

Indian River County Local Residential Market Metrics - 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	785	-1.4%	547	-5.7%	\$147,000	8.1%	\$256,578	5.3%
Fellsmere (City)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Florida Ridge (CDP)	143	3.6%	103	-3.7%	\$86,000	7.5%	\$95,137	5.4%
Gifford (CDP)	74	-35.7%	52	-39.5%	\$180,000	20.0%	\$246,966	12.2%
Indian River Shores (Town)	61	22.0%	45	9.8%	\$297,000	-20.2%	\$442,492	-33.0%
Orchid (Town)	5	66.7%	4	N/A	\$2,200,000	18.1%	\$2,140,000	35.5%
Roseland (CDP)	6	-40.0%	5	-37.5%	\$195,000	-6.7%	\$202,650	-0.9%
Sebastian (City)	9	80.0%	6	500.0%	\$110,000	26.6%	\$111,889	6.4%
South Beach (CDP)	55	22.2%	51	41.7%	\$410,000	10.8%	\$432,752	-3.2%
Vero Beach (City)	164	-7.9%	108	-14.3%	\$212,500	15.2%	\$334,267	16.6%
Vero Beach South (CDP)	110	26.4%	69	19.0%	\$112,000	8.7%	\$108,288	0.9%
Wabasso (CDP)	0	-100.0%	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Wabasso Beach (CDP)	43	7.5%	33	6.5%	\$294,000	-30.8%	\$438,788	-6.6%
West Vero Corridor (CDP)	48	-23.8%	31	-39.2%	\$120,000	9.1%	\$116,686	8.0%
Windsor (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Winter Beach (CDP)	5	N/A	3	N/A	\$220,000	N/A	\$247,800	N/A

*Florida municipalities consist of incorporated cities, towns, and villages. Florida law makes no distinction between these three types. CDPs are unincorporated communities identified and delineated each decennial U.S. Census for statistical purposes only (so their boundaries have no political meaning). Boundaries used for this report are as of Jan. 1, 2015.

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 12, 2019. Next yearly data release is TBD.

Indian River County Local Residential Market Metrics - 2018

Townhouses and Condos

Municipalities and Census-Designated Places*



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	\$201.4 Million	3.9%	94.4%	0.2%	49 Days	-9.3%	1,186	18.6%
Fellsmere (City)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Florida Ridge (CDP)	\$13.6 Million	9.2%	95.4%	-0.3%	31 Days	-22.5%	170	-3.4%
Gifford (CDP)	\$18.3 Million	-27.8%	92.9%	-1.3%	80 Days	63.3%	96	-22.6%
Indian River Shores (Town)	\$27.0 Million	-18.2%	92.5%	0.0%	90 Days	-31.8%	106	20.5%
Orchid (Town)	\$10.7 Million	125.9%	93.1%	8.8%	213 Days	16.4%	7	133.3%
Roseland (CDP)	\$1.2 Million	-40.6%	92.0%	0.7%	167 Days	-9.2%	11	-8.3%
Sebastian (City)	\$1.0 Million	91.5%	94.9%	-1.7%	80 Days	-9.1%	12	71.4%
South Beach (CDP)	\$23.8 Million	18.3%	91.2%	-3.4%	156 Days	59.2%	54	-5.3%
Vero Beach (City)	\$54.8 Million	7.4%	93.6%	-0.7%	65 Days	44.4%	226	1.8%
Vero Beach South (CDP)	\$11.9 Million	27.6%	94.7%	-0.3%	28 Days	-33.3%	129	15.2%
Wabasso (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	1	-50.0%
Wabasso Beach (CDP)	\$18.9 Million	0.4%	95.2%	1.5%	58 Days	-46.3%	52	-13.3%
West Vero Corridor (CDP)	\$5.6 Million	-17.7%	95.2%	3.6%	36 Days	-26.5%	48	-23.8%
Windsor (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Winter Beach (CDP)	\$1.2 Million	N/A	96.5%	N/A	111 Days	N/A	3	0.0%

*Florida municipalities consist of incorporated cities, towns, and villages. Florida law makes no distinction between these three types. CDPs are unincorporated communities identified and delineated each decennial U.S. Census for statistical purposes only (so their boundaries have no political meaning). Boundaries used for this report are as of Jan. 1, 2015.

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 12, 2019. Next yearly data release is TBD.

Indian River County Local Residential Market Metrics - 2018

Townhouses and Condos

Municipalities and Census-Designated Places*



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	853	3.8%	79	16.2%	442	35.6%	6.8	38.8%
Fellsmere (City)	0	N/A	0	N/A	0	N/A	0.0	N/A
Florida Ridge (CDP)	148	1.4%	8	-38.5%	18	-37.9%	1.5	-40.0%
Gifford (CDP)	85	-29.2%	7	40.0%	32	-5.9%	5.2	48.6%
Indian River Shores (Town)	74	42.3%	18	260.0%	49	6.5%	9.6	-12.7%
Orchid (Town)	4	0.0%	1	-50.0%	4	300.0%	9.6	140.0%
Roseland (CDP)	6	-53.8%	0	N/A	5	150.0%	10.0	316.7%
Sebastian (City)	12	200.0%	1	0.0%	2	-33.3%	2.7	-62.5%
South Beach (CDP)	51	10.9%	2	-77.8%	39	14.7%	8.5	-6.6%
Vero Beach (City)	165	-4.6%	11	-35.3%	88	-17.0%	6.4	-9.9%
Vero Beach South (CDP)	117	20.6%	8	33.3%	15	-28.6%	1.6	-44.8%
Wabasso (CDP)	0	-100.0%	0	N/A	0	N/A	0.0	N/A
Wabasso Beach (CDP)	41	-2.4%	0	-100.0%	19	-36.7%	5.3	-41.1%
West Vero Corridor (CDP)	52	-11.9%	1	-75.0%	4	-63.6%	1.0	-52.4%
Windsor (CDP)	0	N/A	0	N/A	0	N/A	0.0	N/A
Winter Beach (CDP)	4	300.0%	0	-100.0%	0	-100.0%	0.0	N/A

*Florida municipalities consist of incorporated cities, towns, and villages. Florida law makes no distinction between these three types. CDPs are unincorporated communities identified and delineated each decennial U.S. Census for statistical purposes only (so their boundaries have no political meaning). Boundaries used for this report are as of Jan. 1, 2015.

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 12, 2019. Next yearly data release is TBD.

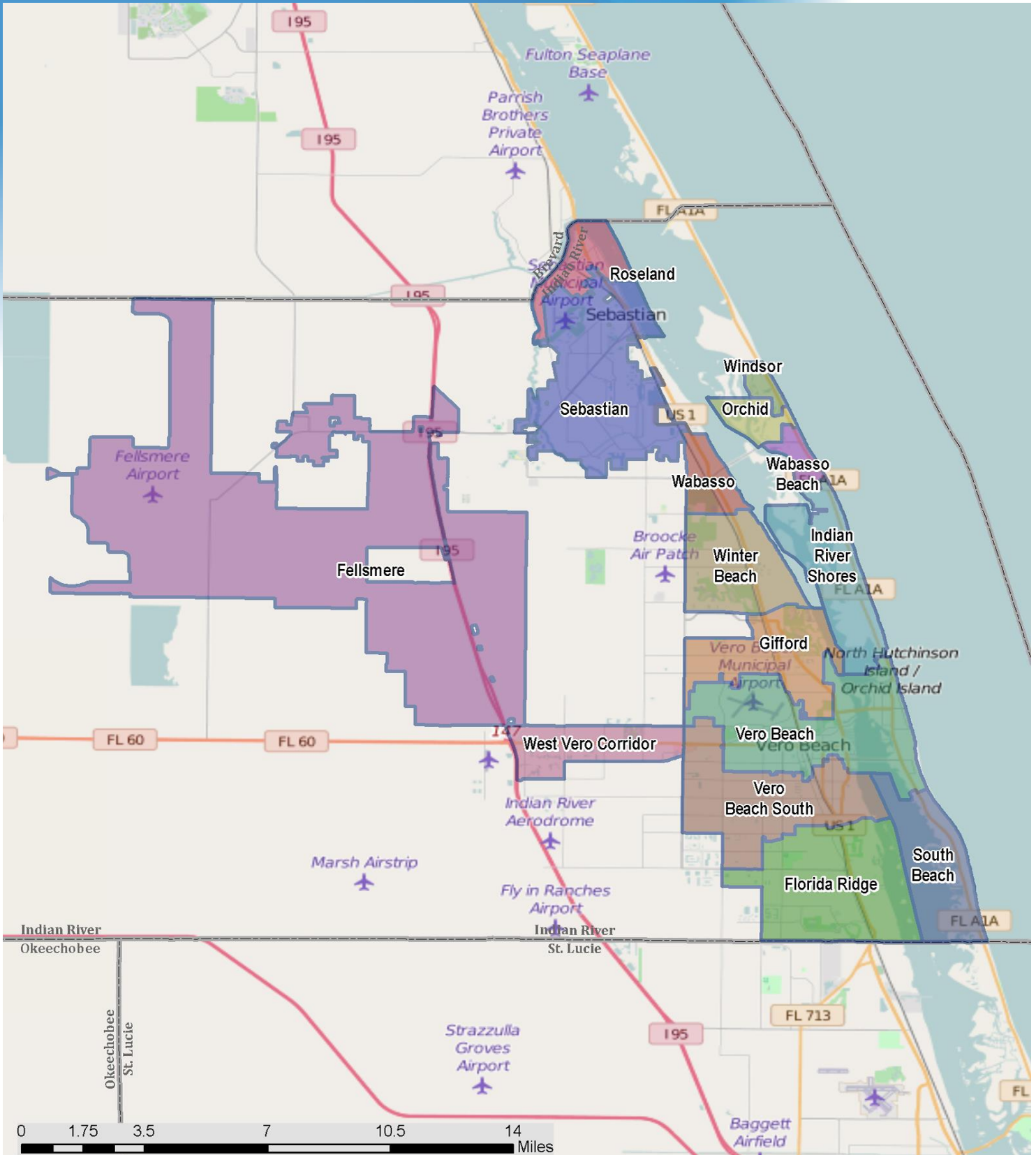
Indian River County Local Residential Market Metrics - 2018

Reference Map

Municipalities and Census-Designated Places*



FloridaRealtors®
The Voice for Real Estate® in Florida



*Florida municipalities consist of incorporated cities, towns, and villages. Florida law makes no distinction between these three types. CDPs are unincorporated communities identified and delineated each decennial U.S. Census for statistical purposes only (so their boundaries have no political meaning). Boundaries used for this report are as of Jan. 1, 2015.

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 12, 2019. Next yearly data release is TBD.