

Indian River County Local Residential Market Metrics - Q2 2019

Single Family Homes

Municipalities and Census-Designated Places*



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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	985	-0.5%	371	-5.4%	\$255,000	6.3%	\$377,280	7.1%
Fellsmere (City)	2	0.0%	0	-100.0%	\$165,000	-44.1%	\$165,000	-44.1%
Florida Ridge (CDP)	107	-19.5%	30	-34.8%	\$215,000	13.2%	\$253,814	23.5%
Gifford (CDP)	46	17.9%	25	38.9%	\$317,500	-6.5%	\$419,363	14.7%
Indian River Shores (Town)	28	-3.4%	20	-9.1%	\$1,012,500	-4.9%	\$1,116,241	-11.0%
Orchid (Town)	9	0.0%	7	16.7%	\$1,585,000	58.5%	\$1,868,333	60.7%
Roseland (CDP)	12	71.4%	6	500.0%	\$392,500	-14.7%	\$398,667	-23.9%
Sebastian (City)	190	0.0%	62	6.9%	\$225,000	2.3%	\$228,233	1.1%
South Beach (CDP)	25	-28.6%	16	-23.8%	\$835,000	11.3%	\$863,820	-6.7%
Vero Beach (City)	113	2.7%	55	-19.1%	\$406,250	25.0%	\$701,647	31.1%
Vero Beach South (CDP)	150	4.2%	52	15.6%	\$212,250	11.7%	\$226,237	5.3%
Wabasso (CDP)	2	-33.3%	0	-100.0%	\$655,000	297.0%	\$655,000	297.0%
Wabasso Beach (CDP)	31	29.2%	18	20.0%	\$457,450	6.7%	\$469,351	-29.3%
West Vero Corridor (CDP)	29	61.1%	4	-55.6%	\$177,500	4.4%	\$194,315	5.3%
Windsor (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Winter Beach (CDP)	21	-16.0%	7	-36.4%	\$314,915	-0.4%	\$324,084	3.5%

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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	\$371.6 Million	6.5%	95.0%	-0.7%	55 Days	19.6%	1,079	-3.6%
Fellsmere (City)	\$330,000	-44.1%	91.2%	-6.3%	51 Days	-10.5%	1	-85.7%
Florida Ridge (CDP)	\$27.2 Million	-0.6%	95.7%	-1.0%	49 Days	69.0%	136	-9.9%
Gifford (CDP)	\$19.3 Million	35.3%	95.2%	0.6%	54 Days	-12.9%	31	-22.5%
Indian River Shores (Town)	\$31.3 Million	-14.0%	91.0%	-1.2%	258 Days	160.6%	17	-26.1%
Orchid (Town)	\$16.8 Million	60.7%	91.0%	-2.3%	147 Days	-50.5%	2	0.0%
Roseland (CDP)	\$4.8 Million	30.4%	94.6%	1.8%	89 Days	107.0%	7	-30.0%
Sebastian (City)	\$43.4 Million	1.1%	96.3%	0.0%	44 Days	0.0%	255	2.4%
South Beach (CDP)	\$21.6 Million	-33.4%	92.1%	-0.5%	83 Days	-21.7%	18	-18.2%
Vero Beach (City)	\$79.3 Million	34.7%	92.8%	-0.7%	61 Days	-11.6%	111	14.4%
Vero Beach South (CDP)	\$33.9 Million	9.7%	95.3%	-1.4%	36 Days	16.1%	152	-6.2%
Wabasso (CDP)	\$1.3 Million	164.6%	94.1%	2.6%	239 Days	397.9%	4	-20.0%
Wabasso Beach (CDP)	\$14.5 Million	-8.7%	91.9%	-3.3%	153 Days	48.5%	20	-31.0%
West Vero Corridor (CDP)	\$5.6 Million	69.6%	96.8%	-0.5%	55 Days	266.7%	39	69.6%
Windsor (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Winter Beach (CDP)	\$6.8 Million	-13.1%	96.0%	4.5%	143 Days	66.3%	26	-7.1%

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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	1,049	2.3%	540	17.9%	1,391	6.4%	5.3	8.2%
Fellsmere (City)	0	-100.0%	1	-50.0%	3	-40.0%	2.8	-49.1%
Florida Ridge (CDP)	133	-7.6%	64	14.3%	133	12.7%	4.1	20.6%
Gifford (CDP)	36	9.1%	26	30.0%	106	9.3%	8.0	-14.9%
Indian River Shores (Town)	22	4.8%	13	-7.1%	72	0.0%	13.3	18.8%
Orchid (Town)	5	25.0%	3	-25.0%	23	-39.5%	12.5	-64.4%
Roseland (CDP)	12	100.0%	6	500.0%	18	0.0%	10.3	-4.6%
Sebastian (City)	243	8.0%	124	31.9%	191	6.1%	3.7	5.7%
South Beach (CDP)	24	-20.0%	15	25.0%	69	-8.0%	10.3	14.4%
Vero Beach (City)	103	7.3%	48	11.6%	179	4.7%	6.3	5.0%
Vero Beach South (CDP)	154	11.6%	57	-13.6%	145	20.8%	3.7	27.6%
Wabasso (CDP)	1	-80.0%	0	-100.0%	6	-14.3%	12.0	42.9%
Wabasso Beach (CDP)	17	-10.5%	9	0.0%	47	-13.0%	8.1	-21.4%
West Vero Corridor (CDP)	40	122.2%	31	244.4%	36	176.9%	5.0	100.0%
Windsor (CDP)	0	N/A	0	N/A	9	200.0%	0.0	-100.0%
Winter Beach (CDP)	31	29.2%	17	112.5%	41	-4.7%	6.4	6.7%

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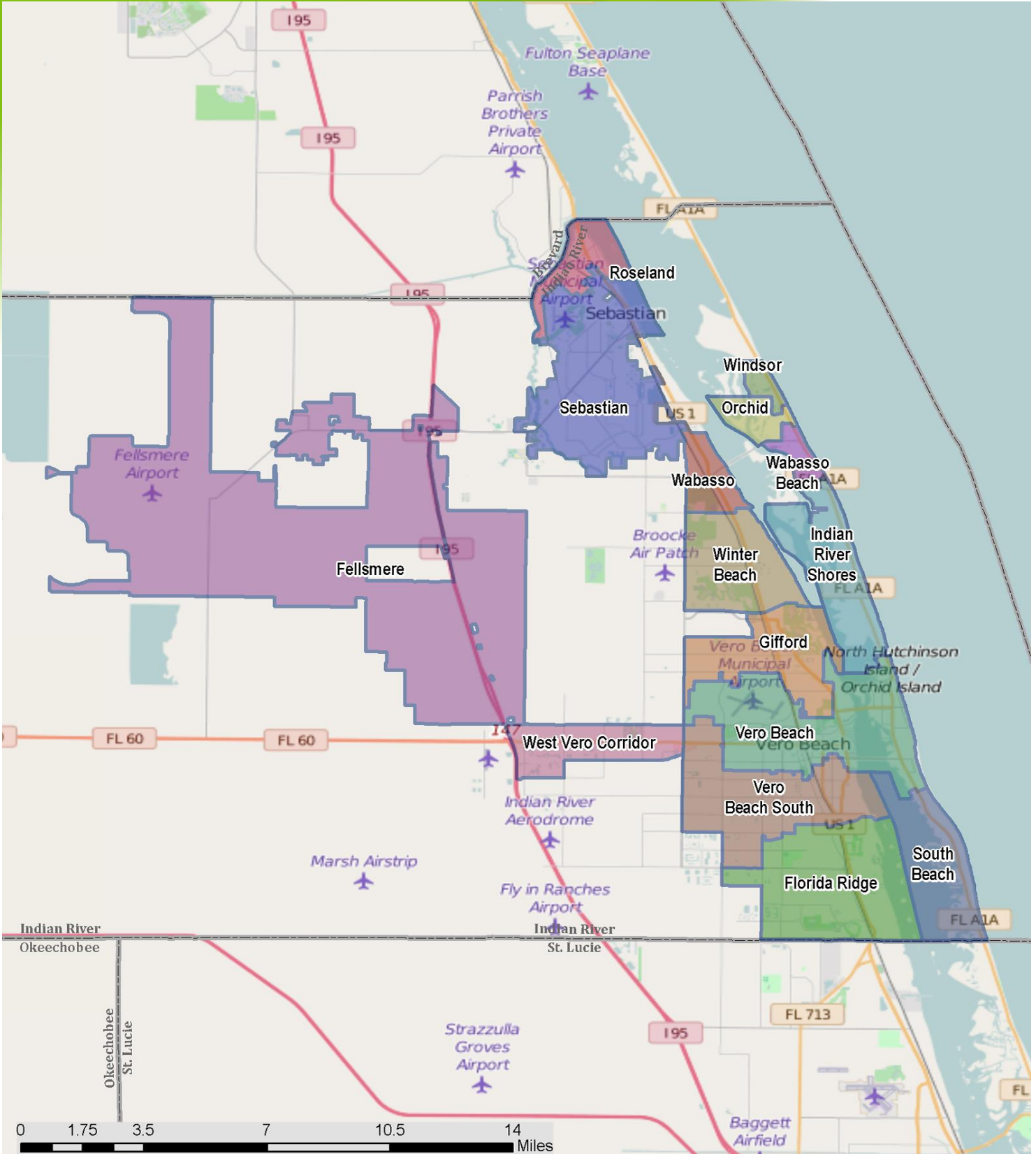
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Reference Map

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