

Indian River County Local Residential Market Metrics - Q3 2021

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	239	-4.0%	173	4.8%	\$200,000	14.3%	\$306,938	23.1%
Fellsmere (City)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Florida Ridge (CDP)	45	2.3%	29	-12.1%	\$122,000	38.0%	\$130,770	26.2%
Gifford (CDP)	27	28.6%	20	81.8%	\$235,000	44.4%	\$298,715	40.2%
Indian River Shores (Town)	23	9.5%	17	0.0%	\$472,000	38.2%	\$609,165	6.8%
Orchid (Town)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Roseland (CDP)	3	0.0%	1	0.0%	\$340,000	60.0%	\$316,133	45.2%
Sebastian (City)	2	-50.0%	1	0.0%	\$182,200	48.1%	\$182,200	44.6%
South Beach (CDP)	10	-58.3%	9	-40.0%	\$507,500	39.0%	\$597,900	47.5%
Vero Beach (City)	53	23.3%	43	59.3%	\$320,000	15.5%	\$375,179	25.3%
Vero Beach South (CDP)	26	23.8%	16	33.3%	\$134,250	11.9%	\$140,869	18.0%
Wabasso (CDP)	0	-100.0%	0	-100.0%	(No Sales)	N/A	(No Sales)	N/A
Wabasso Beach (CDP)	9	-57.1%	9	-35.7%	\$747,000	197.6%	\$670,333	69.9%
West Vero Corridor (CDP)	21	-25.0%	17	-10.5%	\$165,000	38.1%	\$166,996	36.5%
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	\$73.4 Million	18.2%	98.8%	6.5%	14 Days	-83.3%	245	0.0%
Fellsmere (City)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Florida Ridge (CDP)	\$5.9 Million	29.0%	97.9%	7.2%	15 Days	-79.2%	61	52.5%
Gifford (CDP)	\$8.1 Million	80.3%	98.2%	9.1%	21 Days	-70.4%	16	-44.8%
Indian River Shores (Town)	\$14.0 Million	17.0%	100.0%	9.3%	12 Days	-91.0%	25	-16.7%
Orchid (Town)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	1	0.0%
Roseland (CDP)	\$948,399	45.2%	102.3%	10.2%	3 Days	-88.9%	2	-33.3%
Sebastian (City)	\$364,400	-27.7%	98.5%	6.0%	3 Days	-94.0%	1	-66.7%
South Beach (CDP)	\$6.0 Million	-38.5%	100.0%	8.2%	8 Days	-93.0%	11	83.3%
Vero Beach (City)	\$19.9 Million	54.5%	98.6%	5.7%	23 Days	-67.6%	49	-10.9%
Vero Beach South (CDP)	\$3.7 Million	46.1%	98.0%	4.8%	11 Days	-90.1%	31	6.9%
Wabasso (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	-100.0%
Wabasso Beach (CDP)	\$6.0 Million	-27.2%	100.0%	10.4%	10 Days	-90.0%	9	-25.0%
West Vero Corridor (CDP)	\$3.5 Million	2.4%	100.0%	7.1%	11 Days	-75.6%	26	13.0%
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	245	-7.2%	145	18.9%	130	-67.7%	1.2	-79.3%
Fellsmere (City)	0	N/A	0	N/A	0	N/A	0.0	N/A
Florida Ridge (CDP)	50	2.0%	26	36.8%	23	-61.7%	1.1	-75.0%
Gifford (CDP)	23	9.5%	4	-20.0%	6	-87.2%	0.6	-90.9%
Indian River Shores (Town)	28	-12.5%	39	62.5%	33	-51.5%	3.1	-71.6%
Orchid (Town)	1	N/A	1	N/A	0	-100.0%	0.0	-100.0%
Roseland (CDP)	3	0.0%	1	N/A	0	N/A	0.0	N/A
Sebastian (City)	1	-50.0%	0	-100.0%	1	0.0%	1.3	18.2%
South Beach (CDP)	13	-35.0%	7	-30.0%	3	-88.9%	0.5	-91.1%
Vero Beach (City)	53	3.9%	30	15.4%	33	-66.3%	1.4	-79.1%
Vero Beach South (CDP)	26	-16.1%	11	-31.3%	11	-57.7%	1.0	-69.7%
Wabasso (CDP)	0	-100.0%	0	-100.0%	0	N/A	0.0	N/A
Wabasso Beach (CDP)	9	-47.1%	5	-28.6%	3	-87.0%	0.6	-87.8%
West Vero Corridor (CDP)	21	-12.5%	9	0.0%	9	-59.1%	1.0	-76.7%
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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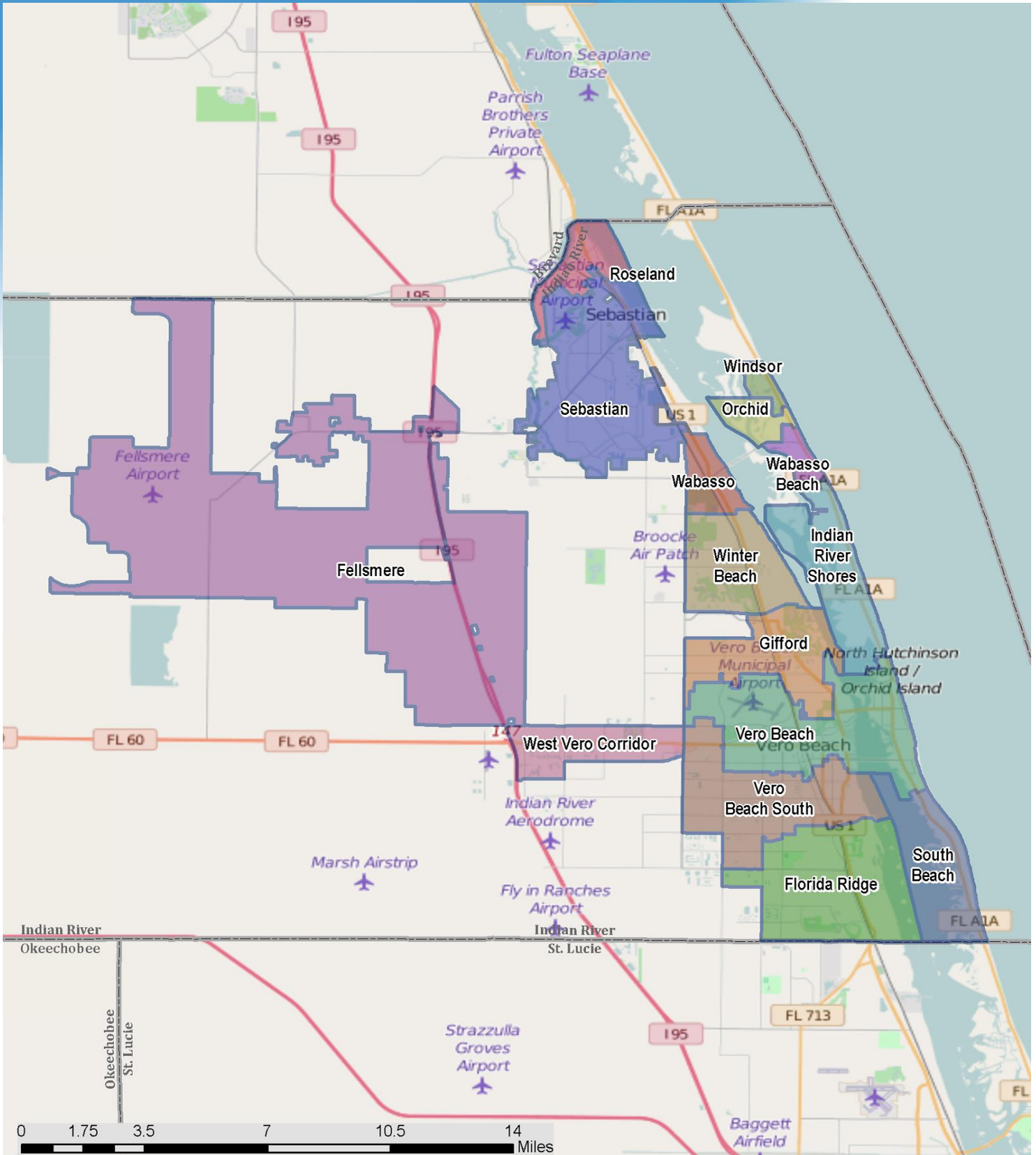
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Reference Map

Municipalities and Census-Designated Places*



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