

Indian River County Local Residential Market Metrics - Q1 2025

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	630	12.9%	290	5.1%	\$400,000	-8.2%	\$626,977	-6.7%
Fellsmere (City)	2	-66.7%	2	0.0%	\$235,000	-23.6%	\$235,000	-13.3%
Florida Ridge (CDP)	56	-18.8%	16	-42.9%	\$341,500	1.9%	\$363,255	-6.4%
Gifford (CDP)	38	153.3%	24	242.9%	\$715,792	6.0%	\$898,694	24.2%
Indian River Shores (Town)	17	142.9%	15	114.3%	\$1,695,000	-3.1%	\$2,226,110	-11.3%
Orchid (Town)	4	N/A	4	N/A	\$3,420,000	N/A	\$3,510,000	N/A
Roseland (CDP)	6	0.0%	5	25.0%	\$471,800	-9.2%	\$451,433	-17.2%
Sebastian (City)	131	9.2%	45	-6.3%	\$362,000	-1.9%	\$380,784	-1.9%
South Beach (CDP)	19	18.8%	15	25.0%	\$1,400,000	-33.8%	\$1,638,963	-49.2%
Vero Beach (City)	41	-18.0%	25	-40.5%	\$607,500	-26.4%	\$1,181,954	-7.2%
Vero Beach South (CDP)	76	1.3%	31	29.2%	\$365,000	-5.2%	\$388,488	-14.6%
Wabasso (CDP)	11	450.0%	8	300.0%	\$485,000	96.0%	\$486,969	96.8%
Wabasso Beach (CDP)	15	-11.8%	12	0.0%	\$1,028,000	16.5%	\$1,117,676	20.3%
West Vero Corridor (CDP)	14	-26.3%	4	-42.9%	\$295,000	-4.8%	\$311,801	-7.5%
Windsor (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Winter Beach (CDP)	28	0.0%	17	-5.6%	\$567,500	-12.7%	\$592,529	-11.7%

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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	\$395.0 Million	5.4%	94.8%	-1.1%	63 Days	23.5%	1,131	3.8%
Fellsmere (City)	\$470,000	-71.1%	80.2%	-18.9%	36 Days	-82.4%	4	33.3%
Florida Ridge (CDP)	\$20.3 Million	-24.0%	95.4%	-0.5%	44 Days	-4.3%	134	19.6%
Gifford (CDP)	\$34.2 Million	214.5%	97.6%	2.2%	38 Days	-20.8%	57	7.5%
Indian River Shores (Town)	\$37.8 Million	115.4%	93.6%	5.3%	78 Days	-27.1%	35	-20.5%
Orchid (Town)	\$14.0 Million	N/A	91.1%	N/A	80 Days	N/A	6	200.0%
Roseland (CDP)	\$2.7 Million	-17.2%	90.5%	5.2%	65 Days	-38.1%	13	44.4%
Sebastian (City)	\$49.9 Million	7.1%	95.3%	-2.4%	55 Days	37.5%	212	-1.4%
South Beach (CDP)	\$31.1 Million	-39.6%	94.2%	13.6%	28 Days	-78.0%	49	44.1%
Vero Beach (City)	\$48.5 Million	-23.9%	92.2%	0.1%	51 Days	41.7%	95	-12.8%
Vero Beach South (CDP)	\$29.5 Million	-13.4%	94.6%	-1.6%	44 Days	-2.2%	147	2.1%
Wabasso (CDP)	\$5.4 Million	982.2%	92.1%	16.1%	90 Days	9.8%	7	40.0%
Wabasso Beach (CDP)	\$16.8 Million	6.1%	95.4%	5.1%	24 Days	-62.5%	34	-12.8%
West Vero Corridor (CDP)	\$4.4 Million	-31.8%	95.1%	-1.3%	70 Days	-2.8%	18	-48.6%
Windsor (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	-100.0%
Winter Beach (CDP)	\$16.6 Million	-11.7%	93.1%	-4.6%	88 Days	51.7%	52	20.9%

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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	819	3.0%	403	-4.3%	1,375	19.2%	6.1	10.9%
Fellsmere (City)	1	-85.7%	0	-100.0%	4	-42.9%	6.9	15.0%
Florida Ridge (CDP)	83	-5.7%	43	-2.3%	169	44.4%	7.4	72.1%
Gifford (CDP)	45	0.0%	23	-25.8%	87	50.0%	6.4	-9.9%
Indian River Shores (Town)	26	36.8%	14	27.3%	58	-6.5%	11.0	-26.2%
Orchid (Town)	5	N/A	1	N/A	5	0.0%	10.0	-33.3%
Roseland (CDP)	6	0.0%	3	0.0%	15	-6.3%	6.9	-13.8%
Sebastian (City)	174	15.2%	81	1.3%	192	3.2%	4.1	7.9%
South Beach (CDP)	21	-16.0%	12	9.1%	67	42.6%	12.6	50.0%
Vero Beach (City)	59	-28.0%	33	-38.9%	131	0.0%	7.8	0.0%
Vero Beach South (CDP)	105	5.0%	53	15.2%	135	-4.9%	4.3	-25.9%
Wabasso (CDP)	12	500.0%	6	500.0%	13	0.0%	9.2	-70.5%
Wabasso Beach (CDP)	24	4.3%	16	23.1%	66	53.5%	11.0	48.6%
West Vero Corridor (CDP)	16	-30.4%	7	-30.0%	31	-8.8%	5.0	6.4%
Windsor (CDP)	0	N/A	0	N/A	3	200.0%	36.0	500.0%
Winter Beach (CDP)	38	-2.6%	20	-37.5%	76	43.4%	7.0	1.4%

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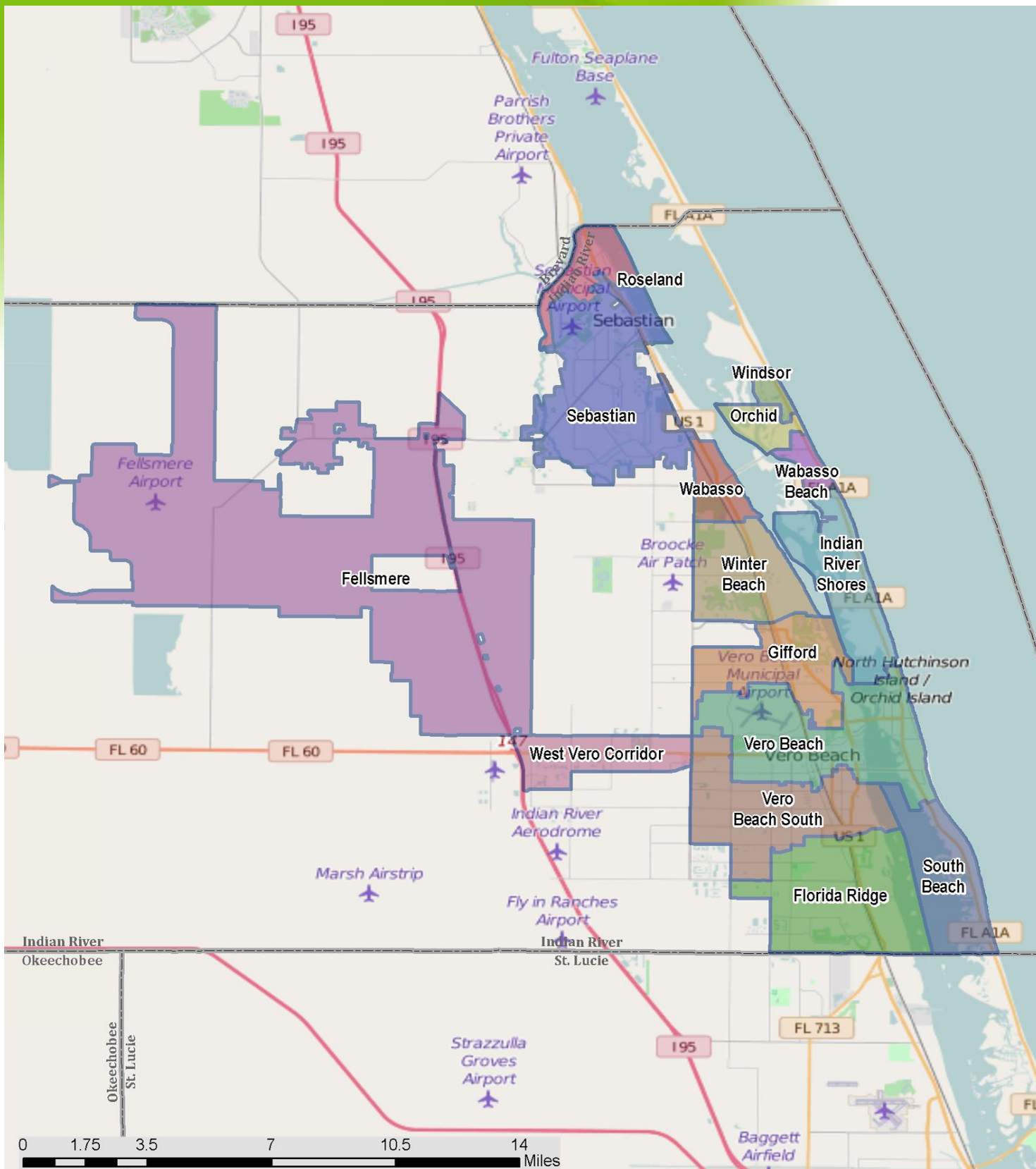
Indian River County Local Residential Market Metrics - Q1 2025

Reference Map

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