

Indian River County Local Residential Market Metrics - Q4 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	173	1.2%	114	-13.0%	\$137,750	11.5%	\$202,380	-4.0%
Fellsmere (City)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Florida Ridge (CDP)	40	29.0%	25	0.0%	\$80,000	15.9%	\$94,491	27.5%
Gifford (CDP)	25	25.0%	16	-11.1%	\$151,000	0.7%	\$217,232	-3.6%
Indian River Shores (Town)	8	-55.6%	7	-46.2%	\$360,000	21.6%	\$330,688	-32.1%
Orchid (Town)	0	-100.0%	0	-100.0%	(No Sales)	N/A	(No Sales)	N/A
Roseland (CDP)	3	200.0%	2	100.0%	\$213,000	63.8%	\$208,167	60.1%
Sebastian (City)	0	-100.0%	0	N/A	(No Sales)	N/A	(No Sales)	N/A
South Beach (CDP)	8	14.3%	8	33.3%	\$570,000	86.9%	\$556,875	53.8%
Vero Beach (City)	31	-13.9%	21	-22.2%	\$220,000	54.4%	\$279,951	5.2%
Vero Beach South (CDP)	17	-32.0%	9	-57.1%	\$124,500	66.0%	\$124,530	52.0%
Wabasso (CDP)	1	N/A	0	N/A	\$81,900	N/A	\$81,900	N/A
Wabasso Beach (CDP)	8	100.0%	5	150.0%	\$261,250	5.6%	\$362,250	2.2%
West Vero Corridor (CDP)	17	13.3%	15	87.5%	\$112,000	6.7%	\$114,094	9.7%
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	\$35.0 Million	-2.9%	95.3%	1.9%	56 Days	-11.1%	241	9.5%
Fellsmere (City)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Florida Ridge (CDP)	\$3.8 Million	64.5%	94.2%	0.0%	66 Days	127.6%	42	16.7%
Gifford (CDP)	\$5.4 Million	20.5%	96.3%	5.6%	28 Days	-53.3%	34	25.9%
Indian River Shores (Town)	\$2.6 Million	-69.8%	92.5%	-0.4%	110 Days	-24.1%	20	66.7%
Orchid (Town)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	1	-50.0%
Roseland (CDP)	\$624,501	380.4%	91.7%	-4.4%	229 Days	1247.1%	1	-66.7%
Sebastian (City)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	3	0.0%
South Beach (CDP)	\$4.5 Million	75.8%	95.8%	3.7%	73 Days	-45.1%	14	7.7%
Vero Beach (City)	\$8.7 Million	-9.4%	95.0%	1.9%	39 Days	-60.6%	65	20.4%
Vero Beach South (CDP)	\$2.1 Million	3.4%	95.9%	2.5%	81 Days	65.3%	12	-45.5%
Wabasso (CDP)	\$81,900	N/A	91.1%	N/A	121 Days	N/A	0	N/A
Wabasso Beach (CDP)	\$2.9 Million	104.4%	95.5%	-0.4%	85 Days	-40.6%	19	137.5%
West Vero Corridor (CDP)	\$1.9 Million	24.4%	92.5%	-2.1%	25 Days	-50.0%	19	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	1	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	171	-2.8%	68	-21.8%	326	-0.9%	4.9	-9.3%
Fellsmere (City)	0	N/A	0	N/A	0	N/A	0.0	N/A
Florida Ridge (CDP)	37	27.6%	13	44.4%	29	-12.1%	2.5	-19.4%
Gifford (CDP)	22	-18.5%	5	-72.2%	34	6.3%	3.5	-18.6%
Indian River Shores (Town)	8	-33.3%	5	-28.6%	46	9.5%	11.0	31.0%
Orchid (Town)	2	N/A	2	N/A	1	-75.0%	4.0	-83.3%
Roseland (CDP)	1	N/A	0	N/A	2	-66.7%	2.4	-93.3%
Sebastian (City)	1	-50.0%	1	-50.0%	3	200.0%	7.2	380.0%
South Beach (CDP)	12	71.4%	9	80.0%	34	-2.9%	9.1	-4.2%
Vero Beach (City)	35	-16.7%	17	-29.2%	106	6.0%	7.1	4.4%
Vero Beach South (CDP)	19	-26.9%	6	-25.0%	21	10.5%	2.9	7.4%
Wabasso (CDP)	2	N/A	0	N/A	0	N/A	0.0	N/A
Wabasso Beach (CDP)	8	100.0%	3	50.0%	30	30.4%	9.0	13.9%
West Vero Corridor (CDP)	14	-17.6%	4	-50.0%	11	-31.3%	2.1	-27.6%
Windsor (CDP)	0	N/A	0	N/A	0	N/A	0.0	N/A
Winter Beach (CDP)	1	N/A	1	N/A	3	N/A	0.0	N/A

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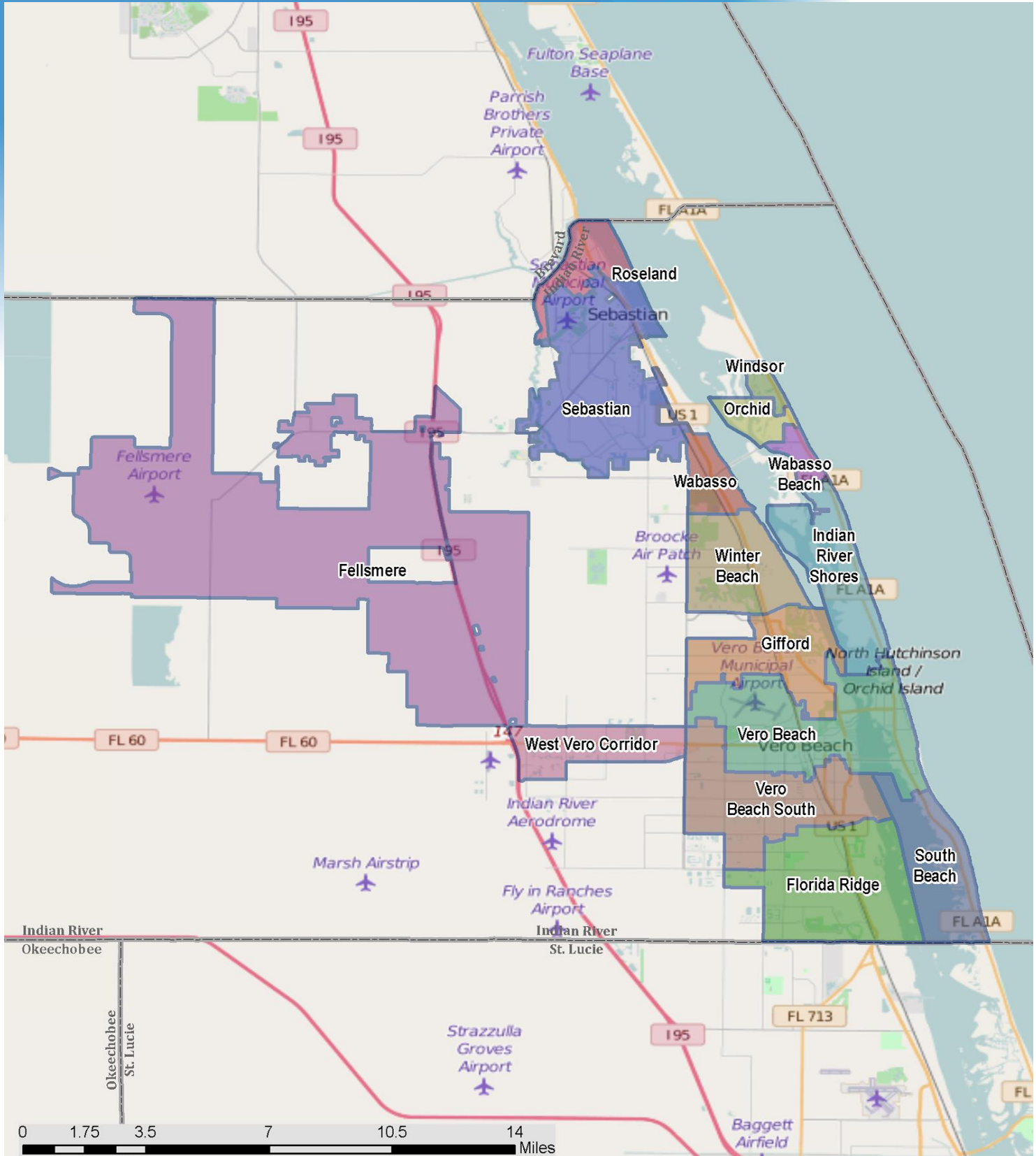
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Reference Map

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