

# Indian River County Local Residential Market Metrics - 2020

## Single Family Homes

### 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	3,554	6.4%	1,202	-4.1%	\$270,000	8.0%	\$424,049	18.9%
Fellsmere (City)	17	41.7%	2	0.0%	\$203,000	23.0%	\$198,571	12.6%
Florida Ridge (CDP)	414	3.2%	99	-16.1%	\$220,000	8.1%	\$245,170	6.7%
Gifford (CDP)	158	1.3%	81	-5.8%	\$364,500	8.8%	\$448,132	12.7%
Indian River Shores (Town)	98	42.0%	58	20.8%	\$985,000	12.0%	\$1,206,717	21.4%
Orchid (Town)	24	-20.0%	17	6.3%	\$1,475,000	48.6%	\$1,838,042	31.6%
Roseland (CDP)	27	-6.9%	9	-35.7%	\$299,450	-31.2%	\$484,589	16.1%
Sebastian (City)	661	-3.5%	203	-8.1%	\$245,000	7.9%	\$256,964	11.0%
South Beach (CDP)	116	54.7%	54	12.5%	\$835,000	19.3%	\$1,780,629	72.7%
Vero Beach (City)	392	10.4%	156	-3.7%	\$346,500	3.9%	\$632,084	1.4%
Vero Beach South (CDP)	490	2.3%	122	-13.5%	\$229,000	9.0%	\$255,243	11.0%
Wabasso (CDP)	13	85.7%	6	100.0%	\$382,500	3.4%	\$620,138	76.5%
Wabasso Beach (CDP)	74	1.4%	35	-20.5%	\$525,000	14.1%	\$519,159	-3.0%
West Vero Corridor (CDP)	109	-8.4%	38	-7.3%	\$197,700	4.7%	\$205,968	0.6%
Windsor (CDP)	5	25.0%	5	400.0%	\$3,250,000	81.3%	\$2,718,000	9.9%
Winter Beach (CDP)	115	22.3%	36	-2.7%	\$350,000	12.9%	\$356,415	10.6%

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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	\$1.5 Billion	26.6%	96.5%	1.3%	45 Days	-23.7%	4,250	-2.3%
Fellsmere (City)	\$3.4 Million	59.5%	97.3%	3.0%	35 Days	-27.1%	20	66.7%
Florida Ridge (CDP)	\$101.5 Million	10.2%	97.1%	1.1%	41 Days	-16.3%	457	-12.8%
Gifford (CDP)	\$70.8 Million	14.2%	95.9%	1.4%	100 Days	28.2%	179	-22.5%
Indian River Shores (Town)	\$118.3 Million	72.4%	93.1%	0.4%	97 Days	-50.5%	136	32.0%
Orchid (Town)	\$44.1 Million	5.3%	90.5%	-3.5%	186 Days	-28.7%	28	12.0%
Roseland (CDP)	\$13.1 Million	8.1%	93.7%	-1.3%	114 Days	28.1%	23	-41.0%
Sebastian (City)	\$169.9 Million	7.1%	97.3%	1.2%	30 Days	-42.3%	774	-9.5%
South Beach (CDP)	\$206.6 Million	167.1%	93.1%	1.6%	102 Days	-21.5%	128	50.6%
Vero Beach (City)	\$247.8 Million	11.9%	95.1%	2.3%	47 Days	-25.4%	415	-13.7%
Vero Beach South (CDP)	\$125.1 Million	13.5%	96.4%	1.3%	29 Days	-31.0%	608	9.4%
Wabasso (CDP)	\$8.1 Million	227.8%	93.5%	2.2%	120 Days	71.4%	12	-14.3%
Wabasso Beach (CDP)	\$38.4 Million	-1.6%	95.0%	2.4%	136 Days	3.8%	96	7.9%
West Vero Corridor (CDP)	\$22.5 Million	-7.8%	96.7%	0.0%	70 Days	29.6%	121	-16.6%
Windsor (CDP)	\$13.6 Million	37.4%	77.8%	-15.7%	284 Days	5.2%	2	-66.7%
Winter Beach (CDP)	\$41.0 Million	35.3%	96.4%	2.0%	70 Days	-27.1%	143	25.4%

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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	4,076	11.4%	606	78.8%	692	-50.9%	2.3	-54.9%
Fellsmere (City)	17	13.3%	1	0.0%	2	-50.0%	1.4	-65.0%
Florida Ridge (CDP)	484	11.3%	63	61.5%	69	-50.7%	2.0	-52.4%
Gifford (CDP)	171	6.9%	29	81.3%	74	-43.9%	5.6	-45.1%
Indian River Shores (Town)	112	38.3%	19	90.0%	46	-43.2%	5.6	-60.3%
Orchid (Town)	23	-32.4%	7	16.7%	12	-42.9%	6.0	-28.6%
Roseland (CDP)	30	-18.9%	2	0.0%	6	-72.7%	2.7	-70.3%
Sebastian (City)	764	-1.4%	100	61.3%	74	-57.2%	1.3	-56.7%
South Beach (CDP)	113	37.8%	14	-12.5%	34	-50.0%	3.5	-67.9%
Vero Beach (City)	413	7.0%	54	25.6%	70	-58.3%	2.1	-63.2%
Vero Beach South (CDP)	556	7.8%	68	47.8%	64	-43.9%	1.6	-44.8%
Wabasso (CDP)	16	166.7%	3	N/A	5	-50.0%	4.6	-73.1%
Wabasso Beach (CDP)	88	29.4%	9	200.0%	26	-55.9%	4.2	-56.7%
West Vero Corridor (CDP)	122	-3.2%	9	-10.0%	13	-56.7%	1.4	-53.3%
Windsor (CDP)	5	25.0%	0	N/A	2	-75.0%	4.8	-80.0%
Winter Beach (CDP)	159	63.9%	51	628.6%	18	-65.4%	1.9	-71.2%

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## Reference Map

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