



CARPENTER | KESSEL
REAL ESTATE ADVISORY TEAM

COMPASS

LUXURY & WATERFRONT INSIGHTS

2ND QUARTER 2025



ACTIVE – \$2,500,000

600 Atlantic Street
Melbourne Beach, FL 32951

5,028sf • 5 Bedroom • 5 Bath

Two-Story Estate in Melbourne Beach's
Sought-After Golden Triangle with
Deeded Ocean Access.



Second Quarter Market Update

How well insulated is Space Coast real estate compared to the rest of Florida?

Looking back at June and Q2, we saw one of the slowest spring selling seasons in recent memory—normally our busiest time. The main driver? Uncertainty.

War and tariffs dominate the headlines. U.S. growth is slowing, high interest rates persist, inflation's only slightly improving and tariff price impacts are still unknown.

The good news? Despite tensions after the U.S. strike on Iran, the housing market remains steady, only down slightly for June. Real estate reacts more to mortgage rates than to global conflict.

Even better—Brevard is holding up stronger than most of Florida. A new national study ranked Brevard's economy #10 for midsized communities. That strength, driven by space, aerospace, defense, health, and tourism, has helped insulate our market.

So far this year, the number of single-family home sales are down 7% in Brevard—compare that to 12% in Indian River, 19% in Hillsborough, 16% in Polk, and nearly 15% in Miami-Dade.

And despite rising inventory, well-positioned homes, well marketed homes are still selling in 44 days on average, showing that homes that match buyer expectations on value and condition are still selling quickly.

~Dewayne Carpenter

Brevard's
economy is
ranked #10
for midsized
communities.

By The Numbers

TOP .00438%
OF ALL THE REALTORS IN THE USA

691
TRANSACTIONS IN 2024

#7
TEAM IN THE NATION

#1
AREA LEADER FOR
TRANSACTIONS & VOLUME

100+
COMBINED YEARS EXPERIENCE

1000+
WATERFRONT HOMES SOLD

100+
SALES RECORDS BROKEN

#1
AGENTS FOR PROPERTIES
SOLD OVER \$1M – 2024



Dewayne Carpenter,
Kirk Kessel &
Leslie Mink



Dewayne Carpenter, Kirk Kessel, and Leslie Mink of the Carpenter | Kessel Team are recognized as top leaders in Florida's luxury real estate market, focusing exclusively on representing homes priced in excess of \$1 million and waterfront properties.

In 2019, Leslie Mink's promotion to Chief Operating Officer marked a turning point for the team, allowing Dewayne and Kirk to focus on client relationships and marketing strategies. This move contributed to the team's exponential growth, with sales soaring from \$80 million to \$340 million in just four years. Despite this rapid expansion, trust and reliability have remained central to their business.

Your luxury property will be represented by a team with cutting-edge marketing, deep market knowledge and an operational backbone that ensures every detail is executed flawlessly.

The Unequivocal Leaders in Waterfront & Luxury Real Estate



CLOSED

**300 Riverside Drive
Melbourne Beach, FL 32951**

\$2,900,000 • 3,886sf • 5 Bedroom • 3 Bath

Proud leaders of riverfront sales in Brevard. So far in 2025, there have been 27 riverfront sales over \$2 million—we've represented 9 of them, capturing 33% of the market. Our clients trust us to deliver results where experience, strategy and execution matter most.



CLOSED

**6225 Capstan Court
Rockledge, FL 32955**

\$2,700,000 • 4,362sf • 5 Bedroom • 3.2 Bath

We listed his property and had it under contract in just 24 hours, sold over appraisal, and closed ahead of schedule.



CLOSED

**300 Lansing Island Drive
Satellite Beach, FL 32937**

\$2,695,000 • 6,299sf • 7 Bedroom • 5.1 Bath

In a market where timing, presentation, and execution matter more than ever, this Lansing Island home sold in just 17 days.



CLOSED

**21 Pisces Lane
Rockledge, FL 32955**

\$2,000,000 • 3,242sf • 4 Bedroom • 4 Bath

Within an hour of hitting the market, two agents had booked showings—one buyer even flew in that day. Both submitted offers, and one stood out as the perfect fit.

SALES IN SOUTH BREVARD 1.25M AND OVER • 2ND QUARTER 2025

★★★★★ Compass Represents 24% of \$1.25M+ Sales ★★★★★

| LIST PRICE | SOLD PRICE | PROPERTY ADDRESS | CITY | LIVING SQ FT | BED | BATH | VIEW | SOLD PRICE/SF | DAYS ON MARKET | |
|-------------|-------------|------------------------------|--------------------|--------------|-----|------|--------------|---------------|----------------|---------|
| \$4,900,000 | \$4,900,000 | 274 Lansing Island Drive | Indian Harbour Bch | 9,353 | 5 | 5.1 | Canal Front | \$523.90 | 2 | |
| \$3,849,000 | \$3,725,000 | 10210 S Tropical Trail | Merritt Island | 4,691 | 5 | 5.2 | River Front | \$794.07 | 117 | |
| \$3,149,000 | \$3,100,000 | 5856 Riverside Drive | Melbourne Beach | 3,288 | 5 | 3 | River Front | \$942.82 | 174 | |
| \$3,100,000 | \$2,900,000 | 300 Riverside Drive | Melbourne Beach | 3,886 | 5 | 3 | River Front | \$746.27 | 34 | COMPASS |
| \$2,875,000 | \$2,700,000 | 6555 N Highway 1 | Melbourne | 5,213 | 4 | 3.2 | River Front | \$517.94 | 45 | |
| \$2,850,000 | \$2,600,000 | 1650 N Riverside Drive | Indialantic | 5,181 | 5 | 5.1 | River Front | \$501.83 | 269 | |
| \$2,750,000 | \$2,695,000 | 300 Lansing Island Drive | Satellite Beach | 6,299 | 7 | 5.1 | Canal Front | \$427.85 | 17 | COMPASS |
| \$2,750,000 | \$2,700,000 | 6225 Capstan Court | Rockledge | 4,362 | 5 | 3.2 | River Front | \$618.98 | 1 | COMPASS |
| \$2,699,000 | \$2,675,000 | 4861 Honeyridge Lane | Merritt Island | 3,967 | 5 | 4 | River Access | \$674.31 | 143 | |
| \$2,598,888 | \$2,530,000 | 466 Lanternback Island Drive | Satellite Beach | 5,439 | 5 | 5.1 | River Front | \$465.16 | 4 | |
| \$2,499,000 | \$2,200,000 | 208 Lansing Island Drive | Indian Harbour Bch | 3,937 | 4 | 4 | Canal Front | \$558.80 | 30 | |
| \$2,400,000 | \$2,350,000 | 2772 N Riverside Drive | Indialantic | 2,440 | 4 | 2 | Riverfront | \$963.11 | 7 | |
| \$2,395,000 | \$2,250,000 | 1748 Bayshore Drive | Cocoa Beach | 2,715 | 5 | 3.1 | Riverfront | \$828.73 | 4 | |
| \$2,195,000 | \$2,195,000 | 2803 Bellwind Circle | Rockledge | 4,561 | 4 | 5 | Lakefront | \$481.25 | 7 | |
| \$2,099,000 | \$2,000,000 | 110 W Bay Drive | Cocoa Beach | 3,612 | 3 | 3 | River Front | \$553.71 | 6 | |
| \$2,099,000 | \$1,775,000 | 225 Campbell Drive | West Melbourne | 3,433 | 4 | 3.1 | Acreage | \$517.04 | 42 | |
| \$2,000,000 | \$1,780,000 | 1605 N Tropical Trail | Merritt Island | 2,648 | 6 | 3 | Riverfront | \$672.21 | 43 | COMPASS |
| \$2,000,000 | \$2,000,000 | 21 Pisces Lane | Rockledge | 3,242 | 4 | 4 | Riverfront | \$616.90 | 1 | COMPASS |
| \$1,950,000 | \$1,875,000 | 6235 Capstan Court | Rockledge | 3,023 | 3 | 3 | Riverfront | \$620.24 | 1 | |
| \$1,850,000 | \$1,737,500 | 621 Manatee Bay Drive | Cape Canaveral | 3,263 | 4 | 3 | Riverfront | \$532.49 | 39 | |
| \$1,800,000 | \$1,900,000 | 5705 Highway 1 | Rockledge | 3,850 | 5 | 4.1 | Riverfront | \$493.51 | 2 | COMPASS |
| \$1,799,000 | \$1,766,000 | 3665 S Tropical Trail | Merritt Island | 3,345 | 3 | 2.1 | Riverfront | \$527.95 | 188 | |
| \$1,750,000 | \$1,550,000 | 2789 Pineapple Avenue | Melbourne | 3,360 | 5 | 3 | Riverfront | \$461.31 | 120 | |
| \$1,699,999 | \$1,675,000 | 526 Andros Lane | Indian Harbour Bch | 2,532 | 5 | 3 | Riverfront | \$661.53 | 2 | COMPASS |
| \$1,699,000 | \$1,550,000 | 10160 S Tropical Trail | Merritt Island | 2,824 | 4 | 3 | Riverfront | \$548.87 | 111 | |
| \$1,690,000 | \$1,550,000 | 2942 Newfound Harbor Drive | Merritt Island | 3,702 | 5 | 4 | Riverfront | \$418.69 | 19 | |
| \$1,677,000 | \$1,600,000 | 6444 Modern Duran Drive | Melbourne | 2,864 | 4 | 3.2 | Lakefront | \$558.66 | 13 | |
| \$1,675,000 | \$1,625,000 | 2021 S Orlando Avenue | Cocoa Beach | 2,256 | 4 | 4.1 | New Constr. | \$720.30 | 57 | |
| \$1,650,000 | \$1,457,500 | 1125 Samar Road | Cocoa Beach | 2,288 | 4 | 3 | Riverfront | \$637.02 | 77 | |
| \$1,639,000 | \$1,617,000 | 3708 Cappio Drive | Melbourne | 4,936 | 4 | 4.1 | Lakefront | \$327.59 | 35 | |
| \$1,600,000 | \$1,490,000 | 1539 Bayshore Drive | Cocoa Beach | 2,753 | 4 | 2.1 | Canal Front | \$541.23 | 111 | |
| \$1,595,000 | \$1,595,000 | 683 Loggerhead Island Drive | Satellite Beach | 3,800 | 4 | 3.1 | Canal Front | \$419.74 | 65 | |
| \$1,550,000 | \$1,450,000 | 1785 Gracewood | Melbourne | 2,761 | 3 | 3.1 | Lakefront | \$525.17 | 129 | |
| \$1,500,000 | \$1,430,000 | 1280 S Banana River Drive | Merritt Island | 2,879 | 4 | 2.1 | Riverfront | \$496.70 | 54 | |
| \$1,500,000 | \$1,313,342 | 2016 N Indian River Drive | Cocoa | 3,010 | 5 | 3 | Riverfront | \$436.33 | 7 | |
| \$1,500,000 | \$1,400,000 | 1025 Terry Drive | Melbourne | 2,692 | 3 | 3 | Riverfront | \$520.06 | 14 | |
| \$1,450,000 | \$1,406,500 | 3738 Cappio Drive | Melbourne | 5,183 | 4 | 5 | Casabella | \$271.37 | 4 | COMPASS |
| \$1,425,000 | \$1,395,750 | 244 Lanternback Island Drive | Satellite Beach | 3,445 | 4 | 3.1 | Canal Front | \$405.15 | 4 | COMPASS |
| \$1,399,000 | \$1,297,500 | 401 Swann Grove Lane | Merritt Island | 3,145 | 4 | 2.1 | Riverfront | \$412.56 | 121 | |
| \$1,399,000 | \$1,425,000 | 1072 Hyde Park Lane | Melbourne | 4,121 | 6 | 4 | Riverfront | \$345.79 | 13 | |
| \$1,389,000 | \$1,345,000 | 3602 Durksly Drive | Melbourne | 3,348 | 4 | 3 | Lakefront | \$401.73 | 20 | |
| \$1,365,000 | \$1,330,000 | 5410 Calder Drive | Melbourne | 3,303 | 4 | 3.1 | Lakefront | \$402.66 | 18 | COMPASS |
| \$1,350,000 | \$1,350,000 | 425 E Melbourne Avenue | Melbourne | 3,385 | 4 | 3.1 | Crane Creek | \$398.82 | 16 | |
| \$1,350,000 | \$1,350,000 | 5685 Davis Court | Merritt Island | 3,043 | 4 | 4 | Acreage | \$443.64 | 2 | |
| \$1,350,000 | \$1,327,500 | 3032 Sallisbury Court | Melbourne | 3,041 | 4 | 3 | Lakefront | \$436.53 | 19 | COMPASS |
| \$1,350,000 | \$1,320,000 | 2089 Rockledge Drive | Rockledge | 3,089 | 3 | 2.2 | River Access | \$427.32 | 11 | |
| \$1,325,000 | \$1,250,000 | 408 Riverview Lane | Melbourne Beach | 2,144 | 4 | 2 | Canal Front | \$583.02 | 221 | |
| \$1,299,999 | \$1,280,000 | 3152 Bellwind Circle | Rockledge | 3,473 | 4 | 3 | Lakefront | \$368.56 | 40 | COMPASS |
| \$1,285,000 | \$1,265,000 | 4367 Preservation Circle | Melbourne | 3,494 | 4 | 3.1 | Acreage | \$362.05 | 2 | |
| \$1,274,900 | \$1,250,000 | 5028 Duson Way | Rockledge | 3,249 | 3 | 4 | Lakefront | \$384.73 | 40 | |

All sales information was obtained from the Brevard County MLS

AVERAGE PRICE PER SF – \$529.92

AVERAGE DAYS ON MARKET – 50

The Unequivocal Leaders in Oceanfront Condo Sales



**1045 Highway A1A, 406
Satellite Beach, FL 32937**

\$1,225,000 • 2,472sf • 3 Bedroom • 3 Bath

Since 2003, only six corner units have sold in Oceana—our team represented half of them. We're proud to be the trusted choice for the highest-value oceanfront sales, proving our consistent results in this premium segment.



**925 Highway A1A, 201
Satellite Beach, FL 32937**

\$1,125,000 • 2,675sf • 4 Bedroom • 2.1 Bath

Since 2024, there have been 20 oceanfront condo resales over \$1.1M in this market—and we've represented 10 of them.



**407 Highway A1A, 464
Satellite Beach, FL 32937**

\$975,000 • 2,180sf • 3 Bedroom • 2 Bath

We're proud to announce another record-breaking sale—this time at Horizon Oceanfront Condo, where we set the highest sale ever recorded in the building's history.



**1795 N Highway A1A, 405
Indialantic, FL 32903**

\$675,000 • 1,722sf • 3 Bedroom • 2 Bath

This one didn't last long—sold in just 2 days. With newer construction and on-trend, high-quality finishes and professionally decorated, this condo stood out immediately...selling for \$50k over the most recent sale.

OCEANFRONT CONDO SALES IN SOUTH BREVARD • 2ND QUARTER 2025

★★★★★ Compass Represents 16% of Oceanfront Condo Sales ★★★★★

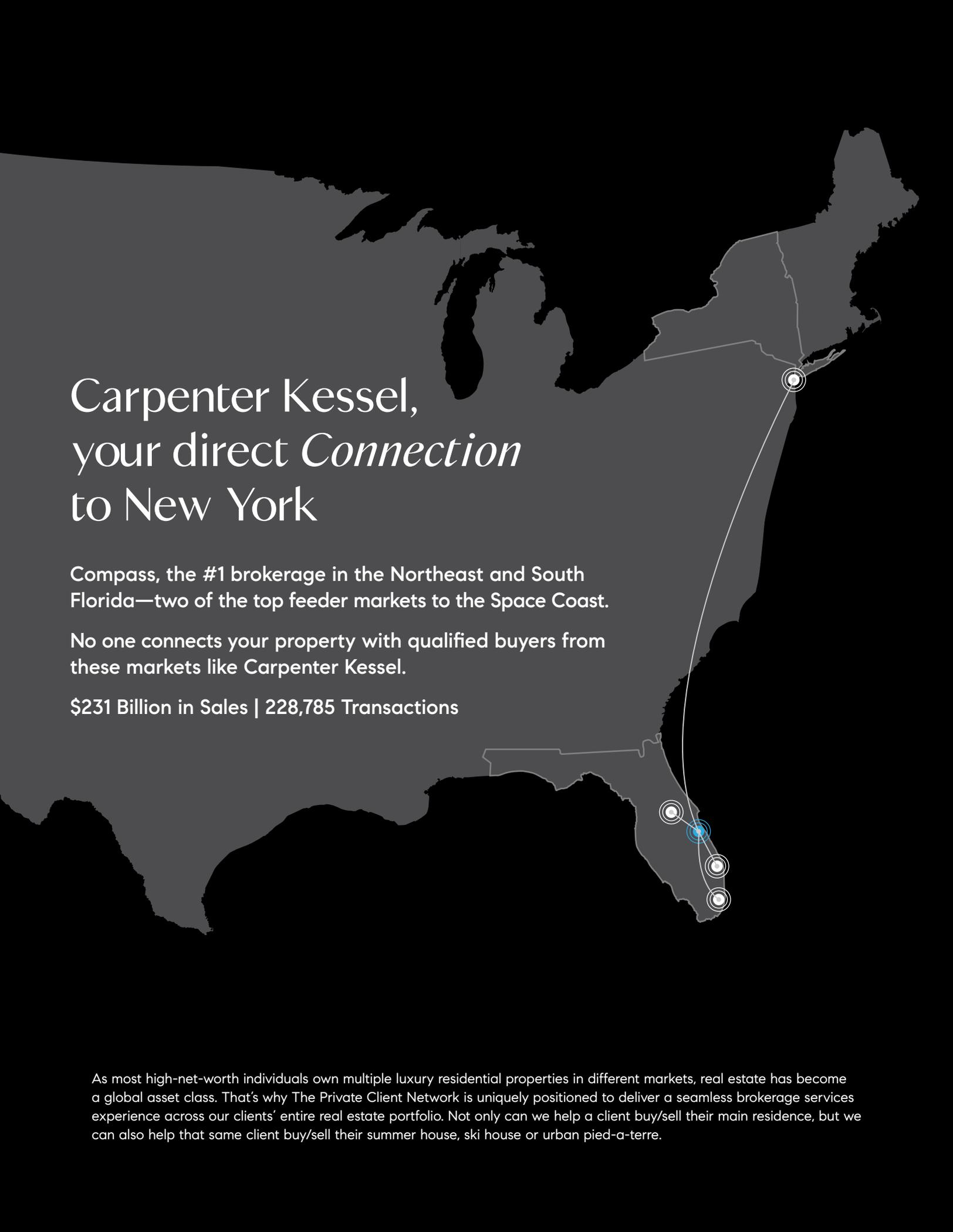
| LIST PRICE | SOLD PRICE | SUBDIVISION CONDO NAME | UNIT | CITY | LIVING SQ FT | BED | BATH | SOLD PRICE/SF | DAYS ON MARKET | |
|-------------|-------------|---------------------------|------|----------------------|--------------|-----|------|---------------|----------------|---------|
| \$1,499,888 | \$1,477,000 | Monaco | 701 | Satellite Beach | 3,690 | 4 | 3 | \$400.27 | 10 | |
| \$1,250,000 | \$1,225,000 | Oceana | 406 | Satellite Beach | 2,472 | 3 | 3 | \$495.55 | 35 | COMPASS |
| \$1,150,000 | \$1,125,000 | Majesty Palm | 201 | Satellite Beach | 2,675 | 4 | 2.1 | \$420.56 | 19 | COMPASS |
| \$975,000 | \$975,000 | The Horizon | 464 | Satellite Beach | 2,180 | 3 | 2 | \$447.25 | 3 | COMPASS |
| \$950,000 | \$845,000 | Commodore Club | 501 | Indialantic | 2,500 | 4 | 3 | \$338.00 | 110 | |
| \$925,000 | \$865,000 | Breakers | 133 | Melbourne Beach | 2,017 | 3 | 2.1 | \$428.85 | 210 | |
| \$899,900 | \$876,500 | Monaco | 502 | Satellite Beach | 1,980 | 3 | 2 | \$442.68 | 68 | |
| \$887,500 | \$800,000 | The Barringer | 402 | Indialantic | 2,320 | 3 | 2 | \$344.83 | 78 | |
| \$865,000 | \$850,000 | Sandy Kaye | 804 | Indialantic | 2,077 | 3 | 2 | \$409.24 | 3 | |
| \$865,000 | \$829,350 | Silver Sands | 308 | Satellite Beach | 1,970 | 3 | 2 | \$420.99 | 146 | |
| \$858,000 | \$835,000 | Oceana | 1003 | Satellite Beach | 1,911 | 3 | 2 | \$436.94 | 35 | |
| \$849,000 | \$840,000 | Oceana | 304 | Satellite Beach | 1,911 | 3 | 2 | \$439.56 | 13 | |
| \$799,000 | \$760,000 | Reflections | 301 | Satellite Beach | 2,000 | 3 | 3 | \$380.00 | 11 | |
| \$799,000 | \$775,000 | Beach Woods | - | Melbourne Beach | 1,526 | 3 | 2.1 | \$507.86 | 44 | |
| \$769,000 | \$759,000 | Sterling House | 353 | Melbourne Beach | 1,660 | 3 | 2 | \$457.23 | 133 | |
| \$759,000 | \$710,000 | Gullhouse Iii | 10 | Melbourne Beach | 1,379 | 2 | 2 | \$514.87 | 192 | |
| \$750,000 | \$725,000 | Opal Seas | 201 | Satellite Beach | 2,200 | 3 | 2 | \$329.55 | 389 | COMPASS |
| \$725,000 | \$715,000 | Ebb Tide | 7s | Melbourne Beach | 1,367 | 2 | 2 | \$523.04 | 163 | |
| \$699,000 | \$663,850 | Vizcaya | 503 | Indialantic | 2,071 | 3 | 2.1 | \$320.55 | 329 | |
| \$699,000 | \$625,000 | Golden Palm | 405 | Indian Harbour Beach | 2,006 | 3 | 2 | \$311.57 | 19 | |
| \$695,000 | \$677,500 | Royal Palm | 402 | Indialantic | 1,620 | 3 | 2 | \$418.21 | 10 | |
| \$675,000 | \$675,000 | The Palm Beach | 405 | Indialantic | 1,722 | 3 | 2 | \$391.99 | 2 | COMPASS |
| \$675,000 | \$625,000 | Silver Sands | 301 | Satellite Beach | 1,970 | 3 | 2 | \$317.26 | 4 | |
| \$655,000 | \$630,000 | Sandy Kaye | 403 | Indialantic | 1,560 | 2 | 2 | \$403.85 | 96 | |
| \$620,000 | \$575,000 | Ocean Walk | 711 | Indian Harbour Beach | 1,361 | 2 | 2 | \$422.48 | 101 | |
| \$579,500 | \$535,000 | Breakers | 414 | Melbourne Beach | 1,381 | 2 | 2 | \$387.40 | 68 | |
| \$550,000 | \$535,000 | Buccaneer Beach Club | 503 | Satellite Beach | 1,392 | 3 | 2 | \$384.34 | 88 | |
| \$550,000 | \$510,000 | Silver Sands | 201 | Satellite Beach | 1,970 | 3 | 2 | \$258.88 | 354 | |
| \$549,000 | \$549,000 | Breakers | 715 | Melbourne Beach | 1,381 | 2 | 2 | \$397.54 | 6 | |
| \$535,000 | \$500,000 | Ocean Crest | 201 | Indialantic | 1,333 | 3 | 2 | \$375.09 | 37 | |
| \$535,000 | \$490,000 | Commodore Club | 207 | Indialantic | 1,234 | 2 | 2 | \$397.08 | 117 | |
| \$530,000 | \$515,000 | Casuarina Club | 302 | Indialantic | 1,165 | 2 | 2 | \$442.06 | 65 | |
| \$525,000 | \$480,000 | Indian Harbour Beach Club | 406 | Indian Harbour Beach | 1,307 | 2 | 2 | \$367.25 | 98 | |
| \$525,000 | \$505,000 | Silver Sands | 215 | Satellite Beach | 1,627 | 2 | 2 | \$310.39 | 100 | |
| \$525,000 | \$475,000 | The Horizon | 222 | Satellite Beach | 1,736 | 3 | 2 | \$273.62 | 98 | |
| \$515,000 | \$500,000 | The Horizon | 413 | Satellite Beach | 1,760 | 3 | 2 | \$284.09 | 39 | |
| \$510,000 | \$490,000 | Silver Sands | 4 | Melbourne Beach | 980 | 2 | 2 | \$500.00 | 3 | |
| \$499,000 | \$489,850 | Silver Sands | 306 | Satellite Beach | 1,627 | 2 | 2 | \$301.08 | 58 | COMPASS |

All sales information was obtained from the Brevard County MLS

AVERAGE PRICE PER SF – \$394.78
 AVERAGE DAYS ON MARKET – 88

Five things we've learned from 400+ Oceanfront Properties on the Space Coast since 1998:

- 1** Having a vast network of high-net worth buyers is paramount
- 2** Compass's massive exposure to Brevard's feeder markets is key
- 3** Personally living on the ocean provides a powerful advantage
- 4** Wealth Mapping via Compass outlines who potential buyers are
- 5** 69 years of combined experience instills confidence in buyers

A dark gray map of the United States is shown. A white line connects a callout point in New York to a callout point in Florida. The Florida callout point is highlighted with a blue circle. Other callout points are visible in the Northeast and South Florida.

Carpenter Kessel, your direct *Connection* to New York

Compass, the #1 brokerage in the Northeast and South Florida—two of the top feeder markets to the Space Coast.

No one connects your property with qualified buyers from these markets like Carpenter Kessel.

\$231 Billion in Sales | 228,785 Transactions

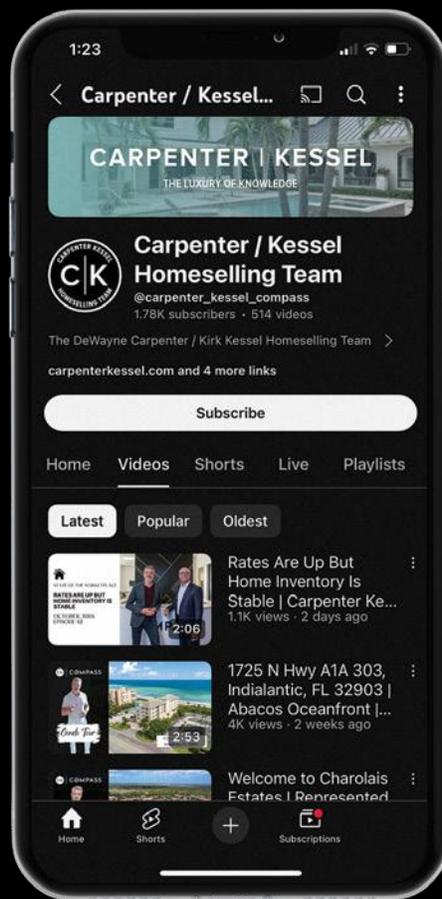
As most high-net-worth individuals own multiple luxury residential properties in different markets, real estate has become a global asset class. That's why The Private Client Network is uniquely positioned to deliver a seamless brokerage services experience across our clients' entire real estate portfolio. Not only can we help a client buy/sell their main residence, but we can also help that same client buy/sell their summer house, ski house or urban pied-a-terre.

THE POWER OF SOCIAL MEDIA

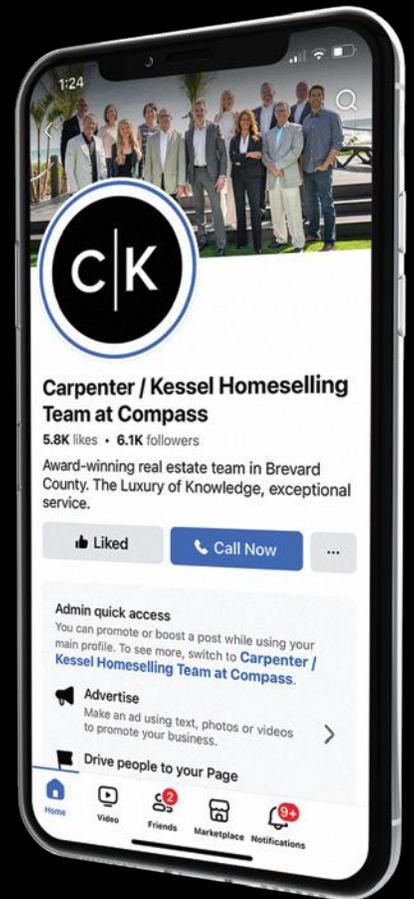
17,000,000 IMPRESSIONS | 24,000 HOURS OF YOUTUBE WATCHED



@carpenter_kessel



@carpenter_kessel



@carpenterkessel



The Most Watched Social Media Channels
Of Any Brevard County Real Estate Firm



4645 S Tropical Trail
Merritt Island, FL \$6,000,000 · 12,845sf
7 Bedroom · 9.3 Bath



6855 S Tropical Trail
Merritt Island, FL \$5,505,000 · 10,472sf
4 Bedroom · 5.3 Bath



301 Oak Street
Melbourne Beach, FL \$4,400,000 · 5,035sf
5 Bedroom · 6.1 Bath



8735 S Highway A1A
Melbourne Beach, FL \$4,300,000 · 5,948sf
4 Bedroom · 5.1 Bath



3950 N Riverside Drive
Indialantic, FL \$4,250,000 · 5,156sf
3 Bedroom · 5.1 Bath



10280 S Tropical Trail
Merritt Island, FL \$4,200,000 · 9,027sf
5 Bedroom · 6.1 Bath



241 Lansing Island Drive
Indian Harbour Beach, FL \$3,805,000 · 6,242sf
4 Bedroom · 4.2 Bath



7045 S Tropical Trail
Merritt Island, FL \$3,700,000 · 6,123sf
6 Bedroom · 5.2 Bath



305 Oak Street
Melbourne Beach, FL \$3,118,279 · 2,674sf
4 Bedroom · 2.1 Bath



300 Riverside Drive
Melbourne Beach, FL \$2,900,000 · 3,886sf
5 Bedroom · 3 Bath



4690 S Highway A1A
Melbourne Beach, FL \$2,899,950 · 3,069sf
4 Bedroom · 4 Bath

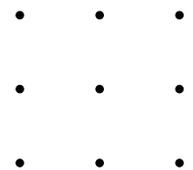


735 Beach Street
Satellite Beach, FL \$2,700,000 · 3,610sf
4 Bedroom · 3.1 Bath



Dewayne Carpenter
Kirk Kessel

321.214.8400
carpenterkessel.com
sales@carpenterkessel.com



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3669 Lake Adelaide Place \$2,700,000 · 4,844sf
Rockledge, FL 4 Bedroom · 4.1 Bath



6225 Capstan Court \$2,700,000 · 4,362sf
Rockledge, FL 5 Bedroom · 3.2 Bath



300 Lansing Island Drive \$2,695,000 · 6,299sf
Satellite Beach, FL 7 Bedroom · 5.1 Bath



125 Lansing Island Drive \$2,650,000 · 4,995sf
Indian Harbour Beach, FL 4 Bedroom · 5.1 Bath



4503 Milost Drive \$2,650,000 · 4,488sf
Rockledge, FL 4 Bedroom · 4 Bath



10400 S Tropical Trail \$2,600,000 · 5,545sf
Merritt Island, FL 6 Bedroom · 5.2 Bath



3053 S Highway A1A \$2,500,000 · 2,206sf
Melbourne Beach, FL 4 Bedroom · 4.1 Bath



100 Lansing Island Drive \$2,500,000 · 5,387sf
Indian Harbour Beach, FL 5 Bedroom · 5.1 Bath



445 Riverview Lane \$2,242,000 · 3,367sf
Melbourne Beach, FL 4 Bedroom · 4.1 Bath



6005 S Tropical Trail \$2,200,000 · 4,967sf
Merritt Island, FL 6 Bedroom · 5.1 Bath

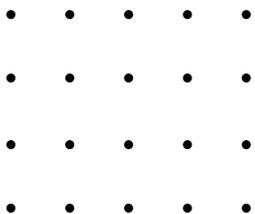


104 Lansing Island Drive \$2,125,000 · 4,176sf
Indian Harbour Beach, FL 4 Bedroom · 4 Bath



5217 Solway Drive \$2,110,000 · 4,486sf
Melbourne Beach, FL 4 Bedroom · 4.1 Bath

The Unequivocal Luxury and Waterfront Leaders on the Space Coast

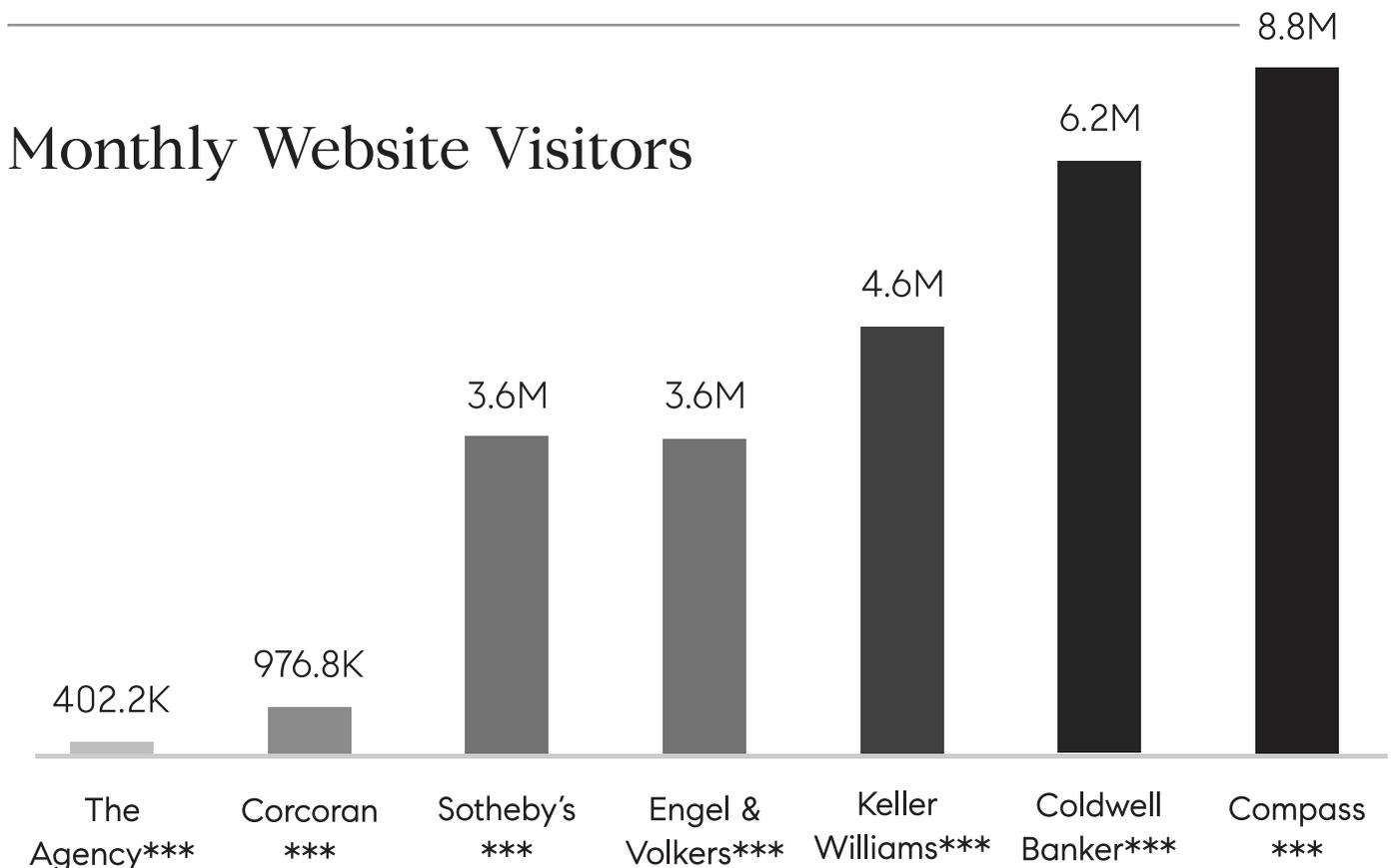
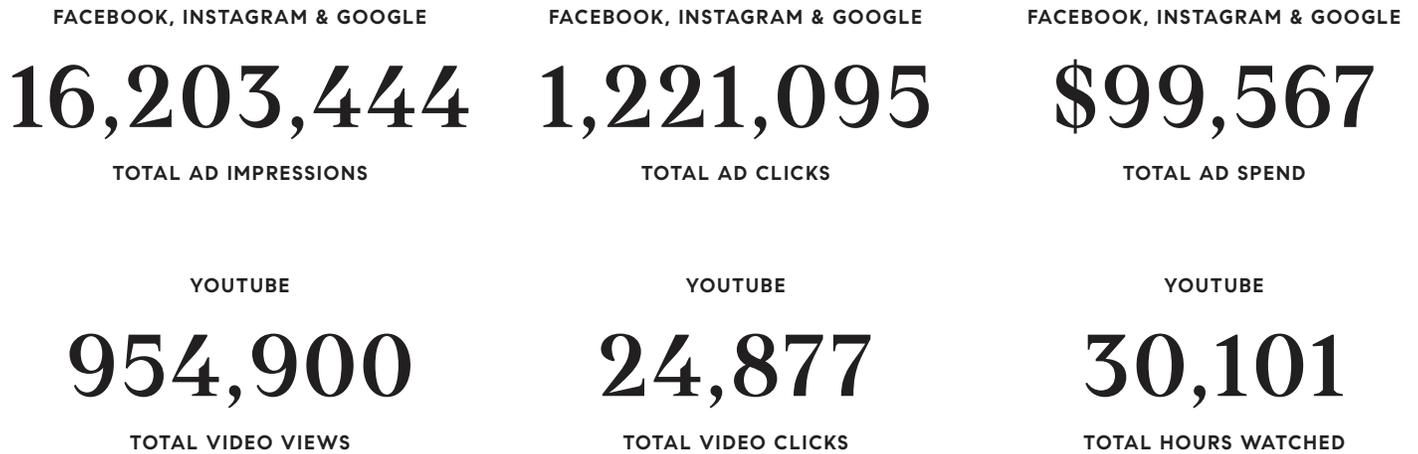


CARPENTER | KESSEL
COMPASS

Strategic Social Campaigns *For Your Home*

Statistics from 06/01/2024 to 06/30/2025

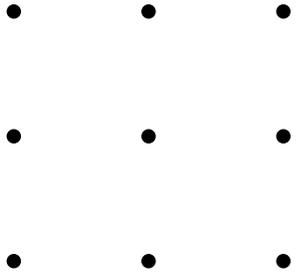
We develop a unique social campaign for every listing we take & the results speak for themselves



*Sourced via Sprout Social and Google Analytics, 11.2020-12.31.2020.

Sourced via Meltwater, 11.2021-12.31.2021.*Website traffic sourced via SimilarWeb, 08.1.2023-08.31.2023.

State Of The Marketplace



Join Dewayne Carpenter and Kirk Kessel as they share their new video series "State of the Marketplace." Each month Dewayne and Kirk will dive into what transpired in the previous month and provide insight on what we are seeing happen in the current marketplace.



Real Estate Video Series

THE LUXURY OF KNOWLEDGE

Scan the QR code to watch the latest episode.



Featured Properties



**3717 Upper Floridian Way
Rockledge, FL 32955**

\$5,500,000 • 5,292sf • 4 Bedroom • 4.2 Bath

A Masterpiece Nears Completion on Adelaide's Most Coveted Lot.



**2375 S Atlantic Avenue, 601
Cocoa Beach, FL 32931**

\$3,399,000 • 6,005sf • 5 Bedroom • 6 Bath

The Pinnacle Of Penthouse Living With 90ft of Direct Oceanfront and an Entire Floor.



**3768 Lake Adelaide Place
Rockledge, FL 32955**

\$2,600,000 • 4,011sf • 3 Bedroom • 3.1 Bath

Lakefront Showpiece in Adelaide.



**600 Atlantic St
Melbourne Beach, FL 32951**

\$2,500,000 • 5,028sf • 5 Bedroom • 5 Bath

Two-Story Estate in Melbourne Beach's Sought-After Golden Triangle.



**6215 S Tropical Trail
Merritt Island, FL 32952**

\$1,700,000 • 4,072sf • 4 Bedroom • 4 Bath

Gated Waterfront Estate Spans Over 2 Acres Between the Banana & Indian Rivers.



**30 Eighth Avenue
Indialantic, FL 32903**

\$1,275,000 • 3,054sf • 4 Bedroom • 5 Bath

Brand-New 3-Story Townhome Steps from the Beach.



**446 Third Avenue
Indialantic, FL 32903**

\$1,150,000 • 2,531sf • 3 Bedroom • 3.1 Bath

Classic Palm Beach Style Meets Modern Design in this To-Be-Built Townhome.



**2235 Sea Horse Drive
Melbourne Beach, FL 32951**

\$999,000 • 3,621sf • 4 Bedroom • 3 Bath

4-Bedroom Corner-Lot Showstopper Offering 3,621 SF of Bold, Coastal Living.



**254 Seaview Street, B
Melbourne Beach, FL 32951**

\$950,000 • 2,654sf • 3 Bedroom • 3.1 Bath

Exquisite Waterfront Mediterranean Style Townhome in the Landings.



**3338 Cappio Drive
Melbourne, FL 32940**

\$925,000 • 3,136sf • 4 Bedroom • 3 Bath

Refined Lakefront Living in Exclusive Gated Casabella.



**1919 Highway A1A, 304
Indian Harbour Beach, FL 32937**

\$800,000 • 1,811sf • 3 Bedroom • 2 Bath

Direct Oceanfront Condo with Expansive Balcony & SIRS Complete.



**1177 N Highway A1A, 402
Indialantic, FL 32903**

\$799,000 • 1,885sf • 3 Bedroom • 2 Bath

Reimagined 3-Bedroom Condo with Panoramic Atlantic Views.



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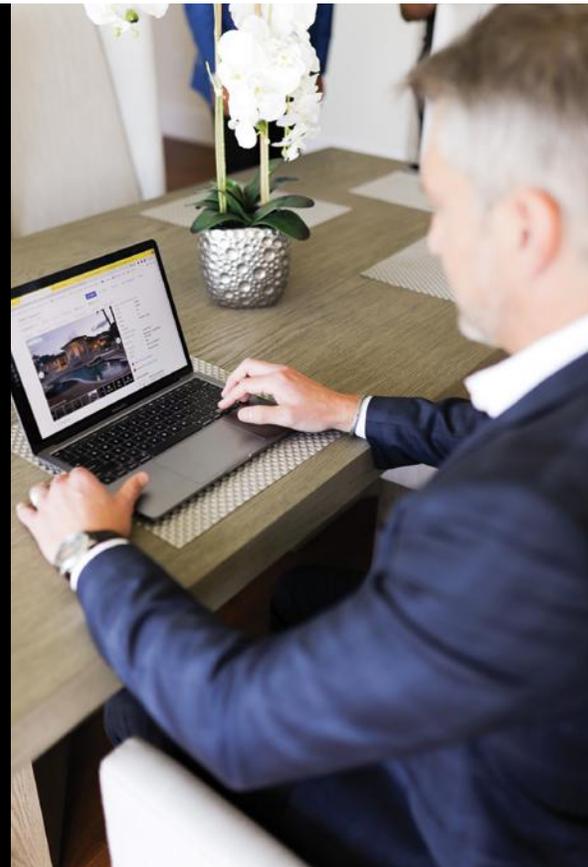
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