

Sebastian 32958

ZIP code · FL · Florida > Indian River County > Sebastian

BALANCED MARKET

\$340K

MEDIAN SALE PRICE

+2.2%

1-YR CHANGE

691

SALES (12 MO)

\$358K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 52 / 100

Buyer's market

Balanced

Seller's market

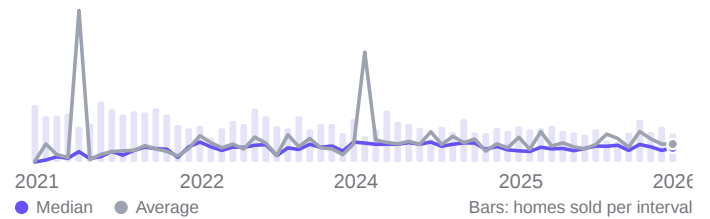
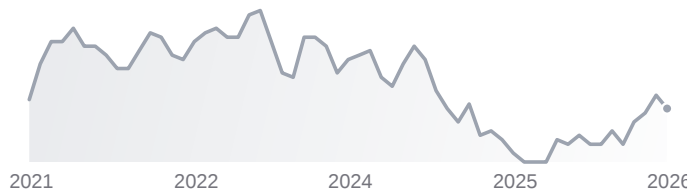
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

52 / 100

Sale prices

Median \$343K · Average \$361K

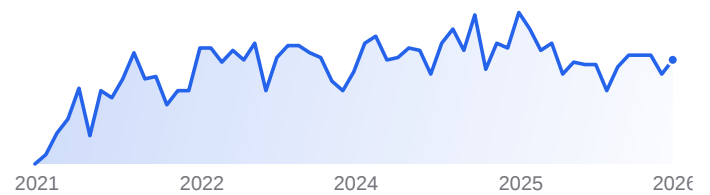
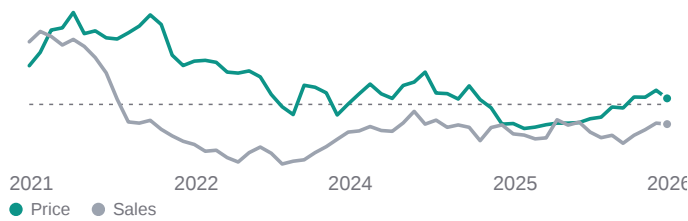


Growth (year over year)

Price +2.2% · Sales -7.1%

Price per square foot

\$211/ft²



Sale premium vs estimated value

-1.6%

Annual turnover (share of homes sold)

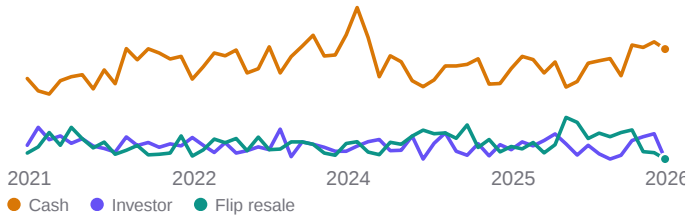
4.8%



BUYERS & OUTCOMES

Buyer mix

Cash 52% · Investor 0% · Flip resale 0%



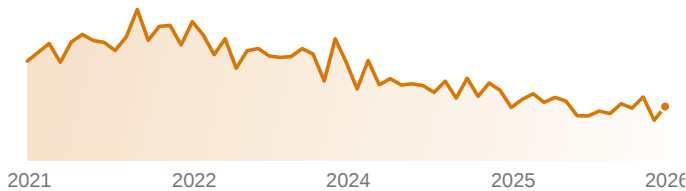
Sellers who sold at a gain

83%

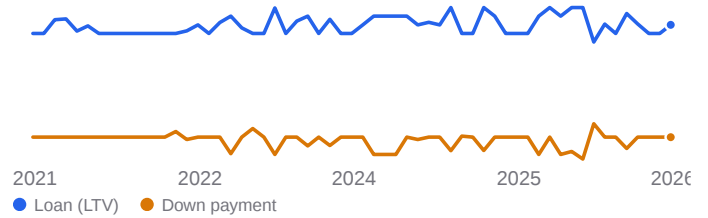


Median annualized return at resale

+5.7%

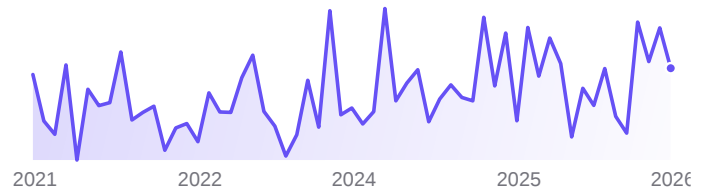


Financing (share of purchase price) Loan (LTV) 85% · Down payment 20%



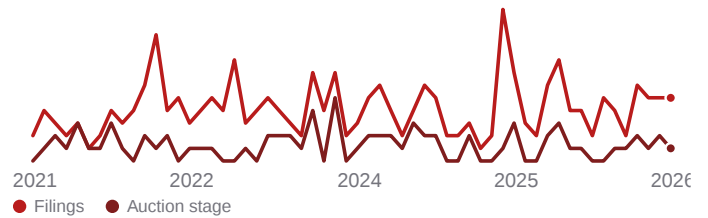
Typical hold before selling

6.6 yrs



Preforeclosure filings

Filings 5 · Auction stage 1



HOUSING STOCK

Homes	14,376
Median value (AVM)	\$358K
Median size	1,660 ft²
Median bedrooms	3
Median year built	1995
Single family	87%
Condos	6.1%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	1.2%
Owner occupied	79%
Company owned	15%
Median loan-to-value	36%

Typical ownership tenure

8.6 yrs

COMMUNITY

Population	30,199
Density	1,004 / mi ²
Median household income	\$63K
Average household income	\$84K
Crime index (US avg 100)	83
Air pollution index (US avg 100)	85
Earthquake index (US avg 100)	17
Homes occupied	90%
Bachelor's or higher	19%
Poverty rate	9.9%
Unemployment	0.8%
Average temp	73°F
Annual precip	53 in
Sunshine	65%

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.