

Indian River County Local Residential Market Metrics - Q3 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	221	14.5%	135	-8.8%	\$272,500	14.3%	\$412,525	20.4%
Fellsmere (City)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Florida Ridge (CDP)	41	-16.3%	24	-38.5%	\$198,500	16.4%	\$203,351	13.5%
Gifford (CDP)	33	106.3%	15	25.0%	\$320,000	13.4%	\$396,568	18.0%
Indian River Shores (Town)	14	16.7%	11	10.0%	\$805,000	7.7%	\$1,008,129	19.0%
Orchid (Town)	1	N/A	1	N/A	\$2,450,000	N/A	\$2,450,000	N/A
Roseland (CDP)	0	-100.0%	0	-100.0%	(No Sales)	N/A	(No Sales)	N/A
Sebastian (City)	3	200.0%	1	0.0%	\$226,500	-9.4%	\$243,833	-2.5%
South Beach (CDP)	5	-28.6%	4	-42.9%	\$625,000	0.8%	\$749,200	12.8%
Vero Beach (City)	31	14.8%	21	5.0%	\$390,000	0.6%	\$628,758	13.0%
Vero Beach South (CDP)	38	15.2%	18	-5.3%	\$215,000	7.5%	\$197,452	-0.1%
Wabasso (CDP)	0	-100.0%	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Wabasso Beach (CDP)	13	85.7%	12	100.0%	\$500,000	-28.6%	\$745,059	-6.3%
West Vero Corridor (CDP)	17	-26.1%	10	-50.0%	\$255,000	18.1%	\$282,731	25.9%
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	\$91.2 Million	37.9%	94.7%	-2.2%	47 Days	104.3%	326	43.0%
Fellsmere (City)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Florida Ridge (CDP)	\$8.3 Million	-5.0%	93.2%	-3.9%	65 Days	66.7%	73	43.1%
Gifford (CDP)	\$13.1 Million	143.4%	91.5%	-3.0%	55 Days	161.9%	39	129.4%
Indian River Shores (Town)	\$14.1 Million	38.8%	98.9%	0.0%	113 Days	606.3%	21	16.7%
Orchid (Town)	\$2.5 Million	N/A	84.6%	N/A	0 Days	N/A	3	N/A
Roseland (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	2	N/A
Sebastian (City)	\$731,499	192.6%	93.8%	-8.0%	60 Days	160.9%	7	600.0%
South Beach (CDP)	\$3.7 Million	-19.5%	97.5%	4.6%	55 Days	161.9%	15	-6.3%
Vero Beach (City)	\$19.5 Million	29.8%	94.4%	-0.2%	44 Days	29.4%	53	23.3%
Vero Beach South (CDP)	\$7.5 Million	15.0%	95.4%	-3.9%	40 Days	207.7%	36	-14.3%
Wabasso (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	1	N/A
Wabasso Beach (CDP)	\$9.7 Million	74.0%	94.1%	-5.9%	46 Days	2200.0%	18	350.0%
West Vero Corridor (CDP)	\$4.8 Million	-6.9%	95.0%	-3.5%	42 Days	162.5%	33	50.0%
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	N/A

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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	218	7.9%	138	3.0%	386	112.1%	5.1	121.7%
Fellsmere (City)	0	N/A	0	N/A	1	N/A	0.0	N/A
Florida Ridge (CDP)	41	-12.8%	14	-26.3%	99	115.2%	6.6	187.0%
Gifford (CDP)	26	73.3%	8	166.7%	41	272.7%	4.7	176.5%
Indian River Shores (Town)	6	-53.8%	48	-29.4%	34	-5.6%	5.4	-6.9%
Orchid (Town)	2	100.0%	2	100.0%	1	N/A	4.0	N/A
Roseland (CDP)	1	N/A	1	N/A	2	N/A	6.0	N/A
Sebastian (City)	2	0.0%	1	0.0%	6	500.0%	8.0	370.6%
South Beach (CDP)	13	44.4%	5	66.7%	14	27.3%	4.5	40.6%
Vero Beach (City)	35	20.7%	16	14.3%	75	82.9%	6.0	122.2%
Vero Beach South (CDP)	42	10.5%	8	-20.0%	46	206.7%	4.5	200.0%
Wabasso (CDP)	0	N/A	0	N/A	1	N/A	0.0	N/A
Wabasso Beach (CDP)	11	57.1%	5	-16.7%	12	300.0%	3.5	218.2%
West Vero Corridor (CDP)	18	-28.0%	8	0.0%	29	383.3%	4.0	471.4%
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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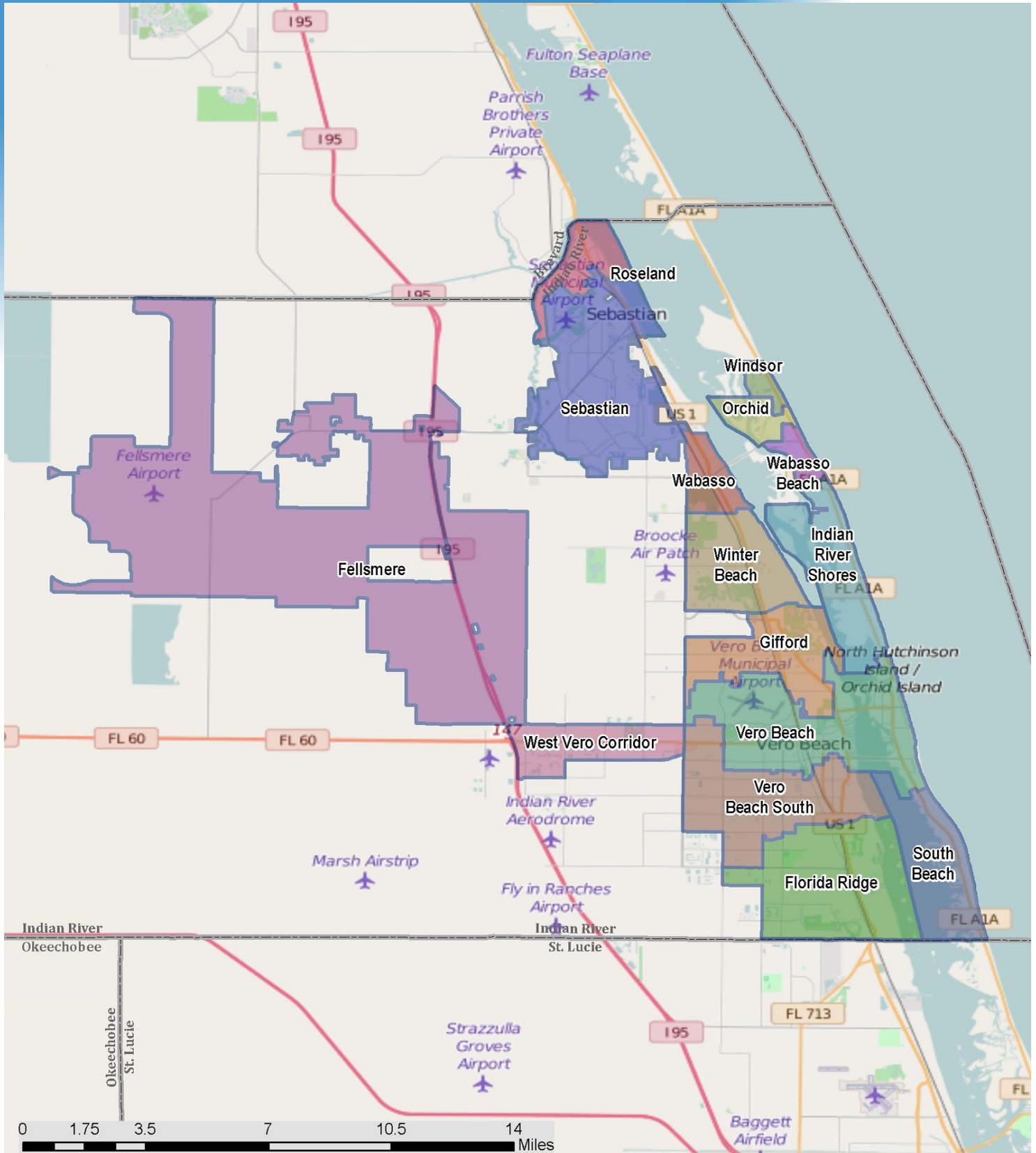
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Reference Map

Municipalities and Census-Designated Places*



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