

# Indian River County Local Residential Market Metrics - 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	2,623	2.6%	1,141	-3.0%	\$420,000	8.4%	\$623,210	2.3%
Fellsmere (City)	11	22.2%	3	-57.1%	\$275,000	1.3%	\$322,705	28.5%
Florida Ridge (CDP)	288	-16.8%	92	-17.9%	\$335,000	4.7%	\$374,175	7.0%
Gifford (CDP)	139	21.9%	80	8.1%	\$697,000	3.3%	\$726,562	5.0%
Indian River Shores (Town)	53	-7.0%	44	-6.4%	\$1,650,000	-0.6%	\$2,295,868	1.9%
Orchid (Town)	2	-75.0%	2	-75.0%	\$2,655,000	2.1%	\$2,655,000	-32.2%
Roseland (CDP)	26	23.8%	12	9.1%	\$500,000	1.6%	\$527,841	-4.1%
Sebastian (City)	546	-7.6%	220	-12.4%	\$370,000	3.6%	\$388,343	6.3%
South Beach (CDP)	61	-10.3%	42	-10.6%	\$1,500,000	-6.3%	\$2,279,139	-11.3%
Vero Beach (City)	210	8.2%	130	21.5%	\$787,500	19.3%	\$1,234,644	17.4%
Vero Beach South (CDP)	379	24.7%	125	2.5%	\$380,000	8.6%	\$415,759	6.7%
Wabasso (CDP)	8	33.3%	5	25.0%	\$435,000	-42.8%	\$485,997	-54.0%
Wabasso Beach (CDP)	74	12.1%	49	4.3%	\$987,500	16.2%	\$1,070,967	16.6%
West Vero Corridor (CDP)	79	-7.1%	31	-20.5%	\$355,000	14.6%	\$346,980	5.3%
Windsor (CDP)	1	-66.7%	1	-50.0%	\$6,400,000	383.0%	\$6,400,000	312.9%
Winter Beach (CDP)	130	54.8%	65	51.2%	\$618,248	15.6%	\$640,240	12.4%

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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	\$1.6 Billion	5.0%	95.4%	-0.9%	52 Days	26.8%	3,643	12.1%
Fellsmere (City)	\$3.5 Million	57.0%	94.2%	11.3%	111 Days	158.1%	8	-60.0%
Florida Ridge (CDP)	\$107.8 Million	-10.9%	95.7%	-1.3%	47 Days	17.5%	438	12.6%
Gifford (CDP)	\$101.0 Million	28.0%	95.8%	-0.4%	44 Days	-4.3%	197	50.4%
Indian River Shores (Town)	\$121.7 Million	-5.3%	92.0%	-0.6%	69 Days	46.8%	104	28.4%
Orchid (Town)	\$5.3 Million	-83.1%	87.8%	-3.2%	109 Days	91.2%	6	0.0%
Roseland (CDP)	\$13.7 Million	18.8%	90.8%	-5.9%	94 Days	59.3%	32	28.0%
Sebastian (City)	\$212.0 Million	-1.8%	96.3%	-1.0%	48 Days	45.5%	735	5.6%
South Beach (CDP)	\$139.0 Million	-20.4%	89.3%	0.0%	107 Days	69.8%	99	5.3%
Vero Beach (City)	\$259.3 Million	27.1%	91.9%	0.7%	55 Days	5.8%	308	14.5%
Vero Beach South (CDP)	\$157.6 Million	33.1%	95.4%	-0.1%	55 Days	57.1%	503	28.0%
Wabasso (CDP)	\$3.9 Million	-38.6%	93.4%	7.4%	64 Days	-37.3%	26	36.8%
Wabasso Beach (CDP)	\$79.3 Million	30.7%	91.8%	-1.9%	64 Days	30.6%	114	25.3%
West Vero Corridor (CDP)	\$27.4 Million	-2.1%	95.4%	-1.3%	54 Days	-23.9%	106	-0.9%
Windsor (CDP)	\$6.4 Million	37.6%	85.3%	2.3%	61 Days	-70.0%	3	200.0%
Winter Beach (CDP)	\$83.2 Million	74.0%	98.1%	3.3%	33 Days	-32.7%	178	24.5%

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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	2,911	0.4%	286	5.1%	1,191	34.1%	5.4	28.6%
Fellsmere (City)	14	55.6%	1	N/A	2	-81.8%	2.2	-85.0%
Florida Ridge (CDP)	313	-18.7%	20	-41.2%	144	65.5%	6.0	100.0%
Gifford (CDP)	153	21.4%	16	60.0%	77	57.1%	6.6	26.9%
Indian River Shores (Town)	68	13.3%	5	150.0%	54	45.9%	12.2	56.4%
Orchid (Town)	3	-50.0%	1	N/A	3	0.0%	18.0	300.0%
Roseland (CDP)	30	36.4%	4	33.3%	8	-42.9%	3.7	-53.8%
Sebastian (City)	590	-6.8%	58	-3.3%	170	25.9%	3.7	37.0%
South Beach (CDP)	86	8.9%	10	233.3%	40	-11.1%	7.9	0.0%
Vero Beach (City)	246	3.4%	28	-17.6%	101	0.0%	5.8	-6.5%
Vero Beach South (CDP)	446	23.5%	40	14.3%	105	8.2%	3.3	-13.2%
Wabasso (CDP)	13	160.0%	4	N/A	17	41.7%	25.5	6.3%
Wabasso Beach (CDP)	75	-5.1%	8	-11.1%	52	79.3%	8.4	58.5%
West Vero Corridor (CDP)	85	-19.8%	7	-53.3%	34	36.0%	5.2	48.6%
Windsor (CDP)	1	-66.7%	0	N/A	2	N/A	24.0	N/A
Winter Beach (CDP)	104	-3.7%	14	-17.6%	69	46.8%	6.4	-4.5%

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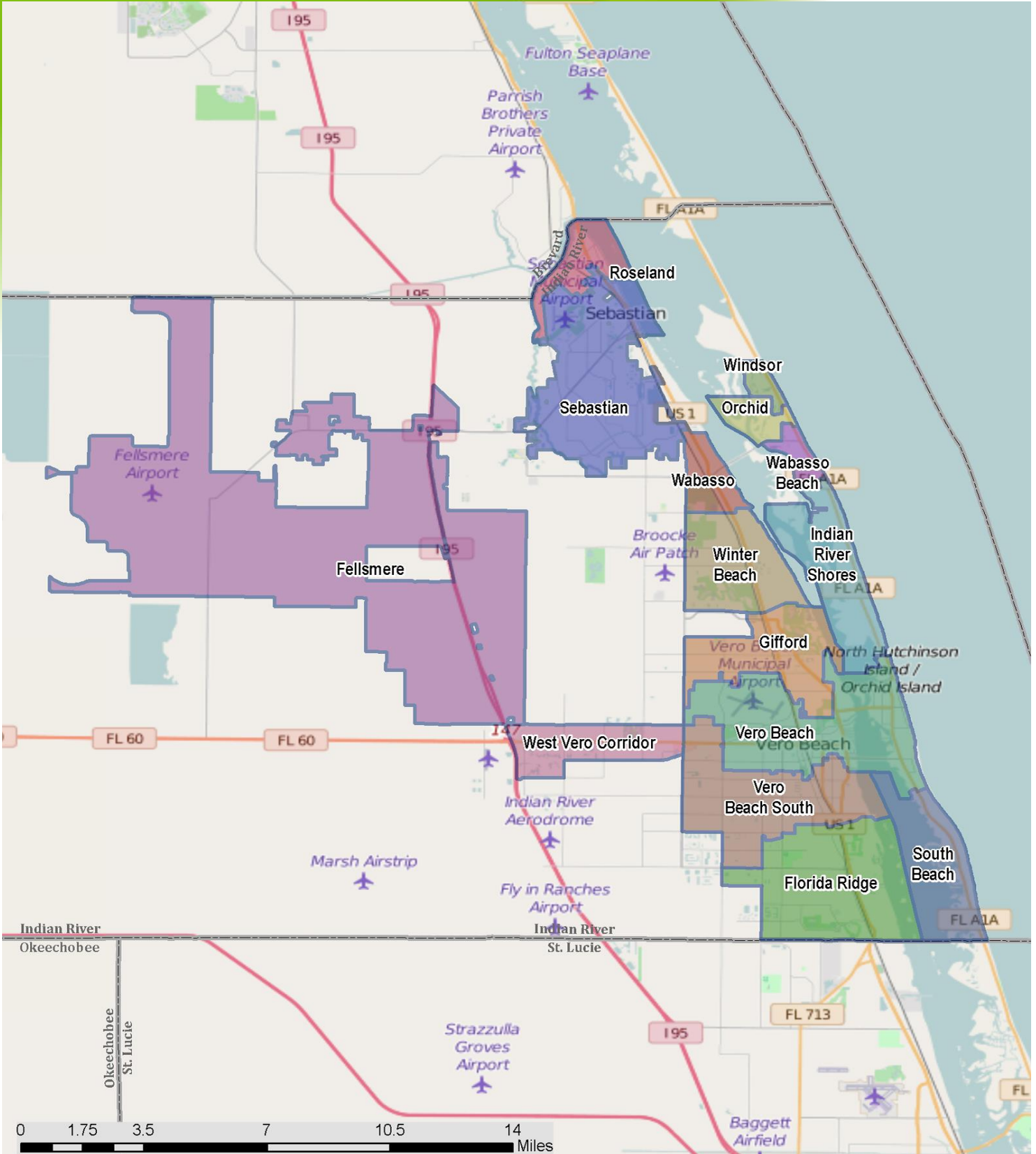
# Indian River County Local Residential Market Metrics - 2024

## Reference Map

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