

# Indian River County Local Residential Market Metrics - Q2 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	805	-1.7%	371	-2.9%	\$430,000	4.4%	\$648,028	1.7%
Fellsmere (City)	1	-50.0%	0	-100.0%	\$315,000	-22.0%	\$315,000	-22.0%
Florida Ridge (CDP)	79	-29.5%	26	-36.6%	\$335,000	3.2%	\$372,806	10.4%
Gifford (CDP)	51	37.8%	35	45.8%	\$745,958	1.8%	\$797,875	9.0%
Indian River Shores (Town)	23	-17.9%	21	-4.5%	\$1,612,500	-3.6%	\$1,761,154	-14.8%
Orchid (Town)	0	-100.0%	0	-100.0%	(No Sales)	N/A	(No Sales)	N/A
Roseland (CDP)	8	-11.1%	4	-20.0%	\$505,430	-19.8%	\$587,607	-5.7%
Sebastian (City)	172	-9.5%	70	-4.1%	\$369,990	2.8%	\$387,915	2.8%
South Beach (CDP)	17	-39.3%	11	-45.0%	\$1,725,000	6.2%	\$2,179,020	-6.9%
Vero Beach (City)	75	13.6%	40	29.0%	\$846,000	2.2%	\$1,378,092	24.7%
Vero Beach South (CDP)	109	26.7%	38	5.6%	\$382,500	7.0%	\$421,839	1.4%
Wabasso (CDP)	1	0.0%	1	N/A	\$1,125,000	33.9%	\$1,125,000	33.9%
Wabasso Beach (CDP)	27	12.5%	17	-5.6%	\$915,000	-6.9%	\$946,537	-5.4%
West Vero Corridor (CDP)	31	29.2%	14	75.0%	\$310,000	-9.1%	\$338,367	-1.6%
Windsor (CDP)	1	0.0%	1	0.0%	\$6,400,000	383.0%	\$6,400,000	383.0%
Winter Beach (CDP)	34	36.0%	19	18.8%	\$629,156	14.4%	\$663,444	19.3%

\*Florida municipalities consist of incorporated cities, towns, and villages. Florida law makes no distinction between these three types. CDPs are unincorporated communities identified and delineated each decennial U.S. Census for statistical purposes only (so their boundaries have no political meaning). Boundaries used for this report are as of Jan. 1, 2015. Produced by Florida REALTORS® with data provided by Florida's multiple listing services. Statistics for each month compiled from MLS feeds on the 15th day of the following month. Data released on Tuesday, July 23, 2024. Next quarterly data release is Wednesday, October 23, 2024.

# Indian River County Local Residential Market Metrics - Q2 2024

## Single-Family Homes

### Municipalities and Census-Designated Places\*



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	#####	0.0%	95.6%	-0.4%	45 Days	2.3%	949	24.1%
Fellsmere (City)	\$315,000	-61.0%	90.0%	4.0%	20 Days	-79.2%	3	-70.0%
Florida Ridge (CDP)	\$29.5 Million	-22.1%	96.6%	-0.9%	43 Days	2.4%	101	20.2%
Gifford (CDP)	\$40.7 Million	50.2%	96.0%	0.8%	42 Days	-12.5%	48	100.0%
Indian River Shores (Town)	\$40.5 Million	-30.0%	92.1%	-2.5%	33 Days	-21.4%	19	-13.6%
Orchid (Town)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	1	-50.0%
Roseland (CDP)	\$4.7 Million	-16.2%	88.4%	-8.8%	102 Days	-17.1%	6	50.0%
Sebastian (City)	\$66.7 Million	-6.9%	96.3%	-1.1%	46 Days	12.2%	175	4.8%
South Beach (CDP)	\$37.0 Million	-43.5%	90.1%	1.6%	93 Days	24.0%	18	-33.3%
Vero Beach (City)	#####	41.6%	91.3%	2.6%	60 Days	1.7%	69	13.1%
Vero Beach South (CDP)	\$46.0 Million	28.5%	95.8%	0.7%	52 Days	36.8%	147	116.2%
Wabasso (CDP)	\$1.1 Million	33.9%	93.8%	11.1%	51 Days	-37.8%	1	-80.0%
Wabasso Beach (CDP)	\$25.6 Million	6.4%	88.9%	-7.1%	52 Days	15.6%	26	52.9%
West Vero Corridor (CDP)	\$10.5 Million	27.0%	96.2%	-1.2%	38 Days	-44.1%	21	23.5%
Windsor (CDP)	\$6.4 Million	383.0%	85.3%	-9.8%	61 Days	-11.6%	0	N/A
Winter Beach (CDP)	\$22.6 Million	62.2%	100.0%	6.0%	20 Days	-52.4%	52	48.6%

\*Florida municipalities consist of incorporated cities, towns, and villages. Florida law makes no distinction between these three types. CDPs are unincorporated communities identified and delineated each decennial U.S. Census for statistical purposes only (so their boundaries have no political meaning). Boundaries used for this report are as of Jan. 1, 2015. Produced by Florida REALTORS® with data provided by Florida's multiple listing services. Statistics for each month compiled from MLS feeds on the 15th day of the following month. Data released on Tuesday, July 23, 2024. Next quarterly data release is Wednesday, October 23, 2024.

# Indian River County Local Residential Market Metrics - Q2 2024

## Single-Family Homes

### Municipalities and Census-Designated Places\*



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	832	-3.8%	361	-8.6%	1,140	66.4%	5.4	80.0%
Fellsmere (City)	2	0.0%	1	0.0%	5	-50.0%	4.6	-42.5%
Florida Ridge (CDP)	98	-2.0%	42	-16.0%	116	96.6%	4.8	152.6%
Gifford (CDP)	46	31.4%	28	27.3%	57	50.0%	6.1	84.8%
Indian River Shores (Town)	22	4.8%	9	125.0%	47	56.7%	12.5	135.8%
Orchid (Town)	1	N/A	1	N/A	4	100.0%	24.0	605.9%
Roseland (CDP)	7	-22.2%	2	-50.0%	10	233.3%	5.2	205.9%
Sebastian (City)	174	-8.9%	62	-22.5%	173	84.0%	3.7	105.6%
South Beach (CDP)	22	-31.3%	13	44.4%	36	5.9%	7.7	22.2%
Vero Beach (City)	69	6.2%	30	3.4%	108	16.1%	6.1	1.7%
Vero Beach South (CDP)	133	38.5%	54	25.6%	145	245.2%	5.5	323.1%
Wabasso (CDP)	3	0.0%	1	0.0%	8	14.3%	19.2	106.5%
Wabasso Beach (CDP)	31	40.9%	13	225.0%	38	58.3%	6.2	17.0%
West Vero Corridor (CDP)	34	17.2%	15	-11.8%	26	0.0%	3.3	-25.0%
Windsor (CDP)	1	0.0%	0	N/A	0	-100.0%	0.0	-100.0%
Winter Beach (CDP)	16	-51.5%	22	69.2%	69	97.1%	8.2	54.7%

\*Florida municipalities consist of incorporated cities, towns, and villages. Florida law makes no distinction between these three types. CDPs are unincorporated communities identified and delineated each decennial U.S. Census for statistical purposes only (so their boundaries have no political meaning). Boundaries used for this report are as of Jan. 1, 2015. Produced by Florida REALTORS® with data provided by Florida's multiple listing services. Statistics for each month compiled from MLS feeds on the 15th day of the following month. Data released on Tuesday, July 23, 2024. Next quarterly data release is Wednesday, October 23, 2024.

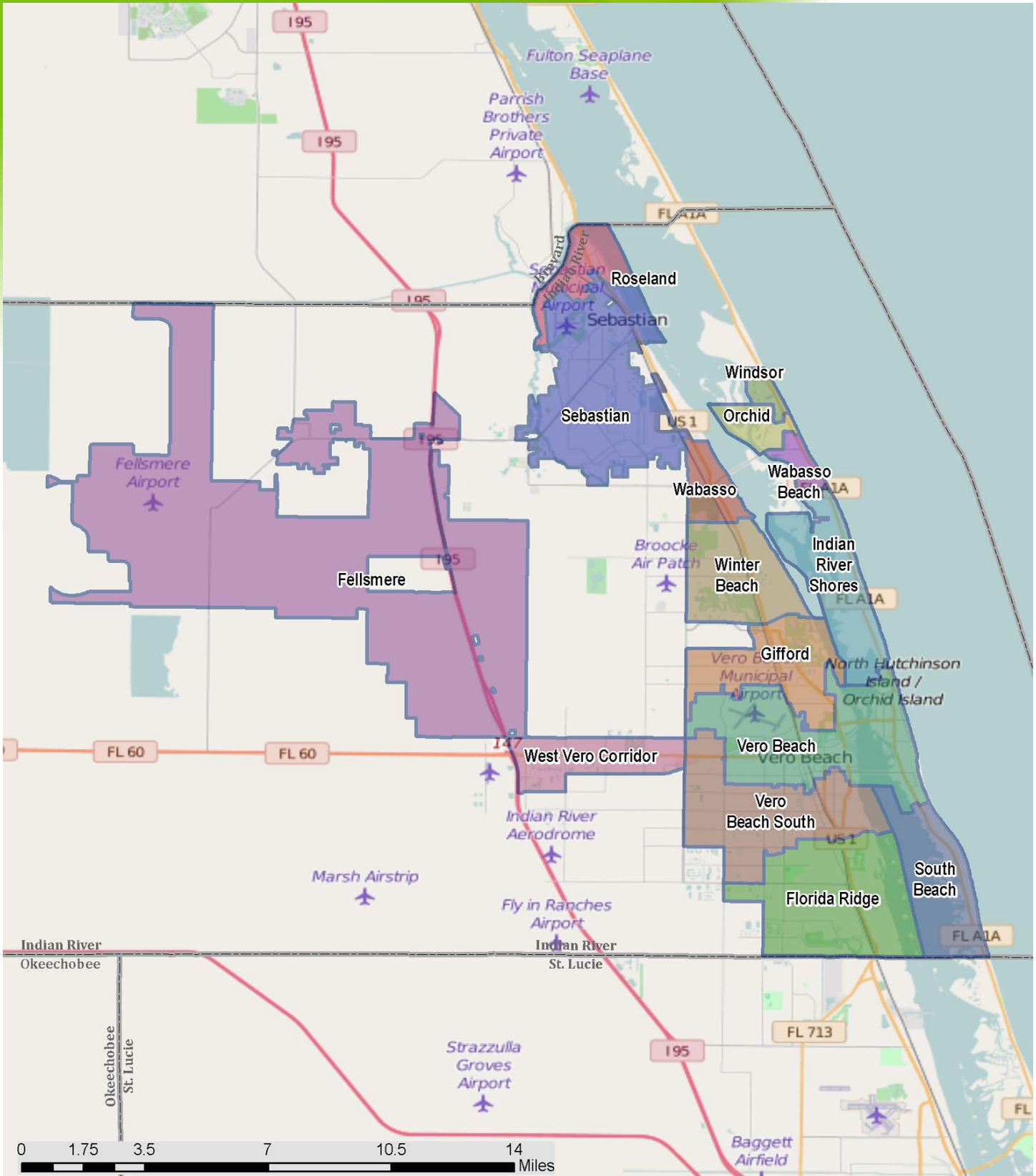
# Indian River County Local Residential Market Metrics - Q2 2024

## Reference Map

### Municipalities and Census-Designated Places\*



FloridaRealtors®  
The Voice for Real Estate® in Florida



\*Florida municipalities consist of incorporated cities, towns, and villages. Florida law makes no distinction between these three types. CDPs are unincorporated communities identified and delineated each decennial U.S. Census for statistical purposes only (so their boundaries have no political meaning). Boundaries used for this report are as of Jan. 1, 2015. Produced by Florida REALTORS® with data provided by Florida's multiple listing services. Statistics for each month compiled from MLS feeds on the 15th day of the following month. Data released on Tuesday, July 23, 2024. Next quarterly data release is Wednesday, October 23, 2024.