

Sebastian 32976

ZIP code · FL · Florida > Brevard County > Sebastian

BALANCED MARKET

\$167K

MEDIAN SALE PRICE

-4.0%

1-YR CHANGE

403

SALES (12 MO)

\$375K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 58 / 100

Buyer's market

Balanced

Seller's market

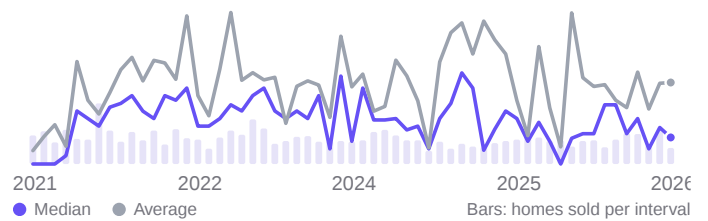
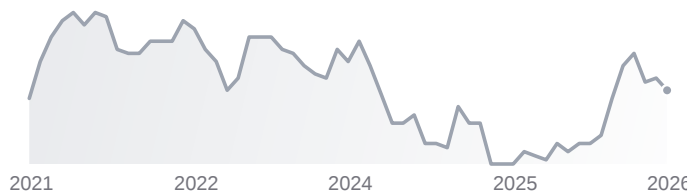
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

58 / 100

Sale prices

Median \$168K · Average \$204K

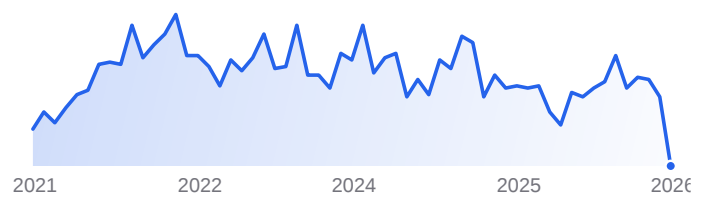
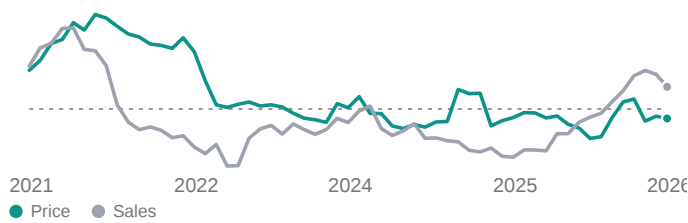


Growth (year over year)

Price -4.0% · Sales +9.5%

Price per square foot

\$109/ft²

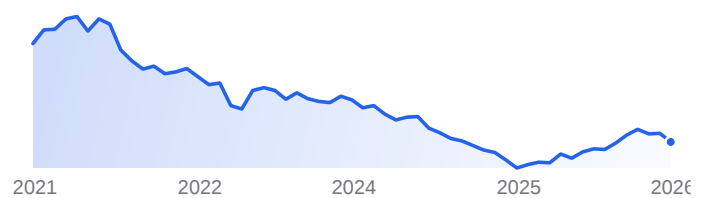
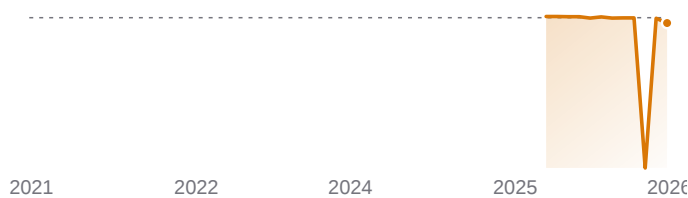


Sale premium vs estimated value

-3.0%

Annual turnover (share of homes sold)

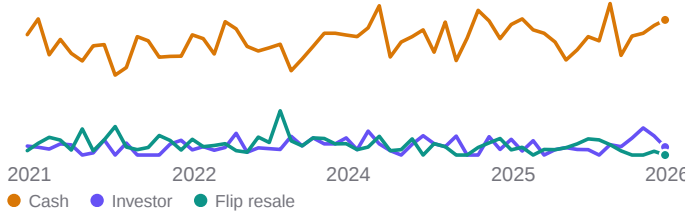
6.2%



BUYERS & OUTCOMES

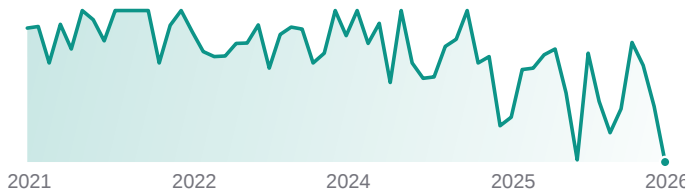
Buyer mix

Cash 74% · Investor 4.3% · Flip resale 0%



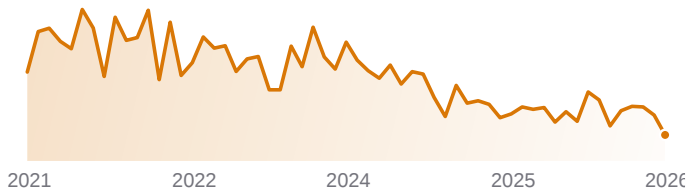
Sellers who sold at a gain

74%

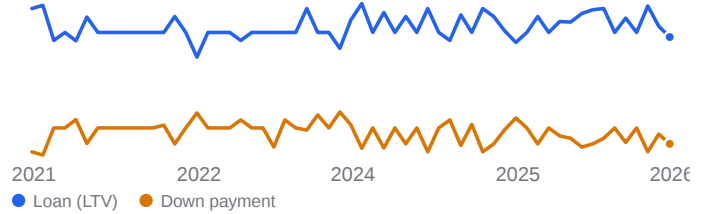


Median annualized return at resale

+2.6%

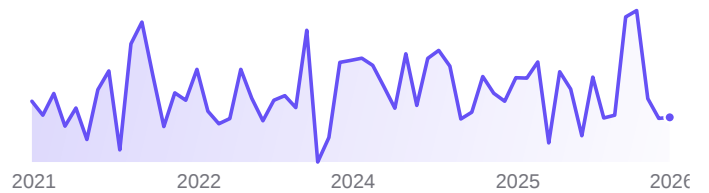


Financing (share of purchase price) Loan (LTV) 77% · Down payment 10%



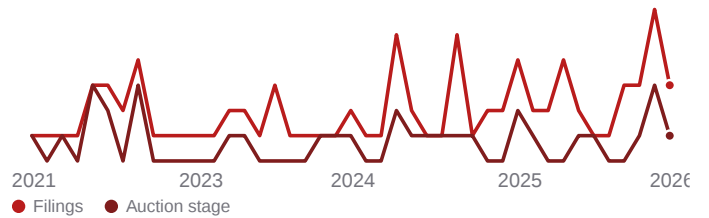
Typical hold before selling

5.4 yrs



Preforeclosure filings

Filings 3 · Auction stage 1



HOUSING STOCK

Homes	6,522
Median value (AVM)	\$375K
Median size	1,242 ft²
Median bedrooms	2
Median year built	1987
Single family	17%
Condos	1.3%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	1.3%
Owner occupied	74%
Company owned	13%
Median loan-to-value	29%

Typical ownership tenure

7.3 yrs

COMMUNITY

Population	11,275
Density	367 / mi²
Median household income	\$51K
Average household income	\$68K
Crime index (US avg 100)	143
Air pollution index (US avg 100)	83
Earthquake index (US avg 100)	15
Homes occupied	84%
Bachelor's or higher	14%
Poverty rate	7.4%
Unemployment	0.6%
Average temp	73°F
Annual precip	52 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.