

Indian River County Local Residential Market Metrics - Q3 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	742	-3.8%	258	-17.0%	\$230,000	15.0%	\$368,069	37.8%
Fellsmere (City)	4	-42.9%	1	-66.7%	\$171,750	13.7%	\$174,988	22.7%
Florida Ridge (CDP)	90	20.0%	26	30.0%	\$170,000	-0.1%	\$184,860	-1.8%
Gifford (CDP)	28	-36.4%	18	-30.8%	\$280,000	22.3%	\$290,218	-9.8%
Indian River Shores (Town)	21	61.5%	12	20.0%	\$825,000	7.1%	\$934,024	7.2%
Orchid (Town)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Roseland (CDP)	4	-42.9%	3	-25.0%	\$486,800	39.1%	\$576,650	64.9%
Sebastian (City)	153	-13.1%	45	-18.2%	\$209,950	16.6%	\$231,482	23.5%
South Beach (CDP)	27	17.4%	12	0.0%	\$832,500	34.3%	\$1,405,831	86.7%
Vero Beach (City)	68	-29.9%	32	-28.9%	\$380,000	90.5%	\$829,222	146.2%
Vero Beach South (CDP)	111	-1.8%	34	-17.1%	\$207,000	6.2%	\$214,802	1.6%
Wabasso (CDP)	3	-25.0%	1	-50.0%	\$390,000	22.6%	\$533,333	68.0%
Wabasso Beach (CDP)	14	16.7%	8	33.3%	\$475,000	13.8%	\$458,421	3.5%
West Vero Corridor (CDP)	18	-25.0%	6	-25.0%	\$156,500	-0.9%	\$172,361	7.9%
Windsor (CDP)	1	N/A	1	N/A	\$762,500	N/A	\$762,500	N/A
Winter Beach (CDP)	19	35.7%	7	0.0%	\$290,500	-12.0%	\$283,659	-10.1%

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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	\$273.1 Million	32.7%	96.0%	0.8%	47 Days	2.2%	790	-13.1%
Fellsmere (City)	\$699,952	-29.9%	99.2%	2.8%	31 Days	-71.0%	7	600.0%
Florida Ridge (CDP)	\$16.6 Million	17.9%	95.8%	0.3%	21 Days	-51.2%	115	19.8%
Gifford (CDP)	\$8.1 Million	-42.6%	93.7%	1.7%	71 Days	-10.1%	35	-23.9%
Indian River Shores (Town)	\$19.6 Million	73.2%	91.0%	-2.5%	223 Days	93.9%	10	-58.3%
Orchid (Town)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	4	0.0%
Roseland (CDP)	\$2.3 Million	-5.8%	81.9%	-12.2%	201 Days	570.0%	6	-45.5%
Sebastian (City)	\$35.4 Million	7.3%	97.7%	1.6%	28 Days	-17.6%	176	-7.4%
South Beach (CDP)	\$38.0 Million	119.1%	91.9%	1.7%	233 Days	64.1%	24	14.3%
Vero Beach (City)	\$56.4 Million	72.6%	94.0%	3.6%	97 Days	59.0%	77	-21.4%
Vero Beach South (CDP)	\$23.8 Million	-0.2%	96.3%	0.4%	38 Days	15.2%	118	-7.1%
Wabasso (CDP)	\$1.6 Million	26.0%	88.8%	6.1%	349 Days	100.6%	1	-50.0%
Wabasso Beach (CDP)	\$6.4 Million	20.8%	95.3%	0.5%	70 Days	0.0%	16	33.3%
West Vero Corridor (CDP)	\$3.1 Million	-19.1%	95.5%	-0.1%	36 Days	-18.2%	15	-59.5%
Windsor (CDP)	\$762,500	N/A	91.3%	N/A	226 Days	N/A	1	0.0%
Winter Beach (CDP)	\$5.4 Million	22.0%	94.3%	-1.8%	85 Days	6.3%	25	-21.9%

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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	715	-9.5%	389	-12.8%	1,148	3.1%	4.5	-8.2%
Fellsmere (City)	3	0.0%	2	100.0%	9	800.0%	9.0	900.0%
Florida Ridge (CDP)	110	23.6%	47	-17.5%	108	40.3%	3.6	33.3%
Gifford (CDP)	26	-38.1%	19	58.3%	81	22.7%	6.8	4.6%
Indian River Shores (Town)	15	-16.7%	11	-31.3%	58	-18.3%	8.8	-38.0%
Orchid (Town)	1	-66.7%	1	-66.7%	37	27.6%	27.8	19.8%
Roseland (CDP)	2	-60.0%	1	-50.0%	21	0.0%	11.0	0.0%
Sebastian (City)	153	-11.0%	65	-36.9%	140	18.6%	2.8	16.7%
South Beach (CDP)	25	38.9%	16	100.0%	70	-20.5%	8.7	-33.1%
Vero Beach (City)	63	-27.6%	41	-2.4%	154	-13.5%	6.0	-20.0%
Vero Beach South (CDP)	107	-2.7%	59	22.9%	129	20.6%	3.5	12.9%
Wabasso (CDP)	0	-100.0%	0	-100.0%	6	-14.3%	8.0	-23.8%
Wabasso Beach (CDP)	9	0.0%	6	0.0%	38	22.6%	6.3	12.5%
West Vero Corridor (CDP)	19	-17.4%	7	-12.5%	9	-71.0%	1.2	-73.3%
Windsor (CDP)	1	N/A	0	N/A	2	-33.3%	12.0	N/A
Winter Beach (CDP)	21	-16.0%	15	-21.1%	44	-13.7%	6.4	-19.0%

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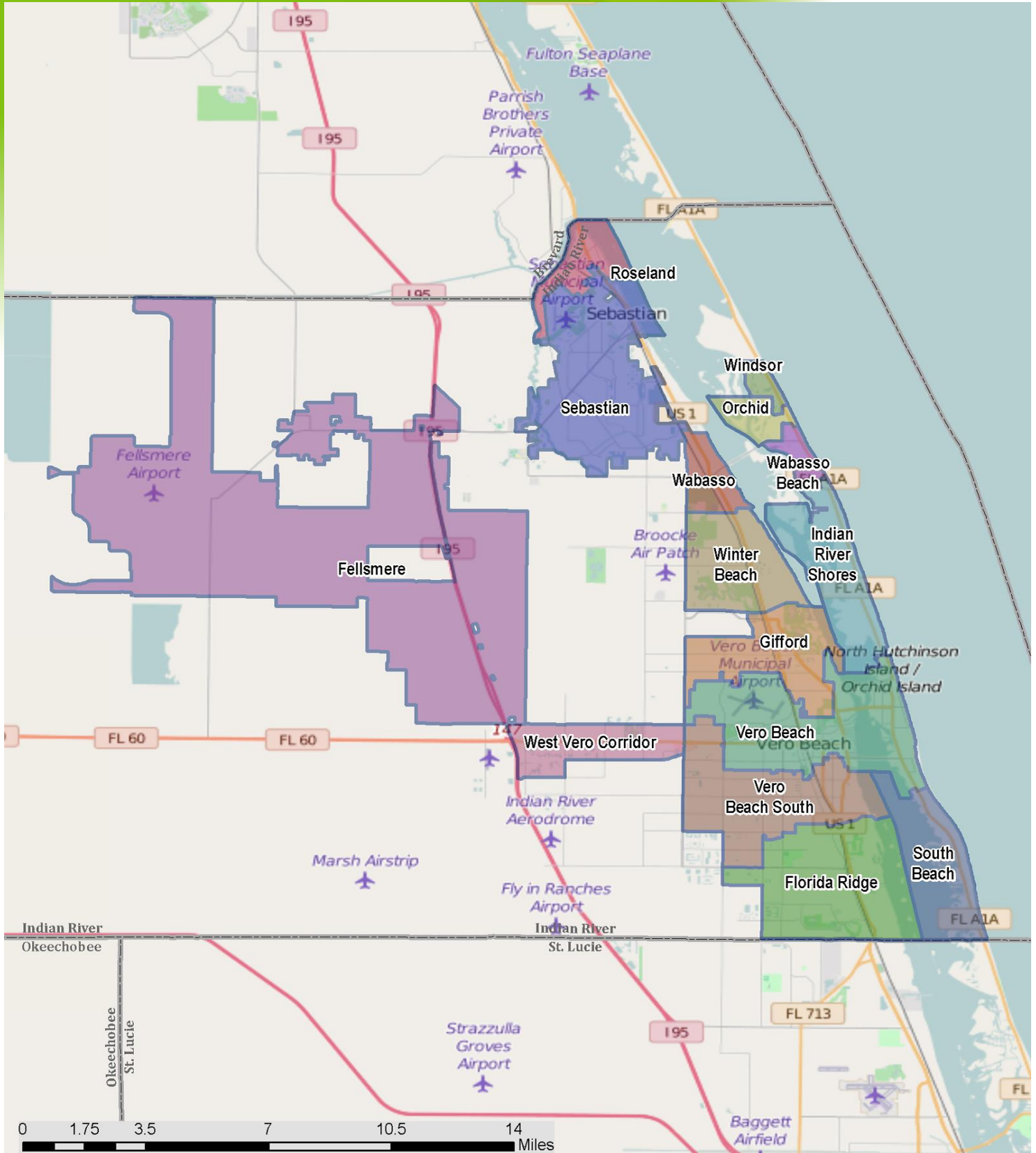
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Reference Map

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