

# Indian River County Local Residential Market Metrics - Q2 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	197	-27.8%	121	-36.3%	\$153,500	-11.8%	\$241,550	-23.5%
Fellsmere (City)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Florida Ridge (CDP)	41	-19.6%	22	-31.3%	\$112,625	20.1%	\$110,512	6.5%
Gifford (CDP)	20	-54.5%	12	-60.0%	\$197,000	21.2%	\$229,683	9.0%
Indian River Shores (Town)	16	-40.7%	9	-59.1%	\$266,250	-35.8%	\$431,500	-22.8%
Orchid (Town)	1	-66.7%	1	-66.7%	\$1,300,000	15.6%	\$1,300,000	-5.2%
Roseland (CDP)	0	-100.0%	0	-100.0%	(No Sales)	N/A	(No Sales)	N/A
Sebastian (City)	1	0.0%	0	N/A	\$180,000	-1.9%	\$180,000	-1.9%
South Beach (CDP)	14	-30.0%	9	-47.1%	\$375,000	-21.1%	\$434,964	-18.3%
Vero Beach (City)	41	-22.6%	31	-11.4%	\$225,000	-41.9%	\$295,568	-36.7%
Vero Beach South (CDP)	28	-3.4%	12	-29.4%	\$105,500	10.5%	\$105,818	0.8%
Wabasso (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Wabasso Beach (CDP)	13	-13.3%	11	-15.4%	\$302,500	-56.8%	\$413,423	-33.7%
West Vero Corridor (CDP)	8	-52.9%	5	-58.3%	\$125,500	4.6%	\$121,687	3.1%
Windsor (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Winter Beach (CDP)	1	N/A	0	N/A	\$350,000	N/A	\$350,000	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	\$47.6 Million	-44.8%	92.9%	-0.6%	63 Days	31.3%	346	29.1%
Fellsmere (City)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Florida Ridge (CDP)	\$4.5 Million	-14.4%	92.1%	-2.4%	67 Days	67.5%	66	29.4%
Gifford (CDP)	\$4.6 Million	-50.5%	92.6%	-0.6%	125 Days	81.2%	19	-24.0%
Indian River Shores (Town)	\$6.9 Million	-54.3%	92.3%	-1.5%	109 Days	147.7%	34	25.9%
Orchid (Town)	\$1.3 Million	-68.4%	78.8%	-15.4%	343 Days	1329.2%	1	N/A
Roseland (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	-100.0%
Sebastian (City)	\$180,000	-1.9%	95.2%	-4.0%	52 Days	N/A	8	300.0%
South Beach (CDP)	\$6.1 Million	-42.8%	89.1%	-7.1%	413 Days	422.8%	26	160.0%
Vero Beach (City)	\$12.1 Million	-51.0%	93.8%	2.5%	33 Days	-61.6%	66	10.0%
Vero Beach South (CDP)	\$3.0 Million	-2.7%	93.8%	-0.3%	30 Days	-28.6%	37	-5.1%
Wabasso (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	1	-66.7%
Wabasso Beach (CDP)	\$5.4 Million	-42.5%	93.2%	-2.6%	71 Days	44.9%	21	110.0%
West Vero Corridor (CDP)	\$973,496	-51.5%	93.4%	0.3%	47 Days	2.2%	32	28.0%
Windsor (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Winter Beach (CDP)	\$350,000	N/A	100.0%	N/A	0 Days	N/A	1	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	234	-7.5%	124	-5.3%	507	9.5%	7.7	11.6%
Fellsmere (City)	0	N/A	0	N/A	0	N/A	0.0	N/A
Florida Ridge (CDP)	43	-20.4%	15	-37.5%	91	71.7%	6.8	61.9%
Gifford (CDP)	21	-19.2%	11	10.0%	43	-6.5%	6.5	16.1%
Indian River Shores (Town)	14	-12.5%	13	18.2%	76	-5.0%	15.2	20.6%
Orchid (Town)	0	-100.0%	0	-100.0%	7	0.0%	42.0	200.0%
Roseland (CDP)	0	-100.0%	0	-100.0%	0	-100.0%	0.0	-100.0%
Sebastian (City)	2	0.0%	2	0.0%	6	50.0%	6.5	-5.8%
South Beach (CDP)	22	83.3%	14	100.0%	51	0.0%	12.5	0.0%
Vero Beach (City)	43	-27.1%	23	-25.8%	106	-12.4%	6.8	-21.8%
Vero Beach South (CDP)	29	-21.6%	11	-31.3%	34	13.3%	4.1	20.6%
Wabasso (CDP)	1	N/A	1	N/A	0	-100.0%	0.0	-100.0%
Wabasso Beach (CDP)	18	100.0%	11	37.5%	34	25.9%	8.7	-3.3%
West Vero Corridor (CDP)	19	-17.4%	15	25.0%	31	121.4%	8.1	138.2%
Windsor (CDP)	0	N/A	0	N/A	0	N/A	0.0	N/A
Winter Beach (CDP)	1	N/A	0	N/A	0	N/A	0.0	N/A

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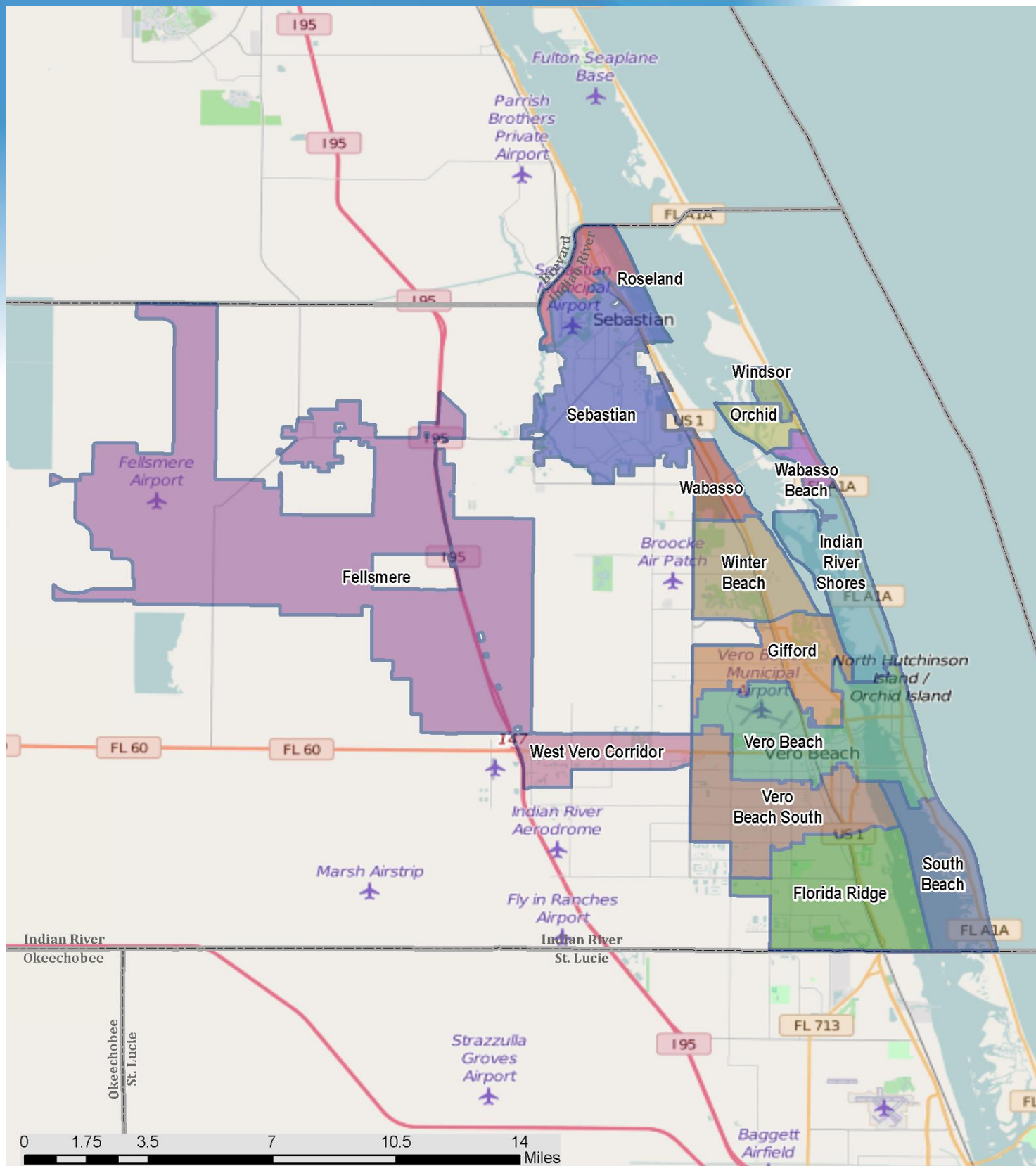
# Indian River County Local Residential Market Metrics - Q2 2020

## Reference Map

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