

Indian River County Local Residential Market Metrics - Q2 2021

Single-Family Homes

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	1,192	57.5%	521	109.2%	\$330,000	24.1%	\$562,562	48.5%
Fellsmere (City)	3	200.0%	2	N/A	\$180,000	24.1%	\$170,667	17.7%
Florida Ridge (CDP)	147	50.0%	39	69.6%	\$256,700	15.4%	\$298,277	20.5%
Gifford (CDP)	56	64.7%	29	81.3%	\$369,174	3.6%	\$458,163	16.1%
Indian River Shores (Town)	47	213.3%	33	175.0%	\$1,365,000	18.2%	\$1,520,393	29.7%
Orchid (Town)	9	200.0%	7	600.0%	\$1,225,000	14.0%	\$1,770,556	51.8%
Roseland (CDP)	6	-14.3%	2	-66.7%	\$695,000	-15.2%	\$713,333	-8.1%
Sebastian (City)	180	19.2%	59	22.9%	\$289,000	20.4%	\$296,957	15.3%
South Beach (CDP)	46	142.1%	34	325.0%	\$1,650,000	135.7%	\$2,145,576	117.4%
Vero Beach (City)	132	36.1%	83	112.8%	\$525,000	43.8%	\$975,594	70.2%
Vero Beach South (CDP)	143	49.0%	52	147.6%	\$273,700	22.1%	\$301,565	30.3%
Wabasso (CDP)	6	100.0%	3	N/A	\$622,625	122.4%	\$675,292	76.9%
Wabasso Beach (CDP)	38	123.5%	29	262.5%	\$637,500	16.0%	\$742,193	41.1%
West Vero Corridor (CDP)	29	11.5%	15	36.4%	\$222,500	16.6%	\$249,652	24.4%
Windsor (CDP)	2	-50.0%	1	-75.0%	\$3,307,500	5.0%	\$3,307,500	27.9%
Winter Beach (CDP)	58	205.3%	25	525.0%	\$362,000	4.9%	\$383,478	16.8%

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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	\$670.6 Million	133.9%	100.0%	4.6%	14 Days	-71.4%	1,066	-10.0%
Fellsmere (City)	\$512,001	253.1%	94.8%	-2.0%	20 Days	-87.9%	3	-25.0%
Florida Ridge (CDP)	\$43.8 Million	80.8%	100.0%	4.3%	11 Days	-77.1%	171	56.9%
Gifford (CDP)	\$25.7 Million	91.2%	98.4%	5.2%	31 Days	-57.5%	38	-13.6%
Indian River Shores (Town)	\$71.5 Million	306.4%	97.3%	5.8%	43 Days	-82.5%	33	-15.4%
Orchid (Town)	\$15.9 Million	355.3%	100.0%	10.7%	15 Days	-84.7%	4	-42.9%
Roseland (CDP)	\$4.3 Million	-21.2%	91.9%	-1.4%	138 Days	-38.1%	5	0.0%
Sebastian (City)	\$53.5 Million	37.4%	100.0%	3.6%	12 Days	-69.2%	165	-29.2%
South Beach (CDP)	\$98.7 Million	426.3%	96.2%	0.4%	23 Days	-75.0%	26	-39.5%
Vero Beach (City)	\$128.8 Million	131.7%	97.7%	3.6%	15 Days	-76.6%	123	-1.6%
Vero Beach South (CDP)	\$43.1 Million	94.1%	100.0%	4.0%	11 Days	-57.7%	141	-11.9%
Wabasso (CDP)	\$4.1 Million	253.9%	95.4%	2.3%	26 Days	-38.1%	5	-37.5%
Wabasso Beach (CDP)	\$28.2 Million	215.3%	98.0%	7.8%	17 Days	-92.1%	31	-16.2%
West Vero Corridor (CDP)	\$7.2 Million	38.8%	100.0%	4.5%	8 Days	-83.0%	31	19.2%
Windsor (CDP)	\$6.6 Million	-36.0%	95.5%	9.4%	14 Days	-97.4%	3	N/A
Winter Beach (CDP)	\$22.2 Million	256.5%	100.0%	5.8%	18 Days	-86.3%	46	64.3%

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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	1,124	15.5%	743	28.1%	369	-67.9%	1.1	-75.0%
Fellsmere (City)	5	400.0%	4	300.0%	3	-62.5%	2.1	-78.1%
Florida Ridge (CDP)	167	35.8%	102	30.8%	57	-29.6%	1.5	-40.0%
Gifford (CDP)	47	17.5%	41	57.7%	13	-88.2%	0.8	-91.1%
Indian River Shores (Town)	37	42.3%	28	55.6%	15	-80.3%	1.2	-92.0%
Orchid (Town)	2	0.0%	1	-50.0%	4	-80.0%	1.3	-86.5%
Roseland (CDP)	6	-50.0%	4	-42.9%	7	-46.2%	3.0	-59.5%
Sebastian (City)	182	-2.7%	122	18.4%	36	-71.7%	0.6	-75.0%
South Beach (CDP)	32	3.2%	16	-30.4%	11	-82.3%	0.9	-90.7%
Vero Beach (City)	103	-1.9%	49	-15.5%	73	-37.6%	2.0	-48.7%
Vero Beach South (CDP)	143	22.2%	91	44.4%	42	-64.1%	0.9	-71.9%
Wabasso (CDP)	4	-33.3%	1	-50.0%	3	-57.1%	2.8	-60.0%
Wabasso Beach (CDP)	39	50.0%	26	116.7%	9	-79.5%	1.1	-87.1%
West Vero Corridor (CDP)	34	0.0%	20	0.0%	6	-75.0%	0.6	-76.9%
Windsor (CDP)	4	100.0%	4	N/A	1	-75.0%	4.0	-24.5%
Winter Beach (CDP)	53	89.3%	49	113.0%	8	-78.4%	0.6	-87.5%

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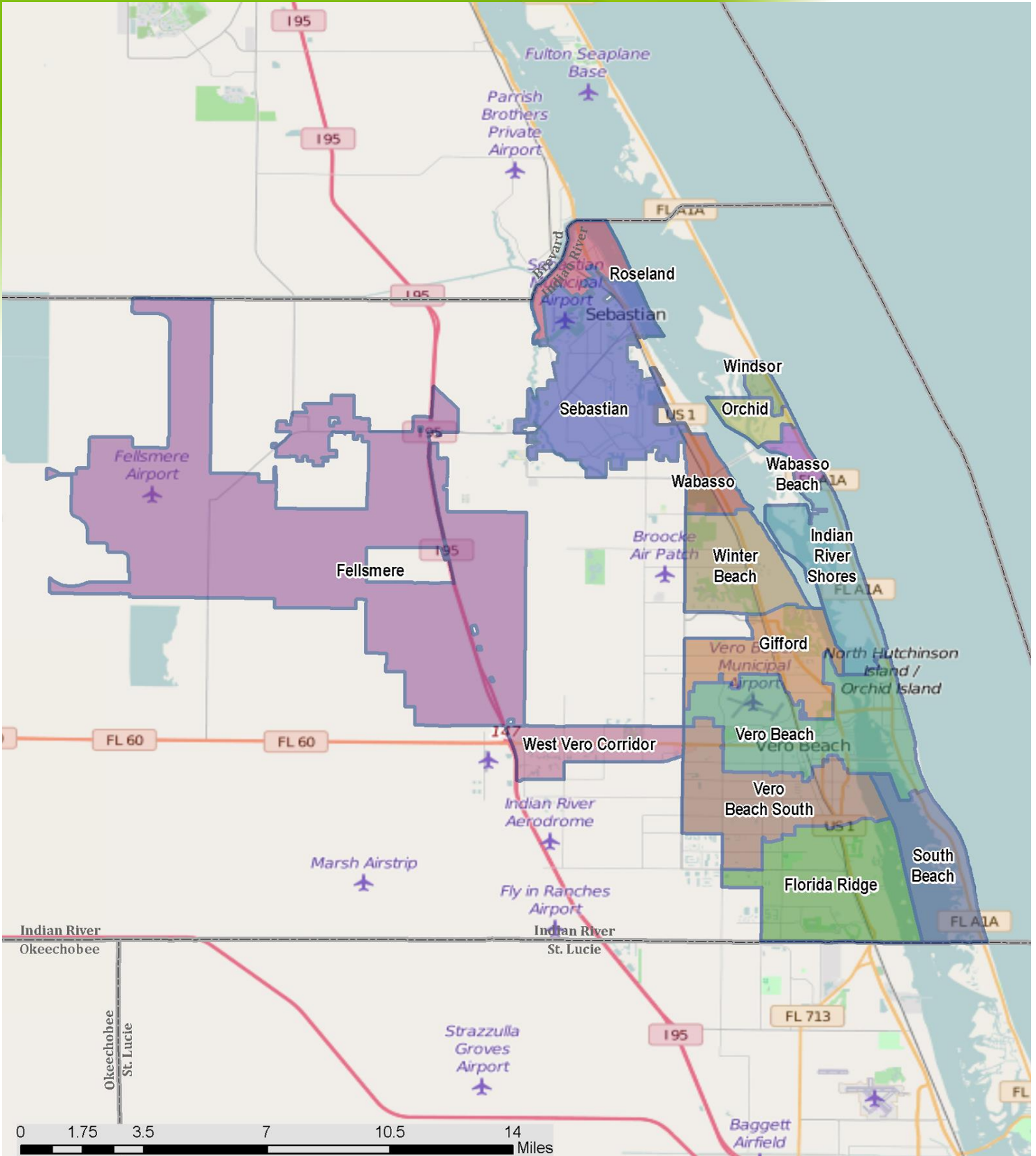
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Reference Map

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