

Indian River County Local Residential Market Metrics - Q2 2017

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 | 960 | 23.1% | 396 | 13.8% | \$232,250 | 10.6% | \$349,628 | -0.2% |
| Fellsmere (City) | 0 | -100.0% | 0 | -100.0% | (No Sales) | N/A | (No Sales) | N/A |
| Florida Ridge (CDP) | 102 | -1.9% | 36 | 0.0% | \$180,000 | 24.1% | \$221,818 | 40.8% |
| Gifford (CDP) | 51 | 75.9% | 37 | 68.2% | \$225,000 | -19.4% | \$305,305 | -3.1% |
| Indian River Shores (Town) | 24 | 33.3% | 16 | 14.3% | \$842,500 | 18.7% | \$1,250,167 | -4.8% |
| Orchid (Town) | 7 | -22.2% | 4 | -42.9% | \$1,325,000 | 15.2% | \$1,317,857 | -35.3% |
| Roseland (CDP) | 10 | 0.0% | 8 | 100.0% | \$183,000 | -11.4% | \$248,040 | -25.5% |
| Sebastian (City) | 180 | 7.1% | 55 | -26.7% | \$193,000 | 4.3% | \$203,531 | 8.4% |
| South Beach (CDP) | 38 | 81.0% | 19 | 58.3% | \$875,000 | 14.4% | \$1,422,842 | 20.0% |
| Vero Beach (City) | 96 | 35.2% | 44 | 4.8% | \$321,000 | -15.0% | \$442,571 | -38.4% |
| Vero Beach South (CDP) | 136 | 17.2% | 56 | 40.0% | \$199,000 | 10.6% | \$218,499 | 3.1% |
| Wabasso (CDP) | 2 | 0.0% | 1 | -50.0% | \$464,500 | -27.7% | \$464,500 | -27.7% |
| Wabasso Beach (CDP) | 28 | 27.3% | 21 | 31.3% | \$412,500 | -2.9% | \$415,509 | -7.5% |
| West Vero Corridor (CDP) | 20 | -4.8% | 6 | 100.0% | \$163,500 | 2.1% | \$188,378 | 9.5% |
| Windsor (CDP) | 1 | N/A | 1 | N/A | \$2,000,000 | N/A | \$2,000,000 | N/A |
| Winter Beach (CDP) | 23 | -11.5% | 8 | -20.0% | \$320,000 | 6.8% | \$316,037 | 4.5% |

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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 | \$335.6 Million | 22.8% | 94.9% | 0.2% | 50 Days | 6.4% | 1,060 | 16.7% |
| Fellsmere (City) | (No Sales) | N/A | (No Sales) | N/A | (No Sales) | N/A | 6 | -14.3% |
| Florida Ridge (CDP) | \$22.6 Million | 38.1% | 95.6% | -0.2% | 40 Days | 60.0% | 135 | 31.1% |
| Gifford (CDP) | \$15.6 Million | 70.4% | 92.1% | -0.2% | 46 Days | -30.3% | 54 | 74.2% |
| Indian River Shores (Town) | \$30.0 Million | 26.9% | 91.8% | 8.6% | 156 Days | 56.0% | 13 | -35.0% |
| Orchid (Town) | \$9.2 Million | -49.7% | 92.0% | 0.0% | 90 Days | -9.1% | 4 | 33.3% |
| Roseland (CDP) | \$2.5 Million | -25.5% | 92.2% | 1.3% | 41 Days | -31.7% | 10 | 0.0% |
| Sebastian (City) | \$36.6 Million | 16.2% | 96.4% | 0.1% | 37 Days | 5.7% | 192 | 2.7% |
| South Beach (CDP) | \$54.1 Million | 117.1% | 91.1% | -0.7% | 140 Days | -7.3% | 33 | 13.8% |
| Vero Beach (City) | \$42.5 Million | -16.8% | 92.8% | -1.1% | 62 Days | 3.3% | 88 | -22.1% |
| Vero Beach South (CDP) | \$29.7 Million | 20.9% | 94.4% | 0.4% | 31 Days | -32.6% | 178 | 61.8% |
| Wabasso (CDP) | \$929,000 | -27.7% | 90.5% | 0.3% | 270 Days | -6.9% | 2 | -60.0% |
| Wabasso Beach (CDP) | \$11.6 Million | 17.7% | 92.8% | 0.2% | 132 Days | 24.5% | 27 | 28.6% |
| West Vero Corridor (CDP) | \$3.8 Million | 4.3% | 94.6% | -0.2% | 49 Days | 36.1% | 23 | 4.5% |
| Windsor (CDP) | \$2.0 Million | N/A | 82.5% | N/A | 804 Days | N/A | 0 | N/A |
| Winter Beach (CDP) | \$7.3 Million | -7.6% | 98.1% | 2.9% | 58 Days | 20.8% | 29 | -19.4% |

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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 | 981 | 13.0% | 495 | -7.8% | 1,237 | 7.4% | 4.9 | -2.0% |
| Fellsmere (City) | 5 | -16.7% | 3 | -25.0% | 3 | -40.0% | 2.4 | -64.2% |
| Florida Ridge (CDP) | 90 | -14.3% | 44 | -21.4% | 110 | 15.8% | 3.8 | 22.6% |
| Gifford (CDP) | 49 | 32.4% | 27 | 3.8% | 72 | 18.0% | 5.5 | -22.5% |
| Indian River Shores (Town) | 22 | 15.8% | 16 | 23.1% | 70 | 0.0% | 11.8 | -4.8% |
| Orchid (Town) | 2 | -33.3% | 0 | N/A | 32 | 14.3% | 24.0 | 7.1% |
| Roseland (CDP) | 9 | -25.0% | 2 | -75.0% | 21 | 31.3% | 9.7 | 16.9% |
| Sebastian (City) | 195 | -5.3% | 96 | -26.7% | 127 | -1.6% | 2.4 | -7.7% |
| South Beach (CDP) | 30 | 50.0% | 17 | 6.3% | 89 | -4.3% | 11.5 | -15.4% |
| Vero Beach (City) | 92 | 2.2% | 47 | -27.7% | 168 | -13.4% | 6.0 | -34.8% |
| Vero Beach South (CDP) | 161 | 38.8% | 75 | 13.6% | 135 | 36.4% | 3.7 | 32.1% |
| Wabasso (CDP) | 5 | 150.0% | 6 | 200.0% | 5 | -50.0% | 6.0 | -75.0% |
| Wabasso Beach (CDP) | 26 | 30.0% | 13 | 30.0% | 45 | 12.5% | 7.7 | 20.3% |
| West Vero Corridor (CDP) | 25 | -10.7% | 9 | -43.8% | 17 | 13.3% | 2.1 | -8.7% |
| Windsor (CDP) | 1 | N/A | 0 | N/A | 1 | -50.0% | 12.0 | N/A |
| Winter Beach (CDP) | 21 | 23.5% | 10 | 42.9% | 52 | -10.3% | 8.0 | -9.1% |

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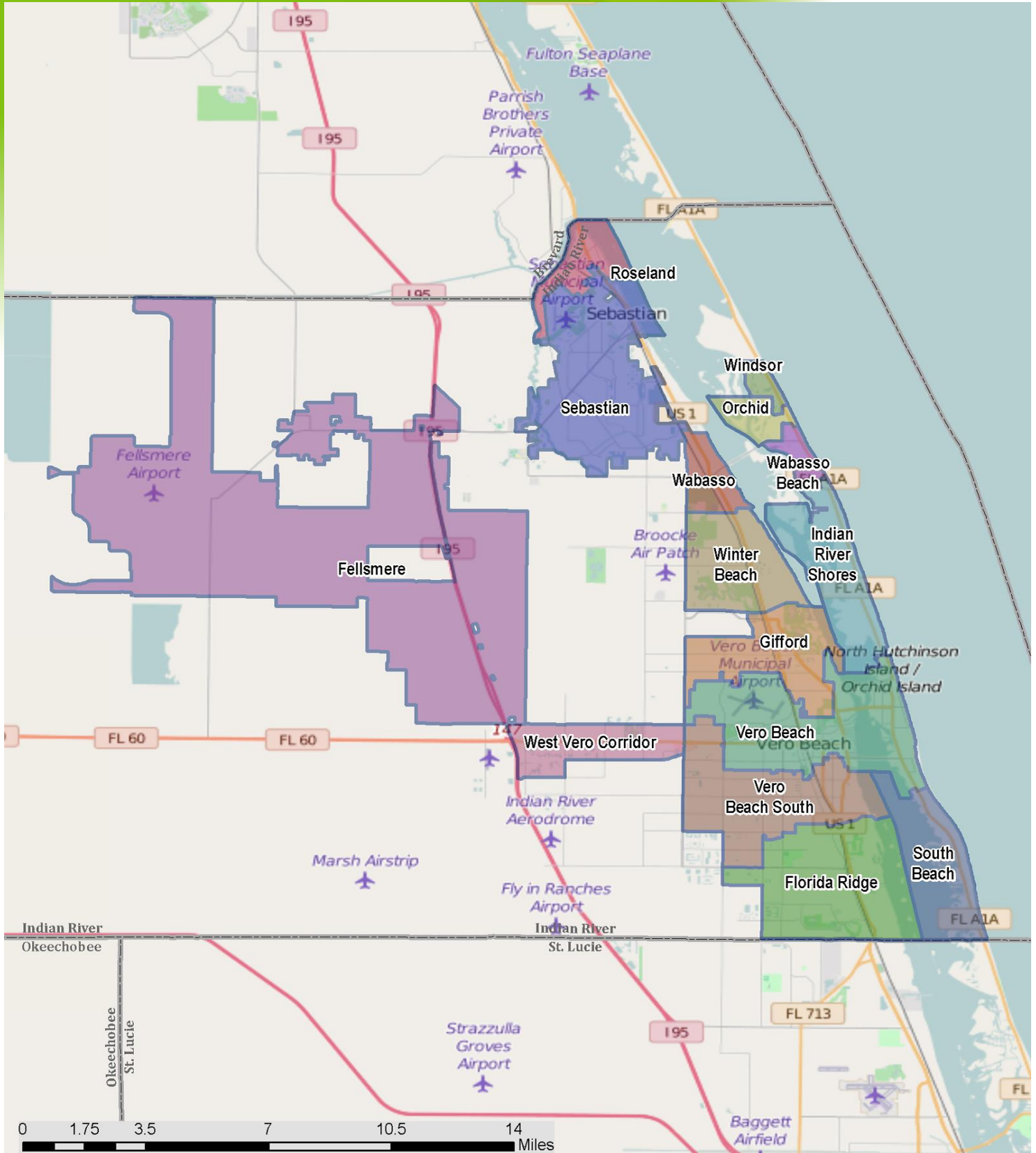
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Reference Map

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