

Indian River County Local Residential Market Metrics - Q4 2018

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	712	-2.7%	271	-7.2%	\$239,950	5.7%	\$338,381	9.2%
Fellsmere (City)	3	-40.0%	0	-100.0%	\$250,500	213.1%	\$288,667	163.9%
Florida Ridge (CDP)	98	-3.0%	30	-14.3%	\$183,000	7.7%	\$199,412	7.6%
Gifford (CDP)	40	-2.4%	21	-22.2%	\$335,375	23.3%	\$399,609	32.1%
Indian River Shores (Town)	4	-50.0%	2	0.0%	\$777,500	4.7%	\$1,065,000	1.0%
Orchid (Town)	3	0.0%	3	50.0%	\$1,600,000	39.1%	\$1,390,000	19.9%
Roseland (CDP)	1	-80.0%	0	-100.0%	\$249,900	-5.5%	\$249,900	-12.4%
Sebastian (City)	113	-19.9%	40	-25.9%	\$225,000	7.1%	\$248,540	16.2%
South Beach (CDP)	21	5.0%	12	20.0%	\$1,090,000	45.3%	\$1,560,048	53.2%
Vero Beach (City)	67	-9.5%	26	-21.2%	\$300,000	-11.0%	\$455,420	-15.9%
Vero Beach South (CDP)	97	-18.5%	30	-31.8%	\$230,000	17.7%	\$237,992	10.8%
Wabasso (CDP)	1	0.0%	1	N/A	\$270,000	-42.6%	\$270,000	-42.6%
Wabasso Beach (CDP)	10	-16.7%	7	-22.2%	\$438,000	-6.1%	\$502,400	-12.6%
West Vero Corridor (CDP)	16	23.1%	6	-14.3%	\$197,500	16.2%	\$201,794	18.3%
Windsor (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Winter Beach (CDP)	18	-21.7%	7	16.7%	\$298,200	-3.0%	\$294,064	-11.8%

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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	\$240.9 Million	6.2%	95.4%	-0.3%	57 Days	16.3%	1,078	16.4%
Fellsmere (City)	\$866,001	58.3%	94.0%	-0.1%	11 Days	-90.6%	1	-66.7%
Florida Ridge (CDP)	\$19.5 Million	4.4%	96.1%	-0.3%	38 Days	5.6%	62	-36.1%
Gifford (CDP)	\$16.0 Million	28.9%	92.2%	-1.9%	139 Days	98.6%	23	-36.1%
Indian River Shores (Town)	\$4.3 Million	-49.5%	93.1%	-2.1%	372 Days	33.8%	17	-51.4%
Orchid (Town)	\$4.2 Million	19.9%	89.1%	-0.3%	196 Days	70.4%	4	0.0%
Roseland (CDP)	\$249,900	-82.5%	102.0%	9.8%	27 Days	-66.7%	4	-55.6%
Sebastian (City)	\$28.1 Million	-6.9%	95.8%	-0.8%	54 Days	50.0%	78	-58.3%
South Beach (CDP)	\$32.8 Million	60.8%	88.2%	-5.5%	389 Days	247.3%	10	-67.7%
Vero Beach (City)	\$30.5 Million	-23.9%	89.9%	-3.6%	88 Days	7.3%	46	-58.2%
Vero Beach South (CDP)	\$23.1 Million	-9.7%	94.9%	-1.0%	40 Days	-4.8%	64	-48.0%
Wabasso (CDP)	\$270,000	-42.6%	96.4%	7.7%	2 Days	-99.8%	0	-100.0%
Wabasso Beach (CDP)	\$5.0 Million	-27.1%	92.4%	-3.9%	186 Days	416.7%	6	-76.0%
West Vero Corridor (CDP)	\$3.2 Million	45.6%	95.8%	-1.0%	33 Days	65.0%	17	0.0%
Windsor (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	1	-66.7%
Winter Beach (CDP)	\$5.3 Million	-31.0%	95.0%	-1.8%	98 Days	55.6%	14	-39.1%

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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	688	-7.8%	336	-1.2%	1,493	27.0%	5.6	24.4%
Fellsmere (City)	1	-80.0%	2	N/A	3	50.0%	3.6	140.0%
Florida Ridge (CDP)	68	-32.0%	24	-35.1%	67	-35.0%	1.9	-40.6%
Gifford (CDP)	37	-5.1%	16	6.7%	68	-5.6%	6.4	16.4%
Indian River Shores (Town)	6	-50.0%	7	-41.7%	58	-26.6%	9.8	-32.9%
Orchid (Town)	5	400.0%	4	N/A	31	-13.9%	23.3	-24.6%
Roseland (CDP)	0	-100.0%	2	100.0%	21	0.0%	18.0	100.0%
Sebastian (City)	102	-26.1%	45	-10.0%	114	-21.9%	2.3	-20.7%
South Beach (CDP)	17	-15.0%	6	-53.8%	50	-32.4%	6.5	-23.5%
Vero Beach (City)	59	-27.2%	22	-53.2%	124	-27.9%	4.3	-35.8%
Vero Beach South (CDP)	80	-34.4%	42	-20.8%	79	-30.1%	2.0	-31.0%
Wabasso (CDP)	0	-100.0%	0	-100.0%	6	50.0%	8.0	66.7%
Wabasso Beach (CDP)	12	-7.7%	7	-22.2%	41	-16.3%	8.1	-2.4%
West Vero Corridor (CDP)	18	28.6%	12	140.0%	21	75.0%	4.0	122.2%
Windsor (CDP)	0	N/A	0	N/A	3	-40.0%	0.0	-100.0%
Winter Beach (CDP)	18	-18.2%	5	-54.5%	43	-2.3%	6.6	3.1%

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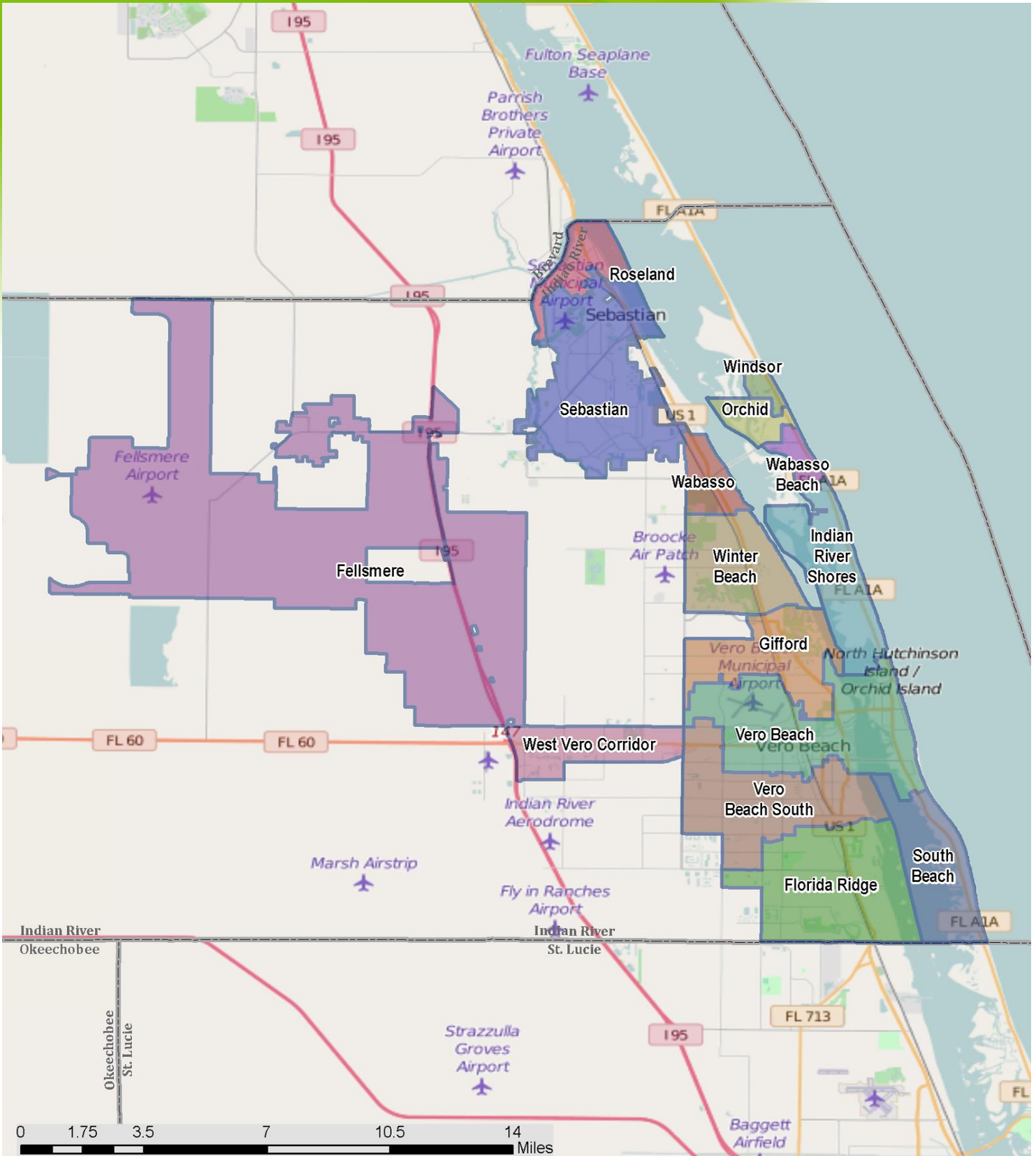
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Reference Map

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