

# Indian River County Local Residential Market Metrics - Q1 2017

## Single Family Homes

### Municipalities and Census-Designated Places\*



Name of County, Municipality, or CDP*	Closed Sales	Y/Y % Chg.	Closed Sales Paid in Cash	Y/Y % Chg.	Median Sale Price	Y/Y % Chg.	Average Sale Price	Y/Y % Chg.
Indian River County	677	14.4%	309	12.0%	\$219,000	18.2%	\$308,856	3.8%
Fellsmere (City)	6	200.0%	5	150.0%	\$119,500	73.6%	\$113,761	65.2%
Florida Ridge (CDP)	64	-29.7%	24	-38.5%	\$163,750	9.2%	\$188,591	6.8%
Gifford (CDP)	33	50.0%	21	90.9%	\$292,500	20.6%	\$333,562	9.1%
Indian River Shores (Town)	11	-15.4%	7	-22.2%	\$615,500	-39.2%	\$703,775	-34.6%
Orchid (Town)	4	-20.0%	3	50.0%	\$1,220,000	-12.9%	\$1,801,250	-35.3%
Roseland (CDP)	7	250.0%	5	400.0%	\$210,000	200.0%	\$267,357	281.9%
Sebastian (City)	93	-18.4%	26	-39.5%	\$205,500	22.3%	\$203,849	11.2%
South Beach (CDP)	17	41.7%	12	140.0%	\$965,000	14.2%	\$1,211,294	6.2%
Vero Beach (City)	50	-23.1%	25	-21.9%	\$240,000	-8.6%	\$402,758	-20.6%
Vero Beach South (CDP)	77	-18.9%	24	-46.7%	\$191,750	23.9%	\$207,093	24.2%
Wabasso (CDP)	3	50.0%	2	0.0%	\$420,000	33.6%	\$508,333	61.7%
Wabasso Beach (CDP)	14	-17.6%	10	-28.6%	\$449,500	9.6%	\$535,393	25.9%
West Vero Corridor (CDP)	22	29.4%	10	66.7%	\$145,000	5.1%	\$160,473	4.1%
Windsor (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Winter Beach (CDP)	15	-11.8%	4	-55.6%	\$290,000	-4.1%	\$313,852	-1.3%

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Name of County, Municipality, or CDP*	Dollar Volume	Y/Y % Chg.	Pct. of Orig. List Price Received	Y/Y % Chg.	Median Time to Contract	Y/Y % Chg.	New Listings	Y/Y % Chg.
Indian River County	\$209.1 Million	18.7%	95.7%	0.8%	46 Days	-19.3%	1,236	10.2%
Fellsmere (City)	\$682,566	395.7%	96.2%	-4.6%	36 Days	350.0%	2	-66.7%
Florida Ridge (CDP)	\$12.1 Million	-24.9%	94.5%	-0.9%	40 Days	2.6%	12	-91.0%
Gifford (CDP)	\$11.0 Million	63.6%	93.0%	0.4%	129 Days	59.3%	0	-100.0%
Indian River Shores (Town)	\$7.7 Million	-44.6%	92.8%	-0.9%	136 Days	138.6%	2	-94.1%
Orchid (Town)	\$7.2 Million	-48.2%	81.8%	-13.8%	494 Days	1135.0%	1	-92.9%
Roseland (CDP)	\$1.9 Million	1236.8%	94.1%	19.0%	119 Days	310.3%	0	-100.0%
Sebastian (City)	\$19.0 Million	-9.3%	95.8%	0.0%	45 Days	12.5%	20	-91.5%
South Beach (CDP)	\$20.6 Million	50.4%	86.5%	-7.8%	225 Days	75.8%	3	-92.5%
Vero Beach (City)	\$20.1 Million	-38.9%	93.1%	0.9%	74 Days	-8.6%	13	-89.8%
Vero Beach South (CDP)	\$15.9 Million	0.7%	94.6%	0.2%	61 Days	17.3%	13	-91.2%
Wabasso (CDP)	\$1.5 Million	142.5%	91.3%	13.6%	368 Days	-10.7%	0	-100.0%
Wabasso Beach (CDP)	\$7.5 Million	3.7%	96.5%	3.7%	73 Days	-33.6%	2	-92.6%
West Vero Corridor (CDP)	\$3.5 Million	34.7%	92.8%	-2.8%	98 Days	139.0%	2	-93.9%
Windsor (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Winter Beach (CDP)	\$4.7 Million	-12.9%	96.8%	1.4%	102 Days	-7.3%	4	-88.9%

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Name of County, Municipality, or CDP*	New Pending Sales	Y/Y % Chg.	Pending Inventory	Y/Y % Chg.	Active Inventory	Y/Y % Chg.	Months Supply of Inventory	Y/Y % Chg.
Indian River County	1,007	22.8%	556	4.5%	1,333	-5.7%	5.6	-5.1%
Fellsmere (City)	4	300.0%	0	N/A	1	-83.3%	0.8	-90.0%
Florida Ridge (CDP)	56	-50.0%	22	-66.7%	32	-70.1%	1.2	-65.7%
Gifford (CDP)	28	3.7%	9	-47.1%	30	-64.7%	2.7	-70.3%
Indian River Shores (Town)	16	-5.9%	14	16.7%	48	-43.5%	9.0	-19.6%
Orchid (Town)	5	-44.4%	4	-42.9%	23	-30.3%	15.3	-73.0%
Roseland (CDP)	7	40.0%	2	-71.4%	15	-44.4%	7.5	-56.1%
Sebastian (City)	95	-47.2%	39	-68.3%	51	-73.6%	1.1	-71.8%
South Beach (CDP)	30	36.4%	23	27.8%	56	-44.6%	9.2	-30.8%
Vero Beach (City)	53	-36.9%	39	-26.4%	108	-44.6%	4.5	-48.9%
Vero Beach South (CDP)	55	-56.7%	20	-72.2%	46	-67.4%	1.4	-63.2%
Wabasso (CDP)	3	0.0%	2	100.0%	5	-28.6%	6.7	-68.1%
Wabasso Beach (CDP)	25	4.2%	13	0.0%	24	-36.8%	4.7	-14.5%
West Vero Corridor (CDP)	18	-21.7%	5	-70.6%	5	-83.3%	0.7	-85.1%
Windsor (CDP)	0	N/A	0	N/A	2	100.0%	0.0	-100.0%
Winter Beach (CDP)	19	-26.9%	7	-58.8%	32	-37.3%	4.9	-36.4%

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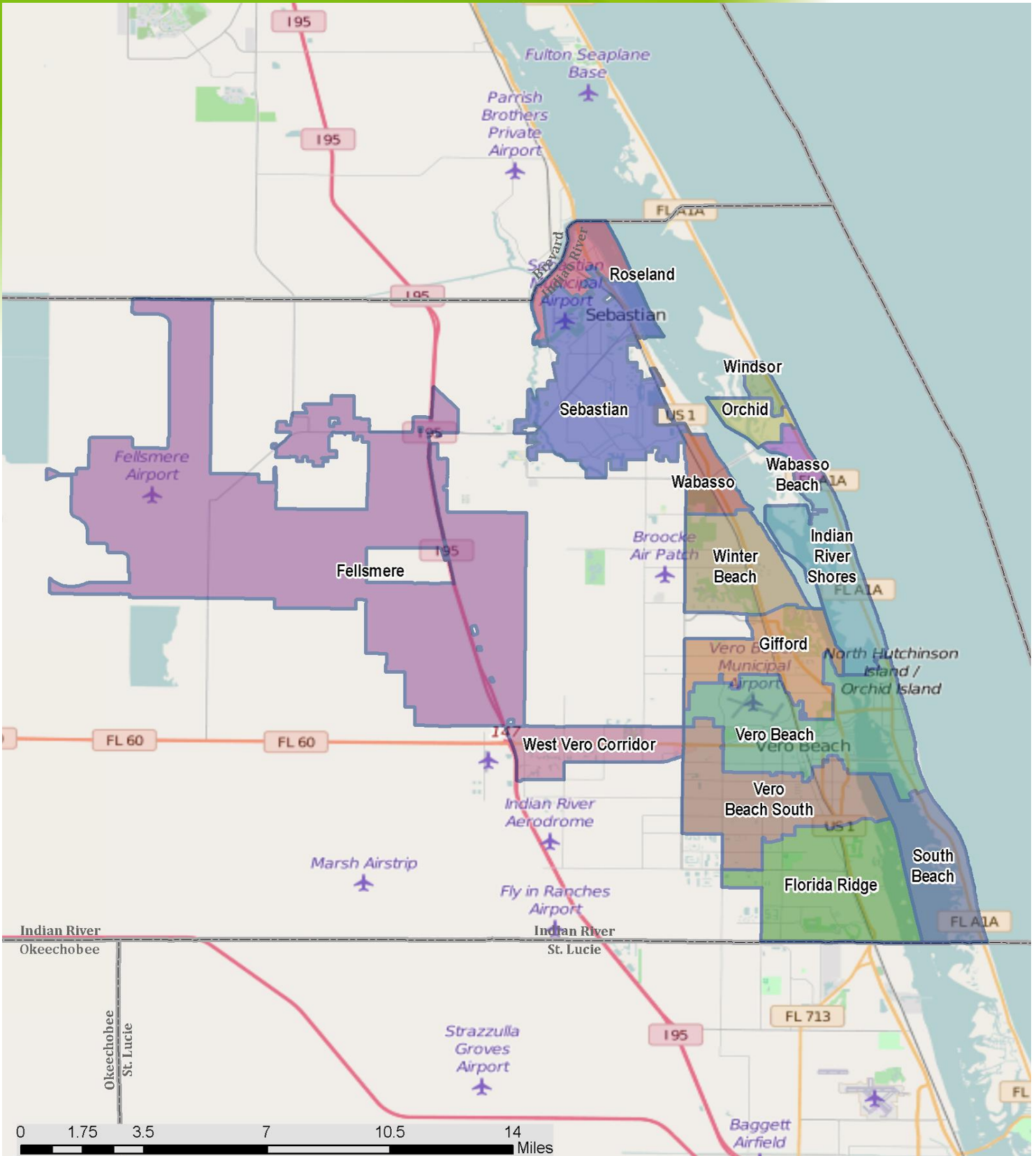
# Indian River County Local Residential Market Metrics - Q1 2017

## Reference Map

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