

Brevard County Local Residential Market Metrics - Q2 2022

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	817	-14.4%	455	-2.6%	\$285,000	16.3%	\$355,636	22.6%
Cape Canaveral (City)	94	-29.3%	42	-40.0%	\$304,600	1.9%	\$330,120	8.3%
Cocoa (City)	22	10.0%	18	28.6%	\$165,450	15.3%	\$355,921	6.9%
Cocoa Beach (City)	94	-21.7%	48	-23.8%	\$388,000	12.6%	\$433,338	21.3%
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)	11	10.0%	5	-16.7%	\$648,000	83.9%	\$582,773	16.4%
Indian Harbour Beach (City)	59	-9.2%	27	-12.9%	\$425,000	31.2%	\$495,298	34.8%
June Park (CDP)	1	-50.0%	0	N/A	\$350,000	33.7%	\$350,000	33.7%
Malabar (Town)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Melbourne (City)	135	28.6%	83	88.6%	\$261,500	32.0%	\$346,818	48.8%
Melbourne Beach (Town)	3	-72.7%	2	-71.4%	\$420,000	13.8%	\$573,333	31.4%
Melbourne Village (Town)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Merritt Island (CDP)	46	-11.5%	27	12.5%	\$200,000	-12.1%	\$253,986	-1.1%
Micco (CDP)	3	-25.0%	3	200.0%	\$135,000	42.9%	\$149,967	32.3%
Mims (CDP)	1	N/A	1	N/A	\$875,000	N/A	\$875,000	N/A
Palm Bay (City)	45	-13.5%	20	-13.0%	\$185,500	54.6%	\$198,956	45.6%
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	-50.0%	\$273,500	51.9%	\$266,714	41.4%
Rockledge (City)	31	-20.5%	23	21.1%	\$257,000	31.8%	\$244,123	28.8%
Satellite Beach (City)	28	-12.5%	13	-18.8%	\$387,500	4.2%	\$500,497	3.6%
Sharpes (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
South Patrick Shores (CDP)	7	-22.2%	3	-25.0%	\$305,000	19.6%	\$282,586	8.2%
Titusville (City)	80	8.1%	43	34.4%	\$167,450	11.7%	\$202,479	22.6%
Viera East (CDP)	8	-38.5%	4	-33.3%	\$235,000	42.4%	\$219,838	30.6%
Viera West (CDP)	28	7.7%	23	43.8%	\$299,950	20.0%	\$295,457	16.8%
West Melbourne (City)	11	-31.3%	5	-44.4%	\$235,000	38.6%	\$240,536	41.0%

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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	\$290.6 Million	5.0%	100.0%	0.9%	8 Days	-20.0%	910	-3.7%
Cape Canaveral (City)	\$31.0 Million	-23.5%	100.0%	1.4%	10 Days	-9.1%	126	0.8%
Cocoa (City)	\$7.8 Million	17.6%	97.9%	0.8%	3 Days	-78.6%	38	111.1%
Cocoa Beach (City)	\$40.7 Million	-5.0%	100.0%	1.8%	9 Days	-25.0%	95	25.0%
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)	\$6.4 Million	28.1%	98.6%	-1.4%	6 Days	-89.3%	21	61.5%
Indian Harbour Beach (City)	\$29.2 Million	22.3%	100.0%	0.0%	8 Days	0.0%	59	-9.2%
June Park (CDP)	\$350,000	-33.2%	100.0%	1.0%	9 Days	-50.0%	0	-100.0%
Malabar (Town)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Melbourne (City)	\$46.8 Million	91.4%	100.3%	0.7%	9 Days	-25.0%	105	-21.1%
Melbourne Beach (Town)	\$1.7 Million	-64.2%	105.7%	7.0%	13 Days	62.5%	3	50.0%
Melbourne Village (Town)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Merritt Island (CDP)	\$11.7 Million	-12.5%	99.2%	1.1%	20 Days	53.8%	54	-34.9%
Micco (CDP)	\$449,901	-0.8%	81.8%	-13.5%	78 Days	41.8%	3	-50.0%
Mims (CDP)	\$875,000	N/A	97.2%	N/A	11 Days	N/A	0	-100.0%
Palm Bay (City)	\$9.0 Million	26.0%	100.0%	0.0%	5 Days	-16.7%	68	36.0%
Palm Shores (Town)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Port St. John (CDP)	\$1.9 Million	-17.5%	100.0%	3.6%	6 Days	-57.1%	9	-18.2%
Rockledge (City)	\$7.6 Million	2.4%	100.0%	0.0%	6 Days	0.0%	29	-21.6%
Satellite Beach (City)	\$14.0 Million	-9.3%	100.2%	0.2%	7 Days	40.0%	35	16.7%
Sharpes (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
South Patrick Shores (CDP)	\$2.0 Million	-15.9%	95.6%	-3.1%	13 Days	-7.1%	6	-40.0%
Titusville (City)	\$16.2 Million	32.5%	100.0%	2.8%	7 Days	-12.5%	92	8.2%
Viera East (CDP)	\$1.8 Million	-19.6%	100.0%	0.0%	6 Days	-25.0%	9	-40.0%
Viera West (CDP)	\$8.3 Million	25.7%	100.0%	0.0%	8 Days	-11.1%	30	30.4%
West Melbourne (City)	\$2.6 Million	-3.0%	99.6%	-0.4%	8 Days	-63.6%	15	25.0%

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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	725	-21.6%	466	-11.6%	394	16.9%	1.5	25.0%
Cape Canaveral (City)	81	-30.2%	35	-18.6%	61	45.2%	1.9	58.3%
Cocoa (City)	22	29.4%	8	0.0%	10	150.0%	1.6	128.6%
Cocoa Beach (City)	75	-13.8%	32	-23.8%	43	59.3%	1.5	87.5%
Cocoa West (CDP)	0	N/A	0	N/A	0	N/A	0.0	N/A
Grant-Valkaria (Town)	0	-100.0%	0	-100.0%	0	N/A	0.0	N/A
Indialantic (Town)	13	-35.0%	11	-63.3%	11	120.0%	2.4	20.0%
Indian Harbour Beach (City)	43	-30.6%	11	-52.2%	27	58.8%	1.7	70.0%
June Park (CDP)	0	-100.0%	0	-100.0%	0	N/A	0.0	N/A
Malabar (Town)	0	N/A	0	N/A	0	N/A	0.0	N/A
Melbourne (City)	92	-22.0%	36	-45.5%	35	-41.7%	1.0	-41.2%
Melbourne Beach (Town)	3	-57.1%	8	166.7%	1	-90.0%	0.6	-83.3%
Melbourne Village (Town)	0	N/A	0	N/A	0	N/A	0.0	N/A
Merritt Island (CDP)	50	-3.8%	16	-36.0%	48	26.3%	3.6	33.3%
Micco (CDP)	3	-66.7%	1	-80.0%	2	-50.0%	1.2	-75.0%
Mims (CDP)	0	-100.0%	0	-100.0%	1	-66.7%	3.0	N/A
Palm Bay (City)	58	26.1%	19	5.6%	17	70.0%	1.1	83.3%
Palm Shores (Town)	0	N/A	0	N/A	0	N/A	0.0	N/A
Port St. John (CDP)	9	-35.7%	2	-60.0%	1	-50.0%	0.3	-62.5%
Rockledge (City)	31	-6.1%	24	41.2%	9	12.5%	1.0	42.9%
Satellite Beach (City)	29	0.0%	15	-55.9%	15	50.0%	1.4	75.0%
Sharpes (CDP)	0	N/A	0	N/A	0	N/A	0.0	N/A
South Patrick Shores (CDP)	2	-75.0%	0	-100.0%	5	150.0%	2.5	257.1%
Titusville (City)	75	-13.8%	157	161.7%	32	-28.9%	1.4	-33.3%
Viera East (CDP)	5	-68.8%	1	-85.7%	6	N/A	1.9	N/A
Viera West (CDP)	23	0.0%	4	-76.5%	13	85.7%	1.4	133.3%
West Melbourne (City)	12	-29.4%	6	0.0%	4	33.3%	0.8	33.3%

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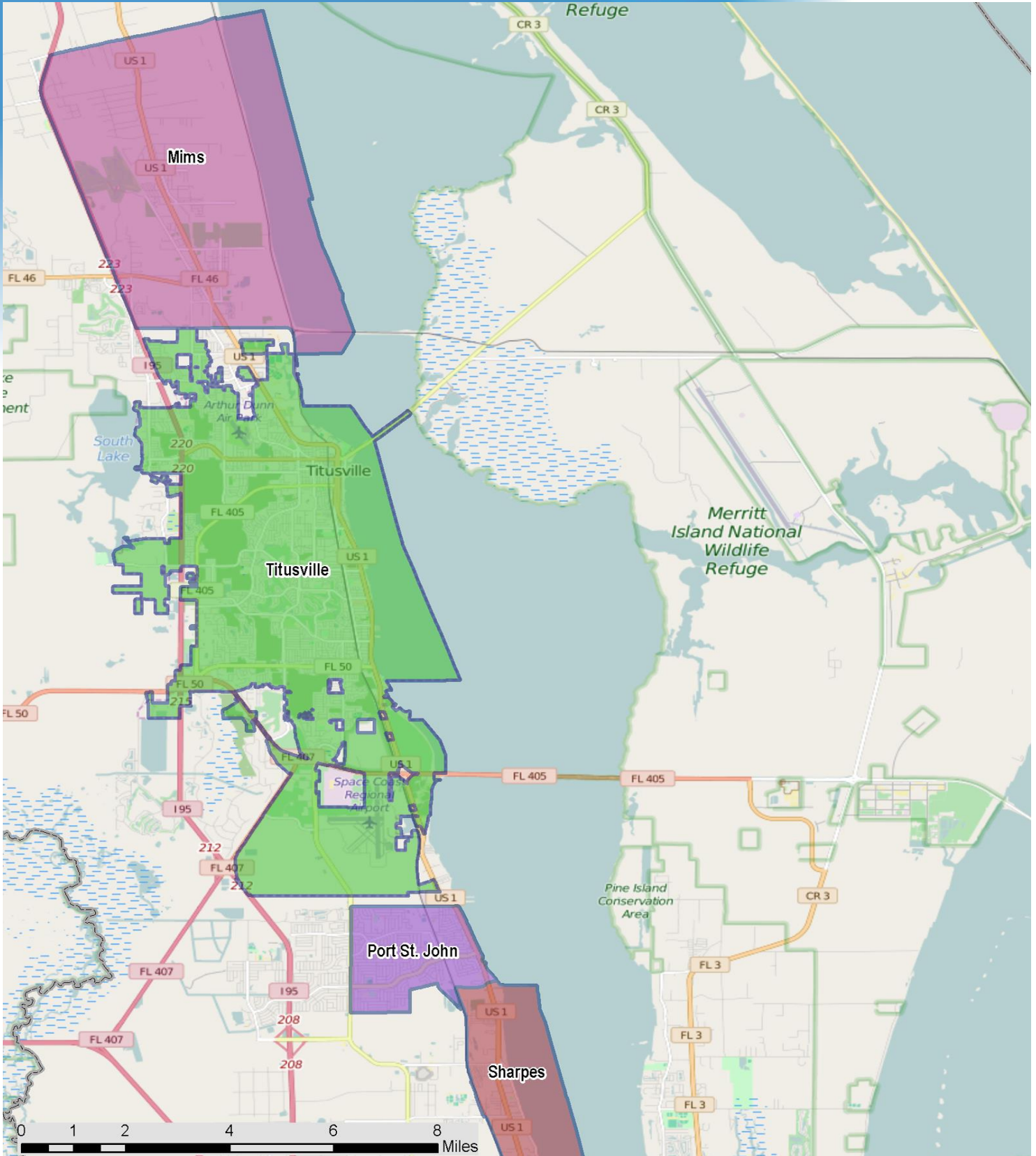
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Reference Map - Northern Brevard County

Municipalities and Census-Designated Places*

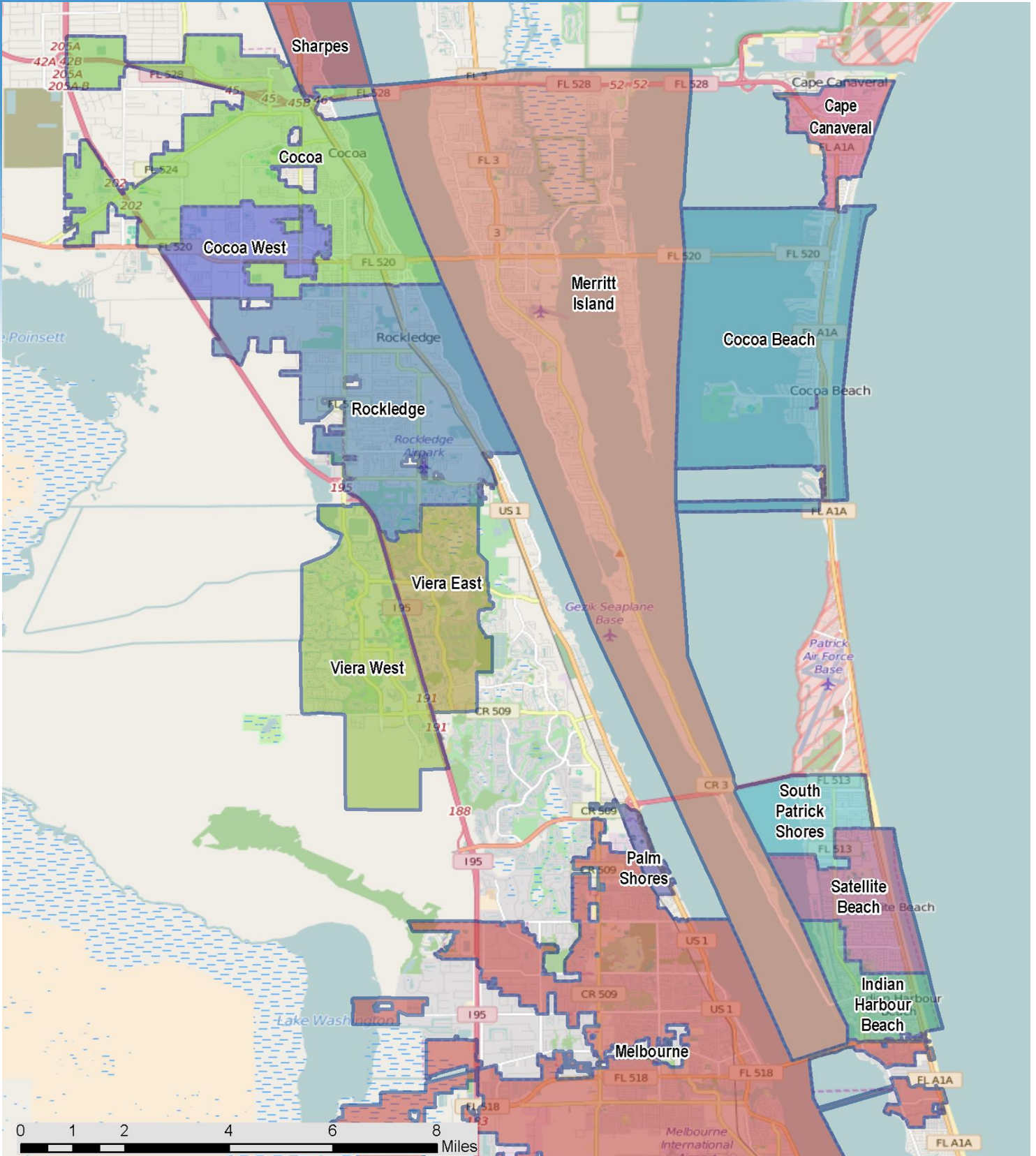


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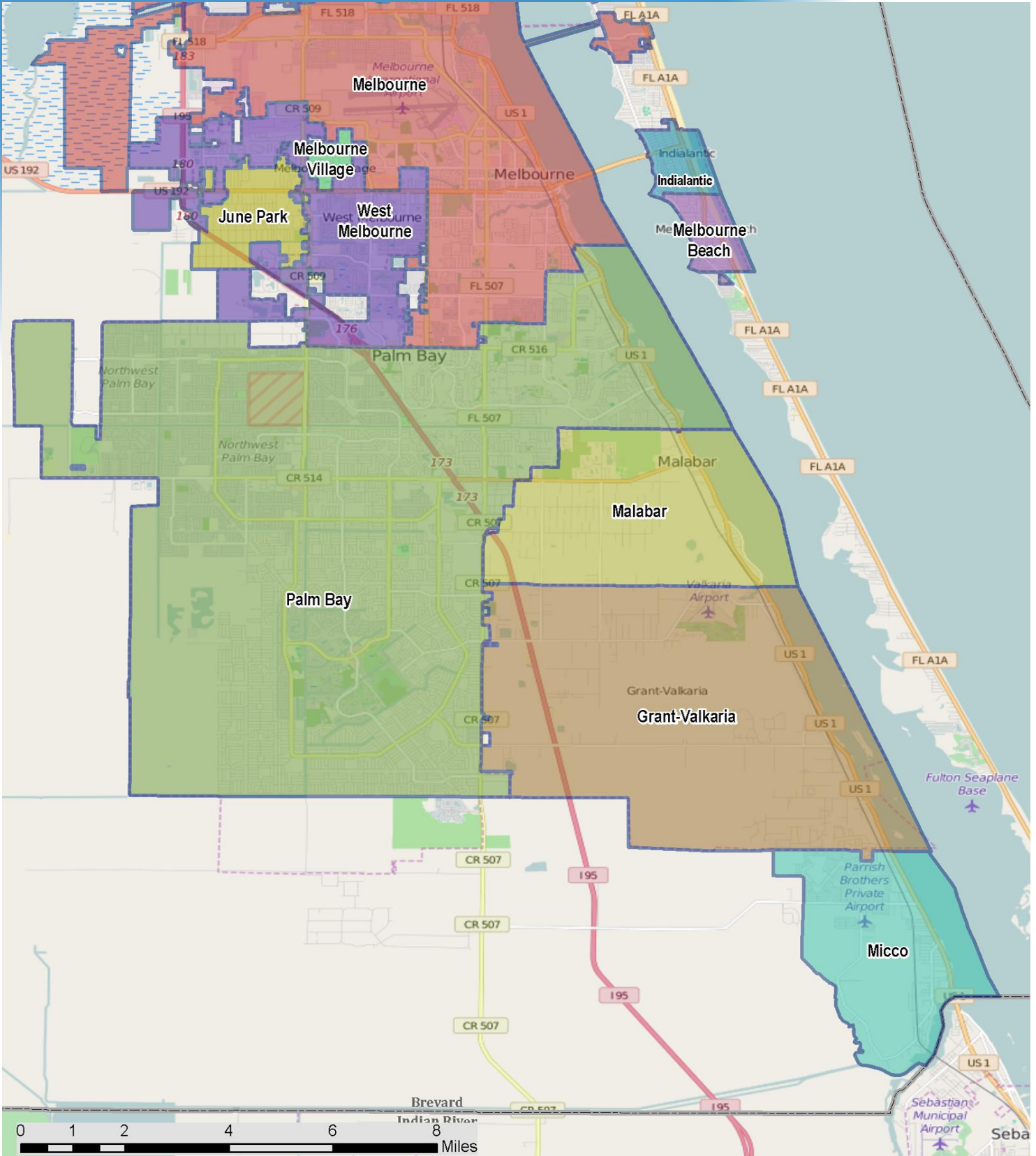
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 Reference Map - Central Brevard County
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 Reference Map - Southern Brevard County
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