

Edgewater 32132

ZIP code · FL · Florida > Volusia County > Edgewater

SELLER'S MARKET

\$315K

MEDIAN SALE PRICE

+23.1%

1-YR CHANGE

149

SALES (12 MO)

\$283K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 68 / 100

Buyer's market

Balanced

Seller's market

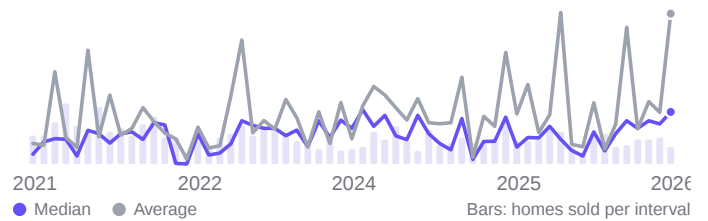
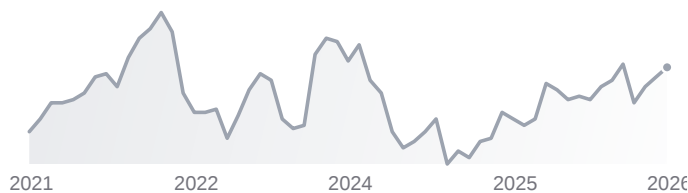
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

68 / 100

Sale prices

Median \$334K · Average \$600K

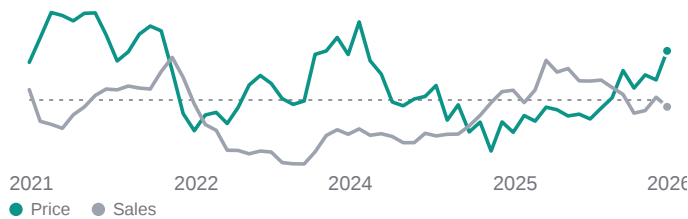


Growth (year over year)

Price +23.1% · Sales -3.2%

Price per square foot

\$258/ft²

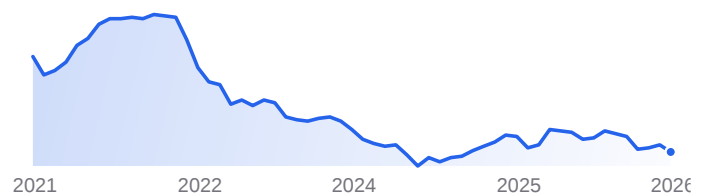
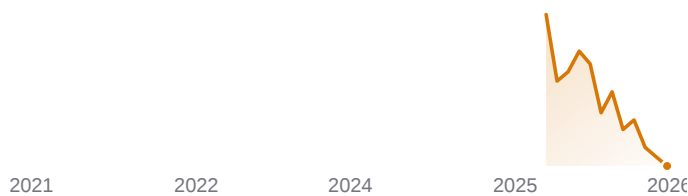


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

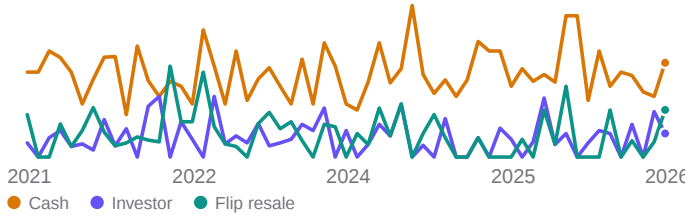
4.7%



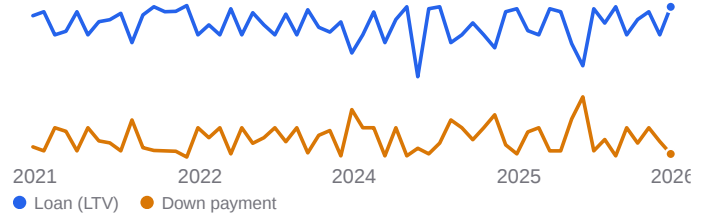
BUYERS & OUTCOMES

Buyer mix

Cash 44% · Investor 11% · Flip resale 22%

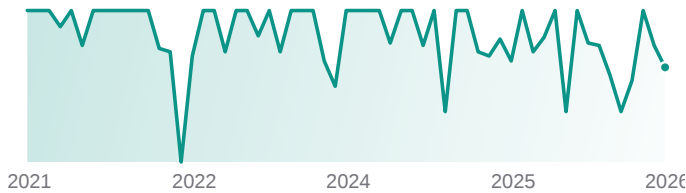


Financing (share of purchase price) Loan (LTV) 98% · Down payment 3.0%



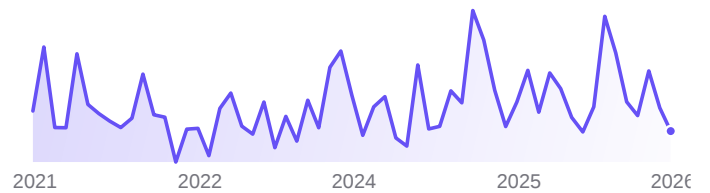
Sellers who sold at a gain

88%



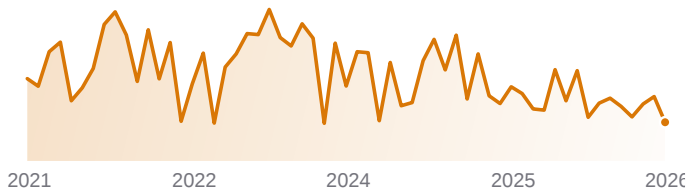
Typical hold before selling

4.0 yrs



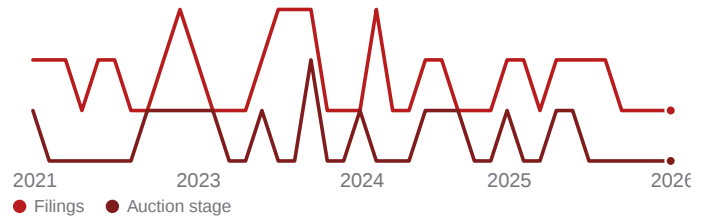
Median annualized return at resale

+4.1%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	3,164
Median value (AVM)	\$283K
Median size	1,338 ft²
Median bedrooms	3
Median year built	1981
Single family	90%
Condos	1.2%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	62%
Underwater (LTV 125% or more)	0.9%
Owner occupied	78%
Company owned	12%
Median loan-to-value	37%

Typical ownership tenure

9.3 yrs

COMMUNITY

Population	8,978
Density	569 / mi²
Median household income	\$50K
Average household income	\$70K
Crime index (US avg 100)	109
Air pollution index (US avg 100)	79
Earthquake index (US avg 100)	25
Homes occupied	91%
Bachelor's or higher	11%
Poverty rate	13.8%
Unemployment	1.1%
Average temp	71°F
Annual precip	52 in
Sunshine	66%

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.