

Indian River County Local Residential Market Metrics - Q4 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	732	12.4%	292	8.6%	\$227,000	10.7%	\$309,894	10.7%
Fellsmere (City)	5	400.0%	4	300.0%	\$80,000	23.1%	\$109,400	68.3%
Florida Ridge (CDP)	101	34.7%	35	-2.8%	\$169,900	16.2%	\$185,292	18.3%
Gifford (CDP)	41	51.9%	27	80.0%	\$272,000	18.3%	\$302,401	22.7%
Indian River Shores (Town)	8	-63.6%	2	-84.6%	\$742,500	12.9%	\$1,054,215	16.0%
Orchid (Town)	3	-40.0%	2	-33.3%	\$1,150,000	25.7%	\$1,158,917	11.6%
Roseland (CDP)	5	N/A	1	N/A	\$264,450	N/A	\$285,270	N/A
Sebastian (City)	141	1.4%	54	12.5%	\$210,000	8.2%	\$213,860	5.2%
South Beach (CDP)	20	66.7%	10	100.0%	\$750,000	44.0%	\$1,018,500	55.7%
Vero Beach (City)	74	2.8%	33	-10.8%	\$337,000	41.0%	\$541,534	22.3%
Vero Beach South (CDP)	119	36.8%	44	46.7%	\$195,450	8.0%	\$214,883	3.3%
Wabasso (CDP)	1	N/A	0	N/A	\$470,000	N/A	\$470,000	N/A
Wabasso Beach (CDP)	12	-7.7%	9	12.5%	\$466,500	11.7%	\$574,625	37.4%
West Vero Corridor (CDP)	13	-45.8%	7	-50.0%	\$170,000	28.8%	\$170,523	26.2%
Windsor (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Winter Beach (CDP)	23	-4.2%	6	0.0%	\$307,500	-6.1%	\$333,497	-1.8%

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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	\$226.8 Million	24.5%	95.7%	0.1%	49 Days	19.5%	926	2.5%
Fellsmere (City)	\$547,000	741.5%	94.1%	44.5%	117 Days	0.0%	3	-40.0%
Florida Ridge (CDP)	\$18.7 Million	59.3%	96.4%	0.1%	36 Days	38.5%	97	-11.0%
Gifford (CDP)	\$12.4 Million	86.3%	94.0%	-2.0%	70 Days	-23.9%	36	0.0%
Indian River Shores (Town)	\$8.4 Million	-57.8%	95.1%	1.7%	278 Days	48.7%	35	9.4%
Orchid (Town)	\$3.5 Million	-33.0%	89.4%	1.6%	115 Days	-45.0%	4	-55.6%
Roseland (CDP)	\$1.4 Million	N/A	92.9%	N/A	81 Days	N/A	9	-18.2%
Sebastian (City)	\$30.2 Million	6.7%	96.6%	-0.2%	36 Days	33.3%	187	1.6%
South Beach (CDP)	\$20.4 Million	159.4%	93.3%	5.3%	112 Days	-30.9%	31	19.2%
Vero Beach (City)	\$40.1 Million	25.7%	93.3%	2.6%	82 Days	39.0%	110	19.6%
Vero Beach South (CDP)	\$25.6 Million	41.3%	95.9%	-0.6%	42 Days	35.5%	123	10.8%
Wabasso (CDP)	\$470,000	N/A	89.5%	N/A	868 Days	N/A	1	-50.0%
Wabasso Beach (CDP)	\$6.9 Million	26.8%	96.1%	0.8%	36 Days	-29.4%	25	-30.6%
West Vero Corridor (CDP)	\$2.2 Million	-31.7%	96.8%	1.6%	20 Days	-48.7%	17	-19.0%
Windsor (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	3	200.0%
Winter Beach (CDP)	\$7.7 Million	-5.9%	96.7%	1.5%	63 Days	-32.3%	23	-30.3%

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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	746	12.7%	340	-3.7%	1,176	-3.7%	4.5	-13.5%
Fellsmere (City)	5	66.7%	0	-100.0%	2	-33.3%	1.5	-50.0%
Florida Ridge (CDP)	100	19.0%	37	-21.3%	103	5.1%	3.2	-5.9%
Gifford (CDP)	39	14.7%	15	-16.7%	72	7.5%	5.5	-16.7%
Indian River Shores (Town)	12	-42.9%	12	20.0%	79	9.7%	14.6	11.5%
Orchid (Town)	1	-80.0%	0	-100.0%	36	12.5%	30.9	53.0%
Roseland (CDP)	4	0.0%	1	-80.0%	21	-4.5%	9.0	-35.3%
Sebastian (City)	138	1.5%	50	-29.6%	146	-1.4%	2.9	-3.3%
South Beach (CDP)	20	17.6%	13	30.0%	74	-16.9%	8.5	-45.9%
Vero Beach (City)	81	22.7%	47	34.3%	172	-3.4%	6.7	-4.3%
Vero Beach South (CDP)	122	18.4%	53	-1.9%	113	5.6%	2.9	-6.5%
Wabasso (CDP)	1	0.0%	1	0.0%	4	-60.0%	4.8	-68.0%
Wabasso Beach (CDP)	13	30.0%	9	125.0%	49	-5.8%	8.3	-15.3%
West Vero Corridor (CDP)	14	-54.8%	5	-58.3%	12	-45.5%	1.8	-41.9%
Windsor (CDP)	0	N/A	0	N/A	5	66.7%	30.0	N/A
Winter Beach (CDP)	22	83.3%	11	120.0%	44	-27.9%	6.4	-28.9%

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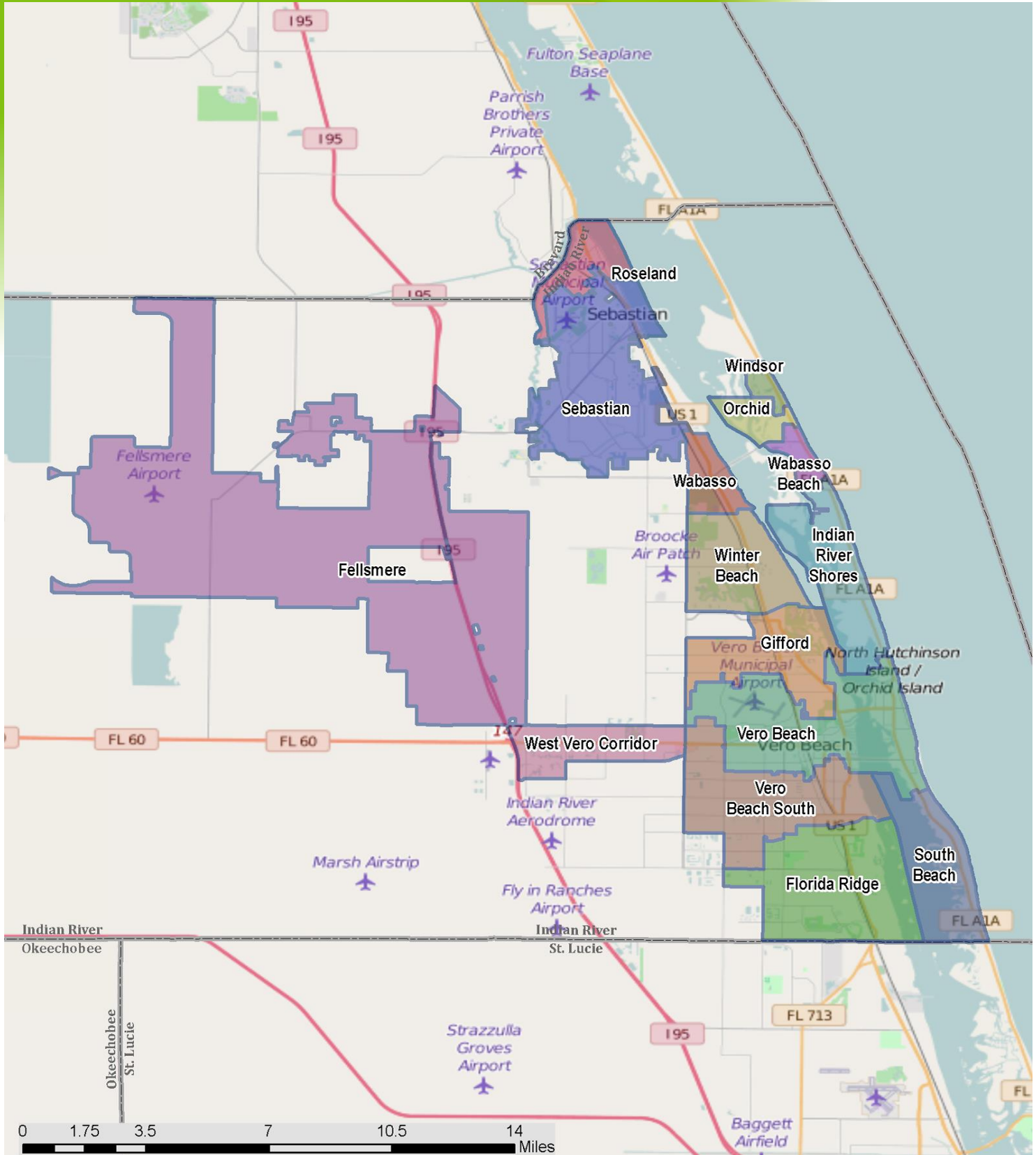
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Reference Map

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