

Indian River County Local Residential Market Metrics - Q3 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	1,034	15.8%	283	-11.0%	\$262,500	5.0%	\$439,413	35.1%
Fellsmere (City)	14	1300.0%	0	-100.0%	\$204,900	86.3%	\$215,193	95.6%
Florida Ridge (CDP)	106	-12.4%	23	-32.4%	\$229,900	6.2%	\$251,582	4.2%
Gifford (CDP)	27	-28.9%	9	-52.6%	\$360,000	3.2%	\$422,118	-3.8%
Indian River Shores (Town)	30	100.0%	13	8.3%	\$900,250	-13.0%	\$1,229,550	6.6%
Orchid (Town)	2	-33.3%	2	0.0%	\$1,638,000	156.9%	\$1,638,000	147.6%
Roseland (CDP)	11	57.1%	1	-80.0%	\$425,000	-23.4%	\$380,177	-15.9%
Sebastian (City)	194	-9.3%	51	-29.2%	\$242,515	5.5%	\$248,758	5.1%
South Beach (CDP)	48	166.7%	19	137.5%	\$830,000	41.1%	\$2,196,474	162.1%
Vero Beach (City)	101	27.8%	32	10.3%	\$325,500	12.5%	\$532,888	1.0%
Vero Beach South (CDP)	139	9.4%	32	33.3%	\$236,500	10.1%	\$263,968	11.6%
Wabasso (CDP)	4	33.3%	2	0.0%	\$232,450	168.7%	\$236,200	173.1%
Wabasso Beach (CDP)	22	69.2%	9	12.5%	\$485,000	5.4%	\$504,159	12.3%
West Vero Corridor (CDP)	37	27.6%	9	-50.0%	\$210,750	17.1%	\$210,055	7.3%
Windsor (CDP)	0	-100.0%	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Winter Beach (CDP)	35	25.0%	8	-27.3%	\$340,000	17.2%	\$346,016	10.7%

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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	\$454.4 Million	56.5%	96.7%	1.2%	52 Days	-16.1%	1,006	7.1%
Fellsmere (City)	\$3.0 Million	2638.8%	99.1%	12.5%	35 Days	191.7%	11	83.3%
Florida Ridge (CDP)	\$26.7 Million	-8.8%	97.7%	1.6%	40 Days	-29.8%	116	7.4%
Gifford (CDP)	\$11.4 Million	-31.6%	96.1%	3.1%	131 Days	3.1%	38	-20.8%
Indian River Shores (Town)	\$36.9 Million	113.2%	90.6%	-3.5%	160 Days	42.9%	33	83.3%
Orchid (Town)	\$3.3 Million	65.1%	95.1%	1.4%	59 Days	-71.6%	5	-58.3%
Roseland (CDP)	\$4.2 Million	32.2%	90.2%	-5.8%	123 Days	-37.6%	5	-58.3%
Sebastian (City)	\$48.3 Million	-4.7%	97.9%	2.2%	32 Days	-46.7%	173	2.4%
South Beach (CDP)	\$105.4 Million	598.8%	91.9%	4.1%	121 Days	-37.9%	16	33.3%
Vero Beach (City)	\$53.8 Million	29.1%	95.4%	0.1%	49 Days	-10.9%	98	4.3%
Vero Beach South (CDP)	\$36.7 Million	22.1%	96.8%	2.0%	31 Days	-38.0%	166	36.1%
Wabasso (CDP)	\$944,800	264.1%	96.9%	5.9%	151 Days	15000.0%	1	-83.3%
Wabasso Beach (CDP)	\$11.1 Million	90.1%	95.1%	2.4%	168 Days	28.2%	13	-23.5%
West Vero Corridor (CDP)	\$7.8 Million	36.9%	96.7%	1.5%	75 Days	47.1%	20	-31.0%
Windsor (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	-100.0%
Winter Beach (CDP)	\$12.1 Million	38.4%	96.4%	3.1%	104 Days	-1.9%	35	84.2%

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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	1,162	32.3%	644	39.7%	845	-33.4%	3.1	-34.0%
Fellsmere (City)	14	250.0%	1	-75.0%	2	-50.0%	1.0	-81.1%
Florida Ridge (CDP)	122	4.3%	77	48.1%	70	-35.2%	2.2	-29.0%
Gifford (CDP)	42	31.3%	38	81.0%	84	-22.9%	7.5	-5.1%
Indian River Shores (Town)	28	64.7%	19	46.2%	61	-16.4%	9.6	-33.3%
Orchid (Town)	2	-77.8%	2	-77.8%	24	0.0%	12.0	-8.4%
Roseland (CDP)	8	33.3%	3	0.0%	8	-52.9%	3.8	-51.3%
Sebastian (City)	222	12.1%	114	40.7%	78	-38.1%	1.5	-34.8%
South Beach (CDP)	34	161.5%	9	-25.0%	42	-37.3%	4.7	-53.0%
Vero Beach (City)	110	74.6%	62	100.0%	93	-46.6%	3.0	-50.8%
Vero Beach South (CDP)	157	20.8%	73	43.1%	98	-14.0%	2.6	-7.1%
Wabasso (CDP)	5	66.7%	4	N/A	5	-37.5%	4.6	-66.4%
Wabasso Beach (CDP)	22	120.0%	8	14.3%	29	-39.6%	4.9	-41.0%
West Vero Corridor (CDP)	29	7.4%	11	-60.7%	15	-34.8%	1.5	-46.4%
Windsor (CDP)	0	-100.0%	0	-100.0%	3	-62.5%	5.1	-89.4%
Winter Beach (CDP)	40	110.5%	31	244.4%	29	-32.6%	3.5	-39.7%

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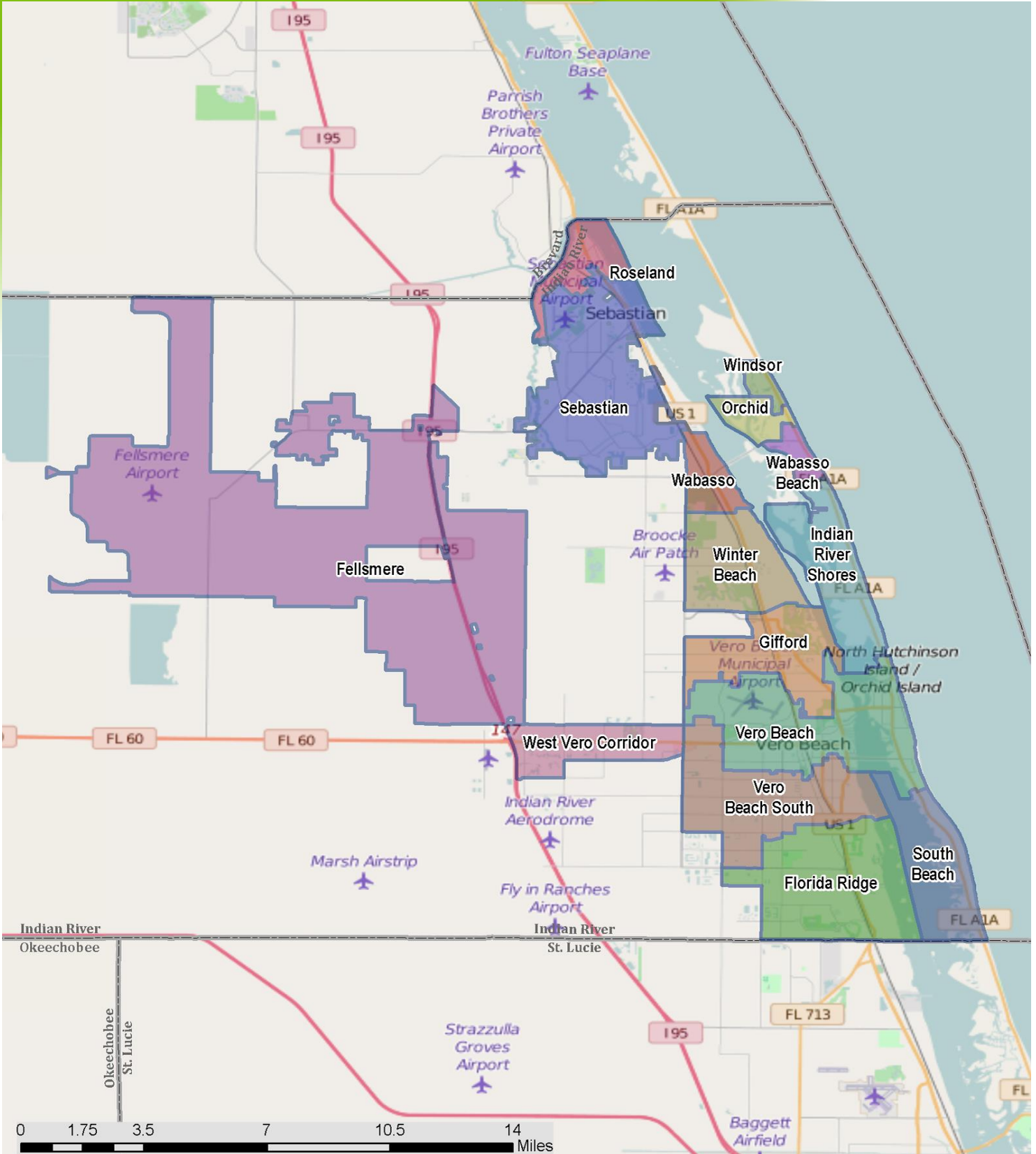
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Reference Map

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