

Melbourne 32904

ZIP code · FL · Florida > Brevard County > Melbourne

SELLER'S MARKET

\$396K

MEDIAN SALE PRICE

+2.3%

1-YR CHANGE

597

SALES (12 MO)

\$378K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 62 / 100



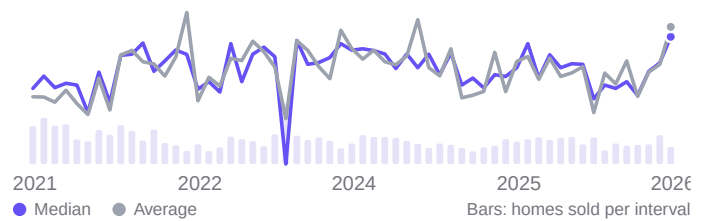
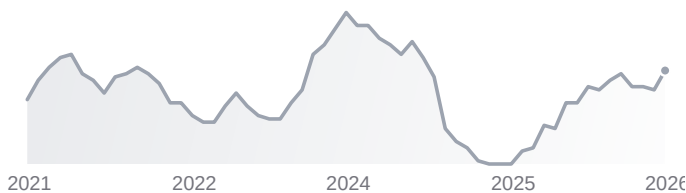
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

62 / 100

Sale prices

Median \$425K · Average \$439K

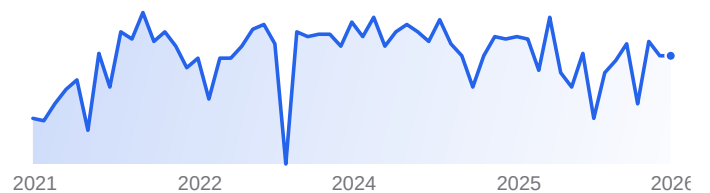
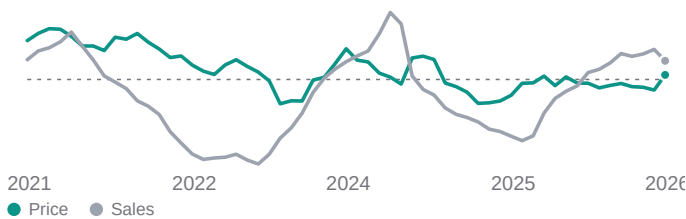


Growth (year over year)

Price +2.3% · Sales +9.3%

Price per square foot

\$205/ft²

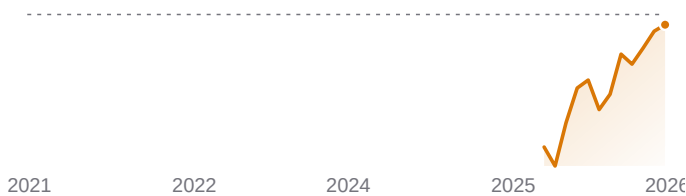


Sale premium vs estimated value

-0.1%

Annual turnover (share of homes sold)

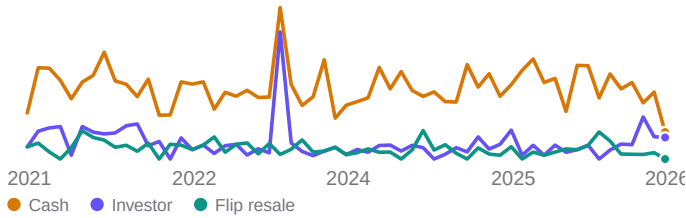
4.6%



BUYERS & OUTCOMES

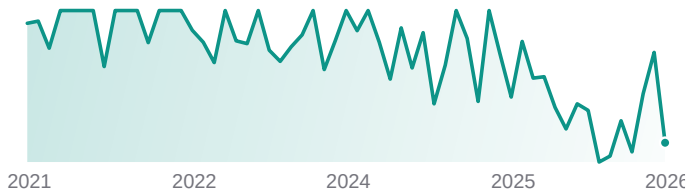
Buyer mix

Cash 13% · Investor 10% · Flip resale 0%



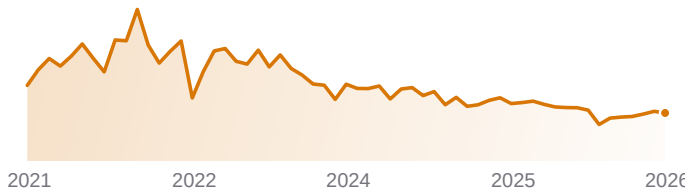
Sellers who sold at a gain

82%

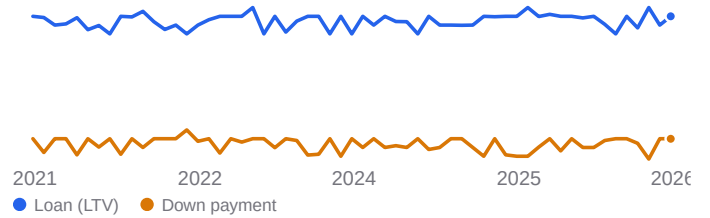


Median annualized return at resale

+5.1%

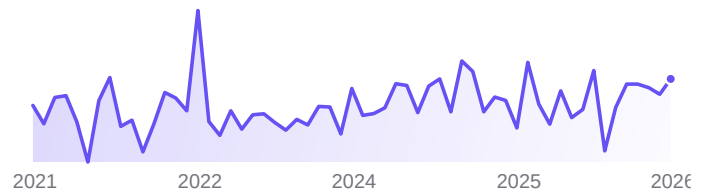


Financing (share of purchase price) Loan (LTV) 90% · Down payment 20%



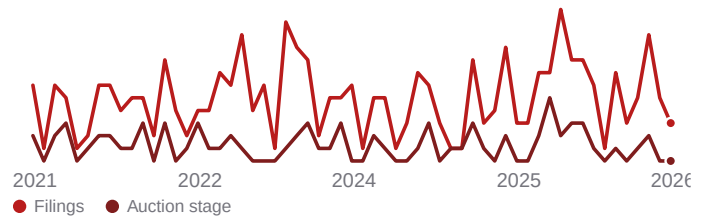
Typical hold before selling

8.0 yrs



Preforeclosure filings

Filings 3 · Auction stage 0



HOUSING STOCK

Homes	12,966
Median value (AVM)	\$378K
Median size	1,846 ft²
Median bedrooms	3
Median year built	2001
Single family	86%
Condos	6.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	50%
Underwater (LTV 125% or more)	1.4%
Owner occupied	84%
Company owned	16%
Median loan-to-value	51%

Typical ownership tenure

8.7 yrs

COMMUNITY

Population	41,900
Density	194 / mi²
Median household income	\$87K
Average household income	\$104K
Crime index (US avg 100)	90
Air pollution index (US avg 100)	81
Earthquake index (US avg 100)	20
Homes occupied	92%
Bachelor's or higher	26%
Poverty rate	5.4%
Unemployment	1.1%
Average temp	72°F
Annual precip	51 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.