

Indian River County Local Residential Market Metrics - Q4 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	1,042	30.3%	372	27.4%	\$288,500	15.4%	\$439,126	21.2%
Fellsmere (City)	0	-100.0%	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Florida Ridge (CDP)	123	36.7%	31	10.7%	\$236,273	15.3%	\$254,420	16.4%
Gifford (CDP)	56	69.7%	33	50.0%	\$455,000	42.2%	\$565,281	48.6%
Indian River Shores (Town)	37	146.7%	24	242.9%	\$1,025,000	64.1%	\$1,106,399	48.2%
Orchid (Town)	11	0.0%	7	133.3%	\$1,455,000	455.4%	\$1,933,182	61.6%
Roseland (CDP)	6	50.0%	1	0.0%	\$319,900	25.0%	\$455,075	43.7%
Sebastian (City)	175	25.0%	49	16.7%	\$256,000	8.9%	\$268,915	13.2%
South Beach (CDP)	25	56.3%	11	-8.3%	\$882,500	2.3%	\$1,916,454	12.7%
Vero Beach (City)	99	16.5%	37	0.0%	\$369,943	19.8%	\$671,977	28.6%
Vero Beach South (CDP)	149	43.3%	42	35.5%	\$241,000	21.6%	\$272,882	15.2%
Wabasso (CDP)	2	0.0%	1	0.0%	\$451,000	1.3%	\$451,000	1.3%
Wabasso Beach (CDP)	17	21.4%	9	12.5%	\$545,000	24.3%	\$544,575	14.9%
West Vero Corridor (CDP)	31	-22.5%	12	0.0%	\$193,750	2.5%	\$205,194	-6.9%
Windsor (CDP)	0	-100.0%	0	-100.0%	(No Sales)	N/A	(No Sales)	N/A
Winter Beach (CDP)	39	69.6%	15	66.7%	\$370,000	17.5%	\$386,313	23.9%

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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	\$457.6 Million	57.9%	97.4%	1.8%	32 Days	-41.8%	917	-10.3%
Fellsmere (City)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	-100.0%
Florida Ridge (CDP)	\$31.3 Million	59.1%	97.9%	1.3%	22 Days	-50.0%	103	-16.3%
Gifford (CDP)	\$31.7 Million	152.1%	97.8%	4.2%	90 Days	3.4%	45	-26.2%
Indian River Shores (Town)	\$40.9 Million	265.5%	93.2%	0.8%	75 Days	-66.5%	30	7.1%
Orchid (Town)	\$21.3 Million	61.6%	88.4%	-10.0%	281 Days	238.6%	8	100.0%
Roseland (CDP)	\$2.7 Million	115.5%	94.3%	2.5%	11 Days	-94.0%	2	-66.7%
Sebastian (City)	\$47.1 Million	41.4%	98.0%	1.3%	25 Days	-43.2%	156	-19.2%
South Beach (CDP)	\$47.9 Million	76.1%	91.7%	-1.7%	98 Days	-63.6%	25	8.7%
Vero Beach (City)	\$66.5 Million	49.7%	96.9%	4.4%	37 Days	-44.8%	71	-37.7%
Vero Beach South (CDP)	\$40.7 Million	65.0%	96.6%	1.2%	25 Days	-28.6%	130	11.1%
Wabasso (CDP)	\$902,000	1.3%	90.5%	1.5%	0 Days	-100.0%	1	-66.7%
Wabasso Beach (CDP)	\$9.3 Million	39.5%	97.8%	5.0%	136 Days	46.2%	20	-16.7%
West Vero Corridor (CDP)	\$6.4 Million	-27.9%	97.1%	-0.7%	47 Days	38.2%	25	-26.5%
Windsor (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	1	0.0%
Winter Beach (CDP)	\$15.1 Million	110.1%	96.7%	0.8%	44 Days	-60.4%	47	14.6%

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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	990	26.9%	606	78.8%	692	-50.9%	2.3	-54.9%
Fellsmere (City)	0	-100.0%	1	0.0%	2	-50.0%	1.4	-65.0%
Florida Ridge (CDP)	111	32.1%	63	61.5%	69	-50.7%	2.0	-52.4%
Gifford (CDP)	42	23.5%	29	81.3%	74	-43.9%	5.6	-45.1%
Indian River Shores (Town)	39	105.3%	19	90.0%	46	-43.2%	5.6	-60.3%
Orchid (Town)	13	30.0%	7	16.7%	12	-42.9%	6.0	-28.6%
Roseland (CDP)	5	-16.7%	2	0.0%	6	-72.7%	2.7	-70.3%
Sebastian (City)	162	21.8%	100	61.3%	74	-57.2%	1.3	-56.7%
South Beach (CDP)	24	33.3%	14	-12.5%	34	-50.0%	3.5	-67.9%
Vero Beach (City)	84	-20.0%	54	25.6%	70	-58.3%	2.1	-63.2%
Vero Beach South (CDP)	156	45.8%	68	47.8%	64	-43.9%	1.6	-44.8%
Wabasso (CDP)	1	-50.0%	3	N/A	5	-50.0%	4.6	-73.1%
Wabasso Beach (CDP)	18	63.6%	9	200.0%	26	-55.9%	4.2	-56.7%
West Vero Corridor (CDP)	31	14.8%	9	-10.0%	13	-56.7%	1.4	-53.3%
Windsor (CDP)	0	-100.0%	0	N/A	2	-75.0%	4.8	-80.0%
Winter Beach (CDP)	60	160.9%	51	628.6%	18	-65.4%	1.9	-71.2%

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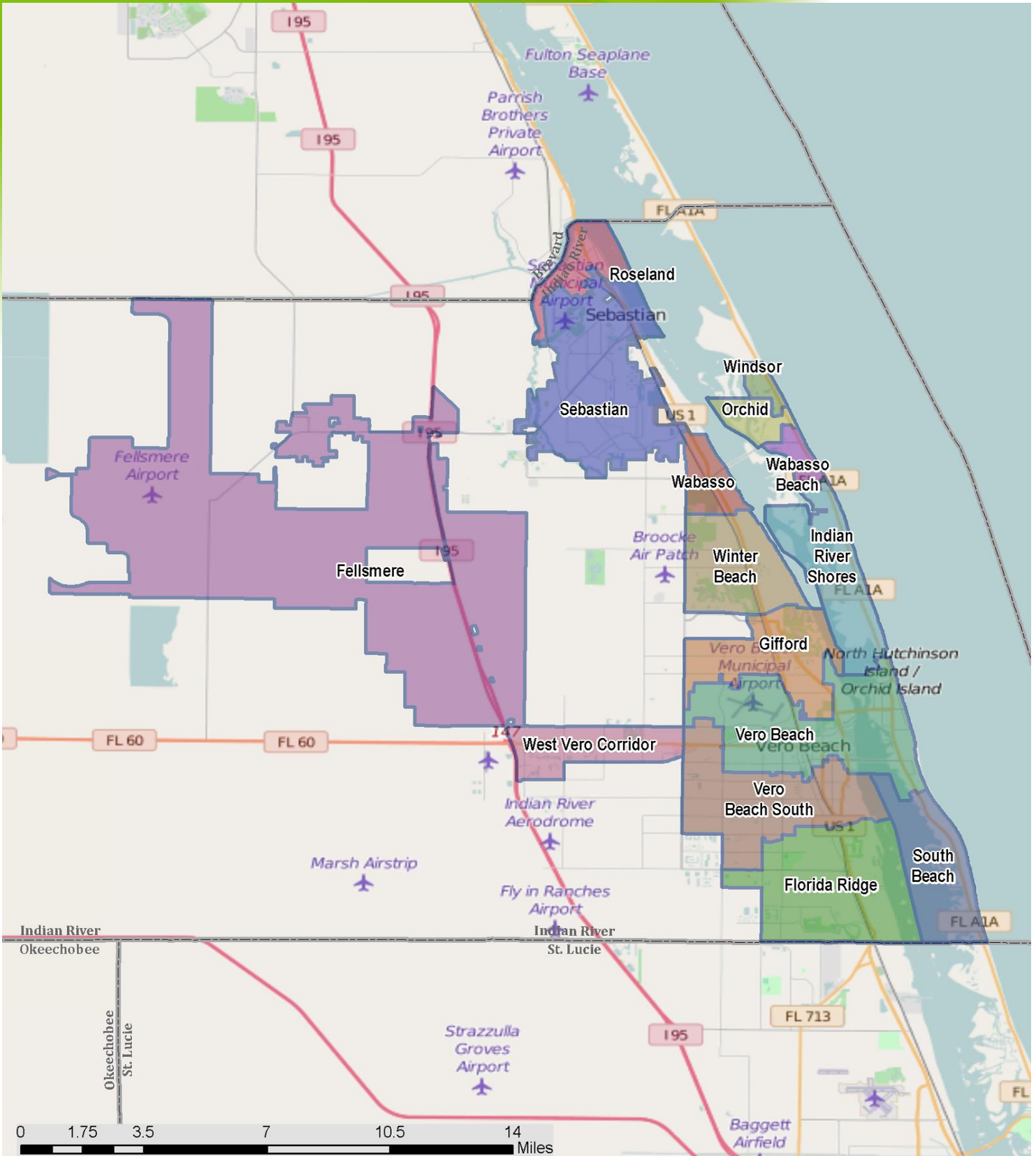
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Reference Map

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