

Indian River County Local Residential Market Metrics - Q1 2018

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	705	4.1%	271	-12.3%	\$233,000	6.4%	\$334,122	8.2%
Fellsmere (City)	0	-100.0%	0	-100.0%	(No Sales)	N/A	(No Sales)	N/A
Florida Ridge (CDP)	95	3.3%	28	-22.2%	\$185,000	15.6%	\$206,610	13.2%
Gifford (CDP)	16	-55.6%	9	-60.9%	\$320,000	5.2%	\$352,056	1.3%
Indian River Shores (Town)	19	58.3%	11	37.5%	\$720,000	0.5%	\$1,059,540	47.5%
Orchid (Town)	1	-75.0%	1	-66.7%	\$850,000	-30.3%	\$850,000	-52.8%
Roseland (CDP)	4	-55.6%	3	-57.1%	\$360,000	71.4%	\$367,475	44.0%
Sebastian (City)	131	-1.5%	47	-2.1%	\$212,000	1.9%	\$214,107	5.3%
South Beach (CDP)	18	-10.0%	10	-23.1%	\$665,000	-31.1%	\$879,222	-25.8%
Vero Beach (City)	92	29.6%	53	35.9%	\$295,000	24.5%	\$590,880	30.2%
Vero Beach South (CDP)	120	15.4%	28	-31.7%	\$197,000	6.5%	\$208,542	3.5%
Wabasso (CDP)	3	-25.0%	2	0.0%	\$310,000	-19.0%	\$281,668	-31.7%
Wabasso Beach (CDP)	13	-23.5%	7	-46.2%	\$520,000	15.8%	\$526,769	0.5%
West Vero Corridor (CDP)	13	-56.7%	4	-75.0%	\$174,500	9.1%	\$183,962	7.5%
Windsor (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Winter Beach (CDP)	19	11.8%	7	40.0%	\$310,000	6.0%	\$325,476	1.1%

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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	\$235.6 Million	12.7%	95.8%	0.1%	46 Days	0.0%	1,374	11.2%
Fellsmere (City)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	3	0.0%
Florida Ridge (CDP)	\$19.6 Million	16.8%	95.9%	0.0%	43 Days	59.3%	158	36.2%
Gifford (CDP)	\$5.6 Million	-55.0%	91.9%	-1.5%	140 Days	11.1%	60	-6.3%
Indian River Shores (Town)	\$20.1 Million	133.5%	93.1%	0.5%	82 Days	-34.4%	50	16.3%
Orchid (Town)	\$850,000	-88.2%	89.5%	9.4%	561 Days	13.6%	14	55.6%
Roseland (CDP)	\$1.5 Million	-36.0%	86.2%	-10.6%	188 Days	129.3%	5	-54.5%
Sebastian (City)	\$28.0 Million	3.7%	96.6%	0.2%	36 Days	0.0%	272	7.1%
South Beach (CDP)	\$15.8 Million	-33.2%	91.7%	4.6%	171 Days	-6.0%	48	2.1%
Vero Beach (City)	\$54.4 Million	68.7%	94.6%	0.9%	53 Days	12.8%	171	31.5%
Vero Beach South (CDP)	\$25.0 Million	19.4%	96.5%	1.7%	35 Days	-7.9%	179	1.7%
Wabasso (CDP)	\$845,004	-48.8%	96.2%	4.9%	19 Days	-91.3%	6	200.0%
Wabasso Beach (CDP)	\$6.8 Million	-23.1%	91.8%	-4.9%	62 Days	14.8%	37	48.0%
West Vero Corridor (CDP)	\$2.4 Million	-53.4%	97.0%	2.6%	58 Days	-22.7%	19	-24.0%
Windsor (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Winter Beach (CDP)	\$6.2 Million	13.0%	96.2%	-0.6%	86 Days	-12.2%	36	33.3%

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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	979	-2.8%	510	-8.3%	1,440	8.0%	5.5	-1.8%
Fellsmere (City)	1	-80.0%	1	N/A	2	100.0%	2.7	285.7%
Florida Ridge (CDP)	118	-1.7%	52	-5.5%	127	56.8%	3.9	39.3%
Gifford (CDP)	30	-34.8%	26	0.0%	104	35.1%	9.2	35.3%
Indian River Shores (Town)	32	39.1%	24	20.0%	91	1.1%	15.2	-8.4%
Orchid (Town)	9	28.6%	8	33.3%	43	30.3%	46.9	113.2%
Roseland (CDP)	6	-53.8%	2	-60.0%	18	-10.0%	9.4	2.2%
Sebastian (City)	218	2.3%	92	-11.5%	182	13.8%	3.6	16.1%
South Beach (CDP)	28	-24.3%	20	-23.1%	90	-6.3%	10.5	-30.9%
Vero Beach (City)	111	8.8%	61	-9.0%	209	6.1%	7.6	0.0%
Vero Beach South (CDP)	161	26.8%	81	28.6%	118	-13.2%	2.9	-25.6%
Wabasso (CDP)	2	-50.0%	0	-100.0%	7	0.0%	9.3	10.7%
Wabasso Beach (CDP)	20	-35.5%	13	-23.5%	65	44.4%	11.6	38.1%
West Vero Corridor (CDP)	20	-35.5%	10	-9.1%	10	-47.4%	1.9	-17.4%
Windsor (CDP)	0	N/A	0	N/A	2	-33.3%	12.0	N/A
Winter Beach (CDP)	25	-10.7%	12	-7.7%	50	-13.8%	7.1	-17.4%

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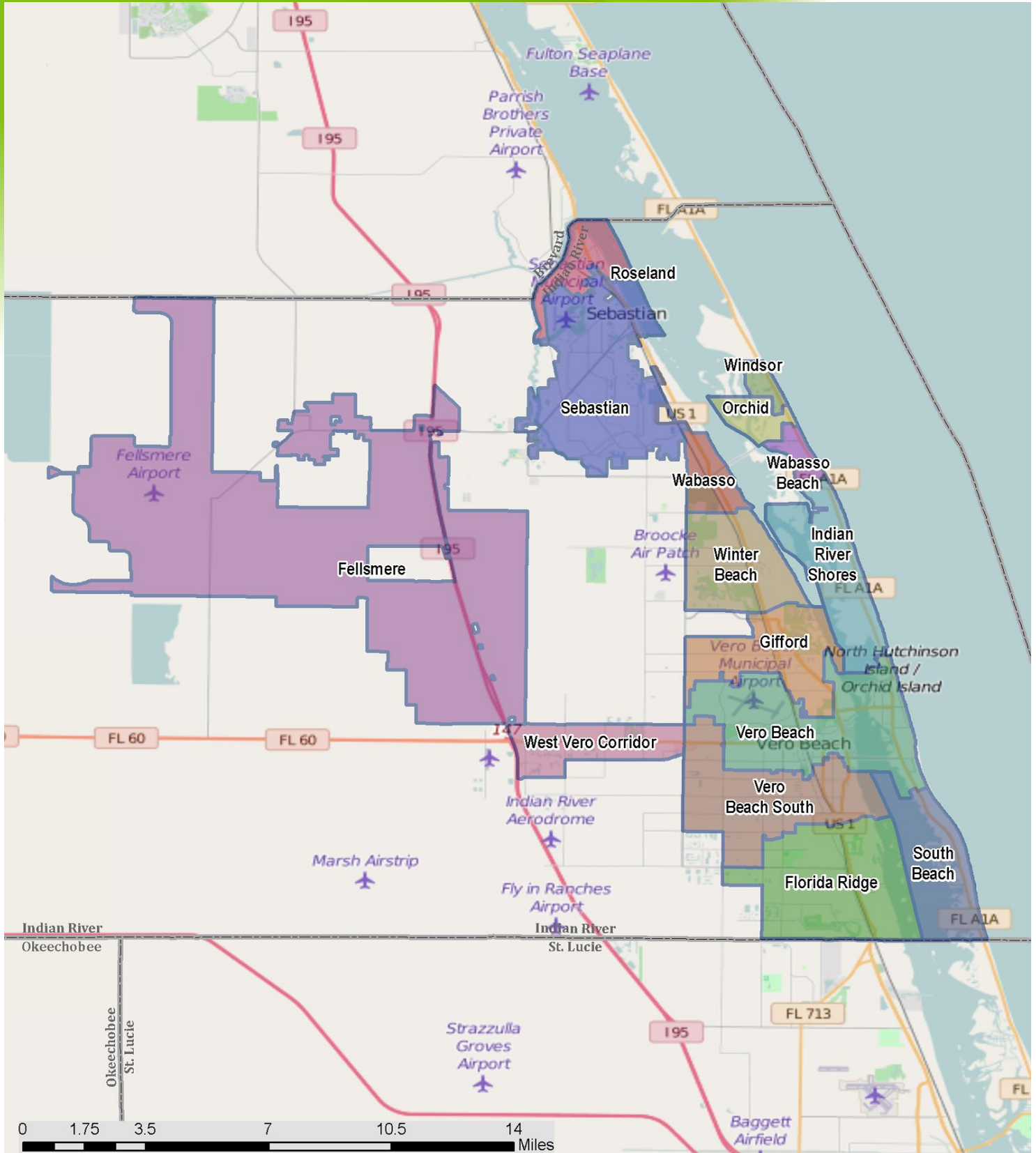
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Reference Map

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