

# Indian River County Local Residential Market Metrics - 2020

## 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	934	11.3%	585	-0.2%	\$167,000	4.4%	\$258,295	-8.4%
Fellsmere (City)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Florida Ridge (CDP)	179	4.1%	121	-1.6%	\$108,750	18.2%	\$109,408	4.1%
Gifford (CDP)	84	-17.6%	48	-21.3%	\$178,450	7.2%	\$214,030	-4.7%
Indian River Shores (Town)	93	38.8%	57	9.6%	\$308,000	-1.3%	\$480,594	0.6%
Orchid (Town)	1	-80.0%	1	-80.0%	\$1,300,000	15.6%	\$1,300,000	-4.4%
Roseland (CDP)	5	-50.0%	2	-75.0%	\$215,000	0.7%	\$223,400	9.0%
Sebastian (City)	9	-30.8%	3	-25.0%	\$126,000	5.0%	\$149,089	2.5%
South Beach (CDP)	71	34.0%	46	4.5%	\$387,500	-13.2%	\$425,074	-4.4%
Vero Beach (City)	201	10.4%	129	-2.3%	\$270,000	-10.9%	\$338,982	-24.4%
Vero Beach South (CDP)	102	5.2%	57	-5.0%	\$111,000	0.9%	\$113,986	-0.7%
Wabasso (CDP)	2	100.0%	2	100.0%	\$89,450	34.5%	\$89,450	34.5%
Wabasso Beach (CDP)	56	30.2%	42	23.5%	\$360,250	-34.8%	\$434,510	-15.0%
West Vero Corridor (CDP)	73	37.7%	42	23.5%	\$124,000	-0.8%	\$128,592	3.3%
Windsor (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Winter Beach (CDP)	3	200.0%	0	-100.0%	\$350,000	17.1%	\$325,000	8.7%

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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	\$241.2 Million	1.9%	93.6%	0.0%	81 Days	37.3%	1,213	-3.3%
Fellsmere (City)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Florida Ridge (CDP)	\$19.6 Million	8.3%	93.6%	-0.5%	67 Days	52.3%	237	-9.5%
Gifford (CDP)	\$18.0 Million	-21.5%	93.1%	-0.7%	89 Days	17.1%	112	-11.8%
Indian River Shores (Town)	\$44.7 Million	39.6%	93.1%	-0.5%	83 Days	12.2%	129	2.4%
Orchid (Town)	\$1.3 Million	-80.9%	78.8%	-15.4%	343 Days	1329.2%	8	-20.0%
Roseland (CDP)	\$1.1 Million	-45.5%	97.8%	1.3%	27 Days	-81.1%	4	-33.3%
Sebastian (City)	\$1.3 Million	-29.1%	95.2%	-0.8%	30 Days	20.0%	18	28.6%
South Beach (CDP)	\$30.2 Million	28.1%	92.5%	-0.2%	221 Days	55.6%	70	2.9%
Vero Beach (City)	\$68.1 Million	-16.5%	93.1%	0.8%	98 Days	4.3%	255	-6.3%
Vero Beach South (CDP)	\$11.6 Million	4.4%	94.4%	0.4%	50 Days	19.0%	131	-1.5%
Wabasso (CDP)	\$178,900	169.0%	94.5%	-0.5%	50 Days	16.3%	2	-50.0%
Wabasso Beach (CDP)	\$24.3 Million	10.8%	92.5%	-2.0%	90 Days	16.9%	69	9.5%
West Vero Corridor (CDP)	\$9.4 Million	42.2%	94.7%	1.0%	54 Days	58.8%	94	19.0%
Windsor (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Winter Beach (CDP)	\$975,000	226.1%	96.3%	-3.7%	12 Days	1100.0%	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	1,055	19.6%	143	74.4%	353	-34.5%	4.5	-41.6%
Fellsmere (City)	0	N/A	0	N/A	0	N/A	0.0	N/A
Florida Ridge (CDP)	193	9.7%	19	35.7%	64	-31.2%	4.3	-33.8%
Gifford (CDP)	100	1.0%	12	200.0%	40	-18.4%	5.7	-1.7%
Indian River Shores (Town)	103	49.3%	23	130.0%	44	-45.0%	5.7	-60.1%
Orchid (Town)	1	-75.0%	0	N/A	13	85.7%	156.0	828.6%
Roseland (CDP)	5	-54.5%	0	N/A	1	0.0%	2.4	100.0%
Sebastian (City)	9	-35.7%	1	-66.7%	3	200.0%	4.0	344.4%
South Beach (CDP)	74	37.0%	7	40.0%	17	-69.1%	2.9	-76.8%
Vero Beach (City)	230	17.9%	33	50.0%	83	-32.0%	5.0	-37.5%
Vero Beach South (CDP)	125	15.7%	21	75.0%	26	-33.3%	3.1	-35.4%
Wabasso (CDP)	4	300.0%	1	N/A	1	-50.0%	6.0	-75.0%
Wabasso Beach (CDP)	61	32.6%	7	600.0%	23	-25.8%	4.9	-43.7%
West Vero Corridor (CDP)	84	37.7%	11	450.0%	10	-41.2%	1.6	-57.9%
Windsor (CDP)	0	N/A	0	N/A	0	N/A	0.0	N/A
Winter Beach (CDP)	2	0.0%	0	-100.0%	0	-100.0%	0.0	-100.0%

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## Reference Map

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