

# Indian River County Local Residential Market Metrics - Q2 2019

## 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	273	3.0%	190	-2.6%	\$174,000	8.8%	\$315,733	9.9%
Fellsmere (City)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Florida Ridge (CDP)	51	18.6%	32	10.3%	\$93,750	-3.3%	\$103,751	3.0%
Gifford (CDP)	44	91.3%	30	66.7%	\$162,500	-9.2%	\$210,759	-12.4%
Indian River Shores (Town)	27	35.0%	22	22.2%	\$415,000	31.7%	\$559,259	13.6%
Orchid (Town)	3	0.0%	3	50.0%	\$1,125,000	-48.9%	\$1,370,833	-29.1%
Roseland (CDP)	1	-50.0%	1	-50.0%	\$191,250	-12.1%	\$191,250	-12.1%
Sebastian (City)	1	-75.0%	0	-100.0%	\$183,500	67.0%	\$183,500	58.9%
South Beach (CDP)	20	0.0%	17	-10.5%	\$475,000	10.5%	\$532,275	16.6%
Vero Beach (City)	53	-3.6%	35	-10.3%	\$387,500	84.5%	\$466,719	17.4%
Vero Beach South (CDP)	29	-29.3%	17	-41.4%	\$95,500	-15.1%	\$104,997	-9.3%
Wabasso (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Wabasso Beach (CDP)	15	-25.0%	13	-27.8%	\$700,000	143.9%	\$623,553	41.1%
West Vero Corridor (CDP)	17	0.0%	12	0.0%	\$120,000	0.0%	\$117,971	2.6%
Windsor (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Winter Beach (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	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	\$86.2 Million	13.2%	93.5%	-1.5%	48 Days	26.3%	268	2.3%
Fellsmere (City)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Florida Ridge (CDP)	\$5.3 Million	22.2%	94.4%	-1.4%	40 Days	135.3%	51	2.0%
Gifford (CDP)	\$9.3 Million	67.6%	93.2%	4.7%	69 Days	-4.2%	25	8.7%
Indian River Shores (Town)	\$15.1 Million	53.4%	93.7%	4.5%	44 Days	-63.6%	27	3.8%
Orchid (Town)	\$4.1 Million	-29.1%	93.1%	1.3%	24 Days	-91.4%	0	-100.0%
Roseland (CDP)	\$191,250	-56.0%	96.1%	0.4%	530 Days	2204.3%	2	-33.3%
Sebastian (City)	\$183,500	-60.3%	99.2%	2.3%	0 Days	-100.0%	2	-60.0%
South Beach (CDP)	\$10.6 Million	16.6%	95.9%	2.1%	79 Days	3.9%	10	-9.1%
Vero Beach (City)	\$24.7 Million	13.2%	91.5%	-2.6%	86 Days	258.3%	60	-4.8%
Vero Beach South (CDP)	\$3.0 Million	-35.8%	94.1%	0.5%	42 Days	61.5%	39	25.8%
Wabasso (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	3	N/A
Wabasso Beach (CDP)	\$9.4 Million	5.9%	95.7%	1.2%	49 Days	-27.9%	10	-37.5%
West Vero Corridor (CDP)	\$2.0 Million	2.6%	93.1%	-2.5%	46 Days	21.1%	25	127.3%
Windsor (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Winter Beach (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	-100.0%

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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	253	5.9%	131	28.4%	463	28.6%	6.9	25.5%
Fellsmere (City)	0	N/A	0	N/A	0	N/A	0.0	N/A
Florida Ridge (CDP)	54	20.0%	24	41.2%	53	35.9%	4.2	35.5%
Gifford (CDP)	26	4.0%	10	-16.7%	46	24.3%	5.6	12.0%
Indian River Shores (Town)	16	-11.1%	11	10.0%	80	73.9%	12.6	21.2%
Orchid (Town)	1	N/A	1	N/A	7	75.0%	14.0	16.7%
Roseland (CDP)	2	-33.3%	1	0.0%	2	-50.0%	3.4	-22.7%
Sebastian (City)	2	-50.0%	2	100.0%	4	100.0%	6.9	130.0%
South Beach (CDP)	12	0.0%	7	133.3%	51	27.5%	12.5	37.4%
Vero Beach (City)	59	20.4%	31	29.2%	121	15.2%	8.7	11.5%
Vero Beach South (CDP)	37	32.1%	16	60.0%	30	30.4%	3.4	17.2%
Wabasso (CDP)	0	N/A	0	N/A	3	N/A	36.0	N/A
Wabasso Beach (CDP)	9	-43.8%	8	0.0%	27	-3.6%	9.0	18.4%
West Vero Corridor (CDP)	23	9.5%	12	20.0%	14	16.7%	3.4	41.7%
Windsor (CDP)	0	N/A	0	N/A	0	N/A	0.0	N/A
Winter Beach (CDP)	0	-100.0%	0	-100.0%	0	-100.0%	0.0	-100.0%

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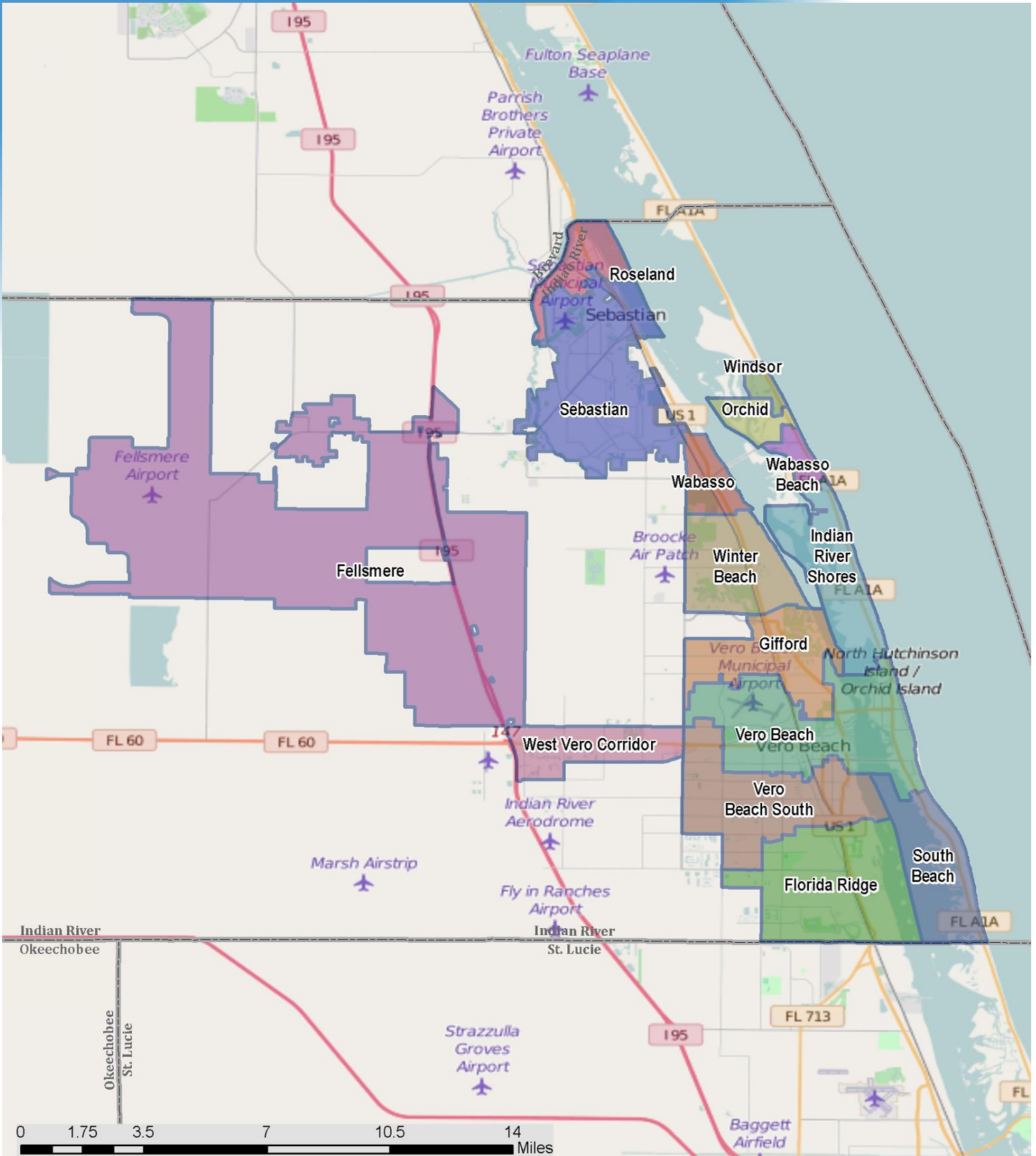
# Indian River County Local Residential Market Metrics - Q2 2019

## Reference Map

### Municipalities and Census-Designated Places\*



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