

# Indian River County Local Residential Market Metrics - Q3 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	185	5.7%	117	-12.7%	\$148,950	14.6%	\$221,186	-1.6%
Fellsmere (City)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Florida Ridge (CDP)	31	29.2%	21	0.0%	\$75,000	2.7%	\$90,332	10.3%
Gifford (CDP)	23	-14.8%	15	-31.8%	\$199,500	59.6%	\$277,174	56.4%
Indian River Shores (Town)	13	18.2%	10	42.9%	\$237,000	-26.5%	\$297,270	-19.6%
Orchid (Town)	0	-100.0%	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Roseland (CDP)	2	-60.0%	1	-80.0%	\$187,950	-9.6%	\$187,950	-7.5%
Sebastian (City)	2	100.0%	0	N/A	\$110,000	26.6%	\$110,000	26.6%
South Beach (CDP)	7	-22.2%	5	-37.5%	\$360,000	5.9%	\$407,857	9.4%
Vero Beach (City)	43	13.2%	26	-10.3%	\$200,000	51.5%	\$287,204	-9.3%
Vero Beach South (CDP)	28	47.4%	15	15.4%	\$103,000	21.2%	\$98,507	3.3%
Wabasso (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Wabasso Beach (CDP)	12	50.0%	8	0.0%	\$446,000	27.9%	\$457,375	-4.1%
West Vero Corridor (CDP)	10	-33.3%	6	-40.0%	\$108,750	-1.1%	\$113,250	5.2%
Windsor (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Winter Beach (CDP)	1	N/A	1	N/A	\$220,000	N/A	\$220,000	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	\$40.9 Million	4.0%	93.8%	0.1%	64 Days	28.0%	240	38.7%
Fellsmere (City)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Florida Ridge (CDP)	\$2.8 Million	42.4%	95.5%	-0.3%	52 Days	26.8%	37	23.3%
Gifford (CDP)	\$6.4 Million	33.2%	93.7%	1.6%	59 Days	59.5%	27	35.0%
Indian River Shores (Town)	\$3.9 Million	-5.0%	90.9%	-1.4%	36 Days	-37.9%	40	135.3%
Orchid (Town)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	1	N/A
Roseland (CDP)	\$375,900	-63.0%	87.7%	-4.4%	305 Days	91.8%	4	N/A
Sebastian (City)	\$220,000	153.2%	94.9%	-5.1%	85 Days	32.8%	4	N/A
South Beach (CDP)	\$2.9 Million	-14.9%	85.8%	-8.8%	207 Days	137.9%	9	80.0%
Vero Beach (City)	\$12.3 Million	2.6%	92.5%	-3.1%	89 Days	154.3%	50	6.4%
Vero Beach South (CDP)	\$2.8 Million	52.2%	94.7%	-0.8%	18 Days	-51.4%	36	33.3%
Wabasso (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Wabasso Beach (CDP)	\$5.5 Million	43.9%	95.6%	3.7%	78 Days	-53.3%	7	-30.0%
West Vero Corridor (CDP)	\$1.1 Million	-29.9%	91.9%	0.5%	38 Days	-47.9%	5	-37.5%
Windsor (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Winter Beach (CDP)	\$220,000	N/A	97.8%	N/A	19 Days	N/A	1	-50.0%

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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	188	11.2%	96	23.1%	365	15.9%	5.5	14.6%
Fellsmere (City)	0	N/A	0	N/A	0	N/A	0.0	N/A
Florida Ridge (CDP)	24	-27.3%	14	0.0%	41	-2.4%	3.1	-20.5%
Gifford (CDP)	27	17.4%	15	50.0%	41	64.0%	5.8	114.8%
Indian River Shores (Town)	16	45.5%	12	71.4%	69	43.8%	15.3	59.4%
Orchid (Town)	1	0.0%	1	N/A	5	150.0%	20.0	233.3%
Roseland (CDP)	1	-83.3%	0	-100.0%	5	66.7%	7.5	66.7%
Sebastian (City)	0	N/A	0	N/A	4	100.0%	5.3	55.9%
South Beach (CDP)	12	100.0%	8	60.0%	36	5.9%	8.5	-8.6%
Vero Beach (City)	42	50.0%	22	57.1%	93	3.3%	6.7	13.6%
Vero Beach South (CDP)	29	38.1%	11	22.2%	26	-7.1%	3.0	-14.3%
Wabasso (CDP)	0	N/A	0	N/A	0	-100.0%	0.0	N/A
Wabasso Beach (CDP)	5	-50.0%	1	-75.0%	19	-24.0%	4.8	-42.2%
West Vero Corridor (CDP)	9	-30.8%	6	0.0%	7	-30.0%	1.5	-25.0%
Windsor (CDP)	0	N/A	0	N/A	0	N/A	0.0	N/A
Winter Beach (CDP)	2	N/A	2	N/A	0	-100.0%	0.0	N/A

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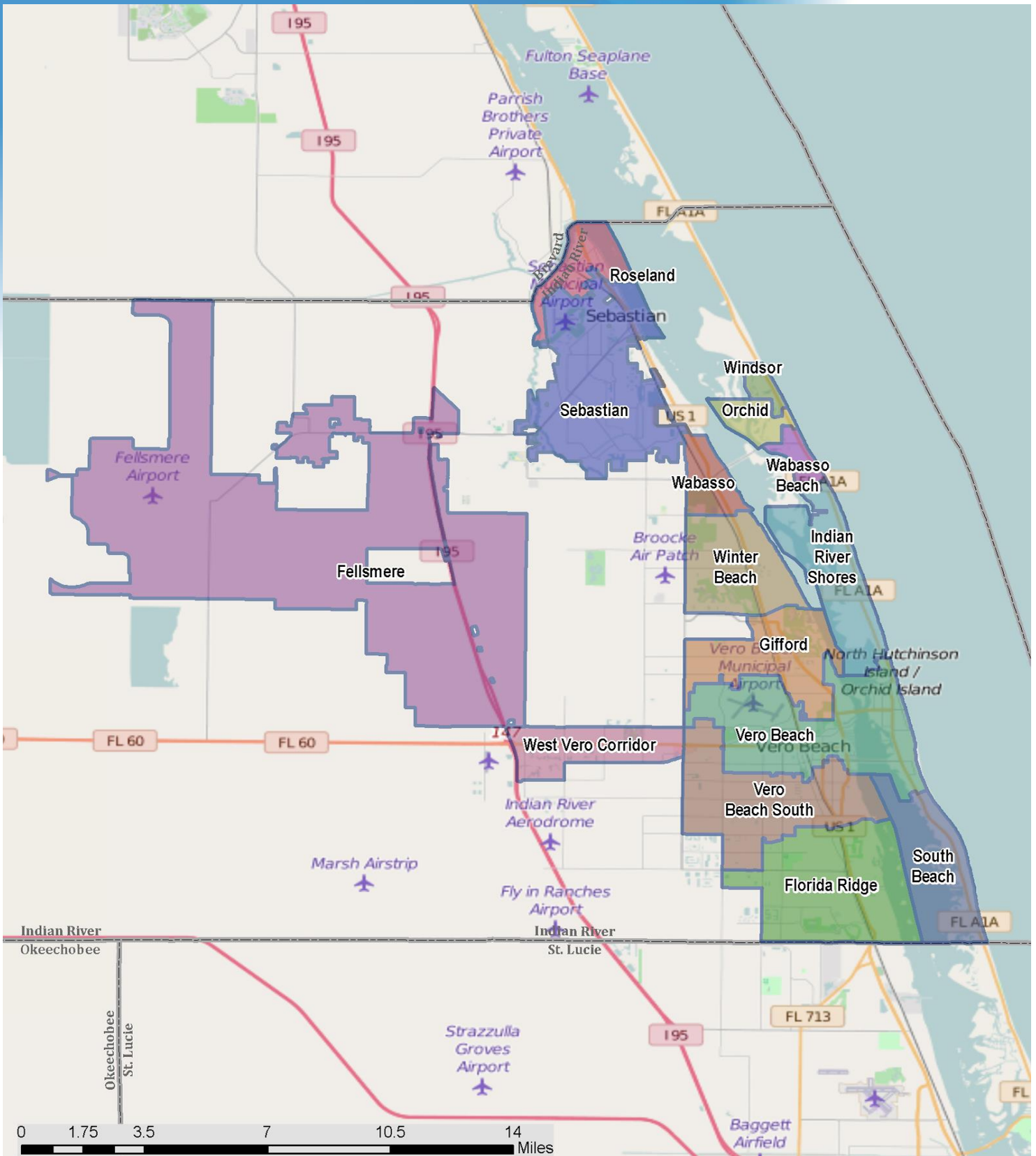
# Indian River County Local Residential Market Metrics - Q3 2018

## Reference Map

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