

Indian River County Local Residential Market Metrics - 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	3,339	4.9%	1,253	4.2%	\$250,000	4.6%	\$356,660	5.7%
Fellsmere (City)	12	20.0%	2	-33.3%	\$165,000	13.8%	\$176,350	-32.6%
Florida Ridge (CDP)	401	-6.1%	118	-4.8%	\$203,500	10.0%	\$229,772	13.1%
Gifford (CDP)	156	20.0%	86	34.4%	\$335,000	2.1%	\$397,543	8.2%
Indian River Shores (Town)	69	-6.8%	48	-2.0%	\$879,500	-4.4%	\$994,296	-10.5%
Orchid (Town)	30	87.5%	16	45.5%	\$992,500	-14.4%	\$1,396,361	16.3%
Roseland (CDP)	29	107.1%	14	250.0%	\$435,000	50.0%	\$417,328	-1.1%
Sebastian (City)	685	11.6%	221	5.7%	\$227,000	2.5%	\$231,557	1.4%
South Beach (CDP)	75	-18.5%	48	-11.1%	\$699,920	-6.7%	\$1,031,196	-1.6%
Vero Beach (City)	355	0.6%	162	-11.5%	\$333,500	12.1%	\$623,482	17.3%
Vero Beach South (CDP)	479	-2.4%	141	-7.2%	\$210,000	4.5%	\$230,040	5.4%
Wabasso (CDP)	7	-30.0%	3	-57.1%	\$370,000	68.4%	\$351,357	33.6%
Wabasso Beach (CDP)	73	19.7%	44	15.8%	\$459,950	-1.0%	\$534,971	-7.4%
West Vero Corridor (CDP)	119	75.0%	41	41.4%	\$188,750	8.2%	\$204,644	9.2%
Windsor (CDP)	4	N/A	1	N/A	\$1,793,000	N/A	\$2,472,750	N/A
Winter Beach (CDP)	94	20.5%	37	19.4%	\$310,000	-2.0%	\$322,348	1.9%

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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	\$1.2 Billion	10.9%	95.3%	-0.2%	59 Days	20.4%	4,350	-4.7%
Fellsmere (City)	\$2.1 Million	-19.1%	94.5%	-5.5%	48 Days	700.0%	12	-45.5%
Florida Ridge (CDP)	\$92.1 Million	6.3%	96.0%	-0.2%	49 Days	44.1%	524	-8.6%
Gifford (CDP)	\$62.0 Million	29.8%	94.6%	0.6%	78 Days	-28.4%	231	6.0%
Indian River Shores (Town)	\$68.6 Million	-16.6%	92.7%	0.4%	196 Days	64.7%	103	-18.9%
Orchid (Town)	\$41.9 Million	118.1%	93.8%	4.8%	261 Days	-29.3%	25	4.2%
Roseland (CDP)	\$12.1 Million	104.8%	94.9%	7.5%	89 Days	93.5%	39	18.2%
Sebastian (City)	\$158.6 Million	13.1%	96.1%	-0.1%	52 Days	10.6%	855	-5.9%
South Beach (CDP)	\$77.3 Million	-19.8%	91.6%	1.6%	130 Days	-40.4%	85	-24.8%
Vero Beach (City)	\$221.3 Million	17.9%	93.0%	-0.1%	63 Days	-8.7%	481	1.5%
Vero Beach South (CDP)	\$110.2 Million	2.9%	95.2%	-1.0%	42 Days	23.5%	556	-10.6%
Wabasso (CDP)	\$2.5 Million	-6.5%	91.5%	-1.3%	70 Days	66.7%	14	0.0%
Wabasso Beach (CDP)	\$39.1 Million	10.8%	92.8%	-1.0%	131 Days	4.8%	89	-18.3%
West Vero Corridor (CDP)	\$24.4 Million	91.1%	96.7%	0.5%	54 Days	63.6%	145	26.1%
Windsor (CDP)	\$9.9 Million	N/A	92.3%	N/A	270 Days	N/A	6	20.0%
Winter Beach (CDP)	\$30.3 Million	22.7%	94.5%	0.9%	96 Days	26.3%	114	-20.8%

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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	3,659	4.5%	339	1.2%	1,409	-5.8%	5.1	-8.9%
Fellsmere (City)	15	50.0%	1	-50.0%	4	-33.3%	4.0	-44.4%
Florida Ridge (CDP)	435	-4.2%	39	25.8%	140	10.2%	4.2	16.7%
Gifford (CDP)	160	11.9%	16	-11.1%	132	22.2%	10.2	2.0%
Indian River Shores (Town)	81	9.5%	10	42.9%	81	0.0%	14.1	7.6%
Orchid (Town)	34	54.5%	6	50.0%	21	-40.0%	8.4	-68.1%
Roseland (CDP)	37	131.3%	2	0.0%	22	-29.0%	9.1	-65.8%
Sebastian (City)	775	4.9%	62	8.8%	173	-17.6%	3.0	-26.8%
South Beach (CDP)	82	-9.9%	16	166.7%	68	-15.0%	10.9	4.8%
Vero Beach (City)	386	8.4%	43	34.4%	168	-9.2%	5.7	-9.5%
Vero Beach South (CDP)	516	-2.3%	46	-14.8%	114	-16.8%	2.9	-12.1%
Wabasso (CDP)	6	-45.5%	0	N/A	10	42.9%	17.1	103.6%
Wabasso Beach (CDP)	68	1.5%	3	-62.5%	59	-3.3%	9.7	-19.2%
West Vero Corridor (CDP)	126	48.2%	10	-23.1%	30	-16.7%	3.0	-53.1%
Windsor (CDP)	4	N/A	0	N/A	8	60.0%	24.0	N/A
Winter Beach (CDP)	97	5.4%	7	-22.2%	52	-18.8%	6.6	-32.7%

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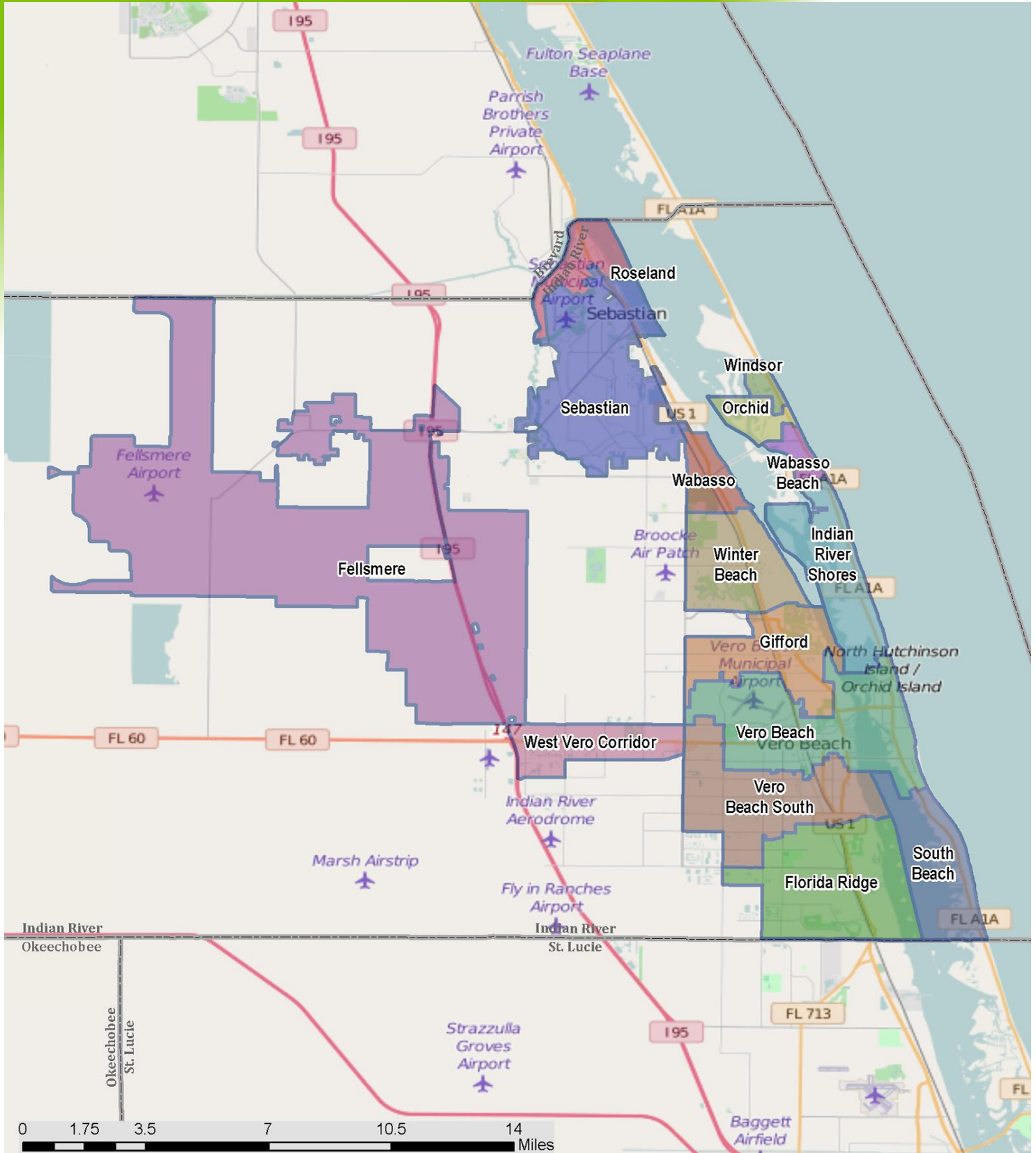
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Reference Map

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