

# Indian River County Local Residential Market Metrics - Q2 2017

## Townhouses and Condos

### 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	251	-4.6%	190	-0.5%	\$162,500	22.2%	\$265,071	19.6%
Fellsmere (City)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Florida Ridge (CDP)	44	-8.3%	36	5.9%	\$82,500	10.4%	\$91,752	11.3%
Gifford (CDP)	31	-6.1%	23	0.0%	\$165,000	12.2%	\$242,477	14.4%
Indian River Shores (Town)	19	-20.8%	16	-11.1%	\$352,500	46.9%	\$621,237	56.5%
Orchid (Town)	1	0.0%	0	N/A	\$2,025,000	76.1%	\$2,025,000	76.1%
Roseland (CDP)	2	N/A	1	N/A	\$202,400	N/A	\$202,400	N/A
Sebastian (City)	1	0.0%	1	N/A	\$118,000	55.3%	\$118,000	55.3%
South Beach (CDP)	21	50.0%	16	23.1%	\$370,000	-0.9%	\$458,048	16.9%
Vero Beach (City)	55	-14.1%	39	-17.0%	\$212,000	-3.6%	\$269,560	-6.6%
Vero Beach South (CDP)	28	3.7%	20	-4.8%	\$107,000	39.0%	\$116,778	33.3%
Wabasso (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Wabasso Beach (CDP)	18	20.0%	13	0.0%	\$443,500	28.6%	\$494,347	22.3%
West Vero Corridor (CDP)	14	-39.1%	13	-18.8%	\$104,000	9.5%	\$107,777	13.9%
Windsor (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Winter Beach (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A

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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	\$66.5 Million	14.2%	93.6%	-0.1%	57 Days	-8.1%	260	20.9%
Fellsmere (City)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Florida Ridge (CDP)	\$4.0 Million	2.0%	94.7%	0.1%	50 Days	4.2%	42	20.0%
Gifford (CDP)	\$7.5 Million	7.5%	94.1%	-0.8%	47 Days	-7.8%	32	28.0%
Indian River Shores (Town)	\$11.8 Million	23.9%	93.2%	5.5%	153 Days	19.5%	33	57.1%
Orchid (Town)	\$2.0 Million	76.1%	85.6%	0.5%	170 Days	-63.6%	1	0.0%
Roseland (CDP)	\$404,800	N/A	78.7%	N/A	258 Days	N/A	3	200.0%
Sebastian (City)	\$118,000	55.3%	94.4%	-0.7%	15 Days	-84.2%	3	-40.0%
South Beach (CDP)	\$9.6 Million	75.4%	93.0%	-2.9%	99 Days	-2.9%	17	-10.5%
Vero Beach (City)	\$14.8 Million	-19.8%	93.8%	1.6%	71 Days	-39.8%	45	-6.3%
Vero Beach South (CDP)	\$3.3 Million	38.3%	92.9%	-0.5%	27 Days	0.0%	31	14.8%
Wabasso (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	2	N/A
Wabasso Beach (CDP)	\$8.9 Million	46.8%	93.4%	1.2%	108 Days	-22.3%	10	0.0%
West Vero Corridor (CDP)	\$1.5 Million	-30.6%	90.9%	-3.6%	42 Days	31.3%	15	0.0%
Windsor (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Winter Beach (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A

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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	216	-0.5%	91	13.8%	348	3.6%	5.4	3.8%
Fellsmere (City)	0	N/A	0	N/A	0	N/A	0.0	N/A
Florida Ridge (CDP)	35	-7.9%	9	12.5%	45	45.2%	4.2	68.0%
Gifford (CDP)	33	13.8%	15	87.5%	31	-6.1%	3.7	-14.0%
Indian River Shores (Town)	18	-21.7%	9	-30.8%	52	15.6%	10.2	7.4%
Orchid (Town)	0	N/A	0	N/A	4	33.3%	16.0	-11.1%
Roseland (CDP)	3	N/A	1	N/A	9	800.0%	27.0	575.0%
Sebastian (City)	2	0.0%	1	0.0%	2	-66.7%	2.2	-60.0%
South Beach (CDP)	12	33.3%	5	66.7%	37	12.1%	10.1	32.9%
Vero Beach (City)	39	-26.4%	23	-4.2%	80	-20.0%	5.3	-17.2%
Vero Beach South (CDP)	25	13.6%	10	66.7%	25	0.0%	3.4	0.0%
Wabasso (CDP)	0	N/A	0	N/A	2	-33.3%	0.0	N/A
Wabasso Beach (CDP)	13	8.3%	2	-71.4%	27	22.7%	8.3	1.2%
West Vero Corridor (CDP)	17	-5.6%	9	28.6%	16	-11.1%	3.1	-3.1%
Windsor (CDP)	0	N/A	0	N/A	0	N/A	0.0	N/A
Winter Beach (CDP)	0	N/A	0	N/A	0	N/A	0.0	N/A

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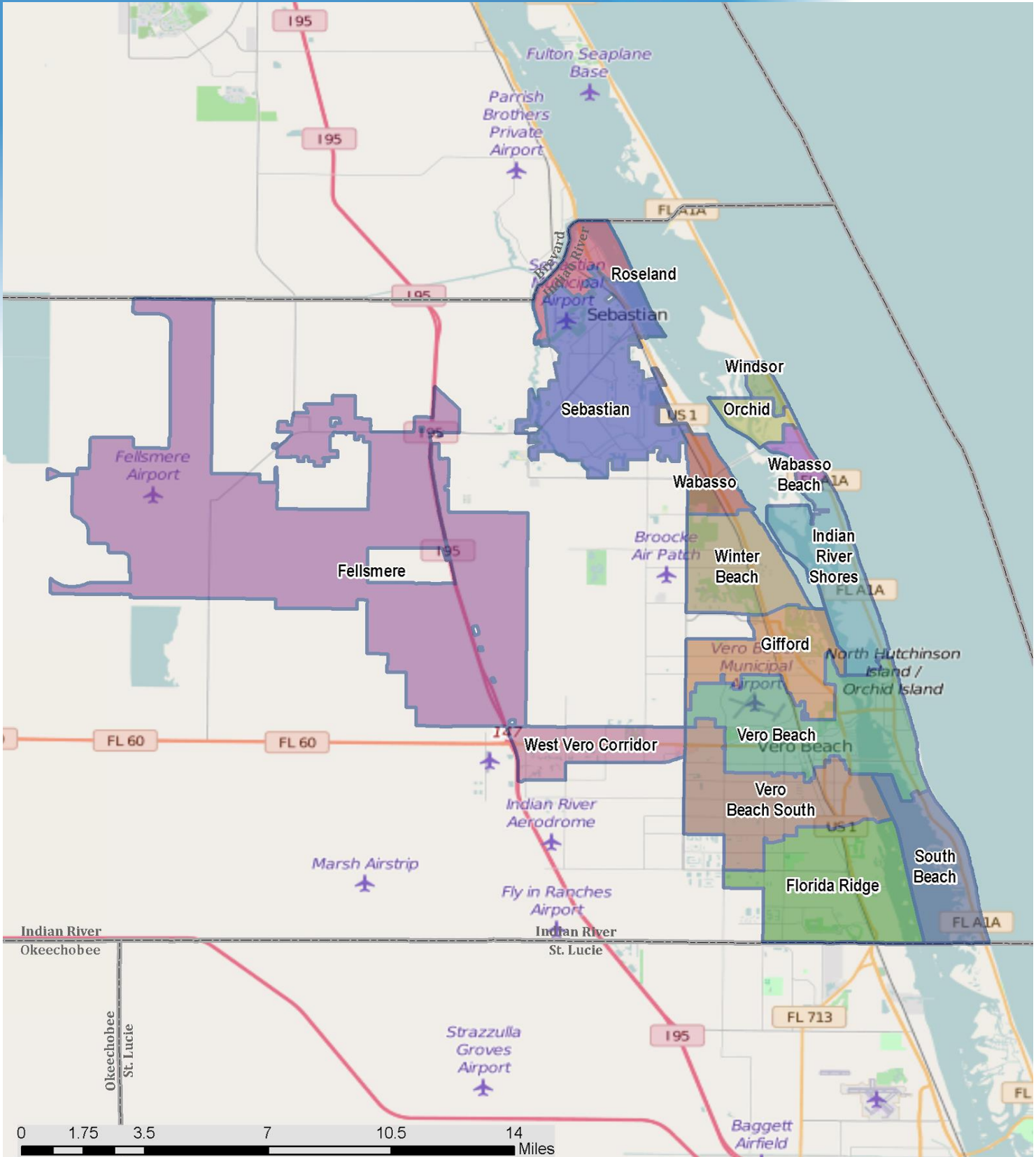
# Indian River County Local Residential Market Metrics - Q2 2017

## Reference Map

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