

# Indian River County Local Residential Market Metrics - Q4 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	181	11.7%	123	23.0%	\$149,000	-6.0%	\$280,238	-1.5%
Fellsmere (City)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Florida Ridge (CDP)	37	42.3%	26	52.9%	\$108,750	18.9%	\$113,997	9.5%
Gifford (CDP)	27	68.8%	12	9.1%	\$149,000	-22.2%	\$251,269	4.1%
Indian River Shores (Town)	16	-11.1%	12	9.1%	\$260,000	-26.8%	\$363,063	-12.0%
Orchid (Town)	1	-50.0%	1	-50.0%	\$1,715,000	-30.0%	\$1,715,000	-30.0%
Roseland (CDP)	3	200.0%	3	200.0%	\$219,000	1.9%	\$223,000	3.7%
Sebastian (City)	4	N/A	3	N/A	\$120,000	N/A	\$119,000	N/A
South Beach (CDP)	9	-30.8%	8	-38.5%	\$342,500	-23.0%	\$406,889	-22.4%
Vero Beach (City)	37	12.1%	25	31.6%	\$310,000	29.7%	\$470,407	27.1%
Vero Beach South (CDP)	17	-29.2%	10	-23.1%	\$105,000	-14.2%	\$118,765	3.1%
Wabasso (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Wabasso Beach (CDP)	10	233.3%	8	N/A	\$410,000	68.0%	\$470,767	27.1%
West Vero Corridor (CDP)	12	0.0%	8	14.3%	\$127,500	6.9%	\$128,808	2.1%
Windsor (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Winter Beach (CDP)	1	-50.0%	1	N/A	\$299,000	2.2%	\$299,000	2.2%

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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	\$50.7 Million	10.0%	94.2%	0.3%	52 Days	-27.8%	336	17.5%
Fellsmere (City)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Florida Ridge (CDP)	\$4.2 Million	55.9%	94.9%	-0.3%	25 Days	-63.2%	80	142.4%
Gifford (CDP)	\$6.8 Million	75.6%	95.1%	2.4%	31 Days	-78.9%	34	9.7%
Indian River Shores (Town)	\$5.8 Million	-21.8%	94.4%	3.1%	121 Days	-17.7%	35	25.0%
Orchid (Town)	\$1.7 Million	-65.0%	96.6%	2.3%	13 Days	-91.2%	4	33.3%
Roseland (CDP)	\$669,000	211.2%	98.3%	2.8%	12 Days	-95.1%	3	50.0%
Sebastian (City)	\$476,000	N/A	96.0%	N/A	18 Days	N/A	5	25.0%
South Beach (CDP)	\$3.7 Million	-46.3%	92.7%	2.2%	243 Days	45.5%	16	-11.1%
Vero Beach (City)	\$17.4 Million	42.5%	91.7%	0.0%	132 Days	175.0%	63	-10.0%
Vero Beach South (CDP)	\$2.0 Million	-26.9%	94.4%	-0.7%	51 Days	18.6%	31	-22.5%
Wabasso (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	1	0.0%
Wabasso Beach (CDP)	\$4.7 Million	323.5%	93.9%	-1.2%	86 Days	28.4%	22	57.1%
West Vero Corridor (CDP)	\$1.5 Million	2.1%	93.4%	-2.8%	50 Days	100.0%	19	18.8%
Windsor (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Winter Beach (CDP)	\$299,000	-48.9%	100.0%	1.8%	1 Day	-99.5%	3	N/A

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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	22.5%	82	3.8%	539	21.7%	7.7	13.2%
Fellsmere (City)	0	N/A	0	N/A	0	N/A	0.0	N/A
Florida Ridge (CDP)	37	32.1%	14	-6.7%	93	138.5%	6.5	103.1%
Gifford (CDP)	25	56.3%	4	-50.0%	49	-3.9%	5.8	-28.4%
Indian River Shores (Town)	19	-17.4%	10	-47.4%	80	23.1%	14.3	19.2%
Orchid (Town)	1	0.0%	0	-100.0%	7	16.7%	16.8	16.7%
Roseland (CDP)	2	100.0%	0	N/A	1	-83.3%	1.2	-90.0%
Sebastian (City)	4	300.0%	3	200.0%	1	-83.3%	0.9	-88.8%
South Beach (CDP)	8	-11.1%	5	66.7%	55	17.0%	12.5	23.8%
Vero Beach (City)	34	54.5%	22	83.3%	122	-1.6%	8.0	-10.1%
Vero Beach South (CDP)	19	-26.9%	12	9.1%	39	18.2%	4.8	33.3%
Wabasso (CDP)	0	N/A	0	N/A	2	100.0%	24.0	N/A
Wabasso Beach (CDP)	11	266.7%	1	0.0%	31	14.8%	8.7	16.0%
West Vero Corridor (CDP)	12	33.3%	2	-33.3%	17	70.0%	3.8	58.3%
Windsor (CDP)	0	N/A	0	N/A	0	N/A	0.0	N/A
Winter Beach (CDP)	2	N/A	1	N/A	1	N/A	12.0	N/A

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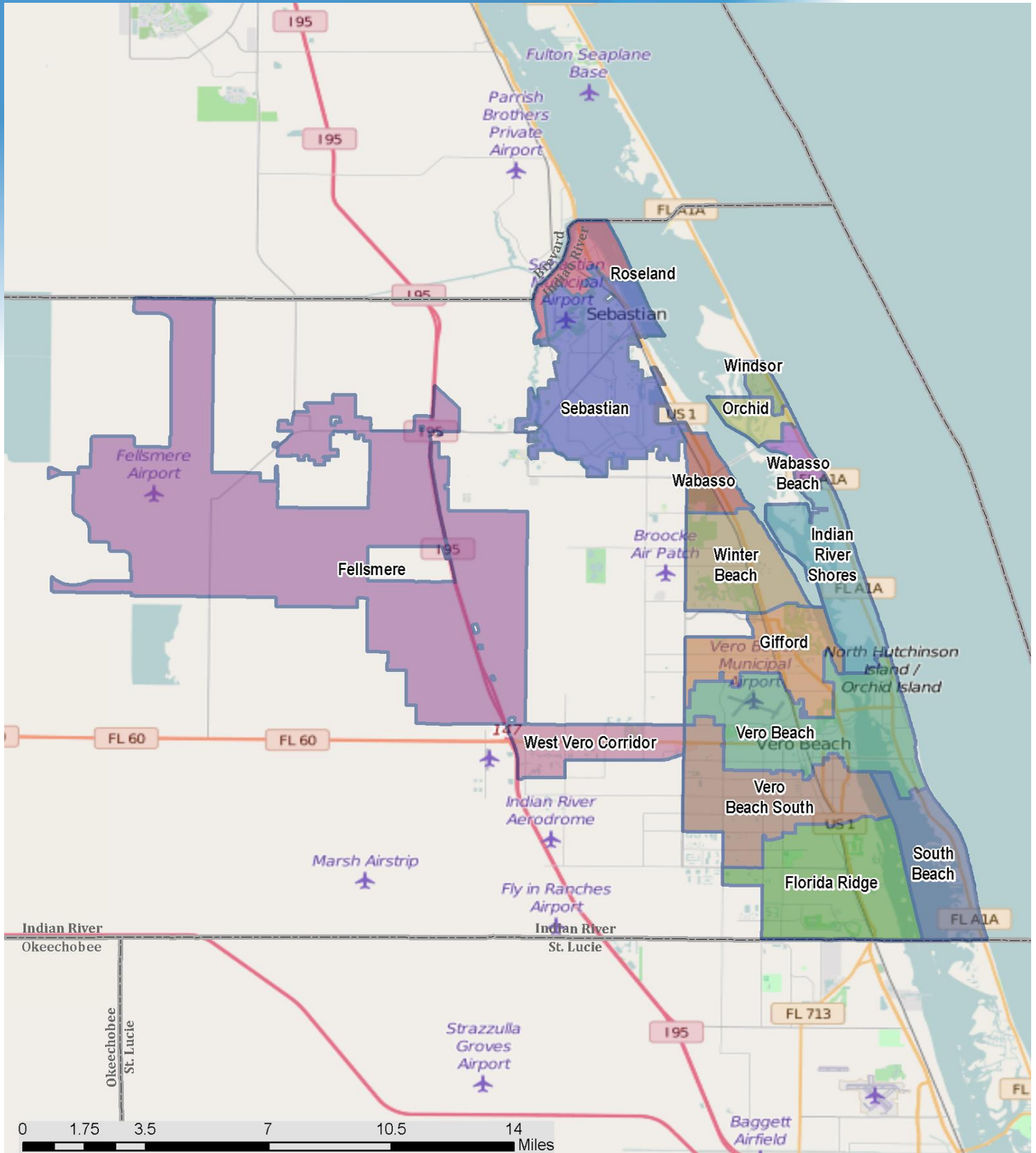
# Indian River County Local Residential Market Metrics - Q4 2019

## Reference Map

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