

# Indian River County Local Residential Market Metrics - Q2 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	271	-16.4%	192	-9.4%	\$281,000	4.1%	\$472,590	-1.2%
Fellsmere (City)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Florida Ridge (CDP)	40	-41.2%	23	-47.7%	\$172,500	2.4%	\$194,820	9.3%
Gifford (CDP)	31	-16.2%	25	-7.4%	\$443,000	10.8%	\$574,706	29.2%
Indian River Shores (Town)	23	-30.3%	19	-24.0%	\$659,000	-30.6%	\$1,029,978	-26.8%
Orchid (Town)	2	100.0%	2	100.0%	\$2,450,000	-14.0%	\$2,450,000	-14.0%
Roseland (CDP)	1	0.0%	1	N/A	\$310,000	-11.4%	\$310,000	-11.4%
Sebastian (City)	11	450.0%	6	500.0%	\$175,000	-45.3%	\$218,500	-31.7%
South Beach (CDP)	19	72.7%	19	90.0%	\$799,000	5.7%	\$825,421	-1.5%
Vero Beach (City)	43	-23.2%	31	-27.9%	\$272,500	-39.4%	\$467,184	-16.8%
Vero Beach South (CDP)	30	-18.9%	15	-25.0%	\$210,000	13.5%	\$201,777	8.9%
Wabasso (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Wabasso Beach (CDP)	15	50.0%	13	62.5%	\$625,000	-7.4%	\$854,200	-2.4%
West Vero Corridor (CDP)	24	-35.1%	19	26.7%	\$229,875	-13.2%	\$237,717	-12.5%
Windsor (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Winter Beach (CDP)	0	-100.0%	0	-100.0%	(No Sales)	N/A	(No Sales)	N/A

\*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

## Townhouses and Condos

### 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	\$128.1 Million	-17.4%	92.8%	-1.9%	58 Days	31.8%	357	9.2%
Fellsmere (City)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Florida Ridge (CDP)	\$7.8 Million	-35.7%	91.2%	-2.1%	54 Days	-3.6%	65	-5.8%
Gifford (CDP)	\$17.8 Million	8.3%	93.5%	-0.4%	64 Days	-17.9%	35	16.7%
Indian River Shores (Town)	\$23.7 Million	-49.0%	89.3%	-5.9%	66 Days	61.0%	41	115.8%
Orchid (Town)	\$4.9 Million	71.9%	93.1%	-6.9%	46 Days	228.6%	0	N/A
Roseland (CDP)	\$310,000	-11.4%	97.2%	5.3%	41 Days	-57.7%	3	200.0%
Sebastian (City)	\$2.4 Million	275.5%	90.4%	-7.4%	66 Days	78.4%	6	20.0%
South Beach (CDP)	\$15.7 Million	70.1%	92.6%	-7.4%	54 Days	45.9%	12	-7.7%
Vero Beach (City)	\$20.1 Million	-36.1%	93.3%	-3.1%	55 Days	66.7%	70	-14.6%
Vero Beach South (CDP)	\$6.1 Million	-11.7%	91.5%	0.2%	74 Days	89.7%	43	4.9%
Wabasso (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	1	N/A
Wabasso Beach (CDP)	\$12.8 Million	46.4%	93.7%	-2.9%	89 Days	58.9%	13	30.0%
West Vero Corridor (CDP)	\$5.7 Million	-43.2%	93.7%	-2.5%	62 Days	47.6%	33	57.1%
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	1	N/A

\*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

## Townhouses and Condos

### 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	236	-24.4%	94	-43.0%	684	99.4%	9.0	91.5%
Fellsmere (City)	0	N/A	0	N/A	0	-100.0%	0.0	N/A
Florida Ridge (CDP)	44	-34.3%	17	-22.7%	105	26.5%	7.5	41.5%
Gifford (CDP)	25	-43.2%	9	-43.8%	72	100.0%	7.7	57.1%
Indian River Shores (Town)	17	-26.1%	11	-80.7%	69	176.0%	9.9	141.5%
Orchid (Town)	3	N/A	3	200.0%	0	N/A	0.0	N/A
Roseland (CDP)	0	-100.0%	0	N/A	54	5300.0%	129.6	5300.0%
Sebastian (City)	9	200.0%	1	-50.0%	9	200.0%	5.7	11.8%
South Beach (CDP)	11	-8.3%	3	50.0%	31	121.4%	7.0	62.8%
Vero Beach (City)	38	-15.6%	16	-5.9%	145	83.5%	13.4	109.4%
Vero Beach South (CDP)	34	-24.4%	10	-16.7%	63	28.6%	6.7	36.7%
Wabasso (CDP)	0	N/A	0	N/A	1	N/A	12.0	N/A
Wabasso Beach (CDP)	8	-33.3%	1	-83.3%	21	162.5%	5.0	85.2%
West Vero Corridor (CDP)	18	-33.3%	8	14.3%	48	140.0%	7.8	200.0%
Windsor (CDP)	0	N/A	0	N/A	0	N/A	0.0	N/A
Winter Beach (CDP)	0	N/A	0	N/A	1	N/A	0.0	N/A

\*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.

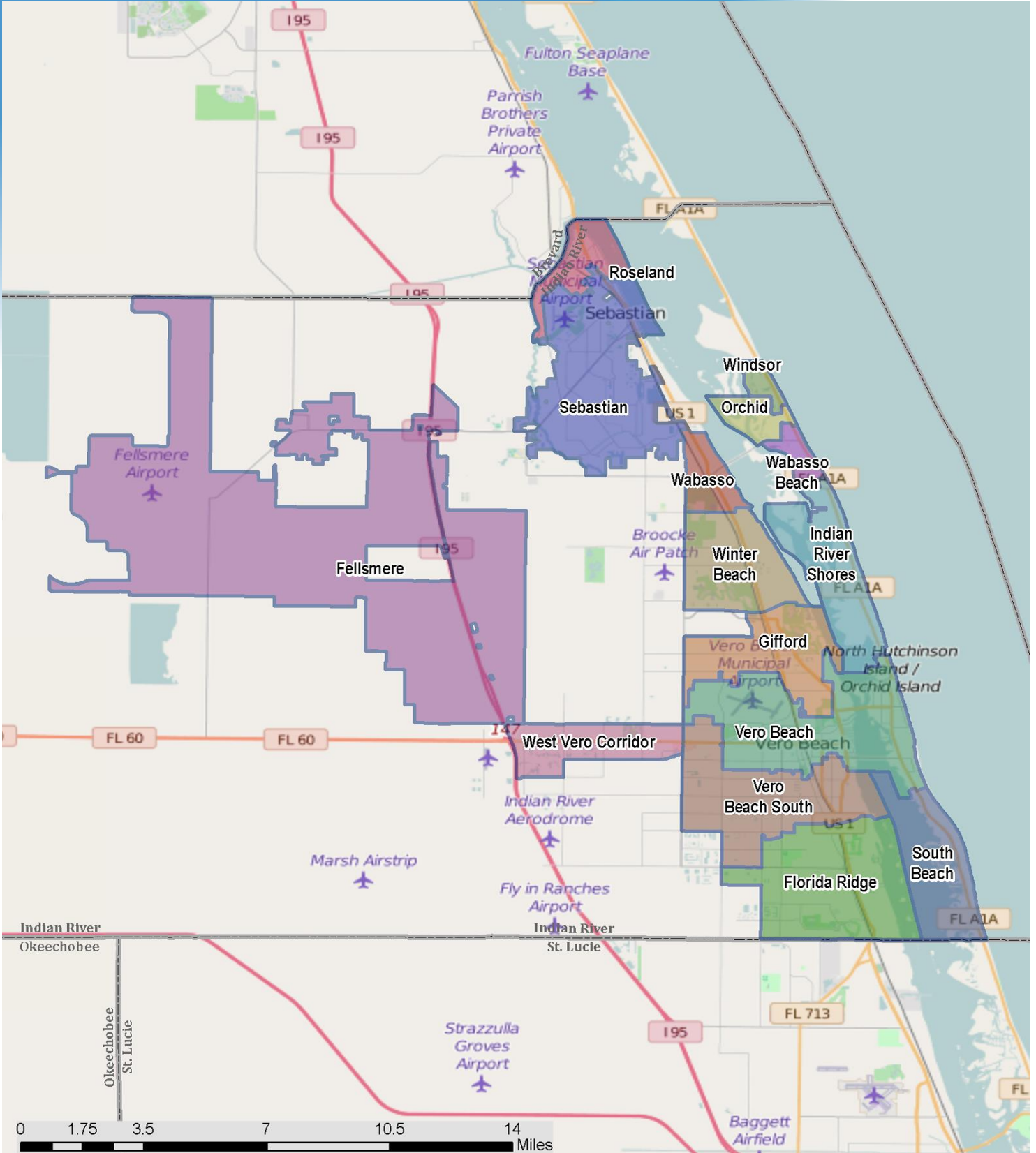
# Indian River County Local Residential Market Metrics - Q2 2024

## 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.