

Melbourne 32940

ZIP code · FL · Florida > Brevard County > Melbourne

BALANCED MARKET

\$499K

MEDIAN SALE PRICE

-0.1%

1-YR CHANGE

1,232

SALES (12 MO)

\$463K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 52 / 100



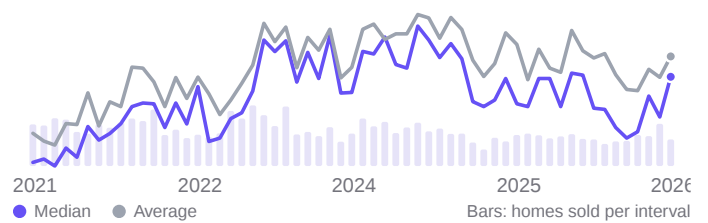
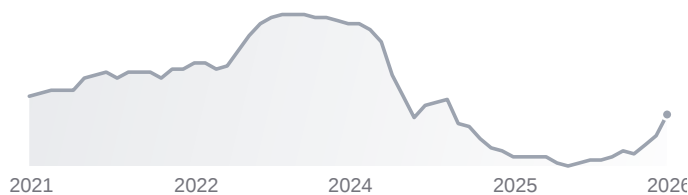
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

52 / 100

Sale prices

Median \$528K · Average \$557K

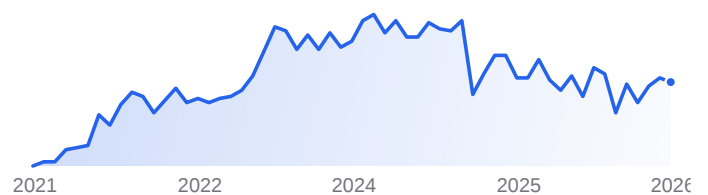
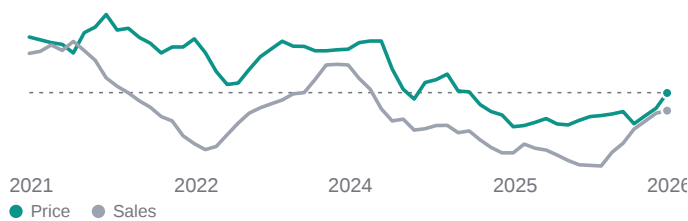


Growth (year over year)

Price -0.1% · Sales -6.2%

Price per square foot

\$244/ft²

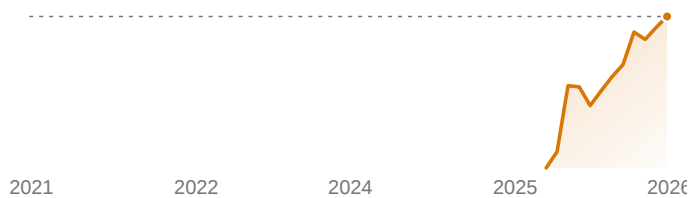


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

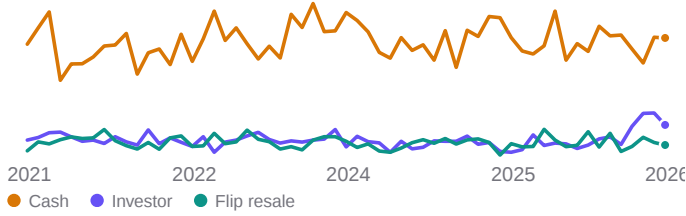
5.7%



BUYERS & OUTCOMES

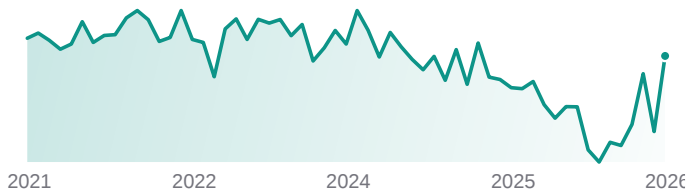
Buyer mix

Cash 37% · Investor 9.5% · Flip resale 3.2%



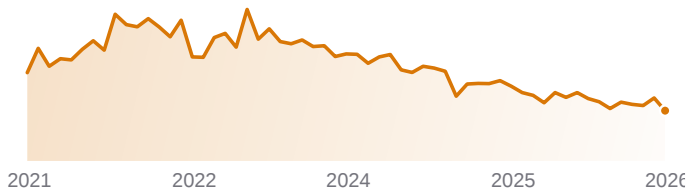
Sellers who sold at a gain

94%

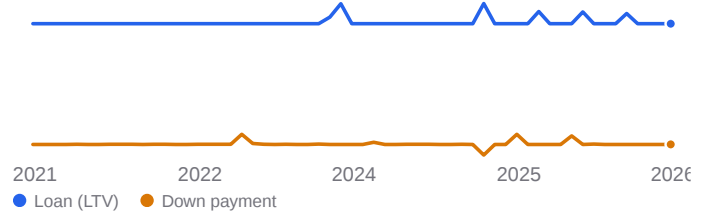


Median annualized return at resale

+4.1%

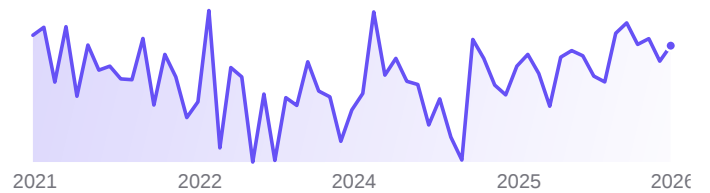


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



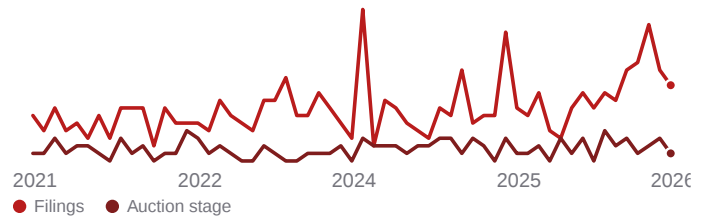
Typical hold before selling

6.5 yrs



Preforeclosure filings

Filings 10 · Auction stage 1



HOUSING STOCK

Homes	21,703
Median value (AVM)	\$463K
Median size	2,009 ft²
Median bedrooms	3
Median year built	2002
Single family	81%
Condos	5.2%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	53%
Underwater (LTV 125% or more)	1.0%
Owner occupied	88%
Company owned	20%
Median loan-to-value	47%

Typical ownership tenure

7.2 yrs

COMMUNITY

Population	47,080
Density	477 / mi²
Median household income	\$107K
Average household income	\$127K
Crime index (US avg 100)	57
Air pollution index (US avg 100)	81
Earthquake index (US avg 100)	20
Homes occupied	93%
Bachelor's or higher	28%
Poverty rate	3.4%
Unemployment	1.0%
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.