

# Indian River County Local Residential Market Metrics - Q4 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	162	-21.0%	108	-33.7%	\$275,000	-12.7%	\$391,562	-31.2%
Fellsmere (City)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Florida Ridge (CDP)	35	-2.8%	28	-3.4%	\$149,500	-30.8%	\$173,839	-14.9%
Gifford (CDP)	14	-39.1%	12	-36.8%	\$595,500	35.8%	\$551,844	22.6%
Indian River Shores (Town)	9	-62.5%	6	-71.4%	\$645,000	-61.9%	\$1,106,223	-32.7%
Orchid (Town)	0	-100.0%	0	-100.0%	(No Sales)	N/A	(No Sales)	N/A
Roseland (CDP)	2	-50.0%	1	-66.7%	\$289,000	-15.0%	\$289,000	-15.2%
Sebastian (City)	3	0.0%	2	0.0%	\$260,000	-55.1%	\$309,333	-38.1%
South Beach (CDP)	5	-54.5%	5	-54.5%	\$755,000	22.8%	\$739,500	3.2%
Vero Beach (City)	29	-12.1%	19	-24.0%	\$319,500	-24.8%	\$509,897	13.2%
Vero Beach South (CDP)	24	33.3%	12	-14.3%	\$207,500	22.1%	\$222,500	8.5%
Wabasso (CDP)	0	-100.0%	0	-100.0%	(No Sales)	N/A	(No Sales)	N/A
Wabasso Beach (CDP)	3	-75.0%	3	-66.7%	\$710,000	-51.0%	\$760,167	-40.8%
West Vero Corridor (CDP)	16	-20.0%	11	-26.7%	\$279,500	10.7%	\$285,062	11.0%
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	\$63.4 Million	-45.6%	91.7%	-2.9%	77 Days	51.0%	386	-9.2%
Fellsmere (City)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Florida Ridge (CDP)	\$6.1 Million	-17.2%	92.4%	-3.2%	77 Days	92.5%	53	-14.5%
Gifford (CDP)	\$7.7 Million	-25.4%	89.9%	-0.4%	120 Days	53.8%	41	20.6%
Indian River Shores (Town)	\$10.0 Million	-74.7%	88.5%	-11.5%	110 Days	-9.8%	36	16.1%
Orchid (Town)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	-100.0%
Roseland (CDP)	\$578,000	-57.6%	93.5%	-2.8%	91 Days	213.8%	1	-98.1%
Sebastian (City)	\$927,999	-38.1%	90.3%	-5.3%	42 Days	16.7%	7	-36.4%
South Beach (CDP)	\$3.7 Million	-53.1%	88.8%	-8.8%	339 Days	484.5%	22	-37.1%
Vero Beach (City)	\$14.8 Million	-0.5%	88.1%	-5.4%	62 Days	19.2%	70	0.0%
Vero Beach South (CDP)	\$5.3 Million	44.7%	92.5%	0.5%	98 Days	113.0%	52	26.8%
Wabasso (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	26	N/A
Wabasso Beach (CDP)	\$2.3 Million	-85.2%	90.2%	-3.1%	17 Days	-60.5%	12	-29.4%
West Vero Corridor (CDP)	\$4.6 Million	-11.2%	94.0%	-2.0%	106 Days	140.9%	34	13.3%
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	2	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	149	-24.4%	75	-34.2%	749	30.5%	10.9	53.5%
Fellsmere (City)	0	N/A	0	N/A	0	N/A	0.0	N/A
Florida Ridge (CDP)	29	-31.0%	10	-23.1%	95	-12.0%	7.0	-5.4%
Gifford (CDP)	20	0.0%	10	150.0%	80	60.0%	11.0	124.5%
Indian River Shores (Town)	4	-73.3%	10	-73.7%	87	74.0%	16.8	147.1%
Orchid (Town)	0	-100.0%	0	-100.0%	0	N/A	0.0	N/A
Roseland (CDP)	2	-33.3%	1	N/A	54	5.9%	162.0	111.8%
Sebastian (City)	5	0.0%	3	50.0%	10	11.1%	6.7	-38.0%
South Beach (CDP)	9	-18.2%	6	20.0%	38	-5.0%	9.5	-20.8%
Vero Beach (City)	28	-26.3%	16	0.0%	135	26.2%	13.0	62.5%
Vero Beach South (CDP)	19	26.7%	4	0.0%	74	19.4%	8.1	35.0%
Wabasso (CDP)	0	-100.0%	0	N/A	27	2600.0%	0.0	-100.0%
Wabasso Beach (CDP)	2	-80.0%	0	-100.0%	30	50.0%	10.9	105.7%
West Vero Corridor (CDP)	11	-31.3%	3	-50.0%	58	65.7%	10.1	129.5%
Windsor (CDP)	0	N/A	0	N/A	0	N/A	0.0	N/A
Winter Beach (CDP)	0	N/A	0	N/A	2	N/A	0.0	N/A

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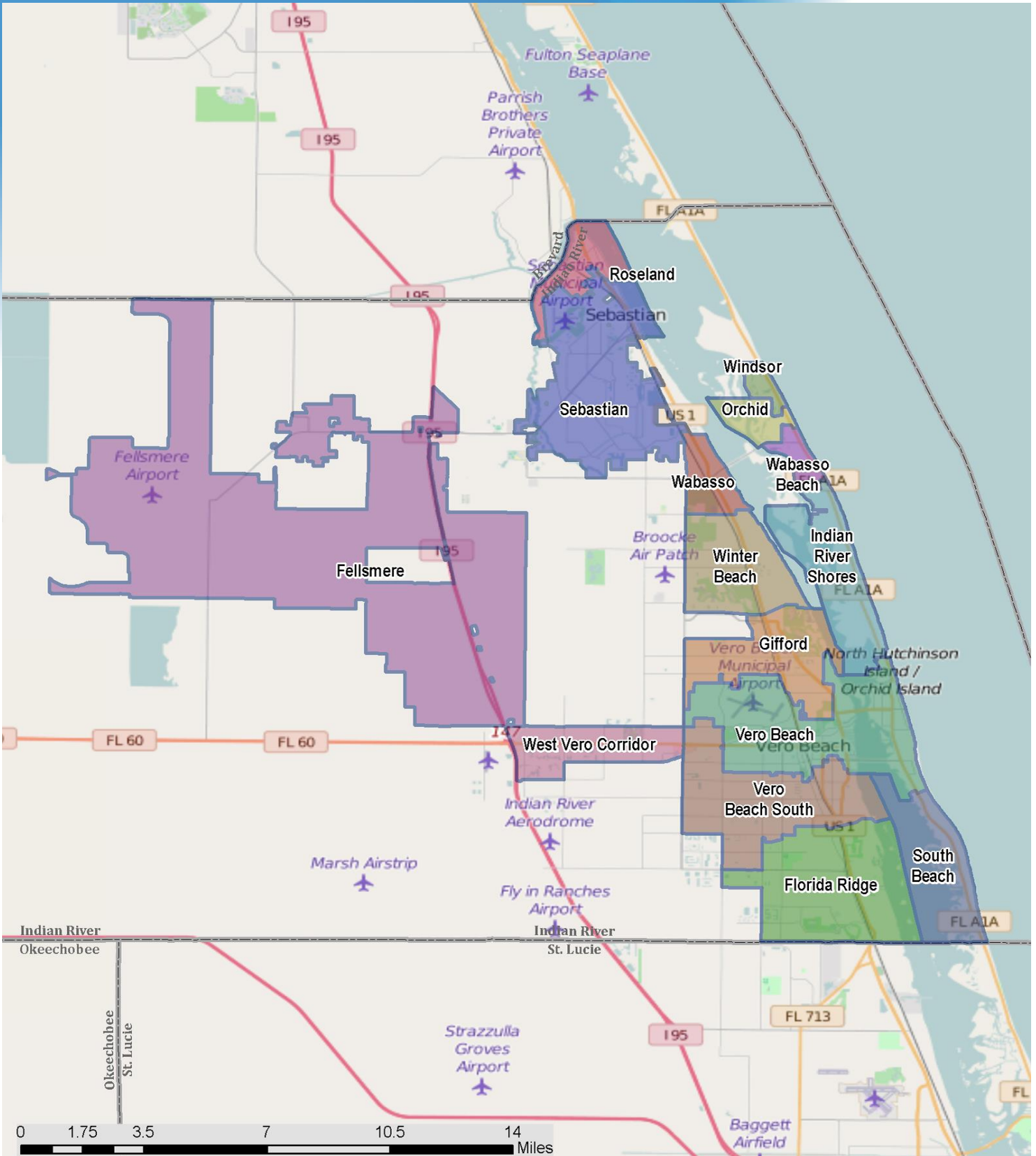
# Indian River County Local Residential Market Metrics - Q4 2024

## Reference Map

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