

Indian River County Local Residential Market Metrics - Q3 2017

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	175	16.7%	134	34.0%	\$130,000	0.0%	\$224,740	6.5%
Fellsmere (City)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Florida Ridge (CDP)	24	4.3%	21	23.5%	\$73,000	-16.1%	\$81,921	-3.9%
Gifford (CDP)	27	50.0%	22	57.1%	\$125,000	-2.5%	\$177,241	6.8%
Indian River Shores (Town)	11	-8.3%	7	16.7%	\$322,250	46.5%	\$369,700	30.7%
Orchid (Town)	1	N/A	0	N/A	\$1,862,500	N/A	\$1,862,500	N/A
Roseland (CDP)	5	400.0%	5	400.0%	\$208,000	-13.3%	\$203,200	-15.3%
Sebastian (City)	1	-80.0%	0	-100.0%	\$86,900	7.3%	\$86,900	-34.2%
South Beach (CDP)	9	0.0%	8	60.0%	\$340,000	-6.8%	\$372,704	3.4%
Vero Beach (City)	38	5.6%	29	31.8%	\$132,000	-41.3%	\$316,658	20.1%
Vero Beach South (CDP)	19	58.3%	13	44.4%	\$85,000	-3.7%	\$95,374	3.4%
Wabasso (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Wabasso Beach (CDP)	8	-27.3%	8	14.3%	\$348,750	-39.3%	\$476,894	-10.6%
West Vero Corridor (CDP)	15	0.0%	10	-16.7%	\$110,000	13.4%	\$107,660	10.6%
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	\$39.3 Million	24.2%	93.7%	0.9%	50 Days	-24.2%	173	2.4%
Fellsmere (City)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Florida Ridge (CDP)	\$2.0 Million	0.2%	95.8%	5.6%	41 Days	-51.2%	30	11.1%
Gifford (CDP)	\$4.8 Million	60.1%	92.2%	-2.8%	37 Days	-49.3%	20	-31.0%
Indian River Shores (Town)	\$4.1 Million	19.8%	92.2%	-2.1%	58 Days	-10.8%	17	-15.0%
Orchid (Town)	\$1.9 Million	N/A	95.5%	N/A	183 Days	N/A	0	N/A
Roseland (CDP)	\$1.0 Million	323.3%	91.7%	-8.3%	159 Days	N/A	0	-100.0%
Sebastian (City)	\$86,900	-86.8%	100.0%	4.9%	64 Days	-16.9%	0	-100.0%
South Beach (CDP)	\$3.4 Million	3.4%	94.1%	0.0%	87 Days	45.0%	5	-37.5%
Vero Beach (City)	\$12.0 Million	26.8%	95.5%	5.3%	35 Days	-47.8%	47	11.9%
Vero Beach South (CDP)	\$1.8 Million	63.7%	95.5%	-2.2%	37 Days	27.6%	27	80.0%
Wabasso (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Wabasso Beach (CDP)	\$3.8 Million	-35.0%	92.2%	0.1%	167 Days	63.7%	10	100.0%
West Vero Corridor (CDP)	\$1.6 Million	10.6%	91.4%	0.3%	73 Days	-9.9%	8	-42.9%
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	2	N/A

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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	169	1.2%	78	-13.3%	315	3.6%	4.8	-4.0%
Fellsmere (City)	0	N/A	0	N/A	0	N/A	0.0	N/A
Florida Ridge (CDP)	33	17.9%	14	7.7%	42	44.8%	3.9	50.0%
Gifford (CDP)	23	9.5%	10	-9.1%	25	-21.9%	2.7	-35.7%
Indian River Shores (Town)	11	-31.3%	7	-46.2%	48	4.3%	9.6	-9.4%
Orchid (Town)	1	0.0%	0	-100.0%	2	0.0%	6.0	-50.0%
Roseland (CDP)	6	500.0%	2	100.0%	3	50.0%	4.5	-62.5%
Sebastian (City)	0	-100.0%	0	-100.0%	2	0.0%	3.4	41.7%
South Beach (CDP)	6	-25.0%	5	66.7%	34	6.3%	9.3	12.0%
Vero Beach (City)	28	-31.7%	14	-26.3%	90	-4.3%	5.9	-6.3%
Vero Beach South (CDP)	21	23.5%	9	-10.0%	28	21.7%	3.5	-2.8%
Wabasso (CDP)	0	N/A	0	N/A	1	N/A	0.0	N/A
Wabasso Beach (CDP)	10	400.0%	4	300.0%	25	38.9%	8.3	45.6%
West Vero Corridor (CDP)	13	-13.3%	6	-25.0%	10	-33.3%	2.0	-28.6%
Windsor (CDP)	0	N/A	0	N/A	0	N/A	0.0	N/A
Winter Beach (CDP)	0	N/A	0	N/A	2	N/A	0.0	N/A

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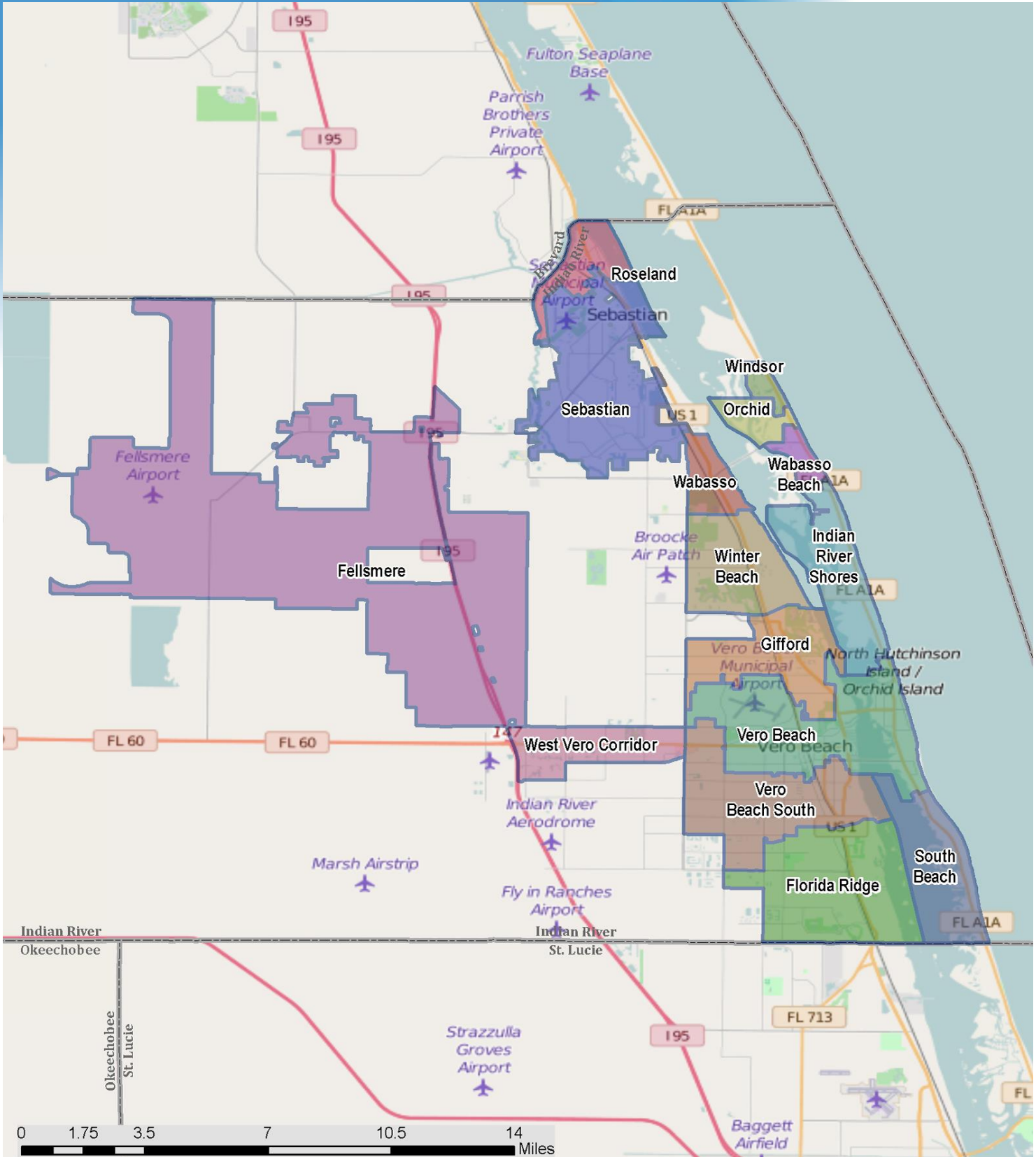
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Reference Map

Municipalities and Census-Designated Places*



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