

Indian River County Local Residential Market Metrics - Q1 2019

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	661	-6.2%	272	0.4%	\$242,700	4.2%	\$361,729	8.3%
Fellsmere (City)	3	N/A	1	N/A	\$105,000	N/A	\$127,333	N/A
Florida Ridge (CDP)	83	-12.6%	26	-7.1%	\$184,900	-0.1%	\$193,718	-6.2%
Gifford (CDP)	39	143.8%	20	122.2%	\$327,500	2.3%	\$346,181	-1.7%
Indian River Shores (Town)	11	-42.1%	9	-18.2%	\$625,000	-13.2%	\$804,500	-24.1%
Orchid (Town)	7	600.0%	4	300.0%	\$1,025,000	20.6%	\$1,419,285	67.0%
Roseland (CDP)	6	50.0%	2	-33.3%	\$500,000	38.9%	\$481,333	31.0%
Sebastian (City)	141	7.6%	45	-4.3%	\$224,500	5.9%	\$222,340	3.8%
South Beach (CDP)	16	-11.1%	12	20.0%	\$612,500	-7.9%	\$840,455	-4.4%
Vero Beach (City)	78	-15.2%	41	-22.6%	\$427,500	44.9%	\$717,035	21.4%
Vero Beach South (CDP)	98	-18.3%	34	21.4%	\$205,600	4.4%	\$220,037	5.5%
Wabasso (CDP)	0	-100.0%	0	-100.0%	(No Sales)	N/A	(No Sales)	N/A
Wabasso Beach (CDP)	15	15.4%	10	42.9%	\$470,000	-9.6%	\$802,267	52.3%
West Vero Corridor (CDP)	21	61.5%	7	75.0%	\$193,500	10.9%	\$201,179	9.4%
Windsor (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Winter Beach (CDP)	22	15.8%	10	42.9%	\$320,000	3.2%	\$344,110	5.7%

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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	\$239.1 Million	1.5%	94.7%	-1.1%	62 Days	34.8%	1,310	-4.7%
Fellsmere (City)	\$381,999	N/A	87.6%	N/A	60 Days	N/A	2	-33.3%
Florida Ridge (CDP)	\$16.1 Million	-18.1%	94.8%	-1.1%	56 Days	30.2%	157	-0.6%
Gifford (CDP)	\$13.5 Million	139.7%	95.8%	4.2%	78 Days	-44.3%	91	44.4%
Indian River Shores (Town)	\$8.8 Million	-56.0%	94.6%	1.6%	80 Days	-2.4%	40	-20.0%
Orchid (Town)	\$9.9 Million	1068.8%	83.5%	-6.7%	969 Days	72.7%	7	-50.0%
Roseland (CDP)	\$2.9 Million	96.5%	93.8%	8.8%	62 Days	-67.0%	14	180.0%
Sebastian (City)	\$31.3 Million	11.8%	95.9%	-0.7%	58 Days	61.1%	238	-12.8%
South Beach (CDP)	\$13.4 Million	-15.0%	93.0%	1.4%	114 Days	-33.3%	32	-33.3%
Vero Beach (City)	\$55.9 Million	2.9%	92.1%	-2.6%	74 Days	39.6%	162	-5.3%
Vero Beach South (CDP)	\$21.6 Million	-13.8%	95.3%	-1.2%	46 Days	31.4%	165	-7.8%
Wabasso (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	1	-83.3%
Wabasso Beach (CDP)	\$12.0 Million	75.7%	94.7%	3.2%	127 Days	104.8%	28	-26.3%
West Vero Corridor (CDP)	\$4.2 Million	76.7%	92.2%	-4.9%	62 Days	6.9%	43	126.3%
Windsor (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	3	N/A
Winter Beach (CDP)	\$7.6 Million	22.4%	94.6%	-1.7%	51 Days	-40.7%	28	-22.2%

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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	952	-2.8%	569	11.6%	1,639	13.7%	6.3	14.5%
Fellsmere (City)	5	400.0%	5	400.0%	3	50.0%	2.8	3.7%
Florida Ridge (CDP)	101	-14.4%	46	-11.5%	165	29.9%	4.8	23.1%
Gifford (CDP)	58	93.3%	36	38.5%	119	14.4%	9.3	1.1%
Indian River Shores (Town)	23	-28.1%	19	-20.8%	94	3.3%	17.1	12.5%
Orchid (Town)	10	11.1%	8	0.0%	32	-25.6%	17.5	-62.7%
Roseland (CDP)	13	116.7%	7	250.0%	32	77.8%	24.0	155.3%
Sebastian (City)	201	-8.2%	101	8.6%	219	20.3%	4.2	16.7%
South Beach (CDP)	27	-3.6%	16	-20.0%	88	-2.2%	11.7	11.4%
Vero Beach (City)	115	3.6%	64	4.9%	201	-3.8%	7.1	-6.6%
Vero Beach South (CDP)	125	-22.4%	69	-14.8%	160	35.6%	4.1	41.4%
Wabasso (CDP)	0	-100.0%	1	N/A	5	-28.6%	8.6	-7.5%
Wabasso Beach (CDP)	30	50.0%	23	76.9%	58	-12.1%	11.0	-6.8%
West Vero Corridor (CDP)	32	60.0%	22	120.0%	41	310.0%	6.5	242.1%
Windsor (CDP)	0	N/A	0	N/A	8	300.0%	0.0	-100.0%
Winter Beach (CDP)	24	-4.0%	9	-25.0%	55	10.0%	8.1	14.1%

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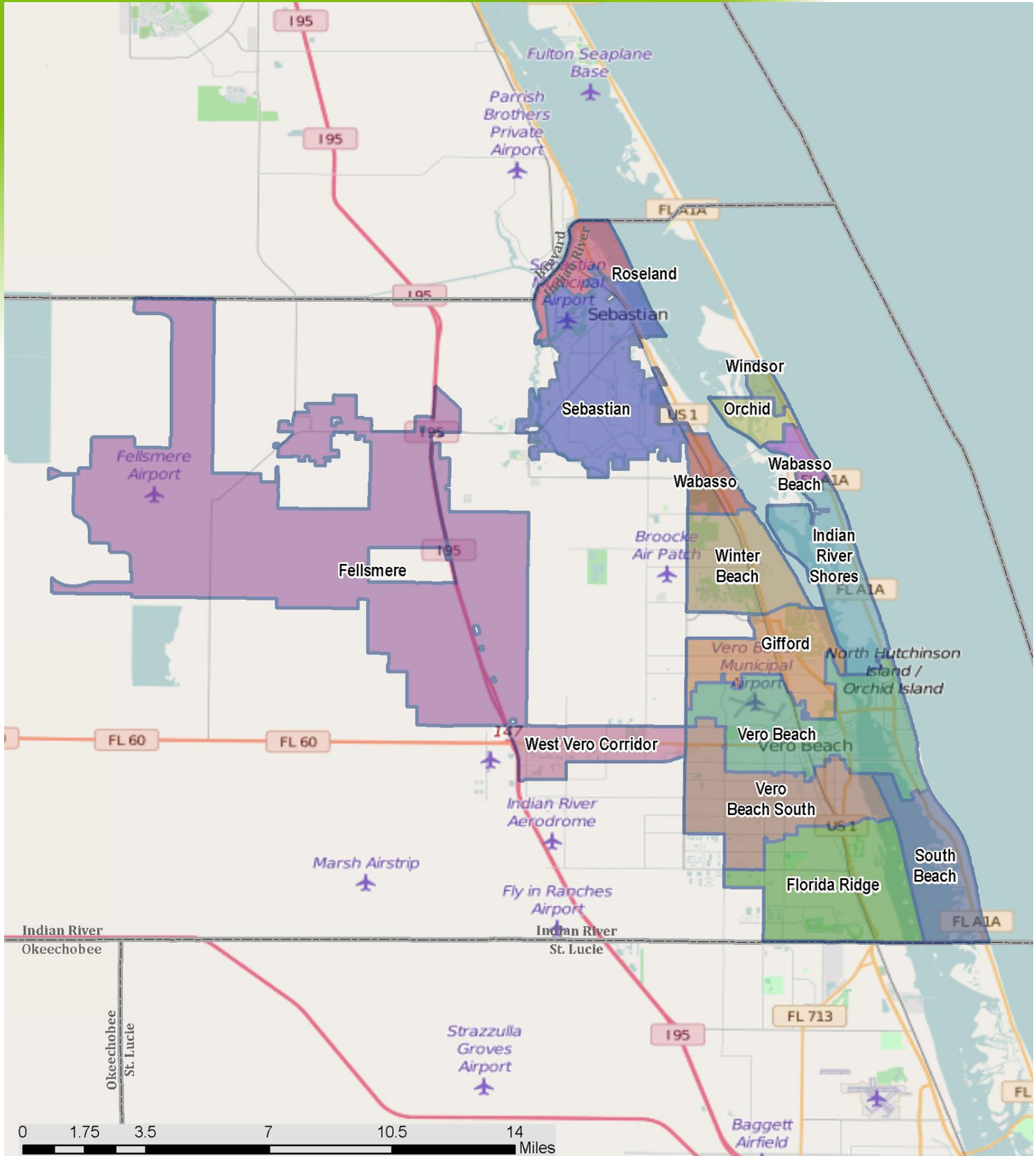
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Reference Map

Municipalities and Census-Designated Places*



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