

Indian River County Local Residential Market Metrics - Q1 2023

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	588	-24.3%	282	-20.6%	\$384,000	5.2%	\$704,833	25.9%
Fellsmere (City)	1	-50.0%	1	-50.0%	\$116,000	-44.1%	\$116,000	-44.1%
Florida Ridge (CDP)	89	-14.4%	32	-17.9%	\$325,000	24.5%	\$371,471	18.8%
Gifford (CDP)	31	10.7%	21	10.5%	\$549,900	-8.0%	\$705,828	22.5%
Indian River Shores (Town)	14	7.7%	12	9.1%	\$1,512,500	8.0%	\$2,996,897	107.3%
Orchid (Town)	4	33.3%	4	33.3%	\$2,475,000	30.3%	\$5,050,000	111.6%
Roseland (CDP)	3	-25.0%	2	100.0%	\$405,000	-17.8%	\$476,173	-25.4%
Sebastian (City)	128	-11.7%	62	14.8%	\$340,598	0.9%	\$356,680	4.7%
South Beach (CDP)	17	6.3%	12	9.1%	\$2,100,000	63.4%	\$4,032,941	88.5%
Vero Beach (City)	42	-50.0%	28	-45.1%	\$607,500	-10.3%	\$889,426	-22.6%
Vero Beach South (CDP)	84	-29.4%	36	-28.0%	\$342,500	4.9%	\$382,460	9.5%
Wabasso (CDP)	3	200.0%	2	100.0%	\$760,000	230.4%	\$795,000	245.7%
Wabasso Beach (CDP)	13	-43.5%	5	-61.5%	\$785,000	-2.5%	\$812,462	1.6%
West Vero Corridor (CDP)	17	-22.7%	7	-30.0%	\$320,000	13.4%	\$327,219	12.7%
Windsor (CDP)	1	-50.0%	0	-100.0%	\$1,000,000	-75.5%	\$1,000,000	-75.5%
Winter Beach (CDP)	20	-39.4%	10	-16.7%	\$570,000	29.8%	\$546,950	18.3%

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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	\$414.4 Million	-4.7%	95.7%	-4.3%	43 Days	152.9%	963	0.9%
Fellsmere (City)	\$116,000	-72.0%	116.0%	42.3%	7 Days	-94.0%	3	0.0%
Florida Ridge (CDP)	\$33.1 Million	1.7%	95.9%	-3.8%	59 Days	293.3%	114	-18.6%
Gifford (CDP)	\$21.9 Million	35.6%	96.2%	0.1%	28 Days	47.4%	42	0.0%
Indian River Shores (Town)	\$42.0 Million	123.3%	84.2%	-15.8%	64 Days	220.0%	25	13.6%
Orchid (Town)	\$20.2 Million	182.1%	94.0%	-6.0%	34 Days	-46.0%	0	-100.0%
Roseland (CDP)	\$1.4 Million	-44.0%	100.0%	3.6%	102 Days	-41.0%	5	-50.0%
Sebastian (City)	\$45.7 Million	-7.6%	96.6%	-3.4%	31 Days	138.5%	201	23.3%
South Beach (CDP)	\$68.6 Million	100.2%	90.3%	-7.9%	77 Days	92.5%	32	60.0%
Vero Beach (City)	\$37.4 Million	-61.3%	91.8%	-5.7%	51 Days	142.9%	67	-29.5%
Vero Beach South (CDP)	\$32.1 Million	-22.7%	95.1%	-4.9%	40 Days	90.5%	112	-21.1%
Wabasso (CDP)	\$2.4 Million	937.0%	89.9%	7.5%	198 Days	518.8%	4	0.0%
Wabasso Beach (CDP)	\$10.6 Million	-42.6%	92.3%	-7.7%	79 Days	507.7%	31	63.2%
West Vero Corridor (CDP)	\$5.6 Million	-12.9%	95.0%	-5.0%	31 Days	121.4%	44	25.7%
Windsor (CDP)	\$1.0 Million	-87.7%	83.4%	-5.4%	203 Days	147.6%	1	0.0%
Winter Beach (CDP)	\$10.9 Million	-28.3%	93.4%	-6.6%	46 Days	318.2%	38	26.7%

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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	842	-9.0%	461	-16.8%	841	150.3%	3.6	227.3%
Fellsmere (City)	2	-75.0%	2	-77.8%	5	66.7%	3.8	58.3%
Florida Ridge (CDP)	132	3.9%	74	10.4%	82	41.4%	2.5	78.6%
Gifford (CDP)	46	0.0%	31	-11.4%	53	488.9%	4.3	514.3%
Indian River Shores (Town)	26	30.0%	18	-25.0%	24	84.6%	4.5	200.0%
Orchid (Town)	3	50.0%	2	100.0%	1	-66.7%	1.5	-34.8%
Roseland (CDP)	5	-37.5%	3	-50.0%	8	0.0%	5.6	40.0%
Sebastian (City)	171	7.5%	103	9.6%	125	220.5%	2.6	271.4%
South Beach (CDP)	29	61.1%	8	-50.0%	41	412.5%	8.2	811.1%
Vero Beach (City)	61	-31.5%	32	-17.9%	119	205.1%	7.5	476.9%
Vero Beach South (CDP)	101	-28.9%	44	-40.5%	76	65.2%	2.2	120.0%
Wabasso (CDP)	1	-50.0%	0	-100.0%	4	33.3%	3.7	54.2%
Wabasso Beach (CDP)	21	10.5%	11	0.0%	27	350.0%	7.2	928.6%
West Vero Corridor (CDP)	29	3.6%	19	58.3%	40	233.3%	6.9	475.0%
Windsor (CDP)	1	-50.0%	0	-100.0%	2	100.0%	8.0	370.6%
Winter Beach (CDP)	30	-9.1%	12	-52.0%	35	150.0%	4.6	283.3%

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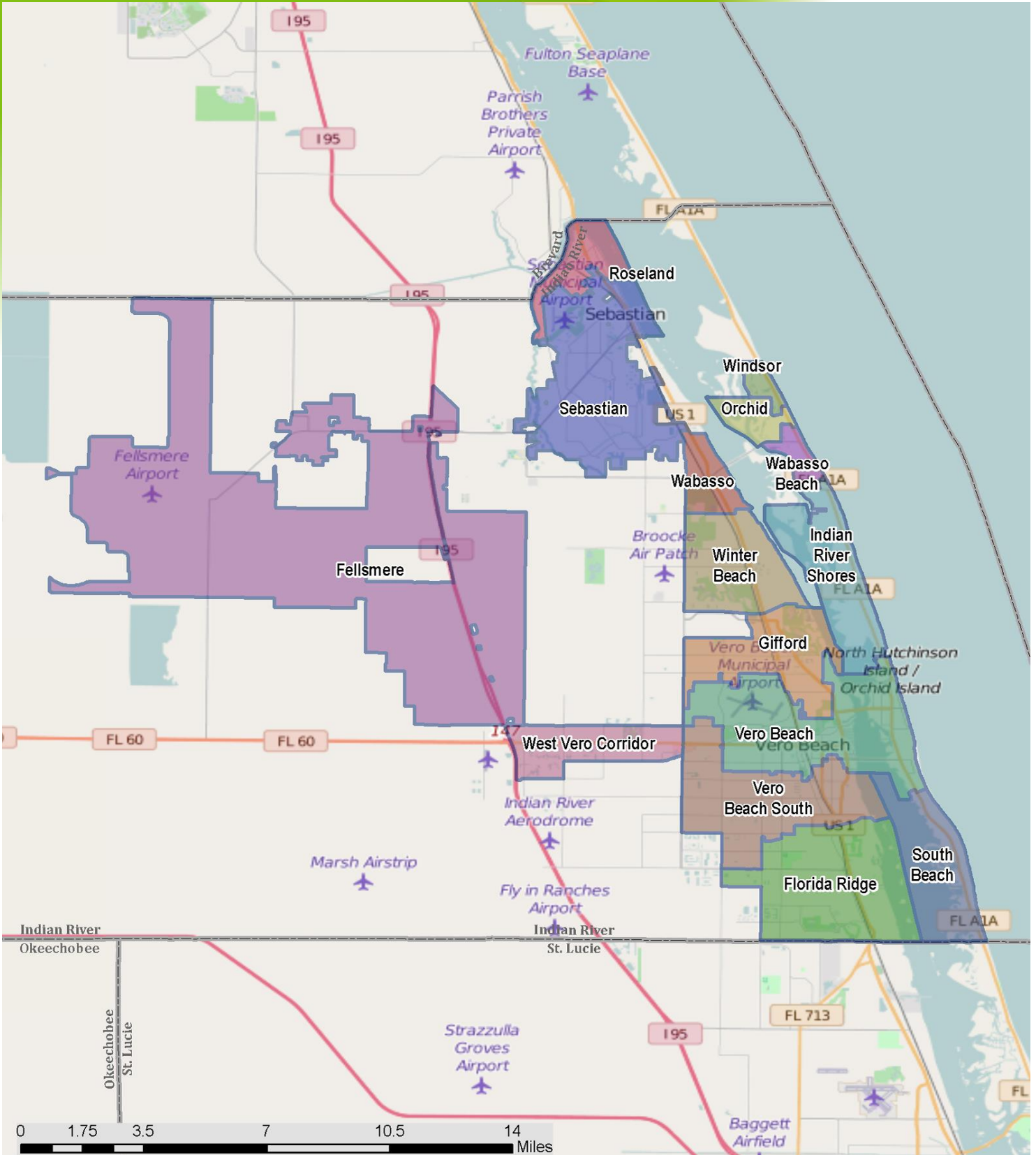
Indian River County Local Residential Market Metrics - Q1 2023

Reference Map

Municipalities and Census-Designated Places*



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