

Indian River County Local Residential Market Metrics - 2017

Townhouses and Condos

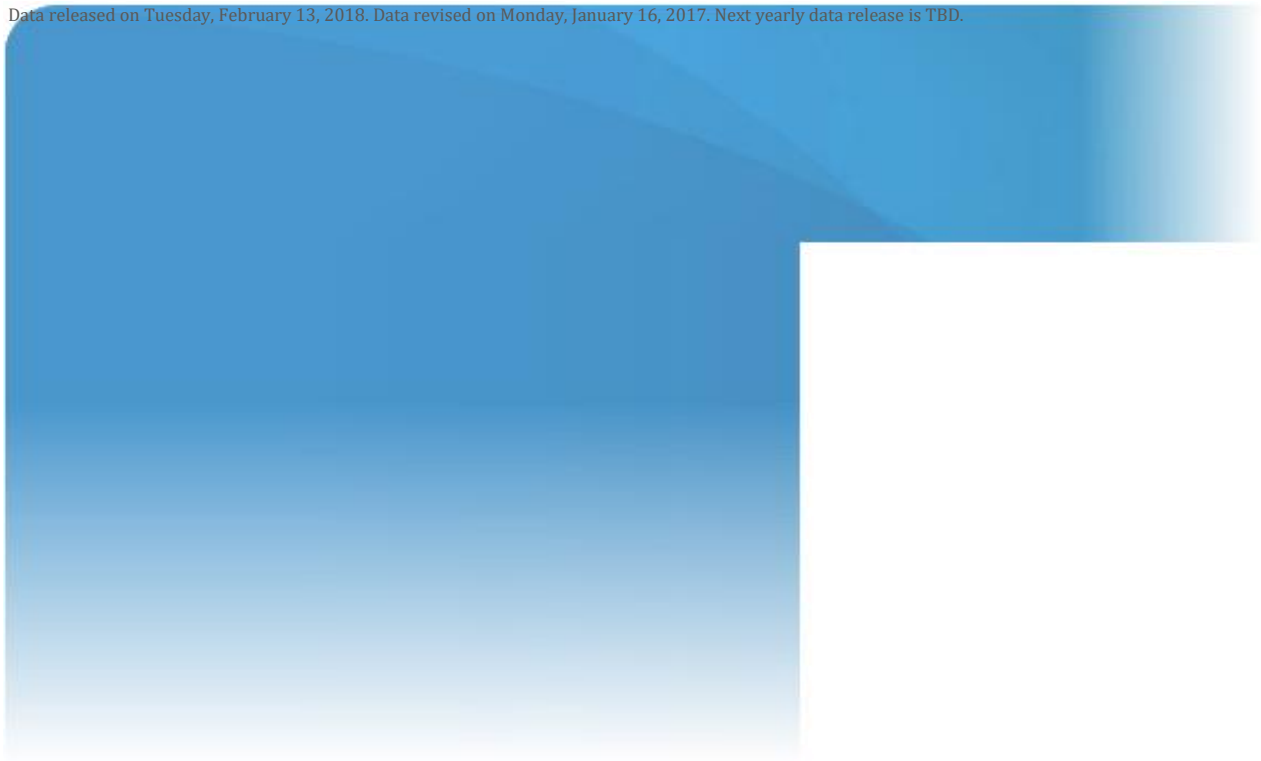
Municipalities and Census-Designated Places*



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	796	8.2%	580	5.6%	\$136,000	6.7%	\$243,564	11.8%
Fellsmere (City)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Florida Ridge (CDP)	138	7.0%	107	5.9%	\$80,000	9.6%	\$90,239	10.6%
Gifford (CDP)	115	29.2%	86	26.5%	\$150,000	5.9%	\$220,114	0.2%
Indian River Shores (Town)	50	-16.7%	41	-2.4%	\$372,250	48.9%	\$660,314	68.8%
Orchid (Town)	3	50.0%	0	-100.0%	\$1,862,500	56.2%	\$1,579,167	32.4%
Roseland (CDP)	10	400.0%	8	300.0%	\$209,000	13.0%	\$204,530	10.6%
Sebastian (City)	5	-37.5%	1	0.0%	\$86,900	3.5%	\$105,180	-9.8%
South Beach (CDP)	45	2.3%	36	0.0%	\$370,000	-0.9%	\$446,941	6.1%
Vero Beach (City)	178	1.1%	126	-1.6%	\$184,500	-10.7%	\$286,633	1.4%
Vero Beach South (CDP)	87	1.2%	58	-18.3%	\$103,000	37.3%	\$107,291	28.5%
Wabasso (CDP)	1	N/A	0	N/A	\$81,900	N/A	\$81,900	N/A
Wabasso Beach (CDP)	40	14.3%	31	14.8%	\$425,000	23.2%	\$469,810	6.8%
West Vero Corridor (CDP)	63	-6.0%	51	6.3%	\$110,000	15.8%	\$107,996	12.7%
Windsor (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Winter Beach (CDP)	0	-100.0%	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	\$193.9 Million	20.9%	94.2%	0.6%	54 Days	-10.0%	996	7.3%
Fellsmere (City)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Florida Ridge (CDP)	\$12.5 Million	18.3%	95.7%	2.1%	40 Days	-13.0%	176	18.1%
Gifford (CDP)	\$25.3 Million	29.5%	94.1%	-0.4%	49 Days	-9.3%	123	4.2%
Indian River Shores (Town)	\$33.0 Million	40.7%	92.5%	1.3%	132 Days	14.8%	88	15.8%
Orchid (Town)	\$4.7 Million	98.6%	85.6%	-5.2%	183 Days	-38.6%	3	-25.0%
Roseland (CDP)	\$2.0 Million	452.8%	91.4%	-6.7%	184 Days	1944.4%	12	100.0%
Sebastian (City)	\$525,900	-43.6%	96.5%	1.3%	88 Days	12.8%	7	-46.2%
South Beach (CDP)	\$20.1 Million	8.6%	94.4%	1.0%	98 Days	36.1%	56	-5.1%
Vero Beach (City)	\$51.0 Million	2.5%	94.3%	1.8%	45 Days	-50.5%	222	1.8%
Vero Beach South (CDP)	\$9.3 Million	30.0%	95.0%	0.1%	42 Days	35.5%	112	17.9%
Wabasso (CDP)	\$81,900	N/A	91.1%	N/A	121 Days	N/A	2	100.0%
Wabasso Beach (CDP)	\$18.8 Million	22.0%	93.8%	1.3%	108 Days	0.9%	60	46.3%
West Vero Corridor (CDP)	\$6.8 Million	5.9%	91.9%	-1.8%	49 Days	-2.0%	63	-30.0%
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	3	N/A

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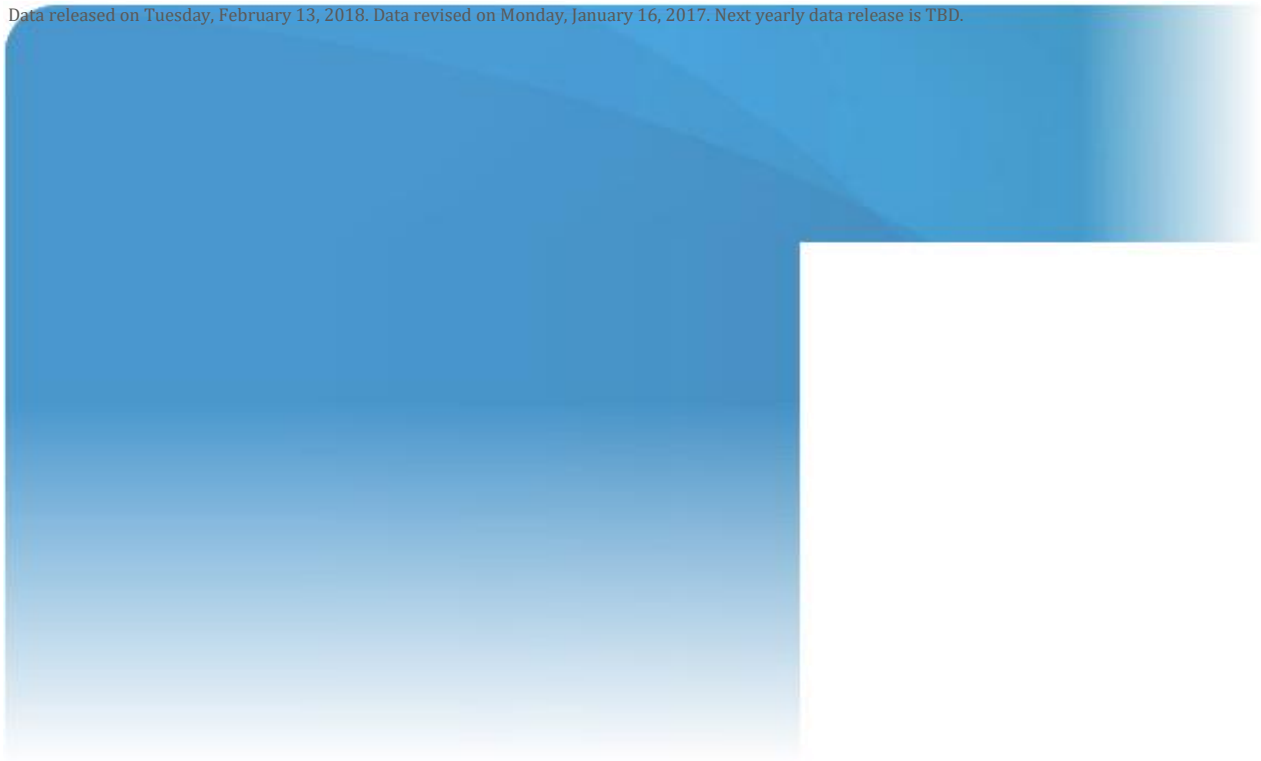
Municipalities and Census-Designated Places*



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	819	4.2%	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)	146	6.6%	13	44.4%	29	-12.1%	2.5	-19.4%
Gifford (CDP)	117	12.5%	5	-72.2%	34	6.3%	3.5	-18.6%
Indian River Shores (Town)	52	-20.0%	5	-28.6%	46	9.5%	11.0	31.0%
Orchid (Town)	4	100.0%	2	N/A	1	-75.0%	4.0	-83.3%
Roseland (CDP)	13	1200.0%	0	N/A	2	-66.7%	2.4	-93.3%
Sebastian (City)	4	-60.0%	1	-50.0%	3	200.0%	7.2	380.0%
South Beach (CDP)	46	21.1%	9	80.0%	34	-2.9%	9.1	-4.2%
Vero Beach (City)	173	-10.8%	17	-29.2%	106	6.0%	7.1	4.4%
Vero Beach South (CDP)	97	10.2%	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)	42	35.5%	3	50.0%	30	30.4%	9.0	13.9%
West Vero Corridor (CDP)	59	-18.1%	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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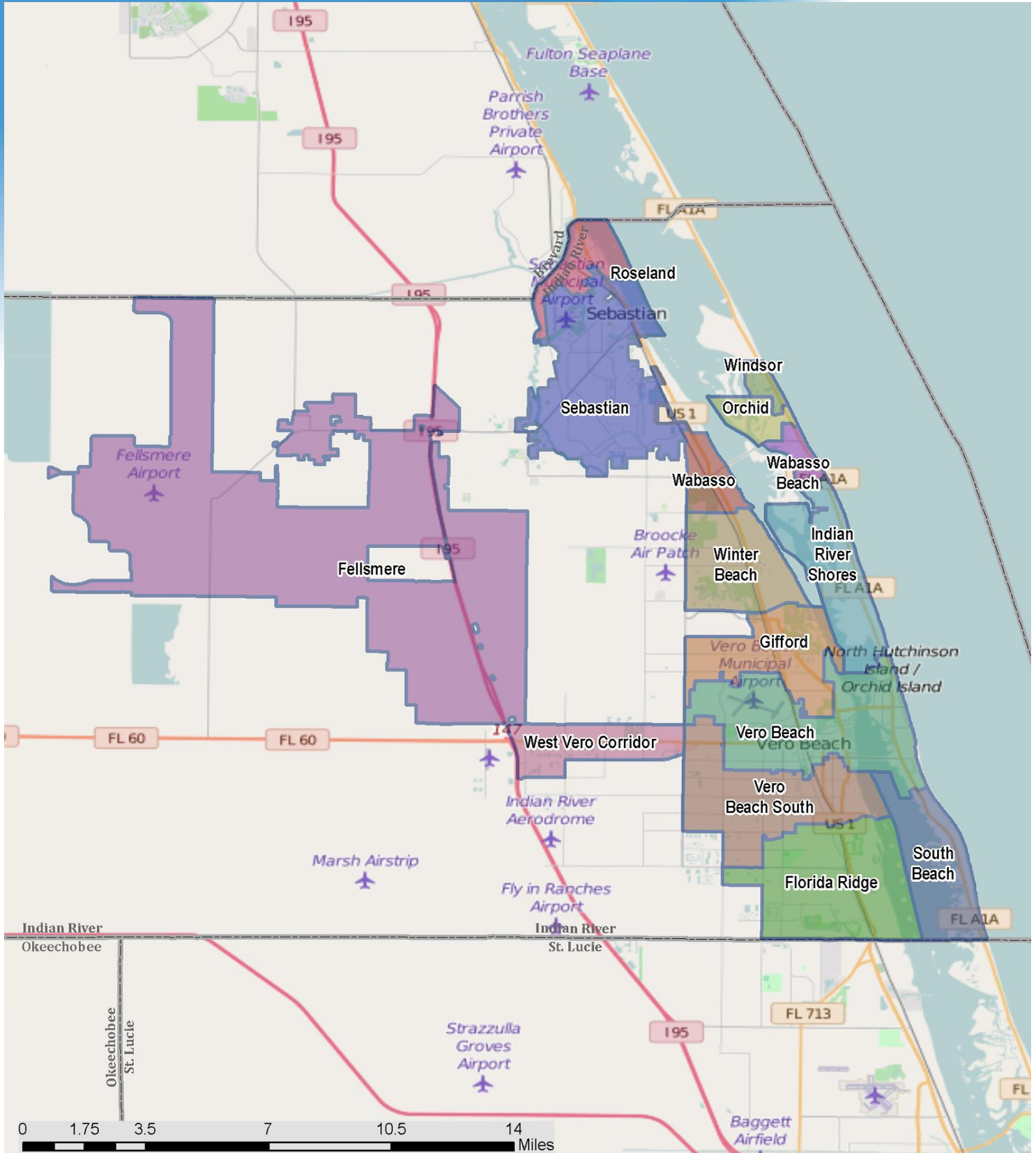
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Reference Map

Municipalities and Census-Designated Places*



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