

Melbourne 32935

ZIP code · FL · Florida > Brevard County > Melbourne

BALANCED MARKET

\$278K

MEDIAN SALE PRICE

+3.7%

1-YR CHANGE

738

SALES (12 MO)

\$265K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 58 / 100

Buyer's market

Balanced

Seller's market

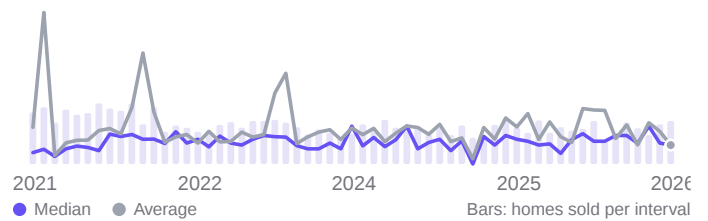
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

58 / 100

Sale prices

Median \$260K · Average \$260K

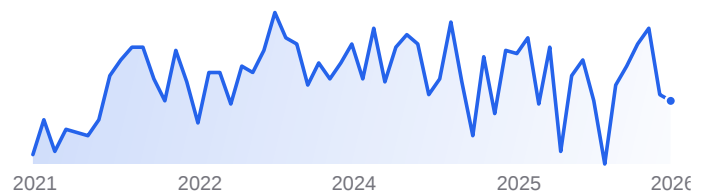
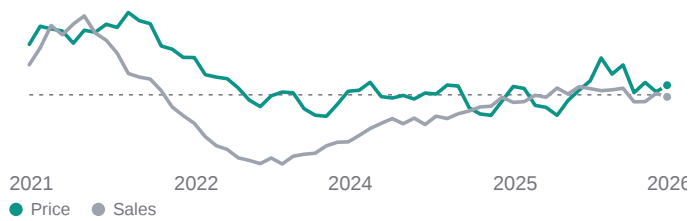


Growth (year over year)

Price +3.7% · Sales -0.8%

Price per square foot

\$190/ft²

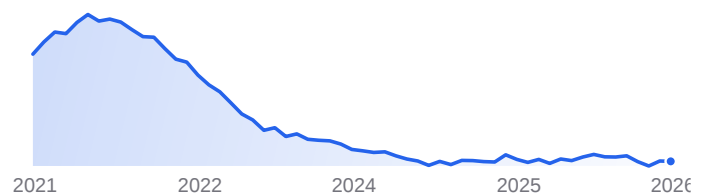
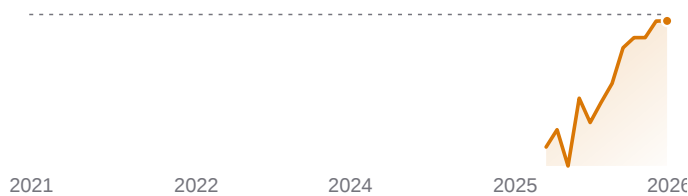


Sale premium vs estimated value

-0.0%

Annual turnover (share of homes sold)

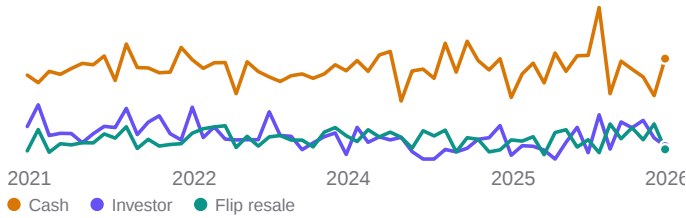
4.7%



BUYERS & OUTCOMES

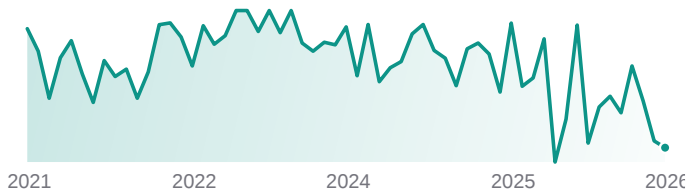
Buyer mix

Cash 41% · Investor 5.3% · Flip resale 3.9%



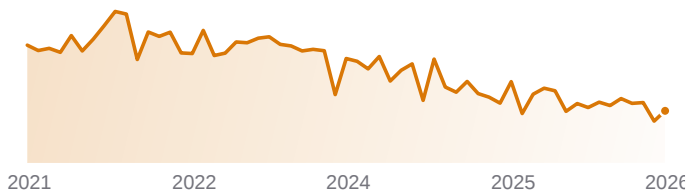
Sellers who sold at a gain

79%

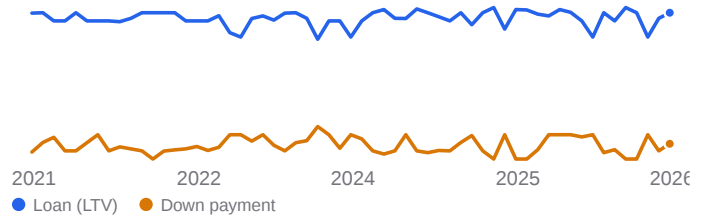


Median annualized return at resale

+4.8%

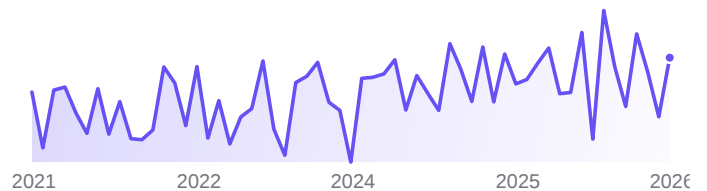


Financing (share of purchase price) Loan (LTV) 95% · Down payment 14%



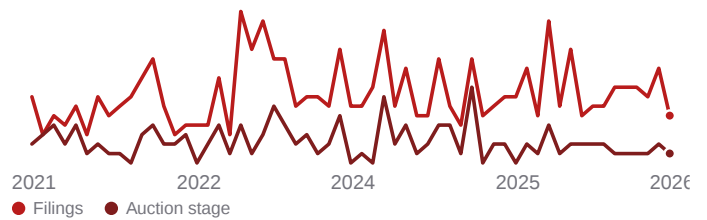
Typical hold before selling

7.9 yrs



Preforeclosure filings

Filings 5 · Auction stage 1



HOUSING STOCK

Homes	15,636
Median value (AVM)	\$265K
Median size	1,328 ft²
Median bedrooms	3
Median year built	1977
Single family	78%
Condos	12%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	1.3%
Owner occupied	74%
Company owned	18%
Median loan-to-value	40%

Typical ownership tenure

9.1 yrs

COMMUNITY

Population	43,845
Density	2,879 / mi²
Median household income	\$63K
Average household income	\$75K
Crime index (US avg 100)	117
Air pollution index (US avg 100)	85
Earthquake index (US avg 100)	16
Homes occupied	93%
Bachelor's or higher	19%
Poverty rate	10.7%
Unemployment	1.1%
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.