

# Indian River County Local Residential Market Metrics - Q3 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	199	7.6%	138	17.9%	\$154,250	3.6%	\$242,414	9.6%
Fellsmere (City)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Florida Ridge (CDP)	39	25.8%	27	28.6%	\$75,000	0.0%	\$99,259	9.9%
Gifford (CDP)	15	-34.8%	10	-33.3%	\$138,000	-30.8%	\$192,386	-30.6%
Indian River Shores (Town)	6	-53.8%	5	-50.0%	\$250,000	5.5%	\$258,733	-13.0%
Orchid (Town)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Roseland (CDP)	3	50.0%	2	100.0%	\$214,000	13.9%	\$181,035	-3.7%
Sebastian (City)	4	100.0%	1	N/A	\$128,000	16.4%	\$166,500	51.4%
South Beach (CDP)	15	114.3%	12	140.0%	\$365,000	1.4%	\$392,767	-3.7%
Vero Beach (City)	54	25.6%	41	57.7%	\$230,000	15.0%	\$374,973	30.6%
Vero Beach South (CDP)	26	-7.1%	17	13.3%	\$132,000	28.2%	\$129,616	31.6%
Wabasso (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Wabasso Beach (CDP)	12	0.0%	8	0.0%	\$292,500	-34.4%	\$447,333	-2.2%
West Vero Corridor (CDP)	13	30.0%	7	16.7%	\$125,000	14.9%	\$125,846	11.1%
Windsor (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Winter Beach (CDP)	0	-100.0%	0	-100.0%	(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	\$48.2 Million	17.9%	93.0%	-0.9%	76 Days	18.8%	234	-2.5%
Fellsmere (City)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Florida Ridge (CDP)	\$3.9 Million	38.2%	93.2%	-2.4%	91 Days	75.0%	51	37.8%
Gifford (CDP)	\$2.9 Million	-54.7%	94.5%	0.9%	57 Days	-3.4%	20	-25.9%
Indian River Shores (Town)	\$1.6 Million	-59.8%	93.9%	3.3%	89 Days	147.2%	13	-67.5%
Orchid (Town)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	1	0.0%
Roseland (CDP)	\$543,105	44.5%	96.6%	10.1%	66 Days	-78.4%	1	-75.0%
Sebastian (City)	\$666,000	202.7%	92.8%	-2.2%	78 Days	-8.2%	1	-75.0%
South Beach (CDP)	\$5.9 Million	106.4%	89.8%	4.7%	187 Days	-9.7%	14	55.6%
Vero Beach (City)	\$20.2 Million	64.0%	92.0%	-0.5%	92 Days	3.4%	52	4.0%
Vero Beach South (CDP)	\$3.4 Million	22.2%	94.3%	-0.4%	27 Days	50.0%	31	-13.9%
Wabasso (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Wabasso Beach (CDP)	\$5.4 Million	-2.2%	93.0%	-2.7%	90 Days	15.4%	11	57.1%
West Vero Corridor (CDP)	\$1.6 Million	44.5%	93.8%	2.1%	18 Days	-52.6%	12	140.0%
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	185	-1.6%	102	6.3%	418	14.5%	6.1	10.9%
Fellsmere (City)	0	N/A	0	N/A	0	N/A	0.0	N/A
Florida Ridge (CDP)	35	45.8%	15	7.1%	52	23.8%	3.9	21.9%
Gifford (CDP)	15	-44.4%	9	-40.0%	46	12.2%	6.1	5.2%
Indian River Shores (Town)	13	-18.8%	16	33.3%	68	-1.4%	11.8	-21.9%
Orchid (Town)	0	-100.0%	0	-100.0%	8	60.0%	16.0	-20.0%
Roseland (CDP)	4	300.0%	1	N/A	0	-100.0%	0.0	-100.0%
Sebastian (City)	2	N/A	2	N/A	0	-100.0%	0.0	-100.0%
South Beach (CDP)	14	16.7%	7	-12.5%	45	18.4%	9.5	6.7%
Vero Beach (City)	48	14.3%	23	4.5%	105	12.9%	7.1	6.0%
Vero Beach South (CDP)	26	-10.3%	16	45.5%	27	3.8%	3.1	3.3%
Wabasso (CDP)	0	N/A	0	N/A	0	N/A	0.0	N/A
Wabasso Beach (CDP)	7	40.0%	0	-100.0%	21	10.5%	7.0	45.8%
West Vero Corridor (CDP)	11	22.2%	8	33.3%	13	85.7%	2.9	93.3%
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	N/A	0.0	N/A

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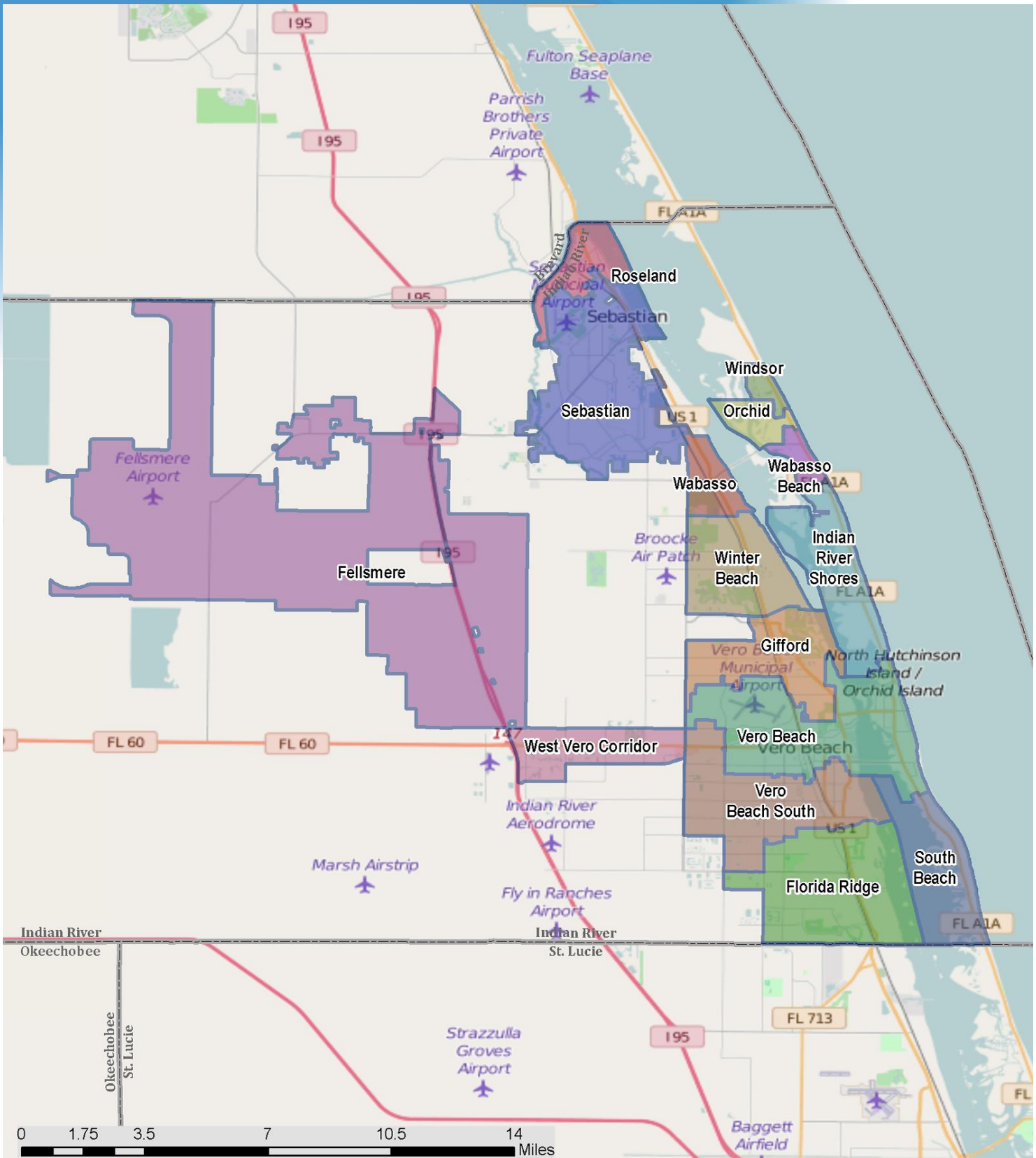
# Indian River County Local Residential Market Metrics - Q3 2019

## Reference Map

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