

Brevard County Local Residential Market Metrics - Q4 2025

Townhouses and Condos

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	493	14.7%	262	36.5%	\$286,000	-3.1%	\$336,738	-2.3%
Cape Canaveral (City)	40	-23.1%	28	33.3%	\$319,500	-1.7%	\$311,957	-8.7%
Cocoa (City)	9	12.5%	6	50.0%	\$145,000	-57.7%	\$215,722	-34.5%
Cocoa Beach (City)	61	154.2%	38	322.2%	\$353,500	-3.2%	\$396,564	4.4%
Cocoa West (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Grant-Valkaria (Town)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Indialantic (Town)	4	-71.4%	3	-66.7%	\$515,000	-35.8%	\$482,250	-38.6%
Indian Harbour Beach (City)	28	47.4%	18	80.0%	\$310,000	-0.6%	\$434,121	26.1%
June Park (CDP)	0	-100.0%	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Malabar (Town)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Melbourne (City)	56	-9.7%	28	-6.7%	\$255,000	12.8%	\$248,896	-6.6%
Melbourne Beach (Town)	3	200.0%	2	N/A	\$340,000	-56.1%	\$313,167	-59.6%
Melbourne Village (Town)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Merritt Island (CDP)	20	-9.1%	11	-15.4%	\$283,750	52.6%	\$306,470	25.2%
Micco (CDP)	2	N/A	0	N/A	\$130,000	N/A	\$130,000	N/A
Mims (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Palm Bay (City)	39	56.0%	18	125.0%	\$160,270	-11.0%	\$200,287	3.6%
Palm Shores (Town)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Port St. John (CDP)	0	-100.0%	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Rockledge (City)	21	31.3%	10	42.9%	\$217,000	-18.3%	\$213,257	-17.1%
Satellite Beach (City)	16	100.0%	5	0.0%	\$444,500	-1.2%	\$623,250	40.1%
Sharpes (CDP)	0	-100.0%	0	N/A	(No Sales)	N/A	(No Sales)	N/A
South Patrick Shores (CDP)	5	-16.7%	2	-60.0%	\$274,800	20.8%	\$308,560	27.6%
Titusville (City)	47	46.9%	22	120.0%	\$189,900	8.5%	\$219,597	10.7%
Viera East (CDP)	7	75.0%	5	400.0%	\$173,000	-19.3%	\$178,429	-14.9%
Viera West (CDP)	26	-18.8%	12	-14.3%	\$348,750	-19.5%	\$349,214	-17.1%
West Melbourne (City)	18	38.5%	8	33.3%	\$164,500	-9.2%	\$180,306	-3.5%

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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	\$166.0 Million	12.1%	93.1%	-1.1%	74 Days	12.1%	788	7.5%
Cape Canaveral (City)	\$12.5 Million	-29.8%	91.8%	-2.4%	74 Days	2.8%	103	12.0%
Cocoa (City)	\$1.9 Million	-26.3%	91.9%	3.4%	45 Days	-55.0%	16	-40.7%
Cocoa Beach (City)	\$24.2 Million	165.3%	92.4%	0.8%	68 Days	-49.3%	84	-7.7%
Cocoa West (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	-100.0%
Grant-Valkaria (Town)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Indialantic (Town)	\$1.9 Million	-82.5%	90.2%	-6.3%	154 Days	55.6%	14	16.7%
Indian Harbour Beach (City)	\$12.2 Million	85.9%	95.1%	0.4%	38 Days	-7.3%	32	-42.9%
June Park (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	-100.0%
Malabar (Town)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Melbourne (City)	\$13.9 Million	-15.6%	92.1%	-0.5%	87 Days	22.5%	78	-11.4%
Melbourne Beach (Town)	\$939,501	21.2%	93.3%	3.0%	97 Days	-52.2%	5	-28.6%
Melbourne Village (Town)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Merritt Island (CDP)	\$6.1 Million	13.8%	92.7%	-2.4%	74 Days	19.4%	38	5.6%
Micco (CDP)	\$260,000	N/A	86.7%	N/A	131 Days	N/A	1	0.0%
Mims (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	2	N/A
Palm Bay (City)	\$7.8 Million	61.5%	92.2%	-3.7%	68 Days	13.3%	69	56.8%
Palm Shores (Town)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Port St. John (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Rockledge (City)	\$4.5 Million	8.8%	94.0%	-0.3%	53 Days	-41.8%	25	25.0%
Satellite Beach (City)	\$10.0 Million	180.1%	92.9%	0.1%	82 Days	64.0%	54	217.6%
Sharpes (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
South Patrick Shores (CDP)	\$1.5 Million	6.4%	93.0%	5.7%	20 Days	-65.5%	10	100.0%
Titusville (City)	\$10.3 Million	62.6%	93.7%	1.5%	66 Days	0.0%	74	12.1%
Viera East (CDP)	\$1.2 Million	48.9%	83.4%	-6.4%	122 Days	48.8%	7	75.0%
Viera West (CDP)	\$9.1 Million	-32.6%	95.1%	-3.5%	103 Days	267.9%	19	-36.7%
West Melbourne (City)	\$3.2 Million	33.6%	94.7%	4.6%	43 Days	0.0%	18	100.0%

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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	485	18.9%	148	-11.4%	1,184	-3.4%	7.0	2.9%
Cape Canaveral (City)	45	-15.1%	7	-50.0%	153	7.0%	8.6	32.3%
Cocoa (City)	9	-35.7%	3	-70.0%	21	-43.2%	3.9	-26.4%
Cocoa Beach (City)	57	78.1%	10	-50.0%	133	-20.4%	7.4	-15.9%
Cocoa West (CDP)	0	N/A	0	N/A	0	-100.0%	0.0	-100.0%
Grant-Valkaria (Town)	0	N/A	0	N/A	0	N/A	0.0	N/A
Indialantic (Town)	4	-20.0%	2	0.0%	20	-13.0%	9.6	52.4%
Indian Harbour Beach (City)	23	-8.0%	8	-27.3%	41	-41.4%	4.1	-44.6%
June Park (CDP)	0	N/A	0	N/A	0	-100.0%	0.0	-100.0%
Malabar (Town)	0	N/A	0	N/A	0	N/A	0.0	N/A
Melbourne (City)	56	-5.1%	20	-25.9%	137	-18.5%	6.7	-16.3%
Melbourne Beach (Town)	2	100.0%	0	N/A	8	-27.3%	5.1	-19.0%
Melbourne Village (Town)	0	N/A	0	N/A	0	N/A	0.0	N/A
Merritt Island (CDP)	20	11.1%	3	-25.0%	65	-3.0%	8.1	15.7%
Micco (CDP)	0	-100.0%	1	-50.0%	6	500.0%	14.4	380.0%
Mims (CDP)	0	N/A	0	N/A	3	N/A	0.0	N/A
Palm Bay (City)	37	68.2%	12	71.4%	86	-5.5%	7.6	-3.8%
Palm Shores (Town)	0	N/A	0	N/A	0	N/A	0.0	N/A
Port St. John (CDP)	0	N/A	0	N/A	3	50.0%	18.0	200.0%
Rockledge (City)	24	84.6%	7	75.0%	33	10.0%	5.3	15.2%
Satellite Beach (City)	17	88.9%	20	0.0%	60	62.2%	8.6	30.3%
Sharpes (CDP)	0	N/A	0	N/A	0	N/A	0.0	N/A
South Patrick Shores (CDP)	7	40.0%	2	N/A	9	50.0%	4.7	80.8%
Titusville (City)	44	15.8%	7	-50.0%	120	15.4%	7.8	13.0%
Viera East (CDP)	9	200.0%	3	200.0%	5	-37.5%	2.6	-13.3%
Viera West (CDP)	23	21.1%	8	14.3%	40	-16.7%	4.8	-9.4%
West Melbourne (City)	18	28.6%	2	-60.0%	22	37.5%	4.4	0.0%

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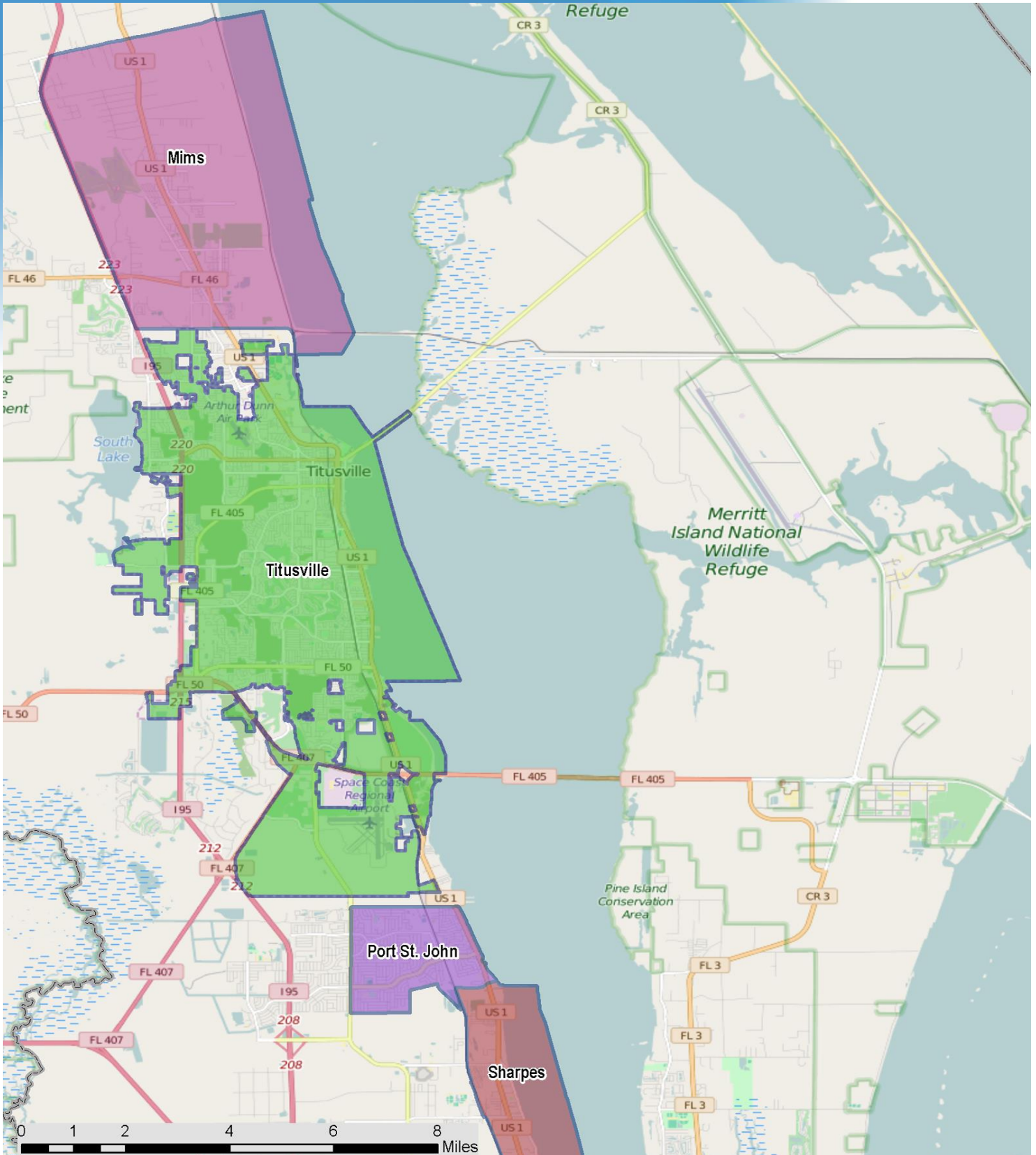
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Reference Map - Northern Brevard County

Municipalities and Census-Designated Places*



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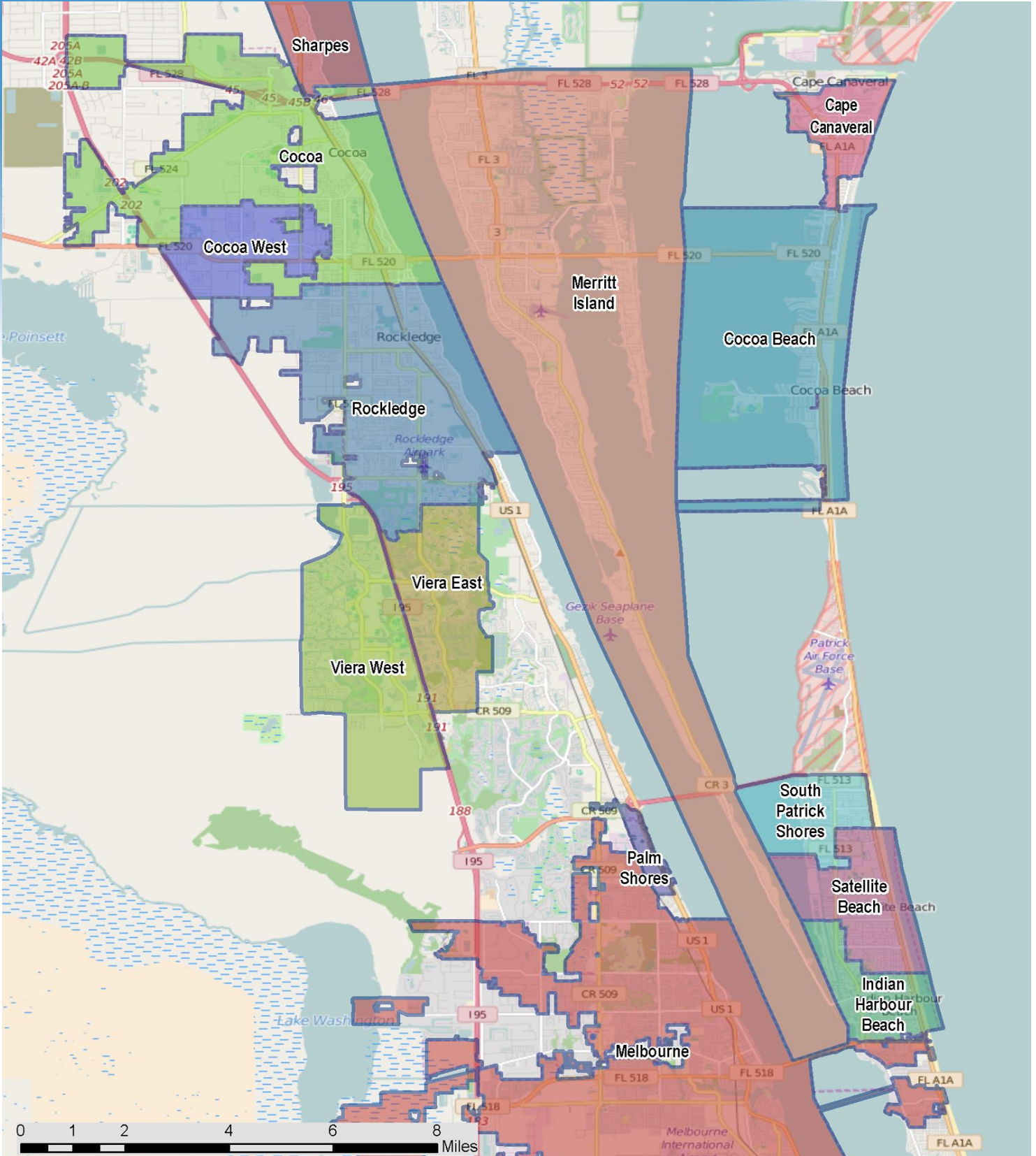
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Reference Map - Central Brevard County

Municipalities and Census-Designated Places*



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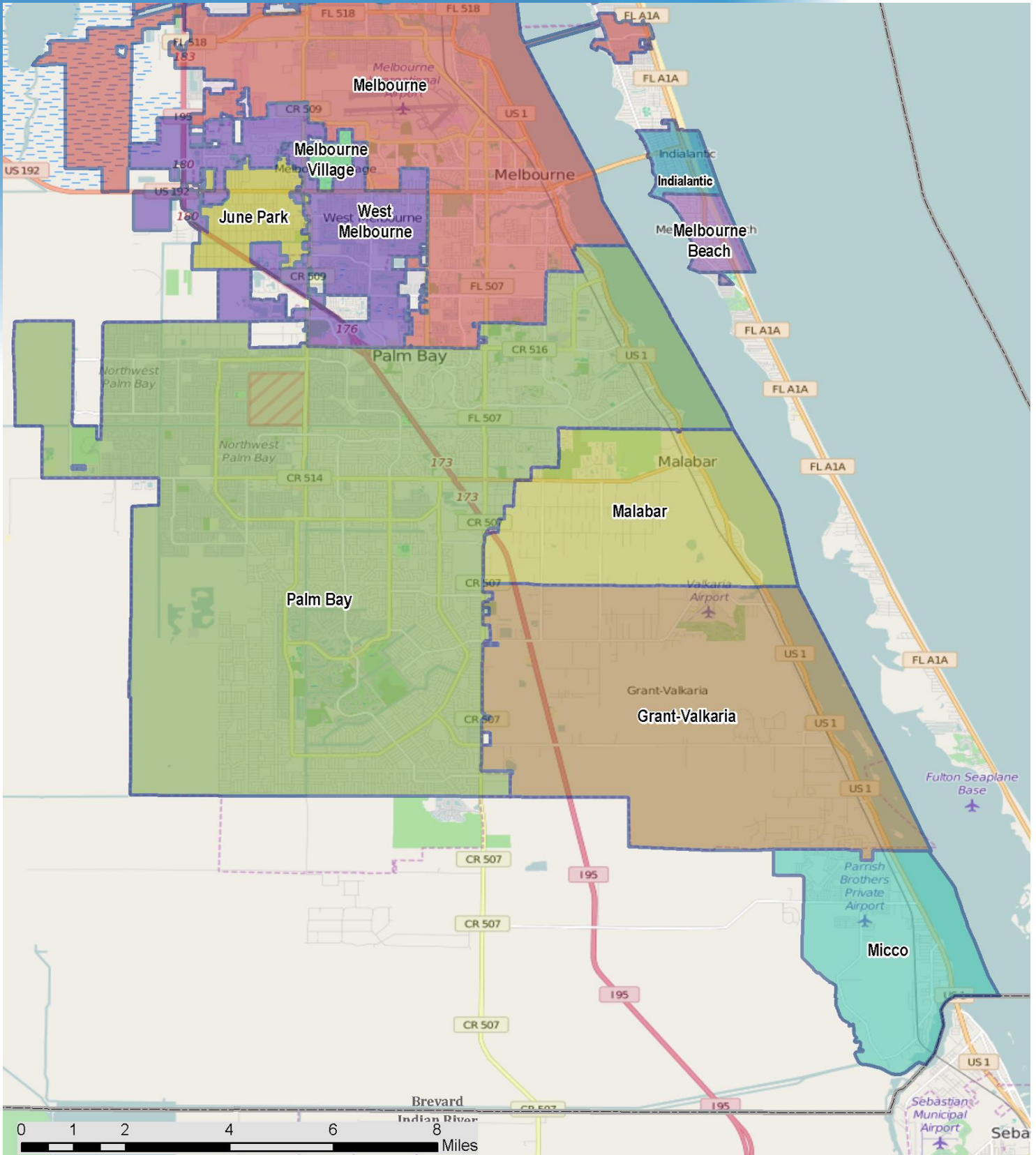
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Brevard County Local Residential Market Metrics - Q4 2025

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



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