

# Indian River County Local Residential Market Metrics - Q4 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	579	15.1%	220	-6.4%	\$410,750	6.7%	\$588,948	6.9%
Fellsmere (City)	1	0.0%	0	N/A	\$319,950	0.1%	\$319,950	0.1%
Florida Ridge (CDP)	62	6.9%	17	-5.6%	\$339,000	13.9%	\$361,191	5.4%
Gifford (CDP)	34	70.0%	20	66.7%	\$697,000	77.4%	\$711,359	45.6%
Indian River Shores (Town)	8	-11.1%	5	-28.6%	\$2,100,000	-11.5%	\$3,243,750	65.6%
Orchid (Town)	0	-100.0%	0	-100.0%	(No Sales)	N/A	(No Sales)	N/A
Roseland (CDP)	6	50.0%	1	-50.0%	\$310,000	-21.5%	\$462,333	-30.2%
Sebastian (City)	133	0.0%	54	-15.6%	\$387,000	6.3%	\$390,113	4.5%
South Beach (CDP)	10	25.0%	6	20.0%	\$1,392,500	1.0%	\$1,920,250	0.6%
Vero Beach (City)	38	-5.0%	18	-21.7%	\$800,000	23.8%	\$1,191,223	15.7%
Vero Beach South (CDP)	75	25.0%	21	-4.5%	\$349,450	2.8%	\$364,965	-1.3%
Wabasso (CDP)	4	300.0%	1	0.0%	\$435,000	-85.5%	\$429,494	-85.7%
Wabasso Beach (CDP)	14	0.0%	11	-8.3%	\$1,684,313	79.2%	\$1,562,897	63.3%
West Vero Corridor (CDP)	14	-17.6%	4	-66.7%	\$401,000	31.5%	\$366,664	25.4%
Windsor (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Winter Beach (CDP)	27	58.8%	13	160.0%	\$619,457	23.9%	\$671,146	26.9%

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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	\$341.0 Million	23.1%	95.4%	-1.2%	61 Days	60.5%	824	10.9%
Fellsmere (City)	\$319,950	0.1%	94.2%	13.6%	495 Days	299.2%	0	-100.0%
Florida Ridge (CDP)	\$22.4 Million	12.6%	97.4%	1.0%	44 Days	18.9%	108	35.0%
Gifford (CDP)	\$24.2 Million	147.5%	97.4%	-0.2%	25 Days	-50.0%	51	34.2%
Indian River Shores (Town)	\$26.0 Million	47.2%	94.0%	-1.1%	78 Days	11.4%	21	16.7%
Orchid (Town)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	3	-25.0%
Roseland (CDP)	\$2.8 Million	4.8%	90.8%	-7.5%	44 Days	158.8%	9	-10.0%
Sebastian (City)	\$51.9 Million	4.5%	95.3%	-2.9%	59 Days	63.9%	137	-12.2%
South Beach (CDP)	\$19.2 Million	25.7%	90.2%	17.8%	124 Days	-8.1%	35	105.9%
Vero Beach (City)	\$45.3 Million	9.9%	92.2%	-1.8%	58 Days	28.9%	67	-11.8%
Vero Beach South (CDP)	\$27.4 Million	23.4%	94.7%	-1.4%	66 Days	144.4%	87	-11.2%
Wabasso (CDP)	\$1.7 Million	-42.7%	92.0%	5.7%	88 Days	-13.7%	9	200.0%
Wabasso Beach (CDP)	\$21.9 Million	63.3%	100.0%	8.2%	0 Days	-100.0%	27	58.8%
West Vero Corridor (CDP)	\$5.1 Million	3.2%	94.5%	-4.0%	111 Days	-5.9%	22	-4.3%
Windsor (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	2	N/A
Winter Beach (CDP)	\$18.1 Million	101.5%	95.4%	-0.1%	80 Days	48.1%	36	-10.0%

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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	583	12.5%	286	5.1%	1,191	34.1%	5.4	28.6%
Fellsmere (City)	1	0.0%	1	N/A	2	-81.8%	2.2	-85.0%
Florida Ridge (CDP)	54	-16.9%	20	-41.2%	144	65.5%	6.0	100.0%
Gifford (CDP)	34	100.0%	16	60.0%	77	57.1%	6.6	26.9%
Indian River Shores (Town)	9	80.0%	5	150.0%	54	45.9%	12.2	56.4%
Orchid (Town)	1	0.0%	1	N/A	3	0.0%	18.0	300.0%
Roseland (CDP)	8	33.3%	4	33.3%	8	-42.9%	3.7	-53.8%
Sebastian (City)	133	17.7%	58	-3.3%	170	25.9%	3.7	37.0%
South Beach (CDP)	17	112.5%	10	233.3%	40	-11.1%	7.9	0.0%
Vero Beach (City)	34	-37.0%	28	-17.6%	101	0.0%	5.8	-6.5%
Vero Beach South (CDP)	77	5.5%	40	14.3%	105	8.2%	3.3	-13.2%
Wabasso (CDP)	5	N/A	4	N/A	17	41.7%	25.5	6.3%
Wabasso Beach (CDP)	9	-47.1%	8	-11.1%	52	79.3%	8.4	58.5%
West Vero Corridor (CDP)	16	-20.0%	7	-53.3%	34	36.0%	5.2	48.6%
Windsor (CDP)	0	N/A	0	N/A	2	N/A	24.0	N/A
Winter Beach (CDP)	23	0.0%	14	-17.6%	69	46.8%	6.4	-4.5%

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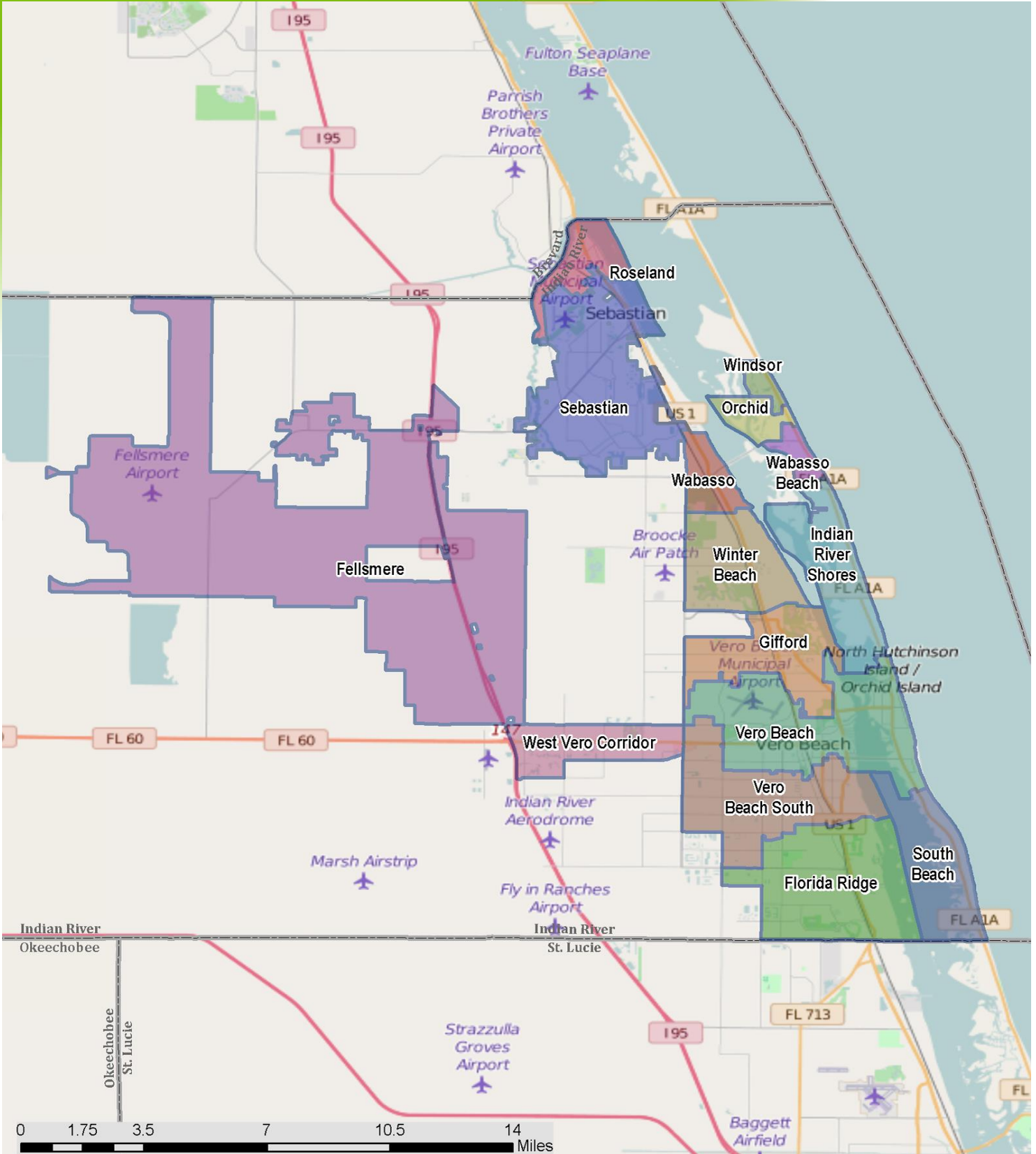
# Indian River County Local Residential Market Metrics - Q4 2024

## Reference Map

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