

Indian River County Local Residential Market Metrics - Q2 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	397	101.5%	271	124.0%	\$210,000	36.8%	\$368,911	52.7%
Fellsmere (City)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Florida Ridge (CDP)	85	107.3%	57	159.1%	\$108,500	-3.7%	\$122,789	11.1%
Gifford (CDP)	43	115.0%	29	141.7%	\$263,450	33.7%	\$331,936	44.5%
Indian River Shores (Town)	39	143.8%	27	200.0%	\$515,000	93.4%	\$743,308	72.3%
Orchid (Town)	8	700.0%	8	700.0%	\$2,220,000	70.8%	\$2,048,125	57.5%
Roseland (CDP)	2	N/A	2	N/A	\$240,000	N/A	\$240,000	N/A
Sebastian (City)	1	0.0%	0	N/A	\$189,000	5.0%	\$189,000	5.0%
South Beach (CDP)	28	100.0%	24	166.7%	\$419,000	11.7%	\$571,250	31.3%
Vero Beach (City)	73	78.0%	53	71.0%	\$299,999	33.3%	\$408,916	38.3%
Vero Beach South (CDP)	38	35.7%	18	50.0%	\$142,100	34.7%	\$148,158	40.0%
Wabasso (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Wabasso Beach (CDP)	25	92.3%	20	81.8%	\$466,000	54.0%	\$567,700	37.3%
West Vero Corridor (CDP)	36	350.0%	22	340.0%	\$140,000	11.6%	\$146,174	20.1%
Windsor (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Winter Beach (CDP)	0	-100.0%	0	N/A	(No Sales)	N/A	(No Sales)	N/A

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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	\$146.5 Million	207.8%	97.3%	4.7%	27 Days	-57.1%	295	-14.7%
Fellsmere (City)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Florida Ridge (CDP)	\$10.4 Million	130.3%	96.9%	5.2%	23 Days	-65.7%	53	-19.7%
Gifford (CDP)	\$14.3 Million	210.7%	98.4%	6.3%	29 Days	-76.8%	35	84.2%
Indian River Shores (Town)	\$29.0 Million	319.9%	94.9%	2.8%	70 Days	-35.8%	42	23.5%
Orchid (Town)	\$16.4 Million	1160.4%	97.9%	24.2%	63 Days	-81.6%	1	0.0%
Roseland (CDP)	\$480,000	N/A	96.4%	N/A	11 Days	N/A	5	N/A
Sebastian (City)	\$189,000	5.0%	100.0%	5.0%	27 Days	-48.1%	2	-75.0%
South Beach (CDP)	\$16.0 Million	162.7%	100.0%	12.2%	10 Days	-97.6%	15	-42.3%
Vero Beach (City)	\$29.9 Million	146.3%	96.0%	2.3%	35 Days	6.1%	49	-25.8%
Vero Beach South (CDP)	\$5.6 Million	90.0%	97.6%	4.1%	26 Days	-13.3%	25	-32.4%
Wabasso (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	-100.0%
Wabasso Beach (CDP)	\$14.2 Million	164.1%	100.0%	7.3%	15 Days	-78.9%	16	-23.8%
West Vero Corridor (CDP)	\$5.3 Million	440.6%	99.4%	6.4%	20 Days	-57.4%	30	-6.3%
Windsor (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Winter Beach (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	-100.0%

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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	333	42.3%	159	28.2%	136	-73.2%	1.3	-83.1%
Fellsmere (City)	0	N/A	0	N/A	0	N/A	0.0	N/A
Florida Ridge (CDP)	71	65.1%	30	100.0%	13	-85.7%	0.6	-91.2%
Gifford (CDP)	34	61.9%	14	27.3%	12	-72.1%	1.2	-81.5%
Indian River Shores (Town)	32	128.6%	36	176.9%	34	-55.3%	3.3	-78.3%
Orchid (Town)	4	N/A	0	N/A	0	-100.0%	0.0	-100.0%
Roseland (CDP)	3	N/A	1	N/A	2	N/A	3.0	N/A
Sebastian (City)	3	50.0%	2	0.0%	0	-100.0%	0.0	-100.0%
South Beach (CDP)	18	-18.2%	4	-71.4%	3	-94.1%	0.4	-96.8%
Vero Beach (City)	60	39.5%	28	21.7%	44	-58.5%	2.0	-70.6%
Vero Beach South (CDP)	34	17.2%	14	27.3%	5	-85.3%	0.5	-87.8%
Wabasso (CDP)	0	-100.0%	0	-100.0%	0	N/A	0.0	N/A
Wabasso Beach (CDP)	18	0.0%	4	-63.6%	4	-88.2%	0.6	-93.1%
West Vero Corridor (CDP)	35	84.2%	11	-26.7%	9	-71.0%	1.0	-87.7%
Windsor (CDP)	0	N/A	0	N/A	0	N/A	0.0	N/A
Winter Beach (CDP)	0	-100.0%	0	N/A	0	N/A	0.0	N/A

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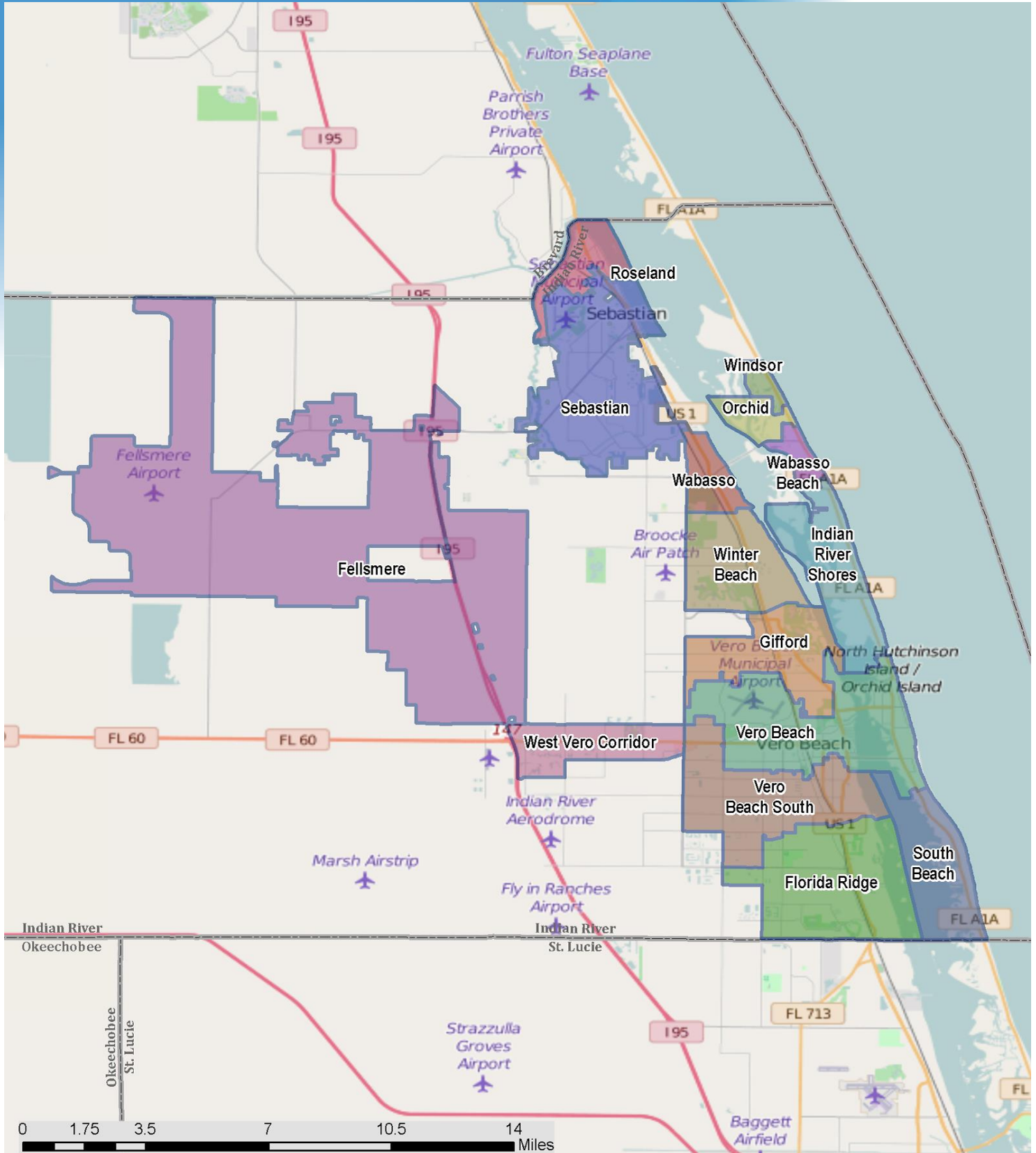
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Reference Map

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