

Indian River County Local Residential Market Metrics - Q1 2019

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	186	7.5%	135	0.0%	\$156,950	20.7%	\$277,132	25.4%
Fellsmere (City)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Florida Ridge (CDP)	45	0.0%	38	2.7%	\$90,000	5.9%	\$104,540	17.8%
Gifford (CDP)	16	14.3%	9	-10.0%	\$215,000	53.6%	\$247,656	26.3%
Indian River Shores (Town)	18	28.6%	13	30.0%	\$275,000	-15.0%	\$530,884	5.0%
Orchid (Town)	1	N/A	1	N/A	\$975,000	N/A	\$975,000	N/A
Roseland (CDP)	3	200.0%	2	100.0%	\$213,000	12.1%	\$215,333	13.3%
Sebastian (City)	4	33.3%	0	-100.0%	\$117,000	6.4%	\$141,500	30.6%
South Beach (CDP)	9	-43.8%	7	-53.3%	\$357,500	-0.7%	\$373,334	-2.8%
Vero Beach (City)	38	2.7%	31	14.8%	\$433,000	162.4%	\$505,883	86.7%
Vero Beach South (CDP)	25	38.9%	16	23.1%	\$110,000	15.8%	\$108,060	11.8%
Wabasso (CDP)	1	N/A	1	N/A	\$66,500	N/A	\$66,500	N/A
Wabasso Beach (CDP)	6	-25.0%	5	-28.6%	\$252,000	-34.5%	\$423,333	-1.3%
West Vero Corridor (CDP)	11	0.0%	7	0.0%	\$129,500	7.9%	\$128,500	11.0%
Windsor (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Winter Beach (CDP)	0	-100.0%	0	-100.0%	(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	\$51.5 Million	34.8%	93.9%	-1.3%	67 Days	45.7%	417	4.8%
Fellsmere (City)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Florida Ridge (CDP)	\$4.7 Million	17.8%	94.0%	-0.9%	47 Days	113.6%	80	2.6%
Gifford (CDP)	\$4.0 Million	44.3%	95.3%	1.5%	116 Days	54.7%	48	29.7%
Indian River Shores (Town)	\$9.6 Million	34.9%	90.0%	-7.1%	121 Days	146.9%	51	59.4%
Orchid (Town)	\$975,000	N/A	90.7%	N/A	34 Days	N/A	5	25.0%
Roseland (CDP)	\$645,999	240.0%	94.7%	2.2%	144 Days	-44.8%	0	-100.0%
Sebastian (City)	\$566,000	74.2%	97.5%	14.3%	152 Days	83.1%	6	100.0%
South Beach (CDP)	\$3.4 Million	-45.3%	92.9%	-2.2%	280 Days	57.3%	28	7.7%
Vero Beach (City)	\$19.2 Million	91.7%	93.8%	-0.7%	48 Days	-26.2%	97	16.9%
Vero Beach South (CDP)	\$2.7 Million	55.3%	92.3%	-3.0%	57 Days	32.6%	32	-30.4%
Wabasso (CDP)	\$66,500	N/A	95.0%	N/A	43 Days	N/A	0	-100.0%
Wabasso Beach (CDP)	\$2.5 Million	-26.0%	96.2%	0.1%	119 Days	120.4%	20	-9.1%
West Vero Corridor (CDP)	\$1.4 Million	11.0%	96.6%	0.3%	12 Days	-20.0%	23	-14.8%
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	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	259	-5.8%	152	0.7%	530	27.7%	8.0	23.1%
Fellsmere (City)	0	N/A	0	N/A	0	N/A	0.0	N/A
Florida Ridge (CDP)	50	-16.7%	21	5.0%	59	37.2%	4.9	44.1%
Gifford (CDP)	33	57.1%	25	108.3%	57	21.3%	8.8	51.7%
Indian River Shores (Town)	21	0.0%	22	57.1%	81	52.8%	14.1	15.6%
Orchid (Town)	2	0.0%	2	-33.3%	9	200.0%	18.0	0.0%
Roseland (CDP)	3	200.0%	0	N/A	2	-60.0%	3.0	-45.5%
Sebastian (City)	6	-14.3%	3	0.0%	3	50.0%	3.6	-25.0%
South Beach (CDP)	20	0.0%	14	7.7%	59	47.5%	14.4	61.8%
Vero Beach (City)	54	-5.3%	27	-25.0%	151	24.8%	10.7	18.9%
Vero Beach South (CDP)	26	-31.6%	10	-60.0%	35	45.8%	3.6	2.9%
Wabasso (CDP)	1	N/A	0	N/A	0	-100.0%	0.0	-100.0%
Wabasso Beach (CDP)	19	5.6%	14	7.7%	28	-12.5%	8.2	-9.9%
West Vero Corridor (CDP)	15	-11.8%	7	40.0%	15	-28.6%	3.6	-18.2%
Windsor (CDP)	0	N/A	0	N/A	0	N/A	0.0	N/A
Winter Beach (CDP)	0	-100.0%	0	N/A	0	-100.0%	0.0	-100.0%

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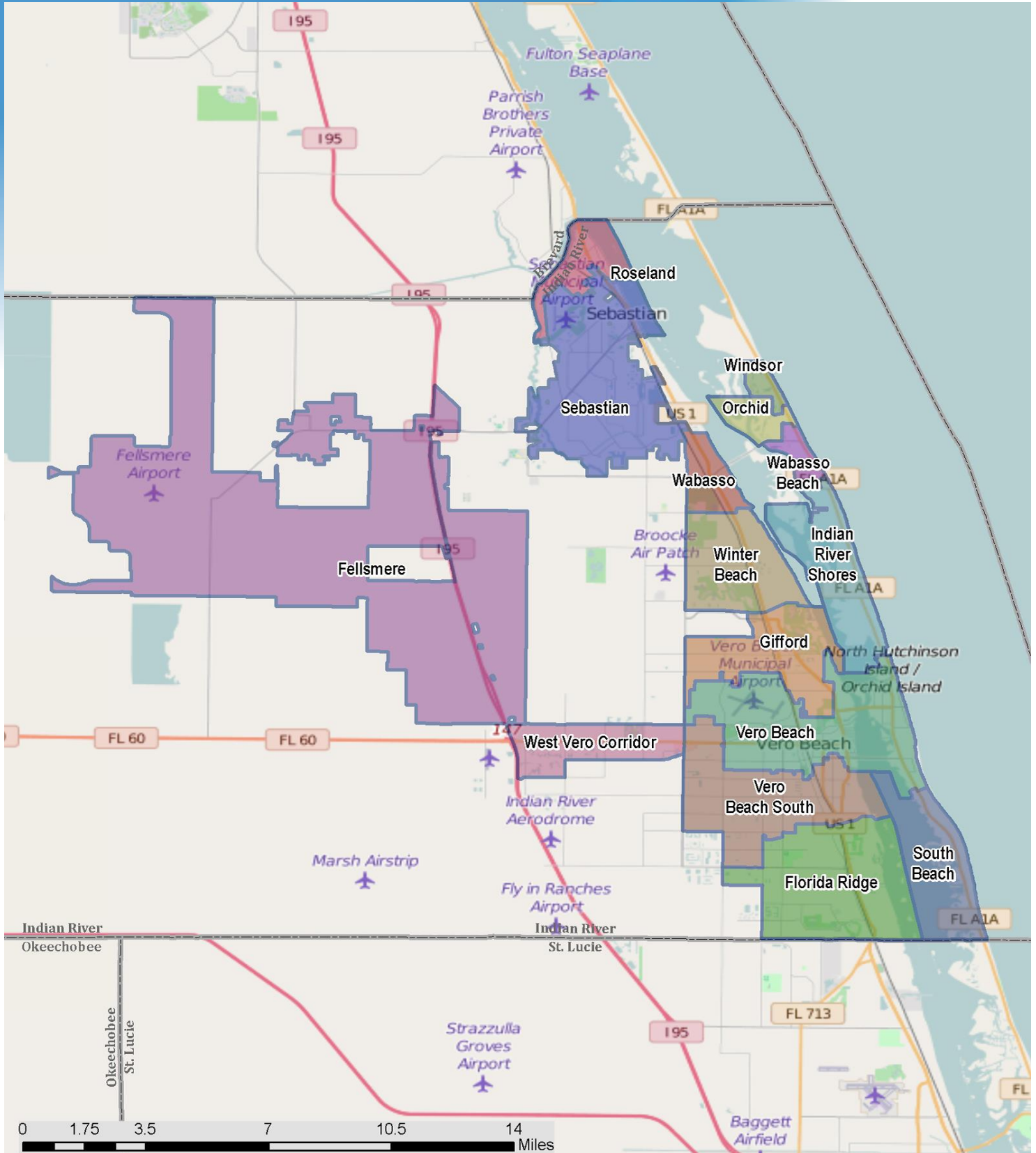
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Reference Map

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