

# Indian River County Local Residential Market Metrics - Q1 2024

## 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	214	-3.6%	168	2.4%	\$300,000	-1.6%	\$626,800	44.1%
Fellsmere (City)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Florida Ridge (CDP)	51	64.5%	38	65.2%	\$152,500	-8.8%	\$176,190	-10.0%
Gifford (CDP)	25	-13.8%	19	0.0%	\$370,000	2.1%	\$420,052	-19.6%
Indian River Shores (Town)	23	35.3%	19	46.2%	\$1,910,000	129.4%	\$2,045,612	70.3%
Orchid (Town)	3	N/A	3	N/A	\$3,100,000	N/A	\$2,966,667	N/A
Roseland (CDP)	0	-100.0%	0	-100.0%	(No Sales)	N/A	(No Sales)	N/A
Sebastian (City)	2	0.0%	0	-100.0%	\$200,000	-30.4%	\$200,000	-30.4%
South Beach (CDP)	18	38.5%	17	30.8%	\$711,250	15.7%	\$751,361	8.7%
Vero Beach (City)	23	-42.5%	17	-48.5%	\$390,000	-19.1%	\$502,587	2.2%
Vero Beach South (CDP)	27	-10.0%	22	15.8%	\$220,000	13.1%	\$199,063	0.2%
Wabasso (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Wabasso Beach (CDP)	10	0.0%	8	14.3%	\$913,750	68.8%	\$1,158,550	86.2%
West Vero Corridor (CDP)	13	-38.1%	9	-47.1%	\$274,900	14.5%	\$288,800	16.3%
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 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	\$134.1 Million	38.9%	93.4%	-1.5%	59 Days	59.5%	514	21.2%
Fellsmere (City)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	1	N/A
Florida Ridge (CDP)	\$9.0 Million	48.0%	90.4%	-5.8%	70 Days	125.8%	82	-7.9%
Gifford (CDP)	\$10.5 Million	-30.7%	92.3%	-2.0%	64 Days	56.1%	54	5.9%
Indian River Shores (Town)	\$47.0 Million	130.5%	98.0%	0.5%	85 Days	57.4%	51	54.5%
Orchid (Town)	\$8.9 Million	N/A	100.0%	N/A	16 Days	N/A	4	100.0%
Roseland (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	1	0.0%
Sebastian (City)	\$400,000	-30.4%	91.0%	-5.5%	174 Days	411.8%	16	300.0%
South Beach (CDP)	\$13.5 Million	50.5%	94.1%	-2.8%	48 Days	50.0%	31	47.6%
Vero Beach (City)	\$11.6 Million	-41.2%	94.7%	-0.6%	37 Days	-14.0%	91	44.4%
Vero Beach South (CDP)	\$5.4 Million	-9.8%	92.9%	0.3%	73 Days	52.1%	49	-24.6%
Wabasso (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Wabasso Beach (CDP)	\$11.6 Million	86.2%	96.4%	4.2%	37 Days	-31.5%	26	116.7%
West Vero Corridor (CDP)	\$3.8 Million	-28.0%	96.2%	1.2%	30 Days	-37.5%	43	0.0%
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	304	-3.2%	157	-27.3%	715	90.7%	8.9	64.8%
Fellsmere (City)	0	N/A	0	N/A	0	N/A	0.0	N/A
Florida Ridge (CDP)	66	29.4%	24	-11.1%	114	29.5%	7.0	29.6%
Gifford (CDP)	40	21.2%	17	0.0%	64	20.8%	6.5	-21.7%
Indian River Shores (Town)	27	12.5%	20	-72.2%	68	65.9%	8.7	19.2%
Orchid (Town)	1	0.0%	2	0.0%	3	N/A	6.0	N/A
Roseland (CDP)	1	-66.7%	1	N/A	51	5000.0%	122.4	5000.0%
Sebastian (City)	5	66.7%	5	150.0%	17	750.0%	20.4	580.0%
South Beach (CDP)	32	77.8%	11	83.3%	46	228.6%	12.3	179.5%
Vero Beach (City)	35	-42.6%	23	-32.4%	142	158.2%	11.9	183.3%
Vero Beach South (CDP)	29	-17.1%	9	-30.8%	66	15.8%	6.6	6.5%
Wabasso (CDP)	0	N/A	0	N/A	0	N/A	0.0	N/A
Wabasso Beach (CDP)	18	50.0%	10	66.7%	22	100.0%	5.9	47.5%
West Vero Corridor (CDP)	28	-6.7%	18	38.5%	48	54.8%	6.6	40.4%
Windsor (CDP)	0	N/A	0	N/A	0	N/A	0.0	N/A
Winter Beach (CDP)	0	-100.0%	0	-100.0%	0	N/A	0.0	N/A

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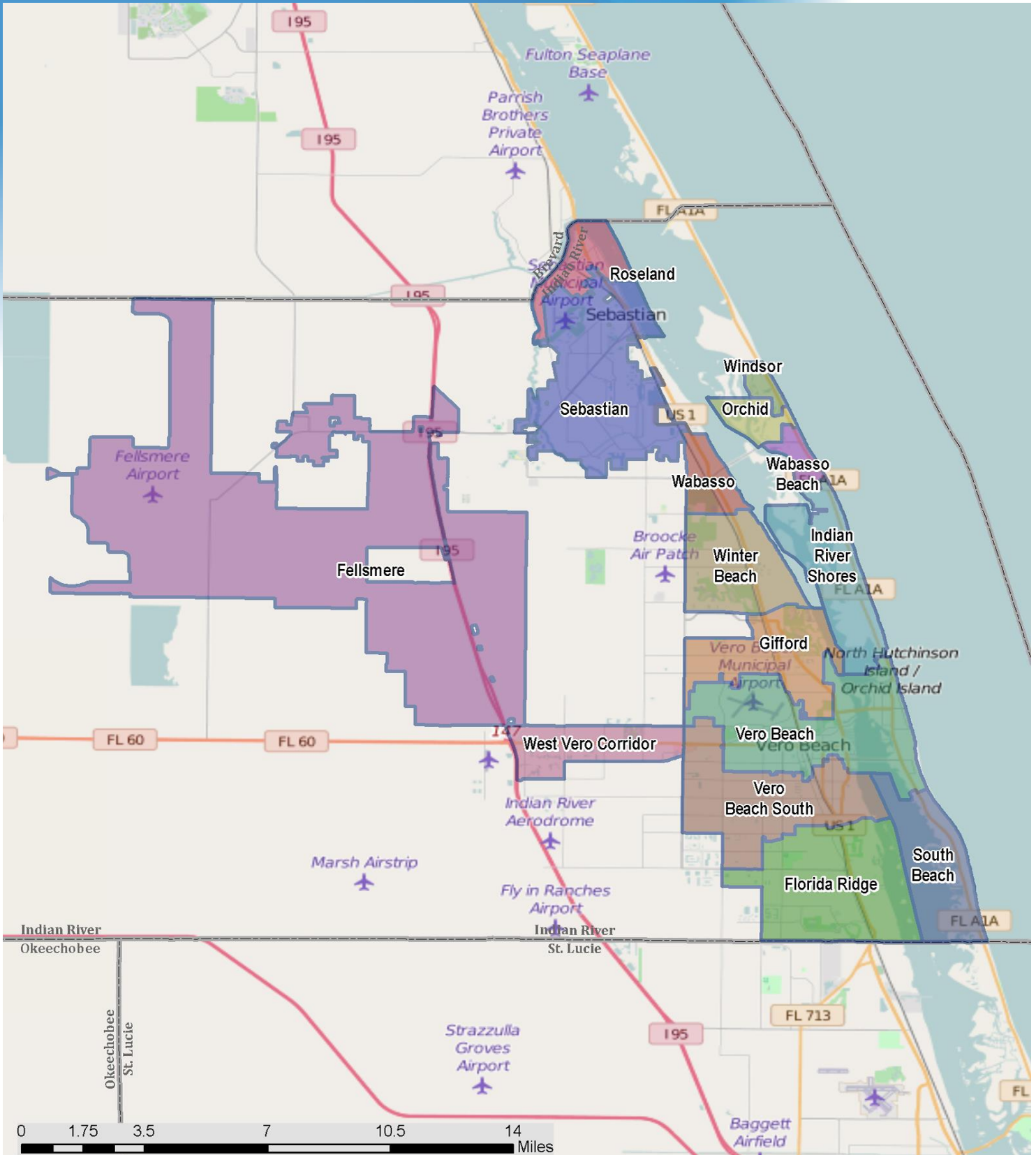
# Indian River County Local Residential Market Metrics - Q1 2024

## Reference Map

### Municipalities and Census-Designated Places\*



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