

# Indian River County Local Residential Market Metrics - Q3 2022

## Single-Family Homes

### Municipalities and Census-Designated Places\*



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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	740	-20.6%	323	-15.0%	\$374,700	13.5%	\$508,281	4.2%
Fellsmere (City)	8	60.0%	4	N/A	\$277,500	-7.6%	\$285,032	-4.9%
Florida Ridge (CDP)	99	-25.6%	30	-3.2%	\$331,000	32.4%	\$362,060	20.3%
Gifford (CDP)	43	0.0%	27	8.0%	\$502,500	19.9%	\$538,533	5.3%
Indian River Shores (Town)	18	-18.2%	9	-35.7%	\$1,700,000	61.9%	\$1,656,987	-18.4%
Orchid (Town)	0	-100.0%	0	-100.0%	(No Sales)	N/A	(No Sales)	N/A
Roseland (CDP)	5	-28.6%	4	100.0%	\$325,000	-41.4%	\$309,000	-49.2%
Sebastian (City)	171	8.9%	81	52.8%	\$369,500	27.6%	\$364,576	16.2%
South Beach (CDP)	11	-56.0%	9	-40.0%	\$1,405,000	34.3%	\$1,764,318	5.4%
Vero Beach (City)	41	-50.6%	17	-61.4%	\$431,500	8.3%	\$828,163	26.9%
Vero Beach South (CDP)	120	-9.1%	46	-16.4%	\$325,500	8.7%	\$369,342	14.9%
Wabasso (CDP)	4	100.0%	0	-100.0%	\$267,500	-82.2%	\$378,750	-67.3%
Wabasso Beach (CDP)	8	-70.4%	7	-50.0%	\$927,500	57.2%	\$926,597	39.3%
West Vero Corridor (CDP)	19	-48.6%	8	-33.3%	\$310,000	16.3%	\$317,823	11.7%
Windsor (CDP)	1	-50.0%	1	-50.0%	\$1,200,000	-81.0%	\$1,200,000	-81.0%
Winter Beach (CDP)	18	-35.7%	5	-50.0%	\$535,000	22.3%	\$550,824	21.1%

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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	\$376.1 Million	-17.3%	97.7%	-2.3%	23 Days	76.9%	947	-2.2%
Fellsmere (City)	\$2.3 Million	52.2%	99.5%	4.0%	34 Days	-66.3%	7	-12.5%
Florida Ridge (CDP)	\$35.8 Million	-10.4%	97.1%	-2.9%	31 Days	82.4%	124	2.5%
Gifford (CDP)	\$23.2 Million	5.3%	97.7%	-2.3%	21 Days	50.0%	58	45.0%
Indian River Shores (Town)	\$29.8 Million	-33.2%	99.1%	2.4%	23 Days	-4.2%	21	0.0%
Orchid (Town)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	1	N/A
Roseland (CDP)	\$1.5 Million	-63.7%	88.0%	-12.0%	45 Days	45.2%	5	-16.7%
Sebastian (City)	\$62.3 Million	26.6%	99.0%	-1.0%	20 Days	81.8%	185	5.7%
South Beach (CDP)	\$19.4 Million	-53.6%	93.2%	-3.8%	16 Days	-15.8%	17	-29.2%
Vero Beach (City)	\$34.0 Million	-37.3%	95.4%	-3.0%	26 Days	52.9%	74	-12.9%
Vero Beach South (CDP)	\$44.3 Million	4.5%	96.4%	-3.6%	24 Days	84.6%	129	-18.9%
Wabasso (CDP)	\$1.5 Million	-34.6%	84.6%	-21.0%	56 Days	-89.6%	2	100.0%
Wabasso Beach (CDP)	\$7.4 Million	-58.7%	100.0%	0.0%	3 Days	-81.3%	13	-43.5%
West Vero Corridor (CDP)	\$6.0 Million	-42.6%	98.5%	-1.5%	14 Days	16.7%	26	-27.8%
Windsor (CDP)	\$1.2 Million	-90.5%	92.3%	-1.7%	10 Days	-98.4%	3	200.0%
Winter Beach (CDP)	\$9.9 Million	-22.1%	96.9%	-3.1%	25 Days	78.6%	26	-36.6%

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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	697	-18.7%	379	-29.3%	757	78.5%	2.8	133.3%
Fellsmere (City)	8	166.7%	7	250.0%	8	33.3%	5.3	-41.1%
Florida Ridge (CDP)	92	-24.0%	44	-25.4%	80	77.8%	2.2	100.0%
Gifford (CDP)	41	51.9%	26	23.8%	46	76.9%	3.8	171.4%
Indian River Shores (Town)	9	-43.8%	9	-55.0%	25	13.6%	3.8	111.1%
Orchid (Town)	1	0.0%	1	0.0%	2	0.0%	3.0	328.6%
Roseland (CDP)	4	-50.0%	3	-50.0%	12	100.0%	6.9	130.0%
Sebastian (City)	156	-4.3%	73	-26.3%	117	138.8%	2.2	144.4%
South Beach (CDP)	12	-40.0%	6	-45.5%	22	46.7%	3.6	157.1%
Vero Beach (City)	38	-49.3%	18	-55.0%	87	42.6%	3.9	116.7%
Vero Beach South (CDP)	122	-10.9%	46	-45.2%	76	33.3%	1.8	50.0%
Wabasso (CDP)	4	100.0%	0	-100.0%	7	40.0%	5.3	-3.6%
Wabasso Beach (CDP)	5	-77.3%	9	-57.1%	13	0.0%	2.4	60.0%
West Vero Corridor (CDP)	19	-45.7%	13	-18.8%	26	188.9%	3.3	312.5%
Windsor (CDP)	1	0.0%	0	-100.0%	3	200.0%	7.2	200.0%
Winter Beach (CDP)	19	-9.5%	14	-17.6%	25	8.7%	2.8	64.7%

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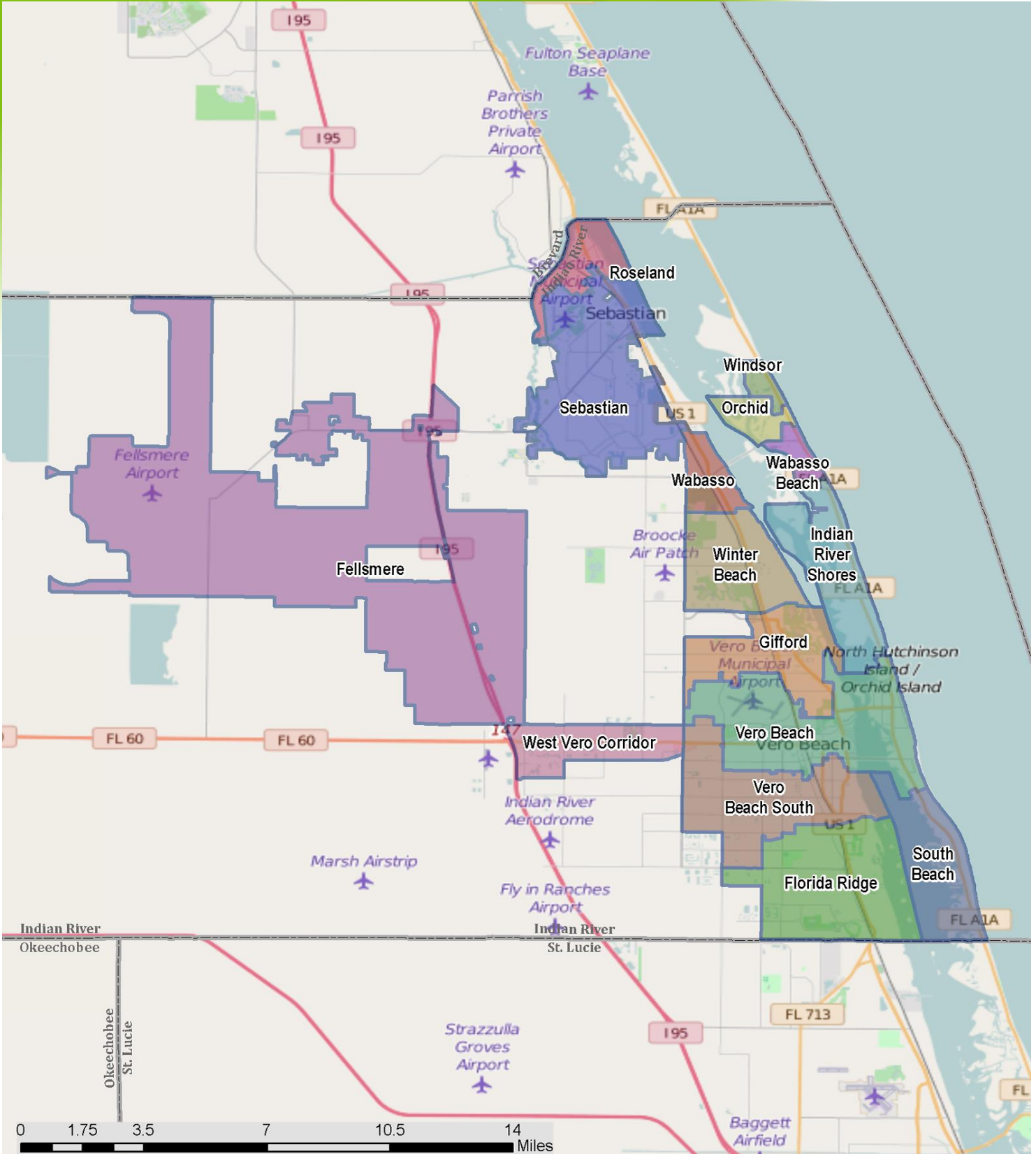
# Indian River County Local Residential Market Metrics - Q3 2022

## Reference Map

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