

Indian River County Local Residential Market Metrics - Q1 2018

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	173	-12.2%	135	-4.9%	\$130,000	6.6%	\$221,053	-17.8%
Fellsmere (City)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Florida Ridge (CDP)	45	50.0%	37	48.0%	\$85,000	2.5%	\$88,733	-0.3%
Gifford (CDP)	14	-56.3%	10	-60.0%	\$140,000	-5.1%	\$196,107	-17.2%
Indian River Shores (Town)	14	16.7%	10	-9.1%	\$323,500	-49.8%	\$505,821	-58.1%
Orchid (Town)	0	-100.0%	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Roseland (CDP)	1	N/A	1	N/A	\$190,000	N/A	\$190,000	N/A
Sebastian (City)	3	0.0%	3	N/A	\$110,000	37.5%	\$108,333	1.2%
South Beach (CDP)	16	128.6%	15	275.0%	\$360,000	16.1%	\$384,162	0.2%
Vero Beach (City)	37	-31.5%	27	-27.0%	\$165,000	13.0%	\$270,978	-5.5%
Vero Beach South (CDP)	18	-21.7%	13	-18.8%	\$95,000	16.0%	\$96,667	4.1%
Wabasso (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Wabasso Beach (CDP)	8	33.3%	7	40.0%	\$385,000	-25.6%	\$429,063	-19.1%
West Vero Corridor (CDP)	11	-35.3%	7	-46.2%	\$120,000	9.6%	\$115,718	13.0%
Windsor (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Winter Beach (CDP)	2	N/A	2	N/A	\$217,000	N/A	\$217,000	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	\$38.2 Million	-27.8%	95.1%	0.7%	46 Days	-13.2%	398	23.6%
Fellsmere (City)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Florida Ridge (CDP)	\$4.0 Million	49.5%	94.9%	-1.8%	22 Days	29.4%	76	22.6%
Gifford (CDP)	\$2.7 Million	-63.8%	93.9%	0.6%	75 Days	-8.5%	37	0.0%
Indian River Shores (Town)	\$7.1 Million	-51.2%	96.9%	5.8%	49 Days	-76.9%	31	72.2%
Orchid (Town)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	4	300.0%
Roseland (CDP)	\$190,000	N/A	92.7%	N/A	261 Days	N/A	2	-75.0%
Sebastian (City)	\$324,999	1.2%	85.3%	-11.6%	83 Days	-35.2%	3	200.0%
South Beach (CDP)	\$6.1 Million	129.0%	95.0%	4.9%	178 Days	-40.1%	26	30.0%
Vero Beach (City)	\$10.0 Million	-35.2%	94.5%	0.6%	65 Days	44.4%	83	27.7%
Vero Beach South (CDP)	\$1.7 Million	-18.5%	95.2%	0.3%	43 Days	-2.3%	46	9.5%
Wabasso (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	1	N/A
Wabasso Beach (CDP)	\$3.4 Million	7.9%	96.1%	1.5%	54 Days	-76.6%	22	4.8%
West Vero Corridor (CDP)	\$1.3 Million	-26.9%	96.3%	3.5%	15 Days	-65.1%	27	28.6%
Windsor (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Winter Beach (CDP)	\$434,000	N/A	87.3%	N/A	148 Days	N/A	1	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	275	4.6%	151	15.3%	415	15.9%	6.5	18.2%
Fellsmere (City)	0	N/A	0	N/A	0	N/A	0.0	N/A
Florida Ridge (CDP)	58	41.5%	18	-5.3%	43	0.0%	3.4	-12.8%
Gifford (CDP)	21	-46.2%	12	-25.0%	47	34.3%	5.8	41.5%
Indian River Shores (Town)	21	40.0%	14	40.0%	52	13.0%	12.0	42.9%
Orchid (Town)	2	100.0%	3	N/A	3	-25.0%	18.0	12.5%
Roseland (CDP)	1	-66.7%	0	-100.0%	5	-44.4%	5.5	-89.8%
Sebastian (City)	7	600.0%	3	N/A	2	100.0%	4.8	336.4%
South Beach (CDP)	20	25.0%	13	0.0%	40	14.3%	8.9	-21.9%
Vero Beach (City)	57	-19.7%	36	-5.3%	121	36.0%	9.0	60.7%
Vero Beach South (CDP)	38	18.8%	25	78.6%	24	4.3%	3.5	9.4%
Wabasso (CDP)	0	N/A	0	N/A	1	N/A	12.0	N/A
Wabasso Beach (CDP)	18	63.6%	13	85.7%	32	-3.0%	9.1	-17.3%
West Vero Corridor (CDP)	17	13.3%	5	-16.7%	21	5.0%	4.4	29.4%
Windsor (CDP)	0	N/A	0	N/A	0	N/A	0.0	N/A
Winter Beach (CDP)	1	N/A	0	N/A	3	N/A	18.0	N/A

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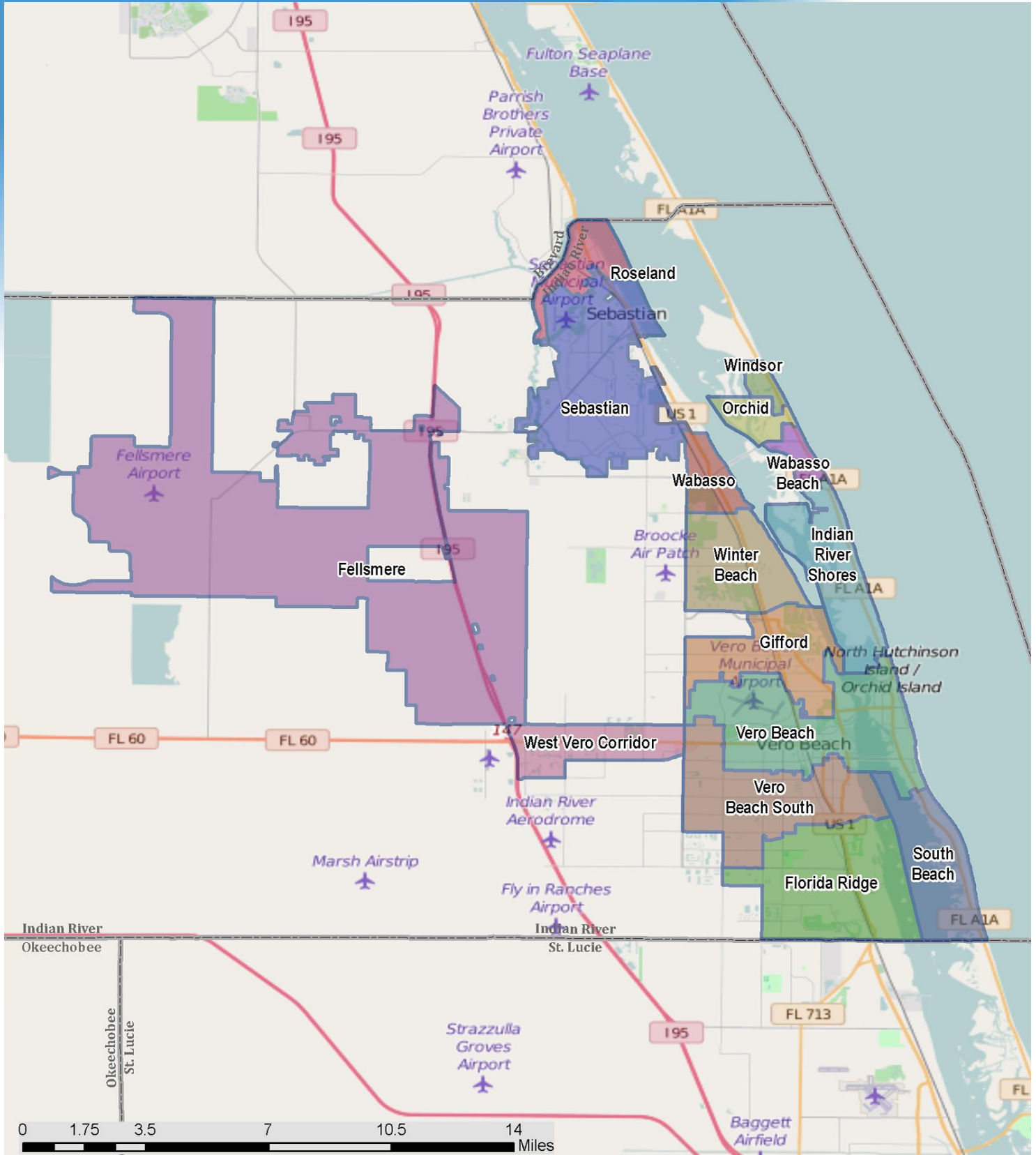
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Reference Map

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