

5155 Saint Andrews Island Dr.
Vero Beach

Just Reduced!
(Hint-Hint)

Seller Very Motivated, Bring All Offers!



**Best Deal in
Grand Harbor!**

4 Bedrooms / 3.5 Baths
5,337 sq. ft. Custom Estate
Home in the exclusive St.
Andrews Island enclave of
Grand Harbor featuring high
Ceilings, crown molding,
custom closets, an island
kitchen, pull down stairs,
split bedrooms, a wet bar,
and much more!

**Spectacular, must-see patio
views of the nature preserve
& estuary!**



\$750,000

MLS 116733



Vance Brinkerhoff

Coldwell Banker's Premier Real
Estate Specialist

C. 772.567.1181

O. 772.913.3426

Vance.Brinkerhoff@ColdwellBanker.com



1950 US Hwy. #1 Vero Beach, FL 32960 • www.VanceSellsVero.com

INDIAN RIVER COUNTY - NORTHERN ST. LUCIE COUNTY - SOUTHERN BREVARD COUNTY

REAL ESTATE

MARKET REPORT

What has sold in YOUR area
The trends YOU should follow

PLUS
2011 year end stats

Grand Harbor Custom Estate
Nature Preserve and Estuary Views
Offered at \$750,000



Vance Brinkerhoff

YOUR REAL ESTATE

Expert



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IN DEPTH MARKET ANALYSIS

All Vero Beach Mainland Single Family Homes

| | # of Sold Properties | Current # of Listings | Months Supply of Inventory | Average Sales Price |
|---------------|----------------------|-----------------------|----------------------------|---------------------|
| 2011 | 1,190 | 730 | 7.4 months | \$143,431 |
| 2010 | 1,037 | N/A | N/A | \$147,786 |
| Change | + 14.8% | N/A | N/A | - 2.9% |



All Vero Beach Mainland Single Family Homes Under \$200K

| | # of Sold Properties | Current # of Listings | Months Supply of Inventory | Average Sales Price |
|---------------|----------------------|-----------------------|----------------------------|---------------------|
| 2011 | 912 | 404 | 5.3 months | \$95,528 |
| 2010 | 759 | N/A | N/A | \$95,865 |
| Change | + 20.2% | N/A | N/A | - .4% |

All Vero Beach Mainland Single Family Homes \$200K—\$500K

| | # of Sold Properties | Current # of Listings | Months Supply of Inventory | Average Sales Price |
|---------------|----------------------|-----------------------|----------------------------|---------------------|
| 2011 | 258 | 1,738 | 10.3 months | \$217,000 |
| 2010 | 261 | N/A | N/A | \$223,000 |
| Change | - 1.1% | N/A | N/A | - 2.7% |



All Vero Beach Mainland Single Family Homes Over \$500K

| | # of Sold Properties | Current # of Listings | Months Supply of Inventory | Average Sales Price |
|---------------|----------------------|-----------------------|----------------------------|---------------------|
| 2011 | 29 | 68 | 28.3 months | \$632,827 |
| 2010 | 22 | N/A | N/A | \$577,545 |
| Change | + 31.8% | N/A | N/A | - 9.6% |

IN DEPTH MARKET ANALYSIS

All Vero Beach Mainland Condominiums

| | # of Sold Properties | Current # of Listings | Months Supply of Inventory | Average Sales Price |
|---------------|----------------------|-----------------------|----------------------------|---------------------|
| 2011 | 367 | 233 | 7.6 months | \$70,892 |
| 2010 | 318 | N/A | N/A | \$90,684 |
| Change | + 15.4% | N/A | N/A | - 21.8% |



All Vero Beach Mainland Condominiums Under \$200K

| | # of Sold Properties | Current # of Listings | Months Supply of Inventory | Average Sales Price |
|---------------|----------------------|-----------------------|----------------------------|---------------------|
| 2011 | 354 | 203 | 6.9 months | \$58,625 |
| 2010 | 295 | N/A | N/A | \$66,547 |
| Change | + 20% | N/A | N/A | - 11.9% |

All Vero Beach Mainland Condominiums \$200K—\$500K

| | # of Sold Properties | Current # of Listings | Months Supply of Inventory | Average Sales Price |
|---------------|----------------------|-----------------------|----------------------------|---------------------|
| 2011 | 8 | 20 | 28.6 months | \$260,000 |
| 2010 | 16 | N/A | N/A | \$252,312 |
| Change | - 50% | N/A | N/A | + 30.5% |



All Vero Beach Mainland Condominiums Over \$500K

| | # of Sold Properties | Current # of Listings | Months Supply of Inventory | Average Sales Price |
|---------------|----------------------|-----------------------|----------------------------|---------------------|
| 2011 | 5 | 10 | 24 months | \$636,860 |
| 2010 | 8 | N/A | N/A | \$664,857 |
| Change | - 37.5% | N/A | N/A | - 4.2% |

Another Year of Success



550 Camelia Ln, Vero Beach



13 Dolphin Drive, Vero Beach



4177 Abington Woods, Vero Beach



4117 Silver Palm Drive, Vero Beach



1965 Bridgepointe Cir #81, Vero Beach



1105 54th Ave., Vero Beach



428 Tangerine Sq. N., Vero Beach



1257 25th TE SW, Vero Beach



3459 58th Av. Vero Beach



243 37th DR SW, Vero Beach



1016 19th ST, Vero Beach



9226 101ST CT, Vero Beach



3458 63RD SQ, Vero Beach



2041 12TH ST, Vero Beach



350 53RD CIR, Vero Beach



1155 3RD AV #104, Vero Beach



9919 Villa CR E, Vero Beach



5095 Fairways CIR #106, Vero Beach



2165 45TH AVE, Vero Beach



1865 50th AVE, Vero Beach



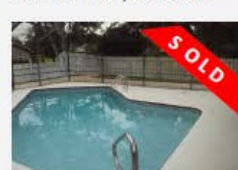
9983 E Villa CIR, Vero Beach



3939 Ocean DR, #212C, Vero Beach



809 Spyglass LN, Vero Beach



895 29TH CT, Vero Beach



129 38TH CT, Vero Beach



1230 Calusa DR, Vero Beach



620 18TH PL, Vero Beach



1164 39TH AVE, Vero Beach



1901 Indian River BLVD, Vero Beach

J. Vance Brinkeroff
Sales Associate

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Featured Listings



Grand Harbor Custom Estate
Nature Preserve and Estuary Views
\$750,000



Luxury Vero Beach Pool Home
Over an Acre of Property
\$600,000



Private Cabana Courtyard Home
4600 Sq Ft with In-Law Suite
\$350,000



Gorgeous Custom Pool Home
3 BR/3BTH on Over an Acre
\$325,000



New Lakefront Model Home
Wide Open Triple Split Floor Plan
\$309,000



5BR 4BTH + Loft & 3 Car Garage
New Home with Over \$80,000 in Upgrades
\$289,000



7500 Sq Ft Warehouse on an Acre
Multi Use Office and Service Space
\$375,000



Southern Classic Point West Home
Lake, Golf, and Nature Preserve Views
\$200,000



Lake View Home
Spacious Living Space / Backs to Green Belt
\$157,000

"Know anyone who is thinking of buying or selling? Please Don't Keep me a secret!"



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