

Merritt Island 32952

ZIP code · FL · Florida · Brevard County · Merritt Island

SELLER'S MARKET

\$440K

MEDIAN SALE PRICE

+11.9%

1-YR CHANGE

398

SALES (12 MO)

\$440K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 62 / 100



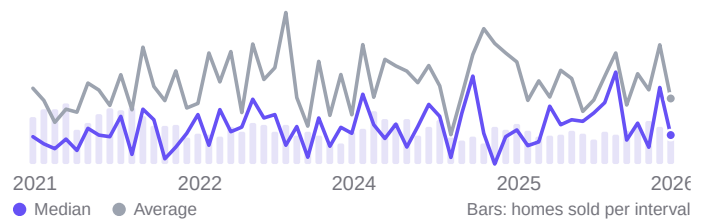
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

62 / 100

Sale prices

Median \$405K · Average \$512K

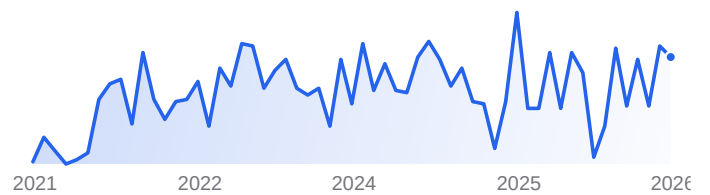
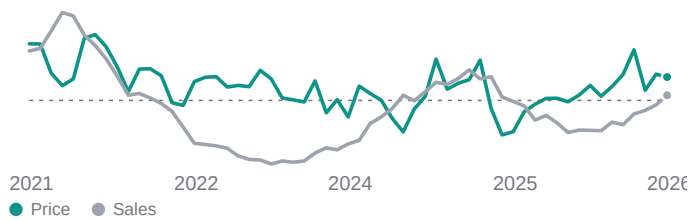


Growth (year over year)

Price +11.9% · Sales +2.6%

Price per square foot

\$267/ft²

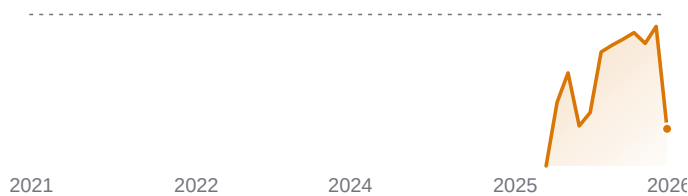


Sale premium vs estimated value

-1.3%

Annual turnover (share of homes sold)

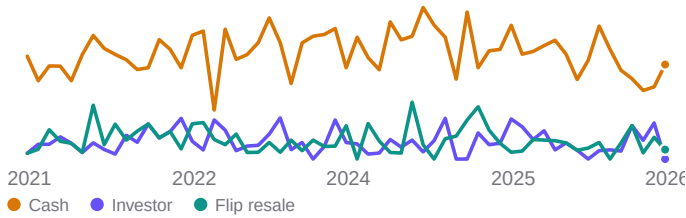
4.2%



BUYERS & OUTCOMES

Buyer mix

Cash 34% · Investor 0% · Flip resale 3.4%



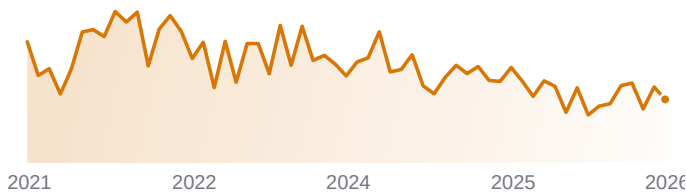
Sellers who sold at a gain

87%

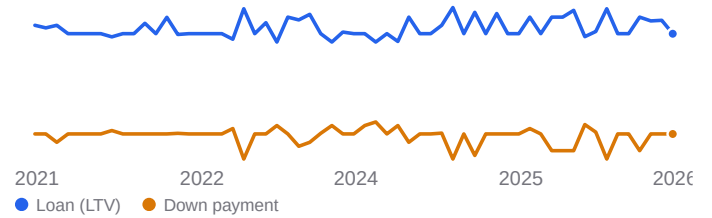


Median annualized return at resale

+5.5%

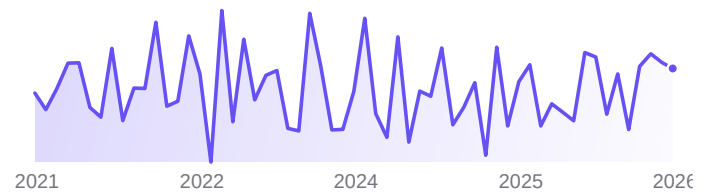


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



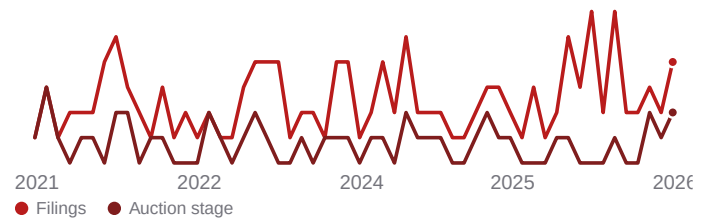
Typical hold before selling

6.9 yrs



Preforeclosure filings

Filings 4 · Auction stage 2



HOUSING STOCK

Homes	9,455
Median value (AVM)	\$440K
Median size	1,692 ft²
Median bedrooms	3
Median year built	1978
Single family	84%
Condos	12%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	62%
Underwater (LTV 125% or more)	1.3%
Owner occupied	80%
Company owned	21%
Median loan-to-value	39%

Typical ownership tenure

9.3 yrs

COMMUNITY

Population	23,992
Density	595 / mi²
Median household income	\$93K
Average household income	\$117K
Crime index (US avg 100)	82
Air pollution index (US avg 100)	78
Earthquake index (US avg 100)	19
Homes occupied	92%
Bachelor's or higher	27%
Poverty rate	4.7%
Unemployment	1.0%
Average temp	72°F
Annual precip	50 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.