

# Melbourne 32934

ZIP code · FL · Florida > Brevard County > Melbourne

BALANCED MARKET

**\$446K**

MEDIAN SALE PRICE

**-6.7%**

1-YR CHANGE

**258**

SALES (12 MO)

**\$498K**

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 53 / 100



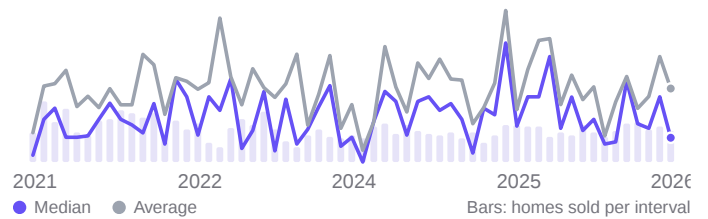
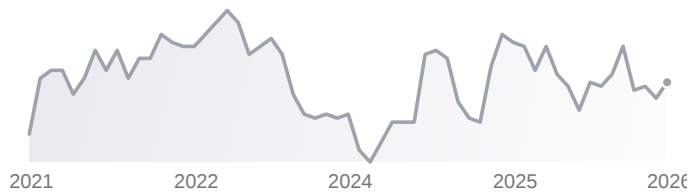
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

53 / 100

Sale prices

Median \$409K · Average \$519K

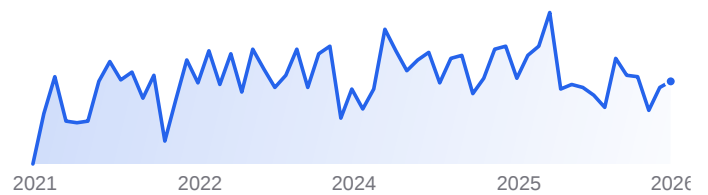
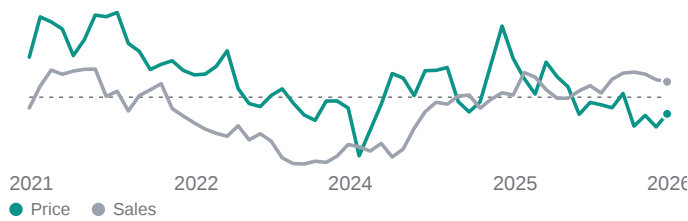


Growth (year over year)

Price -6.7% · Sales +6.2%

Price per square foot

\$228/ft²



Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

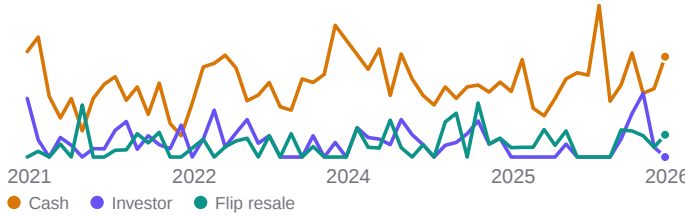
4.2%



## BUYERS & OUTCOMES

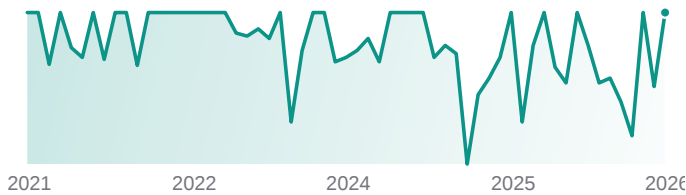
### Buyer mix

Cash 43% · Investor 0% · Flip resale 9.5%



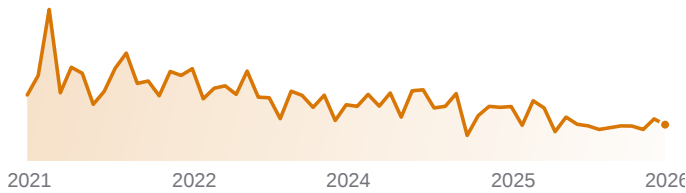
### Sellers who sold at a gain

100%

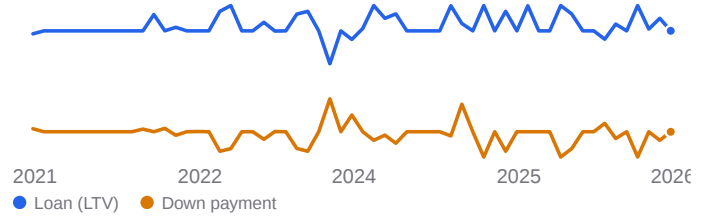


### Median annualized return at resale

+4.6%

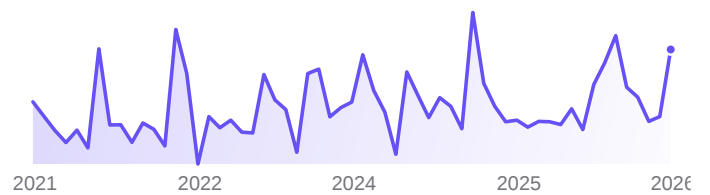


### Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



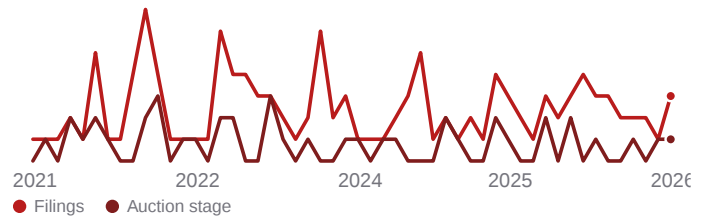
### Typical hold before selling

12.3 yrs



### Preforeclosure filings

Filings 3 · Auction stage 1



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 6,173     |
| Median value (AVM) | \$498K    |
| Median size        | 2,081 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1993      |
| Single family      | 94%       |
| Condos             | 1.7%      |

## EQUITY & OWNERSHIP

|                               |      |
|-------------------------------|------|
| Equity rich (LTV 50% or less) | 56%  |
| Underwater (LTV 125% or more) | 1.0% |
| Owner occupied                | 91%  |
| Company owned                 | 17%  |
| Median loan-to-value          | 45%  |

Typical ownership tenure

**10.1 yrs**

## COMMUNITY

|                                  |                             |
|----------------------------------|-----------------------------|
| Population                       | <b>18,818</b>               |
| Density                          | <b>868 / mi<sup>2</sup></b> |
| Median household income          | <b>\$96K</b>                |
| Average household income         | <b>\$109K</b>               |
| Crime index (US avg 100)         | <b>77</b>                   |
| Air pollution index (US avg 100) | <b>85</b>                   |
| Earthquake index (US avg 100)    | <b>23</b>                   |
| Homes occupied                   | <b>92%</b>                  |
| Bachelor's or higher             | <b>28%</b>                  |
| Poverty rate                     | <b>7.8%</b>                 |
| Unemployment                     | <b>1.0%</b>                 |
| Average temp                     | <b>72°F</b>                 |
| Annual precip                    | <b>50 in</b>                |
| Sunshine                         | <b>64%</b>                  |

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.