



West Melbourne, Florida.

Current market data.

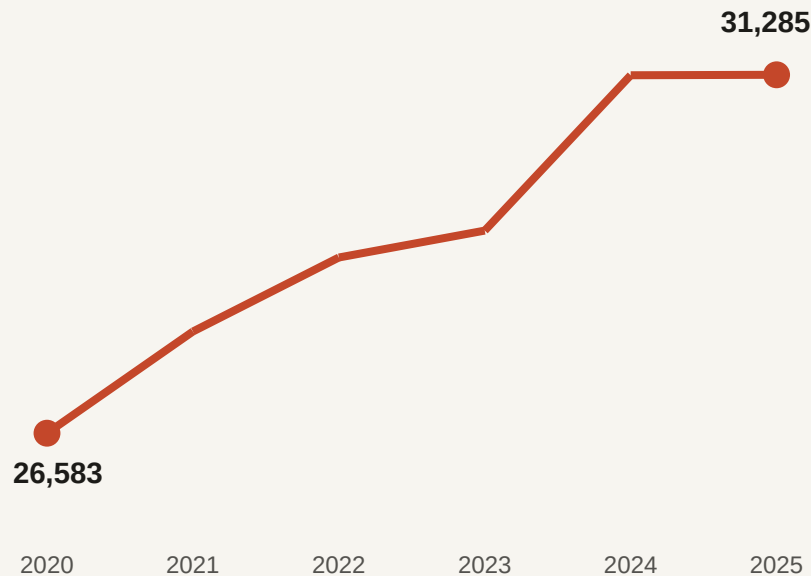
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 17.7% since 2020.

31,285

people, the 95th-largest of Florida's cities and towns.

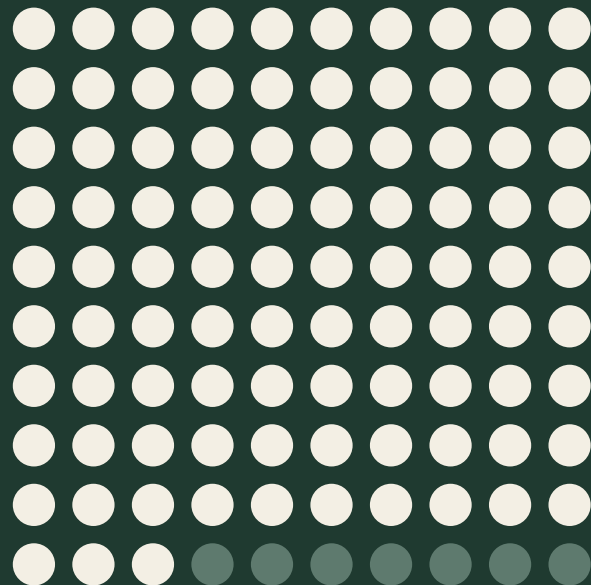


THE WORKDAY

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

93.3%

of 11,558 jobs located in West Melbourne are filled by in-commuters.



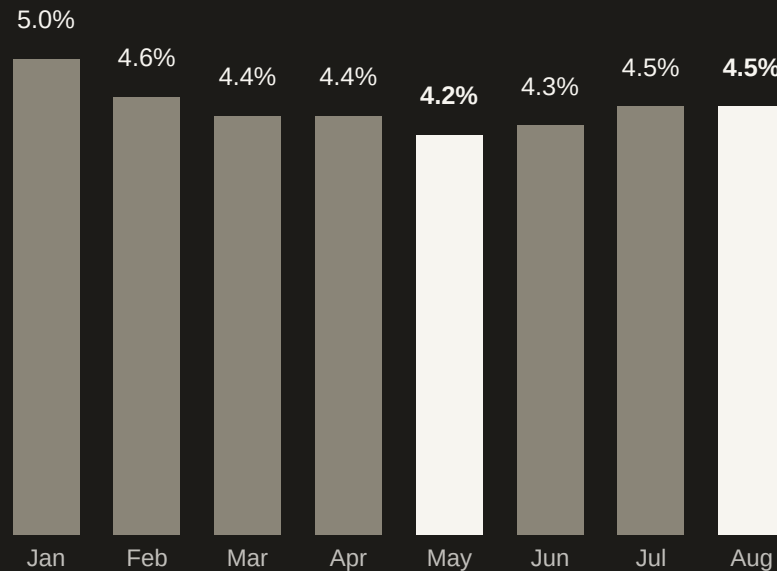
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in May:
4.2%.

4.5%

in August 2026, the latest month released. A year earlier it was 4.0%.

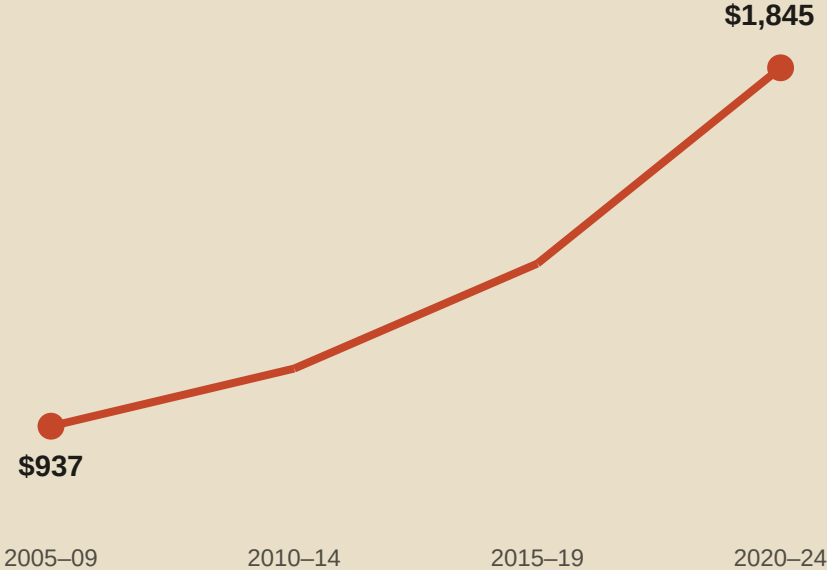


RENT

Median rent is up 97%
since the 2005–2009
survey, before inflation.

\$1,845

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



Source: Census ACS 5-year, 2020-2024

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

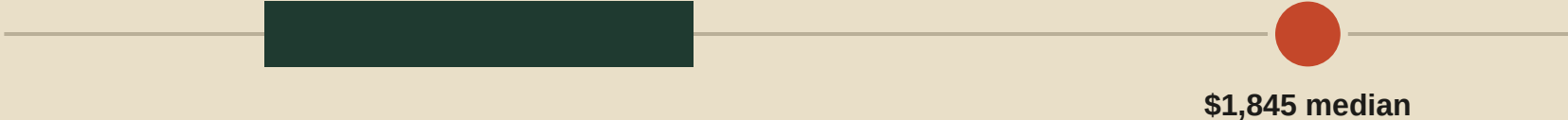
TRACT 712.05

\$3,063

ROOM TO BUILD

The median rent is above what local wages can carry.

\$832–\$1,248



\$1,845 median

is the monthly rent range local workforce wages support.

BUILDING

40% of the housing here was built before 2000.

4,978

homes permitted in ten years,
2016–2025

62%

of those were in multifamily
buildings

40%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.3–1.0% to the 11,713 homes here.

35–116

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



HOME VALUE

A median home costs 5% more than Florida's.

\$377,100

median home value in West Melbourne.

West Melbourne



Florida



U.S.



THAT WAS WEST 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/west-melbourne/

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