

Indian River County Local Residential Market Metrics - Q3 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	180	-18.6%	122	-9.6%	\$230,500	-15.4%	\$333,921	-19.1%
Fellsmere (City)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Florida Ridge (CDP)	38	-7.3%	23	-4.2%	\$153,000	-22.9%	\$172,573	-15.1%
Gifford (CDP)	17	-48.5%	13	-13.3%	\$315,000	-1.6%	\$374,229	-5.6%
Indian River Shores (Town)	7	-50.0%	7	-36.4%	\$493,057	-38.8%	\$932,008	-7.6%
Orchid (Town)	2	100.0%	2	100.0%	\$2,575,000	5.1%	\$2,575,000	5.1%
Roseland (CDP)	1	N/A	0	N/A	\$295,000	N/A	\$295,000	N/A
Sebastian (City)	2	-33.3%	1	0.0%	\$220,000	-2.9%	\$220,000	-9.8%
South Beach (CDP)	6	20.0%	6	50.0%	\$460,000	-26.4%	\$609,167	-18.7%
Vero Beach (City)	30	-3.2%	24	14.3%	\$151,250	-61.2%	\$281,277	-55.3%
Vero Beach South (CDP)	28	-26.3%	19	5.6%	\$165,000	-23.3%	\$181,982	-7.8%
Wabasso (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Wabasso Beach (CDP)	5	-61.5%	3	-75.0%	\$927,777	85.6%	\$1,013,555	36.0%
West Vero Corridor (CDP)	16	-5.9%	11	10.0%	\$235,250	-7.7%	\$255,469	-9.6%
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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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	\$60.1 Million	-34.1%	91.9%	-3.0%	93 Days	97.9%	238	-27.0%
Fellsmere (City)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Florida Ridge (CDP)	\$6.6 Million	-21.3%	91.0%	-2.4%	90 Days	38.5%	59	-19.2%
Gifford (CDP)	\$6.4 Million	-51.4%	93.1%	1.7%	115 Days	109.1%	35	-10.3%
Indian River Shores (Town)	\$6.5 Million	-53.8%	82.1%	-17.0%	151 Days	33.6%	32	52.4%
Orchid (Town)	\$5.2 Million	110.2%	85.2%	0.7%	74 Days	N/A	0	-100.0%
Roseland (CDP)	\$295,000	N/A	100.0%	N/A	17 Days	N/A	6	200.0%
Sebastian (City)	\$440,000	-39.8%	91.1%	-2.9%	95 Days	58.3%	6	-14.3%
South Beach (CDP)	\$3.7 Million	-2.4%	84.4%	-13.4%	163 Days	196.4%	14	-6.7%
Vero Beach (City)	\$8.4 Million	-56.7%	89.8%	-4.9%	74 Days	68.2%	46	-13.2%
Vero Beach South (CDP)	\$5.1 Million	-32.1%	90.0%	-5.7%	93 Days	132.5%	37	2.8%
Wabasso (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	-100.0%
Wabasso Beach (CDP)	\$5.1 Million	-47.7%	93.5%	-0.6%	46 Days	0.0%	14	-22.2%
West Vero Corridor (CDP)	\$4.1 Million	-15.0%	93.5%	-1.6%	79 Days	88.1%	31	-6.1%
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	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	200	-8.3%	96	-30.4%	637	65.0%	8.8	72.5%
Fellsmere (City)	0	N/A	0	N/A	0	-100.0%	0.0	N/A
Florida Ridge (CDP)	43	4.9%	19	35.7%	93	-6.1%	6.8	3.0%
Gifford (CDP)	18	-30.8%	8	0.0%	68	65.9%	8.5	80.9%
Indian River Shores (Town)	12	100.0%	15	-68.8%	68	100.0%	10.6	96.3%
Orchid (Town)	0	-100.0%	0	-100.0%	0	-100.0%	0.0	-100.0%
Roseland (CDP)	2	100.0%	1	0.0%	56	2700.0%	112.0	1766.7%
Sebastian (City)	1	-50.0%	1	0.0%	15	150.0%	10.0	25.0%
South Beach (CDP)	4	-69.2%	1	-80.0%	30	114.3%	6.7	48.9%
Vero Beach (City)	47	34.3%	19	18.8%	115	53.3%	10.7	78.3%
Vero Beach South (CDP)	28	-33.3%	7	-12.5%	62	34.8%	7.2	60.0%
Wabasso (CDP)	0	N/A	0	N/A	1	0.0%	12.0	N/A
Wabasso Beach (CDP)	6	-45.5%	1	-80.0%	28	133.3%	8.0	128.6%
West Vero Corridor (CDP)	16	-11.1%	6	-25.0%	50	72.4%	8.2	105.0%
Windsor (CDP)	0	N/A	0	N/A	0	N/A	0.0	N/A
Winter Beach (CDP)	0	N/A	0	N/A	0	N/A	0.0	N/A

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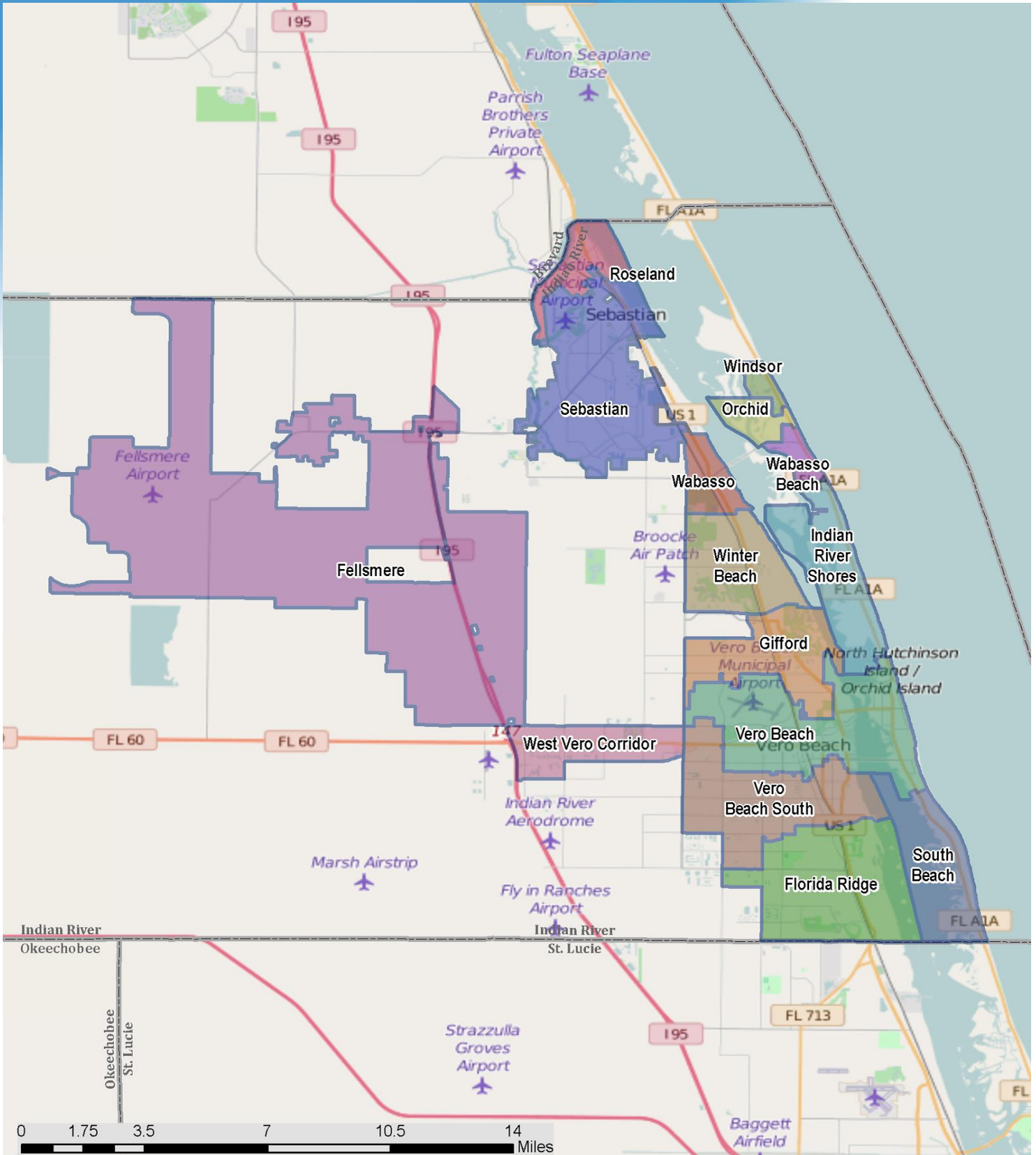
Indian River County Local Residential Market Metrics - Q3 2024

Reference Map

Municipalities and Census-Designated Places*



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