

Indian River County Local Residential Market Metrics - Q2 2018

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	265	5.6%	195	2.6%	\$160,000	-1.5%	\$287,399	8.4%
Fellsmere (City)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Florida Ridge (CDP)	41	-6.8%	28	-22.2%	\$90,000	9.1%	\$100,140	9.1%
Gifford (CDP)	23	-25.8%	18	-21.7%	\$179,000	8.5%	\$240,529	-0.8%
Indian River Shores (Town)	19	0.0%	17	6.3%	\$317,000	-10.1%	\$501,631	-19.3%
Orchid (Town)	3	200.0%	2	N/A	\$2,200,000	8.6%	\$1,933,333	-4.5%
Roseland (CDP)	2	0.0%	2	100.0%	\$217,500	7.5%	\$217,500	7.5%
Sebastian (City)	4	300.0%	3	200.0%	\$109,875	-6.9%	\$115,500	-2.1%
South Beach (CDP)	20	-4.8%	19	18.8%	\$430,000	16.2%	\$456,679	-0.3%
Vero Beach (City)	55	0.0%	39	0.0%	\$210,000	-0.9%	\$397,380	47.4%
Vero Beach South (CDP)	41	46.4%	29	45.0%	\$112,500	5.1%	\$115,733	-0.9%
Wabasso (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Wabasso Beach (CDP)	20	11.1%	18	38.5%	\$286,950	-35.3%	\$441,770	-10.6%
West Vero Corridor (CDP)	17	21.4%	12	-7.7%	\$120,000	15.4%	\$114,941	6.6%
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	\$76.2 Million	14.5%	94.9%	1.4%	38 Days	-33.3%	262	0.8%
Fellsmere (City)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Florida Ridge (CDP)	\$4.1 Million	1.7%	95.7%	1.1%	17 Days	-66.0%	49	16.7%
Gifford (CDP)	\$5.5 Million	-26.4%	89.0%	-5.4%	72 Days	53.2%	23	-28.1%
Indian River Shores (Town)	\$9.5 Million	-19.3%	89.7%	-3.8%	136 Days	-11.1%	26	-21.2%
Orchid (Town)	\$5.8 Million	186.4%	91.9%	7.4%	279 Days	64.1%	1	0.0%
Roseland (CDP)	\$435,000	7.5%	95.7%	21.6%	23 Days	-91.1%	3	0.0%
Sebastian (City)	\$462,000	291.5%	97.0%	2.8%	28 Days	86.7%	5	66.7%
South Beach (CDP)	\$9.1 Million	-5.0%	93.9%	1.0%	76 Days	-23.2%	11	-35.3%
Vero Beach (City)	\$21.9 Million	47.4%	93.9%	0.1%	24 Days	-66.2%	63	40.0%
Vero Beach South (CDP)	\$4.7 Million	45.1%	93.6%	0.8%	26 Days	-3.7%	31	0.0%
Wabasso (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	-100.0%
Wabasso Beach (CDP)	\$8.8 Million	-0.7%	94.6%	1.3%	68 Days	-37.0%	16	60.0%
West Vero Corridor (CDP)	\$2.0 Million	29.5%	95.5%	5.1%	38 Days	-9.5%	11	-26.7%
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	239	10.6%	102	12.1%	360	3.4%	5.5	1.9%
Fellsmere (City)	0	N/A	0	N/A	0	N/A	0.0	N/A
Florida Ridge (CDP)	45	28.6%	17	88.9%	38	-15.6%	3.0	-28.6%
Gifford (CDP)	25	-24.2%	12	-20.0%	37	19.4%	5.0	35.1%
Indian River Shores (Town)	17	-5.6%	10	11.1%	46	-11.5%	10.6	3.9%
Orchid (Town)	0	N/A	0	N/A	4	0.0%	12.0	-25.0%
Roseland (CDP)	3	0.0%	1	0.0%	4	-55.6%	4.4	-83.7%
Sebastian (City)	4	100.0%	1	0.0%	2	0.0%	3.0	36.4%
South Beach (CDP)	12	0.0%	3	-40.0%	40	8.1%	9.1	-9.9%
Vero Beach (City)	49	25.6%	24	4.3%	105	31.3%	7.8	47.2%
Vero Beach South (CDP)	28	12.0%	10	0.0%	23	-8.0%	2.9	-14.7%
Wabasso (CDP)	0	N/A	0	N/A	0	-100.0%	0.0	N/A
Wabasso Beach (CDP)	16	23.1%	8	300.0%	28	3.7%	7.6	-8.4%
West Vero Corridor (CDP)	21	23.5%	10	11.1%	12	-25.0%	2.4	-22.6%
Windsor (CDP)	0	N/A	0	N/A	0	N/A	0.0	N/A
Winter Beach (CDP)	1	N/A	1	N/A	1	N/A	6.0	N/A

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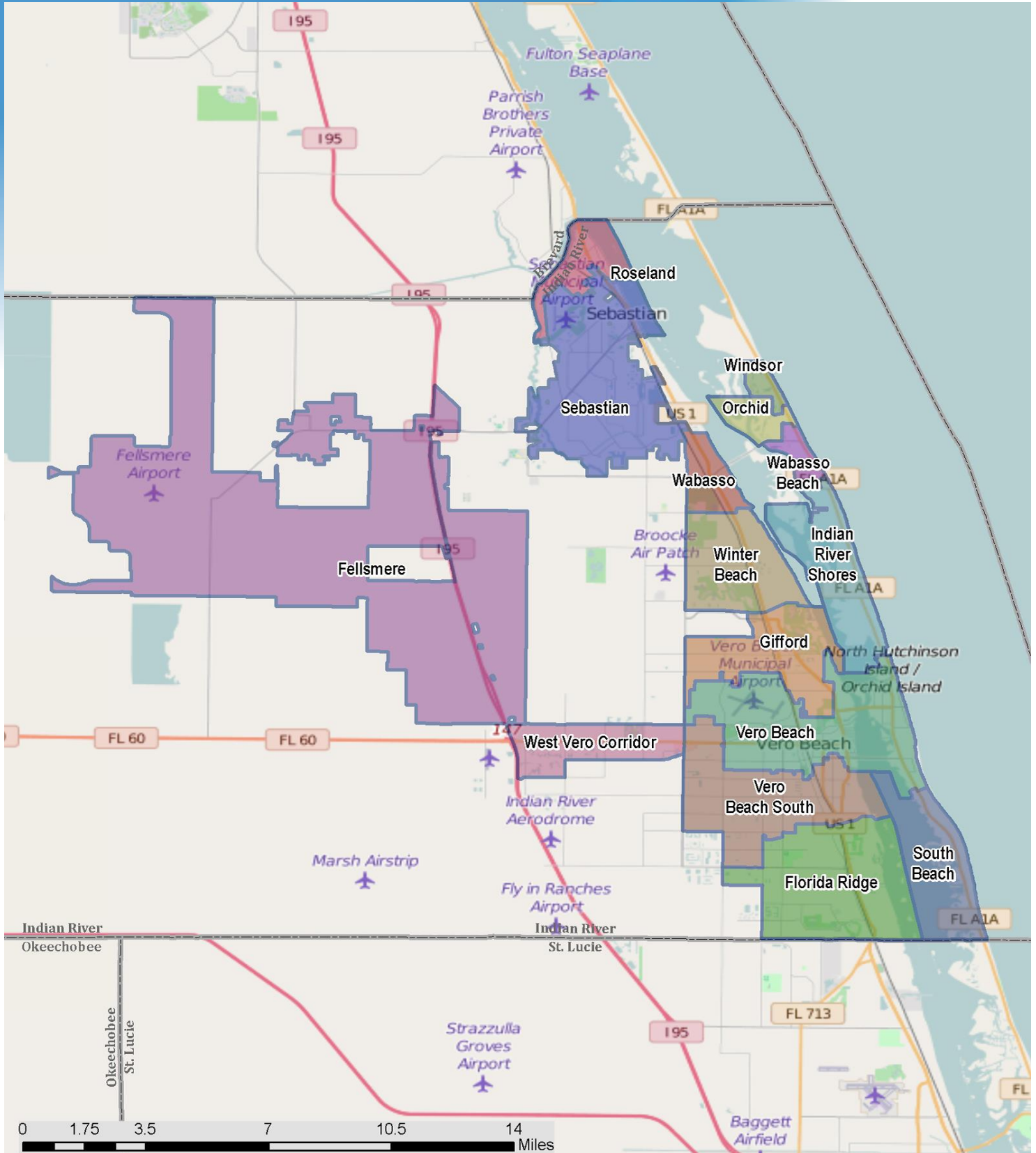
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Reference Map

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