Analysis of the

BREVARD COUNTY, FLORIDA HOUSING MARKET

as of May 1, 1972

A Report by the
DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
FEDERAL HOUSING ADMINISTRATION
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Housing Market Analysis
Brevard County, Florida, as of May 1, 1972

Foreword

This analysis has been prepared for the assistance and guidance of the Department of Housing and Urban Development in its operations. The factual information, findings, and conclusions may be useful also to builders, mortgagees, and others concerned with local housing problems and trends. The analysis does not purport to make determinations with respect to the acceptability of any particular mortgage insurance proposals that may be under consideration in the subject locality.

The factual framework for this analysis was developed by the Economic and Market Analysis Division as thoroughly as possible on the basis of information available on the "as of" date from both local and national sources. Of course, estimates and judgments made on the basis of information available on the "as of" date may be modified considerably by subsequent market developments.

The prospective demand or occupancy potentials expressed in the analysis are based upon an evaluation of the factors available on the "as of" date. They cannot be construed as forecasts of building activity; rather, they express the prospective housing production which would maintain a reasonable balance in demand-supply relationships under conditions analyzed for the "as of" date.

Department of Housing and Urban Development
Federal Housing Administration
Economic and Market Analysis Division
Washington, D. C.

HOUSING MARKET ANALYSIS - BREVARD COUNTY, FLORIDA
AS OF MAY 1, 1972

The housing market area (HMA) considered in this analysis is Brevard County, Florida. Because of differing economic and housing conditions within the HMA, the county has been divided into submarket areas. Demographic and housing data are presented separately for each submarket. These areas are: (1) the North Mainland area, which consists of Titusville City and the surrounding unincorporated area; (2) the Central Mainland area, consisting of Cocoa and Rockledge Cities and the contiguous unincorporated area; (3) the South Mainland area, which includes Melbourne and all of the unincorporated area from Melbourne south to the county line; (4) the North Beaches area, which consists of Cape Canaveral and Cocoa Beach Cities, all of the non-government owned land on Merritt Island, and the unincorporated area from Cape Kennedy to the southern boundary of Patrick AFB; and (5) the South Beaches area, which includes Satellite Beach, Indialantic, Melbourne Beach, and all of the unincorporated area from Patrick AFB south to the county line.

The local economy is most diverse and strongest in the South Mainland area. Housing market conditions are stable there but progressively deteriorate in the direction of the Kennedy Space Center. The Titusville area still has a considerable surplus of housing. At present, there are no known plans for economic developments of major consequence in Brevard County. The Disney Corporation reportedly has purchased land in the South Beaches area, but speculation about its development within the next several years appears unfounded. The best prospect for near future growth would seem to be the expansion of tourist trade and promotion of the area to retired persons and second-home buyers. Efforts to attract vacationers and permanent residents have been successful, although they have and will continue to fall short of offsetting the large void in the local economy caused by the decline in the space program.

Anticipated Housing Demand

Because of the uncertain economic future and the need to further reduce the surplus of housing, production of new units in Brevard County should continue to be controlled carefully. The overriding consideration with respect to housing production is still the extent and phasing of the projected cutbacks in aerospace jobs scheduled to begin in about 18 months. The impact on the housing market obviously will be great and low levels of construction until that time would be of considerable importance in minimizing the disruption.

It is recognized, however, that not all of the demand which will exist during the next two years can be adequately satisfied by the existing supply of housing. The market is relatively sound in the southern portion of the HMA. Employment is expanding and local residents interested in upgrading their housing want to remain close to their place of work. Also, a substantial number of the in-migrants have not found housing suited to their preferences and needs. Given these circumstances, demand for additional new unsubsidized housing units is estimated at 1,050 units a year for each of the next two years. Best absorption probably will result if all units are provided as sales housing, consisting of approximately 800 single-family houses and 250 condominium units in multifamily structures. To the extent possible, speculative construction should be avoided, as this will prevent an accumulation of unsold inventory and help to assure a proper geographic distribution of the new units. Although some rental housing could probably be successfully absorbed, most desirably, construction should be curtailed during the next two years. There are about 50 units of rental housing under construction and many of the vacant units available in the area are of good quality.

Occupancy Potential for Subsidized Housing

Section 235 and Section 236. Reflecting overall housing conditions, the market for moderate-income subsidized housing is very unstable at present. Although the sales experience with Section 235 housing has been good, foreclosures are high. Of approximately 900 houses insured, including 640 new units, nearly ten percent had been foreclosed by the end of 1971. As of April 1972, there were at least 70 vacancies out of a total of 192 units of Section 236 housing for families. Because of this situation, it is suggested that no additional new units of Section 235 and Section 236 housing be provided until there is evidence of substantial improvement. The current vacancies, the expected turnover in the existing inventory, and the large number of low-cost conventional units, which could be utilized as subsidized housing, are expected to be a more than adequate supply to meet the needs arising from families over the next two years.

A project of 192 units of Section 236 housing for the elderly has been successful. Because of the uncertain depth of this market, which depends to a considerable extent on in-migration, future proposals should be carefully screened and additional units provided gradually in small projects.

Public Housing and Rent Supplement. There are 1,741 units of public housing under management in the HMA, including 691 units for the elderly. Rent supplement housing consists of four projects with 201 units and approximately 20 percent of the Section 236 housing, about 80 units. Vacancies are few and the local housing authorities have waiting lists of both families and elderly couples and individuals. Reportedly, demand from the elderly for low-rent accommodations has been strong. For Brevard County, the annual potential for public housing is estimated at 100 units for families and 200 units for the elderly. Under the rent-supplement program, the potential for the elderly is the same as that for public housing, but for families is estimated to be somewhat smaller (about 80 units a year) because of more restrictive eligibility requirements. It should be noted that these potentials are not additive because most of the families and all of the elderly eligible for rent supplement also are eligible for public housing.

Housing Market Conditions

The housing market has improved considerably in Brevard County, aided by the low volume of residential construction and intensive advertising to attract buyers to the area. There now are about 2,725 fewer available vacancies than at the time of the 1970 Census. The FHA acquired property inventory has been reduced to about half the total of a year ago and occupancy has increased in most apartment projects. The surplus of rental housing has been further reduced by conversions to condominiums and to motel-type operations.

Production of single-family houses has been increasing since the low point in 1970, but the recovery in the market for new sales housing is mainly confined to the South Mainland submarket. This area accounted for about two-thirds of the houses built in the HMA in 1971, with development concentrated in Port Malabar and the Melbourne areas. Nearly 200 houses were built last year in Port Malabar, a retirement community, which has attracted most of its buyers from outside the HMA. Construction in the Melbourne area is primarily for local residents and has been in scattered, small subdivisions. Speculative construction continues, although local builders have been careful to keep their inventories in line with the backlog of prospective buyers.

Despite the impressive progress in regaining occupants, the rental market remains substantially oversupplied. There currently are about 3,050 available vacant rental units in the HMA, most of which are of acceptable quality. Although a few small new projects have been marketed during the past two years, it is felt that an appreciable increase in the rental inventory will only serve to lengthen the time required for absorption of the existing surplus. There are about 50 rental units under construction at the present time.

A recent development in the Brevard County housing market has been the introduction of condominium units, which began as a means of marketing surplus rental housing. Several hundred units have been converted and sold at prices ranging from about $12,000 to $30,000. This success has enabled developers to obtain financing commitments for new condominium projects and there are now about 200 units under construction. The new units range in price from about $20,000 for one bedroom to over $40,000 for three bedrooms. Reportedly, sales have been good. Units located in the mainland submarkets and on the river front of the North Beaches area are being purchased mainly by retirees and year-round residents. Those with ocean frontage generally have been sold to second-home buyers or investors who rent to seasonal guests.

Economic, Demographic, and Housing Factors

Economy. Work force and employment totals have continued to decline in Brevard County, although the reductions have slowed recently with the temporary stabilization of employment levels in aerospace (see table I). During the first quarter of 1972, the work force averaged 1,900 fewer persons than during the same period in 1971, while total employment declined by 900 jobs. These losses were improvements from the experience between 1968 and 1971 when 14,500 persons left the work force and annual average employment dropped by 17,600. Employment cutbacks have occurred primarily in the industries dominated by space contractors. The ordnance and electrical equipment, transportation equipment, and services industries have lost a combined total of 14,900 jobs since 1968. Construction employment has been trending downward since the early 1960's and is now only about one-fourth the peak annual level reached in 1964. At present, the only segments of the local economy in which there is appreciable job expansion are state and local government and retail trade. The increases in trade, however, have been much smaller than those prior to 1968.

Civilian employment and military personnel at the Air Force Eastern Test Range (AFETR) and National Aeronautics and Space Administration (NASA) are shown in table II. Total strength for the two organizations was 27,000 persons at the end of 1971, or about 14,750 below the June 30, 1968 strength. Reductions at AFETR installations totaled about 3,875 and about 10,875 jobs have been eliminated by NASA at the Kennedy Space Center and the Cape Kennedy Air Force Station. The major portion of the cuts occurred between mid-1969 and late-1971.

From the preceding summary, it can be seen that nearly all of the economic downturn can be attributed to cutbacks in the space program and that there has been very little other economic development to offset the impact. The lunar exploration program will end with Apollo 17 in December 1972. In 1973 the Kennedy Space Center will launch four U.S. experimental space stations (Skylab) and launches of scientific unmanned satellites will continue at the level of the recent past. It is expected that these activities will support a work force through 1973 at about the present level. Beyond that time, there will be no manned space launches for at least four years and contractor employment will have to be reduced sharply. Although the modification and construction of facilities for the Space Shuttle will involve massive expenditures and temporary increases in the number of construction workers, overall employment levels at the Kennedy Space Center probably will decline by 6,000 to 8,000 persons. AFETR strength also will decline after the launches are completed, although the extent and the losses cannot accurately be determined at this time. It follows then, that the future outlook for employment growth in Brevard County is not favorable. Small gains are expected during the next year as the private sector of the economy continues to diversify and expand moderately. However, unless new employment sources of significant size enter the area in the near future or there is a change in national priorities favorable to space exploration, there will be sizable employment reductions in Brevard County after 1973.

Demographic Factors. The population of Brevard County was estimated at 240,100 persons as of May 1972. Despite the substantial economic decline, population has continued to increase and there has been net in-migration. Growth has been much smaller since the 1970 Census, averaging 4,850 persons a year, approximately half of whom were in-migrants. This compares to an average gain of 11,850 persons annually, including a net in-migration of nearly 8,700 persons a year during the 1960-1970 decade. The composition of population growth also has changed significantly, and many of the new arrivals are retirees or other persons not dependent on the local economy. All of the submarkets have had smaller increases in population, with only the South Mainland area close to the 1960-1970 level of growth. Hardest hit by the space cutbacks were the North Mainland and North Beaches submarkets, which have experienced negligible population increases since the 1970 Census.

There were 72,650 households in the HMA in May 1972, an increase of 2,025 a year since April 1970. Between 1960 and 1970, the number of households increased by an average of 3,575 annually. Household growth trends have been similar to those of population increases for the HMA and each of the five submarkets. The annual rate of increase in households, 3.1 percent since April 1970, has been considerably larger than that of population (2.1 percent a year), reflecting a reduction in the average number of persons per household. It was generally larger families who left the area while much of the recent growth has been two-person households. Table III presents population and household trends for Brevard County and the component submarkets for the 1960-1972 period.

Prospects for short-term future growth of population and households are favorable and it is likely that the average increases for the next two years will approximate those since the 1970 Census, about 5,000 persons and 2,200 households. Gains will be somewhat larger than those averages during the next year, but by the latter part of the forecast period, reductions in employment will again result in out-migration of persons connected with the space program.

Housing Factors. The Brevard County housing inventory totaled 79,750 units as of May 1972 (see table IV). An increase of about 2,150 housing units since April 1970 was comprised of 2,650 units constructed, the addition of 300 mobile homes, and the loss of 800 units through demolitions and other causes. There were 600 units under construction in May 1972, consisting of 350 single-family houses and 250 units in multifamily structures. Most of the multifamily units were condominiums located in the vicinity of Cocoa Beach and Cape Canaveral. Single-family houses under construction were concentrated in the South Mainland submarket, primarily around Melbourne and Port Malabar.

The trend of residential construction has coincided with the history of the space program in Brevard County. The number of housing units authorized by building permits increased rapidly from 1960 through 1963, and then declined just as rapidly as the housing needs of aerospace workers were satisfied in the mid-1960's and employment began to decline at the end of the decade. During 1970 and 1971, there was an average of only 1,080 housing units built annually, including a total of 942 subsidized housing units for the two years. All of the submarkets were affected, except for the South Mainland area, where a fairly constant volume of building activity has been maintained since 1965.

The recent recovery in the housing market has mildly stimulated residential construction, though for a different segment of the population. During the first third of 1972, 613 housing units were authorized by building permits. Most were pre-sold units purchased by in-migrants and part-time residents. Table V presents the trend of building activity by geographic area and the subsidized housing component by the section of the National Housing Act for the 1960-1972 period.

As of May 1972, there were about 4,500 vacant units available for sale or rent in Brevard County, an overall vacancy rate of 5.8 percent. About 1,450 of the vacancies were for sale only and 3,050 were for rent, equal to respective homeowner and renter vacancy rates of 2.8 percent and 12.3 percent (see table IV). As an indication of the improvement that has occurred, there were 7,218 available vacant housing units at the time of the 1970 Census, and it is judged that vacancy levels did not peak until early 1971. Even with that substantial reduction, there remains a surplus of vacant housing in the area. Future absorption probably will not be as rapid because the most desirable housing was the first to be absorbed and new construction is again on the up trend.

Table I

Work Force and Employment
Brevard County, Florida, Housing Market Area
1960-1972
(in thousands)

Employment classification	1960	1961	1962	1963	1964	1965	1966	1967	1968	1969	1970	1971	First quarter c/ 1971	1972
Total civilian work force	41.9	45.3	50.2	62.6	76.2	83.7	93.4	98.8	100.8	98.6	91.5	86.3	87.8	85.9
Unemployed	1.5	1.8	1.5	1.3	1.5	1.7	1.8	2.1	2.4	3.1	5.1	5.5	6.3	5.3
Percent unemployed	3.6%	4.0%	3.0%	2.1%	2.0%	2.0%	1.9%	2.1%	2.4%	3.1%	5.6%	6.4%	7.2%	6.2%
Agricultural employment	0.8	0.8	0.7	1.0	0.9	1.0	1.2	1.3	1.2	1.4	1.5	1.5	1.6	1.8
Nonagricultural employment	39.6	42.7	48.0	60.3	73.8	81.0	90.4	95.4	97.2	94.1	84.9	79.3	79.9	78.8
Nonag. wage & salary employ.	33.5	36.0	40.7	51.5	63.1	69.7	78.9	84.4	86.4	83.8	75.8	70.7	71.2	70.4
Manufacturing	6.9	7.8	7.8	8.7	9.4	10.5	14.2	17.9	19.9	18.8	14.6	12.1	12.4	11.5
Durable goods	a/	a/	a/	a/	a/	a/	13.0	16.6	18.7	17.7	13.6	11.1	11.4	10.6
Ordnance & elec. equip.	a/	a/	a/	5.1	5.9	6.4	8.2	10.1	11.9	12.6	10.3	8.7	9.0	8.3
Trans. equipment	a/	a/	a/	2.4	2.1	2.6	4.0	5.8	6.0	4.1	2.4	1.7	1.8	1.6
Other durable goods	a/	a/	a/	a/	a/	a/	0.8	0.7	0.8	1.0	0.9	0.7	0.6	0.7
Nondurable goods	a/	a/	a/	a/	a/	a/	1.2	1.3	1.2	1.1	1.0	1.0	1.0	0.9
Nonmanufacturing	26.6	28.2	32.9	42.8	53.7	59.2	64.7	66.5	66.5	65.0	61.2	58.6	58.9	58.9
Contract construction	2.8	2.7	3.4	6.6	10.1	9.7	7.1	6.0	4.7	3.6	3.2	2.5	2.5	2.5
Trans., comm., & pub. util.	1.2	1.1	1.2	1.5	1.9	2.1	2.3	2.6	3.0	2.8	3.0	3.1	3.0	3.2
Trade	5.8	6.0	6.9	8.6	10.9	11.4	12.8	12.8	13.7	14.3	14.2	14.3	14.1	14.7
Wholesale trade	1.0	1.0	1.1	1.4	2.3	2.4	2.3	1.6	1.6	1.6	1.8	1.8	2.0	1.9
Retail trade	4.8	5.0	5.8	7.2	8.6	9.0	10.5	11.2	12.1	12.7	12.4	12.5	12.1	12.8
Finance. ins., & real estate	1.0	1.1	1.3	1.7	2.1	2.2	2.5	2.7	2.7	2.8	2.7	2.8	2.7	2.8
Services & miscellaneous	10.7	11.5	13.0	15.5	18.0	21.4	26.0	27.4	26.7	25.5	22.3	20.0	20.5	19.8
Government	5.1	5.8	7.1	8.9	10.7	12.4	14.0	15.0	15.7	16.0	15.8	15.9	16.1	15.9
Federal	a/	a/	a/	4.6	5.7	6.7	7.3	7.5	7.5	7.3	6.9	6.4	6.5	6.2
State & local	a/	a/	a/	4.3	5.0	5.7	6.7	7.5	8.2	8.7	8.9	9.5	9.6	9.7
Other nonag. employment b/	6.1	6.7	7.3	8.8	10.7	11.3	11.5	11.0	10.8	10.3	9.1	8.6	8.7	8.5

a/ Data not available.
b/ Self-employed, unpaid family and domestic workers.
c/ Subtotals may not add because of rounding.

Source: Florida Department of Commerce, Division of Labor and Employment Opportunities.

Table II

Employment by Installation and Type of Personnel for the AFETR and NASA[a]
Brevard County, Florida, Housing Market Area
1965-1971

Installation and type of personnel	September 31, 1965 AF	September 31, 1965 NASA	December 13, 1966 AF	December 13, 1966 NASA	December 31, 1967 AF	December 31, 1967 NASA	June 30, 1968 AF	June 30, 1968 NASA	June 30, 1969 AF	June 30, 1969 NASA	December 31, 1970 AF	December 31, 1970 NASA	December 31, 1971 AF	December 31, 1971 NASA
Patrick AFB														
Military	2,546	-	2,826	-	2,796	-	2,864	-	2,464	-	2,272	-	2,360	-
Civil Service	2,410	27	2,985	35	2,762	41	2,857	44	2,550	42	2,252	42	2,938	46
Contractor	3,511	-	3,384	-	2,830	-	2,725	-	2,663	-	2,423	-	2,243	-
Total	8,467	27	9,195	35	8,388	41	8,446	44	7,677	42	6,947	42	7,541	46
Cape Kennedy AFS[b]														
Military	1,550	-	1,394	-	1,284	-	1,064	-	1,368	-	1,045	-	415	-
Civil Service	453	216	341	277	352	303	606	304	516	172	538	125	521	100
Contractor	10,584	4,586	10,050	6,602	6,254	7,567	6,492	6,234	5,905	3,983	5,295	952	4,351	900
Tenant	-	751	-	342	-	9	-	14	-	-	-	-	-	-
Total	12,587	5,553	11,785	7,221	7,890	7,879	8,162	6,552	7,789	4,155	6,878	1,077	5,287	1,000
Kennedy Space Center														
Military	-	5	-	5	-	5	-	5	-	5	-	2	-	-
Civil Service	-	2,075	-	2,253	-	2,439	-	2,696	-	2,808	-	2,566	-	2,516
Contractor	101	5,388	101	10,905	101	13,859	101	14,700	101	14,862	-	9,765	-	9,375
Tenant	-	262	-	368	-	896	-	1,051	-	1,515	-	1,135	-	1,235
Total	101	7,730	101	13,531	101	17,199	101	18,452	101	19,190	-	13,468	-	13,126
Summary														
Military	4,096	5	4,220	5	4,080	5	3,928	5	3,832	5	3,317	2	2,775	-
Civil Service	2,863	2,318	3,326	2,565	3,114	2,783	3,463	3,044	3,066	3,022	2,790	2,733	3,459	2,662
Contractor	14,196	9,974	13,535	17,507	9,185	21,426	9,318	20,934	8,669	18,845	7,718	10,717	6,594	10,275
Tenant	-	1,013	-	710	-	905	-	1,065	-	1,515	-	1,135	-	1,235
Total	21,155	13,310	21,081	20,787	16,379	25,119	16,709	25,048	15,567	23,387	13,825	14,587	12,828	14,172

a/ Excludes most construction workers.
b/ Includes personnel located off-site.

Sources: National Aeronautics and Space Agency and Department of the Air Force.

Table III

Demographic Trends
Brevard County, Florida, Housing Market Area
April 1960-May 1972

Population	April 1960	April 1970	May 1972	Average annual changes a/ 1960-1970	1970-1972
HMA total	111,435	230,006	240,100	11,850	4,850
North Mainland	18,735	41,965	43,100	2,325	540
Central Mainland	23,395	42,207	44,400	1,875	1,050
South Mainland	36,367	61,468	65,900	2,500	2,125
North Beaches	19,320	51,119	52,200	3,175	520
South Beaches	13,618	33,247	34,500	1,975	600
Households					
HMA total	32,655	68,405	72,650	3,575	2,025
North Mainland	5,370	11,917	12,550	650	300
Central Mainland	6,725	12,395	13,250	570	410
South Mainland	10,858	19,070	20,700	820	780
North Beaches	5,725	15,517	16,200	980	330
South Beaches	3,977	9,506	9,950	550	210

a/ Subtotals may not add to totals because of rounding.

Sources: 1960 and 1970 Censuses and estimates by Housing Market Analyst.

Table IV

Housing Inventory, Tenure and Vacancy
Brevard County, Florida, Housing Market Area
1960-1972

	April 1960	April 1970	May 1972
Housing inventory	36,852	77,611	79,750
Total occupied	32,655	68,405	72,650
Owner-occupied	22,576	48,695	50,850
Percent	69.1%	71.2%	70.0%
Renter-occupied	10,079	19,710	21,800
Percent	30.9%	28.8%	30.0%
Total vacant	4,197	9,206	7,100
Available vacant	2,220	7,218	4,500
Overall vacancy rate	6.4%	9.5%	5.8%
For sale	1,003	2,128	1,450
Homeowner vacancy rate	4.3%	4.2%	2.8%
For rent	1,217	5,090	3,050
Renter vacancy rate	10.8%	20.5%	12.3%
Other vacant[a]	1,977	1,988	2,600

a/ Includes vacant seasonal units, dilapidated units, and units held off the market.

Sources: 1960 and 1970 Censuses of Housing and estimates by Housing Market Analyst.

Table V

Trend of Residential Building Activity
Brevard County, Florida, Housing Market Area
1960-1972

Total housing units	1960	1961	1962	1963	1964	1965	1966	1967	1968	1969	1970	1971	Jan. to April 1972
HMA total	2,614	3,555	4,594	7,908	6,933	4,577	4,038	3,438	2,122	1,472	1,077	1,088	613
Single-family	2,479	3,139	3,380	5,063	4,448	3,558	3,217	2,819	1,512	748	636	923	359
Multifamily	135	416	1,214	2,845	2,485	1,019	821	619	610	724	441	165	254
North Mainland	77	208	318	1,236	1,389	1,467	1,322	1,133	455	598	79	78	47
Single-family	77	204	298	657	906	1,362	1,135	771	295	123	79	78	33
Multifamily	-	4	20	579	483	105	187	362	160	475	-	-	14
Central Mainland	357	429	435	1,448	1,477	615	703	456	192	195	178	41	28
Single-family	302	280	382	858	770	531	672	416	164	120	28	41	25
Multifamily	55	149	53	590	707	84	31	40	28	75	150	-	3
South Mainland	1,103	1,386	1,298	1,849	1,593	767	441	527	666	405	747	614	173
Single-family	1,101	1,339	1,121	1,421	1,172	592	412	453	443	280	460	604	173
Multifamily	2	47	177	428	421	175	29	74	223	125	287	10	-
North Beaches	796	1,183	1,971	2,441	1,880	1,370	1,361	1,079	649	197	21	142	286
Single-family	759	984	1,126	1,448	1,179	825	787	938	458	150	17	53	51
Multifamily	37	199	845	993	701	545	574	141	191	47	4	89	235
South Beaches	281	349	572	934	594	358	211	243	160	77	52	213	79
Single-family	240	332	453	679	421	248	211	241	152	75	52	147	77
Multifamily	41	17	119	255	173	110	-	2	8	2	-	66	2
Subsidized housing units	100	-	54	-	351	250	50	54	150	399	678	264	30
Public housing	100	-	54	-	250	250	50	54	-	221	101	-	-
Section 221(d)(3)MR	-	-	-	-	-	-	-	-	150	37	-	14	-
Section 221(d)(3)BMIR	-	-	-	-	101	-	-	-	-	-	-	-	-
Section 236	-	-	-	-	-	-	-	-	-	41	307	-	-
Section 235	-	-	-	-	-	-	-	-	-	100	270	250	30

Sources: Bureau of the Census C-40 Construction Reports and the Brevard Builders' Exchange Inc.