

Brevard County Local Residential Market Metrics - Q4 2021

Townhouses and Condos

Municipalities and Census-Designated Places*



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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	796	1.5%	397	21.0%	\$251,000	11.6%	\$309,241	14.0%
Cape Canaveral (City)	107	21.6%	49	32.4%	\$267,750	13.9%	\$291,201	15.2%
Cocoa (City)	22	46.7%	14	40.0%	\$190,000	46.4%	\$335,491	71.5%
Cocoa Beach (City)	78	-21.2%	36	-20.0%	\$359,000	12.5%	\$405,082	19.3%
Cocoa West (CDP)	1	0.0%	0	N/A	\$230,000	35.3%	\$230,000	35.3%
Grant-Valkaria (Town)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Indialantic (Town)	24	380.0%	12	500.0%	\$549,000	12.0%	\$519,579	-8.5%
Indian Harbour Beach (City)	51	18.6%	23	76.9%	\$360,000	31.7%	\$406,029	20.6%
June Park (CDP)	1	N/A	0	N/A	\$287,000	N/A	\$287,000	N/A
Malabar (Town)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Melbourne (City)	83	-8.8%	40	5.3%	\$226,500	17.7%	\$294,816	49.5%
Melbourne Beach (Town)	5	-28.6%	3	0.0%	\$450,000	71.1%	\$404,800	2.8%
Melbourne Village (Town)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Merritt Island (CDP)	46	17.9%	25	25.0%	\$185,000	-7.4%	\$261,603	5.9%
Micco (CDP)	7	250.0%	5	400.0%	\$149,000	43.3%	\$154,857	48.9%
Mims (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Palm Bay (City)	50	-2.0%	24	9.1%	\$155,000	29.2%	\$172,823	38.5%
Palm Shores (Town)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Port St. John (CDP)	6	50.0%	4	300.0%	\$250,000	40.1%	\$244,834	38.9%
Rockledge (City)	33	-23.3%	17	-10.5%	\$235,000	30.6%	\$225,012	21.1%
Satellite Beach (City)	29	-25.6%	10	-28.6%	\$411,141	28.7%	\$504,535	33.3%
Sharpes (CDP)	1	N/A	1	N/A	\$224,500	N/A	\$224,500	N/A
South Patrick Shores (CDP)	4	0.0%	1	-50.0%	\$229,750	-6.7%	\$220,375	-1.8%
Titusville (City)	83	80.4%	48	269.2%	\$150,000	23.5%	\$170,733	11.5%
Viera East (CDP)	9	12.5%	4	0.0%	\$200,000	33.3%	\$188,433	28.2%
Viera West (CDP)	20	-50.0%	9	-30.8%	\$284,000	0.6%	\$277,695	2.8%
West Melbourne (City)	19	26.7%	7	16.7%	\$200,000	48.1%	\$197,705	44.1%

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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	\$246.2 Million	15.8%	98.7%	2.0%	12 Days	-47.8%	752	-6.8%
Cape Canaveral (City)	\$31.2 Million	40.0%	98.2%	2.8%	16 Days	-36.0%	73	-23.2%
Cocoa (City)	\$7.4 Million	151.6%	100.0%	2.6%	6 Days	-88.2%	21	50.0%
Cocoa Beach (City)	\$31.6 Million	-6.0%	99.0%	2.9%	9 Days	-75.0%	95	-5.9%
Cocoa West (CDP)	\$230,000	35.3%	102.3%	17.3%	3 Days	-89.3%	0	N/A
Grant-Valkaria (Town)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Indialantic (Town)	\$12.5 Million	339.4%	100.0%	7.1%	67 Days	48.9%	8	-27.3%
Indian Harbour Beach (City)	\$20.7 Million	43.1%	98.6%	1.1%	12 Days	-14.3%	35	-37.5%
June Park (CDP)	\$287,000	N/A	91.1%	N/A	35 Days	N/A	0	N/A
Malabar (Town)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Melbourne (City)	\$24.5 Million	36.4%	100.0%	2.6%	11 Days	0.0%	74	-27.5%
Melbourne Beach (Town)	\$2.0 Million	-26.6%	92.1%	-4.4%	19 Days	-29.6%	6	-57.1%
Melbourne Village (Town)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Merritt Island (CDP)	\$12.0 Million	24.8%	96.9%	1.5%	38 Days	8.6%	35	-10.3%
Micco (CDP)	\$1.1 Million	421.2%	99.7%	4.7%	25 Days	257.1%	7	133.3%
Mims (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Palm Bay (City)	\$8.6 Million	35.7%	100.0%	3.3%	9 Days	-43.8%	48	-18.6%
Palm Shores (Town)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Port St. John (CDP)	\$1.5 Million	108.4%	99.7%	9.9%	4 Days	-84.0%	11	57.1%
Rockledge (City)	\$7.4 Million	-7.1%	100.0%	3.3%	23 Days	91.7%	26	-13.3%
Satellite Beach (City)	\$14.6 Million	-0.9%	97.7%	-0.5%	9 Days	-80.0%	28	-34.9%
Sharpes (CDP)	\$224,500	N/A	97.8%	N/A	15 Days	N/A	3	N/A
South Patrick Shores (CDP)	\$881,500	-1.8%	99.6%	2.3%	40 Days	900.0%	3	-50.0%
Titusville (City)	\$14.2 Million	101.1%	96.5%	0.5%	13 Days	62.5%	95	86.3%
Viera East (CDP)	\$1.7 Million	44.3%	99.6%	0.2%	4 Days	-20.0%	8	14.3%
Viera West (CDP)	\$5.6 Million	-48.6%	100.0%	0.9%	4 Days	-88.9%	30	0.0%
West Melbourne (City)	\$3.8 Million	82.6%	98.4%	3.1%	9 Days	-70.0%	19	18.8%

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Brevard County	814	5.9%	477	30.3%	320	-42.0%	1.1	-52.2%
Cape Canaveral (City)	103	27.2%	42	100.0%	19	-65.5%	0.5	-76.2%
Cocoa (City)	21	-8.7%	6	-40.0%	6	-25.0%	0.9	-47.1%
Cocoa Beach (City)	75	-24.2%	44	-18.5%	40	-45.9%	1.3	-48.0%
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)	15	66.7%	13	550.0%	2	-90.5%	0.5	-94.4%
Indian Harbour Beach (City)	49	19.5%	15	0.0%	14	-33.3%	0.8	-46.7%
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)	104	16.9%	66	69.2%	41	-39.7%	1.2	-47.8%
Melbourne Beach (Town)	9	80.0%	10	400.0%	2	-83.3%	0.9	-82.4%
Melbourne Village (Town)	0	N/A	0	N/A	0	N/A	0.0	N/A
Merritt Island (CDP)	49	16.7%	16	-23.8%	40	-39.4%	2.8	-54.8%
Micco (CDP)	7	133.3%	1	0.0%	1	0.0%	0.6	-70.0%
Mims (CDP)	0	N/A	0	N/A	1	-50.0%	4.0	-83.3%
Palm Bay (City)	54	0.0%	18	-14.3%	8	-68.0%	0.5	-68.8%
Palm Shores (Town)	0	N/A	0	N/A	0	N/A	0.0	N/A
Port St. John (CDP)	8	60.0%	3	50.0%	5	-54.5%	1.6	-81.8%
Rockledge (City)	35	-14.6%	32	77.8%	3	-72.7%	0.3	-72.7%
Satellite Beach (City)	27	-41.3%	19	-52.5%	11	-26.7%	0.9	-18.2%
Sharpes (CDP)	1	0.0%	0	-100.0%	2	N/A	12.0	N/A
South Patrick Shores (CDP)	5	150.0%	1	N/A	1	-75.0%	0.5	-66.7%
Titusville (City)	91	116.7%	98	366.7%	48	-9.4%	2.0	-33.3%
Viera East (CDP)	9	28.6%	3	50.0%	0	-100.0%	0.0	-100.0%
Viera West (CDP)	25	-21.9%	10	-23.1%	8	-42.9%	0.9	-30.8%
West Melbourne (City)	17	21.4%	4	0.0%	6	-14.3%	1.3	-7.1%

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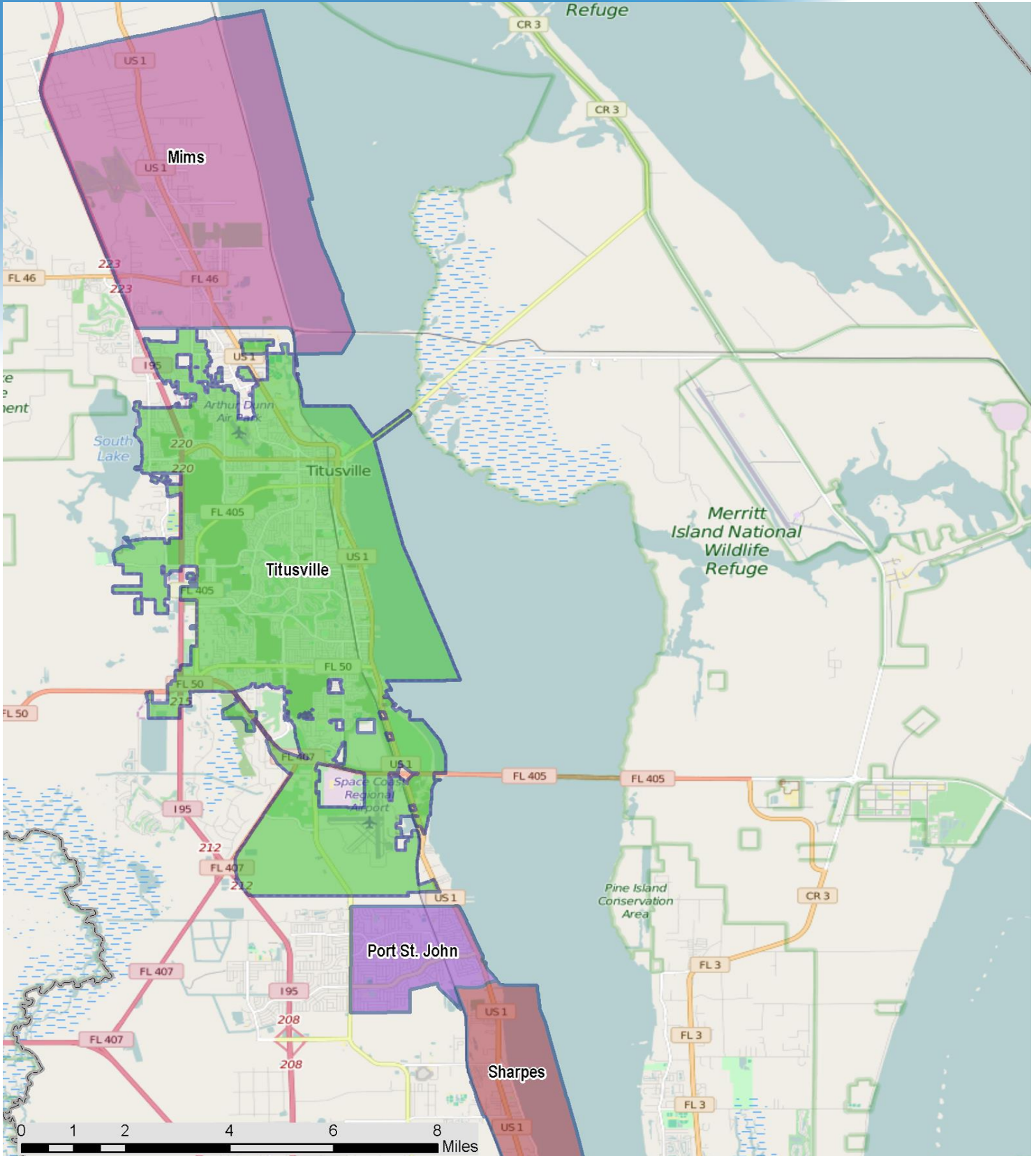
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Reference Map - Northern Brevard County

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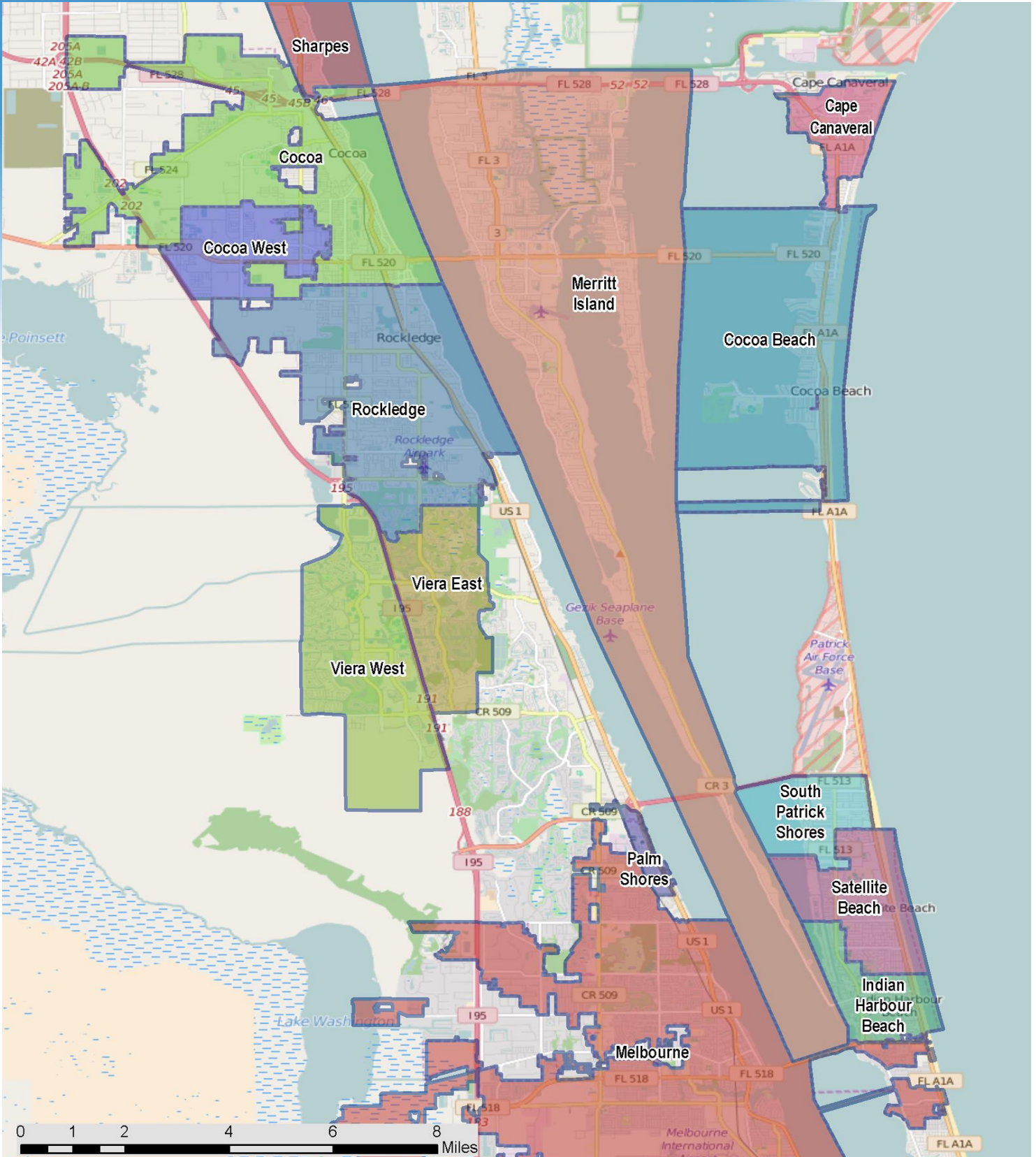
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Reference Map - Central Brevard County

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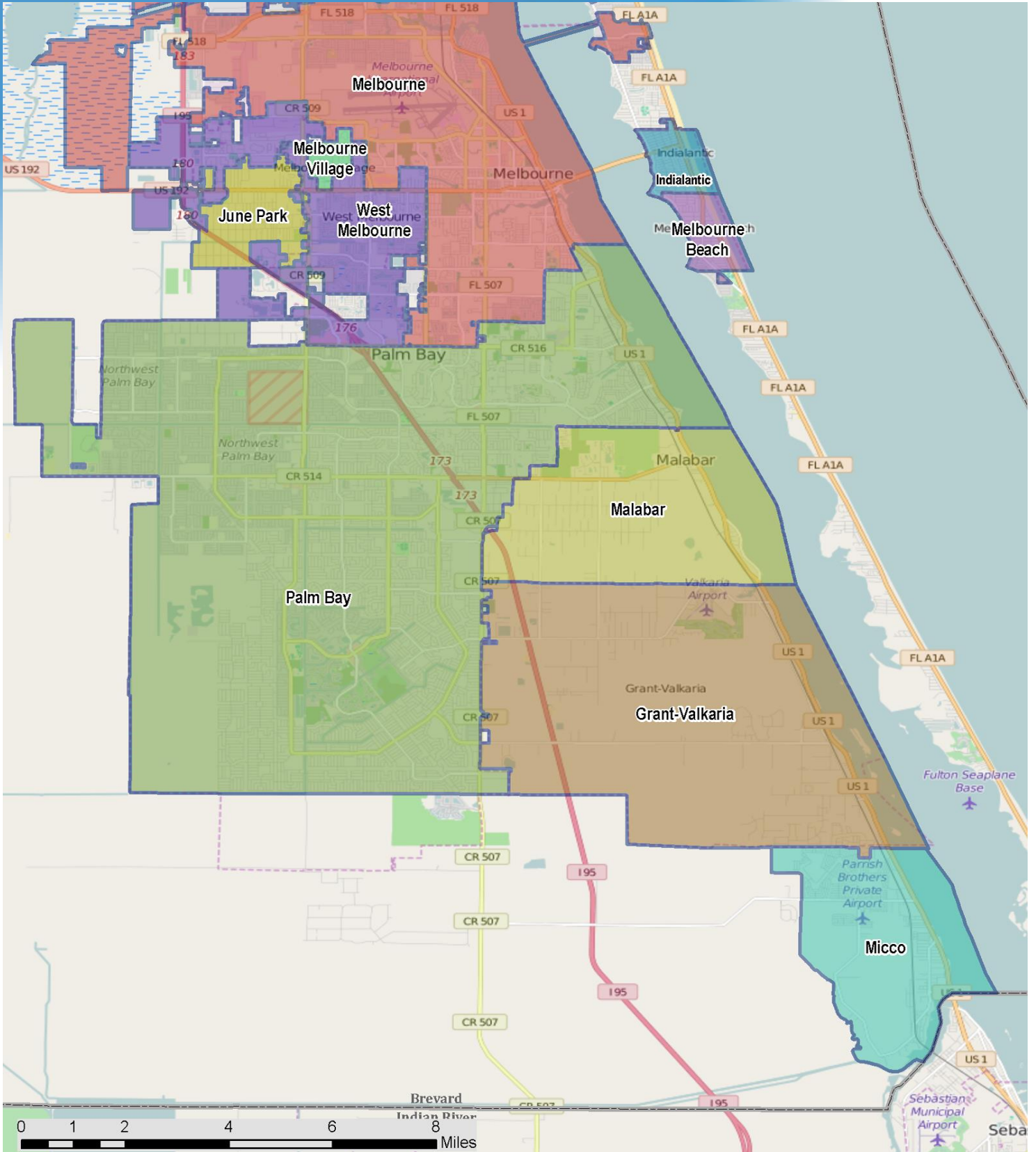
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Reference Map - Southern Brevard County

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