

Indian River County Local Residential Market Metrics - Q2 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	757	-23.1%	249	-32.9%	\$266,000	4.3%	\$378,747	0.4%
Fellsmere (City)	1	-50.0%	0	N/A	\$145,000	-12.1%	\$145,000	-12.1%
Florida Ridge (CDP)	98	-8.4%	23	-23.3%	\$222,500	3.5%	\$247,475	-2.5%
Gifford (CDP)	34	-26.1%	16	-36.0%	\$356,250	12.2%	\$394,699	-5.9%
Indian River Shores (Town)	15	-46.4%	12	-40.0%	\$1,154,500	14.0%	\$1,172,200	5.0%
Orchid (Town)	3	-66.7%	1	-85.7%	\$1,075,000	-32.2%	\$1,166,667	-37.6%
Roseland (CDP)	7	-41.7%	6	0.0%	\$820,000	108.9%	\$776,286	94.7%
Sebastian (City)	151	-20.5%	48	-22.6%	\$240,000	6.7%	\$257,580	12.9%
South Beach (CDP)	19	-24.0%	8	-50.0%	\$700,000	-16.2%	\$987,044	14.3%
Vero Beach (City)	97	-14.2%	39	-29.1%	\$365,000	-10.2%	\$573,071	-18.3%
Vero Beach South (CDP)	96	-36.0%	21	-59.6%	\$224,250	5.7%	\$231,432	2.3%
Wabasso (CDP)	3	50.0%	0	N/A	\$280,000	-57.3%	\$381,667	-41.7%
Wabasso Beach (CDP)	17	-45.2%	8	-55.6%	\$549,500	20.1%	\$526,118	12.1%
West Vero Corridor (CDP)	26	-10.3%	11	175.0%	\$190,750	7.5%	\$200,617	3.2%
Windsor (CDP)	4	N/A	4	N/A	\$3,150,000	N/A	\$2,585,000	N/A
Winter Beach (CDP)	19	-9.5%	4	-42.9%	\$345,000	9.6%	\$328,360	1.3%

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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	\$286.7 Million	-22.8%	95.6%	0.6%	49 Days	-10.9%	1,184	9.7%
Fellsmere (City)	\$145,000	-56.1%	96.7%	6.0%	165 Days	223.5%	4	300.0%
Florida Ridge (CDP)	\$24.3 Million	-10.7%	95.9%	0.2%	48 Days	-2.0%	109	-19.9%
Gifford (CDP)	\$13.4 Million	-30.4%	93.5%	-1.8%	73 Days	35.2%	44	41.9%
Indian River Shores (Town)	\$17.6 Million	-43.7%	92.0%	1.1%	246 Days	-4.7%	39	129.4%
Orchid (Town)	\$3.5 Million	-79.2%	90.3%	-0.8%	98 Days	-33.3%	7	250.0%
Roseland (CDP)	\$5.4 Million	13.6%	93.2%	-1.5%	223 Days	150.6%	5	-28.6%
Sebastian (City)	\$38.9 Million	-10.3%	96.5%	0.2%	39 Days	-11.4%	233	-8.6%
South Beach (CDP)	\$18.8 Million	-13.2%	95.8%	4.0%	92 Days	10.8%	43	138.9%
Vero Beach (City)	\$55.6 Million	-29.9%	94.3%	1.6%	64 Days	4.9%	125	12.6%
Vero Beach South (CDP)	\$22.2 Million	-34.5%	96.2%	0.9%	26 Days	-27.8%	160	5.3%
Wabasso (CDP)	\$1.1 Million	-12.6%	93.3%	-0.9%	42 Days	-82.4%	8	100.0%
Wabasso Beach (CDP)	\$8.9 Million	-38.5%	90.9%	-1.1%	214 Days	39.9%	37	85.0%
West Vero Corridor (CDP)	\$5.2 Million	-7.4%	95.7%	-1.1%	47 Days	-14.5%	26	-33.3%
Windsor (CDP)	\$10.3 Million	N/A	87.3%	N/A	537 Days	N/A	0	N/A
Winter Beach (CDP)	\$6.2 Million	-8.3%	94.5%	-1.6%	131 Days	-8.4%	28	7.7%

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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	973	-7.2%	580	7.4%	1,151	-17.3%	4.4	-17.0%
Fellsmere (City)	1	N/A	1	0.0%	8	166.7%	9.6	242.9%
Florida Ridge (CDP)	123	-7.5%	78	21.9%	81	-39.1%	2.5	-39.0%
Gifford (CDP)	40	11.1%	26	0.0%	110	3.8%	9.0	12.5%
Indian River Shores (Town)	26	18.2%	18	38.5%	76	5.6%	15.0	12.8%
Orchid (Town)	2	-60.0%	2	-33.3%	20	-13.0%	9.6	-23.2%
Roseland (CDP)	12	0.0%	7	16.7%	13	-27.8%	7.4	-28.2%
Sebastian (City)	187	-23.0%	103	-16.9%	127	-33.5%	2.4	-35.1%
South Beach (CDP)	31	29.2%	23	53.3%	62	-10.1%	9.7	-5.8%
Vero Beach (City)	105	1.9%	58	20.8%	117	-34.6%	3.9	-38.1%
Vero Beach South (CDP)	117	-24.0%	63	10.5%	117	-19.3%	3.2	-13.5%
Wabasso (CDP)	6	500.0%	2	N/A	7	16.7%	7.0	-41.7%
Wabasso Beach (CDP)	26	52.9%	12	33.3%	44	-6.4%	8.5	4.9%
West Vero Corridor (CDP)	34	-15.0%	20	-35.5%	24	-33.3%	2.6	-48.0%
Windsor (CDP)	2	N/A	0	N/A	4	-55.6%	5.3	N/A
Winter Beach (CDP)	28	-9.7%	23	35.3%	37	-9.8%	4.8	-25.0%

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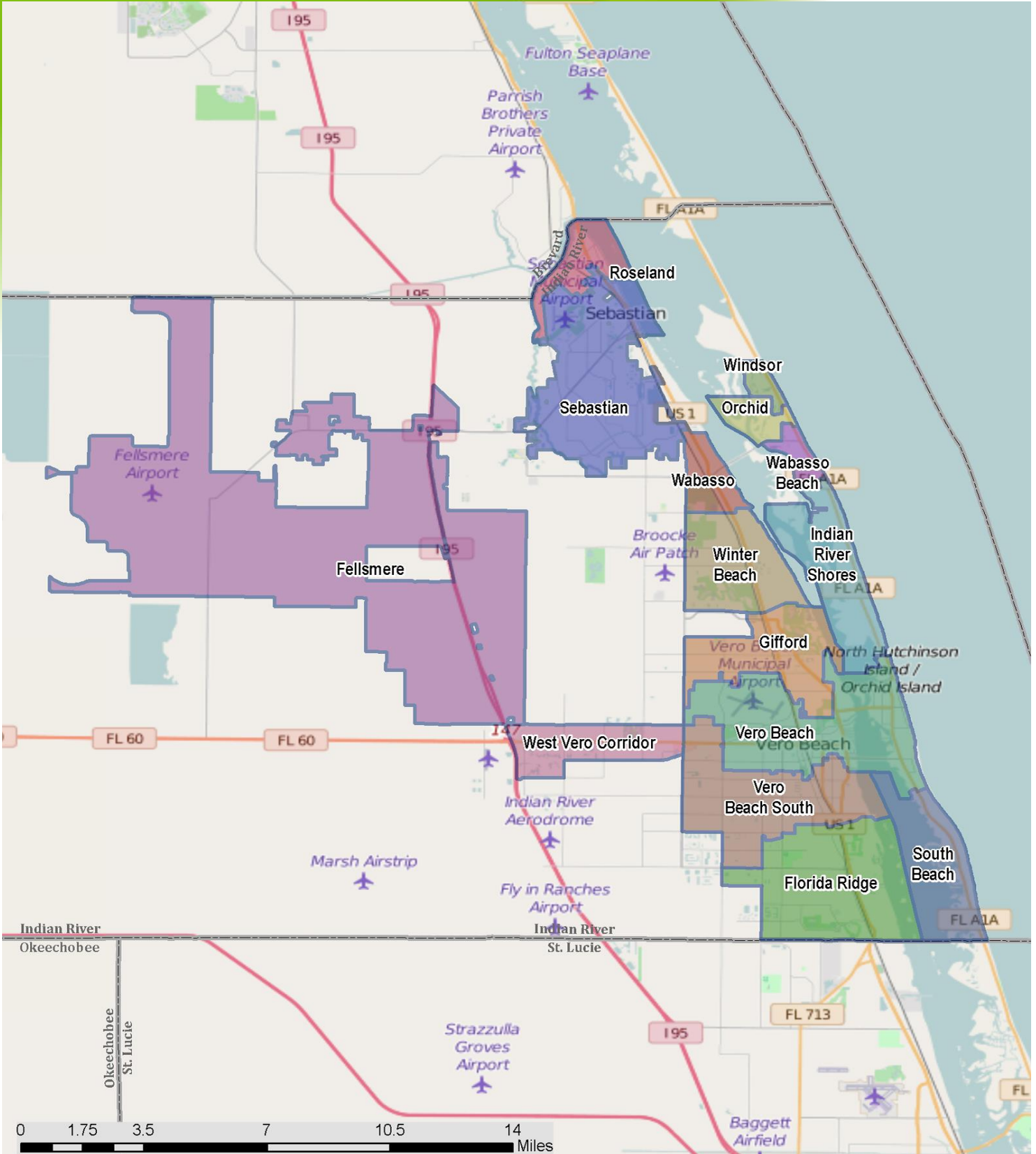
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Reference Map

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