

# Indian River County Local Residential Market Metrics - 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	1,235	32.2%	849	45.1%	\$194,950	16.7%	\$331,392	28.3%
Fellsmere (City)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Florida Ridge (CDP)	262	46.4%	176	45.5%	\$119,900	10.3%	\$127,691	16.7%
Gifford (CDP)	120	42.9%	83	72.9%	\$236,750	32.7%	\$314,469	46.9%
Indian River Shores (Town)	109	17.2%	78	36.8%	\$475,000	54.2%	\$683,341	42.2%
Orchid (Town)	15	1400.0%	14	1300.0%	\$1,950,000	50.0%	\$1,843,000	41.8%
Roseland (CDP)	10	100.0%	4	100.0%	\$277,450	29.0%	\$279,680	25.2%
Sebastian (City)	9	0.0%	2	-33.3%	\$161,000	27.8%	\$146,739	-1.6%
South Beach (CDP)	66	-7.0%	55	19.6%	\$465,000	20.0%	\$563,523	32.6%
Vero Beach (City)	260	29.4%	193	49.6%	\$320,000	18.5%	\$399,202	17.8%
Vero Beach South (CDP)	141	38.2%	84	47.4%	\$135,000	21.6%	\$141,209	23.9%
Wabasso (CDP)	1	-50.0%	1	-50.0%	\$100,000	11.8%	\$100,000	11.8%
Wabasso Beach (CDP)	62	10.7%	46	9.5%	\$577,000	60.2%	\$585,403	34.7%
West Vero Corridor (CDP)	109	49.3%	78	85.7%	\$154,000	24.2%	\$159,743	24.2%
Windsor (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Winter Beach (CDP)	1	-66.7%	1	N/A	\$500,000	42.9%	\$500,000	53.8%

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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	\$409.3 Million	69.6%	97.5%	4.2%	25 Days	-69.1%	1,175	-3.1%
Fellsmere (City)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Florida Ridge (CDP)	\$33.5 Million	70.8%	96.9%	3.5%	25 Days	-62.7%	256	8.0%
Gifford (CDP)	\$37.7 Million	109.9%	98.2%	5.5%	33 Days	-62.9%	97	-13.4%
Indian River Shores (Town)	\$74.5 Million	66.6%	96.0%	3.1%	43 Days	-48.2%	131	1.6%
Orchid (Town)	\$27.6 Million	2026.5%	95.4%	21.1%	109 Days	-68.2%	5	-37.5%
Roseland (CDP)	\$2.8 Million	150.4%	100.0%	2.2%	11 Days	-59.3%	11	175.0%
Sebastian (City)	\$1.3 Million	-1.6%	92.5%	-2.8%	42 Days	40.0%	6	-66.7%
South Beach (CDP)	\$37.2 Million	23.2%	100.0%	8.1%	17 Days	-92.3%	55	-21.4%
Vero Beach (City)	\$103.8 Million	52.3%	96.7%	3.9%	35 Days	-64.3%	248	-2.7%
Vero Beach South (CDP)	\$19.9 Million	71.2%	97.3%	3.1%	17 Days	-66.0%	137	4.6%
Wabasso (CDP)	\$100,000	-44.1%	87.0%	-7.9%	106 Days	112.0%	0	-100.0%
Wabasso Beach (CDP)	\$36.3 Million	49.2%	98.8%	6.8%	23 Days	-74.4%	48	-30.4%
West Vero Corridor (CDP)	\$17.4 Million	85.5%	99.4%	5.0%	13 Days	-75.9%	118	25.5%
Windsor (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Winter Beach (CDP)	\$500,000	-48.7%	105.3%	9.3%	7 Days	-41.7%	1	-66.7%

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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	1,314	24.5%	152	6.3%	107	-69.7%	1.0	-77.8%
Fellsmere (City)	0	N/A	0	N/A	0	N/A	0.0	N/A
Florida Ridge (CDP)	291	50.8%	23	21.1%	16	-75.0%	0.7	-83.7%
Gifford (CDP)	123	23.0%	5	-58.3%	4	-90.0%	0.4	-93.0%
Indian River Shores (Town)	142	37.9%	52	126.1%	29	-34.1%	3.2	-43.9%
Orchid (Town)	15	1400.0%	0	N/A	1	-92.3%	0.8	-99.5%
Roseland (CDP)	12	140.0%	1	N/A	1	0.0%	1.2	-50.0%
Sebastian (City)	10	11.1%	0	-100.0%	1	-66.7%	1.3	-67.5%
South Beach (CDP)	64	-13.5%	5	-28.6%	5	-70.6%	0.9	-69.0%
Vero Beach (City)	265	15.2%	34	3.0%	31	-62.7%	1.4	-72.0%
Vero Beach South (CDP)	147	17.6%	8	-61.9%	10	-61.5%	0.9	-71.0%
Wabasso (CDP)	0	-100.0%	0	-100.0%	0	-100.0%	0.0	-100.0%
Wabasso Beach (CDP)	59	-3.3%	6	-14.3%	2	-91.3%	0.4	-91.8%
West Vero Corridor (CDP)	108	28.6%	6	-45.5%	8	-20.0%	0.9	-43.8%
Windsor (CDP)	0	N/A	0	N/A	0	N/A	0.0	N/A
Winter Beach (CDP)	1	-50.0%	0	N/A	0	N/A	0.0	N/A

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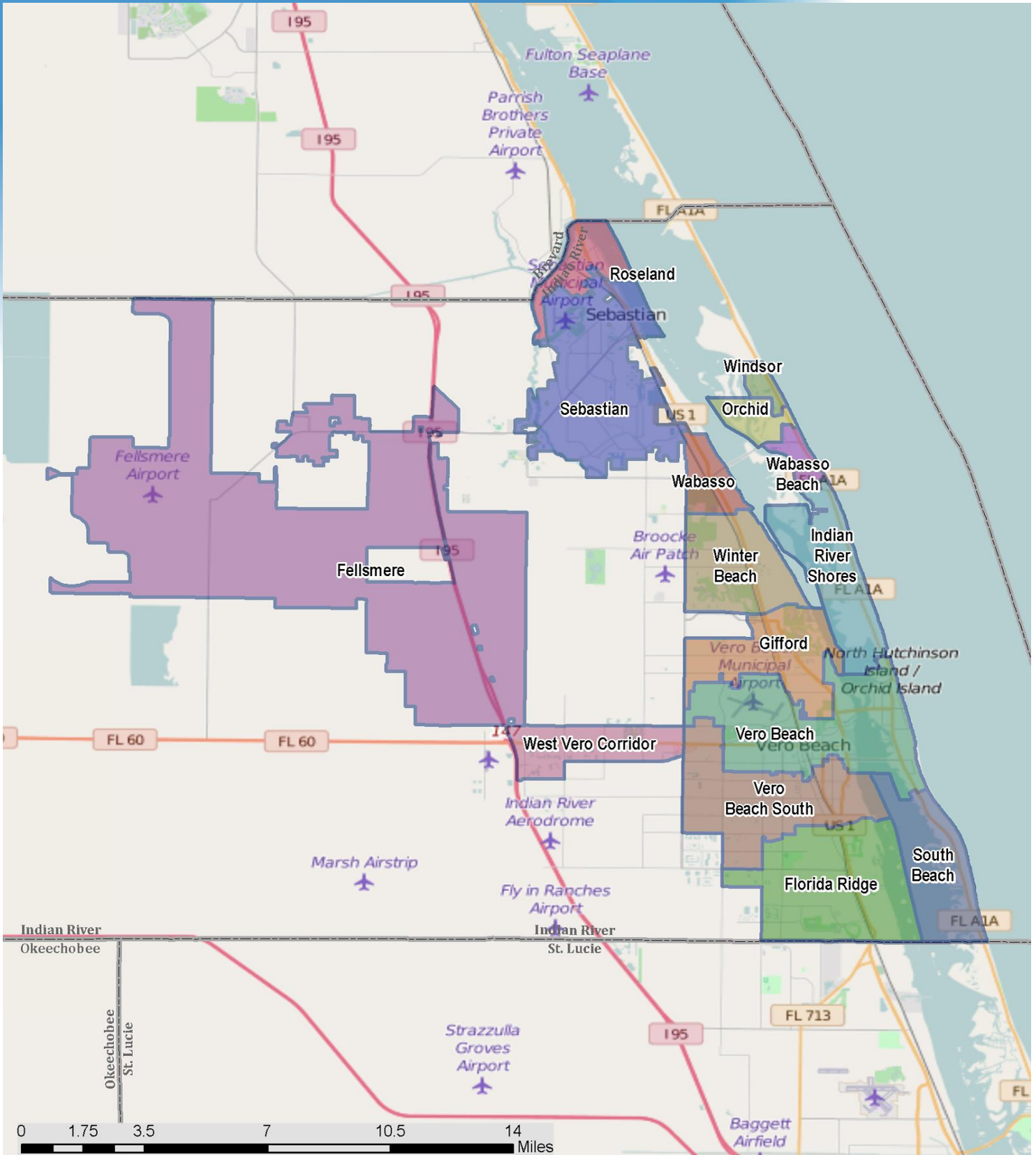
# Indian River County Local Residential Market Metrics - 2021

## Reference Map

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