

# Indian River County Local Residential Market Metrics - 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	3,182	2.2%	1,203	-4.1%	\$239,000	5.8%	\$337,330	0.5%
Fellsmere (City)	10	-37.5%	3	-72.7%	\$145,000	14.2%	\$261,600	113.0%
Florida Ridge (CDP)	419	8.8%	124	-6.8%	\$185,000	8.8%	\$203,115	4.6%
Gifford (CDP)	127	-18.6%	61	-41.9%	\$331,500	22.8%	\$370,429	18.9%
Indian River Shores (Town)	71	9.2%	46	21.1%	\$927,500	13.5%	\$1,122,034	9.4%
Orchid (Town)	16	14.3%	11	22.2%	\$1,160,000	-6.3%	\$1,200,188	-15.6%
Roseland (CDP)	14	-50.0%	4	-78.9%	\$290,000	30.0%	\$422,057	38.9%
Sebastian (City)	600	-1.2%	200	-1.0%	\$221,250	7.9%	\$228,165	7.1%
South Beach (CDP)	92	-12.4%	54	0.0%	\$750,000	-11.8%	\$1,048,181	-19.1%
Vero Beach (City)	347	12.3%	179	20.9%	\$300,000	6.0%	\$525,950	-5.1%
Vero Beach South (CDP)	481	2.3%	149	-14.9%	\$204,750	3.9%	\$218,969	2.8%
Wabasso (CDP)	9	-10.0%	6	50.0%	\$270,000	-33.3%	\$273,334	-41.2%
Wabasso Beach (CDP)	61	-14.1%	38	-25.5%	\$464,500	5.0%	\$577,671	21.1%
West Vero Corridor (CDP)	63	-22.2%	26	-25.7%	\$173,750	9.3%	\$187,908	7.0%
Windsor (CDP)	0	-100.0%	0	-100.0%	(No Sales)	N/A	(No Sales)	N/A
Winter Beach (CDP)	78	-4.9%	31	19.2%	\$316,240	5.4%	\$316,483	0.6%

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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	\$1.1 Billion	2.7%	95.5%	0.0%	50 Days	4.2%	4,564	13.1%
Fellsmere (City)	\$2.6 Million	33.1%	100.0%	5.5%	6 Days	-82.4%	19	0.0%
Florida Ridge (CDP)	\$85.1 Million	13.8%	96.2%	0.3%	34 Days	17.2%	502	8.2%
Gifford (CDP)	\$47.0 Million	-3.2%	93.8%	0.5%	122 Days	71.8%	179	-7.3%
Indian River Shores (Town)	\$79.7 Million	19.5%	92.2%	-0.2%	120 Days	-35.5%	107	4.9%
Orchid (Town)	\$19.2 Million	-3.5%	89.5%	0.3%	369 Days	98.4%	22	4.8%
Roseland (CDP)	\$5.9 Million	-30.6%	88.3%	-5.0%	46 Days	-32.4%	25	-30.6%
Sebastian (City)	\$136.9 Million	5.9%	96.2%	-0.5%	48 Days	37.1%	797	-2.1%
South Beach (CDP)	\$96.4 Million	-29.1%	90.2%	-1.6%	218 Days	45.3%	87	-36.0%
Vero Beach (City)	\$182.5 Million	6.6%	92.9%	-0.6%	73 Days	4.3%	400	-2.0%
Vero Beach South (CDP)	\$105.3 Million	5.2%	96.2%	0.9%	35 Days	-7.9%	542	-9.4%
Wabasso (CDP)	\$2.5 Million	-47.1%	91.7%	1.4%	42 Days	-87.3%	13	116.7%
Wabasso Beach (CDP)	\$35.2 Million	4.1%	93.7%	-0.4%	125 Days	43.7%	93	-1.1%
West Vero Corridor (CDP)	\$11.8 Million	-16.8%	96.1%	1.4%	34 Days	-22.7%	93	16.3%
Windsor (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	3	-25.0%
Winter Beach (CDP)	\$24.7 Million	-4.3%	93.7%	-3.2%	86 Days	22.9%	119	12.3%

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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	3,502	1.1%	336	-1.2%	1,493	27.0%	5.6	24.4%
Fellsmere (City)	10	-44.4%	2	N/A	3	50.0%	3.6	140.0%
Florida Ridge (CDP)	439	4.5%	24	-35.1%	67	-35.0%	1.9	-40.6%
Gifford (CDP)	138	-13.8%	16	6.7%	68	-5.6%	6.4	16.4%
Indian River Shores (Town)	70	-4.1%	7	-41.7%	58	-26.6%	9.8	-32.9%
Orchid (Town)	22	100.0%	4	N/A	31	-13.9%	23.3	-24.6%
Roseland (CDP)	16	-46.7%	2	100.0%	21	0.0%	18.0	100.0%
Sebastian (City)	712	1.1%	45	-10.0%	114	-21.9%	2.3	-20.7%
South Beach (CDP)	91	-18.8%	6	-53.8%	50	-32.4%	6.5	-23.5%
Vero Beach (City)	340	0.6%	22	-53.2%	124	-27.9%	4.3	-35.8%
Vero Beach South (CDP)	507	-2.3%	42	-20.8%	79	-30.1%	2.0	-31.0%
Wabasso (CDP)	10	0.0%	0	-100.0%	6	50.0%	8.0	66.7%
Wabasso Beach (CDP)	67	-15.2%	7	-22.2%	41	-16.3%	8.1	-2.4%
West Vero Corridor (CDP)	78	-12.4%	12	140.0%	21	75.0%	4.0	122.2%
Windsor (CDP)	0	-100.0%	0	N/A	3	-40.0%	0.0	-100.0%
Winter Beach (CDP)	87	-5.4%	5	-54.5%	43	-2.3%	6.6	3.1%

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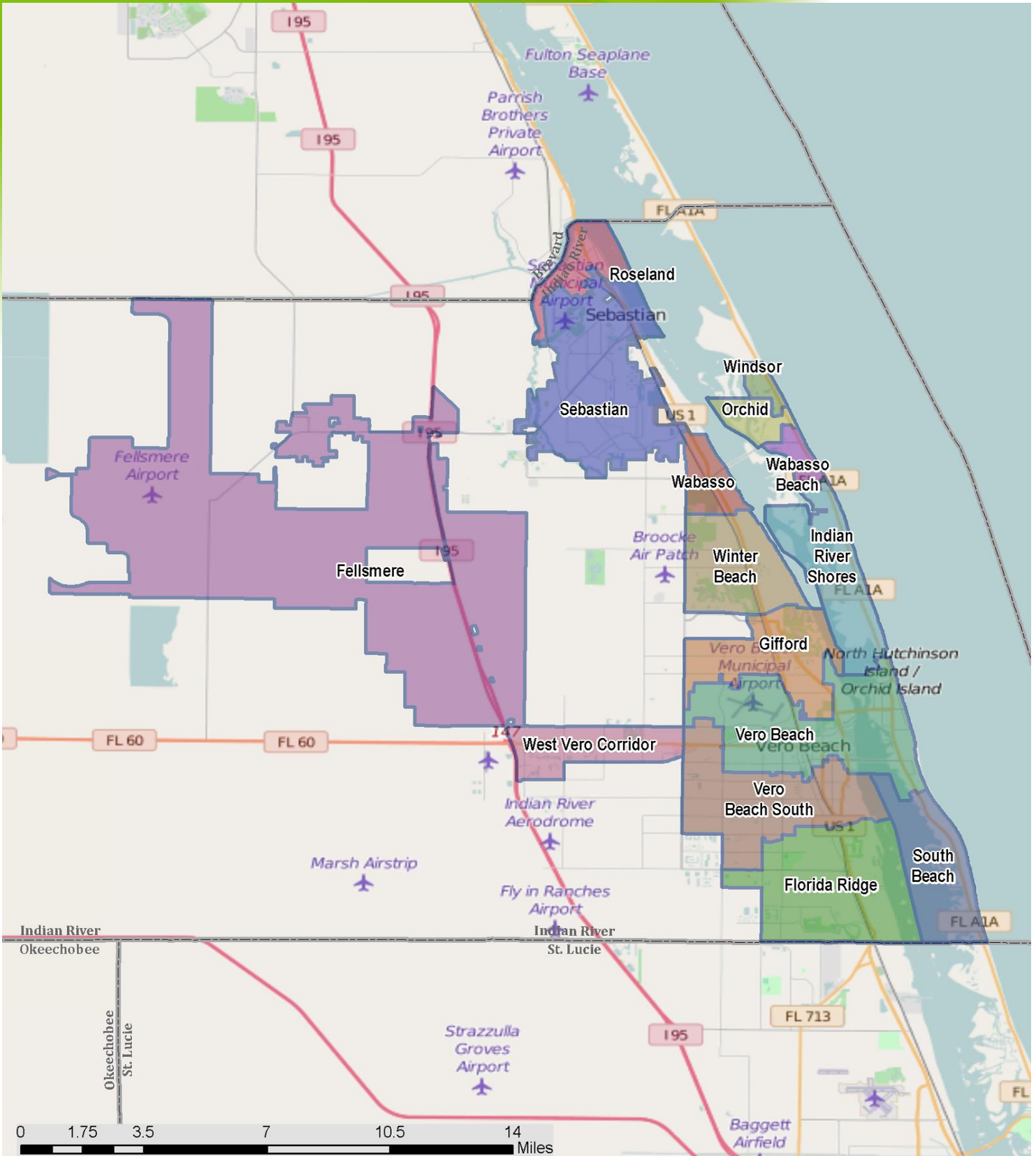
# Indian River County Local Residential Market Metrics - 2018

## Reference Map

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