

Indian River County Local Residential Market Metrics - 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	3,111	11.3%	1,255	4.2%	\$226,000	12.4%	\$335,805	12.0%
Fellsmere (City)	16	33.3%	11	37.5%	\$127,000	-5.2%	\$122,813	2.1%
Florida Ridge (CDP)	385	11.6%	133	1.5%	\$170,000	13.3%	\$194,222	14.9%
Gifford (CDP)	156	27.9%	105	41.9%	\$270,000	6.7%	\$311,555	3.6%
Indian River Shores (Town)	65	-1.5%	38	-17.4%	\$817,500	2.8%	\$1,025,750	-1.8%
Orchid (Town)	14	-26.3%	9	-25.0%	\$1,237,500	7.6%	\$1,421,911	-27.8%
Roseland (CDP)	28	47.4%	19	111.1%	\$223,000	-20.3%	\$303,920	-2.4%
Sebastian (City)	607	1.7%	202	-8.6%	\$205,000	13.9%	\$212,945	11.8%
South Beach (CDP)	105	54.4%	54	58.8%	\$850,000	30.8%	\$1,296,118	38.2%
Vero Beach (City)	309	1.3%	148	-5.1%	\$283,000	2.1%	\$553,978	13.7%
Vero Beach South (CDP)	470	14.4%	175	12.2%	\$197,000	12.6%	\$212,954	6.2%
Wabasso (CDP)	10	25.0%	4	-33.3%	\$405,000	-12.0%	\$464,900	16.8%
Wabasso Beach (CDP)	71	10.9%	51	15.9%	\$442,500	5.7%	\$476,854	9.5%
West Vero Corridor (CDP)	81	-5.8%	35	12.9%	\$159,000	1.9%	\$175,577	13.4%
Windsor (CDP)	2	N/A	2	N/A	\$1,381,250	N/A	\$1,381,250	N/A
Winter Beach (CDP)	82	1.2%	26	-18.8%	\$300,000	-4.9%	\$314,655	-1.4%

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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	\$1.0 Billion	24.7%	95.5%	0.4%	48 Days	2.1%	4,012	4.4%
Fellsmere (City)	\$2.0 Million	36.1%	94.8%	-1.9%	34 Days	41.7%	19	0.0%
Florida Ridge (CDP)	\$74.8 Million	28.2%	95.9%	0.1%	29 Days	-9.4%	463	4.8%
Gifford (CDP)	\$48.6 Million	32.5%	93.3%	0.0%	71 Days	-10.1%	189	24.3%
Indian River Shores (Town)	\$66.7 Million	-3.3%	92.4%	0.1%	186 Days	73.8%	101	-8.2%
Orchid (Town)	\$19.9 Million	-46.8%	89.2%	-4.0%	186 Days	87.9%	21	-30.0%
Roseland (CDP)	\$8.5 Million	43.8%	92.9%	2.1%	68 Days	21.4%	36	-23.4%
Sebastian (City)	\$129.3 Million	13.7%	96.7%	0.4%	35 Days	2.9%	809	1.8%
South Beach (CDP)	\$136.1 Million	113.4%	91.7%	0.7%	150 Days	1.4%	135	16.4%
Vero Beach (City)	\$171.2 Million	15.2%	93.5%	1.1%	70 Days	6.1%	405	-5.8%
Vero Beach South (CDP)	\$100.1 Million	21.4%	95.3%	0.5%	38 Days	-2.6%	595	20.0%
Wabasso (CDP)	\$4.6 Million	46.0%	90.4%	3.7%	330 Days	13.8%	6	-53.8%
Wabasso Beach (CDP)	\$33.9 Million	21.5%	94.1%	0.5%	87 Days	-2.2%	93	-3.1%
West Vero Corridor (CDP)	\$14.2 Million	6.8%	94.8%	-0.5%	44 Days	12.8%	80	-29.2%
Windsor (CDP)	\$2.8 Million	N/A	86.9%	N/A	515 Days	N/A	4	100.0%
Winter Beach (CDP)	\$25.8 Million	-0.1%	96.8%	1.5%	70 Days	-7.9%	104	-24.1%

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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	3,449	9.8%	340	-3.7%	1,176	-3.7%	4.5	-13.5%
Fellsmere (City)	18	38.5%	0	-100.0%	2	-33.3%	1.5	-50.0%
Florida Ridge (CDP)	420	7.7%	37	-21.3%	103	5.1%	3.2	-5.9%
Gifford (CDP)	160	14.3%	15	-16.7%	72	7.5%	5.5	-16.7%
Indian River Shores (Town)	72	-4.0%	12	20.0%	79	9.7%	14.6	11.5%
Orchid (Town)	11	-45.0%	0	-100.0%	36	12.5%	30.9	53.0%
Roseland (CDP)	28	7.7%	1	-80.0%	21	-4.5%	9.0	-35.3%
Sebastian (City)	699	0.7%	50	-29.6%	146	-1.4%	2.9	-3.3%
South Beach (CDP)	112	45.5%	13	30.0%	74	-16.9%	8.5	-45.9%
Vero Beach (City)	338	3.4%	47	34.3%	172	-3.4%	6.7	-4.3%
Vero Beach South (CDP)	517	13.4%	53	-1.9%	113	5.6%	2.9	-6.5%
Wabasso (CDP)	10	0.0%	1	0.0%	4	-60.0%	4.8	-68.0%
Wabasso Beach (CDP)	79	25.4%	9	125.0%	49	-5.8%	8.3	-15.3%
West Vero Corridor (CDP)	89	-15.2%	5	-58.3%	12	-45.5%	1.8	-41.9%
Windsor (CDP)	2	N/A	0	N/A	5	66.7%	30.0	N/A
Winter Beach (CDP)	92	15.0%	11	120.0%	44	-27.9%	6.4	-28.9%

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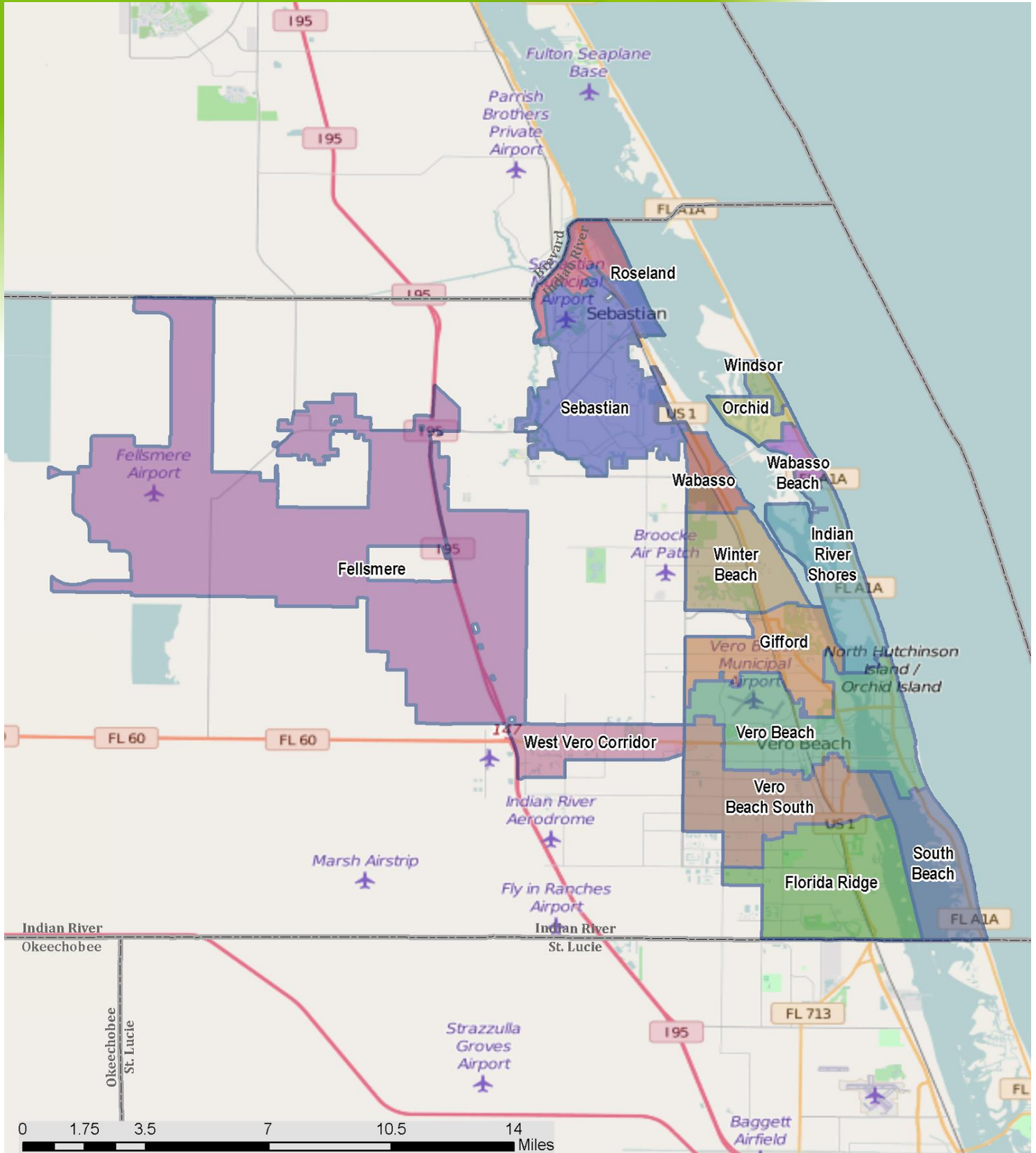
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Reference Map

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Produced by Florida REALTORS® with data provided by Florida's multiple listing services. Statistics for each month compiled from MLS feeds on the 15th day of the following month. Data released on Tuesday, February 13, 2018. Data revised on Monday, January 16, 2017. Next yearly data release is TBD.