

Indian River County Local Residential Market Metrics - Q1 2021

Single Family Homes

Municipalities and Census-Designated Places*



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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	946	31.2%	411	37.9%	\$307,000	18.1%	\$466,567	9.1%
Fellsmere (City)	0	-100.0%	0	-100.0%	(No Sales)	N/A	(No Sales)	N/A
Florida Ridge (CDP)	86	-1.1%	21	-4.5%	\$239,900	21.5%	\$260,108	17.3%
Gifford (CDP)	61	48.8%	41	78.3%	\$377,209	25.7%	\$451,647	29.2%
Indian River Shores (Town)	42	162.5%	36	300.0%	\$1,154,500	10.0%	\$1,405,112	-1.6%
Orchid (Town)	14	75.0%	12	71.4%	\$1,037,500	-30.8%	\$1,192,143	-40.7%
Roseland (CDP)	5	66.7%	4	300.0%	\$700,000	197.9%	\$787,300	220.3%
Sebastian (City)	159	12.8%	56	1.8%	\$269,300	15.1%	\$271,269	7.3%
South Beach (CDP)	32	33.3%	18	12.5%	\$746,500	-44.7%	\$1,252,753	-12.7%
Vero Beach (City)	96	1.1%	50	4.2%	\$390,000	5.7%	\$672,619	-11.1%
Vero Beach South (CDP)	128	20.8%	39	44.4%	\$249,225	21.0%	\$270,461	12.4%
Wabasso (CDP)	1	-75.0%	1	-66.7%	\$390,000	-74.8%	\$390,000	-69.2%
Wabasso Beach (CDP)	19	5.6%	8	-11.1%	\$597,000	20.0%	\$827,473	63.2%
West Vero Corridor (CDP)	33	120.0%	11	83.3%	\$214,500	22.6%	\$243,085	17.6%
Windsor (CDP)	1	0.0%	1	0.0%	\$868,000	-73.3%	\$868,000	-73.3%
Winter Beach (CDP)	39	77.3%	11	22.2%	\$370,000	5.6%	\$348,388	1.2%

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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	\$441.4 Million	43.1%	98.1%	2.7%	26 Days	-55.9%	1,226	7.3%
Fellsmere (City)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	4	-20.0%
Florida Ridge (CDP)	\$22.4 Million	16.0%	98.7%	3.4%	19 Days	-73.6%	145	12.4%
Gifford (CDP)	\$27.6 Million	92.2%	95.9%	1.5%	104 Days	15.6%	53	1.9%
Indian River Shores (Town)	\$59.0 Million	158.2%	96.0%	1.6%	122 Days	14.0%	46	35.3%
Orchid (Town)	\$16.7 Million	3.8%	94.1%	2.0%	96 Days	190.9%	7	-12.5%
Roseland (CDP)	\$3.9 Million	433.8%	91.9%	17.2%	16 Days	-86.8%	16	45.5%
Sebastian (City)	\$43.1 Million	21.0%	99.7%	3.3%	17 Days	-43.3%	210	-0.9%
South Beach (CDP)	\$40.1 Million	16.3%	98.0%	4.3%	49 Days	-60.2%	40	-9.1%
Vero Beach (City)	\$64.6 Million	-10.1%	96.9%	2.9%	29 Days	-31.0%	133	9.9%
Vero Beach South (CDP)	\$34.6 Million	35.8%	97.7%	2.8%	21 Days	-53.3%	157	3.3%
Wabasso (CDP)	\$390,000	-92.3%	98.0%	-2.1%	5 Days	-98.1%	5	150.0%
Wabasso Beach (CDP)	\$15.7 Million	72.3%	98.4%	2.7%	31 Days	-66.3%	32	23.1%
West Vero Corridor (CDP)	\$8.0 Million	158.7%	98.1%	3.7%	12 Days	-84.2%	40	-20.0%
Windsor (CDP)	\$868,000	-73.3%	99.2%	45.0%	5 Days	-98.2%	3	200.0%
Winter Beach (CDP)	\$13.6 Million	79.4%	100.0%	3.7%	20 Days	-70.6%	52	57.6%

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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	1,381	45.2%	975	97.4%	489	-65.9%	1.6	-68.6%
Fellsmere (City)	1	-50.0%	2	100.0%	6	-14.3%	4.8	-36.8%
Florida Ridge (CDP)	143	11.7%	108	61.2%	64	-45.8%	1.9	-45.7%
Gifford (CDP)	88	87.2%	56	166.7%	26	-80.5%	1.8	-82.2%
Indian River Shores (Town)	63	231.6%	45	246.2%	29	-66.3%	2.8	-79.9%
Orchid (Town)	18	200.0%	15	400.0%	2	-90.0%	0.8	-89.6%
Roseland (CDP)	9	80.0%	5	0.0%	12	-55.6%	5.0	-60.0%
Sebastian (City)	216	11.9%	145	49.5%	60	-63.0%	1.1	-60.7%
South Beach (CDP)	50	108.3%	37	236.4%	24	-72.1%	2.3	-81.5%
Vero Beach (City)	129	13.2%	77	40.0%	66	-58.2%	2.0	-60.8%
Vero Beach South (CDP)	179	42.1%	109	98.2%	49	-63.2%	1.1	-66.7%
Wabasso (CDP)	3	-25.0%	4	N/A	5	-28.6%	6.0	-21.1%
Wabasso Beach (CDP)	39	77.3%	30	328.6%	16	-73.3%	2.6	-72.6%
West Vero Corridor (CDP)	41	46.4%	19	0.0%	11	-75.6%	1.0	-79.2%
Windsor (CDP)	3	0.0%	2	0.0%	2	-71.4%	4.8	-71.4%
Winter Beach (CDP)	61	96.8%	65	306.3%	18	-65.4%	1.6	-75.8%

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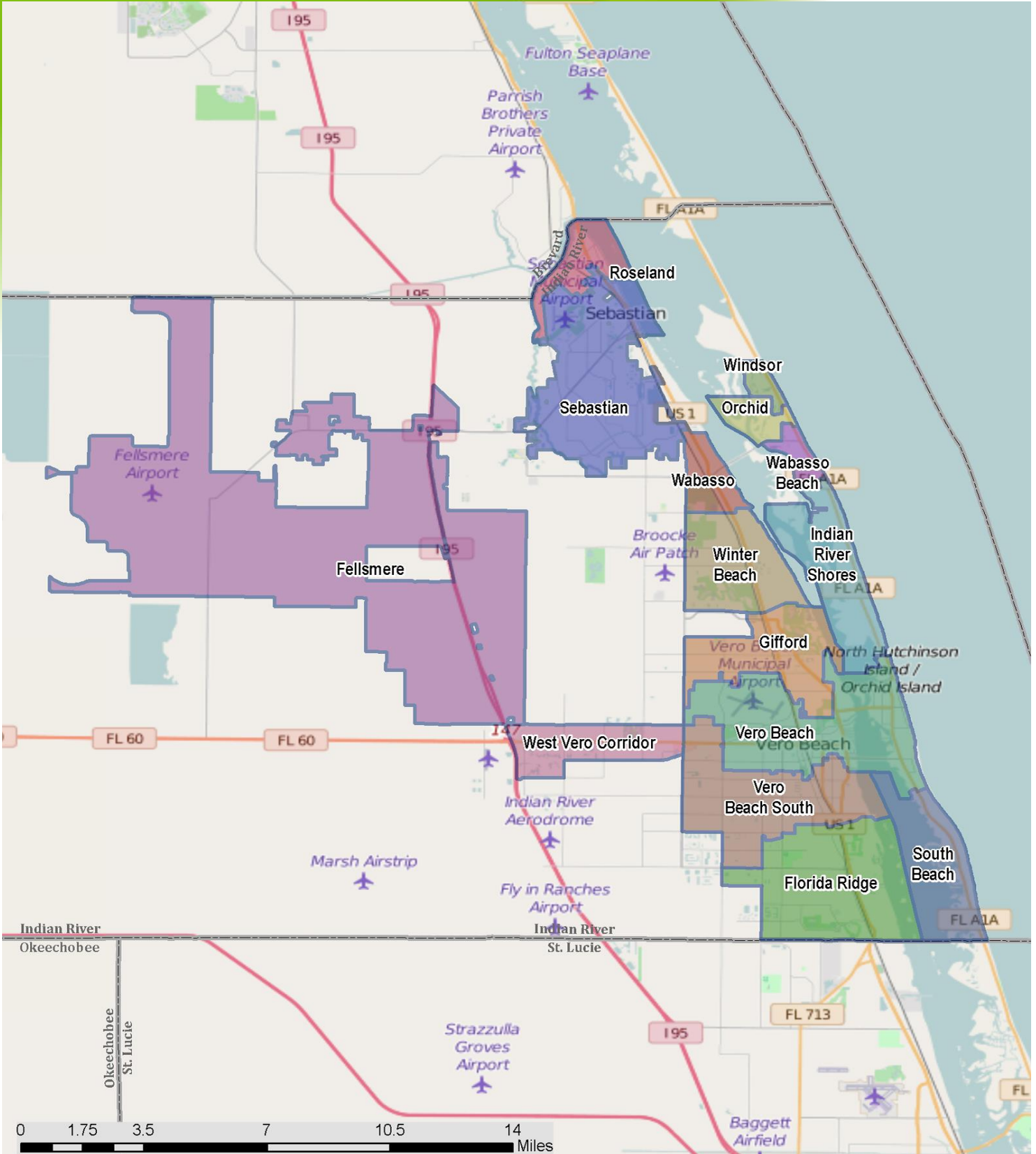
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Reference Map

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