

New Smyrna Beach 32169

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

SELLER'S MARKET

\$496K

MEDIAN SALE PRICE

-3.2%

1-YR CHANGE

562

SALES (12 MO)

\$593K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 60 / 100



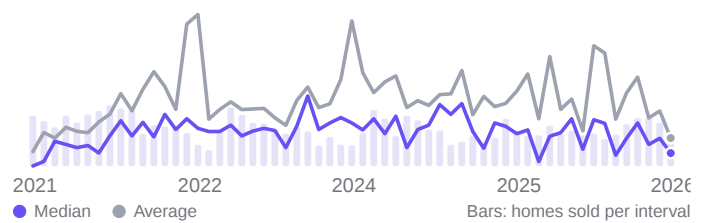
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

60 / 100

Sale prices

Median \$460K · Average \$530K

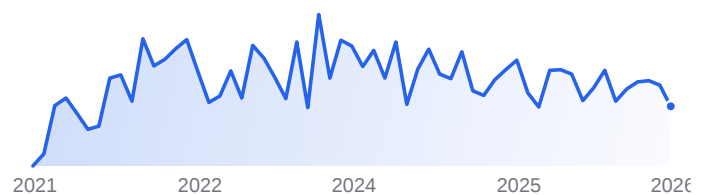
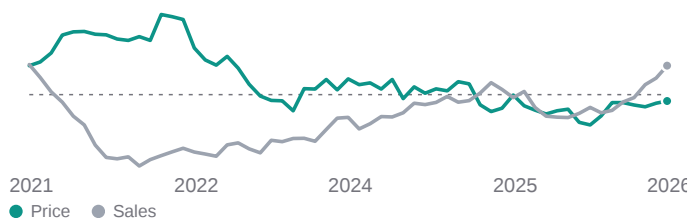


Growth (year over year)

Price -3.2% · Sales +14.2%

Price per square foot

\$406/ft²

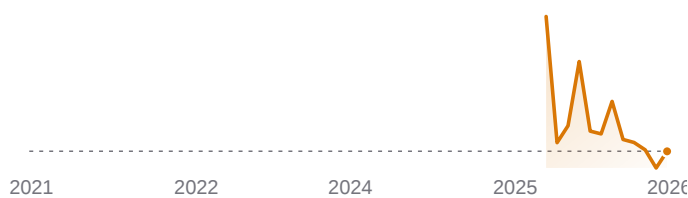


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

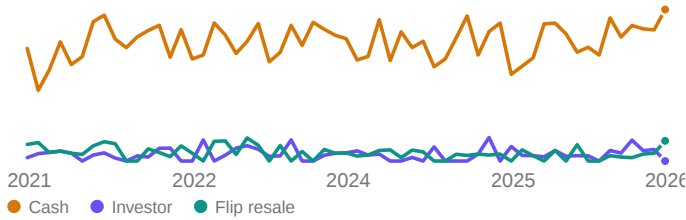
5.0%



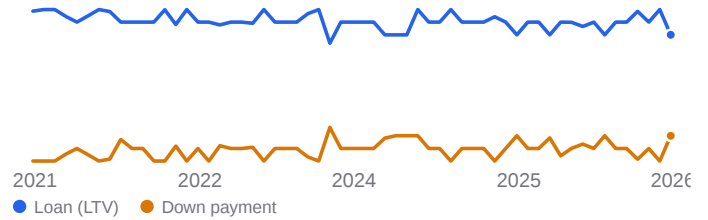
BUYERS & OUTCOMES

Buyer mix

Cash 71% · Investor 0% · Flip resale 9.5%

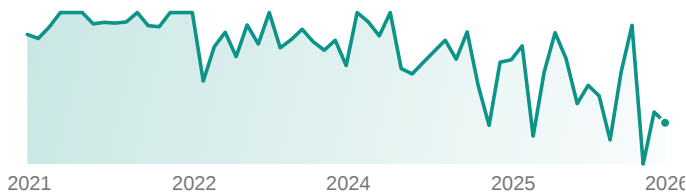


Financing (share of purchase price) Loan (LTV) 70% · Down payment 30%



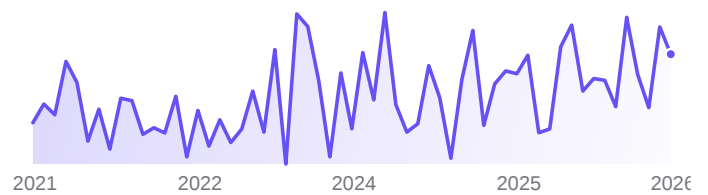
Sellers who sold at a gain

81%



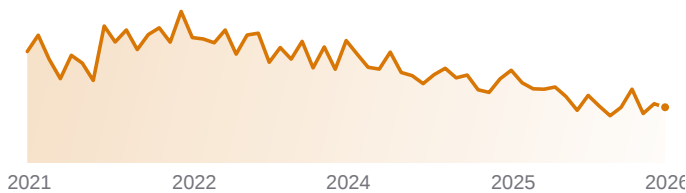
Typical hold before selling

7.4 yrs



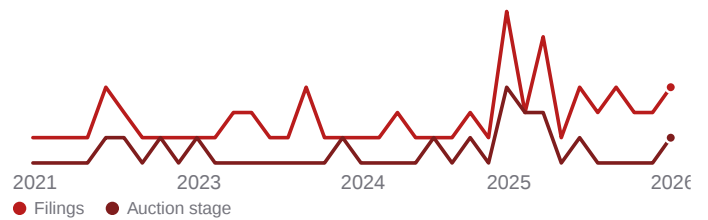
Median annualized return at resale

+5.0%



Preforeclosure filings

Filings 3 · Auction stage 1



HOUSING STOCK

Homes	11,244
Median value (AVM)	\$593K
Median size	1,338 ft²
Median bedrooms	2
Median year built	1981
Single family	39%
Condos	55%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	79%
Underwater (LTV 125% or more)	0.5%
Owner occupied	45%
Company owned	28%
Median loan-to-value	20%

Typical ownership tenure

8.3 yrs

COMMUNITY

Population	9,783
Density	294 / mi²
Median household income	\$86K
Average household income	\$113K
Crime index (US avg 100)	172
Air pollution index (US avg 100)	77
Earthquake index (US avg 100)	18
Homes occupied	54%
Bachelor's or higher	25%
Poverty rate	6.4%
Unemployment	0.8%
Average temp	71°F
Annual precip	51 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.