

Indian River County Local Residential Market Metrics - Q1 2021

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	362	69.2%	239	78.4%	\$164,750	-1.3%	\$301,866	10.2%
Fellsmere (City)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Florida Ridge (CDP)	75	74.4%	50	66.7%	\$97,950	-12.5%	\$114,993	-0.3%
Gifford (CDP)	31	82.4%	19	111.1%	\$217,500	2.4%	\$300,981	19.4%
Indian River Shores (Town)	30	36.4%	21	50.0%	\$369,000	47.6%	\$538,517	17.0%
Orchid (Town)	6	N/A	5	N/A	\$1,475,000	N/A	\$1,551,667	N/A
Roseland (CDP)	2	100.0%	0	N/A	\$224,750	-9.7%	\$224,750	-9.7%
Sebastian (City)	4	100.0%	1	0.0%	\$113,000	-9.6%	\$105,313	-15.7%
South Beach (CDP)	15	36.4%	12	71.4%	\$477,500	24.0%	\$482,000	26.1%
Vero Beach (City)	89	64.8%	64	77.8%	\$290,407	-3.8%	\$378,111	-3.4%
Vero Beach South (CDP)	48	71.4%	30	76.5%	\$120,000	12.1%	\$122,331	12.7%
Wabasso (CDP)	1	0.0%	1	0.0%	\$100,000	12.4%	\$100,000	12.4%
Wabasso Beach (CDP)	20	66.7%	13	44.4%	\$568,750	37.7%	\$553,675	6.9%
West Vero Corridor (CDP)	24	84.6%	17	183.3%	\$130,000	4.0%	\$139,287	5.4%
Windsor (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Winter Beach (CDP)	1	-50.0%	1	N/A	\$500,000	60.0%	\$500,000	60.0%

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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	\$109.3 Million	86.4%	95.8%	2.5%	43 Days	-46.9%	393	12.9%
Fellsmere (City)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Florida Ridge (CDP)	\$8.6 Million	73.9%	95.8%	3.0%	40 Days	-25.9%	86	36.5%
Gifford (CDP)	\$9.3 Million	117.7%	95.0%	2.0%	60 Days	-7.7%	27	-25.0%
Indian River Shores (Town)	\$16.2 Million	59.6%	94.1%	0.5%	66 Days	-14.3%	40	0.0%
Orchid (Town)	\$9.3 Million	N/A	86.2%	N/A	180 Days	N/A	2	100.0%
Roseland (CDP)	\$449,500	80.5%	97.0%	-1.8%	69 Days	245.0%	1	N/A
Sebastian (City)	\$421,252	68.5%	88.3%	-10.0%	95 Days	763.6%	1	-66.7%
South Beach (CDP)	\$7.2 Million	72.0%	100.0%	5.5%	166 Days	-42.0%	15	-48.3%
Vero Beach (City)	\$33.7 Million	59.2%	96.1%	4.5%	39 Days	-66.9%	101	42.3%
Vero Beach South (CDP)	\$5.9 Million	93.3%	95.9%	1.5%	27 Days	-66.7%	53	35.9%
Wabasso (CDP)	\$100,000	12.4%	87.0%	-2.2%	106 Days	9.3%	0	N/A
Wabasso Beach (CDP)	\$11.1 Million	78.2%	94.0%	0.8%	87 Days	2.4%	14	-36.4%
West Vero Corridor (CDP)	\$3.3 Million	94.5%	96.7%	0.7%	16 Days	-27.3%	34	30.8%
Windsor (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Winter Beach (CDP)	\$500,000	-20.0%	105.3%	13.2%	7 Days	-65.0%	1	-50.0%

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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	477	87.1%	270	162.1%	216	-60.3%	2.4	-68.0%
Fellsmere (City)	0	N/A	0	N/A	0	N/A	0.0	N/A
Florida Ridge (CDP)	108	120.4%	54	260.0%	36	-60.4%	2.0	-68.8%
Gifford (CDP)	46	84.0%	26	136.4%	16	-72.9%	2.0	-71.0%
Indian River Shores (Town)	51	104.0%	46	253.8%	29	-63.3%	3.4	-74.6%
Orchid (Town)	10	900.0%	6	500.0%	5	-28.6%	8.6	-59.0%
Roseland (CDP)	3	200.0%	0	N/A	0	N/A	0.0	N/A
Sebastian (City)	4	300.0%	1	N/A	0	-100.0%	0.0	-100.0%
South Beach (CDP)	23	53.3%	16	100.0%	7	-89.1%	1.1	-92.1%
Vero Beach (City)	103	68.9%	49	96.0%	66	-38.3%	3.4	-47.7%
Vero Beach South (CDP)	56	60.0%	33	120.0%	19	-45.7%	1.9	-54.8%
Wabasso (CDP)	0	-100.0%	0	N/A	0	N/A	0.0	N/A
Wabasso Beach (CDP)	22	57.1%	11	175.0%	9	-76.3%	1.7	-81.7%
West Vero Corridor (CDP)	28	75.0%	15	200.0%	14	-36.4%	2.0	-58.3%
Windsor (CDP)	0	N/A	0	N/A	0	N/A	0.0	N/A
Winter Beach (CDP)	1	0.0%	0	N/A	0	-100.0%	0.0	-100.0%

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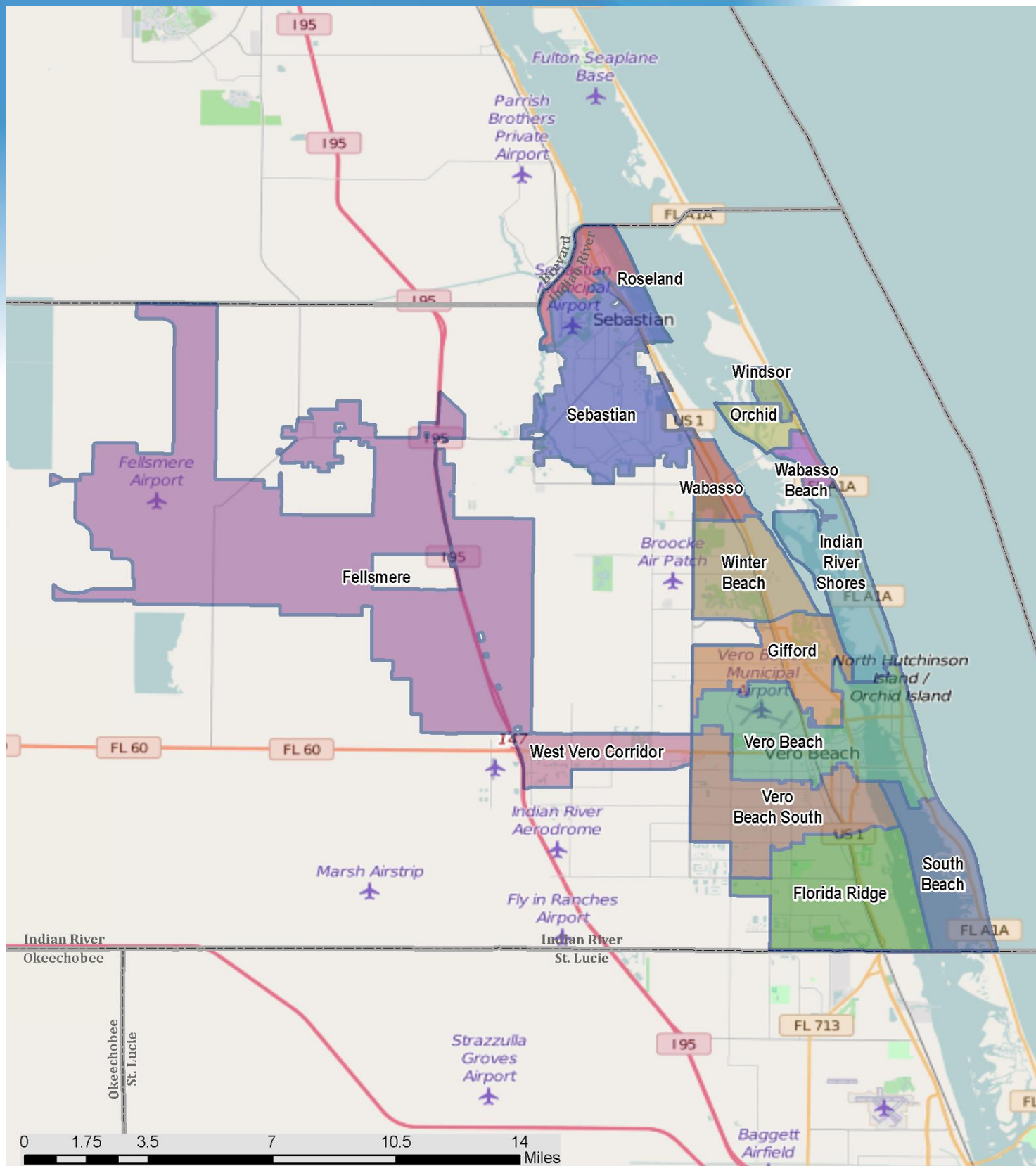
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Reference Map

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