

# Indian River County Local Residential Market Metrics - 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	972	14.9%	674	9.1%	\$285,000	21.3%	\$472,561	19.9%
Fellsmere (City)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Florida Ridge (CDP)	176	-21.1%	120	-21.6%	\$175,000	6.1%	\$192,486	9.9%
Gifford (CDP)	122	87.7%	80	60.0%	\$360,000	27.5%	\$451,166	21.5%
Indian River Shores (Town)	88	27.5%	70	27.3%	\$994,950	24.4%	\$1,368,013	28.3%
Orchid (Town)	3	0.0%	3	0.0%	\$2,850,000	5.6%	\$2,970,833	12.8%
Roseland (CDP)	8	166.7%	5	150.0%	\$336,000	3.9%	\$339,250	2.6%
Sebastian (City)	10	42.9%	5	-16.7%	\$290,000	31.2%	\$344,650	29.1%
South Beach (CDP)	40	11.1%	38	8.6%	\$627,500	0.4%	\$745,850	8.2%
Vero Beach (City)	160	-1.2%	122	-6.9%	\$425,000	13.3%	\$534,127	7.9%
Vero Beach South (CDP)	123	13.9%	71	22.4%	\$190,000	5.6%	\$195,206	7.8%
Wabasso (CDP)	1	0.0%	1	N/A	\$154,500	4.7%	\$154,500	4.7%
Wabasso Beach (CDP)	45	32.4%	36	20.0%	\$675,000	-3.6%	\$890,136	-0.7%
West Vero Corridor (CDP)	95	15.9%	57	-3.4%	\$259,000	29.6%	\$265,342	28.4%
Windsor (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Winter Beach (CDP)	1	0.0%	1	N/A	\$217,700	-7.4%	\$217,700	-7.4%

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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	\$459.3 Million	37.8%	94.6%	-4.1%	46 Days	170.6%	1,502	34.1%
Fellsmere (City)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Florida Ridge (CDP)	\$33.9 Million	-13.2%	94.7%	-4.1%	44 Days	120.0%	293	7.3%
Gifford (CDP)	\$55.0 Million	128.0%	93.2%	-4.7%	67 Days	415.4%	154	57.1%
Indian River Shores (Town)	\$120.4 Million	63.6%	96.4%	-1.8%	96 Days	433.3%	104	7.2%
Orchid (Town)	\$8.9 Million	12.8%	92.7%	3.0%	14 Days	-82.1%	7	250.0%
Roseland (CDP)	\$2.7 Million	173.7%	94.4%	-4.2%	81 Days	224.0%	56	1020.0%
Sebastian (City)	\$3.4 Million	84.4%	95.9%	-4.1%	36 Days	56.5%	27	350.0%
South Beach (CDP)	\$29.8 Million	20.2%	97.5%	-2.5%	37 Days	76.2%	84	82.6%
Vero Beach (City)	\$85.5 Million	6.6%	94.3%	-4.1%	41 Days	141.2%	268	15.0%
Vero Beach South (CDP)	\$24.0 Million	22.7%	92.6%	-7.4%	43 Days	290.9%	183	22.8%
Wabasso (CDP)	\$154,500	4.7%	85.8%	25.1%	36 Days	-25.0%	1	-50.0%
Wabasso Beach (CDP)	\$40.1 Million	31.5%	93.5%	-6.5%	47 Days	487.5%	57	35.7%
West Vero Corridor (CDP)	\$25.2 Million	48.8%	95.1%	-3.4%	42 Days	250.0%	127	38.0%
Windsor (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Winter Beach (CDP)	\$217,700	-7.4%	72.9%	-30.2%	280 Days	1300.0%	0	-100.0%

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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	1,041	12.9%	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)	201	-14.1%	13	18.2%	108	100.0%	7.4	155.2%
Gifford (CDP)	123	61.8%	4	-66.7%	50	78.6%	4.9	-5.8%
Indian River Shores (Town)	68	-24.4%	38	-44.9%	50	61.3%	6.8	25.9%
Orchid (Town)	6	100.0%	4	300.0%	0	N/A	0.0	N/A
Roseland (CDP)	9	200.0%	0	N/A	51	1600.0%	76.5	537.5%
Sebastian (City)	13	85.7%	2	N/A	9	N/A	10.8	N/A
South Beach (CDP)	54	50.0%	5	66.7%	40	300.0%	12.0	263.6%
Vero Beach (City)	179	7.2%	16	23.1%	107	81.4%	8.0	81.8%
Vero Beach South (CDP)	137	10.5%	4	-55.6%	62	100.0%	6.0	76.5%
Wabasso (CDP)	1	-50.0%	0	N/A	1	N/A	12.0	N/A
Wabasso Beach (CDP)	45	32.4%	1	-83.3%	20	100.0%	5.3	51.4%
West Vero Corridor (CDP)	91	-2.2%	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)	1	0.0%	0	N/A	0	-100.0%	0.0	-100.0%

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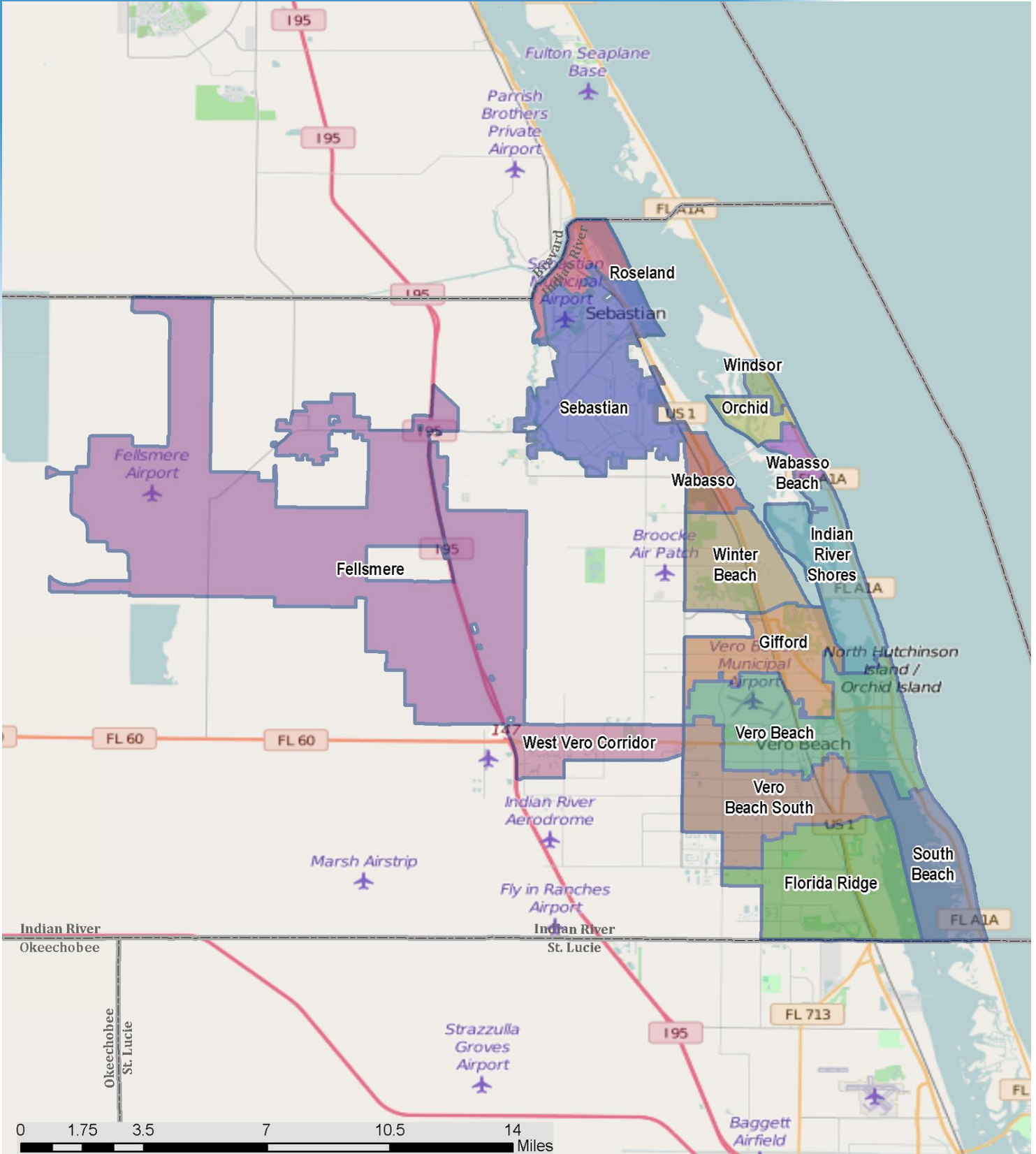
# Indian River County Local Residential Market Metrics - 2023

## Reference Map

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