

Indian River County Local Residential Market Metrics - Q1 2020

Single Family Homes

Municipalities and Census-Designated Places*



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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	721	9.1%	298	9.6%	\$259,900	7.1%	\$427,791	18.3%
Fellsmere (City)	2	-33.3%	2	100.0%	\$109,000	3.8%	\$109,000	-14.4%
Florida Ridge (CDP)	87	4.8%	22	-15.4%	\$197,500	6.8%	\$221,683	14.4%
Gifford (CDP)	41	5.1%	23	15.0%	\$300,000	-8.4%	\$349,566	1.0%
Indian River Shores (Town)	16	45.5%	9	0.0%	\$1,050,000	68.0%	\$1,428,252	77.5%
Orchid (Town)	8	14.3%	7	75.0%	\$1,500,000	46.3%	\$2,009,000	41.6%
Roseland (CDP)	3	-50.0%	1	-50.0%	\$235,000	-53.0%	\$245,833	-48.9%
Sebastian (City)	141	0.0%	55	22.2%	\$234,000	4.2%	\$252,761	13.7%
South Beach (CDP)	24	50.0%	16	33.3%	\$1,350,000	120.4%	\$1,435,709	70.8%
Vero Beach (City)	95	21.8%	48	17.1%	\$369,000	-13.7%	\$756,226	5.5%
Vero Beach South (CDP)	106	8.2%	27	-20.6%	\$206,000	0.2%	\$240,571	9.3%
Wabasso (CDP)	4	N/A	3	N/A	\$1,550,000	N/A	\$1,267,500	N/A
Wabasso Beach (CDP)	18	20.0%	9	-10.0%	\$497,500	5.9%	\$506,917	-36.8%
West Vero Corridor (CDP)	15	-28.6%	6	-14.3%	\$174,900	-9.6%	\$206,760	2.8%
Windsor (CDP)	1	N/A	1	N/A	\$3,250,000	N/A	\$3,250,000	N/A
Winter Beach (CDP)	22	0.0%	9	-10.0%	\$350,500	9.5%	\$344,186	0.0%

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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	\$308.4 Million	29.0%	95.5%	0.8%	59 Days	-4.8%	1,143	-12.7%
Fellsmere (City)	\$218,000	-42.9%	90.3%	3.1%	3 Days	-95.0%	5	150.0%
Florida Ridge (CDP)	\$19.3 Million	20.0%	95.5%	0.7%	72 Days	28.6%	129	-17.8%
Gifford (CDP)	\$14.3 Million	6.2%	94.5%	-1.4%	90 Days	15.4%	52	-42.9%
Indian River Shores (Town)	\$22.9 Million	158.2%	94.5%	-0.1%	107 Days	33.8%	34	-15.0%
Orchid (Town)	\$16.1 Million	61.8%	92.3%	10.5%	33 Days	-96.6%	8	14.3%
Roseland (CDP)	\$737,499	-74.5%	78.4%	-16.4%	121 Days	95.2%	11	-21.4%
Sebastian (City)	\$35.6 Million	13.7%	96.5%	0.6%	30 Days	-48.3%	212	-10.9%
South Beach (CDP)	\$34.5 Million	156.2%	94.0%	1.1%	123 Days	7.9%	44	37.5%
Vero Beach (City)	\$71.8 Million	28.5%	94.2%	2.3%	42 Days	-43.2%	121	-25.3%
Vero Beach South (CDP)	\$25.5 Million	18.3%	95.0%	-0.3%	45 Days	-2.2%	152	-7.9%
Wabasso (CDP)	\$5.1 Million	N/A	100.1%	N/A	258 Days	N/A	2	100.0%
Wabasso Beach (CDP)	\$9.1 Million	-24.2%	95.8%	1.2%	92 Days	-27.6%	26	-7.1%
West Vero Corridor (CDP)	\$3.1 Million	-26.6%	94.6%	2.6%	76 Days	22.6%	50	16.3%
Windsor (CDP)	\$3.3 Million	N/A	68.4%	N/A	284 Days	N/A	1	-66.7%
Winter Beach (CDP)	\$7.6 Million	0.0%	96.4%	1.9%	68 Days	33.3%	33	17.9%

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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	951	-0.1%	494	-13.2%	1,436	-12.4%	5.1	-19.0%
Fellsmere (City)	2	-60.0%	1	-80.0%	7	133.3%	7.6	171.4%
Florida Ridge (CDP)	128	26.7%	67	45.7%	118	-28.5%	3.5	-27.1%
Gifford (CDP)	47	-19.0%	21	-41.7%	133	11.8%	10.1	8.6%
Indian River Shores (Town)	19	-17.4%	13	-31.6%	86	-8.5%	13.9	-18.7%
Orchid (Town)	6	-40.0%	3	-62.5%	20	-37.5%	7.7	-56.0%
Roseland (CDP)	5	-61.5%	5	-28.6%	27	-15.6%	12.5	-47.9%
Sebastian (City)	193	-4.0%	97	-4.0%	162	-26.0%	2.8	-33.3%
South Beach (CDP)	24	-11.1%	11	-31.3%	86	-2.3%	12.4	6.0%
Vero Beach (City)	114	-0.9%	55	-14.1%	158	-21.4%	5.1	-28.2%
Vero Beach South (CDP)	126	0.8%	55	-20.3%	133	-16.9%	3.3	-19.5%
Wabasso (CDP)	4	N/A	0	-100.0%	7	40.0%	7.6	-11.6%
Wabasso Beach (CDP)	22	-26.7%	7	-69.6%	60	3.4%	9.5	-13.6%
West Vero Corridor (CDP)	28	-12.5%	19	-13.6%	45	9.8%	4.8	-26.2%
Windsor (CDP)	3	N/A	2	N/A	7	-12.5%	16.8	N/A
Winter Beach (CDP)	31	29.2%	16	77.8%	52	-5.5%	6.6	-18.5%

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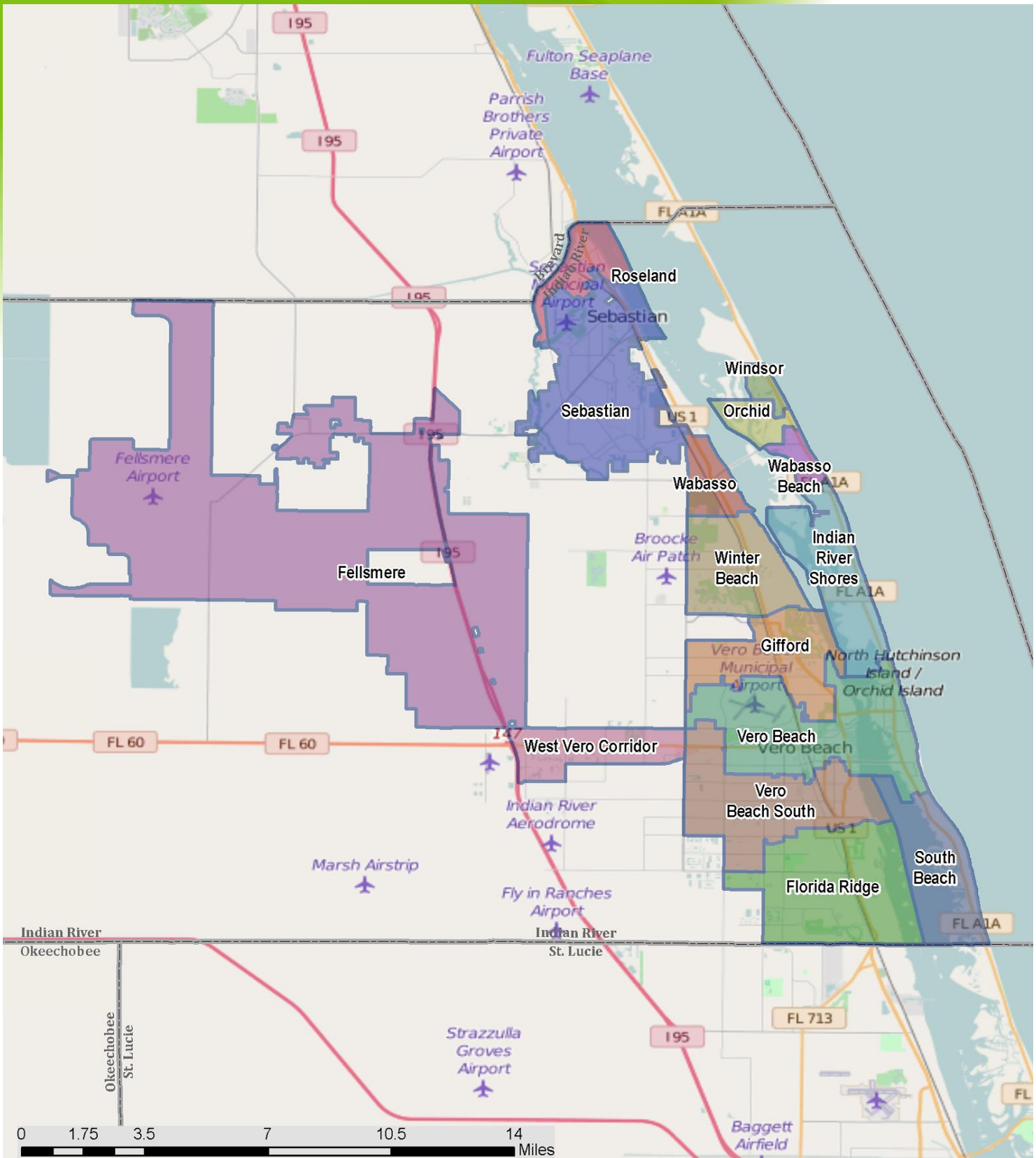
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Reference Map

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