

Indian River County Local Residential Market Metrics - Q3 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	249	25.1%	165	19.6%	\$175,000	13.5%	\$249,243	2.8%
Fellsmere (City)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Florida Ridge (CDP)	44	12.8%	33	22.2%	\$88,400	17.9%	\$103,662	4.4%
Gifford (CDP)	21	40.0%	11	10.0%	\$162,700	17.9%	\$212,995	10.7%
Indian River Shores (Town)	21	250.0%	17	240.0%	\$341,500	36.6%	\$570,203	120.4%
Orchid (Town)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Roseland (CDP)	3	0.0%	1	-50.0%	\$212,500	-0.7%	\$217,667	20.2%
Sebastian (City)	4	0.0%	1	0.0%	\$123,000	-3.9%	\$126,000	-24.3%
South Beach (CDP)	24	60.0%	15	25.0%	\$365,000	0.0%	\$405,375	3.2%
Vero Beach (City)	43	-20.4%	27	-34.1%	\$277,000	20.4%	\$299,399	-20.2%
Vero Beach South (CDP)	21	-19.2%	12	-29.4%	\$120,000	-9.1%	\$119,395	-7.9%
Wabasso (CDP)	1	N/A	1	N/A	\$89,900	N/A	\$89,900	N/A
Wabasso Beach (CDP)	21	75.0%	14	75.0%	\$251,000	-14.2%	\$394,609	-11.8%
West Vero Corridor (CDP)	28	115.4%	19	171.4%	\$119,500	-4.4%	\$122,318	-2.8%
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	\$62.1 Million	28.7%	92.8%	-0.2%	84 Days	10.5%	245	4.7%
Fellsmere (City)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Florida Ridge (CDP)	\$4.6 Million	17.8%	91.3%	-2.0%	72 Days	-20.9%	40	-21.6%
Gifford (CDP)	\$4.5 Million	55.0%	90.0%	-4.8%	71 Days	24.6%	29	45.0%
Indian River Shores (Town)	\$12.0 Million	671.3%	91.5%	-2.6%	133 Days	49.4%	30	130.8%
Orchid (Town)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	1	0.0%
Roseland (CDP)	\$653,001	20.2%	92.8%	-3.9%	27 Days	-59.1%	3	200.0%
Sebastian (City)	\$504,000	-24.3%	92.9%	0.1%	50 Days	-35.9%	3	200.0%
South Beach (CDP)	\$9.7 Million	65.1%	92.4%	2.9%	114 Days	-39.0%	6	-57.1%
Vero Beach (City)	\$12.9 Million	-36.4%	93.3%	1.4%	71 Days	-22.8%	55	5.8%
Vero Beach South (CDP)	\$2.5 Million	-25.6%	93.5%	-0.8%	111 Days	311.1%	29	-6.5%
Wabasso (CDP)	\$89,900	N/A	100.0%	N/A	2 Days	N/A	1	N/A
Wabasso Beach (CDP)	\$8.3 Million	54.4%	90.6%	-2.6%	100 Days	11.1%	12	9.1%
West Vero Corridor (CDP)	\$3.4 Million	109.3%	93.4%	-0.4%	45 Days	150.0%	23	91.7%
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	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	264	42.7%	122	19.6%	403	-3.6%	5.8	-4.9%
Fellsmere (City)	0	N/A	0	N/A	0	N/A	0.0	N/A
Florida Ridge (CDP)	49	40.0%	19	26.7%	60	15.4%	4.4	12.8%
Gifford (CDP)	21	40.0%	5	-44.4%	47	2.2%	6.6	8.2%
Indian River Shores (Town)	32	146.2%	24	50.0%	68	0.0%	10.9	-7.6%
Orchid (Town)	0	N/A	0	N/A	9	12.5%	54.0	237.5%
Roseland (CDP)	3	-25.0%	0	-100.0%	0	N/A	0.0	N/A
Sebastian (City)	2	0.0%	1	-50.0%	1	N/A	1.1	N/A
South Beach (CDP)	20	42.9%	10	42.9%	27	-40.0%	5.6	-41.1%
Vero Beach (City)	51	6.3%	26	13.0%	98	-6.7%	6.7	-5.6%
Vero Beach South (CDP)	31	19.2%	16	0.0%	26	-3.7%	3.3	6.5%
Wabasso (CDP)	1	N/A	1	N/A	0	N/A	0.0	N/A
Wabasso Beach (CDP)	17	142.9%	7	N/A	23	9.5%	4.9	-30.0%
West Vero Corridor (CDP)	24	118.2%	9	12.5%	22	69.2%	4.3	48.3%
Windsor (CDP)	0	N/A	0	N/A	0	N/A	0.0	N/A
Winter Beach (CDP)	0	N/A	0	N/A	0	N/A	0.0	N/A

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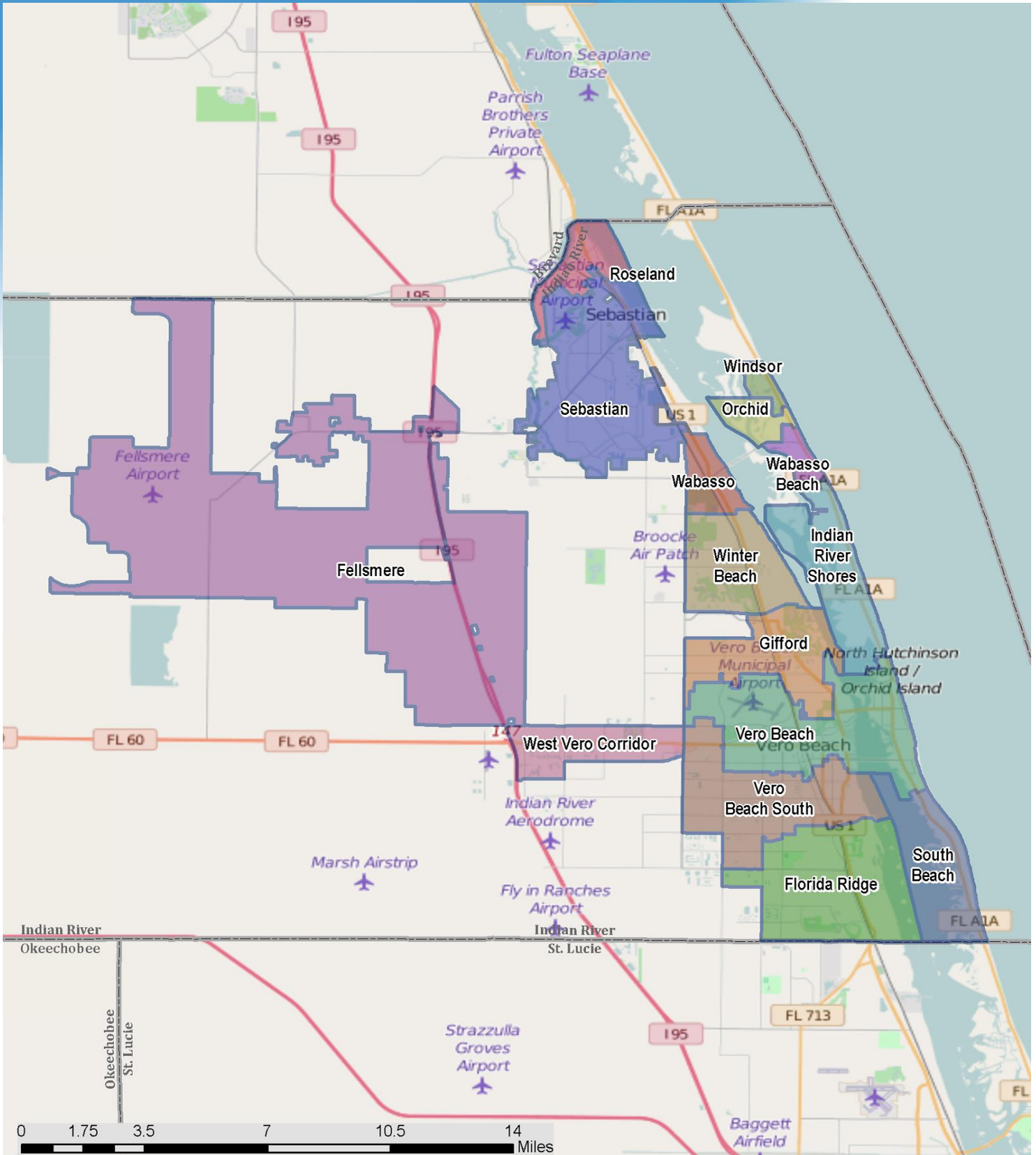
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Reference Map

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