

Market Report - January ‘26

Benjamin Bodenschatz

Questions?

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(321) 448-5577



Viera East Communities

Subdivision	Avg. Price			Avg. Price/SqFt			Avg. Days on Market		
	Jan. 2026	Dec. 2025	Nov. 2025	Jan. 2026	Dec. 2025	Nov. 2025	Jan. 2026	Dec. 2025	Nov. 2025
Ashford Harbour	-	-	$390,000.00	-	-	$195.20	-	-	48
Auburn Lakes	-	$442,000.00	$359,450.00	-	$268.85	$250.83	-	13	18
Bayhill	-	-	$394,250.00	-	-	$243.43	-	-	29
Bennington	-	-	$580,000.00	-	-	$265.57	-	-	2
Capron Ridge	$874,900.00	$453,333.33	-	$218.91	$223.32	-	0	68	-
Crane Creek	-	-	$414,166.67	-	-	$208.48	-	-	68
Cross Creek	-	$433,000.00	$507,000.00	-	$214.36	$268.11	-	164	44
Grand Isle	-	$450,000.00	$355,000.00	-	$227.19	$229.77	-	55	107
Greens at Viera	$185,000.00	$177,500.00	$215,000.00	$200,43	$190.15	$199.44	87	110	80
Herons Landing	-	-	-	-	-	-	-	-	-
IRCC	-	$380,000.00	$315,000.00	-	$168.66	$133.02	-	282	241
Lakes at Viera East	$212,500.00	$142,000.00	$182,000.00	$185.01	$209.13	$167.28	5	58	122
Six Mile Creek	$487,500.00	$515,000.00	-	$274.21	$185.25	-	24	133	-
Somerville	-	$455,000.00	-	-	$180.27	-	-	129	-
Templeton	-	-	$775,000.00	-	-	$237.44	-	-	101
Tract H at IRCC	-	$418,720.00	-	-	$243.87	-	-	293	-
Tralee Bay Shores	-	$585,000.00	-	-	$259.65	-	-	131	-
Viera N PUD	-	$335,000.00	$410,000.00	-	$229.92	$226.16	-	153	86
Viera S PUD	$364,000.00	$364,997.50	$384,557.50	$306.86	$245.64	$273.16	78	61	37
Viera Tract	$374,666.67	$400,000.00	$340,000.00	$220.52	$301.55	$136.55	95	26	5
Wingate Estates	$653,500.00	$630,000.00	-	$252.71	$253.01	-	22	160	-

Viera West Communities

Subdivision	Avg. Price			Avg. Price/SqFt			Avg. DOM		
	Jan. 2026	Dec. 2025	Nov. 2025	Jan. 2026	Dec. 2025	Nov. 2025	Jan. 2026	Dec. 2025	Nov. 2025
Adelaide	$2,000,000.00	-	$2,600,000.00	$498.63	-	$706.91	176	-	26
Aripeka	$1,516,922.00	-	-	$495.00	-	-	0	-	-
Arrivas Village	-	$574,500.00	$588,750.00	-	$301.25	$249.13	-	21	44
Avalonia	$432,515.00	$447,500.00	$519,165.00	$292.04	$280.19	$288.13	432	59	34
Bridgewater at Viera	$595,800.00	$574,000.00	$499,750.00	$271.14	$252.57	$257.78	88	116	134
Capron Trace	-	-	-	-	-	-	-	-	-
Charolais Estates	-	-	$1,020,000.00	-	-	$288.22	-	-	211
Chelford	-	-	-	-	-	-	-	-	-
Colfax Landing	-	-	$890,000.00	-	-	$293.52	-	-	34
Cortona	-	-	-	-	-	-	-	-	-
Crossmolina	$722,167.00	$751,927.70	$735,391.71	$289.09	$299.70	$288.05	17	66	2
Daintree	-	$559,990.00	$467,000.00	-	$280.70	$267.32	-	52	3
Del Webb	$532,070.00	$547,753.33	$555,430.00	$319.74	$307.10	$301.12	55	33	31
Eason Landing	-	-	-	-	-	-	-	-	-
Fairway Lakes	-	-	$875,000.00	-	-	$267.99	-	-	114
Farallon Fields	$883,854.00	$742,553.50	$645,940.00	$275.65	$277.31	$265.16	16	103	167
Gatwick Manor	-	$665,000.00	$575,000.00	-	$277.55	$270.59	-	71	40
Heritage Isle	$335,600.00	$382,000.00	$404,125.00	$205.09	$208.50	$213.27	65	50	77
Indigo Crossing	-	-	$459,000.00	-	-	$240.19	-	-	98
Kerrington	-	$1,005,000.00	-	-	$319.15	-	-	93	-
Laurasia	$1,252,533.29	$1,123,617.33	$1,266,893.00	$338.30	$332.01	$321.79	2	43	0
Levanto	$750,000.00	-	$1,050,000.00	$284.41	-	$266.09	161	-	12
Loren Cove	$362,500.00	$440,000.00	-	$231.76	$255.07	-	1	55	-
Modern Duran	$1,350,000.00	-	$1,250,000.00	$473.68	-	$438.60	242	-	5
Pangea Park	$816,303.00	$690,913.00	$606,840.00	$285.03	$270.01	$287.72	66	80	30
Ravencliffe	-	-	-	-	-	-	-	-	-
Reeling Park	$701,627.14	$608,065.00	$775,000.00	$269.68	$248.65	$222.13	138	203	130
Sendero Cove	-	-	$799,000.00	-	-	$279.57	-	-	60
Seville	-	$1,060,000.00	-	-	$398.50	-	-	139	-
Sierra Cove	$807,500.00	$694,500.00	$711,666.67	$247.80	$293.77	$294.70	63	48	68
Sonoma	-	$526,700.00	-	-	$234.76	-	-	74	-
Stadium Villas	-	-	$342,500.00	-	-	$246.40	-	-	125
Stonecrest	$830,000.00	$956,250.00	$1,008,127.00	$299.75	$251.66	$251.47	51	38	68
Stoneridge	-	$385,000.00	$318,888.00	-	$227.68	$212.59	-	15	91

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	Jan. 2026	Dec. 2025	Nov. 2025	Jan. 2026	Dec. 2025	Nov. 2025	Jan. 2026	Dec. 2025	Nov. 2025
Strom Park	$720,000.00	$735,000.00	$670,000.00	$278.75	$253.36	$348.96	82	54	15
Summer Lakes	-	-	-	-	-	-	-	-	-
Sunstone	-	-	$650,000.00	-	-	$298.03	-	-	24
Terramore	-	-	-	-	-	-	-	-	-
Three Fountains	-	$143,365.00	$230,000.00	-	$180.56	$169.24	-	53	27
Trasona	$649,950.00	$555,400.00	$663,250.00	$307.08	$286.03	$275.32	106	94	76
Viera Central PUD	$460,000.00	-	-	$241.85	-	-	11	-	-
Wickham Lakes	-	-	$425,000.00	-	-	$262.35	-	-	55
Wyndham at Duran	$2,175,000.00	$1,980,000.00	-	$477.81	$591.22	-	103	41	-

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