

Indian River County Local Residential Market Metrics - Q3 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	932	-9.9%	380	34.3%	\$330,000	25.7%	\$487,816	11.0%
Fellsmere (City)	5	-64.3%	0	N/A	\$300,325	46.6%	\$299,665	39.3%
Florida Ridge (CDP)	133	25.5%	31	34.8%	\$250,000	8.7%	\$300,923	19.6%
Gifford (CDP)	43	59.3%	25	177.8%	\$419,000	16.4%	\$511,598	21.2%
Indian River Shores (Town)	22	-26.7%	14	7.7%	\$1,049,950	16.6%	\$2,030,944	65.2%
Orchid (Town)	2	0.0%	1	-50.0%	\$1,487,500	-9.2%	\$1,487,500	-9.2%
Roseland (CDP)	7	-36.4%	2	100.0%	\$555,000	30.6%	\$608,529	60.1%
Sebastian (City)	157	-19.1%	53	3.9%	\$289,635	19.4%	\$313,666	26.1%
South Beach (CDP)	25	-47.9%	15	-21.1%	\$1,046,000	26.0%	\$1,673,920	-23.8%
Vero Beach (City)	83	-17.8%	44	37.5%	\$398,250	22.4%	\$652,788	22.5%
Vero Beach South (CDP)	132	-5.0%	55	71.9%	\$299,500	26.6%	\$321,429	21.8%
Wabasso (CDP)	2	-50.0%	1	-50.0%	\$1,500,000	545.3%	\$1,157,625	390.1%
Wabasso Beach (CDP)	27	22.7%	14	55.6%	\$590,000	21.6%	\$665,135	31.9%
West Vero Corridor (CDP)	37	0.0%	12	33.3%	\$266,500	26.5%	\$284,508	35.4%
Windsor (CDP)	2	N/A	2	N/A	\$6,300,000	N/A	\$6,300,000	N/A
Winter Beach (CDP)	28	-20.0%	10	25.0%	\$437,450	28.7%	\$454,671	31.4%

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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	\$454.6 Million	0.1%	100.0%	3.4%	13 Days	-75.0%	968	-3.8%
Fellsmere (City)	\$1.5 Million	-50.3%	95.7%	-3.4%	101 Days	188.6%	8	-27.3%
Florida Ridge (CDP)	\$40.0 Million	50.1%	100.0%	2.4%	17 Days	-57.5%	121	4.3%
Gifford (CDP)	\$22.0 Million	93.0%	100.0%	4.1%	14 Days	-89.3%	40	5.3%
Indian River Shores (Town)	\$44.7 Million	21.1%	96.8%	6.8%	24 Days	-85.0%	21	-36.4%
Orchid (Town)	\$3.0 Million	-9.2%	91.2%	-4.1%	154 Days	161.0%	0	-100.0%
Roseland (CDP)	\$4.3 Million	1.9%	100.0%	10.9%	31 Days	-74.8%	6	20.0%
Sebastian (City)	\$49.2 Million	2.0%	100.0%	2.1%	11 Days	-65.6%	175	1.2%
South Beach (CDP)	\$41.8 Million	-60.3%	96.9%	5.4%	19 Days	-84.3%	24	50.0%
Vero Beach (City)	\$54.2 Million	0.7%	98.4%	3.1%	17 Days	-65.3%	85	-13.3%
Vero Beach South (CDP)	\$42.4 Million	15.6%	100.0%	3.3%	13 Days	-58.1%	159	-4.2%
Wabasso (CDP)	\$2.3 Million	145.1%	107.1%	10.5%	536 Days	255.0%	1	0.0%
Wabasso Beach (CDP)	\$18.0 Million	61.9%	100.0%	5.2%	16 Days	-90.5%	23	76.9%
West Vero Corridor (CDP)	\$10.5 Million	35.4%	100.0%	3.4%	12 Days	-84.0%	36	80.0%
Windsor (CDP)	\$12.6 Million	N/A	93.9%	N/A	639 Days	N/A	1	N/A
Winter Beach (CDP)	\$12.7 Million	5.1%	100.0%	3.7%	14 Days	-86.5%	41	17.1%

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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	857	-26.2%	536	-16.8%	424	-49.8%	1.2	-61.3%
Fellsmere (City)	3	-78.6%	2	100.0%	6	200.0%	9.0	800.0%
Florida Ridge (CDP)	121	-0.8%	59	-23.4%	45	-35.7%	1.1	-50.0%
Gifford (CDP)	27	-35.7%	21	-44.7%	26	-69.0%	1.4	-81.3%
Indian River Shores (Town)	16	-42.9%	20	5.3%	22	-63.9%	1.8	-81.3%
Orchid (Town)	1	-50.0%	1	-50.0%	2	-91.7%	0.7	-94.2%
Roseland (CDP)	8	0.0%	6	100.0%	6	-25.0%	3.0	-21.1%
Sebastian (City)	163	-26.6%	99	-13.2%	49	-37.2%	0.9	-40.0%
South Beach (CDP)	20	-41.2%	11	22.2%	15	-64.3%	1.4	-70.2%
Vero Beach (City)	75	-31.8%	40	-35.5%	61	-34.4%	1.8	-40.0%
Vero Beach South (CDP)	137	-12.7%	84	15.1%	57	-41.8%	1.2	-53.8%
Wabasso (CDP)	2	-60.0%	1	-75.0%	5	0.0%	5.5	19.6%
Wabasso Beach (CDP)	22	0.0%	21	162.5%	13	-55.2%	1.5	-69.4%
West Vero Corridor (CDP)	35	20.7%	16	45.5%	9	-40.0%	0.8	-46.7%
Windsor (CDP)	1	N/A	2	N/A	1	-66.7%	2.4	-52.9%
Winter Beach (CDP)	21	-47.5%	17	-45.2%	23	-20.7%	1.7	-51.4%

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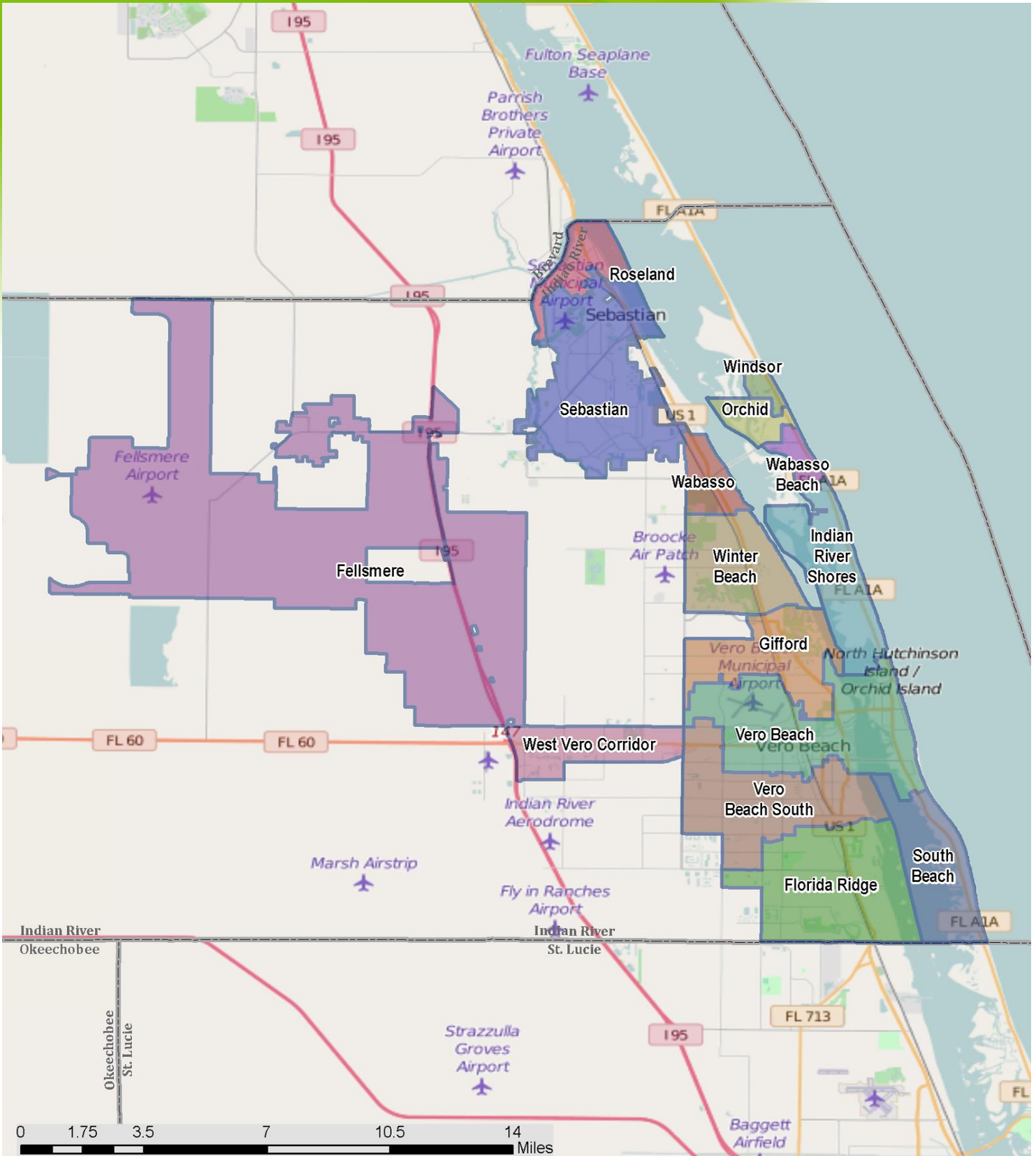
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Reference Map

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