

Indian River County Local Residential Market Metrics - Q1 2022

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	777	-17.9%	355	-13.6%	\$365,000	18.9%	\$559,934	20.0%
Fellsmere (City)	2	N/A	2	N/A	\$207,500	N/A	\$207,500	N/A
Florida Ridge (CDP)	104	20.9%	39	85.7%	\$261,000	8.8%	\$312,587	20.2%
Gifford (CDP)	28	-54.1%	19	-53.7%	\$597,500	58.4%	\$576,161	27.6%
Indian River Shores (Town)	13	-69.0%	11	-69.4%	\$1,400,000	21.3%	\$1,445,385	2.9%
Orchid (Town)	3	-78.6%	3	-75.0%	\$1,900,000	83.1%	\$2,386,667	100.2%
Roseland (CDP)	4	-20.0%	1	-75.0%	\$492,500	-29.6%	\$638,000	-19.0%
Sebastian (City)	145	-8.8%	54	-3.6%	\$337,500	25.3%	\$340,765	25.6%
South Beach (CDP)	16	-50.0%	11	-38.9%	\$1,285,000	72.1%	\$2,139,938	70.8%
Vero Beach (City)	84	-12.5%	51	2.0%	\$677,500	73.7%	\$1,148,539	70.8%
Vero Beach South (CDP)	119	-7.0%	50	28.2%	\$326,500	31.0%	\$349,379	29.2%
Wabasso (CDP)	1	0.0%	1	0.0%	\$230,000	-41.0%	\$230,000	-41.0%
Wabasso Beach (CDP)	23	21.1%	13	62.5%	\$805,000	34.8%	\$799,594	-3.4%
West Vero Corridor (CDP)	22	-33.3%	10	-9.1%	\$282,113	31.5%	\$290,229	19.4%
Windsor (CDP)	2	100.0%	2	100.0%	\$4,080,000	370.0%	\$4,080,000	370.0%
Winter Beach (CDP)	33	-15.4%	12	9.1%	\$439,225	18.7%	\$462,367	32.7%

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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	\$435.1 Million	-1.4%	100.0%	1.9%	17 Days	-34.6%	954	-22.2%
Fellsmere (City)	\$415,000	N/A	81.5%	N/A	116 Days	N/A	3	-25.0%
Florida Ridge (CDP)	\$32.5 Million	45.3%	99.7%	1.0%	15 Days	-21.1%	140	-3.4%
Gifford (CDP)	\$16.1 Million	-41.4%	96.1%	0.2%	19 Days	-81.7%	42	-20.8%
Indian River Shores (Town)	\$18.8 Million	-68.2%	100.0%	4.2%	20 Days	-83.6%	22	-52.2%
Orchid (Town)	\$7.2 Million	-57.1%	100.0%	6.3%	63 Days	-34.4%	2	-71.4%
Roseland (CDP)	\$2.6 Million	-35.2%	96.5%	5.0%	173 Days	981.3%	10	-37.5%
Sebastian (City)	\$49.4 Million	14.6%	100.0%	0.3%	13 Days	-23.5%	163	-22.4%
South Beach (CDP)	\$34.2 Million	-14.6%	98.0%	0.0%	40 Days	-18.4%	20	-50.0%
Vero Beach (City)	\$96.5 Million	49.4%	97.4%	0.5%	21 Days	-27.6%	95	-28.6%
Vero Beach South (CDP)	\$41.6 Million	20.1%	100.0%	2.4%	21 Days	0.0%	142	-9.6%
Wabasso (CDP)	\$230,000	-41.0%	83.6%	-14.7%	32 Days	540.0%	4	-20.0%
Wabasso Beach (CDP)	\$18.4 Million	17.0%	100.0%	1.6%	13 Days	-58.1%	19	-40.6%
West Vero Corridor (CDP)	\$6.4 Million	-20.4%	100.0%	1.9%	14 Days	16.7%	35	-12.5%
Windsor (CDP)	\$8.2 Million	840.1%	88.2%	-11.1%	82 Days	1540.0%	1	-66.7%
Winter Beach (CDP)	\$15.3 Million	12.3%	100.0%	0.0%	11 Days	-45.0%	30	-42.3%

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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	925	-33.0%	554	-43.2%	336	-31.3%	1.1	-31.3%
Fellsmere (City)	8	700.0%	9	350.0%	3	-50.0%	2.4	-50.0%
Florida Ridge (CDP)	127	-11.2%	67	-38.0%	58	-9.4%	1.4	-26.3%
Gifford (CDP)	46	-47.7%	35	-37.5%	9	-65.4%	0.7	-61.1%
Indian River Shores (Town)	20	-68.3%	24	-46.7%	13	-55.2%	1.5	-46.4%
Orchid (Town)	2	-88.9%	1	-93.3%	3	50.0%	2.3	187.5%
Roseland (CDP)	8	-11.1%	6	20.0%	8	-33.3%	4.0	-20.0%
Sebastian (City)	159	-26.4%	94	-35.2%	39	-35.0%	0.7	-36.4%
South Beach (CDP)	18	-64.0%	16	-56.8%	8	-66.7%	0.9	-60.9%
Vero Beach (City)	89	-31.0%	39	-49.4%	39	-40.9%	1.3	-35.0%
Vero Beach South (CDP)	142	-20.7%	74	-32.1%	46	-6.1%	1.0	-9.1%
Wabasso (CDP)	2	-33.3%	1	-75.0%	3	-40.0%	2.4	-60.0%
Wabasso Beach (CDP)	19	-51.3%	11	-63.3%	6	-62.5%	0.7	-73.1%
West Vero Corridor (CDP)	28	-31.7%	12	-36.8%	12	9.1%	1.2	20.0%
Windsor (CDP)	2	-33.3%	1	-50.0%	1	-50.0%	1.7	-64.6%
Winter Beach (CDP)	33	-45.9%	25	-61.5%	14	-22.2%	1.2	-25.0%

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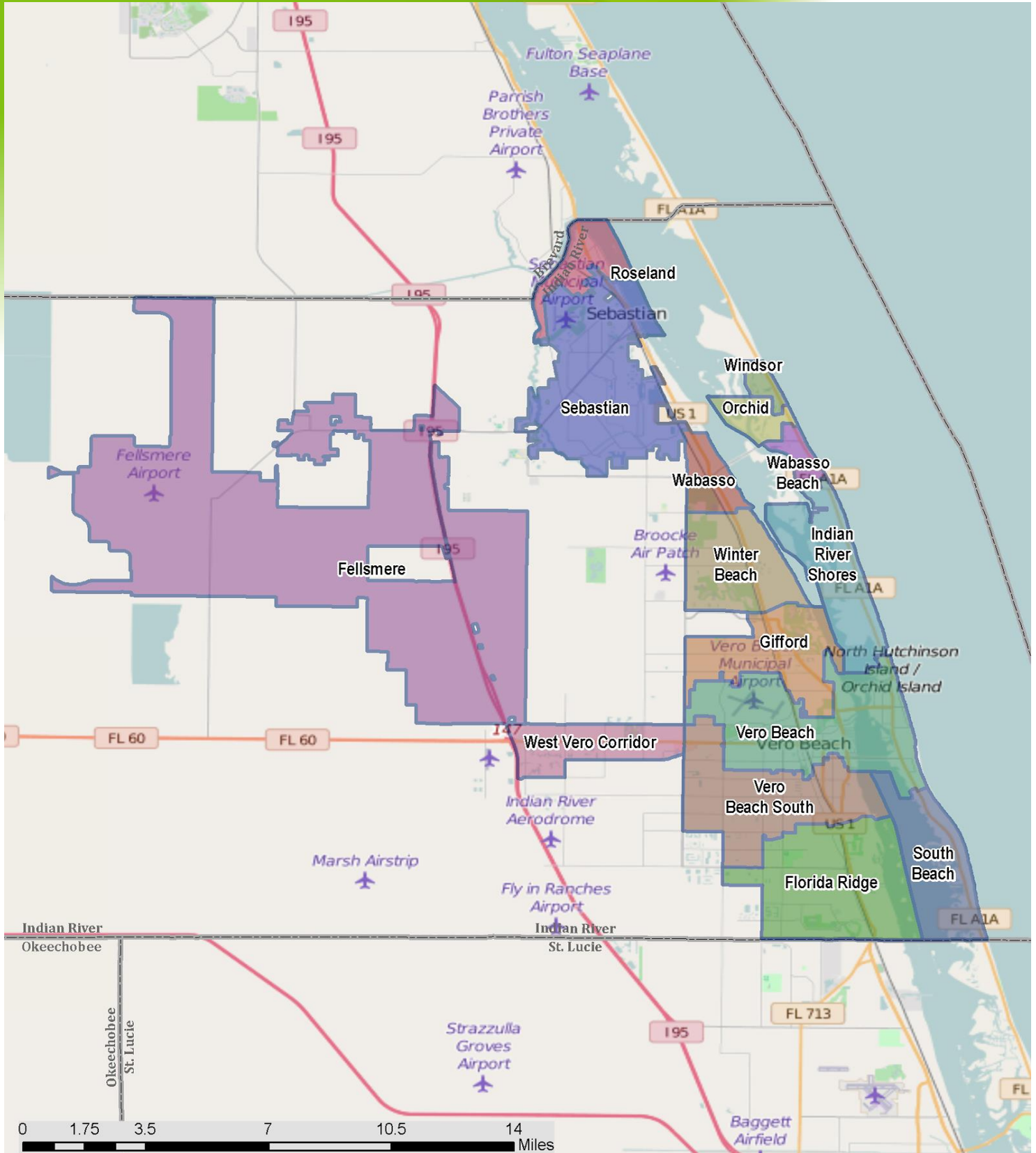
Indian River County Local Residential Market Metrics - Q1 2022

Reference Map

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