

Brevard County Local Residential Market Metrics - 2021

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	3,373	16.2%	1,654	29.8%	\$240,000	14.3%	\$291,042	15.2%
Cape Canaveral (City)	428	37.2%	221	51.4%	\$265,000	16.1%	\$286,515	17.8%
Cocoa (City)	77	37.5%	49	16.7%	\$143,500	55.1%	\$278,098	46.4%
Cocoa Beach (City)	382	5.8%	194	25.2%	\$327,000	12.3%	\$355,895	11.8%
Cocoa West (CDP)	4	33.3%	1	N/A	\$218,750	28.7%	\$199,125	17.4%
Grant-Valkaria (Town)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Indialantic (Town)	51	82.1%	26	62.5%	\$460,000	18.7%	\$519,932	22.0%
Indian Harbour Beach (City)	211	29.4%	96	92.0%	\$310,000	13.4%	\$379,716	23.3%
June Park (CDP)	15	N/A	2	N/A	\$260,075	N/A	\$259,688	N/A
Malabar (Town)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Melbourne (City)	426	20.0%	201	39.6%	\$201,750	17.3%	\$256,568	42.1%
Melbourne Beach (Town)	26	-7.1%	13	-13.3%	\$407,500	20.6%	\$442,942	16.5%
Melbourne Village (Town)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Merritt Island (CDP)	172	34.4%	89	18.7%	\$185,000	2.8%	\$244,101	11.3%
Micco (CDP)	20	233.3%	15	275.0%	\$125,000	47.8%	\$123,813	20.8%
Mims (CDP)	3	200.0%	3	N/A	\$73,000	-55.8%	\$70,750	-57.1%
Palm Bay (City)	198	6.5%	95	14.5%	\$135,000	13.4%	\$153,239	21.2%
Palm Shores (Town)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Port St. John (CDP)	38	153.3%	13	62.5%	\$195,000	14.7%	\$205,303	17.8%
Rockledge (City)	125	1.6%	61	48.8%	\$205,383	14.1%	\$204,444	12.5%
Satellite Beach (City)	139	-18.2%	47	-32.9%	\$375,000	20.6%	\$451,552	22.0%
Sharpes (CDP)	2	N/A	1	N/A	\$224,750	N/A	\$224,750	N/A
South Patrick Shores (CDP)	25	-19.4%	13	8.3%	\$255,000	2.2%	\$240,928	13.1%
Titusville (City)	285	35.7%	150	70.5%	\$140,000	26.4%	\$157,353	16.2%
Viera East (CDP)	41	17.1%	18	0.0%	\$174,900	21.7%	\$175,641	27.1%
Viera West (CDP)	106	-20.9%	56	0.0%	\$262,450	7.1%	\$263,844	5.7%
West Melbourne (City)	56	-9.7%	23	-20.7%	\$182,250	33.0%	\$182,020	33.0%

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Municipalities and Census-Designated Places*



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	\$981.7 Million	33.9%	98.5%	2.4%	13 Days	-56.7%	3,581	6.1%
Cape Canaveral (City)	\$122.6 Million	61.6%	98.1%	2.7%	13 Days	-59.4%	451	26.0%
Cocoa (City)	\$21.4 Million	101.4%	98.9%	2.4%	7 Days	-76.7%	78	18.2%
Cocoa Beach (City)	\$136.0 Million	18.3%	97.7%	2.5%	16 Days	-61.9%	380	-12.8%
Cocoa West (CDP)	\$796,500	56.5%	101.1%	11.7%	5 Days	-92.4%	4	100.0%
Grant-Valkaria (Town)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Indialantic (Town)	\$26.5 Million	122.3%	100.0%	5.8%	47 Days	-20.3%	44	2.3%
Indian Harbour Beach (City)	\$80.1 Million	59.7%	98.9%	1.9%	10 Days	-65.5%	223	12.6%
June Park (CDP)	\$3.9 Million	N/A	100.0%	N/A	14 Days	N/A	16	N/A
Malabar (Town)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Melbourne (City)	\$109.3 Million	70.5%	99.1%	2.9%	13 Days	-48.0%	449	9.2%
Melbourne Beach (Town)	\$11.5 Million	8.2%	98.3%	5.5%	15 Days	-73.7%	37	0.0%
Melbourne Village (Town)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Merritt Island (CDP)	\$42.0 Million	49.6%	97.4%	2.3%	18 Days	-48.6%	213	14.5%
Micco (CDP)	\$2.5 Million	302.5%	94.6%	5.5%	30 Days	-81.9%	23	475.0%
Mims (CDP)	\$212,250	28.6%	90.9%	1.9%	148 Days	-61.2%	5	400.0%
Palm Bay (City)	\$30.3 Million	29.0%	98.2%	2.6%	9 Days	-60.9%	196	-15.2%
Palm Shores (Town)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Port St. John (CDP)	\$7.8 Million	198.3%	97.6%	0.0%	20 Days	0.0%	34	0.0%
Rockledge (City)	\$25.6 Million	14.3%	100.0%	2.8%	11 Days	-54.2%	136	7.1%
Satellite Beach (City)	\$62.8 Million	-0.2%	100.0%	2.7%	14 Days	-53.3%	123	-32.0%
Sharpes (CDP)	\$449,500	N/A	96.0%	N/A	89 Days	N/A	4	300.0%
South Patrick Shores (CDP)	\$6.0 Million	-8.8%	98.7%	3.0%	19 Days	26.7%	25	-24.2%
Titusville (City)	\$44.8 Million	57.6%	97.3%	1.1%	11 Days	-21.4%	380	44.5%
Viera East (CDP)	\$7.2 Million	48.9%	99.5%	3.4%	8 Days	-60.0%	44	18.9%
Viera West (CDP)	\$28.0 Million	-16.4%	100.0%	1.6%	12 Days	-70.0%	104	-18.1%
West Melbourne (City)	\$10.2 Million	20.1%	100.0%	4.7%	11 Days	-64.5%	62	-15.1%

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Municipalities and Census-Designated Places*



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	3,670	14.3%	477	30.3%	320	-42.0%	1.1	-52.2%
Cape Canaveral (City)	465	42.2%	42	100.0%	19	-65.5%	0.5	-76.2%
Cocoa (City)	79	21.5%	6	-40.0%	6	-25.0%	0.9	-47.1%
Cocoa Beach (City)	389	-7.6%	44	-18.5%	40	-45.9%	1.3	-48.0%
Cocoa West (CDP)	4	33.3%	0	N/A	0	N/A	0.0	N/A
Grant-Valkaria (Town)	1	N/A	0	N/A	0	N/A	0.0	N/A
Indialantic (Town)	72	105.7%	13	550.0%	2	-90.5%	0.5	-94.4%
Indian Harbour Beach (City)	218	20.4%	15	0.0%	14	-33.3%	0.8	-46.7%
June Park (CDP)	19	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)	474	25.1%	66	69.2%	41	-39.7%	1.2	-47.8%
Melbourne Beach (Town)	36	16.1%	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)	183	28.9%	16	-23.8%	40	-39.4%	2.8	-54.8%
Micco (CDP)	22	214.3%	1	0.0%	1	0.0%	0.6	-70.0%
Mims (CDP)	5	400.0%	0	N/A	1	-50.0%	4.0	-83.3%
Palm Bay (City)	206	-1.9%	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)	39	105.3%	3	50.0%	5	-54.5%	1.6	-81.8%
Rockledge (City)	141	13.7%	32	77.8%	3	-72.7%	0.3	-72.7%
Satellite Beach (City)	125	-37.8%	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)	27	-15.6%	1	N/A	1	-75.0%	0.5	-66.7%
Titusville (City)	380	70.4%	98	366.7%	48	-9.4%	2.0	-33.3%
Viera East (CDP)	44	12.8%	3	50.0%	0	-100.0%	0.0	-100.0%
Viera West (CDP)	109	-21.6%	10	-23.1%	8	-42.9%	0.9	-30.8%
West Melbourne (City)	63	-6.0%	4	0.0%	6	-14.3%	1.3	-7.1%

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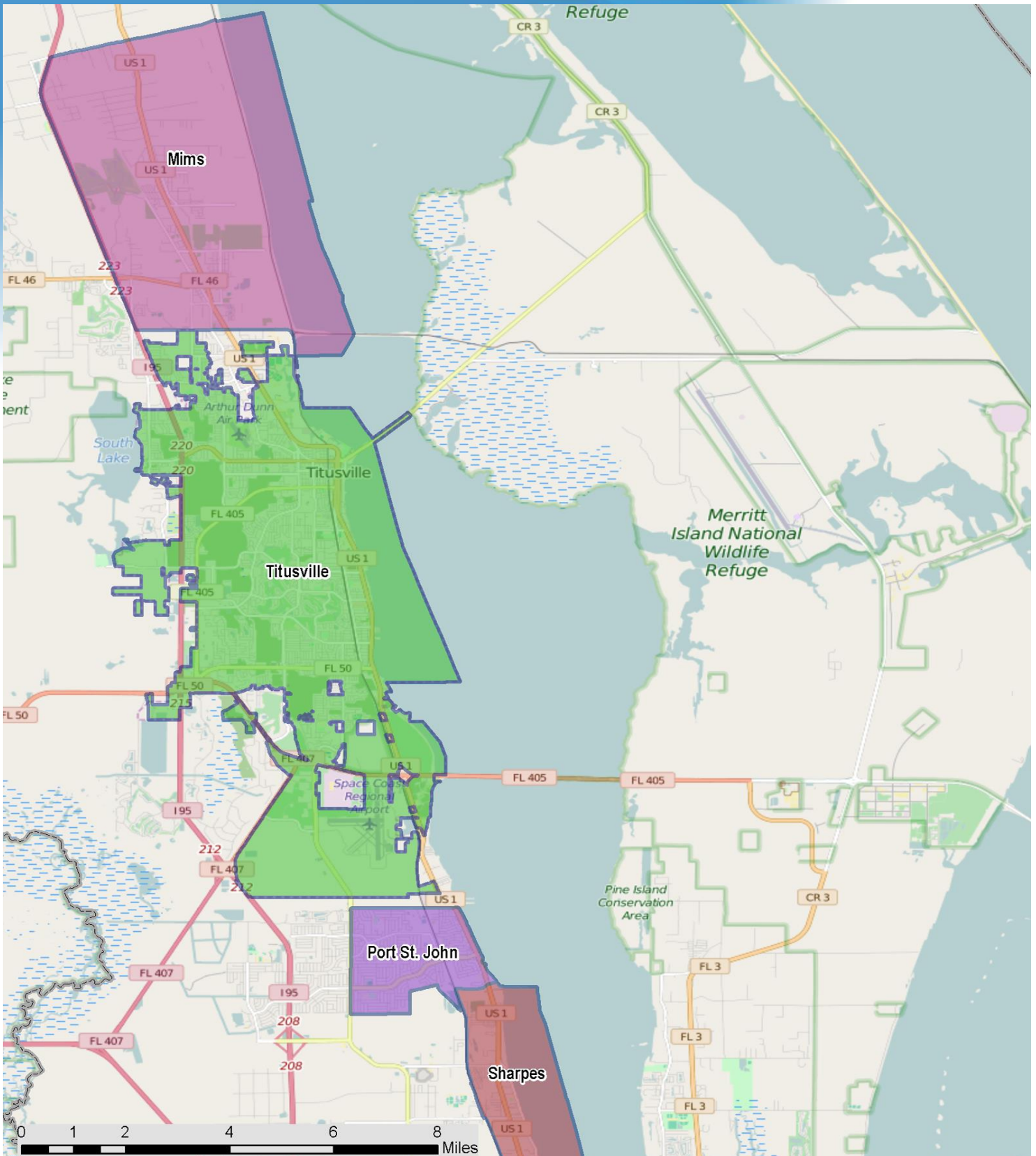
Brevard County Local Residential Market Metrics - 2021

Reference Map - Northern Brevard County

Municipalities and Census-Designated Places*

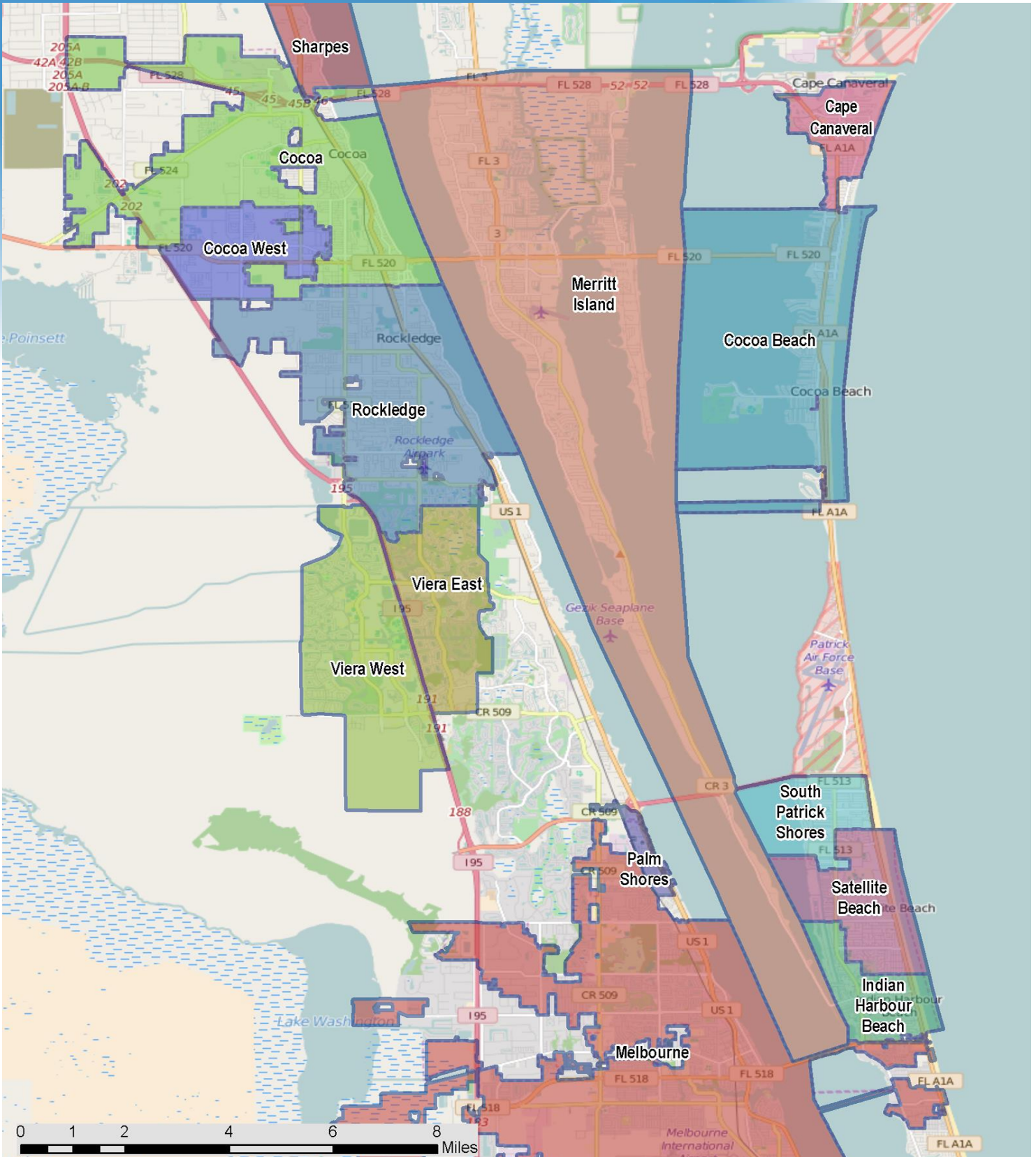


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 Reference Map - Central Brevard County
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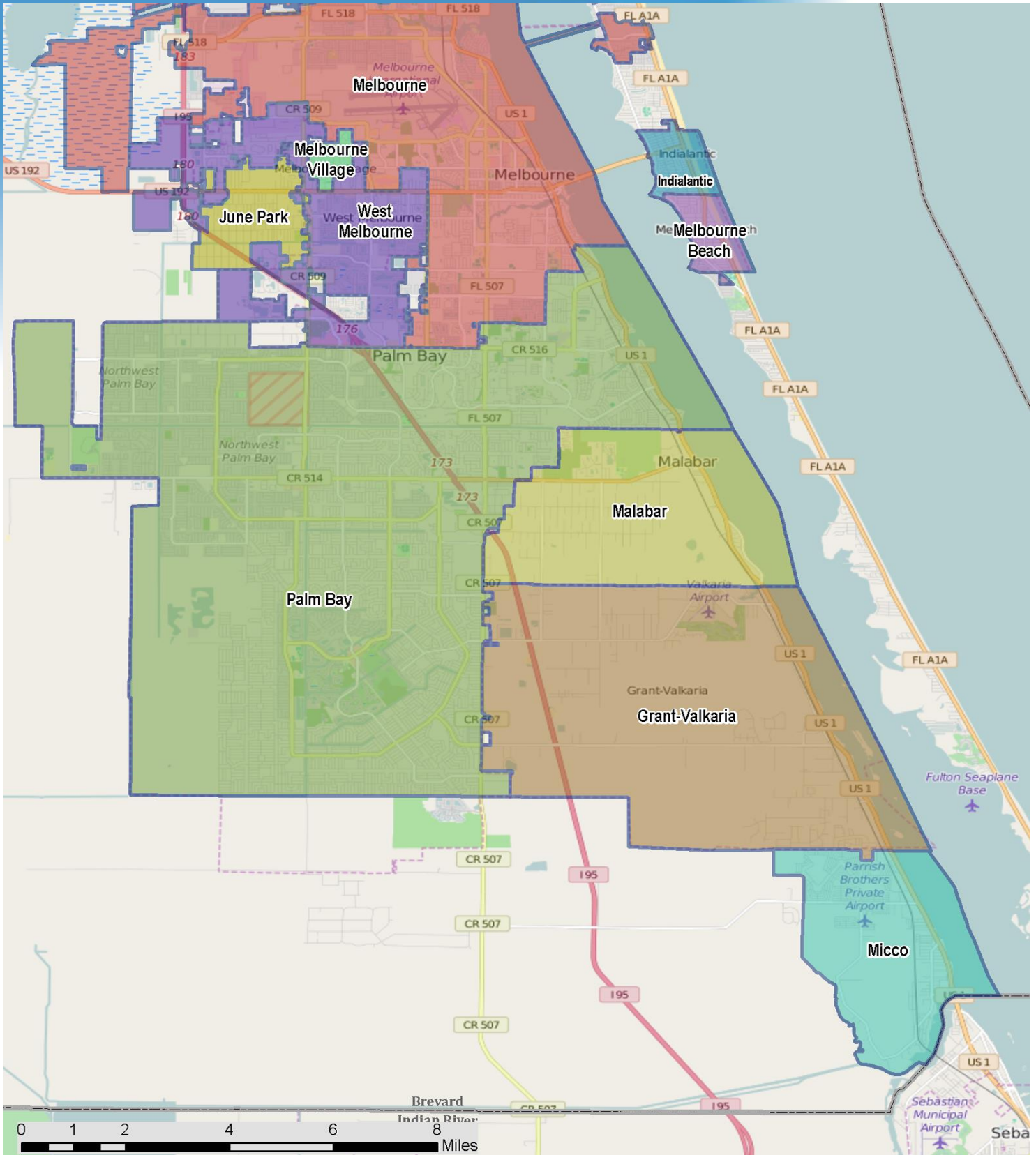
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Reference Map - Southern Brevard County

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