

Brevard County Local Residential Market Metrics - 2020

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	10,963	7.0%	2,066	-5.4%	\$260,368	9.0%	\$316,109	11.5%
Cape Canaveral (City)	27	-6.9%	4	-50.0%	\$330,000	3.1%	\$354,111	4.9%
Cocoa (City)	293	24.7%	66	-17.5%	\$212,500	32.9%	\$220,270	23.1%
Cocoa Beach (City)	159	29.3%	52	48.6%	\$492,750	15.9%	\$568,577	9.9%
Cocoa West (CDP)	65	4.8%	19	-26.9%	\$151,000	25.9%	\$162,625	22.8%
Grant-Valkaria (Town)	89	15.6%	24	20.0%	\$431,000	14.9%	\$446,237	14.1%
Indialantic (Town)	57	3.6%	12	0.0%	\$470,000	-1.1%	\$576,488	0.7%
Indian Harbour Beach (City)	105	-1.9%	16	-30.4%	\$380,000	8.6%	\$469,864	1.8%
June Park (CDP)	59	7.3%	6	-64.7%	\$273,000	27.7%	\$274,056	22.2%
Malabar (Town)	54	25.6%	8	-20.0%	\$420,000	31.3%	\$444,243	27.9%
Melbourne (City)	1,145	-2.1%	254	-11.2%	\$230,000	8.0%	\$269,439	14.0%
Melbourne Beach (Town)	86	24.6%	25	38.9%	\$523,000	2.5%	\$646,162	1.6%
Melbourne Village (Town)	12	-25.0%	3	-50.0%	\$293,750	4.4%	\$323,869	11.7%
Merritt Island (CDP)	613	-6.0%	117	-21.5%	\$325,000	10.9%	\$418,420	12.6%
Micco (CDP)	47	-23.0%	16	-42.9%	\$239,990	24.0%	\$298,401	22.0%
Mims (CDP)	138	39.4%	24	-7.7%	\$241,985	6.1%	\$238,502	5.7%
Palm Bay (City)	2,556	9.4%	390	0.8%	\$213,000	10.4%	\$219,500	9.8%
Palm Shores (Town)	22	29.4%	3	0.0%	\$294,200	11.0%	\$320,295	15.8%
Port St. John (CDP)	227	-16.5%	43	53.6%	\$206,000	9.3%	\$206,183	8.4%
Rockledge (City)	523	7.6%	93	-7.0%	\$275,000	11.0%	\$290,403	9.3%
Satellite Beach (City)	199	23.6%	22	-18.5%	\$380,000	10.1%	\$438,457	13.9%
Sharpes (CDP)	27	-3.6%	6	-45.5%	\$369,400	40.1%	\$431,453	42.0%
South Patrick Shores (CDP)	105	-17.3%	22	-48.8%	\$350,000	17.6%	\$445,116	16.3%
Titusville (City)	856	6.9%	172	6.2%	\$205,000	12.6%	\$215,162	10.5%
Viera East (CDP)	268	0.0%	80	-20.8%	\$298,200	8.4%	\$305,525	7.3%
Viera West (CDP)	413	10.4%	98	6.5%	\$435,000	4.8%	\$479,961	4.9%
West Melbourne (City)	565	13.5%	77	-14.4%	\$310,000	14.8%	\$307,961	11.5%

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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	\$3.5 Billion	19.3%	97.7%	1.3%	24 Days	-35.1%	12,363	0.7%
Cape Canaveral (City)	\$9.6 Million	-2.3%	97.7%	3.9%	19 Days	-77.1%	36	-12.2%
Cocoa (City)	\$64.5 Million	53.5%	97.8%	2.8%	22 Days	-21.4%	341	16.8%
Cocoa Beach (City)	\$90.4 Million	42.0%	95.6%	1.1%	31 Days	-51.6%	178	11.3%
Cocoa West (CDP)	\$10.6 Million	28.8%	96.8%	2.0%	26 Days	-13.3%	89	-8.2%
Grant-Valkaria (Town)	\$39.7 Million	31.9%	96.7%	1.5%	53 Days	-7.0%	118	-3.3%
Indialantic (Town)	\$32.9 Million	4.4%	95.7%	0.8%	31 Days	-22.5%	59	-15.7%
Indian Harbour Beach (City)	\$49.3 Million	-0.1%	97.4%	4.1%	21 Days	-66.1%	107	-11.6%
June Park (CDP)	\$16.2 Million	31.0%	97.1%	3.2%	18 Days	-53.8%	84	44.8%
Malabar (Town)	\$24.0 Million	60.7%	96.1%	0.6%	42 Days	-12.5%	58	-3.3%
Melbourne (City)	\$308.5 Million	11.6%	97.5%	1.4%	21 Days	-32.3%	1,281	-2.1%
Melbourne Beach (Town)	\$55.6 Million	26.6%	93.5%	0.6%	71 Days	7.6%	84	-2.3%
Melbourne Village (Town)	\$3.9 Million	-16.2%	95.4%	2.6%	78 Days	95.0%	13	-38.1%
Merritt Island (CDP)	\$256.5 Million	5.9%	96.1%	1.3%	28 Days	-39.1%	738	-3.4%
Micco (CDP)	\$14.0 Million	-6.0%	96.6%	0.8%	62 Days	17.0%	61	-28.2%
Mims (CDP)	\$32.9 Million	47.3%	98.0%	1.6%	45 Days	32.4%	179	40.9%
Palm Bay (City)	\$561.0 Million	20.1%	98.4%	1.0%	24 Days	-29.4%	2,972	2.7%
Palm Shores (Town)	\$7.0 Million	49.9%	98.0%	2.6%	26 Days	-64.9%	23	-17.9%
Port St. John (CDP)	\$46.8 Million	-9.5%	99.6%	2.3%	16 Days	-44.8%	253	-21.2%
Rockledge (City)	\$151.9 Million	17.6%	97.8%	1.8%	21 Days	-30.0%	550	-3.3%
Satellite Beach (City)	\$87.3 Million	40.8%	97.0%	1.0%	22 Days	-37.1%	207	12.5%
Sharpes (CDP)	\$11.6 Million	36.9%	94.1%	1.1%	76 Days	55.1%	32	-11.1%
South Patrick Shores (CDP)	\$46.7 Million	-3.9%	96.8%	2.9%	29 Days	-31.0%	114	-10.9%
Titusville (City)	\$184.2 Million	18.0%	97.2%	0.6%	23 Days	-32.4%	1,011	3.3%
Viera East (CDP)	\$81.9 Million	7.3%	97.7%	1.1%	16 Days	-23.8%	276	-5.8%
Viera West (CDP)	\$198.2 Million	15.8%	98.1%	0.8%	33 Days	-25.0%	469	9.8%
West Melbourne (City)	\$174.0 Million	26.5%	97.7%	1.0%	24 Days	-27.3%	610	10.9%

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Brevard County	12,321	10.0%	1,384	49.1%	1,258	-43.7%	1.4	-46.2%
Cape Canaveral (City)	34	3.0%	3	N/A	7	-36.4%	3.1	-32.6%
Cocoa (City)	358	31.1%	51	88.9%	34	-35.8%	1.4	-48.1%
Cocoa Beach (City)	163	13.2%	17	-22.7%	25	-37.5%	1.9	-51.3%
Cocoa West (CDP)	79	3.9%	15	50.0%	15	-25.0%	2.8	-28.2%
Grant-Valkaria (Town)	105	31.3%	12	200.0%	28	-42.9%	3.8	-50.0%
Indialantic (Town)	61	8.9%	5	25.0%	4	-78.9%	0.8	-80.5%
Indian Harbour Beach (City)	108	-8.5%	6	-14.3%	3	-75.0%	0.3	-76.9%
June Park (CDP)	76	28.8%	13	550.0%	12	20.0%	2.4	9.1%
Malabar (Town)	62	44.2%	7	75.0%	10	-58.3%	2.2	-67.2%
Melbourne (City)	1,257	0.4%	121	49.4%	125	-33.2%	1.3	-31.6%
Melbourne Beach (Town)	93	19.2%	5	25.0%	11	-62.1%	1.5	-70.0%
Melbourne Village (Town)	14	-17.6%	2	100.0%	3	50.0%	3.0	100.0%
Merritt Island (CDP)	688	0.3%	69	50.0%	87	-44.6%	1.7	-41.4%
Micco (CDP)	51	-22.7%	10	66.7%	11	-57.7%	2.8	-45.1%
Mims (CDP)	168	52.7%	30	76.5%	25	4.2%	2.2	-24.1%
Palm Bay (City)	3,011	13.8%	416	58.2%	290	-39.8%	1.4	-44.0%
Palm Shores (Town)	25	38.9%	3	N/A	1	-80.0%	0.5	-85.7%
Port St. John (CDP)	248	-17.1%	26	52.9%	25	-34.2%	1.3	-23.5%
Rockledge (City)	578	8.9%	62	47.6%	33	-61.6%	0.8	-61.9%
Satellite Beach (City)	212	22.5%	15	15.4%	12	-63.6%	0.7	-72.0%
Sharpes (CDP)	29	-6.5%	4	33.3%	9	0.0%	4.0	2.6%
South Patrick Shores (CDP)	114	-6.6%	7	133.3%	10	-60.0%	1.1	-54.2%
Titusville (City)	956	6.6%	92	39.4%	113	-32.3%	1.6	-36.0%
Viera East (CDP)	286	2.9%	20	0.0%	21	-34.4%	0.9	-35.7%
Viera West (CDP)	455	19.7%	53	103.8%	46	-51.6%	1.3	-56.7%
West Melbourne (City)	610	13.2%	61	17.3%	49	-34.7%	1.0	-44.4%

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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 Municipalities and Census-Designated Places*



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