

Indian River County Local Residential Market Metrics - 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	2,556	-13.7%	1,176	-11.6%	\$387,500	3.3%	\$609,265	11.2%
Fellsmere (City)	9	-47.1%	7	16.7%	\$271,500	-9.5%	\$251,167	-18.2%
Florida Ridge (CDP)	346	-13.7%	112	-17.6%	\$320,000	3.2%	\$349,681	1.9%
Gifford (CDP)	114	-21.9%	74	-21.3%	\$675,000	27.4%	\$692,228	22.2%
Indian River Shores (Town)	57	-9.5%	47	6.8%	\$1,660,000	-7.8%	\$2,253,733	18.3%
Orchid (Town)	8	14.3%	8	14.3%	\$2,600,000	20.9%	\$3,918,750	46.8%
Roseland (CDP)	21	16.7%	11	0.0%	\$492,000	38.6%	\$550,215	23.9%
Sebastian (City)	591	-2.0%	251	1.2%	\$357,165	2.0%	\$365,276	2.3%
South Beach (CDP)	68	15.3%	47	9.3%	\$1,600,000	0.3%	\$2,568,643	14.5%
Vero Beach (City)	194	-16.4%	107	-17.1%	\$660,000	32.2%	\$1,051,515	0.6%
Vero Beach South (CDP)	304	-33.5%	122	-33.3%	\$350,000	6.1%	\$389,490	7.5%
Wabasso (CDP)	6	-45.5%	4	33.3%	\$760,000	173.9%	\$1,055,833	196.1%
Wabasso Beach (CDP)	66	20.0%	47	30.6%	\$850,000	-0.3%	\$918,741	-0.9%
West Vero Corridor (CDP)	85	13.3%	39	14.7%	\$309,900	0.0%	\$329,432	2.6%
Windsor (CDP)	3	-25.0%	2	-50.0%	\$1,325,000	-36.3%	\$1,550,000	-48.2%
Winter Beach (CDP)	84	-19.2%	43	7.5%	\$535,000	14.8%	\$569,509	16.4%

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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	\$1.6 Billion	-4.0%	96.3%	-2.5%	41 Days	105.0%	3,250	-14.2%
Fellsmere (City)	\$2.3 Million	-56.7%	84.6%	-12.5%	43 Days	-45.6%	20	-13.0%
Florida Ridge (CDP)	\$121.0 Million	-12.1%	97.0%	-1.0%	40 Days	90.5%	389	-22.4%
Gifford (CDP)	\$78.9 Million	-4.6%	96.2%	-1.3%	46 Days	170.6%	131	-37.6%
Indian River Shores (Town)	\$128.5 Million	7.0%	92.6%	-7.4%	47 Days	135.0%	81	-5.8%
Orchid (Town)	\$31.4 Million	67.8%	90.7%	-6.2%	57 Days	-9.5%	6	-25.0%
Roseland (CDP)	\$11.6 Million	44.6%	96.5%	7.0%	59 Days	40.5%	25	-10.7%
Sebastian (City)	\$215.9 Million	0.3%	97.3%	-2.7%	33 Days	106.3%	696	-3.5%
South Beach (CDP)	\$174.7 Million	32.0%	89.3%	-6.8%	63 Days	173.9%	94	0.0%
Vero Beach (City)	\$204.0 Million	-15.9%	91.3%	-5.7%	52 Days	92.6%	269	-21.6%
Vero Beach South (CDP)	\$118.4 Million	-28.5%	95.5%	-2.4%	35 Days	59.1%	393	-24.4%
Wabasso (CDP)	\$6.3 Million	61.5%	87.0%	1.3%	102 Days	88.9%	19	11.8%
Wabasso Beach (CDP)	\$60.6 Million	19.0%	93.6%	-6.4%	49 Days	308.3%	91	40.0%
West Vero Corridor (CDP)	\$28.0 Million	16.3%	96.7%	-2.5%	71 Days	294.4%	107	-20.1%
Windsor (CDP)	\$4.7 Million	-61.1%	83.4%	-11.6%	203 Days	101.0%	1	-83.3%
Winter Beach (CDP)	\$47.8 Million	-6.0%	95.0%	-5.0%	49 Days	188.2%	143	25.4%

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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	2,899	-4.4%	272	-13.4%	888	8.0%	4.2	27.3%
Fellsmere (City)	9	-59.1%	0	-100.0%	11	120.0%	14.7	320.0%
Florida Ridge (CDP)	385	-8.3%	34	-15.0%	87	-21.6%	3.0	-9.1%
Gifford (CDP)	126	-21.3%	10	-63.0%	49	-22.2%	5.2	0.0%
Indian River Shores (Town)	60	13.2%	2	-77.8%	37	2.8%	7.8	13.0%
Orchid (Town)	6	-25.0%	0	-100.0%	3	-40.0%	4.5	-47.7%
Roseland (CDP)	22	15.8%	3	200.0%	14	27.3%	8.0	9.6%
Sebastian (City)	633	-0.2%	60	-10.4%	135	26.2%	2.7	28.6%
South Beach (CDP)	79	46.3%	3	-40.0%	45	25.0%	7.9	8.2%
Vero Beach (City)	238	2.1%	34	88.9%	101	-15.8%	6.2	0.0%
Vero Beach South (CDP)	361	-22.0%	35	-7.9%	97	29.3%	3.8	90.0%
Wabasso (CDP)	5	-61.5%	0	-100.0%	12	500.0%	24.0	990.9%
Wabasso Beach (CDP)	79	68.1%	9	28.6%	29	81.3%	5.3	51.4%
West Vero Corridor (CDP)	106	32.5%	15	36.4%	25	-32.4%	3.5	-40.7%
Windsor (CDP)	3	0.0%	0	N/A	0	-100.0%	0.0	-100.0%
Winter Beach (CDP)	108	18.7%	17	183.3%	47	51.6%	6.7	86.1%

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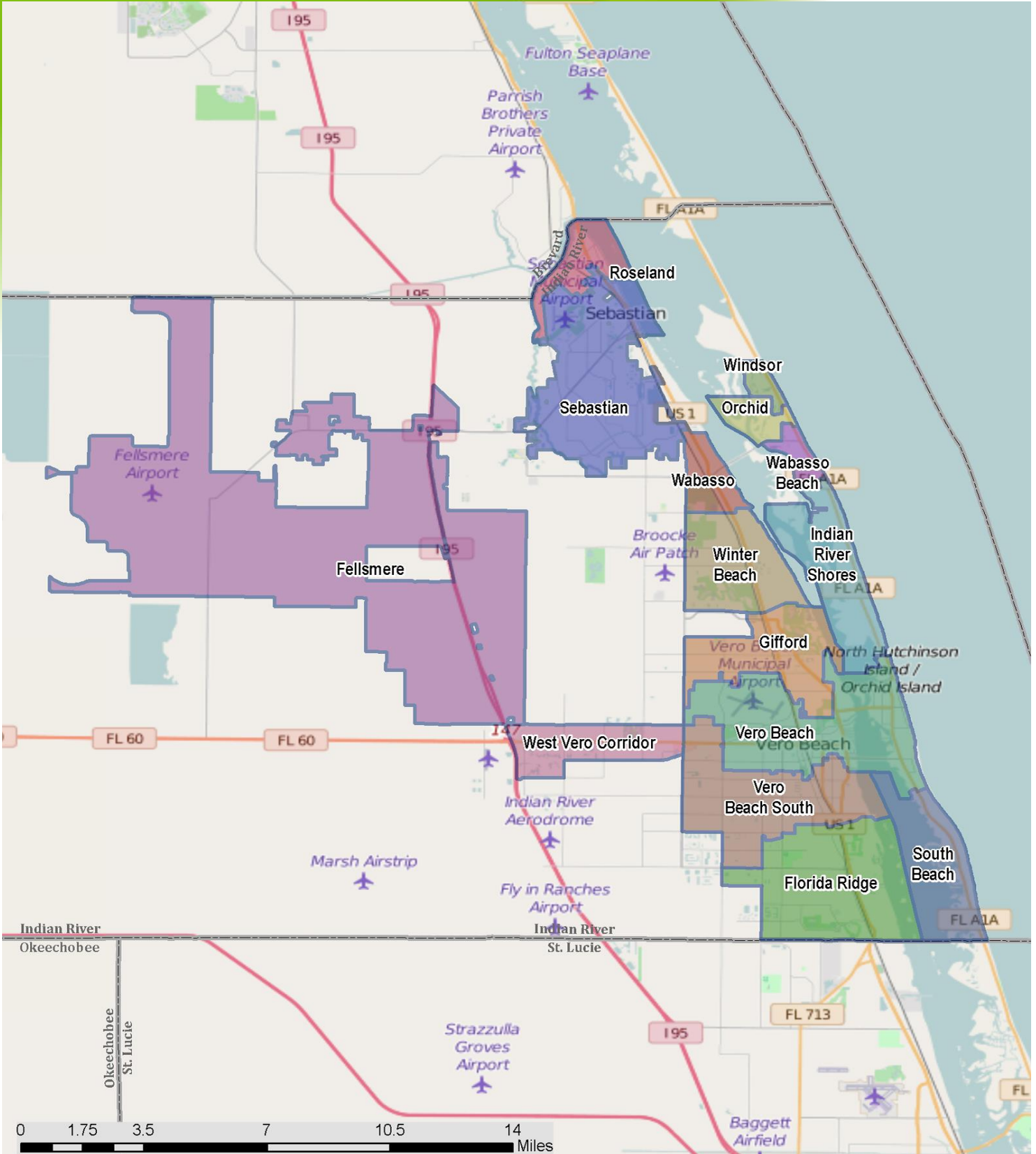
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Reference Map

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