

Indian River County Local Residential Market Metrics - Q3 2019

Single Family Homes

Municipalities and Census-Designated Places*



FloridaRealtors®
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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	893	15.2%	318	18.2%	\$250,000	4.6%	\$325,200	1.6%
Fellsmere (City)	1	-80.0%	1	-50.0%	\$110,000	-15.4%	\$110,000	-52.6%
Florida Ridge (CDP)	121	30.1%	34	70.0%	\$216,500	17.7%	\$241,546	20.7%
Gifford (CDP)	38	18.8%	19	46.2%	\$348,750	8.1%	\$438,648	25.7%
Indian River Shores (Town)	15	-21.1%	12	9.1%	\$1,035,000	10.7%	\$1,153,403	15.8%
Orchid (Town)	3	0.0%	2	100.0%	\$637,500	-49.0%	\$661,497	-46.6%
Roseland (CDP)	7	250.0%	5	N/A	\$555,000	282.8%	\$451,929	73.8%
Sebastian (City)	214	28.9%	72	30.9%	\$229,950	1.7%	\$236,599	3.7%
South Beach (CDP)	18	0.0%	8	-27.3%	\$588,250	-5.8%	\$838,133	-2.2%
Vero Beach (City)	79	1.3%	29	-9.4%	\$289,250	-28.6%	\$527,759	6.2%
Vero Beach South (CDP)	127	5.8%	24	-47.8%	\$214,900	5.1%	\$236,628	8.0%
Wabasso (CDP)	3	50.0%	2	N/A	\$86,500	-79.6%	\$86,500	-79.6%
Wabasso Beach (CDP)	13	-7.1%	8	-11.1%	\$460,000	-5.2%	\$448,769	-15.4%
West Vero Corridor (CDP)	29	70.6%	18	125.0%	\$180,000	5.3%	\$195,709	7.0%
Windsor (CDP)	2	N/A	0	N/A	\$1,793,000	N/A	\$1,793,000	N/A
Winter Beach (CDP)	28	75.0%	11	83.3%	\$290,000	-12.8%	\$312,586	-7.0%

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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	\$290.4 Million	17.1%	95.6%	0.7%	62 Days	8.8%	939	-5.3%
Fellsmere (City)	\$110,000	-90.5%	88.1%	-12.6%	12 Days	140.0%	6	-25.0%
Florida Ridge (CDP)	\$29.2 Million	57.1%	96.2%	0.6%	57 Days	67.6%	108	-17.6%
Gifford (CDP)	\$16.7 Million	49.2%	93.2%	-1.4%	127 Days	-5.2%	48	-14.3%
Indian River Shores (Town)	\$17.3 Million	-8.6%	93.9%	2.0%	112 Days	-41.7%	18	5.9%
Orchid (Town)	\$2.0 Million	-46.6%	93.8%	7.6%	208 Days	-64.1%	12	500.0%
Roseland (CDP)	\$3.2 Million	508.4%	95.8%	12.3%	197 Days	328.3%	12	100.0%
Sebastian (City)	\$50.6 Million	33.7%	95.8%	-0.1%	60 Days	15.4%	169	-14.6%
South Beach (CDP)	\$15.1 Million	-2.2%	88.3%	-1.0%	195 Days	14.0%	12	50.0%
Vero Beach (City)	\$41.7 Million	7.6%	95.3%	3.4%	55 Days	-38.9%	94	9.3%
Vero Beach South (CDP)	\$30.1 Million	14.3%	94.9%	-1.6%	50 Days	28.2%	122	-11.6%
Wabasso (CDP)	\$259,500	-69.5%	91.5%	1.3%	1 Day	-98.2%	6	200.0%
Wabasso Beach (CDP)	\$5.8 Million	-21.5%	92.9%	1.8%	131 Days	-6.4%	17	-19.0%
West Vero Corridor (CDP)	\$5.7 Million	82.5%	95.3%	0.3%	51 Days	13.3%	29	-17.1%
Windsor (CDP)	\$3.6 Million	N/A	94.1%	N/A	107 Days	N/A	2	0.0%
Winter Beach (CDP)	\$8.8 Million	62.7%	93.5%	1.3%	106 Days	135.6%	19	-53.7%

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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	878	8.4%	461	7.5%	1,269	-4.7%	4.7	-6.0%
Fellsmere (City)	4	-20.0%	4	0.0%	4	-20.0%	5.3	6.0%
Florida Ridge (CDP)	117	7.3%	52	-17.5%	108	-5.3%	3.1	-3.1%
Gifford (CDP)	32	-15.8%	21	-8.7%	109	12.4%	7.9	-13.2%
Indian River Shores (Town)	17	54.5%	13	116.7%	73	14.1%	14.4	41.2%
Orchid (Town)	9	125.0%	9	125.0%	24	-25.0%	13.1	-45.4%
Roseland (CDP)	6	50.0%	3	0.0%	17	-19.0%	7.8	-44.3%
Sebastian (City)	198	18.6%	81	8.0%	126	-34.7%	2.3	-37.8%
South Beach (CDP)	13	-18.8%	12	20.0%	67	0.0%	10.0	13.6%
Vero Beach (City)	63	-14.9%	31	-8.8%	174	5.5%	6.1	8.9%
Vero Beach South (CDP)	130	1.6%	51	-21.5%	114	-10.2%	2.8	-6.7%
Wabasso (CDP)	3	0.0%	0	-100.0%	8	60.0%	13.7	104.5%
Wabasso Beach (CDP)	10	-37.5%	7	-12.5%	48	-17.2%	8.3	-24.5%
West Vero Corridor (CDP)	27	17.4%	28	154.5%	23	-8.0%	2.8	-42.9%
Windsor (CDP)	3	N/A	1	N/A	8	33.3%	48.0	N/A
Winter Beach (CDP)	19	-5.0%	9	-18.2%	43	-21.8%	5.8	-27.5%

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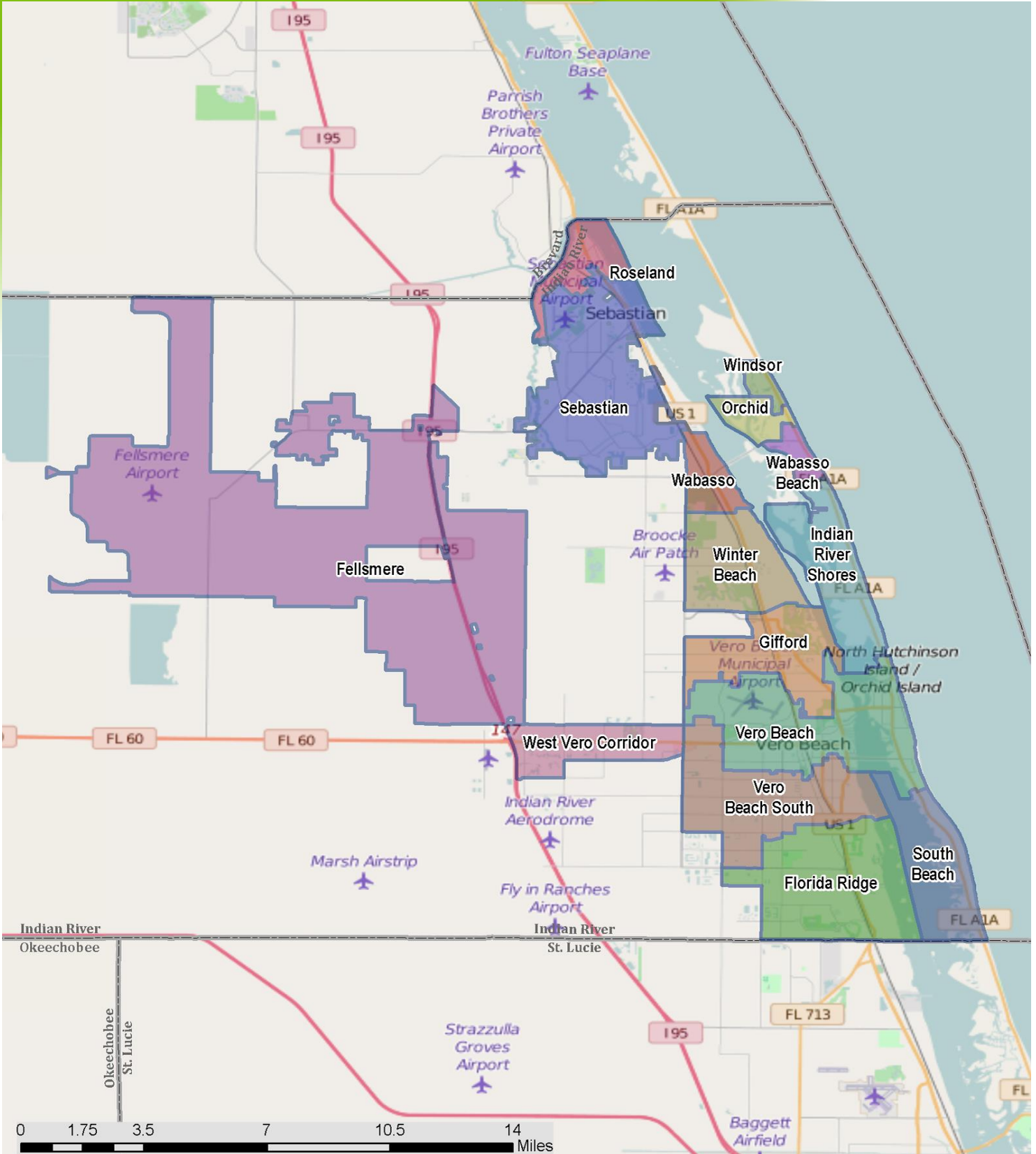
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Reference Map

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