

# Indian River County Local Residential Market Metrics - Q2 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	990	3.1%	392	-1.0%	\$240,000	3.3%	\$352,372	0.8%
Fellsmere (City)	2	N/A	1	N/A	\$295,000	N/A	\$295,000	N/A
Florida Ridge (CDP)	133	30.4%	46	27.8%	\$190,000	5.6%	\$205,450	-7.4%
Gifford (CDP)	39	-23.5%	18	-51.4%	\$339,500	50.9%	\$365,592	19.7%
Indian River Shores (Town)	29	20.8%	22	37.5%	\$1,065,000	26.4%	\$1,253,569	0.3%
Orchid (Town)	9	28.6%	6	50.0%	\$1,000,000	-24.5%	\$1,162,667	-11.8%
Roseland (CDP)	7	-30.0%	1	-87.5%	\$460,000	151.4%	\$524,143	111.3%
Sebastian (City)	190	5.6%	58	5.5%	\$220,000	14.0%	\$225,709	10.9%
South Beach (CDP)	35	-7.9%	21	10.5%	\$750,000	-14.3%	\$926,143	-34.9%
Vero Beach (City)	110	14.6%	68	54.5%	\$325,000	1.2%	\$535,210	20.9%
Vero Beach South (CDP)	144	5.9%	45	-19.6%	\$190,000	-4.5%	\$214,795	-1.7%
Wabasso (CDP)	3	50.0%	3	200.0%	\$165,000	-64.5%	\$165,000	-64.5%
Wabasso Beach (CDP)	24	-14.3%	15	-28.6%	\$428,750	3.9%	\$664,017	59.8%
West Vero Corridor (CDP)	18	-10.0%	9	50.0%	\$170,000	4.0%	\$184,586	-2.0%
Windsor (CDP)	0	-100.0%	0	-100.0%	(No Sales)	N/A	(No Sales)	N/A
Winter Beach (CDP)	25	8.7%	11	37.5%	\$316,296	-1.2%	\$313,127	-0.9%

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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	\$348.8 Million	3.9%	95.7%	0.8%	46 Days	-8.0%	1,119	5.6%
Fellsmere (City)	\$590,000	N/A	97.3%	N/A	57 Days	N/A	7	16.7%
Florida Ridge (CDP)	\$27.3 Million	20.8%	96.7%	1.2%	29 Days	-27.5%	151	11.9%
Gifford (CDP)	\$14.3 Million	-8.4%	94.6%	2.7%	62 Days	34.8%	40	-25.9%
Indian River Shores (Town)	\$36.4 Million	21.2%	92.1%	0.3%	99 Days	-36.5%	22	69.2%
Orchid (Town)	\$10.5 Million	13.4%	93.1%	1.2%	297 Days	230.0%	2	-50.0%
Roseland (CDP)	\$3.7 Million	47.9%	92.9%	0.8%	43 Days	4.9%	10	0.0%
Sebastian (City)	\$42.9 Million	17.1%	96.3%	-0.1%	44 Days	18.9%	249	29.7%
South Beach (CDP)	\$32.4 Million	-40.0%	92.6%	1.6%	106 Days	-24.3%	22	-33.3%
Vero Beach (City)	\$58.9 Million	38.6%	93.5%	0.8%	69 Days	11.3%	97	10.2%
Vero Beach South (CDP)	\$30.9 Million	4.1%	96.7%	2.4%	31 Days	0.0%	162	-9.0%
Wabasso (CDP)	\$495,000	-46.7%	91.7%	1.3%	48 Days	-82.2%	5	150.0%
Wabasso Beach (CDP)	\$15.9 Million	37.0%	95.0%	2.4%	103 Days	-22.0%	29	7.4%
West Vero Corridor (CDP)	\$3.3 Million	-11.8%	97.3%	2.9%	15 Days	-69.4%	22	-4.3%
Windsor (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Winter Beach (CDP)	\$7.8 Million	7.7%	91.9%	-6.3%	86 Days	48.3%	28	-3.4%

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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	1,025	4.5%	458	-7.5%	1,306	5.6%	4.9	0.0%
Fellsmere (City)	3	-40.0%	2	-33.3%	5	66.7%	5.5	129.2%
Florida Ridge (CDP)	144	60.0%	56	27.3%	118	7.3%	3.4	-10.5%
Gifford (CDP)	33	-32.7%	20	-25.9%	96	33.3%	9.3	69.1%
Indian River Shores (Town)	21	-4.5%	14	-12.5%	72	2.9%	11.2	-5.1%
Orchid (Town)	4	100.0%	4	N/A	38	18.8%	35.1	46.3%
Roseland (CDP)	6	-33.3%	1	-50.0%	18	-14.3%	10.8	11.3%
Sebastian (City)	225	15.4%	93	-3.1%	180	41.7%	3.5	45.8%
South Beach (CDP)	30	0.0%	12	-29.4%	75	-15.7%	9.0	-21.7%
Vero Beach (City)	96	4.3%	43	-8.5%	171	1.8%	6.0	0.0%
Vero Beach South (CDP)	138	-14.3%	66	-12.0%	120	-11.1%	2.9	-21.6%
Wabasso (CDP)	5	0.0%	2	-66.7%	7	40.0%	8.4	40.0%
Wabasso Beach (CDP)	19	-26.9%	9	-30.8%	53	17.8%	10.1	31.2%
West Vero Corridor (CDP)	17	-32.0%	8	-11.1%	13	-23.5%	2.5	19.0%
Windsor (CDP)	0	-100.0%	0	N/A	3	200.0%	36.0	200.0%
Winter Beach (CDP)	24	14.3%	8	-20.0%	43	-17.3%	6.0	-25.0%

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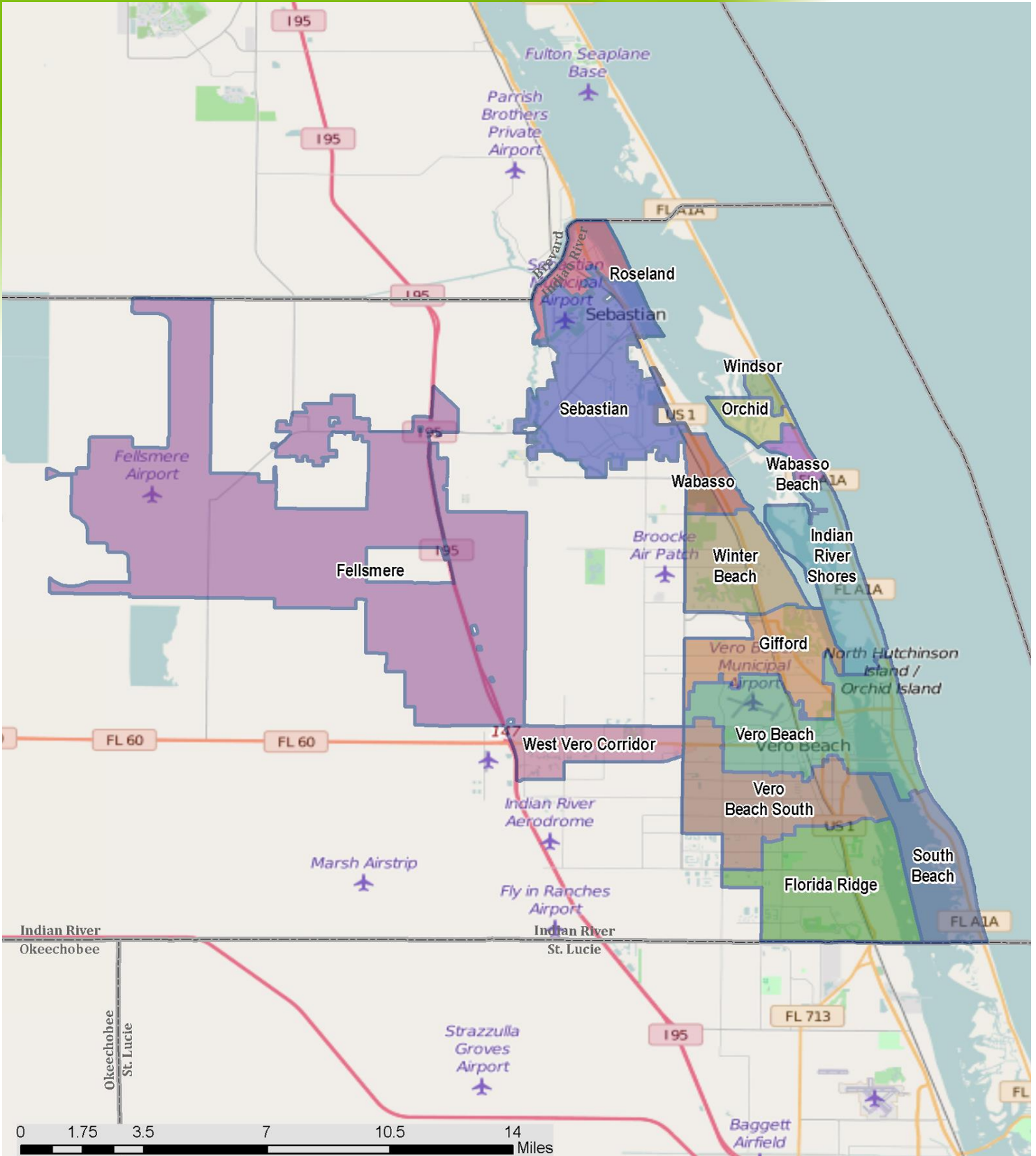
# Indian River County Local Residential Market Metrics - Q2 2018

## Reference Map

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