

# Indian River County Local Residential Market Metrics - Q3 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	646	-12.7%	277	-14.2%	\$373,376	-0.4%	\$532,464	4.8%
Fellsmere (City)	5	-37.5%	5	25.0%	\$169,000	-39.1%	\$203,400	-28.6%
Florida Ridge (CDP)	87	-12.1%	21	-30.0%	\$324,500	-2.0%	\$347,623	-4.0%
Gifford (CDP)	26	-39.5%	17	-37.0%	\$740,000	47.3%	\$776,096	44.1%
Indian River Shores (Town)	6	-66.7%	6	-33.3%	\$1,896,250	11.5%	\$1,830,417	10.5%
Orchid (Town)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Roseland (CDP)	5	0.0%	2	-50.0%	\$290,000	-10.8%	\$373,800	21.0%
Sebastian (City)	140	-18.1%	52	-35.8%	\$344,000	-6.9%	\$349,050	-4.3%
South Beach (CDP)	15	36.4%	10	11.1%	\$1,562,500	11.2%	\$1,684,600	-4.5%
Vero Beach (City)	46	12.2%	25	47.1%	\$775,000	79.6%	\$1,141,261	37.8%
Vero Beach South (CDP)	74	-38.3%	28	-39.1%	\$352,500	8.3%	\$382,755	3.6%
Wabasso (CDP)	1	-75.0%	1	N/A	\$110,000	-58.9%	\$110,000	-71.0%
Wabasso Beach (CDP)	15	87.5%	12	71.4%	\$810,000	-12.7%	\$843,994	-8.9%
West Vero Corridor (CDP)	27	42.1%	12	50.0%	\$309,900	0.0%	\$341,124	7.3%
Windsor (CDP)	1	0.0%	1	0.0%	\$2,325,000	93.8%	\$2,325,000	93.8%
Winter Beach (CDP)	22	22.2%	12	140.0%	\$585,000	9.3%	\$636,318	15.5%

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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	\$344.0 Million	-8.5%	96.8%	-0.9%	38 Days	65.2%	779	-17.7%
Fellsmere (City)	\$1.0 Million	-55.4%	84.5%	-15.1%	29 Days	-14.7%	5	-28.6%
Florida Ridge (CDP)	\$30.2 Million	-15.6%	98.7%	1.6%	25 Days	-19.4%	111	-10.5%
Gifford (CDP)	\$20.2 Million	-12.9%	95.3%	-2.5%	97 Days	361.9%	27	-53.4%
Indian River Shores (Town)	\$11.0 Million	-63.2%	91.7%	-7.5%	20 Days	-13.0%	16	-23.8%
Orchid (Town)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	-100.0%
Roseland (CDP)	\$1.9 Million	21.0%	88.1%	0.1%	74 Days	64.4%	6	20.0%
Sebastian (City)	\$48.9 Million	-21.6%	97.2%	-1.8%	31 Days	55.0%	172	-7.0%
South Beach (CDP)	\$25.3 Million	30.2%	93.0%	-0.2%	47 Days	193.8%	18	5.9%
Vero Beach (City)	\$52.5 Million	54.6%	94.2%	-1.3%	56 Days	115.4%	65	-12.2%
Vero Beach South (CDP)	\$28.3 Million	-36.1%	97.3%	0.9%	27 Days	12.5%	115	-10.9%
Wabasso (CDP)	\$110,000	-92.7%	73.3%	-13.4%	136 Days	142.9%	7	250.0%
Wabasso Beach (CDP)	\$12.7 Million	70.8%	94.1%	-5.9%	37 Days	1133.3%	26	100.0%
West Vero Corridor (CDP)	\$9.2 Million	52.5%	96.7%	-1.8%	96 Days	585.7%	23	-11.5%
Windsor (CDP)	\$2.3 Million	93.8%	66.4%	-28.1%	381 Days	3710.0%	0	-100.0%
Winter Beach (CDP)	\$14.0 Million	41.2%	96.6%	-0.3%	52 Days	108.0%	30	15.4%

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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	674	-3.3%	340	-10.3%	746	-1.5%	3.4	21.4%
Fellsmere (City)	4	-50.0%	1	-85.7%	10	25.0%	10.0	88.7%
Florida Ridge (CDP)	88	-4.3%	37	-15.9%	87	8.8%	2.9	31.8%
Gifford (CDP)	28	-31.7%	19	-26.9%	30	-34.8%	2.9	-23.7%
Indian River Shores (Town)	8	-11.1%	6	-33.3%	31	24.0%	6.6	73.7%
Orchid (Town)	2	100.0%	2	100.0%	0	-100.0%	0.0	-100.0%
Roseland (CDP)	2	-50.0%	1	-66.7%	7	-41.7%	4.0	-42.0%
Sebastian (City)	158	1.3%	87	19.2%	107	-8.5%	2.2	0.0%
South Beach (CDP)	10	-16.7%	3	-50.0%	34	54.5%	5.9	63.9%
Vero Beach (City)	58	52.6%	31	72.2%	89	2.3%	5.6	43.6%
Vero Beach South (CDP)	91	-25.4%	44	-4.3%	65	-14.5%	2.3	27.8%
Wabasso (CDP)	1	-75.0%	1	N/A	12	71.4%	24.0	352.8%
Wabasso Beach (CDP)	19	280.0%	8	-11.1%	27	107.7%	5.3	120.8%
West Vero Corridor (CDP)	28	47.4%	14	7.7%	23	-11.5%	3.5	6.1%
Windsor (CDP)	1	0.0%	0	N/A	0	-100.0%	0.0	-100.0%
Winter Beach (CDP)	22	15.8%	12	-14.3%	36	44.0%	5.1	82.1%

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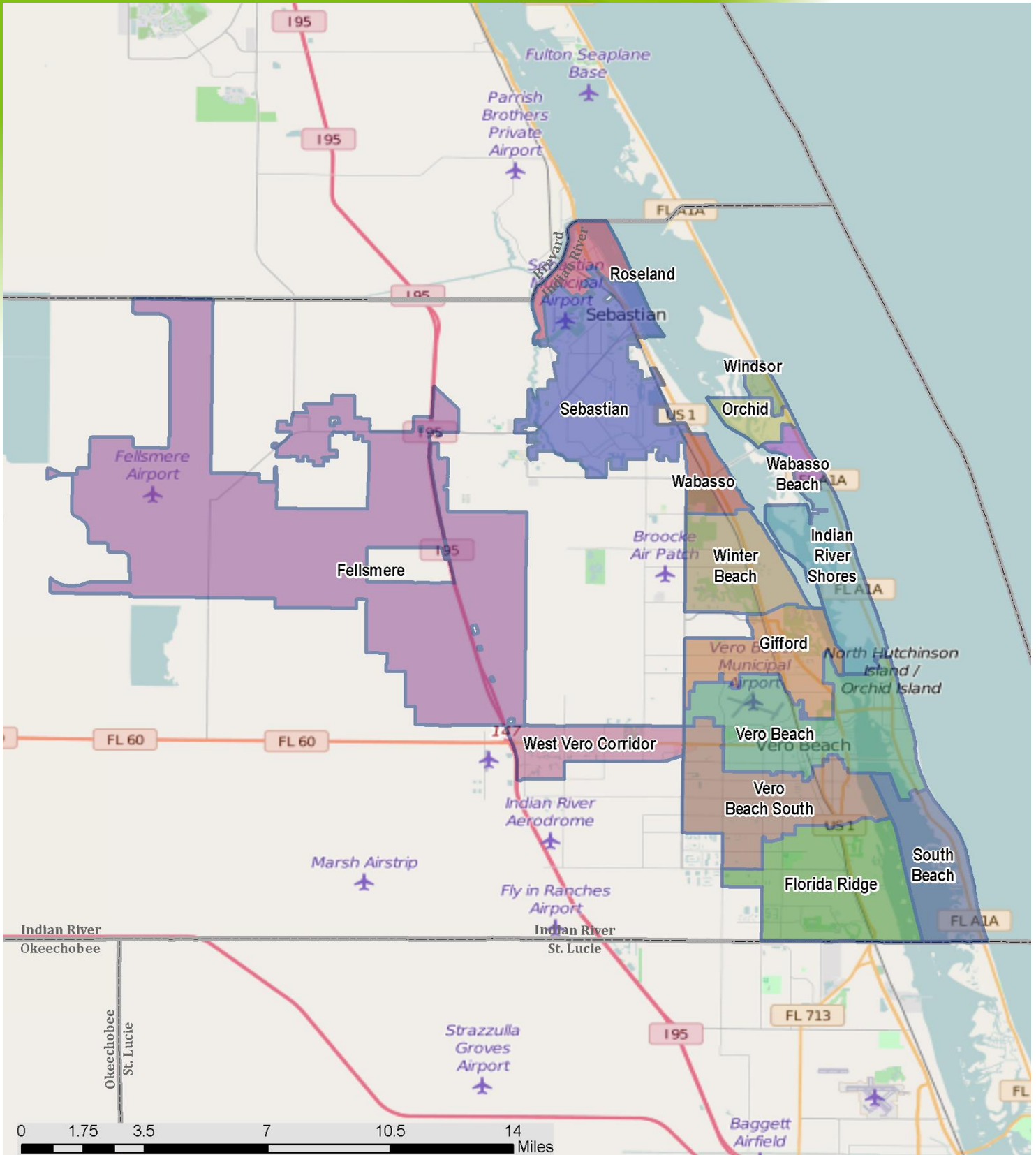
# Indian River County Local Residential Market Metrics - Q3 2023

## Reference Map

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