

Market Insight

Edgewater sits along the Indian River in southern Volusia County, just south of New Smyrna Beach and a short drive from the Daytona Beach metro. Pricing estimates vary meaningfully by source and measurement method: Movoto's September 2026 snapshot puts the median list price at \$344,900, up about 4 percent year over year, with price per square foot near \$199 and homes spending a median of 143 days on market. Realtytrac's zip level data for 32132 shows a lower median sold price near \$292,700, up about 2.5 percent year over year, against a median list price of \$317,900, with active inventory up more than 50 percent year over year to 324 homes even as homes sold fell nearly 30 percent. Within specific neighborhoods, Redfin's Florida Shores data shows a \$301,000 median sale price over the three months ending June 2026, up 1.8 percent year over year, with days on market down sharply to 25 from 61 a year earlier and a Compete Score rating that pocket "somewhat competitive." Homes here are moving at a highly variable pace depending on submarket and price point, from under a month in Florida Shores to well over 100 days citywide.

For buyers, Edgewater still offers some of the most accessible pricing in the metro, with typical carrying costs around \$1,800 to \$2,000 a month at 7 percent and 20 percent down after factoring in Volusia County's roughly 19.2 mill property tax rate and homestead exemption, though the spread between \$293,000 and \$345,000 across sources means buyers should pressure test any single listing against recent closed sales rather than list price alone.

For sellers, rising active inventory citywide points to more competition than a year ago, but pockets like Florida Shores are moving quickly and staying competitive, so pricing to submarket and condition matters more than chasing a single blended average. Well maintained, updated homes continue to sell close to list even as overall days on market climb.

Given how much the numbers swing between listing based and closed sale data, and how sharply results differ by submarket within Edgewater, pulling current MLS comps segmented by neighborhood rather than relying on a single citywide average is especially important in a market this mixed.

Local Flavor

Edgewater sits along US-1 (Ridgewood Avenue/Riverside Drive) in southern Volusia County, a working residential city wedged between New Smyrna Beach and the Indian River Lagoon.

Its standout feature is the Edgewater Riverwalk, a 3.3-mile handicap accessible waterfront path along Riverside Drive connecting five parks with direct river access anchored by Menard-May Park, with its fishing pier, kayak launch, and sand boat ramp, and George Kennedy Memorial Park, offering four boatramps and its own fishing pier, both drawing anglers after redfish, snook, tarpon, speckled trout, and sheepshead in the Indian River and adjoining Mosquito Lagoon.

Dining and shopping run along Ridgewood Avenue/US-1 rather than a dense retail core — local spots like The Bakers Table, AM Cafe, Captains Bar & Grille, Filippo's Pizza, and Dustin's Bar-B-Q anchor a laid-back, home-grown food scene, alongside everyday retail such as Winn-Dixie, ALDI, and CVS; larger shopping centers and big-box retail remain more a New Smyrna Beach or Daytona Beach draw, though both are a short drive away.

Beyond the riverfront, the city is mostly older residential streets and modest commercial corridors, with newer construction filling in gradually rather than large scale development.

Schools fall under Volusia County Schools. For buyers, Edgewater's appeal is straightforward: lower home prices than beachside New Smyrna, genuine river access through public parks, piers, and boat ramps for anglers and paddlers, and a walkable riverfront lifestyle — a practical option for people prioritizing water access, value, and a slower pace over retail density or tourist traffic.