

Indian River County Local Residential Market Metrics - Q1 2020

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	214	15.1%	134	-0.7%	\$167,000	6.4%	\$274,014	-1.1%
Fellsmere (City)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Florida Ridge (CDP)	43	-4.4%	30	-21.1%	\$112,000	24.4%	\$115,321	10.3%
Gifford (CDP)	17	6.3%	9	0.0%	\$212,500	-1.2%	\$252,163	1.8%
Indian River Shores (Town)	22	22.2%	14	7.7%	\$250,000	-9.1%	\$460,091	-13.3%
Orchid (Town)	0	-100.0%	0	-100.0%	(No Sales)	N/A	(No Sales)	N/A
Roseland (CDP)	1	-66.7%	0	-100.0%	\$249,000	16.9%	\$249,000	15.6%
Sebastian (City)	2	-50.0%	1	N/A	\$125,000	6.8%	\$125,000	-11.7%
South Beach (CDP)	11	22.2%	7	0.0%	\$385,000	7.7%	\$382,205	2.4%
Vero Beach (City)	54	42.1%	36	16.1%	\$301,750	-30.3%	\$391,426	-22.6%
Vero Beach South (CDP)	28	12.0%	17	6.3%	\$107,000	-2.7%	\$108,499	0.4%
Wabasso (CDP)	1	0.0%	1	0.0%	\$89,000	33.8%	\$89,000	33.8%
Wabasso Beach (CDP)	12	100.0%	9	80.0%	\$413,000	63.9%	\$517,731	22.3%
West Vero Corridor (CDP)	13	18.2%	6	-14.3%	\$125,000	-3.5%	\$132,192	2.9%
Windsor (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Winter Beach (CDP)	2	N/A	0	N/A	\$312,500	N/A	\$312,500	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	\$58.6 Million	13.8%	93.5%	-0.4%	81 Days	20.9%	348	-16.5%
Fellsmere (City)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Florida Ridge (CDP)	\$5.0 Million	5.4%	93.0%	-1.1%	54 Days	14.9%	63	-21.3%
Gifford (CDP)	\$4.3 Million	8.2%	93.1%	-2.3%	65 Days	-44.0%	36	-25.0%
Indian River Shores (Town)	\$10.1 Million	5.9%	93.6%	4.0%	77 Days	-36.4%	40	-21.6%
Orchid (Town)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	1	-80.0%
Roseland (CDP)	\$249,000	-61.5%	98.8%	4.3%	20 Days	-86.1%	0	N/A
Sebastian (City)	\$250,000	-55.8%	98.1%	0.6%	11 Days	-92.8%	3	-50.0%
South Beach (CDP)	\$4.2 Million	25.1%	94.8%	2.0%	286 Days	2.1%	29	3.6%
Vero Beach (City)	\$21.1 Million	10.0%	92.0%	-1.9%	118 Days	145.8%	71	-26.8%
Vero Beach South (CDP)	\$3.0 Million	12.5%	94.5%	2.4%	81 Days	42.1%	39	21.9%
Wabasso (CDP)	\$89,000	33.8%	89.0%	-6.3%	97 Days	125.6%	0	N/A
Wabasso Beach (CDP)	\$6.2 Million	144.6%	93.3%	-3.0%	85 Days	-28.6%	22	10.0%
West Vero Corridor (CDP)	\$1.7 Million	21.6%	96.0%	-0.6%	22 Days	83.3%	26	13.0%
Windsor (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Winter Beach (CDP)	\$625,000	N/A	93.0%	N/A	20 Days	N/A	2	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	255	-1.5%	103	-32.2%	544	2.6%	7.5	-6.3%
Fellsmere (City)	0	N/A	0	N/A	0	N/A	0.0	N/A
Florida Ridge (CDP)	49	-2.0%	15	-28.6%	91	54.2%	6.4	30.6%
Gifford (CDP)	25	-24.2%	11	-56.0%	59	3.5%	6.9	-21.6%
Indian River Shores (Town)	25	19.0%	13	-40.9%	79	-2.5%	13.4	-5.0%
Orchid (Town)	1	-50.0%	1	-50.0%	7	-22.2%	21.0	16.7%
Roseland (CDP)	1	-66.7%	0	N/A	0	-100.0%	0.0	-100.0%
Sebastian (City)	1	-83.3%	0	-100.0%	3	0.0%	3.3	-8.3%
South Beach (CDP)	15	-25.0%	8	-42.9%	64	8.5%	14.0	-2.8%
Vero Beach (City)	61	13.0%	25	-7.4%	107	-29.1%	6.5	-39.3%
Vero Beach South (CDP)	35	34.6%	15	50.0%	35	0.0%	4.2	16.7%
Wabasso (CDP)	1	0.0%	0	N/A	0	N/A	0.0	N/A
Wabasso Beach (CDP)	14	-26.3%	4	-71.4%	38	35.7%	9.3	13.4%
West Vero Corridor (CDP)	16	6.7%	5	-28.6%	22	46.7%	4.8	33.3%
Windsor (CDP)	0	N/A	0	N/A	0	N/A	0.0	N/A
Winter Beach (CDP)	1	N/A	0	N/A	1	N/A	4.0	N/A

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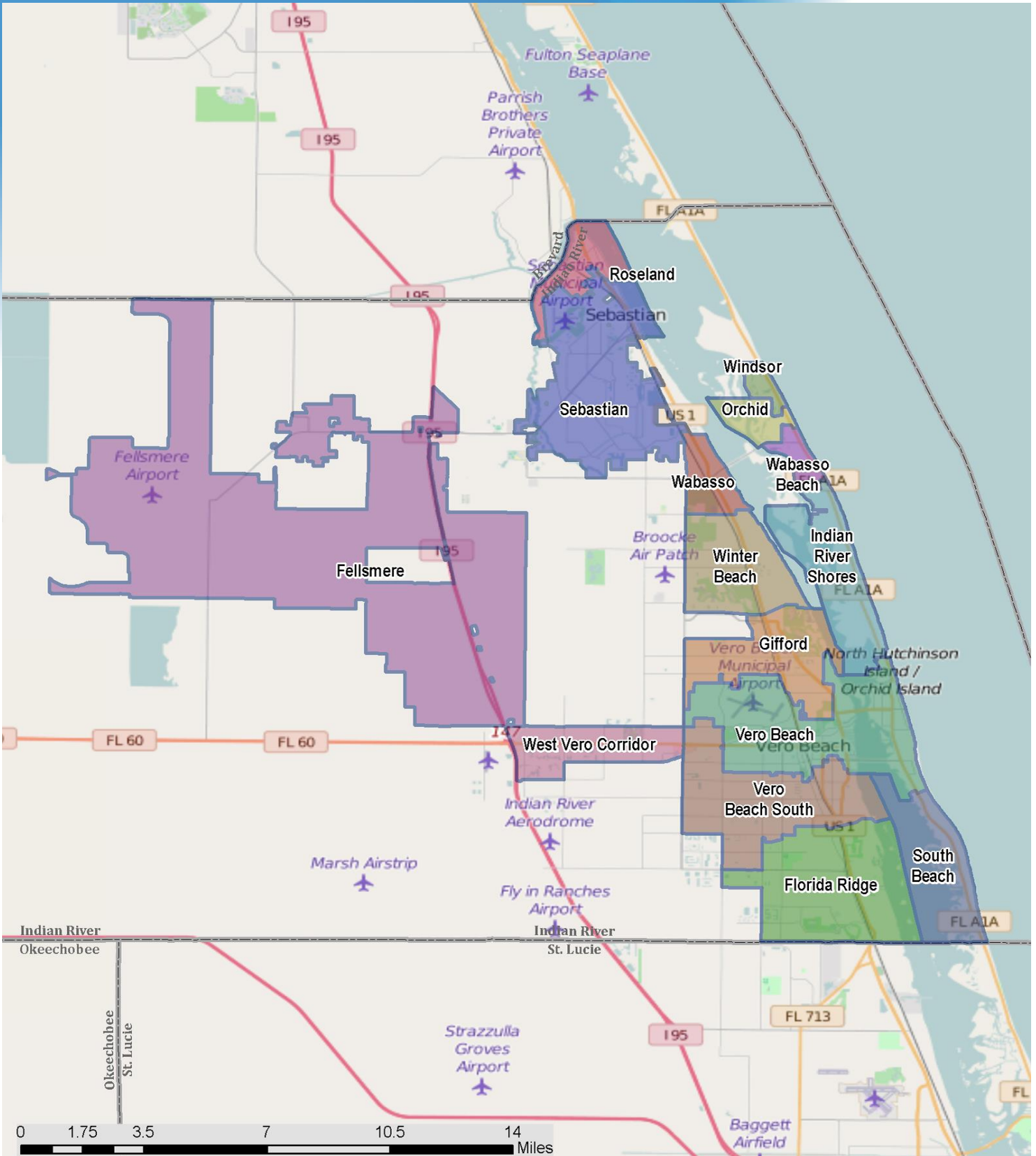
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Reference Map

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