (CDP)	41	-35.9%	6	-14.3%	14	-6.7%	4.2	31.3%
Grant-Valkaria (Town)	172	-30.6%	11	-26.7%	48	-35.1%	3.4	-5.6%
Indialantic (Town)	56	40.0%	3	-25.0%	8	-63.6%	1.9	-74.0%
Indian Harbour Beach (City)	84	31.3%	4	-33.3%	29	38.1%	4.2	-12.5%
June Park (CDP)	80	27.0%	3	-50.0%	13	-43.5%	2.2	-53.2%
Malabar (Town)	35	-22.2%	3	50.0%	11	-15.4%	4.7	23.7%
Melbourne (City)	1,017	8.5%	54	-12.9%	243	-13.2%	3.1	-24.4%
Melbourne Beach (Town)	46	-24.6%	4	100.0%	11	-26.7%	3.1	0.0%
Melbourne Village (Town)	10	-23.1%	0	N/A	3	200.0%	3.6	260.0%
Merritt Island (CDP)	507	1.8%	42	35.5%	151	11.9%	4.0	14.3%
Micco (CDP)	35	-7.9%	1	-66.7%	11	-26.7%	3.7	-14.0%
Mims (CDP)	73	-8.8%	3	-40.0%	33	17.9%	5.7	42.5%
Palm Bay (City)	3,104	3.0%	290	18.4%	939	-8.7%	4.1	-8.9%
Palm Shores (Town)	11	37.5%	0	N/A	3	50.0%	3.6	5.9%
Port St. John (CDP)	206	-1.4%	10	-37.5%	40	-2.4%	2.6	0.0%
Rockledge (City)	377	-31.1%	19	-53.7%	118	26.9%	3.9	85.7%
Satellite Beach (City)	152	14.3%	7	0.0%	31	3.3%	2.5	-7.4%
Sharpes (CDP)	111	56.3%	16	166.7%	24	-45.5%	3.3	-64.5%
South Patrick Shores (CDP)	84	-6.7%	3	-66.7%	25	-13.8%	3.5	-14.6%
Titusville (City)	736	3.2%	48	-22.6%	178	-8.7%	3.1	-13.9%
Viera East (CDP)	210	7.1%	16	23.1%	46	21.1%	2.8	16.7%
Viera West (CDP)	311	5.8%	21	-30.0%	76	-10.6%	3.0	-18.9%
West Melbourne (City)	368	12.5%	21	23.5%	82	-3.5%	2.9	-3.3%

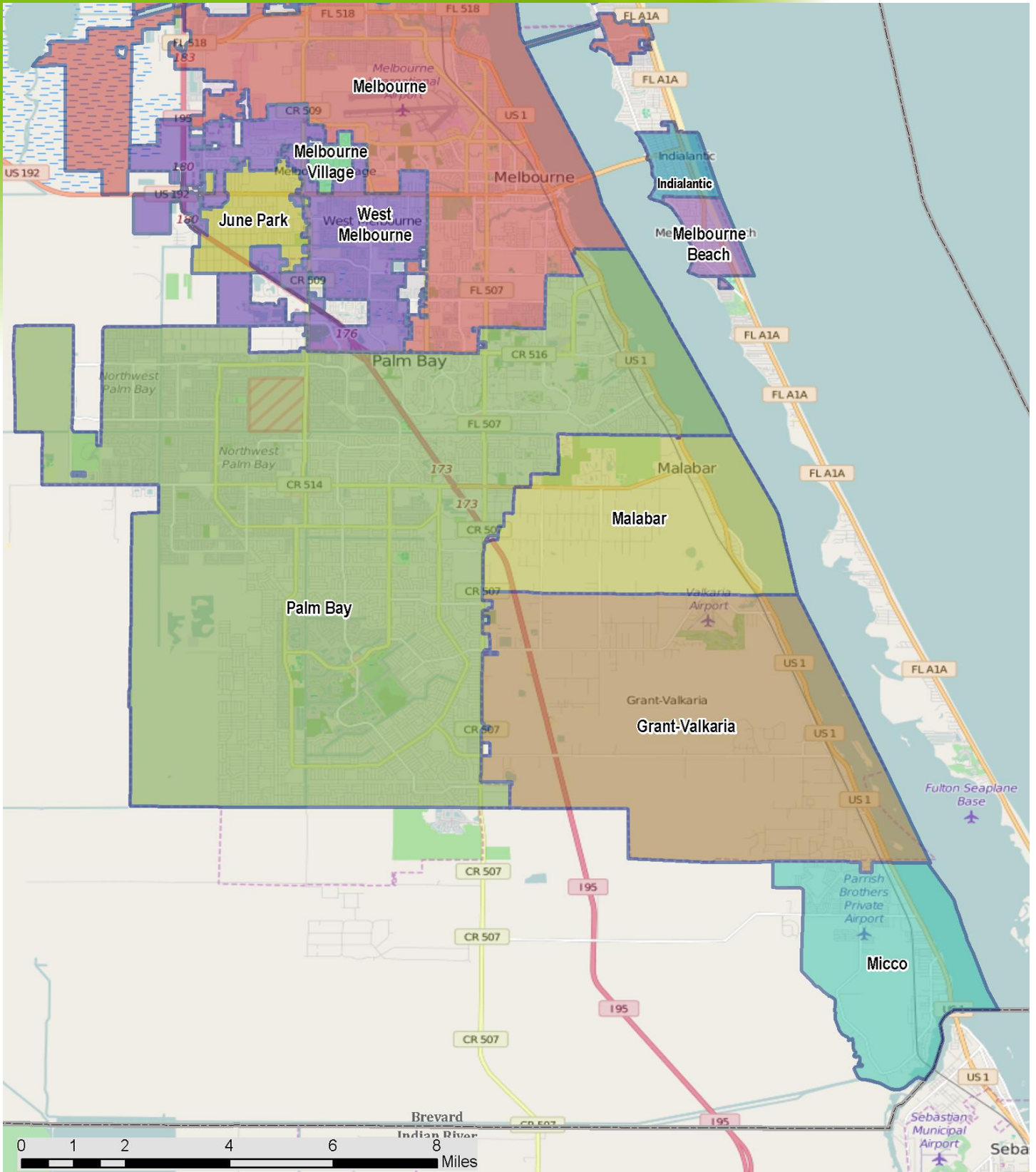
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Brevard County Local Residential Market Metrics - 2025
 Reference Map - Central Brevard County
 Municipalities and Census-Designated Places*



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 Reference Map - Southern Brevard County
 Municipalities and Census-Designated Places*



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