

Melbourne 32901

ZIP code · FL · Florida · Brevard County · Melbourne

BALANCED MARKET

\$260K

MEDIAN SALE PRICE

-10.6%

1-YR CHANGE

385

SALES (12 MO)

\$255K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 54 / 100



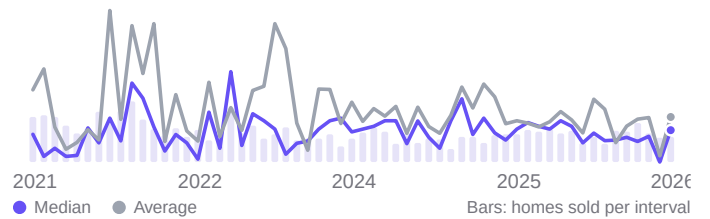
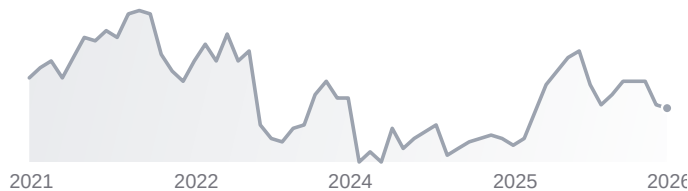
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

54 / 100

Sale prices

Median \$283K · Average \$307K

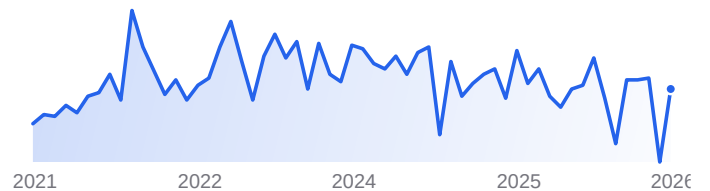
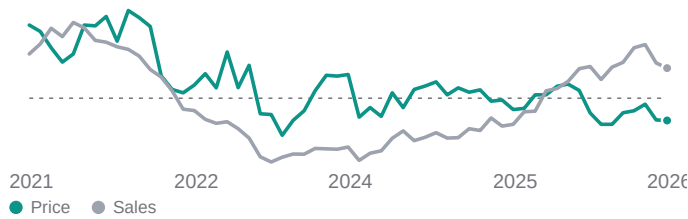


Growth (year over year)

Price -10.6% · Sales +14.2%

Price per square foot

\$197/ft²

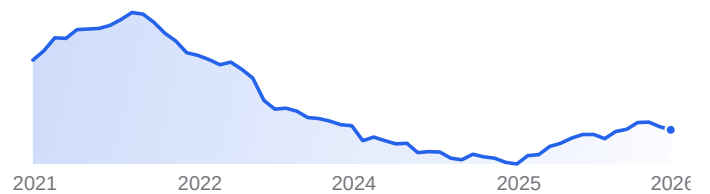


Sale premium vs estimated value

-0.4%

Annual turnover (share of homes sold)

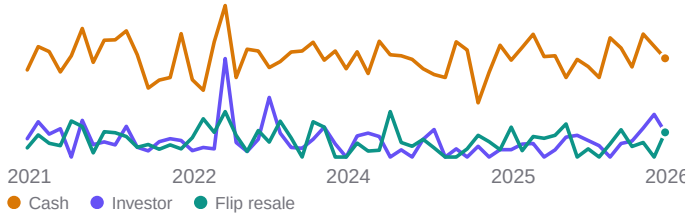
4.7%



BUYERS & OUTCOMES

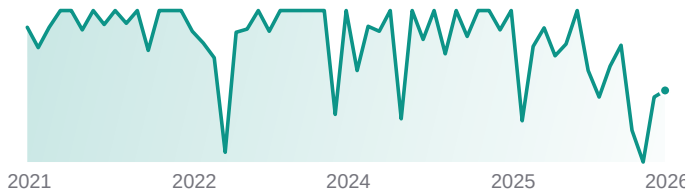
Buyer mix

Cash 41% · Investor 10% · Flip resale 10%



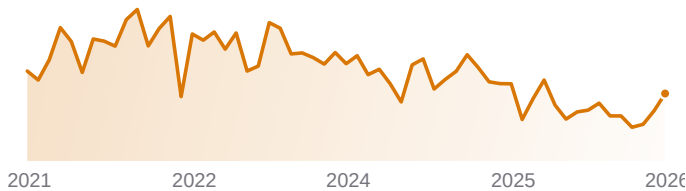
Sellers who sold at a gain

85%

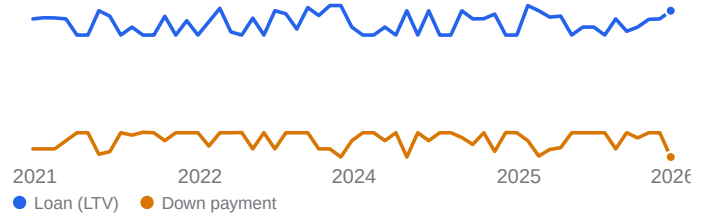


Median annualized return at resale

+6.0%

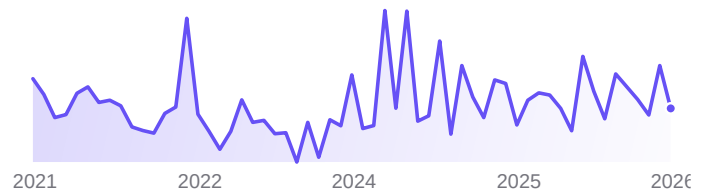


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



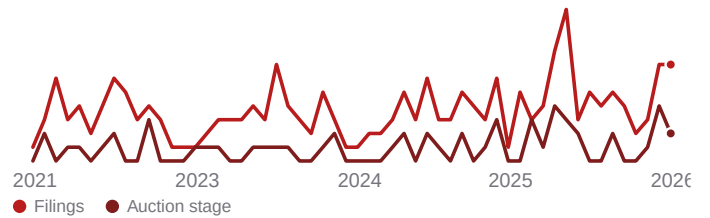
Typical hold before selling

6.1 yrs



Preforeclosure filings

Filings 7 · Auction stage 2



HOUSING STOCK

Homes	8,112
Median value (AVM)	\$255K
Median size	1,398 ft²
Median bedrooms	3
Median year built	1984
Single family	80%
Condos	9.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	2.1%
Owner occupied	69%
Company owned	23%
Median loan-to-value	39%

Typical ownership tenure

9.5 yrs

COMMUNITY

Population	29,907
Density	2,027 / mi²
Median household income	\$52K
Average household income	\$67K
Crime index (US avg 100)	129
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	21
Homes occupied	89%
Bachelor's or higher	20%
Poverty rate	13.2%
Unemployment	0.8%
Average temp	72°F
Annual precip	49 in
Sunshine	64%

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.