

Brevard County Local Residential Market Metrics - Q3 2018

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	716	14.4%	342	12.9%	\$174,950	9.3%	\$208,460	11.7%
Cape Canaveral (City)	82	-6.8%	38	-15.6%	\$220,000	35.0%	\$220,517	12.1%
Cocoa (City)	15	50.0%	8	0.0%	\$164,000	248.9%	\$226,733	96.6%
Cocoa Beach (City)	89	15.6%	43	16.2%	\$253,000	5.4%	\$277,650	9.2%
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)	10	42.9%	6	500.0%	\$410,000	8.8%	\$361,550	1.7%
Indian Harbour Beach (City)	30	7.1%	12	9.1%	\$243,000	5.0%	\$304,943	15.2%
June Park (CDP)	0	N/A	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)	100	19.0%	50	11.1%	\$160,000	28.0%	\$151,086	12.8%
Melbourne Beach (Town)	2	0.0%	2	N/A	\$225,000	-9.1%	\$225,000	-9.1%
Melbourne Village (Town)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Merritt Island (CDP)	55	139.1%	23	109.1%	\$120,000	0.0%	\$175,690	32.7%
Micco (CDP)	1	N/A	1	N/A	\$105,000	N/A	\$105,000	N/A
Mims (CDP)	0	-100.0%	0	-100.0%	(No Sales)	N/A	(No Sales)	N/A
Palm Bay (City)	36	12.5%	22	46.7%	\$92,500	-1.6%	\$106,387	9.1%
Palm Shores (Town)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Port St. John (CDP)	7	-41.7%	3	-57.1%	\$130,000	0.3%	\$131,186	2.3%
Rockledge (City)	25	19.0%	5	-54.5%	\$160,000	3.8%	\$152,279	0.7%
Satellite Beach (City)	24	-4.0%	7	-12.5%	\$296,000	16.5%	\$312,304	17.1%
Sharpes (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
South Patrick Shores (CDP)	13	44.4%	4	-33.3%	\$210,000	10.5%	\$213,531	20.0%
Titusville (City)	76	52.0%	51	75.9%	\$80,000	6.7%	\$98,674	-11.4%
Viera East (CDP)	8	-38.5%	4	0.0%	\$134,225	13.8%	\$130,556	16.6%
Viera West (CDP)	22	-4.3%	13	44.4%	\$223,500	16.4%	\$220,244	17.4%
West Melbourne (City)	16	14.3%	6	-14.3%	\$118,700	1.0%	\$114,731	-0.2%

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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	\$149.3 Million	27.8%	95.4%	-0.3%	30 Days	0.0%	881	15.0%
Cape Canaveral (City)	\$18.1 Million	4.5%	93.7%	-1.7%	49 Days	69.0%	99	-7.5%
Cocoa (City)	\$3.4 Million	194.9%	95.4%	-2.2%	16 Days	-54.3%	22	37.5%
Cocoa Beach (City)	\$24.7 Million	26.2%	93.6%	-1.5%	50 Days	28.2%	102	9.7%
Cocoa West (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Grant-Valkaria (Town)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Indialantic (Town)	\$3.6 Million	45.3%	92.2%	-3.3%	8 Days	-91.8%	12	50.0%
Indian Harbour Beach (City)	\$9.1 Million	23.4%	95.8%	1.1%	28 Days	-44.0%	48	60.0%
June Park (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Malabar (Town)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Melbourne (City)	\$15.1 Million	34.3%	95.8%	-0.2%	26 Days	36.8%	101	-12.9%
Melbourne Beach (Town)	\$450,000	-9.1%	90.5%	-7.0%	40 Days	-27.3%	5	0.0%
Melbourne Village (Town)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Merritt Island (CDP)	\$9.7 Million	217.4%	91.7%	-1.1%	6 Days	-89.5%	48	71.4%
Micco (CDP)	\$105,000	N/A	91.3%	N/A	39 Days	N/A	0	-100.0%
Mims (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	2	-33.3%
Palm Bay (City)	\$3.8 Million	22.8%	95.5%	-0.8%	13 Days	-50.0%	44	-2.2%
Palm Shores (Town)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Port St. John (CDP)	\$918,302	-40.3%	94.8%	-2.1%	35 Days	66.7%	1	-90.0%
Rockledge (City)	\$3.8 Million	19.8%	96.9%	0.0%	32 Days	23.1%	33	32.0%
Satellite Beach (City)	\$7.5 Million	12.4%	96.5%	0.7%	45 Days	-26.2%	36	44.0%
Sharpes (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	1	0.0%
South Patrick Shores (CDP)	\$2.8 Million	73.3%	97.5%	2.6%	13 Days	-45.8%	9	28.6%
Titusville (City)	\$7.5 Million	34.6%	95.2%	-0.8%	22 Days	4.8%	85	41.7%
Viera East (CDP)	\$1.0 Million	-28.2%	96.3%	2.3%	13 Days	-53.6%	9	-25.0%
Viera West (CDP)	\$4.8 Million	12.3%	97.9%	0.9%	24 Days	14.3%	35	59.1%
West Melbourne (City)	\$1.8 Million	14.0%	96.0%	-1.6%	26 Days	8.3%	15	15.4%

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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	734	10.0%	412	15.4%	819	10.8%	3.5	2.9%
Cape Canaveral (City)	84	-9.7%	37	27.6%	93	-6.1%	3.3	-2.9%
Cocoa (City)	20	81.8%	8	14.3%	20	-4.8%	4.0	-2.4%
Cocoa Beach (City)	92	19.5%	31	-11.4%	121	21.0%	4.5	15.4%
Cocoa West (CDP)	0	N/A	0	N/A	0	N/A	0.0	N/A
Grant-Valkaria (Town)	0	N/A	0	N/A	0	N/A	0.0	N/A
Indialantic (Town)	12	140.0%	2	-33.3%	10	-9.1%	4.1	2.5%
Indian Harbour Beach (City)	31	34.8%	17	21.4%	47	38.2%	4.3	38.7%
June Park (CDP)	0	N/A	0	N/A	1	N/A	0.0	N/A
Malabar (Town)	0	N/A	0	N/A	0	N/A	0.0	N/A
Melbourne (City)	86	-14.9%	23	-54.0%	87	-2.2%	2.5	-24.2%
Melbourne Beach (Town)	3	0.0%	2	0.0%	3	-25.0%	1.9	-40.6%
Melbourne Village (Town)	0	N/A	0	N/A	0	N/A	0.0	N/A
Merritt Island (CDP)	37	48.0%	13	30.0%	47	56.7%	4.2	20.0%
Micco (CDP)	1	N/A	0	N/A	0	-100.0%	0.0	N/A
Mims (CDP)	0	-100.0%	0	-100.0%	4	-76.5%	5.3	-71.4%
Palm Bay (City)	43	-18.9%	15	-51.6%	24	-11.1%	1.6	-30.4%
Palm Shores (Town)	0	N/A	0	N/A	0	N/A	0.0	N/A
Port St. John (CDP)	6	-45.5%	0	-100.0%	2	-83.3%	0.7	-87.3%
Rockledge (City)	37	42.3%	24	60.0%	12	-20.0%	1.6	6.7%
Satellite Beach (City)	29	31.8%	77	54.0%	49	6.5%	5.9	-15.7%
Sharpes (CDP)	0	N/A	0	N/A	1	0.0%	6.0	50.0%
South Patrick Shores (CDP)	11	37.5%	6	100.0%	7	75.0%	2.0	53.8%
Titusville (City)	77	51.0%	23	0.0%	58	34.9%	2.5	25.0%
Viera East (CDP)	5	-61.5%	3	-62.5%	3	-25.0%	0.9	0.0%
Viera West (CDP)	25	13.6%	11	83.3%	29	107.1%	4.6	130.0%
West Melbourne (City)	16	23.1%	11	57.1%	11	120.0%	2.0	122.2%

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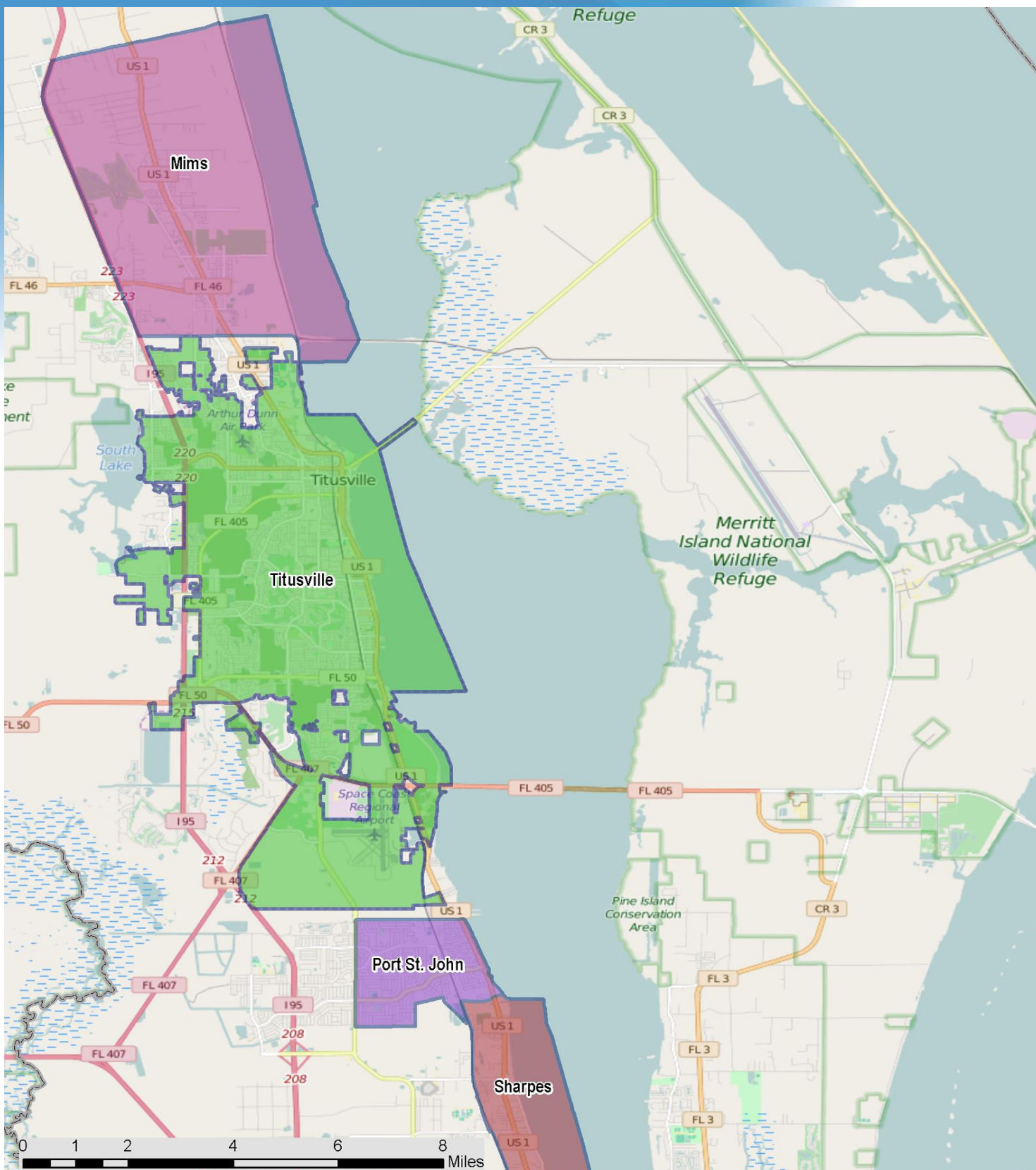
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Reference Map - Northern Brevard County

Municipalities and Census-Designated Places*

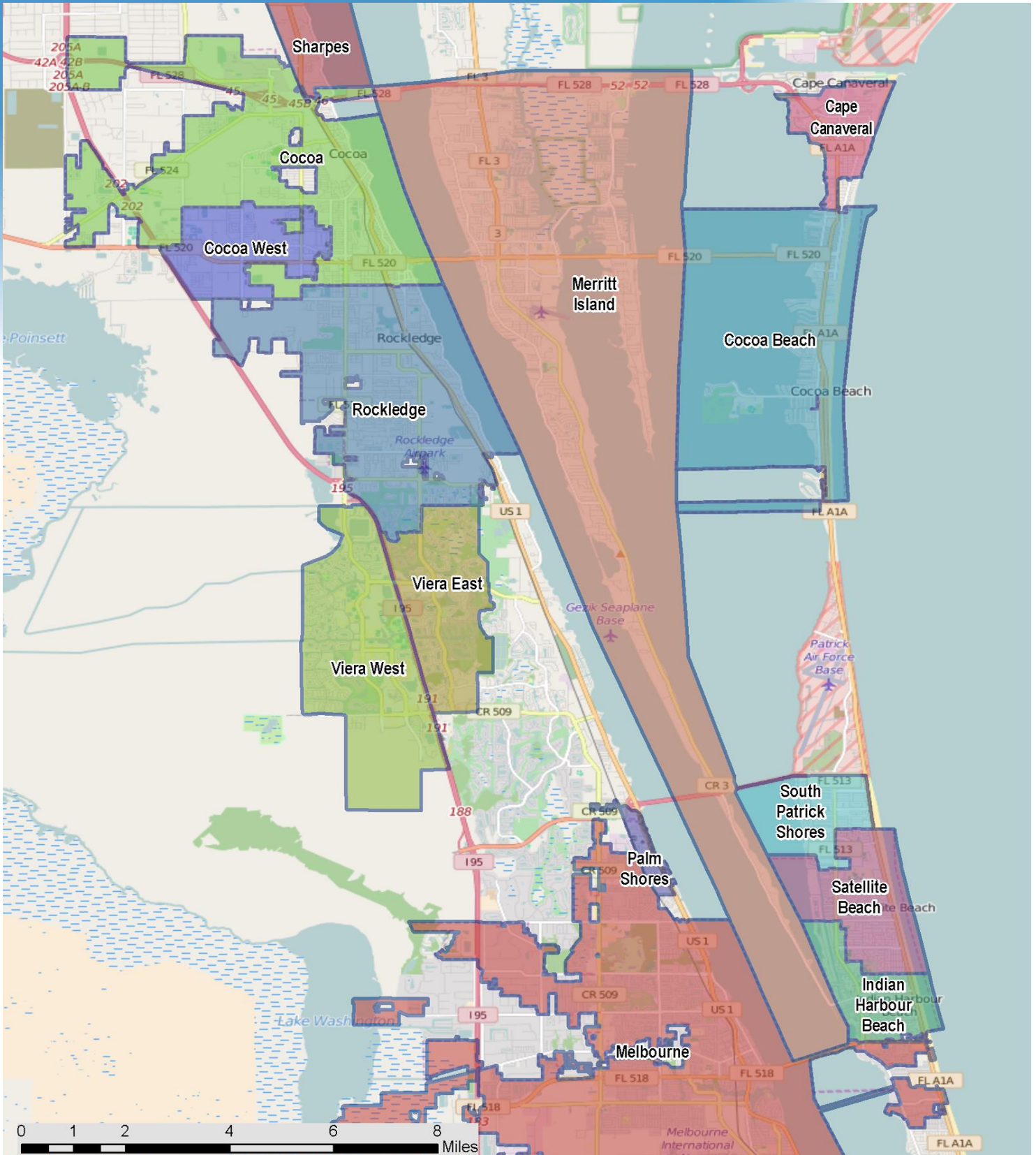


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Reference Map - Central Brevard County

Municipalities and Census-Designated Places*

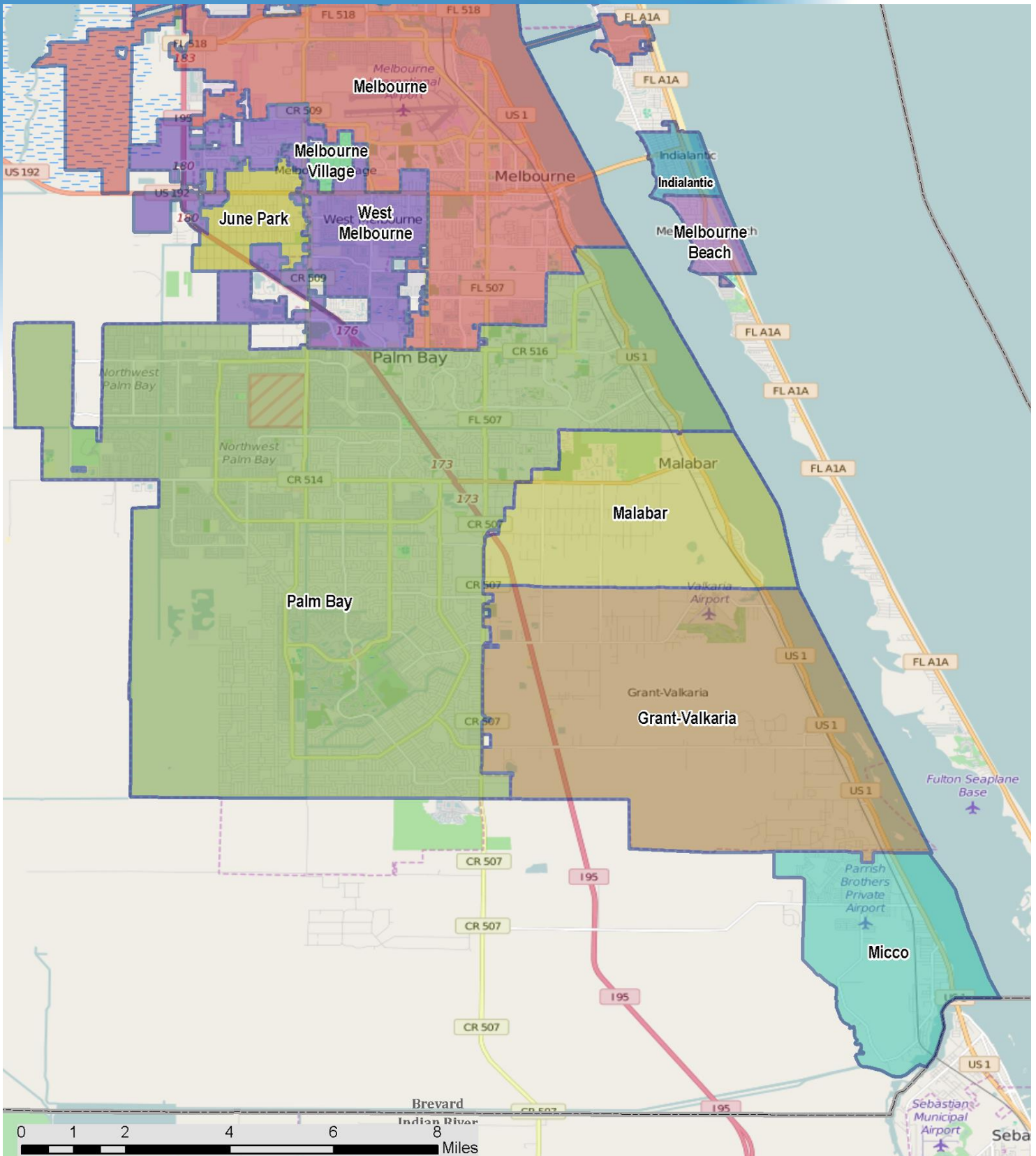


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Reference Map - Southern Brevard County

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