

Indian River County Local Residential Market Metrics - Q3 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	681	5.4%	274	-1.1%	\$410,000	9.8%	\$583,222	9.5%
Fellsmere (City)	3	-40.0%	1	-80.0%	\$275,000	62.7%	\$429,600	111.2%
Florida Ridge (CDP)	78	-10.3%	21	0.0%	\$330,000	1.7%	\$373,675	7.5%
Gifford (CDP)	39	50.0%	18	5.9%	\$645,000	-12.8%	\$647,618	-16.6%
Indian River Shores (Town)	15	150.0%	11	83.3%	\$1,367,225	-27.9%	\$2,510,563	37.2%
Orchid (Town)	2	N/A	2	N/A	\$2,655,000	N/A	\$2,655,000	N/A
Roseland (CDP)	6	20.0%	3	50.0%	\$435,000	50.0%	\$496,167	32.7%
Sebastian (City)	121	-13.6%	48	-7.7%	\$369,995	7.6%	\$387,075	10.9%
South Beach (CDP)	18	20.0%	13	30.0%	\$1,095,875	-29.9%	\$1,733,536	2.9%
Vero Beach (City)	47	2.2%	30	20.0%	\$573,980	-25.9%	\$998,936	-12.5%
Vero Beach South (CDP)	120	62.2%	42	50.0%	\$410,000	16.3%	\$417,645	9.1%
Wabasso (CDP)	1	0.0%	1	0.0%	\$550,000	400.0%	\$550,000	400.0%
Wabasso Beach (CDP)	16	6.7%	9	-25.0%	\$950,000	17.3%	\$1,001,171	18.6%
West Vero Corridor (CDP)	15	-44.4%	6	-50.0%	\$364,175	17.5%	\$359,154	5.3%
Windsor (CDP)	0	-100.0%	0	-100.0%	(No Sales)	N/A	(No Sales)	N/A
Winter Beach (CDP)	41	86.4%	15	25.0%	\$525,000	-10.3%	\$579,603	-8.9%

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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	\$397.2 Million	15.5%	95.0%	-1.9%	57 Days	50.0%	780	0.1%
Fellsmere (City)	\$1.3 Million	26.7%	94.5%	11.8%	42 Days	44.8%	2	-60.0%
Florida Ridge (CDP)	\$29.1 Million	-3.6%	95.0%	-3.7%	51 Days	104.0%	117	5.4%
Gifford (CDP)	\$25.3 Million	25.2%	94.3%	-1.0%	52 Days	-46.4%	45	66.7%
Indian River Shores (Town)	\$37.7 Million	242.9%	91.4%	-0.3%	106 Days	430.0%	20	25.0%
Orchid (Town)	\$5.3 Million	N/A	87.8%	N/A	109 Days	N/A	0	N/A
Roseland (CDP)	\$3.0 Million	59.3%	89.6%	1.7%	153 Days	106.8%	8	33.3%
Sebastian (City)	\$46.8 Million	-4.2%	96.1%	-1.1%	43 Days	38.7%	208	20.9%
South Beach (CDP)	\$31.2 Million	23.5%	89.7%	-3.5%	112 Days	138.3%	12	-33.3%
Vero Beach (City)	\$46.9 Million	-10.6%	92.1%	-2.2%	53 Days	-5.4%	63	-3.1%
Vero Beach South (CDP)	\$50.1 Million	76.9%	95.0%	-2.4%	60 Days	122.2%	125	8.7%
Wabasso (CDP)	\$550,000	400.0%	100.0%	36.4%	76 Days	-44.1%	11	57.1%
Wabasso Beach (CDP)	\$16.0 Million	26.5%	92.0%	-2.2%	82 Days	121.6%	22	-15.4%
West Vero Corridor (CDP)	\$5.4 Million	-41.5%	94.0%	-2.8%	57 Days	-40.6%	28	21.7%
Windsor (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Winter Beach (CDP)	\$23.8 Million	69.8%	100.0%	3.5%	38 Days	-26.9%	47	56.7%

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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	701	4.0%	347	2.1%	1,130	51.5%	5.3	55.9%
Fellsmere (City)	4	0.0%	2	100.0%	3	-70.0%	3.3	-67.0%
Florida Ridge (CDP)	73	-17.0%	38	2.7%	123	41.4%	5.2	79.3%
Gifford (CDP)	28	0.0%	15	-21.1%	66	120.0%	6.3	117.2%
Indian River Shores (Town)	18	125.0%	7	16.7%	45	45.2%	10.0	51.5%
Orchid (Town)	1	-50.0%	0	-100.0%	1	N/A	3.0	N/A
Roseland (CDP)	9	350.0%	4	300.0%	7	0.0%	3.5	-12.5%
Sebastian (City)	132	-16.5%	61	-29.9%	197	84.1%	4.3	95.5%
South Beach (CDP)	22	120.0%	11	266.7%	28	-17.6%	5.7	-3.4%
Vero Beach (City)	61	5.2%	40	29.0%	85	-4.5%	4.8	-14.3%
Vero Beach South (CDP)	136	49.5%	49	11.4%	111	70.8%	3.7	60.9%
Wabasso (CDP)	3	200.0%	3	200.0%	14	16.7%	33.6	40.0%
Wabasso Beach (CDP)	12	-36.8%	8	0.0%	42	55.6%	6.8	28.3%
West Vero Corridor (CDP)	12	-57.1%	8	-42.9%	30	30.4%	4.4	25.7%
Windsor (CDP)	0	-100.0%	0	N/A	0	N/A	0.0	N/A
Winter Beach (CDP)	26	18.2%	13	8.3%	77	113.9%	7.7	51.0%

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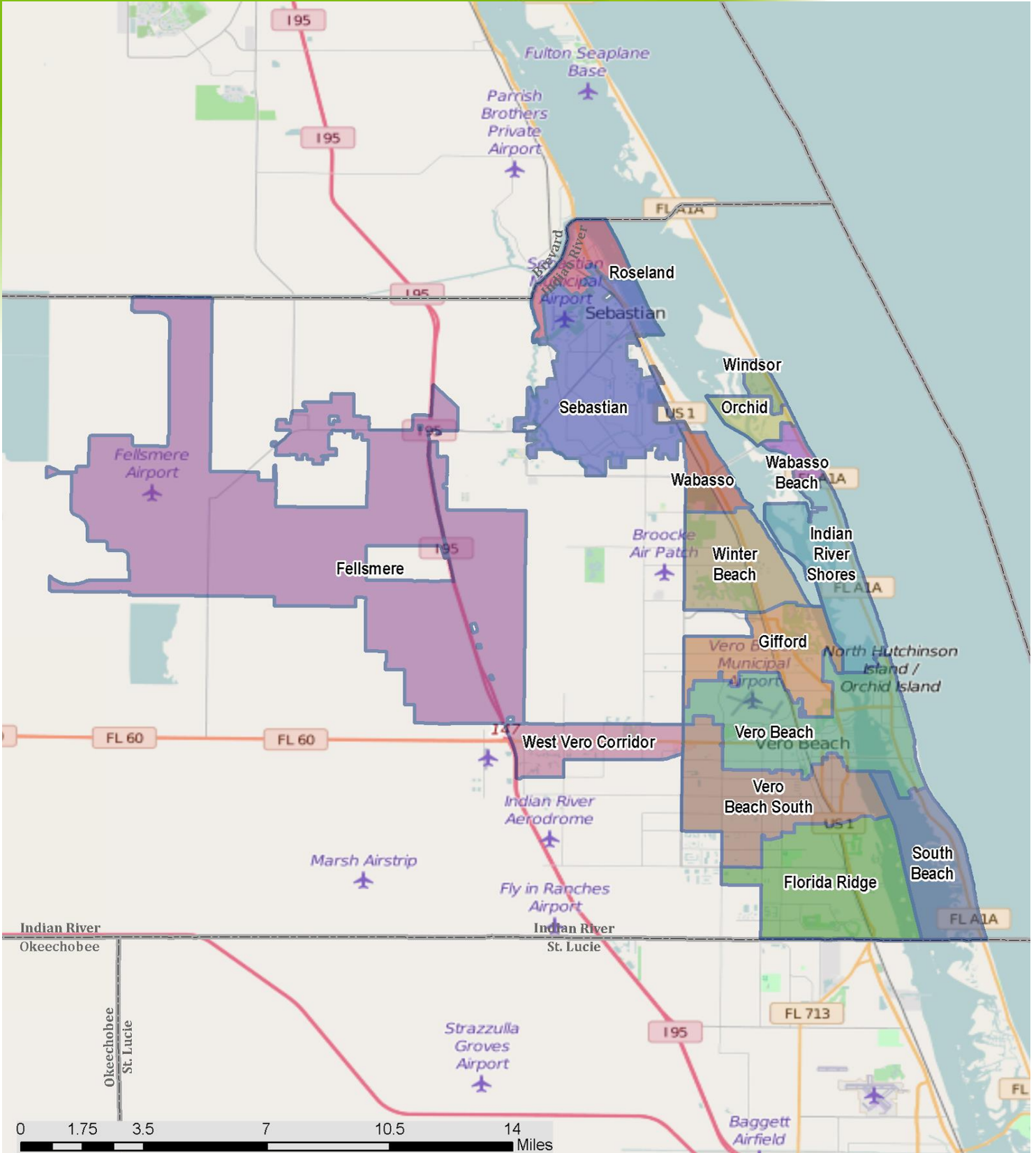
Indian River County Local Residential Market Metrics - Q3 2024

Reference Map

Municipalities and Census-Designated Places*



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