

Indian River County Local Residential Market Metrics - Q4 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	576	-30.9%	257	-25.9%	\$366,833	9.5%	\$478,166	-16.7%
Fellsmere (City)	4	-20.0%	0	N/A	\$299,900	17.6%	\$302,425	8.2%
Florida Ridge (CDP)	71	-36.0%	25	-26.5%	\$295,000	18.0%	\$306,009	4.8%
Gifford (CDP)	29	-3.3%	21	5.0%	\$530,000	20.5%	\$555,923	-11.9%
Indian River Shores (Town)	8	-65.2%	6	-66.7%	\$2,315,000	78.1%	\$2,051,214	37.2%
Orchid (Town)	1	-50.0%	1	-50.0%	\$2,150,000	2.9%	\$2,150,000	2.9%
Roseland (CDP)	4	-42.9%	3	50.0%	\$543,500	29.4%	\$560,500	-9.8%
Sebastian (City)	121	-16.0%	46	4.5%	\$365,389	19.8%	\$364,294	17.5%
South Beach (CDP)	9	-60.9%	7	-61.1%	\$1,525,000	-15.3%	\$2,224,167	-49.9%
Vero Beach (City)	38	-49.3%	20	-53.5%	\$420,000	-28.2%	\$694,831	-21.1%
Vero Beach South (CDP)	97	-31.2%	43	-12.2%	\$332,950	11.0%	\$357,585	10.5%
Wabasso (CDP)	1	-83.3%	0	-100.0%	\$395,000	75.6%	\$395,000	-17.8%
Wabasso Beach (CDP)	9	-52.6%	7	-41.7%	\$1,067,703	49.2%	\$1,130,119	50.1%
West Vero Corridor (CDP)	11	-65.6%	4	-71.4%	\$312,500	20.0%	\$320,365	16.3%
Windsor (CDP)	0	-100.0%	0	-100.0%	(No Sales)	N/A	(No Sales)	N/A
Winter Beach (CDP)	17	-10.5%	8	14.3%	\$491,500	26.0%	\$535,651	34.9%

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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	\$275.4 Million	-42.4%	95.8%	-4.2%	38 Days	137.5%	740	-6.1%
Fellsmere (City)	\$1.2 Million	-13.5%	96.7%	-3.3%	79 Days	777.8%	2	-71.4%
Florida Ridge (CDP)	\$21.7 Million	-33.0%	94.5%	-5.5%	45 Days	164.7%	97	-16.4%
Gifford (CDP)	\$16.1 Million	-14.8%	97.0%	-1.9%	36 Days	176.9%	50	66.7%
Indian River Shores (Town)	\$16.4 Million	-52.3%	96.8%	-1.4%	25 Days	-50.0%	22	4.8%
Orchid (Town)	\$2.2 Million	-48.6%	110.3%	10.9%	14 Days	-96.2%	5	25.0%
Roseland (CDP)	\$2.2 Million	-48.5%	88.4%	-10.5%	100 Days	300.0%	5	0.0%
Sebastian (City)	\$44.1 Million	-1.3%	96.2%	-3.8%	39 Days	200.0%	133	-7.0%
South Beach (CDP)	\$20.0 Million	-80.4%	84.1%	-11.2%	55 Days	120.0%	25	56.3%
Vero Beach (City)	\$26.4 Million	-60.0%	89.2%	-8.2%	41 Days	173.3%	68	-12.8%
Vero Beach South (CDP)	\$34.7 Million	-24.0%	95.2%	-4.5%	34 Days	88.9%	104	-8.0%
Wabasso (CDP)	\$395,000	-86.3%	85.9%	-14.1%	200 Days	88.7%	1	-50.0%
Wabasso Beach (CDP)	\$10.2 Million	-28.9%	100.0%	0.0%	38 Days	40.7%	12	-29.4%
West Vero Corridor (CDP)	\$3.5 Million	-60.0%	96.7%	-3.3%	35 Days	169.2%	33	43.5%
Windsor (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Winter Beach (CDP)	\$9.1 Million	20.7%	97.3%	-2.7%	34 Days	240.0%	22	-37.1%

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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	577	-29.4%	314	-29.3%	822	148.3%	3.3	230.0%
Fellsmere (City)	1	-80.0%	1	-50.0%	5	-37.5%	3.5	-52.7%
Florida Ridge (CDP)	72	-32.1%	40	-9.1%	111	152.3%	3.3	200.0%
Gifford (CDP)	33	3.1%	27	42.1%	63	293.8%	5.2	420.0%
Indian River Shores (Town)	8	-60.0%	9	-43.8%	36	89.5%	6.9	305.9%
Orchid (Town)	3	-25.0%	3	0.0%	5	150.0%	8.6	855.6%
Roseland (CDP)	3	-57.1%	1	-66.7%	11	83.3%	7.3	151.7%
Sebastian (City)	124	-16.8%	67	-25.6%	107	189.2%	2.1	200.0%
South Beach (CDP)	9	-65.4%	5	-66.7%	36	500.0%	7.3	1116.7%
Vero Beach (City)	46	-40.3%	18	-51.4%	120	172.7%	6.2	342.9%
Vero Beach South (CDP)	94	-29.9%	38	-34.5%	75	102.7%	2.0	150.0%
Wabasso (CDP)	3	-50.0%	2	N/A	2	100.0%	2.2	175.0%
Wabasso Beach (CDP)	8	-55.6%	7	-56.3%	16	128.6%	3.5	337.5%
West Vero Corridor (CDP)	11	-47.6%	11	83.3%	37	362.5%	5.9	742.9%
Windsor (CDP)	0	N/A	0	N/A	2	0.0%	6.0	50.0%
Winter Beach (CDP)	14	-53.3%	6	-76.9%	31	82.4%	3.6	157.1%

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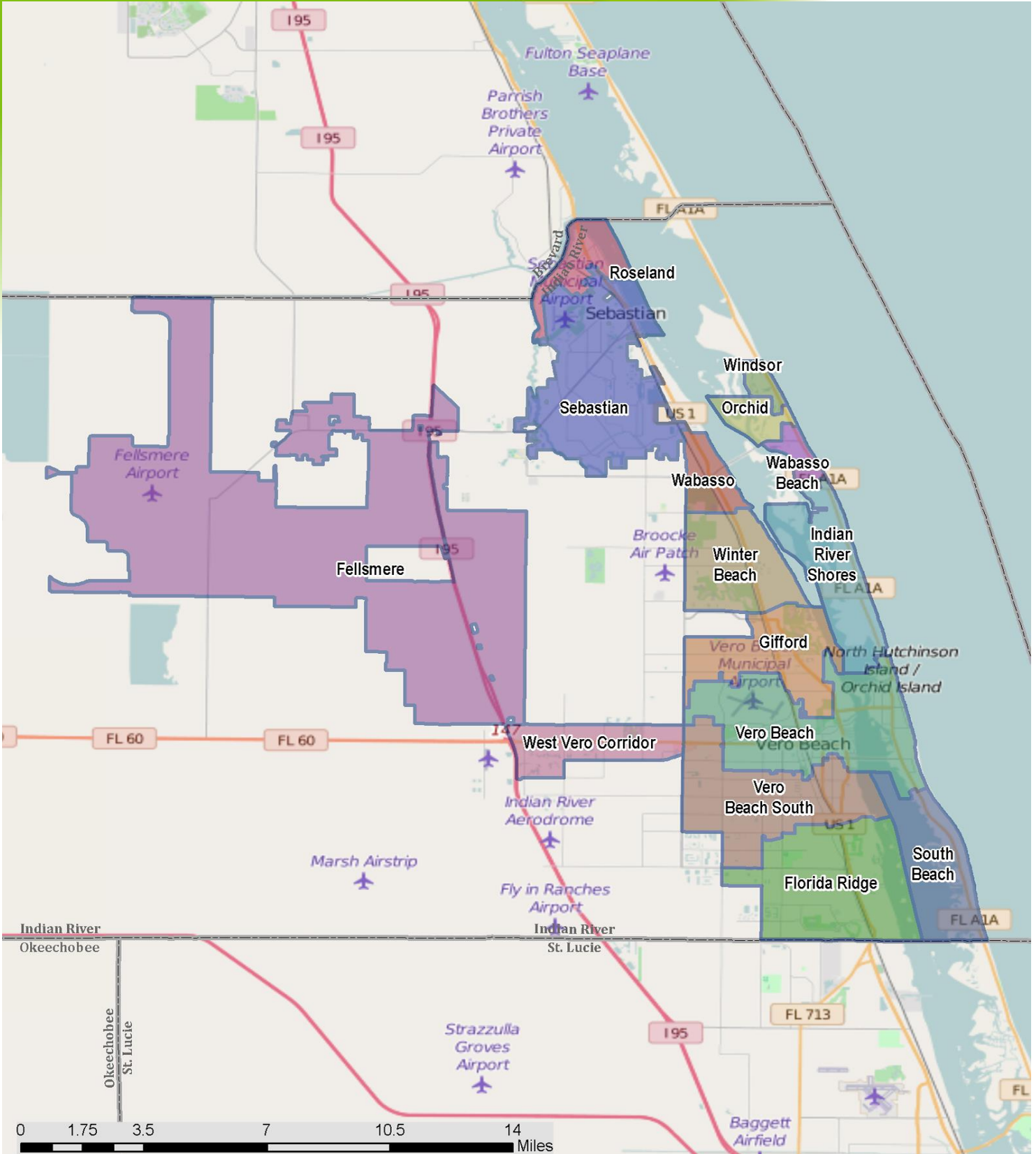
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Reference Map

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