

# Indian River County Local Residential Market Metrics - Q4 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	162	-6.4%	100	-12.3%	\$158,500	15.1%	\$284,515	40.6%
Fellsmere (City)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Florida Ridge (CDP)	26	-35.0%	17	-32.0%	\$91,500	14.4%	\$104,064	10.1%
Gifford (CDP)	14	-44.0%	9	-43.8%	\$191,500	26.8%	\$258,772	19.1%
Indian River Shores (Town)	15	87.5%	8	14.3%	\$365,000	1.4%	\$434,333	31.3%
Orchid (Town)	2	N/A	2	N/A	\$2,450,000	N/A	\$2,450,000	N/A
Roseland (CDP)	1	-66.7%	1	-50.0%	\$215,000	0.9%	\$215,000	3.3%
Sebastian (City)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
South Beach (CDP)	12	50.0%	12	50.0%	\$397,595	-30.2%	\$472,182	-15.2%
Vero Beach (City)	29	-6.5%	16	-23.8%	\$239,000	8.6%	\$365,100	30.4%
Vero Beach South (CDP)	23	35.3%	12	33.3%	\$124,650	0.1%	\$116,019	-6.8%
Wabasso (CDP)	0	-100.0%	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Wabasso Beach (CDP)	3	-62.5%	0	-100.0%	\$244,000	-6.6%	\$370,500	2.3%
West Vero Corridor (CDP)	10	-41.2%	6	-60.0%	\$119,250	6.5%	\$124,150	8.8%
Windsor (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Winter Beach (CDP)	2	N/A	0	N/A	\$292,500	N/A	\$292,500	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	\$46.1 Million	31.6%	93.9%	-1.5%	76 Days	35.7%	286	18.7%
Fellsmere (City)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Florida Ridge (CDP)	\$2.7 Million	-28.4%	95.2%	1.1%	68 Days	3.0%	8	-81.0%
Gifford (CDP)	\$3.6 Million	-33.3%	92.3%	-4.2%	161 Days	475.0%	9	-73.5%
Indian River Shores (Town)	\$6.5 Million	146.3%	91.8%	-0.8%	156 Days	41.8%	9	-55.0%
Orchid (Town)	\$4.9 Million	N/A	94.4%	N/A	147 Days	N/A	1	0.0%
Roseland (CDP)	\$215,000	-65.6%	95.6%	4.3%	246 Days	7.4%	2	100.0%
Sebastian (City)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	-100.0%
South Beach (CDP)	\$5.7 Million	27.2%	90.7%	-5.3%	170 Days	132.9%	8	-42.9%
Vero Beach (City)	\$10.6 Million	22.0%	91.0%	-4.2%	101 Days	159.0%	30	-53.8%
Vero Beach South (CDP)	\$2.7 Million	26.0%	94.0%	-2.0%	43 Days	-46.9%	16	33.3%
Wabasso (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Wabasso Beach (CDP)	\$1.1 Million	-61.6%	95.0%	-0.5%	67 Days	-21.2%	7	-63.2%
West Vero Corridor (CDP)	\$1.2 Million	-36.0%	91.9%	-0.6%	46 Days	84.0%	5	-73.7%
Windsor (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Winter Beach (CDP)	\$585,000	N/A	98.2%	N/A	193 Days	N/A	0	-100.0%

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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	151	-11.7%	79	16.2%	442	35.6%	6.8	38.8%
Fellsmere (City)	0	N/A	0	N/A	0	N/A	0.0	N/A
Florida Ridge (CDP)	21	-43.2%	8	-38.5%	18	-37.9%	1.5	-40.0%
Gifford (CDP)	12	-45.5%	7	40.0%	32	-5.9%	5.2	48.6%
Indian River Shores (Town)	20	150.0%	18	260.0%	49	6.5%	9.6	-12.7%
Orchid (Town)	1	-50.0%	1	-50.0%	4	300.0%	9.6	140.0%
Roseland (CDP)	1	0.0%	0	N/A	5	150.0%	10.0	316.7%
Sebastian (City)	1	0.0%	1	0.0%	2	-33.3%	2.7	-62.5%
South Beach (CDP)	7	-41.7%	2	-77.8%	39	14.7%	8.5	-6.6%
Vero Beach (City)	17	-51.4%	11	-35.3%	88	-17.0%	6.4	-9.9%
Vero Beach South (CDP)	22	15.8%	8	33.3%	15	-28.6%	1.6	-44.8%
Wabasso (CDP)	0	-100.0%	0	N/A	0	N/A	0.0	N/A
Wabasso Beach (CDP)	2	-75.0%	0	-100.0%	19	-36.7%	5.3	-41.1%
West Vero Corridor (CDP)	5	-64.3%	1	-75.0%	4	-63.6%	1.0	-52.4%
Windsor (CDP)	0	N/A	0	N/A	0	N/A	0.0	N/A
Winter Beach (CDP)	0	-100.0%	0	-100.0%	0	-100.0%	0.0	N/A

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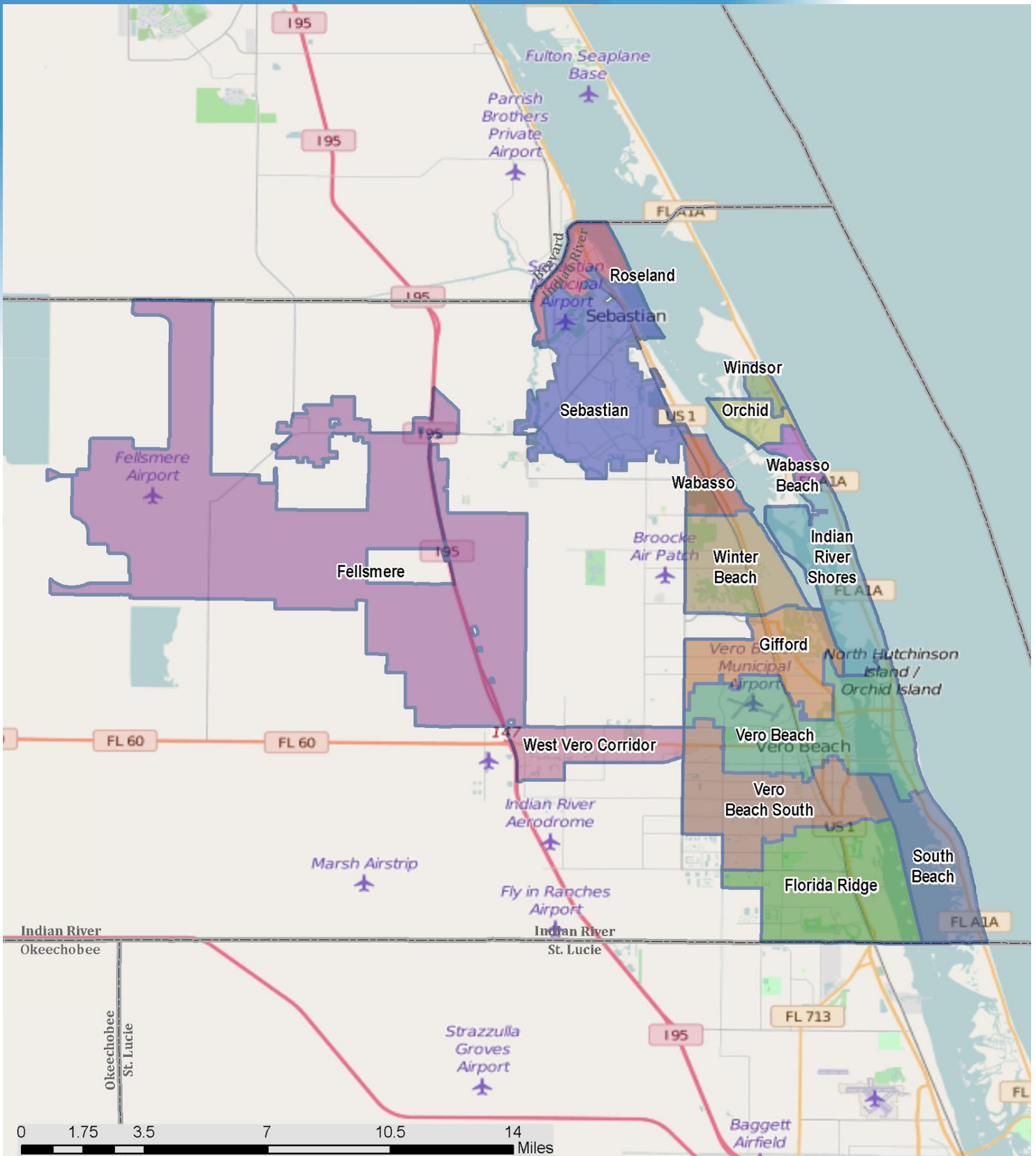
# Indian River County Local Residential Market Metrics - Q4 2018

## Reference Map

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