

Indian River County Local Residential Market Metrics - Q1 2023

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	222	-3.9%	164	4.5%	\$305,000	29.8%	\$434,993	10.2%
Fellsmere (City)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Florida Ridge (CDP)	31	-46.6%	23	-41.0%	\$167,250	12.2%	\$195,869	26.4%
Gifford (CDP)	29	70.6%	19	58.3%	\$362,500	36.0%	\$522,190	27.5%
Indian River Shores (Town)	17	-10.5%	13	-7.1%	\$832,450	18.1%	\$1,200,923	28.9%
Orchid (Town)	0	-100.0%	0	-100.0%	(No Sales)	N/A	(No Sales)	N/A
Roseland (CDP)	3	200.0%	2	100.0%	\$320,000	14.0%	\$333,333	7.5%
Sebastian (City)	2	100.0%	1	N/A	\$287,500	122.9%	\$287,500	122.9%
South Beach (CDP)	13	18.2%	13	30.0%	\$615,000	1.2%	\$691,269	6.5%
Vero Beach (City)	40	-13.0%	33	-13.2%	\$482,250	27.2%	\$491,773	-3.1%
Vero Beach South (CDP)	30	11.1%	19	46.2%	\$194,500	8.1%	\$198,684	13.4%
Wabasso (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Wabasso Beach (CDP)	10	-9.1%	7	-30.0%	\$541,389	-16.7%	\$622,278	-28.0%
West Vero Corridor (CDP)	21	-8.7%	17	54.5%	\$240,000	32.4%	\$248,405	31.2%
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	\$96.6 Million	5.9%	94.8%	-5.2%	37 Days	164.3%	424	32.9%
Fellsmere (City)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Florida Ridge (CDP)	\$6.1 Million	-32.5%	96.0%	-4.0%	31 Days	138.5%	89	3.5%
Gifford (CDP)	\$15.1 Million	117.5%	94.2%	-3.8%	41 Days	310.0%	51	104.0%
Indian River Shores (Town)	\$20.4 Million	15.4%	97.5%	-0.7%	54 Days	217.6%	33	13.8%
Orchid (Town)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	2	N/A
Roseland (CDP)	\$999,999	222.6%	91.5%	-8.0%	72 Days	227.3%	1	0.0%
Sebastian (City)	\$575,000	345.7%	96.3%	18.7%	34 Days	21.4%	4	N/A
South Beach (CDP)	\$9.0 Million	25.9%	96.8%	-4.8%	32 Days	18.5%	21	110.0%
Vero Beach (City)	\$19.7 Million	-15.8%	95.3%	-3.2%	43 Days	152.9%	63	-21.3%
Vero Beach South (CDP)	\$6.0 Million	26.0%	92.6%	-7.4%	48 Days	269.2%	65	103.1%
Wabasso (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	-100.0%
Wabasso Beach (CDP)	\$6.2 Million	-34.6%	92.5%	-7.5%	54 Days	217.6%	12	50.0%
West Vero Corridor (CDP)	\$5.2 Million	19.8%	95.1%	-4.2%	48 Days	585.7%	43	59.3%
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	-100.0%

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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	314	1.3%	216	-0.9%	375	253.8%	5.4	350.0%
Fellsmere (City)	0	N/A	0	N/A	0	N/A	0.0	N/A
Florida Ridge (CDP)	51	-26.1%	27	-12.9%	88	193.3%	5.4	260.0%
Gifford (CDP)	33	17.9%	17	13.3%	53	960.0%	8.3	1283.3%
Indian River Shores (Town)	24	-33.3%	72	5.9%	41	78.3%	7.3	160.7%
Orchid (Town)	1	0.0%	2	N/A	0	N/A	0.0	N/A
Roseland (CDP)	3	50.0%	0	-100.0%	1	N/A	2.4	N/A
Sebastian (City)	3	200.0%	2	N/A	2	N/A	3.0	N/A
South Beach (CDP)	18	38.5%	6	0.0%	14	1300.0%	4.4	2100.0%
Vero Beach (City)	61	-11.6%	34	-40.4%	55	77.4%	4.2	147.1%
Vero Beach South (CDP)	35	-5.4%	13	0.0%	57	850.0%	6.2	933.3%
Wabasso (CDP)	0	N/A	0	N/A	0	-100.0%	0.0	N/A
Wabasso Beach (CDP)	12	50.0%	6	50.0%	11	450.0%	4.0	700.0%
West Vero Corridor (CDP)	30	0.0%	13	8.3%	31	416.7%	4.7	571.4%
Windsor (CDP)	0	N/A	0	N/A	0	N/A	0.0	N/A
Winter Beach (CDP)	1	0.0%	1	0.0%	0	N/A	0.0	N/A

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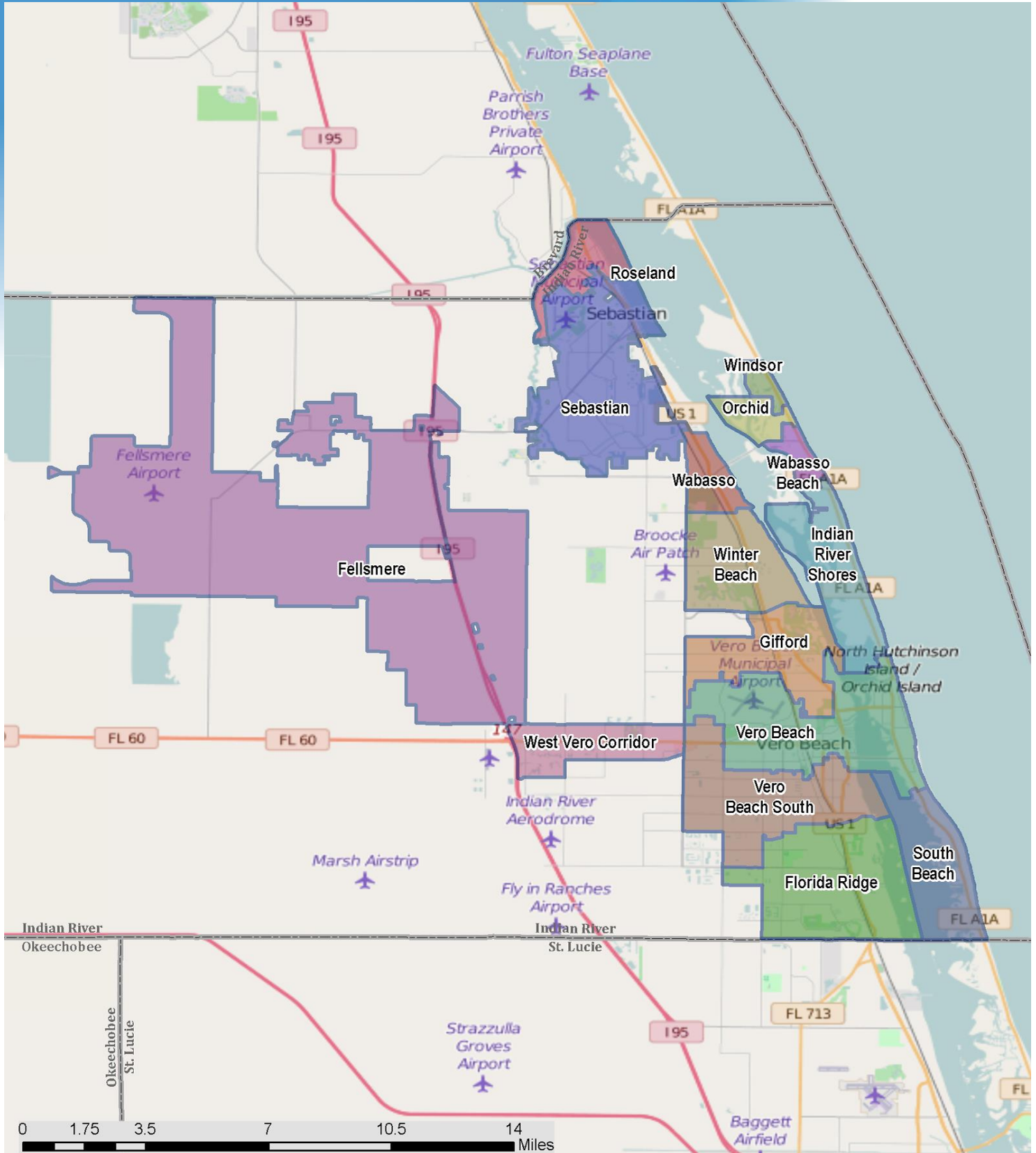
Indian River County Local Residential Market Metrics - Q1 2023

Reference Map

Municipalities and Census-Designated Places*



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