

Edgewater 32141

ZIP code · FL · Florida > Volusia County > Edgewater

BALANCED MARKET

\$283K

MEDIAN SALE PRICE

+2.8%

1-YR CHANGE

399

SALES (12 MO)

\$297K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 45 / 100



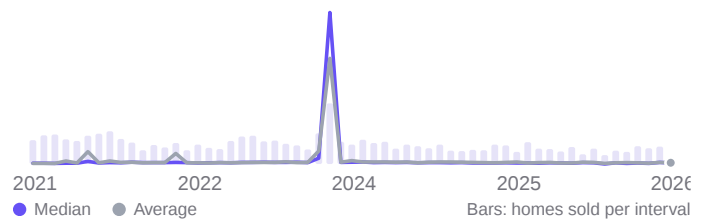
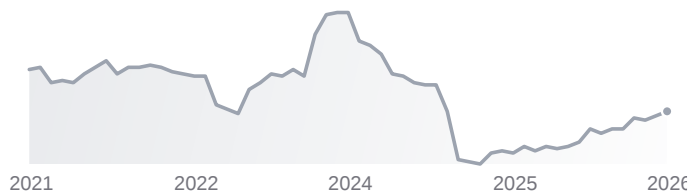
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

45 / 100

Sale prices

Median \$276K · Average \$297K

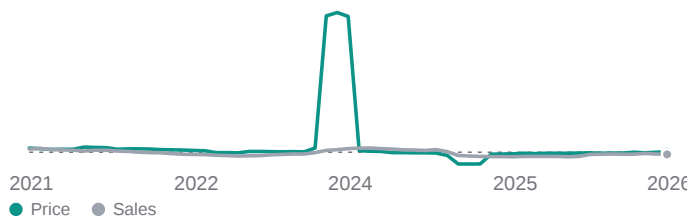


Growth (year over year)

Price +2.8% · Sales -17.0%

Price per square foot

\$192/ft²

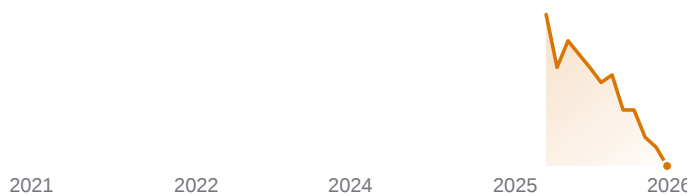


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

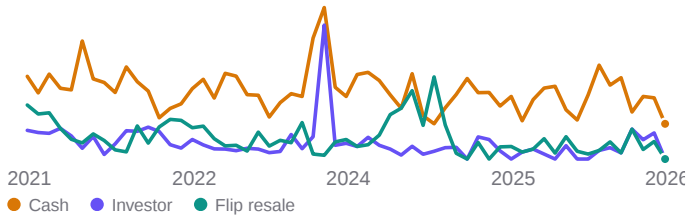
4.6%



BUYERS & OUTCOMES

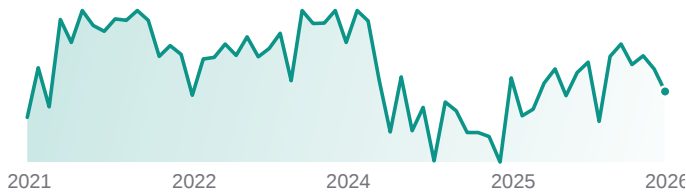
Buyer mix

Cash 19% · Investor 0% · Flip resale 0%



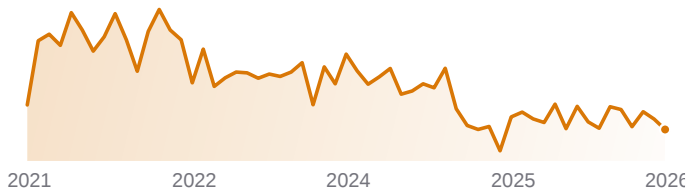
Sellers who sold at a gain

77%

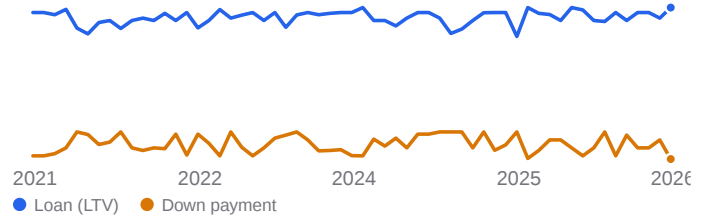


Median annualized return at resale

+3.2%

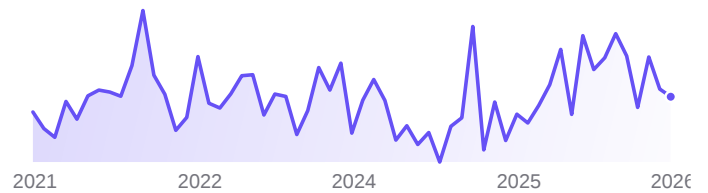


Financing (share of purchase price) Loan (LTV) 98% · Down payment 3.0%



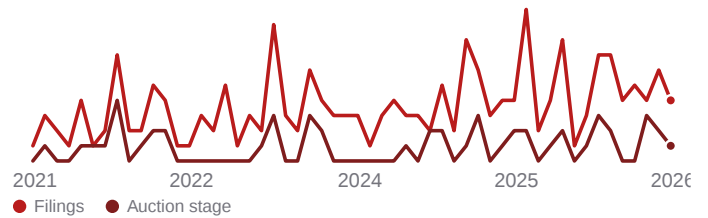
Typical hold before selling

5.0 yrs



Preforeclosure filings

Filings 4 · Auction stage 1



HOUSING STOCK

Homes	8,593
Median value (AVM)	\$297K
Median size	1,504 ft²
Median bedrooms	3
Median year built	1989
Single family	82%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	54%
Underwater (LTV 125% or more)	1.2%
Owner occupied	83%
Company owned	11%
Median loan-to-value	46%
Typical ownership tenure	8.1 yrs

COMMUNITY

Population	19,838
Density	681 / mi²
Median household income	\$64K
Average household income	\$80K
Crime index (US avg 100)	72
Air pollution index (US avg 100)	80
Earthquake index (US avg 100)	21
Homes occupied	90%
Bachelor's or higher	14%
Poverty rate	7.7%
Unemployment	1.0%
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.