

Indian River County Local Residential Market Metrics - Q2 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	868	-27.2%	396	-24.0%	\$395,000	19.7%	\$617,022	9.7%
Fellsmere (City)	3	0.0%	0	-100.0%	\$270,000	50.0%	\$438,333	156.8%
Florida Ridge (CDP)	127	-13.6%	42	7.7%	\$330,000	28.6%	\$374,464	25.5%
Gifford (CDP)	46	-17.9%	27	-6.9%	\$517,500	40.2%	\$593,799	29.6%
Indian River Shores (Town)	24	-48.9%	18	-45.5%	\$2,140,667	56.8%	\$2,292,035	50.8%
Orchid (Town)	3	-66.7%	3	-57.1%	\$2,600,000	112.2%	\$3,125,000	76.5%
Roseland (CDP)	5	-16.7%	3	50.0%	\$375,000	-46.0%	\$330,800	-53.6%
Sebastian (City)	166	-7.8%	67	13.6%	\$349,700	21.0%	\$358,137	20.6%
South Beach (CDP)	23	-50.0%	16	-52.9%	\$2,350,000	42.4%	\$2,549,957	18.8%
Vero Beach (City)	69	-47.7%	41	-50.6%	\$491,500	-6.4%	\$1,240,539	27.2%
Vero Beach South (CDP)	121	-15.4%	44	-15.4%	\$345,000	26.1%	\$372,079	23.4%
Wabasso (CDP)	5	-16.7%	2	-33.3%	\$277,500	-55.4%	\$356,500	-47.2%
Wabasso Beach (CDP)	15	-60.5%	9	-69.0%	\$860,000	34.9%	\$999,727	34.7%
West Vero Corridor (CDP)	23	-20.7%	12	-20.0%	\$320,000	43.8%	\$353,224	41.5%
Windsor (CDP)	1	-50.0%	1	0.0%	\$2,600,000	-21.4%	\$2,600,000	-21.4%
Winter Beach (CDP)	36	-37.9%	15	-40.0%	\$458,750	26.7%	\$461,053	20.2%

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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	\$535.6 Million	-20.1%	100.0%	0.0%	13 Days	-7.1%	1,146	7.5%
Fellsmere (City)	\$1.3 Million	156.8%	91.9%	-3.1%	38 Days	90.0%	11	266.7%
Florida Ridge (CDP)	\$47.6 Million	8.5%	100.0%	0.0%	15 Days	36.4%	140	-18.1%
Gifford (CDP)	\$27.3 Million	6.5%	100.0%	1.6%	10 Days	-67.7%	60	57.9%
Indian River Shores (Town)	\$55.0 Million	-23.0%	100.2%	3.0%	12 Days	-72.1%	21	-36.4%
Orchid (Town)	\$9.4 Million	-41.2%	88.1%	-11.9%	140 Days	833.3%	0	-100.0%
Roseland (CDP)	\$1.7 Million	-61.4%	97.8%	6.4%	22 Days	-84.1%	8	60.0%
Sebastian (City)	\$59.5 Million	11.2%	100.0%	0.0%	12 Days	0.0%	240	45.5%
South Beach (CDP)	\$58.6 Million	-40.6%	98.8%	2.7%	16 Days	-30.4%	32	23.1%
Vero Beach (City)	\$85.6 Million	-33.5%	98.9%	1.2%	24 Days	60.0%	106	-13.8%
Vero Beach South (CDP)	\$45.0 Million	4.4%	100.0%	0.0%	14 Days	27.3%	145	2.8%
Wabasso (CDP)	\$1.8 Million	-56.0%	99.1%	3.9%	4 Days	-84.6%	10	100.0%
Wabasso Beach (CDP)	\$15.0 Million	-46.8%	99.4%	1.4%	11 Days	-35.3%	21	-32.3%
West Vero Corridor (CDP)	\$8.1 Million	12.2%	100.4%	0.4%	14 Days	75.0%	40	29.0%
Windsor (CDP)	\$2.6 Million	-60.7%	96.3%	0.8%	257 Days	1735.7%	2	-33.3%
Winter Beach (CDP)	\$16.6 Million	-25.4%	100.0%	0.0%	13 Days	-27.8%	36	-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	834	-25.8%	468	-37.0%	637	72.6%	2.2	100.0%
Fellsmere (City)	5	0.0%	9	125.0%	9	200.0%	7.2	242.9%
Florida Ridge (CDP)	129	-22.8%	60	-41.2%	73	28.1%	1.8	20.0%
Gifford (CDP)	40	-14.9%	29	-29.3%	25	92.3%	2.0	150.0%
Indian River Shores (Town)	16	-56.8%	18	-35.7%	15	0.0%	2.2	83.3%
Orchid (Town)	2	0.0%	0	-100.0%	1	-75.0%	1.2	-7.7%
Roseland (CDP)	4	-33.3%	4	0.0%	11	57.1%	5.7	90.0%
Sebastian (City)	195	7.1%	106	-13.1%	104	188.9%	2.0	233.3%
South Beach (CDP)	15	-53.1%	7	-56.3%	22	100.0%	3.0	233.3%
Vero Beach (City)	60	-41.7%	28	-42.9%	71	-2.7%	2.7	35.0%
Vero Beach South (CDP)	105	-26.6%	49	-46.2%	80	90.5%	1.9	111.1%
Wabasso (CDP)	4	0.0%	0	-100.0%	7	133.3%	6.0	114.3%
Wabasso Beach (CDP)	15	-61.5%	12	-53.8%	10	11.1%	1.4	27.3%
West Vero Corridor (CDP)	22	-35.3%	9	-55.0%	27	350.0%	2.8	366.7%
Windsor (CDP)	0	-100.0%	0	-100.0%	3	200.0%	6.0	50.0%
Winter Beach (CDP)	25	-52.8%	12	-75.5%	18	125.0%	1.9	216.7%

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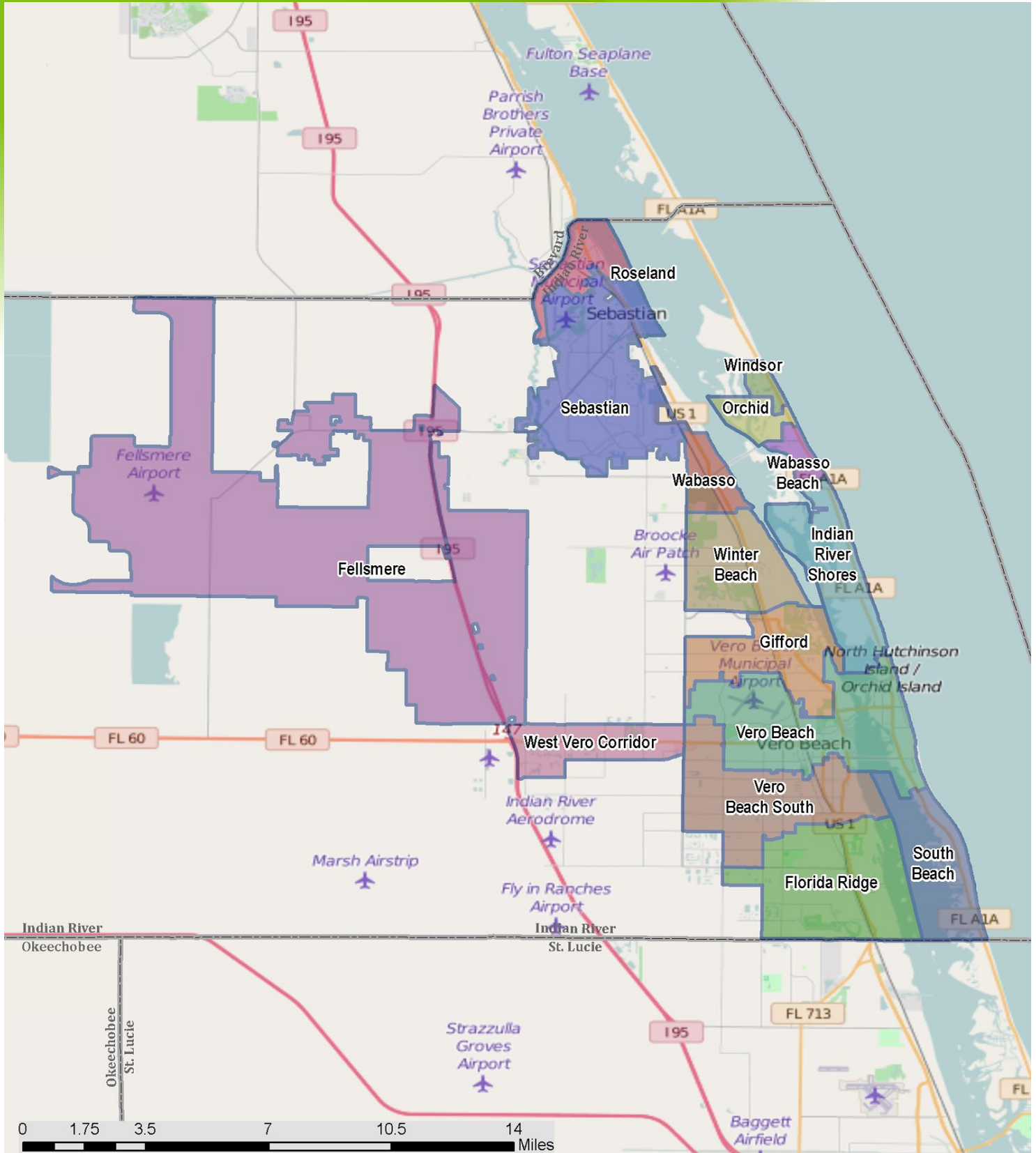
Indian River County Local Residential Market Metrics - Q2 2022

Reference Map

Municipalities and Census-Designated Places*



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