

Brevard County Local Residential Market Metrics - 2020

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	2,902	0.9%	1,274	-0.1%	\$210,000	13.1%	\$252,582	12.0%
Cape Canaveral (City)	312	-6.0%	146	-8.2%	\$228,250	8.7%	\$243,288	7.9%
Cocoa (City)	56	16.7%	42	55.6%	\$92,500	-20.9%	\$189,898	-10.1%
Cocoa Beach (City)	361	12.1%	155	0.0%	\$291,250	12.0%	\$318,440	10.0%
Cocoa West (CDP)	3	N/A	0	N/A	\$170,000	N/A	\$169,667	N/A
Grant-Valkaria (Town)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Indialantic (Town)	28	-30.0%	16	-5.9%	\$387,500	25.0%	\$426,000	35.5%
Indian Harbour Beach (City)	163	-9.9%	50	-30.6%	\$273,450	22.1%	\$307,843	9.0%
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)	355	-3.0%	144	-12.7%	\$172,000	20.3%	\$180,580	16.8%
Melbourne Beach (Town)	28	47.4%	15	150.0%	\$338,000	-3.4%	\$380,281	-2.6%
Melbourne Village (Town)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Merritt Island (CDP)	128	-12.3%	75	-24.2%	\$180,000	17.1%	\$219,278	8.4%
Micco (CDP)	6	0.0%	4	0.0%	\$84,600	-8.0%	\$102,534	7.8%
Mims (CDP)	1	N/A	0	N/A	\$165,000	N/A	\$165,000	N/A
Palm Bay (City)	186	-3.1%	83	22.1%	\$119,000	8.2%	\$126,469	0.3%
Palm Shores (Town)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Port St. John (CDP)	15	-40.0%	8	-20.0%	\$170,000	21.6%	\$174,327	22.9%
Rockledge (City)	123	-1.6%	41	2.5%	\$179,950	6.2%	\$181,742	5.4%
Satellite Beach (City)	170	15.6%	70	32.1%	\$311,000	1.3%	\$370,055	0.6%
Sharpes (CDP)	0	-100.0%	0	N/A	(No Sales)	N/A	(No Sales)	N/A
South Patrick Shores (CDP)	31	0.0%	12	-20.0%	\$249,500	38.6%	\$213,048	14.8%
Titusville (City)	210	-15.0%	88	-20.7%	\$110,750	12.9%	\$135,466	5.1%
Viera East (CDP)	35	-12.5%	18	12.5%	\$143,750	2.7%	\$138,174	2.2%
Viera West (CDP)	134	16.5%	56	16.7%	\$244,950	5.2%	\$249,695	7.8%
West Melbourne (City)	62	-10.1%	29	0.0%	\$137,000	4.6%	\$136,862	2.7%

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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	\$733.0 Million	13.0%	96.2%	0.7%	30 Days	-30.2%	3,374	-6.1%
Cape Canaveral (City)	\$75.9 Million	1.4%	95.5%	1.0%	32 Days	-23.8%	358	-13.5%
Cocoa (City)	\$10.6 Million	4.9%	96.6%	2.7%	30 Days	-28.6%	66	3.1%
Cocoa Beach (City)	\$115.0 Million	23.4%	95.3%	0.5%	42 Days	-27.6%	436	6.6%
Cocoa West (CDP)	\$509,001	N/A	90.5%	N/A	66 Days	N/A	2	100.0%
Grant-Valkaria (Town)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Indialantic (Town)	\$11.9 Million	-5.1%	94.5%	-1.2%	59 Days	28.3%	43	-4.4%
Indian Harbour Beach (City)	\$50.2 Million	-1.8%	97.1%	2.1%	29 Days	-56.1%	198	4.2%
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)	\$64.1 Million	13.3%	96.3%	0.7%	25 Days	-24.2%	411	-12.2%
Melbourne Beach (Town)	\$10.6 Million	43.6%	93.2%	-4.3%	57 Days	338.5%	37	0.0%
Melbourne Village (Town)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Merritt Island (CDP)	\$28.1 Million	-5.0%	95.2%	-0.3%	35 Days	-2.8%	186	-21.2%
Micco (CDP)	\$615,204	7.8%	89.7%	-7.9%	166 Days	38.3%	4	-55.6%
Mims (CDP)	\$165,000	N/A	89.2%	N/A	381 Days	N/A	1	-80.0%
Palm Bay (City)	\$23.5 Million	-2.8%	95.7%	-0.8%	23 Days	-32.4%	231	2.2%
Palm Shores (Town)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Port St. John (CDP)	\$2.6 Million	-26.2%	97.6%	1.5%	20 Days	11.1%	34	70.0%
Rockledge (City)	\$22.4 Million	3.7%	97.3%	0.1%	24 Days	0.0%	127	-22.1%
Satellite Beach (City)	\$62.9 Million	16.3%	97.4%	-0.2%	30 Days	-60.0%	181	9.7%
Sharpes (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	1	N/A
South Patrick Shores (CDP)	\$6.6 Million	14.8%	95.8%	-1.5%	15 Days	-64.3%	33	-2.9%
Titusville (City)	\$28.4 Million	-10.6%	96.2%	1.2%	14 Days	-53.3%	263	-0.4%
Viera East (CDP)	\$4.8 Million	-10.6%	96.2%	0.4%	20 Days	-28.6%	37	-11.9%
Viera West (CDP)	\$33.5 Million	25.7%	98.4%	1.0%	40 Days	-41.2%	127	-11.8%
West Melbourne (City)	\$8.5 Million	-7.7%	95.5%	-0.3%	31 Days	-20.5%	73	1.4%

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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	3,211	3.1%	366	27.1%	552	-28.0%	2.3	-28.1%
Cape Canaveral (City)	327	-4.4%	21	0.0%	55	-40.9%	2.1	-38.2%
Cocoa (City)	65	25.0%	10	42.9%	8	-33.3%	1.7	-43.3%
Cocoa Beach (City)	421	17.6%	54	74.2%	74	-22.9%	2.5	-30.6%
Cocoa West (CDP)	3	N/A	0	N/A	0	-100.0%	0.0	N/A
Grant-Valkaria (Town)	0	N/A	0	N/A	0	N/A	0.0	N/A
Indialantic (Town)	35	-22.2%	2	-33.3%	21	90.9%	9.0	172.7%
Indian Harbour Beach (City)	181	-5.2%	15	114.3%	21	-52.3%	1.5	-48.3%
June Park (CDP)	0	N/A	0	N/A	0	N/A	0.0	N/A
Malabar (Town)	0	N/A	0	N/A	0	N/A	0.0	N/A
Melbourne (City)	379	-6.2%	39	-2.5%	68	-26.1%	2.3	-23.3%
Melbourne Beach (Town)	31	47.6%	2	0.0%	12	-7.7%	5.1	-37.8%
Melbourne Village (Town)	0	N/A	0	N/A	0	N/A	0.0	N/A
Merritt Island (CDP)	142	-8.4%	21	-4.5%	66	78.4%	6.2	106.7%
Micco (CDP)	7	16.7%	1	N/A	1	-85.7%	2.0	-85.7%
Mims (CDP)	1	N/A	0	N/A	2	-33.3%	24.0	N/A
Palm Bay (City)	210	0.5%	21	31.3%	25	8.7%	1.6	14.3%
Palm Shores (Town)	0	N/A	0	N/A	0	N/A	0.0	N/A
Port St. John (CDP)	19	-26.9%	2	N/A	11	N/A	8.8	N/A
Rockledge (City)	124	-16.8%	18	-18.2%	11	-42.1%	1.1	-38.9%
Satellite Beach (City)	201	34.0%	40	90.5%	15	-59.5%	1.1	-63.3%
Sharpes (CDP)	1	N/A	1	N/A	0	N/A	0.0	N/A
South Patrick Shores (CDP)	32	0.0%	0	-100.0%	4	0.0%	1.5	0.0%
Titusville (City)	223	-21.2%	21	-4.5%	53	39.5%	3.0	66.7%
Viera East (CDP)	39	-4.9%	2	100.0%	2	-66.7%	0.7	-61.1%
Viera West (CDP)	139	8.6%	13	-35.0%	14	-54.8%	1.3	-59.4%
West Melbourne (City)	67	-11.8%	4	-20.0%	7	-12.5%	1.4	0.0%

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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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