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Brevard County

A FLORIDA COUNTY GUIDE · ATLANTIC COAST

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REGION

Atlantic Coast

COMMUNITIES TO START WITH

**Melbourne, Palm Bay,
Titusville, Cocoa Beach**

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The Space Coast combines aerospace and defense, a long Atlantic shoreline, lagoon communities, suburban growth and direct access to major Central Florida destinations.

The growth is not where the rockets are

Brevard County has grown 9.5 percent since 2020 — 606,612 people at the Census, 663,982 estimated for July 2025. Fifty-seven thousand more people in five years.

Almost none of them went to Titusville.

Lifestyle: Aerospace · Family communities · Beaches

Since 2020

	TITUSVILLE	MELBOURNE	BREVARD	PALM BAY
Population change	+2.0%	+2.8%	+9.5%	+23.7%

Titusville is the space town. It sits at the north end, closest to the launch pads, and it is the county seat. It grew two percent.

Palm Bay is fifty miles south, has nothing to do with rockets, and grew almost twelve times faster.

Whatever is filling this county up, it is not the space program.

And it is barely happening in the cities at all. Two of the three largest — Titusville and Melbourne — grew under three percent between them while the county grew nine and a half.

The average describes nowhere

Here is the thing that should stop anybody reading a county-level figure about Brevard.

	TITUSVILLE	MELBOURNE	PALM BAY	BREVARD
Median household income	\$66,192	\$66,991	\$72,614	\$78,476
Median home value	\$266,600	\$306,400	\$283,200	\$339,600
Homeownership	72.1%	59.7%	79.7%	76.7%
Aged 65 and over	23.2%	22.5%	19.0%	26.5%
People per household	2.49	2.24	2.82	2.42
Average commute	24.0 min	22.8 min	27.8 min	25.4 min
Bachelor's degree	25.7%	34.7%	24.0%	34.2%
In poverty	11.3%	15.8%	11.7%	10.1%

All three of the county's largest cities sit below the county median on household income. Not one of them reaches it. Together they hold about 285,000 people, roughly four in ten residents, and the average they are all below is being held up by the beachside towns and the newer building around Viera — places that appear in none of those three columns.

If you are quoted the Brevard median for anything, ask which Brevard.

The household column is the one to sit with. Palm Bay runs 2.82 people per household against the county's 2.42 and is 19 percent over 65 against the county's 26.5. Palm Bay is families. The county average is retirees. Both are true at once and they are forty miles apart.

Melbourne is the strangest column on the page. It has more degrees than the county average and half again as much poverty — 34.7 percent with a bachelor's against the county's 34.2, and 15.8 percent in poverty against the county's 10.1. It also has the shortest commute and the fewest homeowners, at 59.7 percent against a county that owns 76.7. Small households, short journeys, more renters, more degrees and more poverty in the same square miles. It is the one part of Brevard that behaves like a city rather than a suburb, and the county average flattens all of it.

And a practical note for anyone weighing renting against buying: a home in Palm Bay costs \$56,400 less than the county median while rent there runs \$45 a month more. Cheap to buy, costly to rent — so if Palm Bay is where you are looking, the case for buying is stronger there than the county numbers suggest.

Communities to compare

Melbourne

Melbourne is the county's second largest city and grew 2.8 percent since 2020 against the county's 9.5. It carries more bachelor's degrees than the county average and noticeably more poverty, with the shortest commute and the lowest homeownership rate of the places measured here — about six in ten against the county's three in four. Walk the specific neighborhood rather than reading the city figure, because this is the one place in Brevard where the city-wide number hides the widest spread.

Titusville

Titusville is the county seat, at the north end nearest the launch pads, with the county's lowest home values and rents of the places measured here — and it grew two percent since 2020 while the county grew nine and a half. Ask locally why before you read that as either a bargain or a warning.

Palm Bay

Palm Bay is the county's largest city and took nearly a quarter more residents in five years, with more people per household and fewer over 65 than anywhere else on this page. Homes cost less than the county median and rent costs more, so price both before assuming which way around it works here.

Cocoa Beach

Cocoa Beach sits on the barrier island between the Atlantic and the Indian River Lagoon, reached by bridges — and the island towns are part of why the county median sits above both of its largest cities. Time every bridge you would cross in a normal week before you commit to an island address.

Viera

Brevard's county government has operated from Viera since 1989 even though Titusville is the county seat, and much of the newer building sits in this middle stretch. Check which municipality — or none — an address actually belongs to, because services and taxes follow that answer rather than the postal one.

Questions to answer for Brevard County

Seventy-two miles, and a third of it is water

Brevard runs 72 miles north to south along the Atlantic. It is one of the longest counties in Florida and one of the narrowest.

Of its 1,557 square miles, 541 are water — just under 35 percent. The Indian River Lagoon, the Banana River, the Atlantic. More than a third of what a map calls Brevard County is not land you can stand on.

That matters for two reasons. It is why the county is 72 miles long and feels longer, because most of the crossings are bridges. And it is why the population density looks the way it does: 597.7 people per square mile at the 2020 Census, computed on the land only. Run the 2025 estimate over the same land area and it is about 654.

There are sixteen incorporated municipalities inside those 72 miles. Titusville is the county seat, but the county government has operated out of Viera since 1989 — so the seat and the seat of government are not the same place.

Kennedy Space Center, and the launches

Kennedy Space Center and Cape Canaveral Space Force Station are in Brevard County. This is where Florida's rockets go up.

In 2025, 109 rockets were launched from Florida's Space Coast, up from around 18 in 2016, as Air & Space Forces Magazine reported in February 2026.

You can watch them from much of the county. The county's tourism office lists Playalinda Beach in Canaveral National Seashore, the U.S. Astronaut Hall of Fame in Titusville, the shores of the Indian River Lagoon, Jetty Park at Port Canaveral, the Westgate Cocoa Beach Pier and the Cocoa Beach beaches, and Sebastian Inlet State Park.

If work in the space industry is part of your move, find out where the job is before you pick a town. The county runs 72 miles from end to end.

North end or south end

Practically, moving to Brevard is choosing a stretch of a 72-mile ribbon, and the ends are not interchangeable.

The north end is the space end. Titusville, closest to the pads, cheapest houses of the three columns above, lowest rent, and the slowest growth in the county by a wide margin.

The south end is where the people are going. Palm Bay took nearly a quarter more residents in five years, runs younger, and has more children per household than anywhere else on this page.

Between them sits Melbourne — more rented than anywhere else on this page, with the smallest households and the shortest commute, and growing at under three percent — and then the beachside towns and the newer building around Viera, which appear in no column here and are quietly holding the county average up.

Drive the length of it before you decide. Seventy-two miles with bridges in it is not a thing you can judge from a map, and the county you are being sold on is at least three different places.

Places that reveal the county

Kennedy Space Center Visitor Complex

The visitor complex on Merritt Island, open since August 1, 1967, with the orbiter Atlantis on display and a bus tour onto the working space center.

Brevard Zoo

Seventy-five acres on North Wickham Road in Melbourne, built by sixteen thousand volunteers and opened in 1994, where kayaks pass the giraffe and rhinos.

Westgate Cocoa Beach Pier

Eight hundred feet of pier built in 1962, working as an entertainment strip rather than a plain fishing pier, with volleyball courts on the sand beneath.

Valiant Air Command Warbird Museum

A volunteer-run warbird museum on Space Coast Regional Airport at Titusville, where the aircraft can still fly and the restoration work is done in the open.

Sebastian Inlet State Park

Seven hundred and sixty acres either side of the inlet at the southern end of Brevard, with surfing, jetty fishing, kayaking and two museums.

Archie Carr National Wildlife Refuge

Twenty and a half miles of shoreline between Melbourne Beach and Wabasso Beach, protecting the most significant loggerhead nesting ground in the world.

American Space Museum & Walk of Fame

A Titusville museum about the people who built and launched the rockets rather than the ones who rode them, holding real firing room consoles from Complex 39.

The Dinosaur Store

Three floors in Cocoa Beach: a fossil shop and activity zone below, dinosaur skeletons two stories high above, and Tutankhamun's tomb recreated on the third floor.

Canaveral National Seashore

The longest undeveloped stretch of beach on Florida's east coast, 57,662 acres signed into protection on January 3, 1975.

Merritt Island National Wildlife Refuge

One hundred and forty thousand acres laid over the Kennedy Space Center, where by agreement the space program comes first and the refuge second.

Cape Canaveral Lighthouse

A cast-iron tower first lit in 1868, standing inside an active military installation and reachable only on a tour booked at least four days ahead.

Historic Cocoa Village

A walkable district of independent shops and restaurants, with a self-guided historic tour of eleven landmark buildings under a mile long.

Turkey Creek Sanctuary

A free City of Palm Bay preserve with 1.85 miles of accessible boardwalk over salt hammock and sand pine ridge, and manatees in the creek.

Barrier Island Center

The free visitor and education center for the Archie Carr refuge, with a mile of trail running from the dune line to the Indian River Lagoon.

Jetty Park

A beach, a fishing pier and a campground at the mouth of Port Canaveral, run by the port authority and entered on a pass bought online beforehand.

Beaches in Brevard County

Always verify current parking, fees, water quality, lifeguard coverage and posted rules before leaving.

Playalinda Beach

NUDITY MAY BE ENCOUNTERED

Nudity may be encountered in a remote area. Check current rules, access and conditions before visiting.

Jetty Park Beach

Cape Canaveral Beach

Cocoa Beach

Lori Wilson Park Beach

Hightower Beach Park

Canova Beach Park

Indialantic Boardwalk Beach

Spessard Holland Beach Park

Sebastian Inlet State Park Beach

Shell Street Beach

Alan Shepard Park Beach

Sidney Fischer Park Beach

Satellite Beach

Pelican Beach Park

Paradise Beach

Melbourne Beach

Coconut Point Park Beach

Robert P. Murkshe Memorial Park

Where these figures came from

US Census Bureau QuickFacts, Brevard County, Florida. Population estimate and percent change, age, income, home value, homeownership, gross rent, household size, commute, education, poverty, land area, population per square mile

US Census Bureau QuickFacts, Titusville city, Florida. The Titusville column — population, percent change, age, income, home value, homeownership, gross rent, household size, commute, education, poverty

US Census Bureau QuickFacts, Palm Bay city, Florida. The Palm Bay column, the same items

Wikipedia, Brevard County, Florida. County seat, largest city, 2020 census count, total and water area, the 72-mile length, sixteen municipalities, and Viera as the seat of county government since 1989

Air & Space Forces Magazine, How the Space Force Is Managing Growth at Its Busiest Launch Range, February 13, 2026. The Kennedy Space Center card: 109 launches from Florida's Space Coast in 2025, up from around 18 in 2016

Visit Space Coast, launch viewing venues. The Kennedy Space Center card: the places the county's tourism office lists for watching a launch, as in the rocket launch answer