

Indian River County Local Residential Market Metrics - Q2 2023

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	819	-5.6%	382	-3.5%	\$412,000	4.3%	\$637,054	3.2%
Fellsmere (City)	2	-33.3%	1	N/A	\$404,000	49.6%	\$404,000	-7.8%
Florida Ridge (CDP)	112	-11.8%	41	-2.4%	\$324,500	-1.7%	\$337,548	-9.9%
Gifford (CDP)	37	-19.6%	24	-11.1%	\$733,101	41.7%	\$732,006	23.3%
Indian River Shores (Town)	28	16.7%	22	22.2%	\$1,672,500	-21.9%	\$2,067,572	-9.8%
Orchid (Town)	2	-33.3%	2	-33.3%	\$1,850,000	-28.8%	\$1,850,000	-40.8%
Roseland (CDP)	9	80.0%	5	66.7%	\$630,000	68.0%	\$623,222	88.4%
Sebastian (City)	190	14.5%	73	9.0%	\$360,000	2.9%	\$377,297	5.3%
South Beach (CDP)	28	21.7%	20	25.0%	\$1,625,000	-30.9%	\$2,341,487	-8.2%
Vero Beach (City)	66	-4.3%	31	-24.4%	\$828,125	68.5%	\$1,105,559	-10.9%
Vero Beach South (CDP)	86	-28.9%	36	-18.2%	\$357,500	3.6%	\$415,966	11.8%
Wabasso (CDP)	1	-80.0%	0	-100.0%	\$840,000	202.7%	\$840,000	135.6%
Wabasso Beach (CDP)	24	60.0%	18	100.0%	\$982,750	14.3%	\$1,000,666	0.1%
West Vero Corridor (CDP)	24	4.3%	8	-33.3%	\$341,000	6.6%	\$344,021	-2.6%
Windsor (CDP)	1	0.0%	1	0.0%	\$1,325,000	-49.0%	\$1,325,000	-49.0%
Winter Beach (CDP)	25	-30.6%	16	6.7%	\$550,000	19.9%	\$556,275	20.7%

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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	\$521.7 Million	-2.6%	96.0%	-4.0%	44 Days	238.5%	765	-33.2%
Fellsmere (City)	\$808,000	-38.6%	86.5%	-5.9%	96 Days	152.6%	10	-9.1%
Florida Ridge (CDP)	\$37.8 Million	-20.5%	97.5%	-2.5%	42 Days	180.0%	84	-40.0%
Gifford (CDP)	\$27.1 Million	-0.8%	95.2%	-4.8%	48 Days	380.0%	24	-60.0%
Indian River Shores (Town)	\$57.9 Million	5.2%	94.5%	-5.7%	42 Days	250.0%	22	4.8%
Orchid (Town)	\$3.7 Million	-60.5%	80.6%	-8.5%	116 Days	-17.1%	2	N/A
Roseland (CDP)	\$5.6 Million	239.1%	96.9%	-0.9%	123 Days	459.1%	4	-50.0%
Sebastian (City)	\$71.7 Million	20.6%	97.4%	-2.6%	41 Days	241.7%	167	-30.4%
South Beach (CDP)	\$65.6 Million	11.8%	88.7%	-10.2%	75 Days	368.8%	27	-15.6%
Vero Beach (City)	\$73.0 Million	-14.8%	89.0%	-10.0%	59 Days	145.8%	61	-42.5%
Vero Beach South (CDP)	\$35.8 Million	-20.5%	95.1%	-4.9%	38 Days	171.4%	68	-53.1%
Wabasso (CDP)	\$840,000	-52.9%	84.4%	-14.8%	82 Days	1950.0%	5	-50.0%
Wabasso Beach (CDP)	\$24.0 Million	60.2%	95.7%	-3.7%	45 Days	309.1%	17	-19.0%
West Vero Corridor (CDP)	\$8.3 Million	1.6%	97.4%	-3.0%	68 Days	385.7%	17	-57.5%
Windsor (CDP)	\$1.3 Million	-49.0%	94.6%	-1.8%	69 Days	-73.2%	0	-100.0%
Winter Beach (CDP)	\$13.9 Million	-16.2%	94.3%	-5.7%	42 Days	223.1%	35	-2.8%

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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	865	3.7%	395	-15.6%	685	7.5%	3.0	36.4%
Fellsmere (City)	2	-60.0%	1	-88.9%	10	11.1%	8.0	11.1%
Florida Ridge (CDP)	100	-22.5%	50	-16.7%	59	-19.2%	1.9	5.6%
Gifford (CDP)	35	-12.5%	22	-24.1%	38	52.0%	3.3	65.0%
Indian River Shores (Town)	21	31.3%	4	-77.8%	30	100.0%	5.3	140.9%
Orchid (Town)	0	-100.0%	0	N/A	2	100.0%	3.4	183.3%
Roseland (CDP)	9	125.0%	4	0.0%	3	-72.7%	1.7	-70.2%
Sebastian (City)	191	-2.1%	80	-24.5%	94	-9.6%	1.8	-10.0%
South Beach (CDP)	32	113.3%	9	28.6%	34	54.5%	6.3	110.0%
Vero Beach (City)	65	8.3%	29	3.6%	93	31.0%	6.0	122.2%
Vero Beach South (CDP)	96	-8.6%	43	-12.2%	42	-47.5%	1.3	-31.6%
Wabasso (CDP)	3	-25.0%	1	N/A	7	0.0%	9.3	55.0%
Wabasso Beach (CDP)	22	46.7%	4	-66.7%	24	140.0%	5.3	278.6%
West Vero Corridor (CDP)	29	31.8%	17	88.9%	26	-3.7%	4.4	57.1%
Windsor (CDP)	1	N/A	0	N/A	1	-66.7%	4.0	-33.3%
Winter Beach (CDP)	33	32.0%	13	8.3%	35	94.4%	5.3	178.9%

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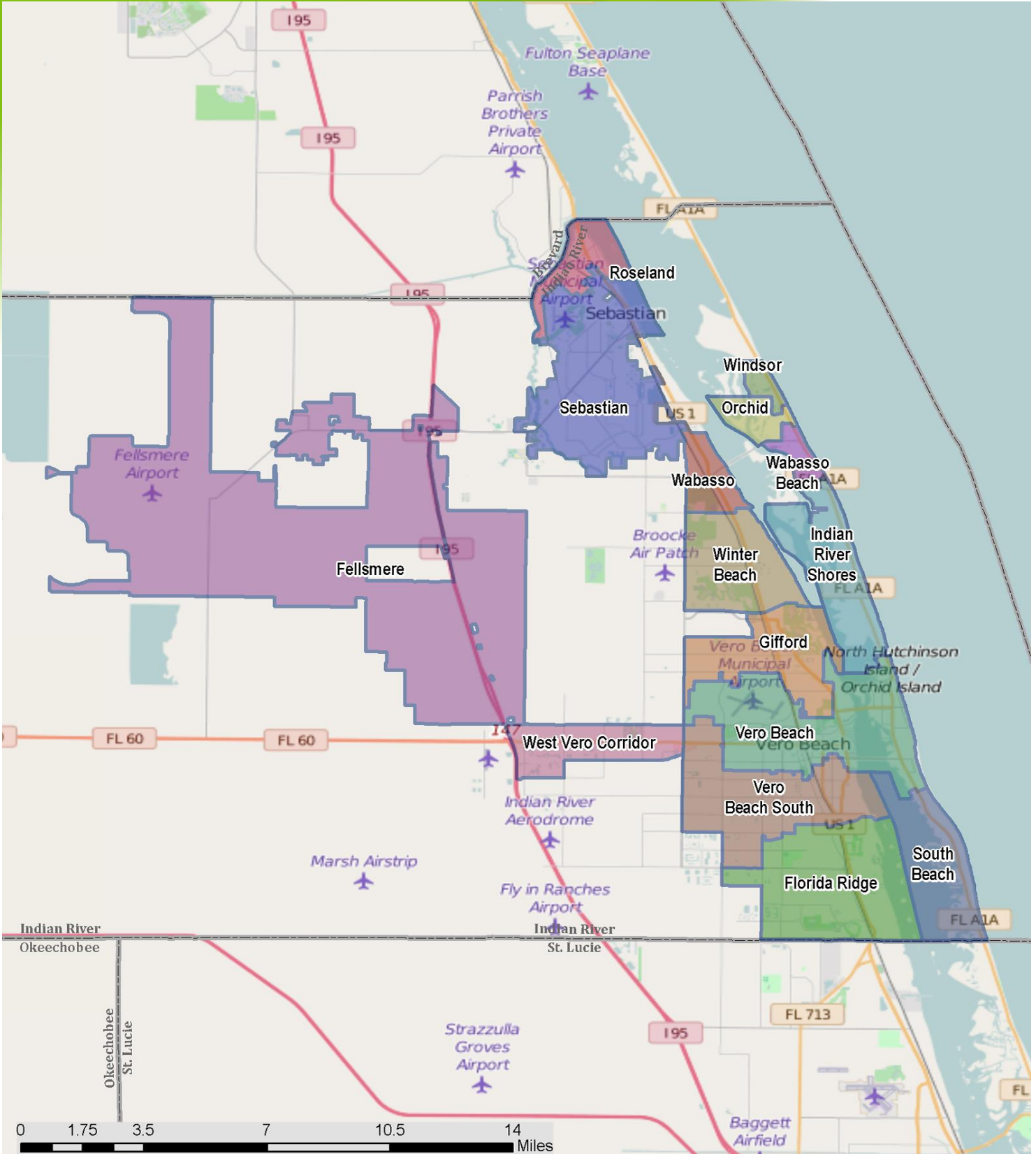
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Reference Map

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