

# Indian River County Local Residential Market Metrics - Q3 2022

## 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	193	-19.2%	148	-14.5%	\$238,500	19.3%	\$342,608	11.6%
Fellsmere (City)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Florida Ridge (CDP)	49	8.9%	39	34.5%	\$170,500	39.8%	\$179,198	37.0%
Gifford (CDP)	16	-40.7%	12	-40.0%	\$282,147	20.1%	\$336,043	12.5%
Indian River Shores (Town)	12	-47.8%	10	-41.2%	\$747,500	58.4%	\$847,500	39.1%
Orchid (Town)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Roseland (CDP)	1	-66.7%	1	0.0%	\$336,500	-1.0%	\$336,500	6.4%
Sebastian (City)	1	-50.0%	1	0.0%	\$250,000	37.2%	\$250,000	37.2%
South Beach (CDP)	7	-30.0%	7	-22.2%	\$620,000	22.2%	\$664,429	11.1%
Vero Beach (City)	27	-49.1%	20	-53.5%	\$387,500	21.1%	\$556,352	48.3%
Vero Beach South (CDP)	33	26.9%	19	18.8%	\$200,000	49.0%	\$197,637	40.3%
Wabasso (CDP)	1	N/A	0	N/A	\$147,500	N/A	\$147,500	N/A
Wabasso Beach (CDP)	7	-22.2%	6	-33.3%	\$700,000	-6.3%	\$795,397	18.7%
West Vero Corridor (CDP)	23	9.5%	20	17.6%	\$216,000	30.9%	\$224,578	34.5%
Windsor (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Winter Beach (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A

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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	\$66.1 Million	-9.9%	96.8%	-2.0%	23 Days	64.3%	228	-6.9%
Fellsmere (City)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Florida Ridge (CDP)	\$8.8 Million	49.2%	97.0%	-0.9%	39 Days	160.0%	51	-16.4%
Gifford (CDP)	\$5.4 Million	-33.3%	94.3%	-4.0%	21 Days	0.0%	17	6.3%
Indian River Shores (Town)	\$10.2 Million	-27.4%	98.9%	-1.1%	16 Days	33.3%	18	-28.0%
Orchid (Town)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	-100.0%
Roseland (CDP)	\$336,500	-64.5%	96.2%	-6.0%	22 Days	633.3%	0	-100.0%
Sebastian (City)	\$250,000	-31.4%	102.0%	3.6%	23 Days	666.7%	1	0.0%
South Beach (CDP)	\$4.7 Million	-22.2%	93.2%	-6.8%	21 Days	162.5%	16	45.5%
Vero Beach (City)	\$15.0 Million	-24.5%	94.6%	-4.1%	34 Days	47.8%	43	-12.2%
Vero Beach South (CDP)	\$6.5 Million	78.1%	99.3%	1.3%	13 Days	18.2%	42	35.5%
Wabasso (CDP)	\$147,500	N/A	68.6%	N/A	48 Days	N/A	0	N/A
Wabasso Beach (CDP)	\$5.6 Million	-7.7%	100.0%	0.0%	2 Days	-80.0%	4	-55.6%
West Vero Corridor (CDP)	\$5.2 Million	47.3%	98.4%	-1.6%	16 Days	45.5%	22	-15.4%
Windsor (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Winter Beach (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A

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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	202	-17.6%	134	-7.6%	182	40.0%	2.3	91.7%
Fellsmere (City)	0	N/A	0	N/A	0	N/A	0.0	N/A
Florida Ridge (CDP)	47	-6.0%	19	-26.9%	46	100.0%	2.3	109.1%
Gifford (CDP)	15	-34.8%	3	-25.0%	11	83.3%	1.7	183.3%
Indian River Shores (Town)	13	-53.6%	68	74.4%	36	9.1%	5.8	87.1%
Orchid (Town)	1	0.0%	1	0.0%	0	N/A	0.0	N/A
Roseland (CDP)	0	-100.0%	0	-100.0%	0	N/A	0.0	N/A
Sebastian (City)	2	100.0%	1	N/A	1	0.0%	1.7	30.8%
South Beach (CDP)	9	-30.8%	3	-57.1%	11	266.7%	3.2	540.0%
Vero Beach (City)	29	-45.3%	14	-53.3%	41	24.2%	2.7	92.9%
Vero Beach South (CDP)	38	46.2%	10	-9.1%	15	36.4%	1.5	50.0%
Wabasso (CDP)	0	N/A	0	N/A	0	N/A	0.0	N/A
Wabasso Beach (CDP)	7	-22.2%	6	20.0%	3	0.0%	1.1	83.3%
West Vero Corridor (CDP)	25	19.0%	8	-11.1%	6	-33.3%	0.7	-30.0%
Windsor (CDP)	0	N/A	0	N/A	0	N/A	0.0	N/A
Winter Beach (CDP)	0	N/A	0	N/A	1	N/A	12.0	N/A

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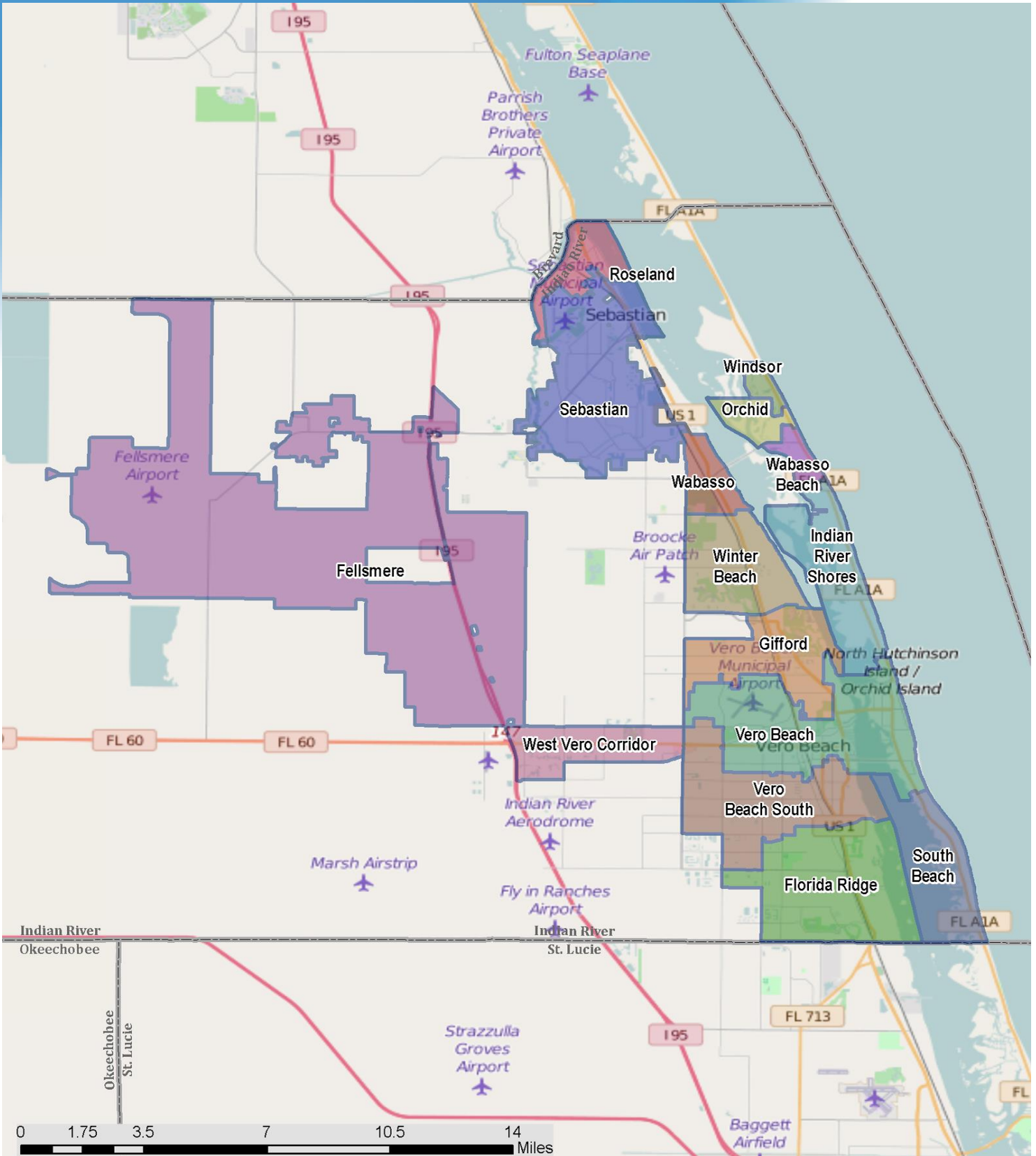
# Indian River County Local Residential Market Metrics - Q3 2022

## Reference Map

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