

Indian River County Local Residential Market Metrics - Q4 2023

Single-Family Homes

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	503	-12.7%	235	-8.6%	\$385,000	5.0%	\$550,935	15.2%
Fellsmere (City)	1	-75.0%	0	N/A	\$319,500	6.5%	\$319,500	5.6%
Florida Ridge (CDP)	58	-18.3%	18	-28.0%	\$297,500	0.8%	\$342,763	12.0%
Gifford (CDP)	20	-31.0%	12	-42.9%	\$393,000	-25.8%	\$488,532	-12.1%
Indian River Shores (Town)	9	12.5%	7	16.7%	\$2,372,500	2.5%	\$1,959,080	-4.5%
Orchid (Town)	2	100.0%	2	100.0%	\$4,800,000	123.3%	\$3,725,000	73.3%
Roseland (CDP)	4	0.0%	2	-33.3%	\$395,000	-27.3%	\$662,000	18.1%
Sebastian (City)	133	9.9%	64	39.1%	\$364,165	-0.3%	\$373,456	2.5%
South Beach (CDP)	8	-11.1%	5	-28.6%	\$1,378,500	-9.6%	\$1,909,641	-14.1%
Vero Beach (City)	40	5.3%	23	15.0%	\$646,000	53.8%	\$1,029,328	48.1%
Vero Beach South (CDP)	60	-38.1%	22	-48.8%	\$340,000	2.1%	\$369,687	3.4%
Wabasso (CDP)	1	0.0%	1	N/A	\$3,000,000	659.5%	\$3,000,000	659.5%
Wabasso Beach (CDP)	14	55.6%	12	71.4%	\$940,000	-12.0%	\$957,071	-15.3%
West Vero Corridor (CDP)	17	54.5%	12	200.0%	\$305,000	-2.4%	\$292,478	-8.7%
Windsor (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Winter Beach (CDP)	17	0.0%	5	-37.5%	\$500,000	1.7%	\$529,053	-1.2%

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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	\$277.1 Million	0.6%	96.6%	0.8%	38 Days	0.0%	743	0.4%
Fellsmere (City)	\$319,500	-73.6%	82.9%	-14.3%	124 Days	57.0%	2	0.0%
Florida Ridge (CDP)	\$19.9 Million	-8.5%	96.4%	2.0%	37 Days	-17.8%	80	-17.5%
Gifford (CDP)	\$9.8 Million	-39.4%	97.6%	0.6%	50 Days	38.9%	38	-24.0%
Indian River Shores (Town)	\$17.6 Million	7.4%	95.0%	-1.9%	70 Days	180.0%	18	-18.2%
Orchid (Town)	\$7.5 Million	246.5%	90.7%	-17.8%	38 Days	171.4%	4	-20.0%
Roseland (CDP)	\$2.6 Million	18.1%	98.2%	11.1%	17 Days	-83.0%	10	100.0%
Sebastian (City)	\$49.7 Million	12.7%	98.1%	2.0%	36 Days	-7.7%	156	17.3%
South Beach (CDP)	\$15.3 Million	-23.7%	76.6%	-8.9%	135 Days	145.5%	17	-32.0%
Vero Beach (City)	\$41.2 Million	55.9%	93.9%	5.3%	45 Days	9.8%	76	11.8%
Vero Beach South (CDP)	\$22.2 Million	-36.1%	96.0%	0.8%	27 Days	-20.6%	98	-5.8%
Wabasso (CDP)	\$3.0 Million	659.5%	87.0%	1.3%	102 Days	-49.0%	3	200.0%
Wabasso Beach (CDP)	\$13.4 Million	31.7%	92.4%	-7.6%	76 Days	100.0%	17	41.7%
West Vero Corridor (CDP)	\$5.0 Million	41.1%	98.4%	1.8%	118 Days	237.1%	23	-30.3%
Windsor (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Winter Beach (CDP)	\$9.0 Million	-1.2%	95.5%	-1.8%	54 Days	58.8%	40	81.8%

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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	518	-10.2%	272	-13.4%	888	8.0%	4.2	27.3%
Fellsmere (City)	1	0.0%	0	-100.0%	11	120.0%	14.7	320.0%
Florida Ridge (CDP)	65	-9.7%	34	-15.0%	87	-21.6%	3.0	-9.1%
Gifford (CDP)	17	-48.5%	10	-63.0%	49	-22.2%	5.2	0.0%
Indian River Shores (Town)	5	-37.5%	2	-77.8%	37	2.8%	7.8	13.0%
Orchid (Town)	1	-66.7%	0	-100.0%	3	-40.0%	4.5	-47.7%
Roseland (CDP)	6	100.0%	3	200.0%	14	27.3%	8.0	9.6%
Sebastian (City)	113	-8.9%	60	-10.4%	135	26.2%	2.7	28.6%
South Beach (CDP)	8	-11.1%	3	-40.0%	45	25.0%	7.9	8.2%
Vero Beach (City)	54	17.4%	34	88.9%	101	-15.8%	6.2	0.0%
Vero Beach South (CDP)	73	-22.3%	35	-7.9%	97	29.3%	3.8	90.0%
Wabasso (CDP)	0	-100.0%	0	-100.0%	12	500.0%	24.0	990.9%
Wabasso Beach (CDP)	17	112.5%	9	28.6%	29	81.3%	5.3	51.4%
West Vero Corridor (CDP)	20	81.8%	15	36.4%	25	-32.4%	3.5	-40.7%
Windsor (CDP)	0	N/A	0	N/A	0	-100.0%	0.0	-100.0%
Winter Beach (CDP)	23	64.3%	17	183.3%	47	51.6%	6.7	86.1%

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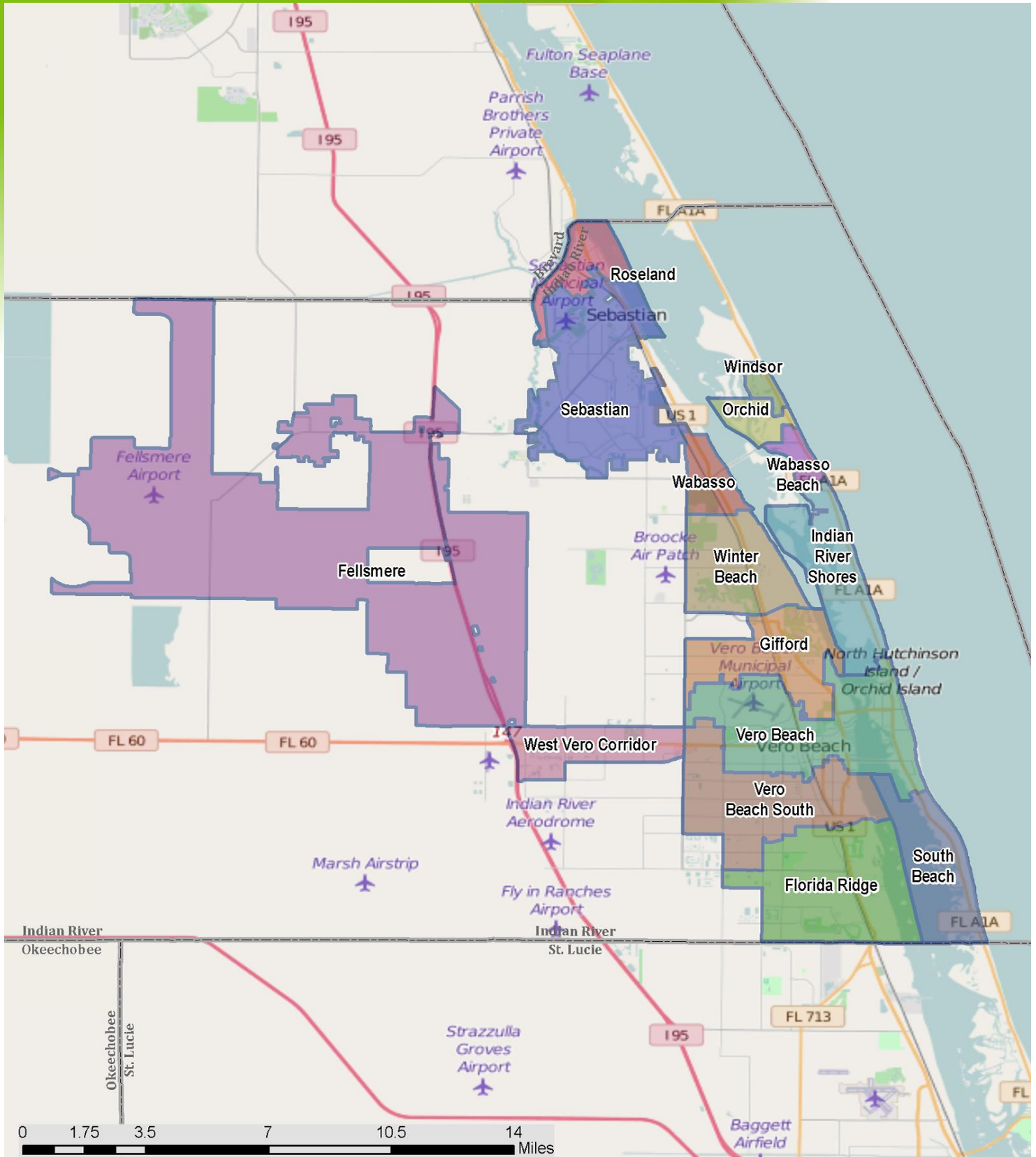
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Reference Map

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