

# Indian River County Local Residential Market Metrics - Q2 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	324	12.5%	212	1.4%	\$270,000	13.6%	\$478,391	12.2%
Fellsmere (City)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Florida Ridge (CDP)	68	-11.7%	44	-2.2%	\$168,450	0.9%	\$178,199	-2.4%
Gifford (CDP)	37	42.3%	27	22.7%	\$400,000	40.6%	\$444,736	17.8%
Indian River Shores (Town)	33	22.2%	25	4.2%	\$950,000	65.2%	\$1,407,030	17.2%
Orchid (Town)	1	0.0%	1	0.0%	\$2,850,000	5.6%	\$2,850,000	5.6%
Roseland (CDP)	1	0.0%	0	N/A	\$350,000	1.4%	\$350,000	1.4%
Sebastian (City)	2	-33.3%	1	-66.7%	\$320,000	82.9%	\$320,000	71.4%
South Beach (CDP)	11	10.0%	10	0.0%	\$756,000	1.1%	\$838,046	11.4%
Vero Beach (City)	56	-13.8%	43	-17.3%	\$450,000	12.6%	\$561,298	10.8%
Vero Beach South (CDP)	37	27.6%	20	25.0%	\$185,000	17.1%	\$185,313	4.7%
Wabasso (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Wabasso Beach (CDP)	10	25.0%	8	14.3%	\$675,000	-3.6%	\$875,178	-7.6%
West Vero Corridor (CDP)	37	60.9%	15	-11.8%	\$264,750	41.2%	\$271,557	42.3%
Windsor (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Winter Beach (CDP)	1	0.0%	1	N/A	\$217,700	-7.4%	\$217,700	-7.4%

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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	\$155.0 Million	26.2%	94.6%	-5.4%	44 Days	300.0%	327	3.5%
Fellsmere (City)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Florida Ridge (CDP)	\$12.1 Million	-13.8%	93.2%	-6.5%	56 Days	250.0%	69	-14.8%
Gifford (CDP)	\$16.5 Million	67.7%	93.9%	-6.1%	78 Days	550.0%	30	36.4%
Indian River Shores (Town)	\$46.4 Million	43.2%	94.9%	-3.0%	41 Days	127.8%	19	-45.7%
Orchid (Town)	\$2.9 Million	5.6%	100.0%	29.4%	14 Days	-26.3%	0	-100.0%
Roseland (CDP)	\$350,000	1.4%	92.3%	-6.4%	97 Days	259.3%	1	0.0%
Sebastian (City)	\$640,000	14.3%	97.6%	-10.7%	37 Days	1750.0%	5	0.0%
South Beach (CDP)	\$9.2 Million	22.5%	100.0%	-0.5%	37 Days	236.4%	13	30.0%
Vero Beach (City)	\$31.4 Million	-4.6%	96.3%	-3.7%	33 Days	266.7%	82	28.1%
Vero Beach South (CDP)	\$6.9 Million	33.6%	91.3%	-8.7%	39 Days	457.1%	41	10.8%
Wabasso (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	-100.0%
Wabasso Beach (CDP)	\$8.8 Million	15.4%	96.5%	-4.5%	56 Days	1766.7%	10	-33.3%
West Vero Corridor (CDP)	\$10.0 Million	128.9%	96.1%	-3.7%	42 Days	600.0%	21	-4.5%
Windsor (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Winter Beach (CDP)	\$217,700	-7.4%	72.9%	-30.2%	280 Days	1300.0%	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	312	22.4%	165	4.4%	343	96.0%	4.7	123.8%
Fellsmere (City)	0	N/A	0	N/A	1	N/A	0.0	N/A
Florida Ridge (CDP)	67	-13.0%	22	-8.3%	83	97.6%	5.3	152.4%
Gifford (CDP)	44	144.4%	16	166.7%	36	300.0%	4.9	308.3%
Indian River Shores (Town)	23	-20.7%	57	-14.9%	25	-10.7%	4.1	5.1%
Orchid (Town)	0	-100.0%	1	0.0%	0	-100.0%	0.0	-100.0%
Roseland (CDP)	2	100.0%	0	-100.0%	1	N/A	2.4	N/A
Sebastian (City)	3	0.0%	2	N/A	3	50.0%	5.1	70.0%
South Beach (CDP)	12	100.0%	2	100.0%	14	133.3%	4.3	168.8%
Vero Beach (City)	45	7.1%	17	-41.4%	79	88.1%	6.4	166.7%
Vero Beach South (CDP)	45	50.0%	12	20.0%	49	226.7%	4.9	206.3%
Wabasso (CDP)	0	-100.0%	0	-100.0%	0	N/A	0.0	N/A
Wabasso Beach (CDP)	12	9.1%	6	0.0%	8	60.0%	2.7	58.8%
West Vero Corridor (CDP)	27	17.4%	7	-22.2%	20	185.7%	2.6	188.9%
Windsor (CDP)	0	N/A	0	N/A	0	N/A	0.0	N/A
Winter Beach (CDP)	0	N/A	0	N/A	0	-100.0%	0.0	-100.0%

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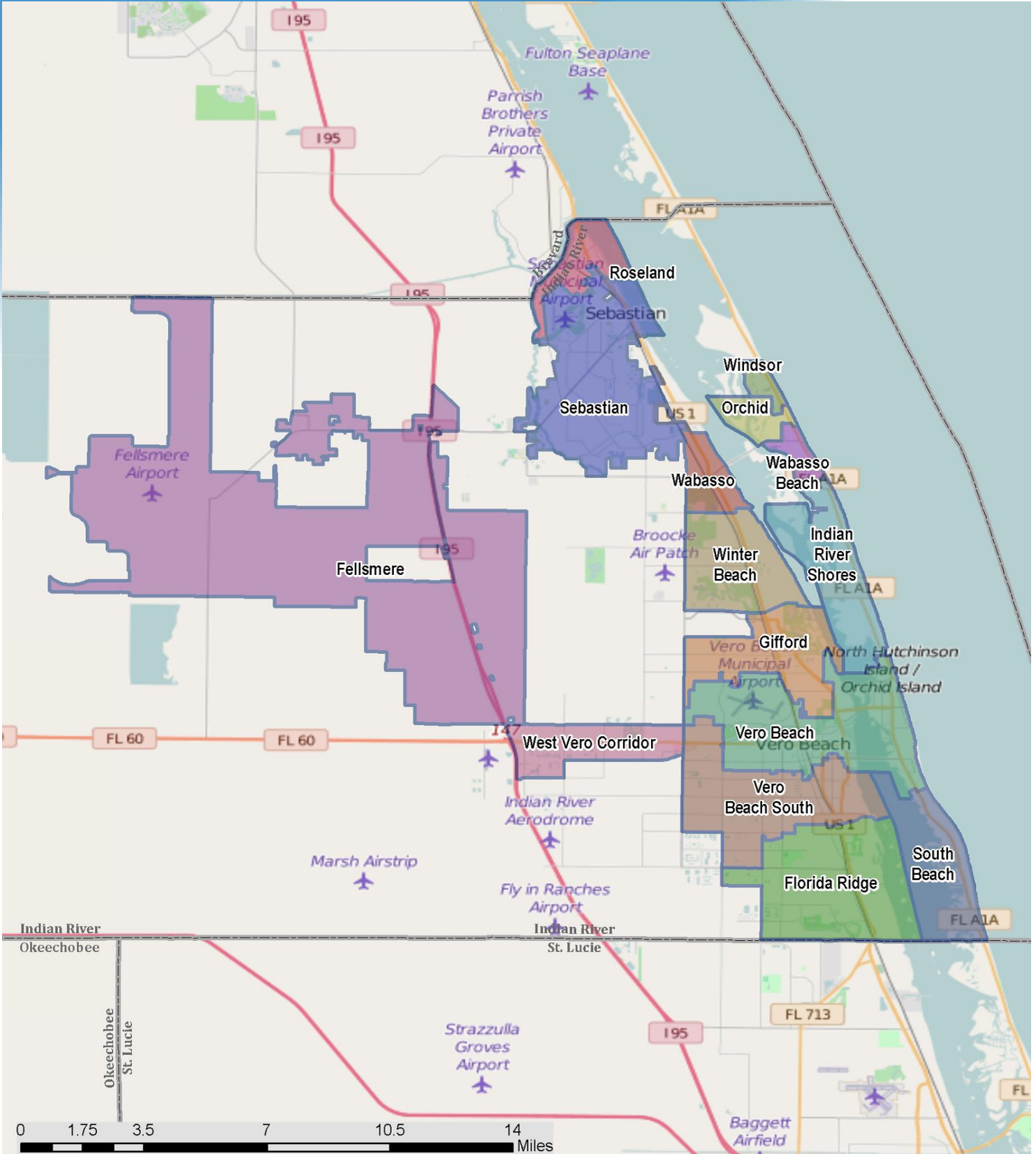
# Indian River County Local Residential Market Metrics - Q2 2023

## Reference Map

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