



Melbourne, Florida.

Current market data.

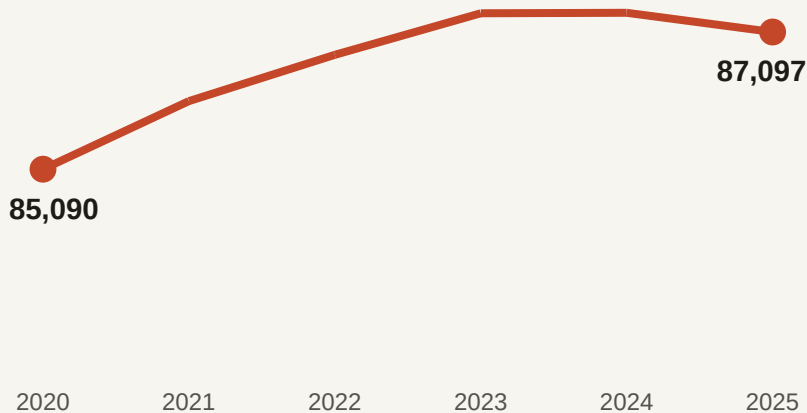
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 2.4% since 2020.

87,097

people, the 32nd-largest of Florida's cities and towns.

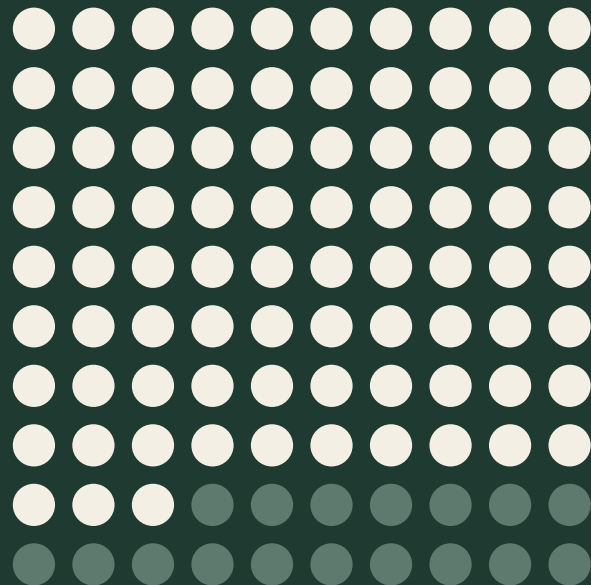


THE WORKDAY

8 in 10 jobs here go to people who live somewhere else.

82.6%

of 60,666 jobs located in Melbourne are filled by in-commuters.



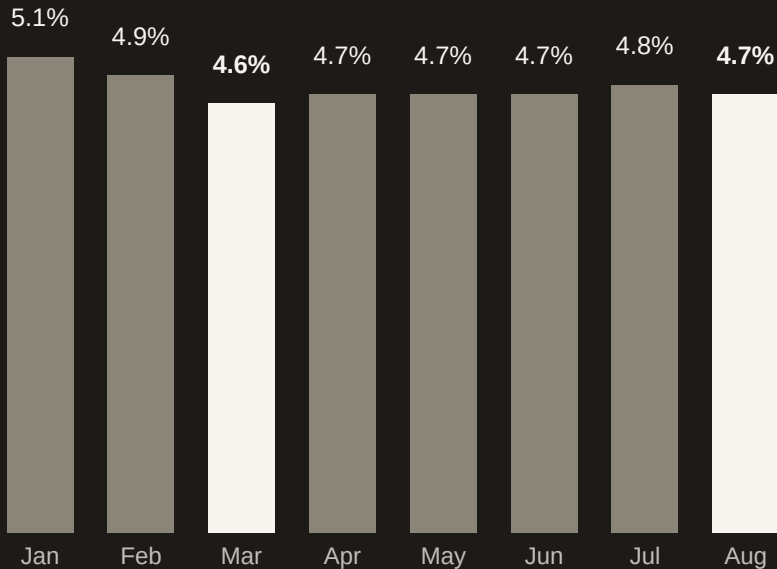
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in March:
4.6%.

4.7%

in August 2026, the latest month released. A year earlier it was 4.4%.

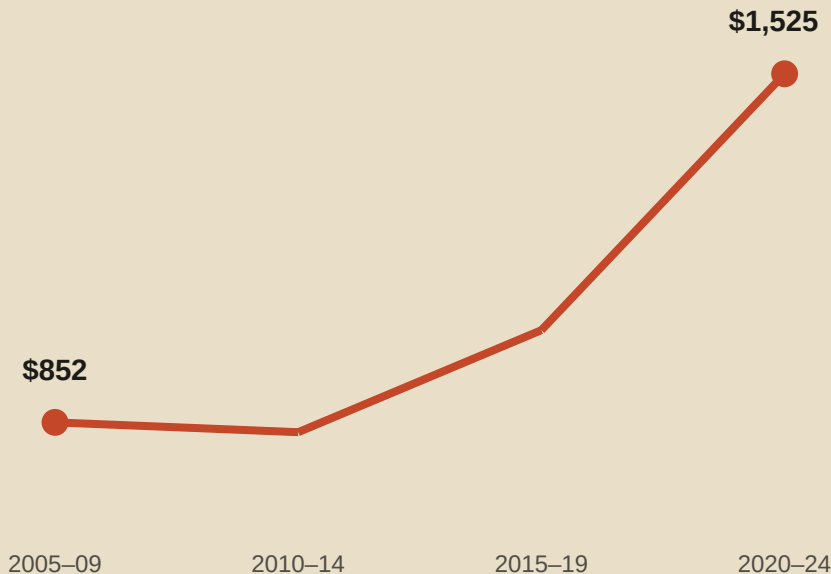


RENT

Median rent is up 79%
since the 2005–2009
survey, before inflation.

\$1,525

a month. Florida's median is \$1,669.



THE SEAM

Cross one tract line and median rent doubles.

A \$1,856 gap between neighbors, the sharpest rent edge between adjacent tracts in Brevard County.

TRACT 625

\$1,207

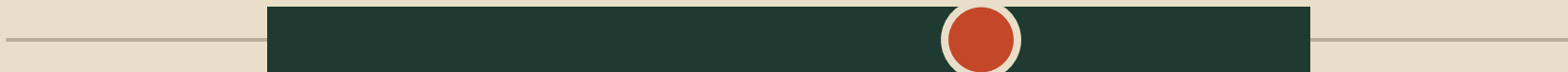
TRACT 712.05

\$3,063

ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$1,136–\$1,704



\$1,525 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

2,331

homes permitted in ten years,
2016–2025

37%

of those were in multifamily
buildings

77%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.4–1.5% to the 41,217 homes here.

146–607

is the estimated number of missing housing units, from the lowest to the highest of three estimates.



HOME VALUE

A median home costs 15% less than Florida's.

\$306,400

median home value in Melbourne.

Melbourne



\$306,400

Florida



\$359,000

U.S.



\$332,700

THAT WAS MELBOURNE'S 2026

Every number came from a public source, with its date.

New Census data usually lands in December. The next Edition follows it.

See this Edition at almanacdata.ai/e/fl/melbourne/

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