

New Smyrna Beach 32168

ZIP code · FL · Florida > Volusia County > New Smyrna Beach

BALANCED MARKET

\$351K

MEDIAN SALE PRICE

-7.0%

1-YR CHANGE

742

SALES (12 MO)

\$372K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 46 / 100



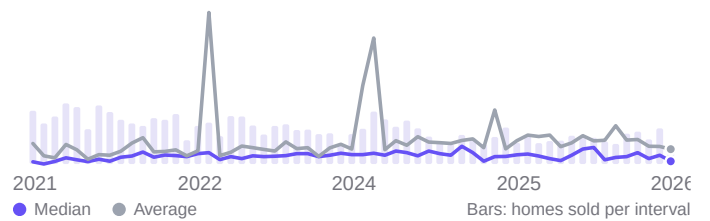
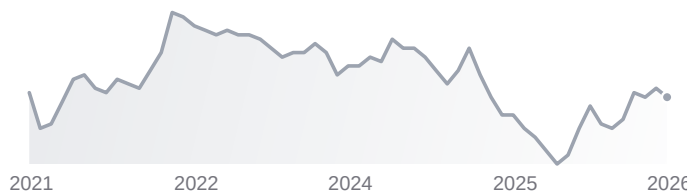
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

46 / 100

Sale prices

Median \$329K · Average \$422K

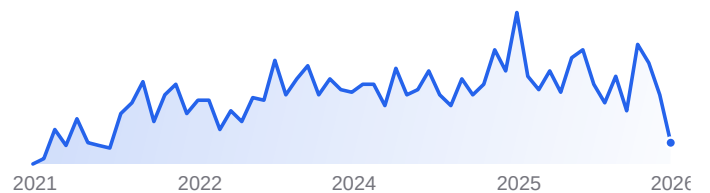
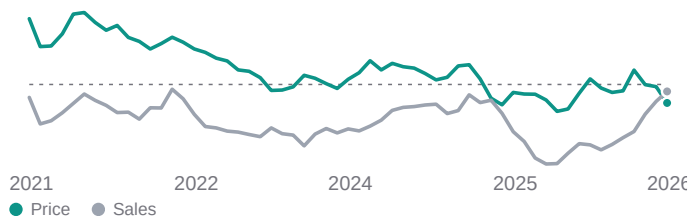


Growth (year over year)

Price -7.0% · Sales -2.6%

Price per square foot

\$197/ft²

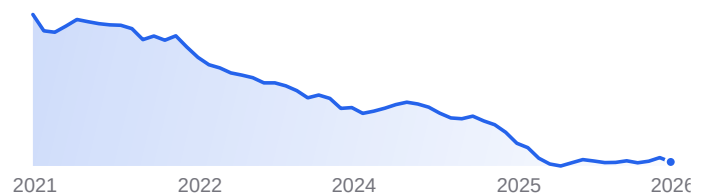


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

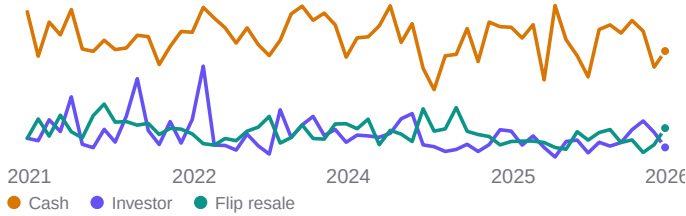
5.1%



BUYERS & OUTCOMES

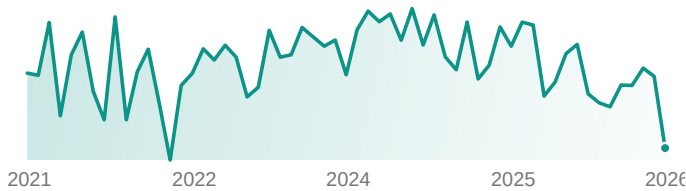
Buyer mix

Cash 39% · Investor 3.6% · Flip resale 11%



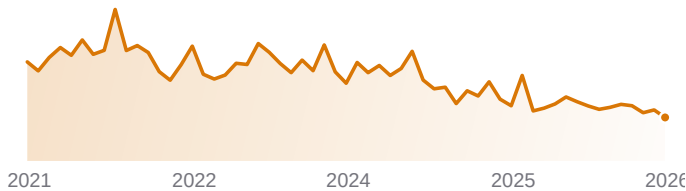
Sellers who sold at a gain

70%

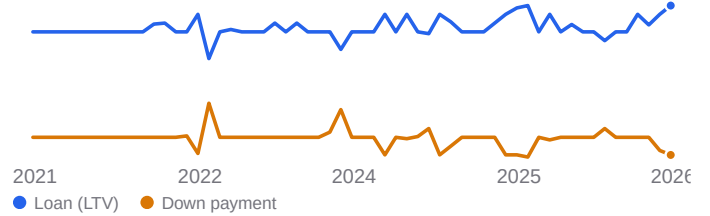


Median annualized return at resale

+4.4%

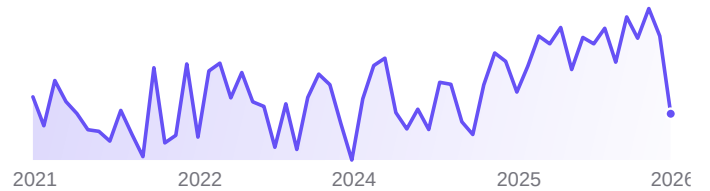


Financing (share of purchase price) Loan (LTV) 95% · Down payment 10%



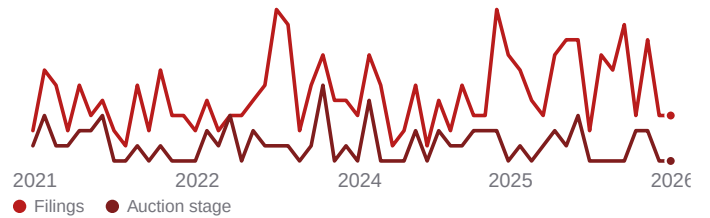
Typical hold before selling

3.8 yrs



Preforeclosure filings

Filings 3 · Auction stage 0



HOUSING STOCK

Homes	14,693
Median value (AVM)	\$372K
Median size	1,728 ft²
Median bedrooms	3
Median year built	1999
Single family	88%
Condos	2.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	1.3%
Owner occupied	82%
Company owned	14%
Median loan-to-value	39%

Typical ownership tenure

7.3 yrs

COMMUNITY

Population	33,844
Density	223 / mi²
Median household income	\$71K
Average household income	\$92K
Crime index (US avg 100)	106
Air pollution index (US avg 100)	75
Earthquake index (US avg 100)	25
Homes occupied	88%
Bachelor's or higher	23%
Poverty rate	8.3%
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.