

# Indian River County Local Residential Market Metrics - Q1 2024

## 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	558	-5.1%	276	-2.1%	\$435,800	13.5%	\$671,759	-4.7%
Fellsmere (City)	6	500.0%	2	100.0%	\$307,450	165.0%	\$271,000	133.6%
Florida Ridge (CDP)	69	-22.5%	28	-12.5%	\$335,000	3.1%	\$387,976	4.4%
Gifford (CDP)	15	-51.6%	7	-66.7%	\$675,000	22.7%	\$723,811	2.5%
Indian River Shores (Town)	7	-50.0%	7	-41.7%	\$1,750,000	15.7%	\$2,509,429	-16.3%
Orchid (Town)	0	-100.0%	0	-100.0%	(No Sales)	N/A	(No Sales)	N/A
Roseland (CDP)	6	100.0%	4	100.0%	\$519,500	28.3%	\$545,334	14.5%
Sebastian (City)	120	-6.3%	48	-22.6%	\$369,000	8.3%	\$388,274	8.9%
South Beach (CDP)	16	-5.9%	12	0.0%	\$2,115,000	0.7%	\$3,223,625	-20.1%
Vero Beach (City)	50	19.0%	42	50.0%	\$825,000	35.8%	\$1,274,039	43.2%
Vero Beach South (CDP)	75	-10.7%	24	-33.3%	\$385,000	12.4%	\$454,699	18.9%
Wabasso (CDP)	2	-33.3%	2	0.0%	\$247,500	-67.4%	\$247,500	-68.9%
Wabasso Beach (CDP)	17	30.8%	12	140.0%	\$882,735	12.5%	\$929,161	14.4%
West Vero Corridor (CDP)	19	11.8%	7	0.0%	\$310,000	-3.1%	\$336,917	3.0%
Windsor (CDP)	0	-100.0%	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Winter Beach (CDP)	28	40.0%	18	80.0%	\$650,000	14.0%	\$671,051	22.7%

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Data released on Thursday, April 18, 2024. Next quarterly data release is Tuesday, July 23, 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	\$374.8 Million	-9.6%	95.9%	0.2%	51 Days	18.6%	1,090	13.2%
Fellsmere (City)	\$1.6 Million	1301.7%	98.9%	-14.7%	205 Days	2828.6%	3	0.0%
Florida Ridge (CDP)	\$26.8 Million	-19.0%	95.9%	0.0%	46 Days	-22.0%	112	-1.8%
Gifford (CDP)	\$10.9 Million	-50.4%	95.5%	-0.7%	48 Days	71.4%	53	26.2%
Indian River Shores (Town)	\$17.6 Million	-58.1%	88.9%	5.6%	107 Days	67.2%	44	76.0%
Orchid (Town)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	2	N/A
Roseland (CDP)	\$3.3 Million	129.0%	86.0%	-14.0%	105 Days	2.9%	9	80.0%
Sebastian (City)	\$46.6 Million	2.1%	97.6%	1.0%	40 Days	29.0%	215	7.0%
South Beach (CDP)	\$51.6 Million	-24.8%	82.9%	-8.2%	127 Days	64.9%	34	6.3%
Vero Beach (City)	\$63.7 Million	70.5%	92.1%	0.3%	36 Days	-29.4%	109	62.7%
Vero Beach South (CDP)	\$34.1 Million	6.1%	96.1%	1.1%	45 Days	12.5%	144	28.6%
Wabasso (CDP)	\$495,000	-79.2%	79.3%	-11.8%	82 Days	-58.6%	5	25.0%
Wabasso Beach (CDP)	\$15.8 Million	49.6%	90.8%	-1.6%	64 Days	-19.0%	39	25.8%
West Vero Corridor (CDP)	\$6.4 Million	15.1%	96.4%	1.5%	72 Days	132.3%	35	-20.5%
Windsor (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	1	0.0%
Winter Beach (CDP)	\$18.8 Million	71.8%	97.6%	4.5%	58 Days	26.1%	43	13.2%

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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	795	-5.6%	421	-8.7%	1,154	37.2%	5.5	52.8%
Fellsmere (City)	7	250.0%	1	-50.0%	7	40.0%	6.0	57.9%
Florida Ridge (CDP)	88	-33.3%	44	-40.5%	117	42.7%	4.3	72.0%
Gifford (CDP)	45	-2.2%	31	0.0%	58	9.4%	7.1	65.1%
Indian River Shores (Town)	19	-26.9%	11	-38.9%	62	158.3%	14.9	231.1%
Orchid (Town)	0	-100.0%	0	-100.0%	5	400.0%	15.0	900.0%
Roseland (CDP)	6	20.0%	3	0.0%	16	100.0%	8.0	42.9%
Sebastian (City)	151	-11.7%	80	-22.3%	186	48.8%	3.8	46.2%
South Beach (CDP)	25	-13.8%	11	37.5%	47	14.6%	8.4	2.4%
Vero Beach (City)	82	34.4%	54	68.8%	131	10.1%	7.8	4.0%
Vero Beach South (CDP)	100	-1.0%	46	4.5%	142	86.8%	5.8	163.6%
Wabasso (CDP)	2	100.0%	1	N/A	13	225.0%	31.2	743.2%
Wabasso Beach (CDP)	23	9.5%	13	18.2%	43	59.3%	7.4	2.8%
West Vero Corridor (CDP)	23	-20.7%	10	-47.4%	34	-15.0%	4.7	-31.9%
Windsor (CDP)	0	-100.0%	0	N/A	1	-50.0%	6.0	-25.0%
Winter Beach (CDP)	39	30.0%	32	166.7%	53	51.4%	6.9	50.0%

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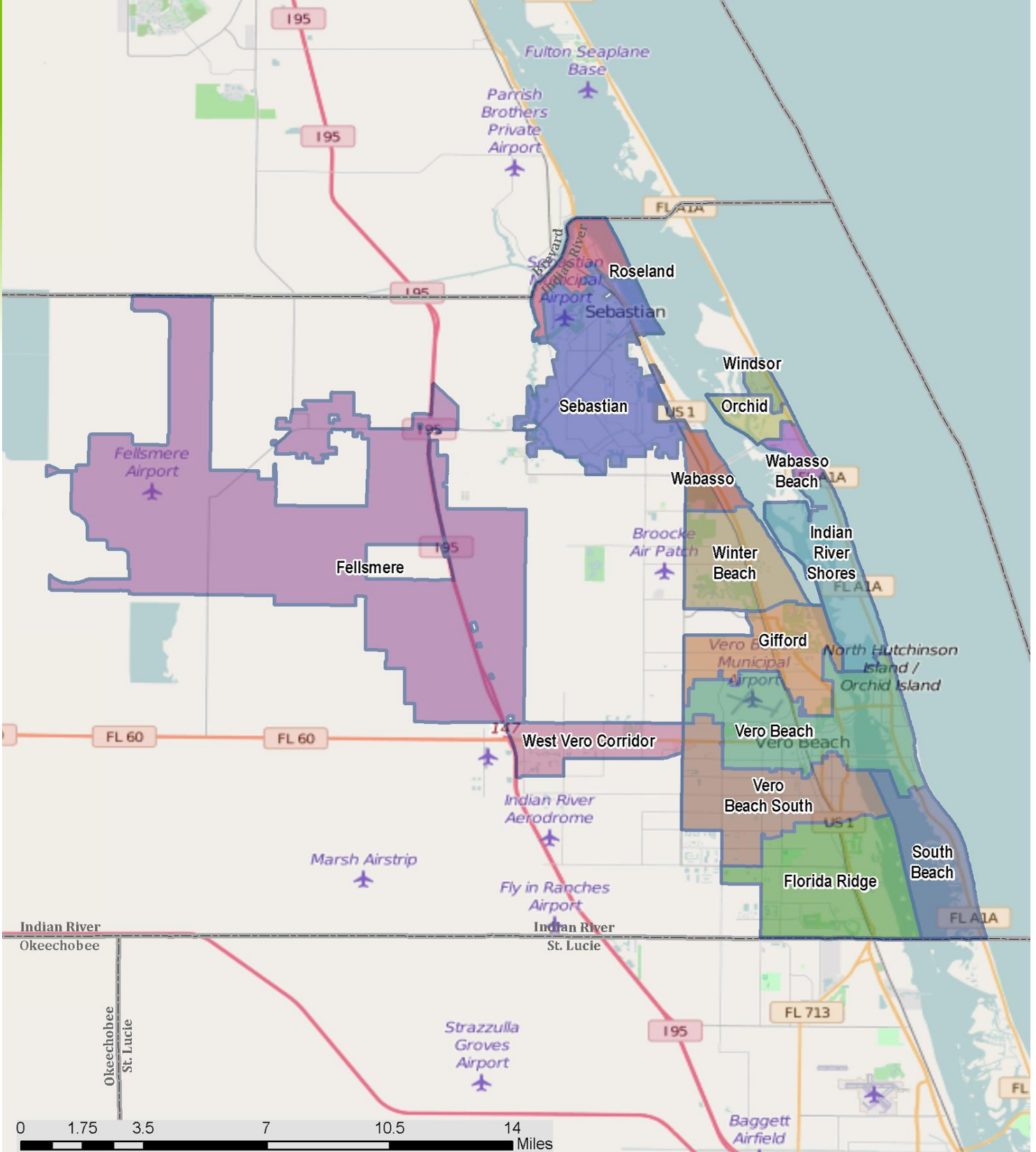
# Indian River County Local Residential Market Metrics - Q1 2024

## Reference Map

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