

Brevard County Local Residential Market Metrics - 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	2,027	-6.2%	1,067	-4.0%	\$283,750	-3.8%	\$345,354	-4.0%
Cape Canaveral (City)	213	-19.6%	124	-15.6%	\$320,000	-1.5%	\$332,423	-6.9%
Cocoa (City)	64	-22.9%	46	-28.1%	\$187,000	-5.9%	\$299,655	11.6%
Cocoa Beach (City)	216	-4.8%	139	17.8%	\$360,000	-1.7%	\$474,267	14.9%
Cocoa West (CDP)	1	-50.0%	0	-100.0%	\$250,000	6.4%	\$250,000	6.4%
Grant-Valkaria (Town)	0	-100.0%	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Indialantic (Town)	25	-43.2%	13	-50.0%	\$515,000	-3.7%	\$622,300	-7.8%
Indian Harbour Beach (City)	119	5.3%	59	-4.8%	\$341,000	-11.5%	\$400,299	-15.5%
June Park (CDP)	1	-66.7%	0	-100.0%	\$265,000	-22.1%	\$265,000	-22.1%
Malabar (Town)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Melbourne (City)	245	-2.8%	121	-4.0%	\$240,000	-2.0%	\$257,546	-3.5%
Melbourne Beach (Town)	19	-9.5%	15	15.4%	\$340,000	-20.5%	\$339,895	-38.7%
Melbourne Village (Town)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Merritt Island (CDP)	96	-16.5%	62	-1.6%	\$195,000	-11.0%	\$256,036	-3.3%
Micco (CDP)	5	25.0%	2	-33.3%	\$150,000	0.0%	\$150,000	-8.7%
Mims (CDP)	0	-100.0%	0	-100.0%	(No Sales)	N/A	(No Sales)	N/A
Palm Bay (City)	135	-2.2%	67	19.6%	\$160,270	-11.0%	\$192,403	-3.1%
Palm Shores (Town)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Port St. John (CDP)	2	-50.0%	1	0.0%	\$171,000	-37.8%	\$171,000	-31.9%
Rockledge (City)	75	-5.1%	39	11.4%	\$218,000	-17.3%	\$225,475	-11.2%
Satellite Beach (City)	84	25.4%	32	-3.0%	\$450,000	4.7%	\$546,945	6.1%
Sharpes (CDP)	1	-66.7%	1	0.0%	\$119,000	-43.3%	\$119,000	-42.4%
South Patrick Shores (CDP)	23	-17.9%	9	-43.8%	\$291,250	7.9%	\$297,322	13.8%
Titusville (City)	185	1.6%	73	1.4%	\$181,500	-6.9%	\$207,928	-7.5%
Viera East (CDP)	23	-28.1%	11	-21.4%	\$210,000	-4.5%	\$200,304	-11.2%
Viera West (CDP)	99	-8.3%	45	-19.6%	\$355,000	-17.1%	\$344,913	-13.1%
West Melbourne (City)	60	36.4%	29	26.1%	\$182,000	-1.6%	\$199,486	2.6%

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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	\$700.0 Million	-9.9%	92.9%	-1.3%	76 Days	33.3%	3,560	0.9%
Cape Canaveral (City)	\$70.8 Million	-25.2%	91.8%	-0.8%	92 Days	35.3%	387	-10.6%
Cocoa (City)	\$19.2 Million	-14.0%	92.2%	2.4%	72 Days	-20.0%	94	-13.8%
Cocoa Beach (City)	\$102.4 Million	9.3%	92.0%	-1.4%	77 Days	11.6%	420	4.7%
Cocoa West (CDP)	\$250,000	-46.8%	100.0%	0.0%	36 Days	176.9%	0	-100.0%
Grant-Valkaria (Town)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	-100.0%
Indialantic (Town)	\$15.6 Million	-47.6%	93.7%	-2.7%	86 Days	91.1%	51	-21.5%
Indian Harbour Beach (City)	\$47.6 Million	-11.1%	94.0%	-0.3%	71 Days	34.0%	183	-11.2%
June Park (CDP)	\$265,000	-74.0%	88.4%	-9.0%	289 Days	337.9%	1	-75.0%
Malabar (Town)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Melbourne (City)	\$63.1 Million	-6.2%	91.9%	-1.7%	90 Days	50.0%	420	-8.1%
Melbourne Beach (Town)	\$6.5 Million	-44.5%	94.0%	0.5%	74 Days	-1.3%	23	-20.7%
Melbourne Village (Town)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Merritt Island (CDP)	\$24.6 Million	-19.3%	92.3%	-1.3%	58 Days	13.7%	162	-8.5%
Micco (CDP)	\$750,000	14.2%	86.9%	-7.8%	109 Days	101.9%	12	50.0%
Mims (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	4	100.0%
Palm Bay (City)	\$26.0 Million	-5.2%	90.7%	-4.5%	80 Days	45.5%	257	0.4%
Palm Shores (Town)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Port St. John (CDP)	\$342,000	-65.9%	77.9%	-17.8%	197 Days	245.6%	9	50.0%
Rockledge (City)	\$16.9 Million	-15.7%	93.7%	-0.8%	58 Days	20.8%	132	23.4%
Satellite Beach (City)	\$45.9 Million	33.0%	93.9%	-0.1%	66 Days	43.5%	151	29.1%
Sharpes (CDP)	\$119,000	-80.8%	74.4%	-16.8%	173 Days	-26.4%	3	50.0%
South Patrick Shores (CDP)	\$6.8 Million	-6.5%	94.6%	2.5%	30 Days	-41.2%	33	-8.3%
Titusville (City)	\$38.5 Million	-5.9%	94.1%	-0.3%	61 Days	19.6%	349	14.8%
Viera East (CDP)	\$4.6 Million	-36.1%	93.2%	0.0%	78 Days	85.7%	33	0.0%
Viera West (CDP)	\$34.1 Million	-20.4%	95.4%	-3.0%	77 Days	97.4%	131	-12.1%
West Melbourne (City)	\$12.0 Million	39.9%	93.3%	-0.6%	63 Days	16.7%	114	50.0%

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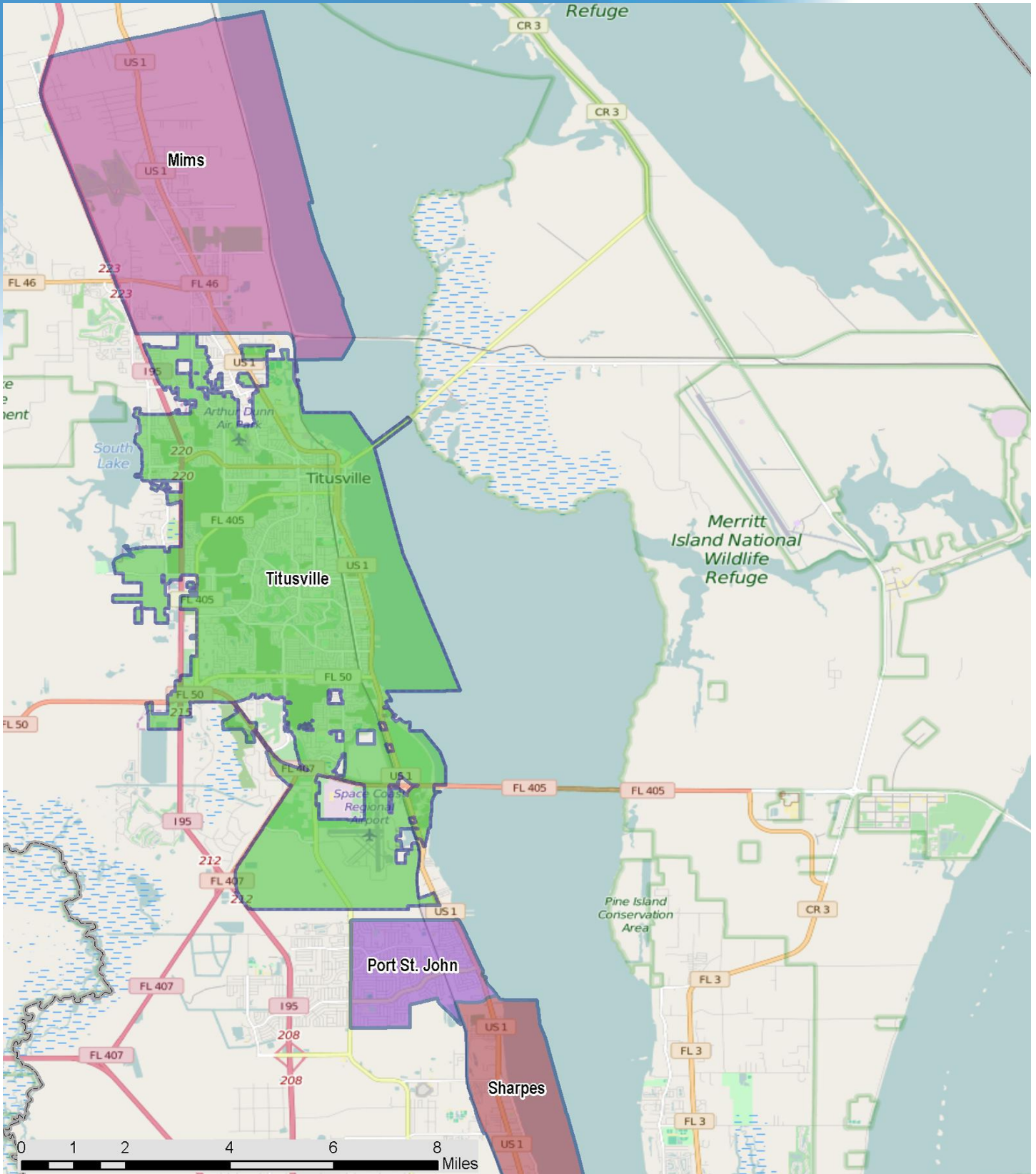
Name of County, Municipality, or CDP*	New Pending Sales	Y/Y % Chg.	Pending Inventory	Y/Y % Chg.	Active Inventory	Y/Y % Chg.	Months Supply of Inventory	Y/Y % Chg.
Brevard County	2,177	-4.2%	148	-11.4%	1,184	-3.4%	7.0	2.9%
Cape Canaveral (City)	225	-19.6%	7	-50.0%	153	7.0%	8.6	32.3%
Cocoa (City)	62	-31.9%	3	-70.0%	21	-43.2%	3.9	-26.4%
Cocoa Beach (City)	222	-7.1%	10	-50.0%	133	-20.4%	7.4	-15.9%
Cocoa West (CDP)	1	-50.0%	0	N/A	0	-100.0%	0.0	-100.0%
Grant-Valkaria (Town)	0	-100.0%	0	N/A	0	N/A	0.0	N/A
Indialantic (Town)	32	-22.0%	2	0.0%	20	-13.0%	9.6	52.4%
Indian Harbour Beach (City)	122	-0.8%	8	-27.3%	41	-41.4%	4.1	-44.6%
June Park (CDP)	1	-66.7%	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)	275	-3.2%	20	-25.9%	137	-18.5%	6.7	-16.3%
Melbourne Beach (Town)	21	0.0%	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)	105	-13.2%	3	-25.0%	65	-3.0%	8.1	15.7%
Micco (CDP)	4	-50.0%	1	-50.0%	6	500.0%	14.4	380.0%
Mims (CDP)	0	-100.0%	0	N/A	3	N/A	0.0	N/A
Palm Bay (City)	153	11.7%	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)	2	-33.3%	0	N/A	3	50.0%	18.0	200.0%
Rockledge (City)	81	-1.2%	7	75.0%	33	10.0%	5.3	15.2%
Satellite Beach (City)	92	22.7%	20	0.0%	60	62.2%	8.6	30.3%
Sharpes (CDP)	1	-66.7%	0	N/A	0	N/A	0.0	N/A
South Patrick Shores (CDP)	25	-16.7%	2	N/A	9	50.0%	4.7	80.8%
Titusville (City)	199	6.4%	7	-50.0%	120	15.4%	7.8	13.0%
Viera East (CDP)	26	-18.8%	3	200.0%	5	-37.5%	2.6	-13.3%
Viera West (CDP)	99	-9.2%	8	14.3%	40	-16.7%	4.8	-9.4%
West Melbourne (City)	69	35.3%	2	-60.0%	22	37.5%	4.4	0.0%

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Reference Map - Northern Brevard County

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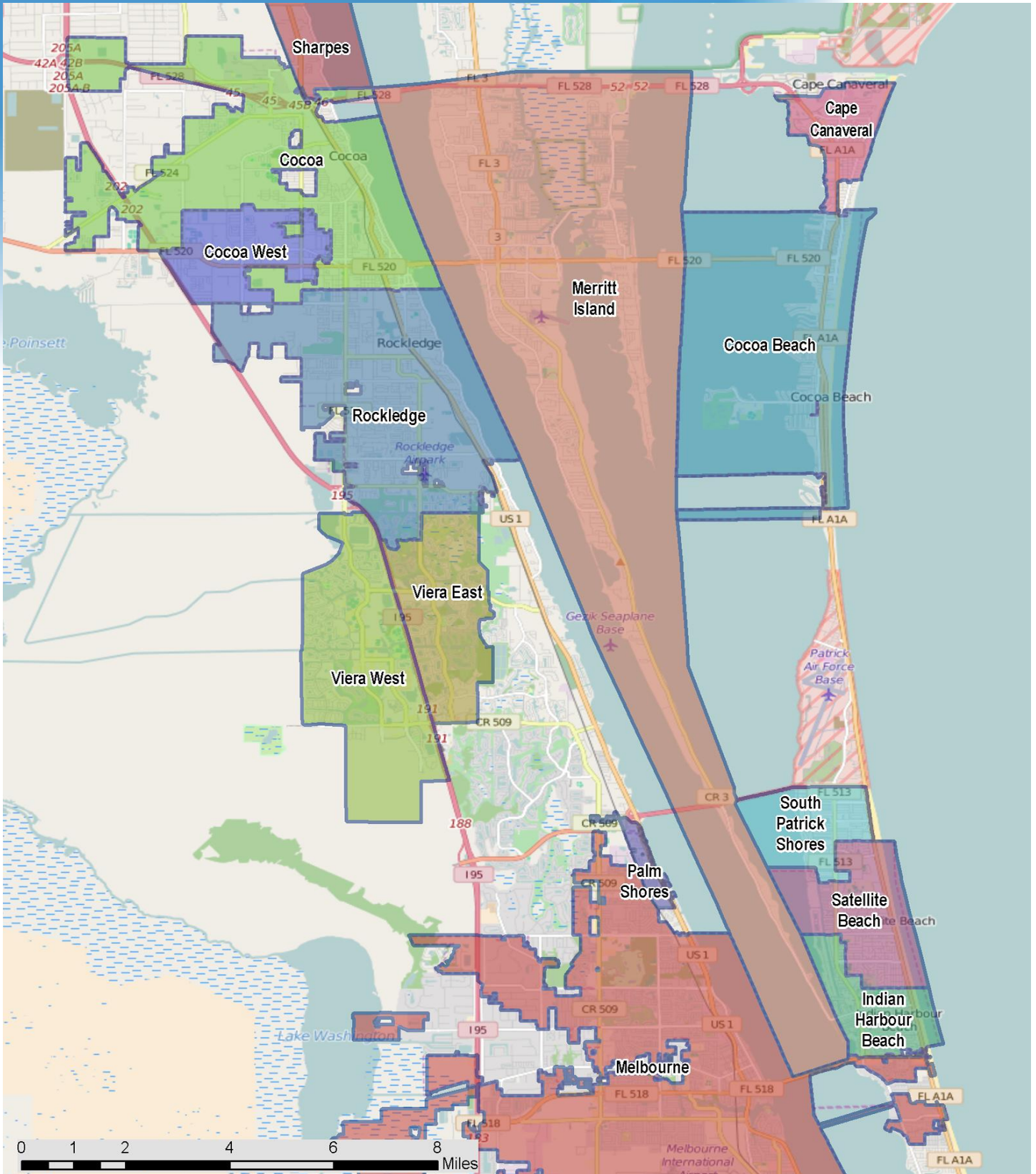
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Reference Map - Central Brevard County

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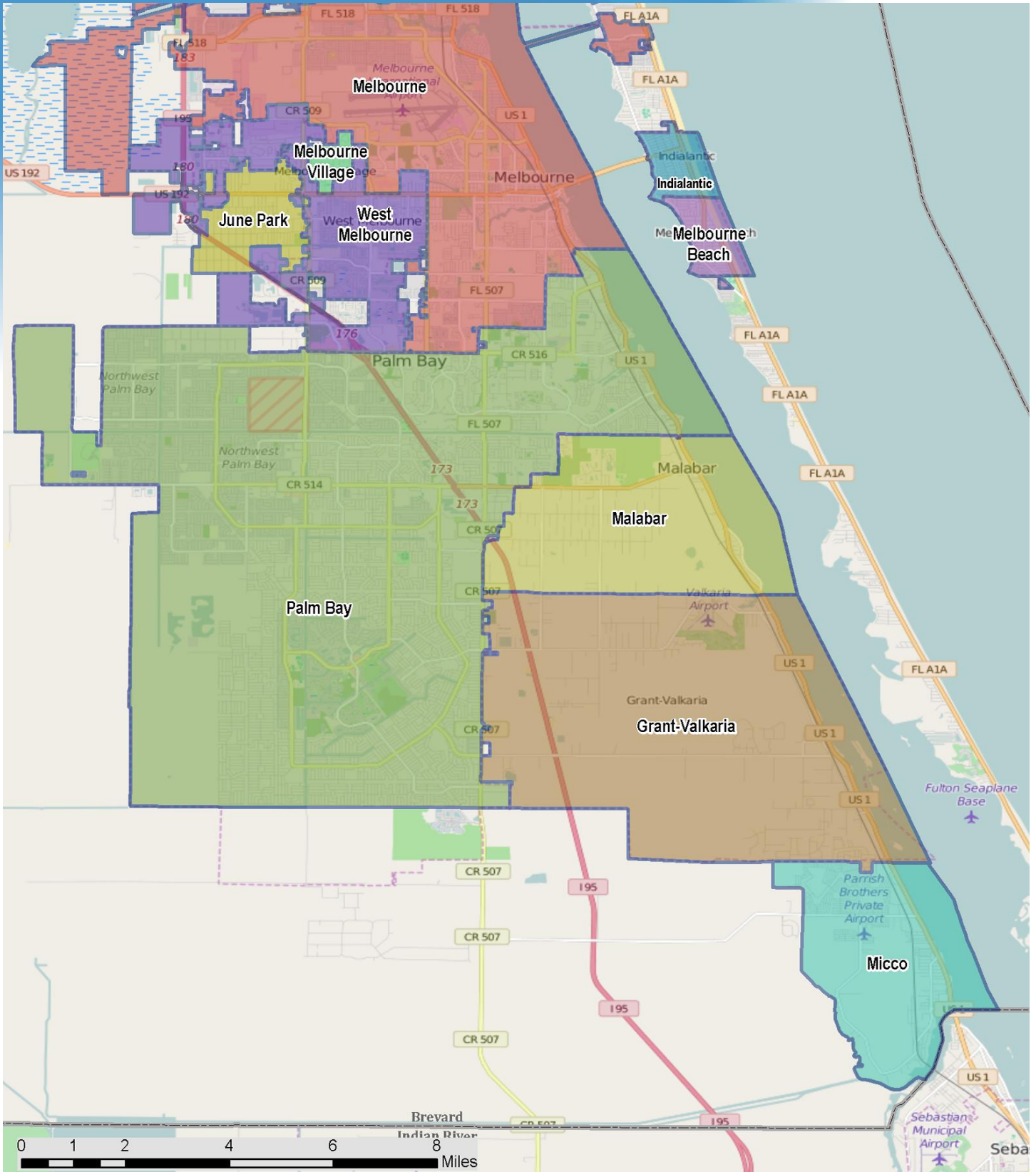


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Reference Map - Southern Brevard County

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