

# Indian River County Local Residential Market Metrics - Q4 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	205	53.0%	163	56.7%	\$315,000	37.6%	\$568,752	43.2%
Fellsmere (City)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Florida Ridge (CDP)	36	-7.7%	29	-3.3%	\$216,000	31.7%	\$204,188	10.5%
Gifford (CDP)	23	283.3%	19	375.0%	\$438,500	29.9%	\$450,291	35.6%
Indian River Shores (Town)	24	118.2%	21	200.0%	\$1,695,000	83.2%	\$1,642,653	35.8%
Orchid (Town)	1	0.0%	1	0.0%	\$3,612,500	60.6%	\$3,612,500	60.6%
Roseland (CDP)	4	N/A	3	N/A	\$340,000	N/A	\$341,000	N/A
Sebastian (City)	3	50.0%	2	0.0%	\$579,000	24.5%	\$500,000	7.5%
South Beach (CDP)	11	37.5%	11	37.5%	\$615,000	-18.0%	\$716,636	4.3%
Vero Beach (City)	33	37.5%	25	19.0%	\$425,000	122.4%	\$450,462	21.9%
Vero Beach South (CDP)	18	-5.3%	14	40.0%	\$170,000	-1.3%	\$205,000	22.6%
Wabasso (CDP)	1	N/A	1	N/A	\$154,500	N/A	\$154,500	N/A
Wabasso Beach (CDP)	12	50.0%	9	28.6%	\$1,450,000	93.3%	\$1,282,983	31.5%
West Vero Corridor (CDP)	20	53.8%	15	36.4%	\$252,500	1.4%	\$256,850	10.1%
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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Data released on Friday, January 19, 2024. Next quarterly data release is Thursday, April 18, 2024.

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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	\$116.6 Million	119.1%	94.4%	-1.2%	51 Days	50.0%	425	65.4%
Fellsmere (City)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Florida Ridge (CDP)	\$7.4 Million	2.0%	95.5%	-0.5%	40 Days	14.3%	62	12.7%
Gifford (CDP)	\$10.4 Million	419.8%	90.3%	0.4%	78 Days	44.4%	34	0.0%
Indian River Shores (Town)	\$39.4 Million	196.3%	100.0%	1.0%	122 Days	320.7%	31	106.7%
Orchid (Town)	\$3.6 Million	60.6%	92.7%	3.0%	21 Days	-73.1%	2	N/A
Roseland (CDP)	\$1.4 Million	N/A	96.2%	N/A	29 Days	N/A	52	1633.3%
Sebastian (City)	\$1.5 Million	61.3%	95.4%	2.4%	36 Days	-46.3%	11	N/A
South Beach (CDP)	\$7.9 Million	43.4%	97.4%	0.2%	58 Days	65.7%	35	250.0%
Vero Beach (City)	\$14.9 Million	67.6%	93.1%	2.5%	52 Days	6.1%	70	52.2%
Vero Beach South (CDP)	\$3.7 Million	16.1%	92.0%	-4.7%	46 Days	100.0%	41	7.9%
Wabasso (CDP)	\$154,500	N/A	85.8%	N/A	36 Days	N/A	0	N/A
Wabasso Beach (CDP)	\$15.4 Million	97.3%	93.1%	0.8%	43 Days	65.4%	17	13.3%
West Vero Corridor (CDP)	\$5.1 Million	69.3%	95.9%	-1.2%	44 Days	131.6%	30	42.9%
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	197	27.1%	114	-19.1%	574	120.8%	7.1	91.9%
Fellsmere (City)	0	N/A	0	N/A	0	N/A	0.0	N/A
Florida Ridge (CDP)	42	2.4%	13	18.2%	108	100.0%	7.4	155.2%
Gifford (CDP)	20	33.3%	4	-66.7%	50	78.6%	4.9	-5.8%
Indian River Shores (Town)	15	25.0%	38	-44.9%	50	61.3%	6.8	25.9%
Orchid (Town)	3	N/A	4	300.0%	0	N/A	0.0	N/A
Roseland (CDP)	3	N/A	0	N/A	51	1600.0%	76.5	537.5%
Sebastian (City)	5	400.0%	2	N/A	9	N/A	10.8	N/A
South Beach (CDP)	11	37.5%	5	66.7%	40	300.0%	12.0	263.6%
Vero Beach (City)	38	40.7%	16	23.1%	107	81.4%	8.0	81.8%
Vero Beach South (CDP)	15	-21.1%	4	-55.6%	62	100.0%	6.0	76.5%
Wabasso (CDP)	1	N/A	0	N/A	1	N/A	12.0	N/A
Wabasso Beach (CDP)	10	25.0%	1	-83.3%	20	100.0%	5.3	51.4%
West Vero Corridor (CDP)	16	6.7%	6	-25.0%	35	250.0%	4.4	193.3%
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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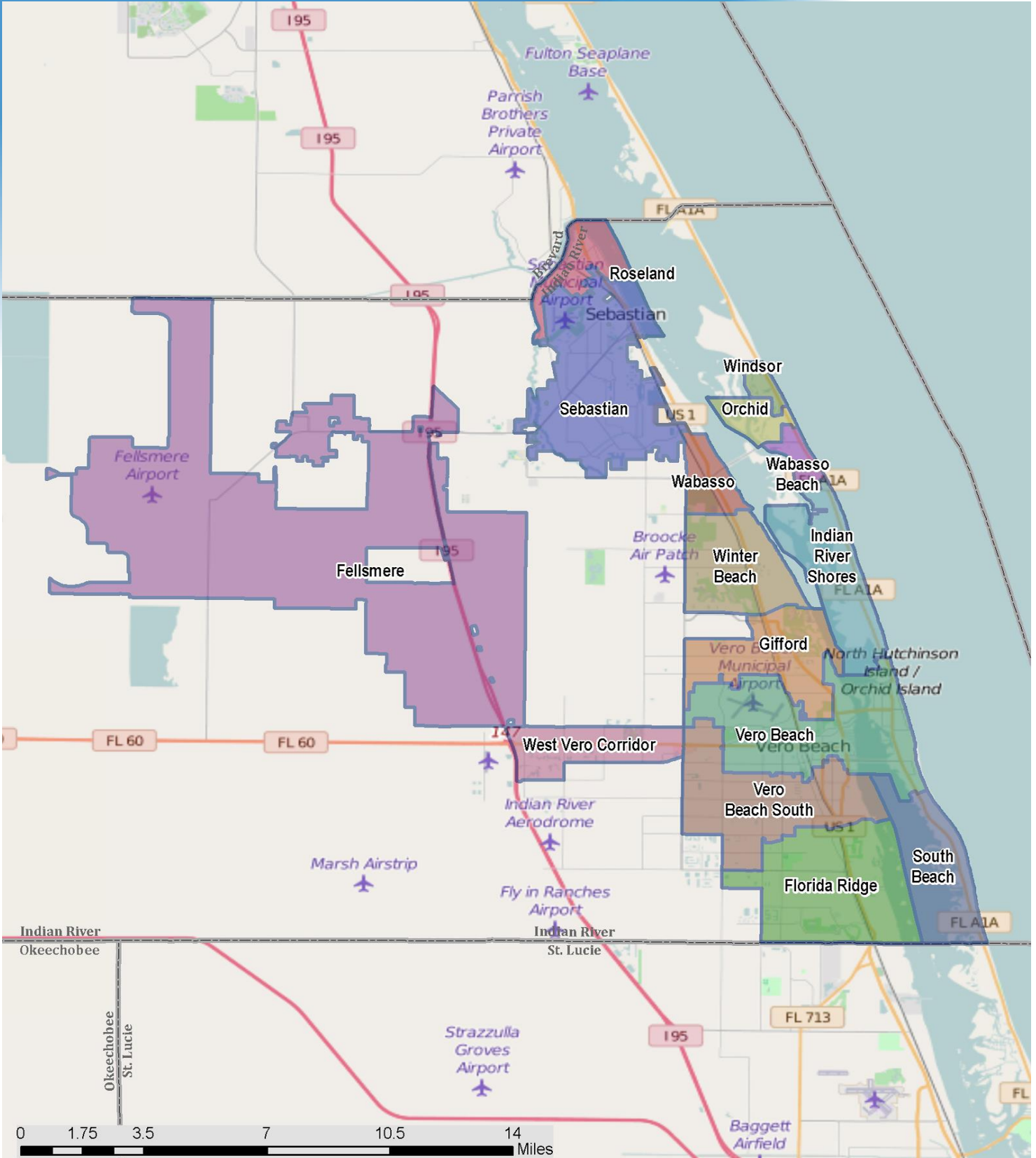
# Indian River County Local Residential Market Metrics - Q4 2023

## Reference Map

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