

Indian River County Local Residential Market Metrics - 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	2,961	-24.1%	1,331	-19.8%	\$375,000	15.4%	\$547,854	4.6%
Fellsmere (City)	17	30.8%	6	200.0%	\$299,900	17.6%	\$307,056	17.1%
Florida Ridge (CDP)	401	-15.9%	136	8.8%	\$310,000	24.0%	\$343,233	18.1%
Gifford (CDP)	146	-23.2%	94	-18.3%	\$529,900	35.9%	\$566,616	14.4%
Indian River Shores (Town)	63	-53.0%	44	-56.4%	\$1,800,000	54.5%	\$1,905,307	21.8%
Orchid (Town)	7	-74.1%	7	-68.2%	\$2,150,000	72.0%	\$2,669,286	81.2%
Roseland (CDP)	18	-28.0%	11	10.0%	\$355,000	-36.0%	\$444,056	-34.0%
Sebastian (City)	603	-5.8%	248	17.0%	\$350,100	22.8%	\$357,021	20.0%
South Beach (CDP)	59	-53.2%	43	-49.4%	\$1,595,000	52.2%	\$2,242,593	-0.1%
Vero Beach (City)	232	-39.9%	129	-41.4%	\$499,350	4.6%	\$1,044,969	28.6%
Vero Beach South (CDP)	457	-16.0%	183	-6.2%	\$330,000	17.9%	\$362,373	18.9%
Wabasso (CDP)	11	-26.7%	3	-66.7%	\$277,500	-35.5%	\$356,591	-44.5%
Wabasso Beach (CDP)	55	-46.6%	36	-42.9%	\$852,500	37.5%	\$926,735	25.3%
West Vero Corridor (CDP)	75	-42.7%	34	-34.6%	\$309,950	24.0%	\$320,958	21.5%
Windsor (CDP)	4	-33.3%	4	-20.0%	\$2,080,000	-48.0%	\$2,990,000	-22.9%
Winter Beach (CDP)	104	-27.8%	40	-24.5%	\$466,060	24.0%	\$489,201	25.6%

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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	\$1.6 Billion	-20.7%	98.8%	-1.1%	20 Days	25.0%	3,787	-6.4%
Fellsmere (City)	\$5.2 Million	53.2%	96.7%	1.0%	79 Days	119.4%	23	4.5%
Florida Ridge (CDP)	\$137.6 Million	-0.7%	98.0%	-2.0%	21 Days	40.0%	501	-9.4%
Gifford (CDP)	\$82.7 Million	-12.1%	97.5%	-1.0%	17 Days	-57.5%	210	30.4%
Indian River Shores (Town)	\$120.0 Million	-42.7%	100.0%	3.0%	20 Days	-61.5%	86	-28.9%
Orchid (Town)	\$18.7 Million	-53.0%	96.7%	0.0%	63 Days	-33.0%	8	-46.7%
Roseland (CDP)	\$8.0 Million	-52.5%	90.2%	-8.0%	42 Days	13.5%	28	-12.5%
Sebastian (City)	\$215.3 Million	13.0%	100.0%	0.0%	16 Days	33.3%	721	4.0%
South Beach (CDP)	\$132.3 Million	-53.2%	95.8%	-0.7%	23 Days	-23.3%	94	-11.3%
Vero Beach (City)	\$242.4 Million	-22.7%	96.8%	-0.9%	27 Days	35.0%	343	-18.1%
Vero Beach South (CDP)	\$165.6 Million	-0.1%	97.8%	-1.4%	22 Days	46.7%	520	-8.8%
Wabasso (CDP)	\$3.9 Million	-59.3%	85.9%	-12.3%	54 Days	-3.6%	17	30.8%
Wabasso Beach (CDP)	\$51.0 Million	-33.1%	100.0%	1.5%	12 Days	-50.0%	65	-36.9%
West Vero Corridor (CDP)	\$24.1 Million	-30.4%	99.2%	-0.8%	18 Days	50.0%	134	3.1%
Windsor (CDP)	\$12.0 Million	-48.6%	94.3%	-1.3%	101 Days	94.2%	6	-14.3%
Winter Beach (CDP)	\$50.9 Million	-9.3%	100.0%	0.0%	17 Days	21.4%	114	-34.5%

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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	3,033	-27.4%	314	-29.3%	822	148.3%	3.3	230.0%
Fellsmere (City)	22	57.1%	1	-50.0%	5	-37.5%	3.5	-52.7%
Florida Ridge (CDP)	420	-21.8%	40	-9.1%	111	152.3%	3.3	200.0%
Gifford (CDP)	160	-17.5%	27	42.1%	63	293.8%	5.2	420.0%
Indian River Shores (Town)	53	-61.0%	9	-43.8%	36	89.5%	6.9	305.9%
Orchid (Town)	8	-68.0%	3	0.0%	5	150.0%	8.6	855.6%
Roseland (CDP)	19	-36.7%	1	-66.7%	11	83.3%	7.3	151.7%
Sebastian (City)	634	-10.7%	67	-25.6%	107	189.2%	2.1	200.0%
South Beach (CDP)	54	-57.8%	5	-66.7%	36	500.0%	7.3	1116.7%
Vero Beach (City)	233	-39.3%	18	-51.4%	120	172.7%	6.2	342.9%
Vero Beach South (CDP)	463	-21.9%	38	-34.5%	75	102.7%	2.0	150.0%
Wabasso (CDP)	13	-13.3%	2	N/A	2	100.0%	2.2	175.0%
Wabasso Beach (CDP)	47	-60.2%	7	-56.3%	16	128.6%	3.5	337.5%
West Vero Corridor (CDP)	80	-38.9%	11	83.3%	37	362.5%	5.9	742.9%
Windsor (CDP)	3	-62.5%	0	N/A	2	0.0%	6.0	50.0%
Winter Beach (CDP)	91	-44.8%	6	-76.9%	31	82.4%	3.6	157.1%

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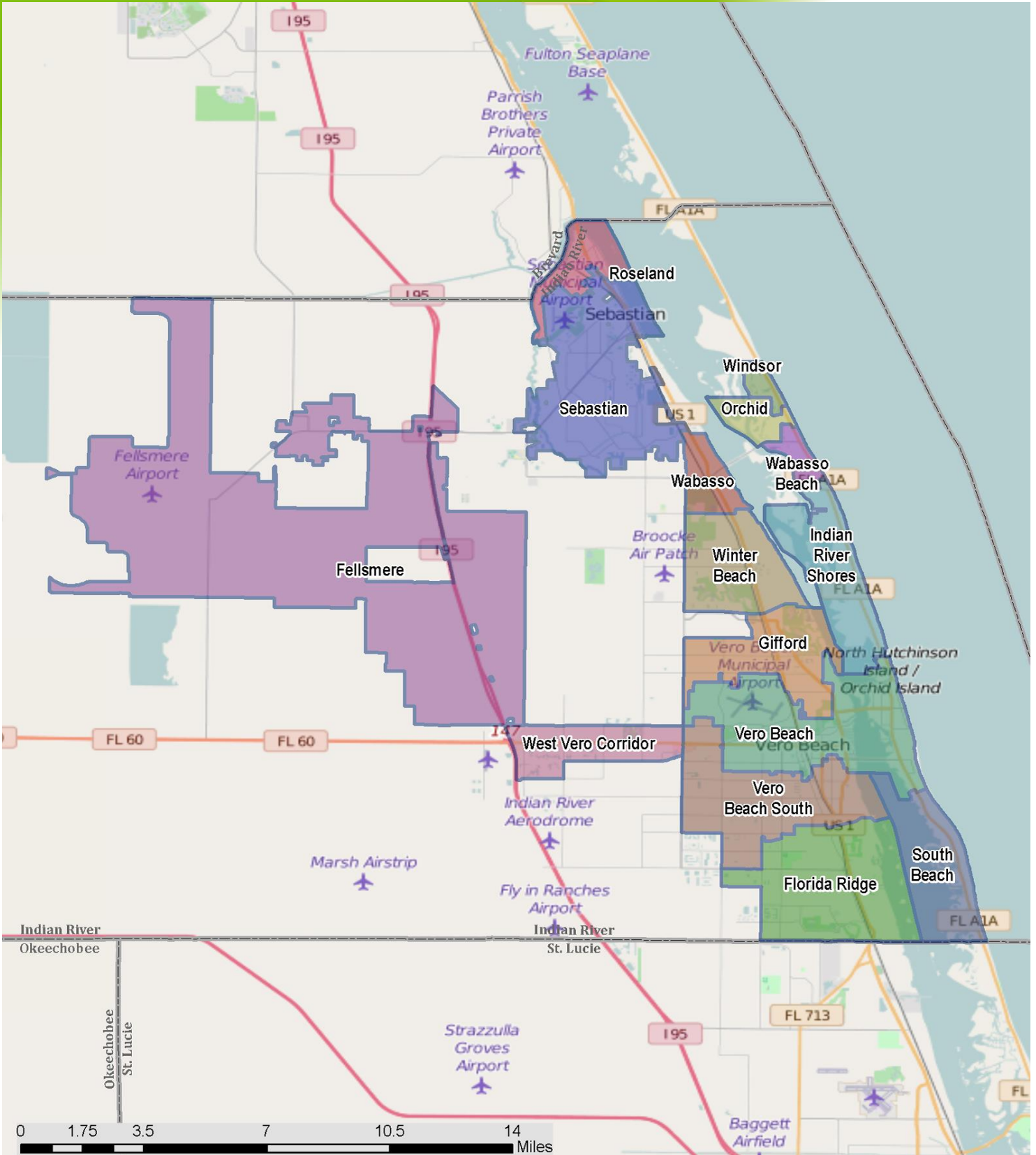
Indian River County Local Residential Market Metrics - 2022

Reference Map

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