

Indian River County Local Residential Market Metrics - 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	839	6.9%	586	7.1%	\$160,000	8.8%	\$282,128	10.0%
Fellsmere (City)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Florida Ridge (CDP)	172	18.6%	123	18.3%	\$92,000	6.4%	\$105,143	10.2%
Gifford (CDP)	102	34.2%	61	13.0%	\$166,500	-7.0%	\$224,568	-7.8%
Indian River Shores (Town)	67	3.1%	52	6.1%	\$312,000	5.1%	\$477,870	10.1%
Orchid (Town)	5	0.0%	5	25.0%	\$1,125,000	-48.9%	\$1,360,500	-36.4%
Roseland (CDP)	10	66.7%	8	60.0%	\$213,500	9.5%	\$204,936	1.1%
Sebastian (City)	13	44.4%	4	-33.3%	\$120,000	9.1%	\$145,500	30.0%
South Beach (CDP)	53	-5.4%	44	-15.4%	\$446,500	8.2%	\$444,509	-0.2%
Vero Beach (City)	182	8.3%	132	18.9%	\$303,000	42.6%	\$448,424	33.5%
Vero Beach South (CDP)	97	-12.6%	60	-14.3%	\$110,000	-1.8%	\$114,798	6.1%
Wabasso (CDP)	1	N/A	1	N/A	\$66,500	N/A	\$66,500	N/A
Wabasso Beach (CDP)	43	0.0%	34	3.0%	\$552,500	87.9%	\$510,906	16.4%
West Vero Corridor (CDP)	53	6.0%	34	6.3%	\$125,000	4.2%	\$124,541	6.0%
Windsor (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Winter Beach (CDP)	1	-80.0%	1	-66.7%	\$299,000	35.9%	\$299,000	20.7%

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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	\$236.7 Million	17.5%	93.6%	-0.8%	59 Days	20.4%	1,255	5.8%
Fellsmere (City)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Florida Ridge (CDP)	\$18.1 Million	30.8%	94.1%	-1.4%	44 Days	41.9%	262	32.3%
Gifford (CDP)	\$22.9 Million	23.7%	93.8%	1.0%	76 Days	2.7%	127	7.6%
Indian River Shores (Town)	\$32.0 Million	13.5%	93.6%	1.5%	74 Days	-6.3%	126	0.0%
Orchid (Town)	\$6.8 Million	-36.4%	93.1%	0.0%	24 Days	-88.7%	10	11.1%
Roseland (CDP)	\$2.0 Million	68.5%	96.5%	4.9%	143 Days	-14.4%	6	-45.5%
Sebastian (City)	\$1.9 Million	87.8%	96.0%	1.2%	25 Days	-68.8%	14	-12.5%
South Beach (CDP)	\$23.6 Million	-5.6%	92.7%	1.1%	142 Days	-6.6%	68	6.3%
Vero Beach (City)	\$81.6 Million	44.6%	92.4%	-1.3%	94 Days	51.6%	272	2.3%
Vero Beach South (CDP)	\$11.1 Million	-7.3%	94.0%	-0.7%	42 Days	50.0%	133	-13.1%
Wabasso (CDP)	\$66,500	N/A	95.0%	N/A	43 Days	N/A	4	100.0%
Wabasso Beach (CDP)	\$22.0 Million	16.4%	94.4%	-0.8%	77 Days	32.8%	63	6.8%
West Vero Corridor (CDP)	\$6.6 Million	12.4%	93.8%	-1.5%	34 Days	25.9%	79	33.9%
Windsor (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Winter Beach (CDP)	\$299,000	-75.9%	100.0%	3.6%	1 Day	-99.1%	3	0.0%

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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	882	3.4%	82	3.8%	539	21.7%	7.7	13.2%
Fellsmere (City)	0	N/A	0	N/A	0	N/A	0.0	N/A
Florida Ridge (CDP)	176	12.1%	14	-6.7%	93	138.5%	6.5	103.1%
Gifford (CDP)	99	11.2%	4	-50.0%	49	-3.9%	5.8	-28.4%
Indian River Shores (Town)	69	-11.5%	10	-47.4%	80	23.1%	14.3	19.2%
Orchid (Town)	4	0.0%	0	-100.0%	7	16.7%	16.8	16.7%
Roseland (CDP)	11	83.3%	0	N/A	1	-83.3%	1.2	-90.0%
Sebastian (City)	14	16.7%	3	200.0%	1	-83.3%	0.9	-88.8%
South Beach (CDP)	54	1.9%	5	66.7%	55	17.0%	12.5	23.8%
Vero Beach (City)	195	14.7%	22	83.3%	122	-1.6%	8.0	-10.1%
Vero Beach South (CDP)	108	-10.7%	12	9.1%	39	18.2%	4.8	33.3%
Wabasso (CDP)	1	N/A	0	N/A	2	100.0%	24.0	N/A
Wabasso Beach (CDP)	46	9.5%	1	0.0%	31	14.8%	8.7	16.0%
West Vero Corridor (CDP)	61	8.9%	2	-33.3%	17	70.0%	3.8	58.3%
Windsor (CDP)	0	N/A	0	N/A	0	N/A	0.0	N/A
Winter Beach (CDP)	2	-50.0%	1	N/A	1	N/A	12.0	N/A

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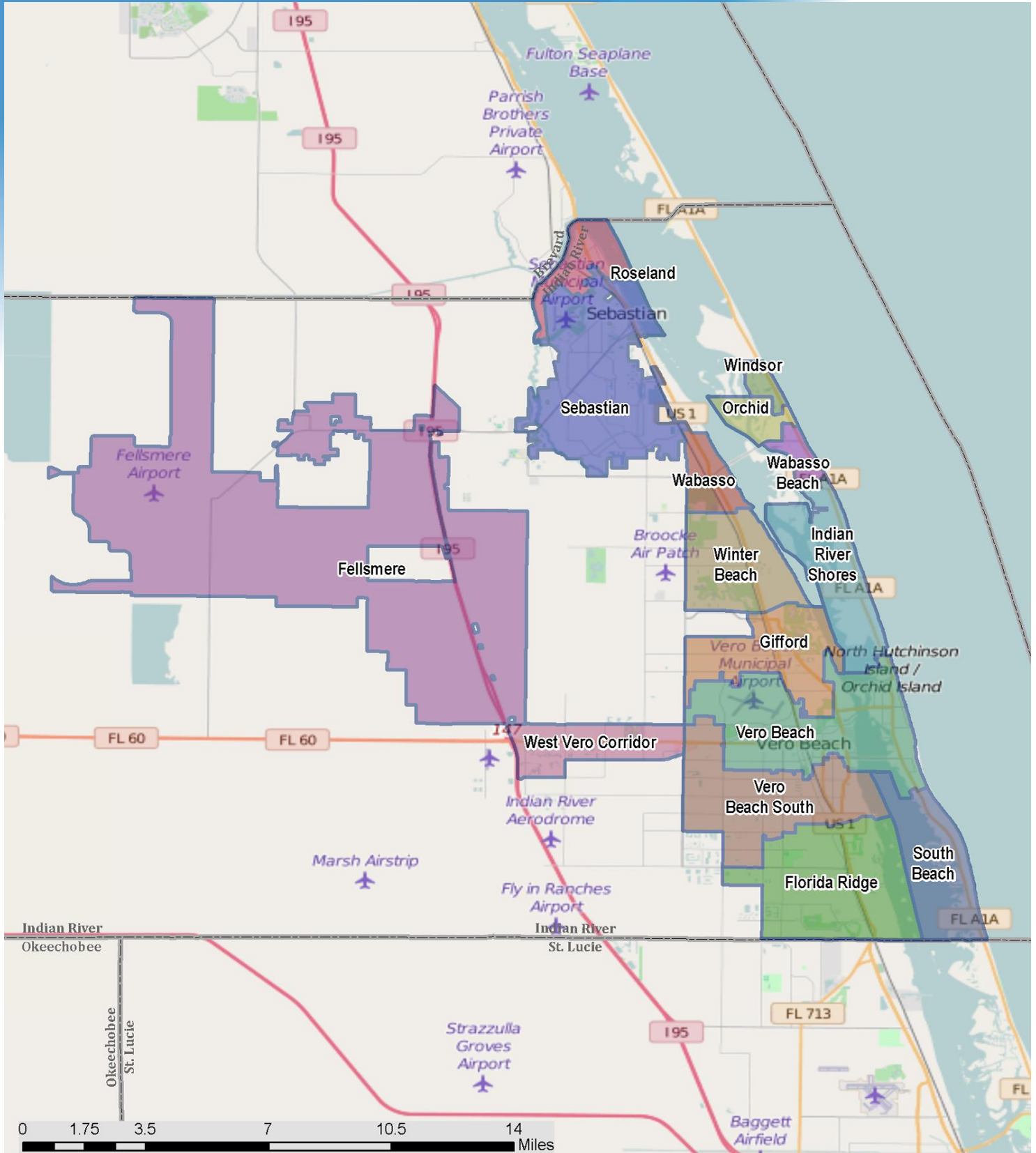
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Reference Map

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