

Cocoa Beach 32931

ZIP code · FL · Florida · Brevard County · Cocoa Beach

SELLER'S MARKET

\$485K

MEDIAN SALE PRICE

+2.7%

1-YR CHANGE

484

SALES (12 MO)

\$501K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 67 / 100

Buyer's market

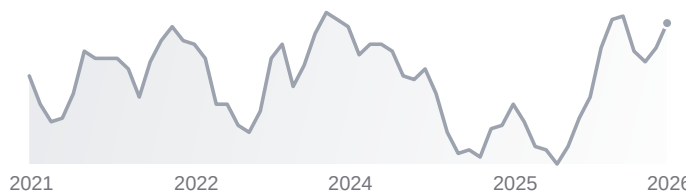
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

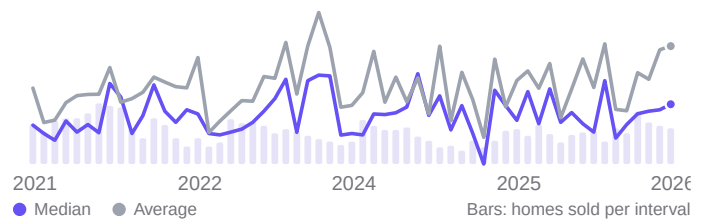
Market temperature (0–100)

67 / 100



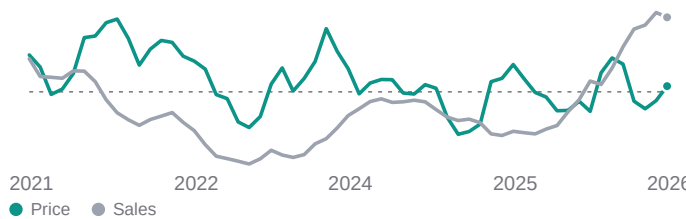
Sale prices

Median \$500K · Average \$709K



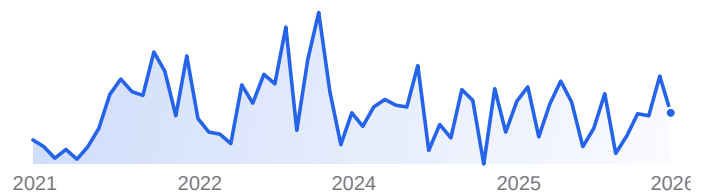
Growth (year over year)

Price +2.7% · Sales +35.2%



Price per square foot

\$332/ft²



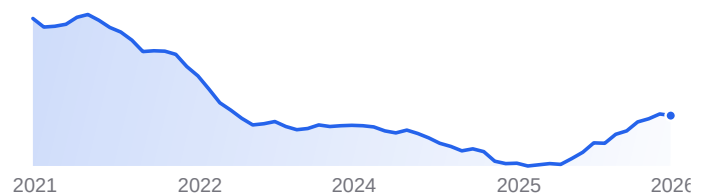
Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

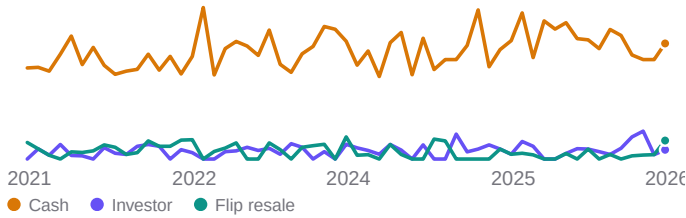
4.6%



BUYERS & OUTCOMES

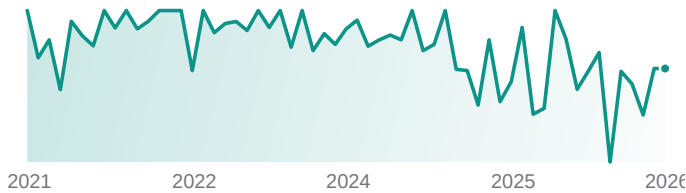
Buyer mix

Cash 58% · Investor 4.7% · Flip resale 9.3%



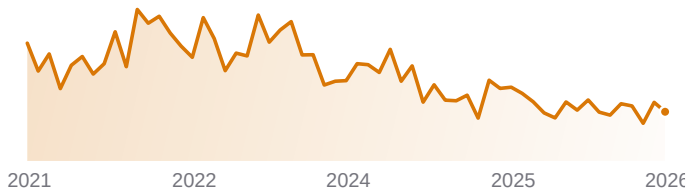
Sellers who sold at a gain

87%

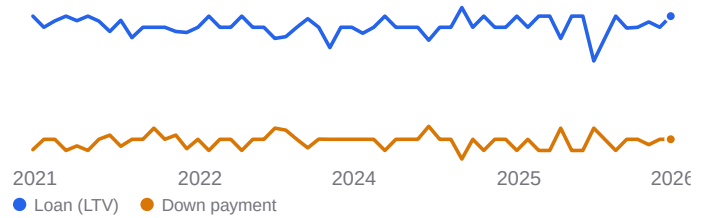


Median annualized return at resale

+4.2%

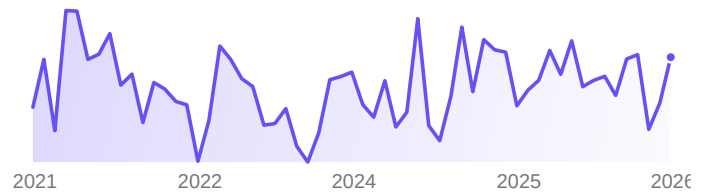


Financing (share of purchase price) Loan (LTV) 80% · Down payment 25%



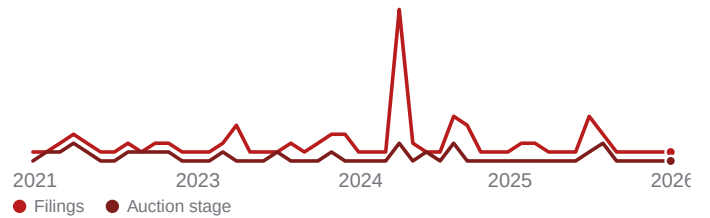
Typical hold before selling

8.5 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	10,498
Median value (AVM)	\$501K
Median size	1,400 ft²
Median bedrooms	3
Median year built	1978
Single family	28%
Condos	67%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	73%
Underwater (LTV 125% or more)	0.8%
Owner occupied	54%
Company owned	28%
Median loan-to-value	24%

Typical ownership tenure

8.9 yrs

COMMUNITY

Population	16,431
Density	702 / mi²
Median household income	\$86K
Average household income	\$114K
Crime index (US avg 100)	158
Air pollution index (US avg 100)	76
Earthquake index (US avg 100)	21
Homes occupied	71%
Bachelor's or higher	29%
Poverty rate	7.2%
Unemployment	0.9%
Average temp	72°F
Annual precip	51 in
Sunshine	64%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.