

Indian River County Local Residential Market Metrics - 2021

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	3,903	9.8%	1,659	38.0%	\$325,000	20.4%	\$523,946	23.6%
Fellsmere (City)	13	-23.5%	2	0.0%	\$254,999	25.6%	\$262,163	32.0%
Florida Ridge (CDP)	477	15.2%	125	26.3%	\$250,000	13.6%	\$290,658	18.6%
Gifford (CDP)	190	20.3%	115	42.0%	\$389,792	6.9%	\$495,414	10.6%
Indian River Shores (Town)	134	36.7%	101	74.1%	\$1,165,000	18.3%	\$1,563,672	29.6%
Orchid (Town)	27	12.5%	22	29.4%	\$1,250,000	-15.3%	\$1,473,310	-19.8%
Roseland (CDP)	25	-7.4%	10	11.1%	\$555,000	85.3%	\$673,108	38.9%
Sebastian (City)	640	-3.2%	212	4.4%	\$285,000	16.3%	\$297,616	15.8%
South Beach (CDP)	126	8.6%	85	57.4%	\$1,048,000	25.5%	\$2,244,564	26.1%
Vero Beach (City)	386	-1.5%	220	41.0%	\$477,500	37.8%	\$812,282	28.5%
Vero Beach South (CDP)	544	11.0%	195	59.8%	\$280,000	22.3%	\$304,769	19.4%
Wabasso (CDP)	15	15.4%	9	50.0%	\$430,000	12.4%	\$642,733	3.6%
Wabasso Beach (CDP)	103	39.2%	63	80.0%	\$620,000	18.1%	\$739,725	42.5%
West Vero Corridor (CDP)	131	20.2%	52	36.8%	\$250,000	26.5%	\$264,172	28.3%
Windsor (CDP)	6	20.0%	5	0.0%	\$4,000,000	23.1%	\$3,880,500	42.8%
Winter Beach (CDP)	144	25.2%	53	47.2%	\$375,931	7.4%	\$389,630	9.3%

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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	\$2.0 Billion	35.7%	99.9%	3.5%	16 Days	-64.4%	4,048	-4.8%
Fellsmere (City)	\$3.4 Million	1.0%	95.7%	-1.6%	36 Days	2.9%	22	10.0%
Florida Ridge (CDP)	\$138.6 Million	36.6%	100.0%	3.0%	15 Days	-63.4%	553	21.0%
Gifford (CDP)	\$94.1 Million	32.9%	98.5%	2.7%	40 Days	-60.0%	161	-10.1%
Indian River Shores (Town)	\$209.5 Million	77.2%	97.1%	4.3%	52 Days	-46.4%	121	-11.0%
Orchid (Town)	\$39.8 Million	-9.8%	96.7%	6.9%	94 Days	-49.5%	15	-46.4%
Roseland (CDP)	\$16.8 Million	28.6%	98.0%	4.6%	37 Days	-67.5%	32	39.1%
Sebastian (City)	\$190.5 Million	12.1%	100.0%	2.8%	12 Days	-60.0%	693	-10.5%
South Beach (CDP)	\$282.8 Million	36.9%	96.5%	3.7%	30 Days	-70.6%	106	-17.2%
Vero Beach (City)	\$313.5 Million	26.5%	97.7%	2.7%	20 Days	-57.4%	419	1.0%
Vero Beach South (CDP)	\$165.8 Million	32.6%	99.2%	2.9%	15 Days	-48.3%	570	-6.3%
Wabasso (CDP)	\$9.6 Million	19.6%	98.0%	4.8%	56 Days	-53.3%	13	8.3%
Wabasso Beach (CDP)	\$76.2 Million	98.3%	98.5%	3.7%	24 Days	-82.4%	103	7.3%
West Vero Corridor (CDP)	\$34.6 Million	54.1%	100.0%	3.4%	12 Days	-82.9%	130	7.4%
Windsor (CDP)	\$23.3 Million	71.3%	95.5%	22.8%	52 Days	-81.7%	7	250.0%
Winter Beach (CDP)	\$56.1 Million	36.9%	100.0%	3.7%	14 Days	-80.0%	174	21.7%

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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	4,179	2.5%	444	-26.7%	331	-52.2%	1.0	-56.5%
Fellsmere (City)	14	-17.6%	2	100.0%	8	300.0%	7.4	428.6%
Florida Ridge (CDP)	537	11.0%	44	-30.2%	44	-36.2%	1.1	-45.0%
Gifford (CDP)	194	13.5%	19	-34.5%	16	-78.4%	1.0	-82.1%
Indian River Shores (Town)	136	21.4%	16	-15.8%	19	-58.7%	1.7	-69.6%
Orchid (Town)	25	8.7%	3	-57.1%	2	-83.3%	0.9	-85.0%
Roseland (CDP)	30	0.0%	3	50.0%	6	0.0%	2.9	7.4%
Sebastian (City)	710	-7.1%	90	-10.0%	37	-50.0%	0.7	-46.2%
South Beach (CDP)	128	13.3%	15	7.1%	6	-82.4%	0.6	-82.9%
Vero Beach (City)	384	-7.0%	37	-31.5%	44	-37.1%	1.4	-33.3%
Vero Beach South (CDP)	593	6.7%	58	-14.7%	37	-42.2%	0.8	-50.0%
Wabasso (CDP)	15	-6.3%	0	-100.0%	1	-80.0%	0.8	-82.6%
Wabasso Beach (CDP)	118	34.1%	16	77.8%	7	-73.1%	0.8	-81.0%
West Vero Corridor (CDP)	131	7.4%	6	-33.3%	8	-38.5%	0.7	-50.0%
Windsor (CDP)	8	60.0%	0	N/A	2	0.0%	4.0	-16.7%
Winter Beach (CDP)	165	3.8%	26	-49.0%	17	-5.6%	1.4	-26.3%

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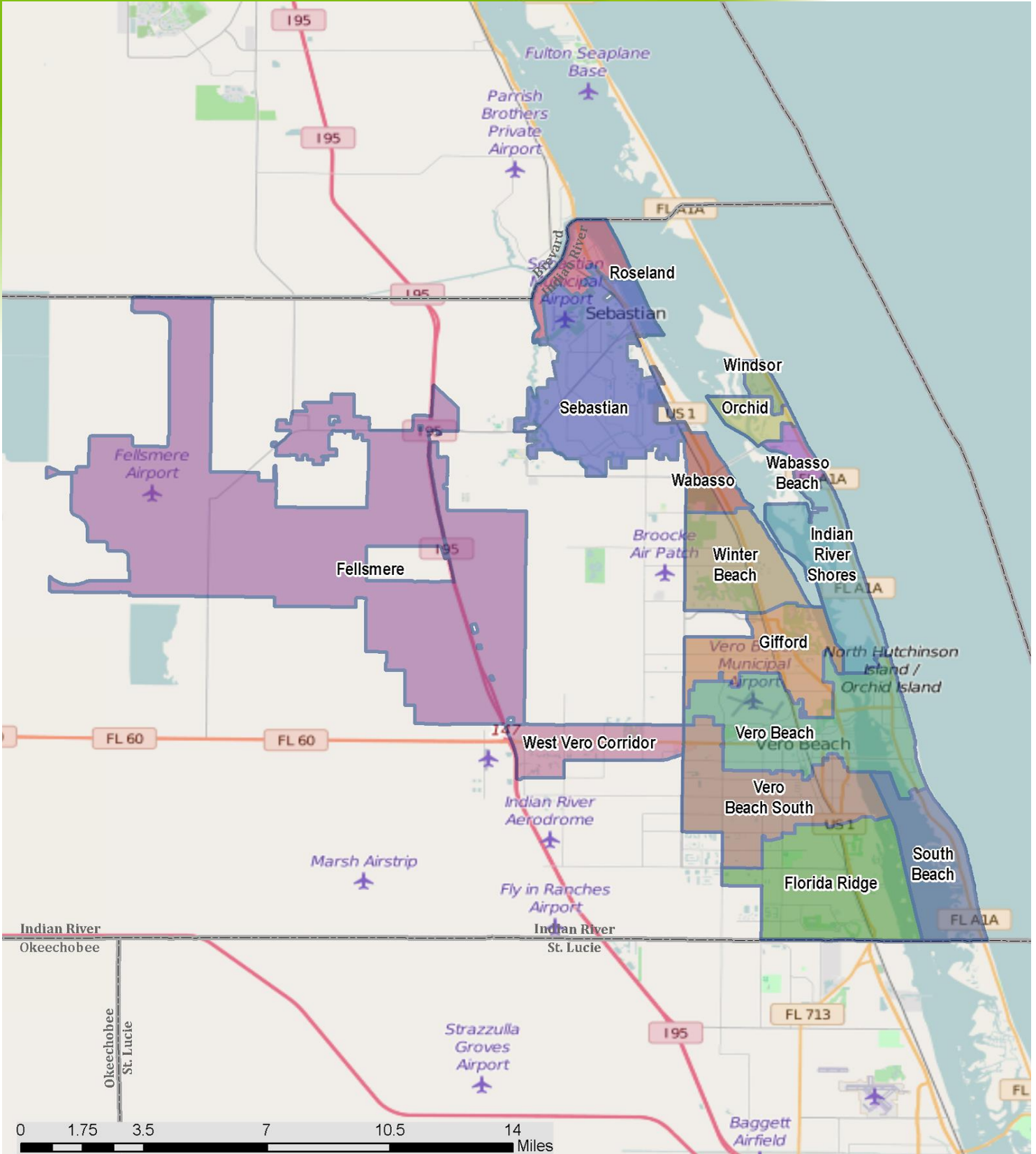
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Reference Map

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