

Indian River County Local Residential Market Metrics - Q2 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	783	-2.7%	309	-16.7%	\$390,000	-9.3%	\$613,312	-5.4%
Fellsmere (City)	0	-100.0%	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Florida Ridge (CDP)	87	10.1%	23	-11.5%	\$338,500	1.0%	\$357,295	-4.2%
Gifford (CDP)	43	-15.7%	20	-42.9%	\$603,500	-19.1%	\$613,939	-23.1%
Indian River Shores (Town)	20	-13.0%	19	-9.5%	\$2,525,000	56.6%	\$2,973,188	68.8%
Orchid (Town)	3	N/A	2	N/A	\$2,550,000	N/A	\$2,673,333	N/A
Roseland (CDP)	7	-12.5%	3	-25.0%	\$965,000	90.9%	\$1,207,071	105.4%
Sebastian (City)	159	-7.6%	51	-27.1%	\$350,000	-5.4%	\$365,259	-5.8%
South Beach (CDP)	21	23.5%	15	36.4%	\$1,487,500	-13.8%	\$2,039,513	-6.4%
Vero Beach (City)	56	-25.3%	31	-22.5%	\$900,000	6.4%	\$1,434,903	4.1%
Vero Beach South (CDP)	118	8.3%	30	-21.1%	\$360,000	-5.9%	\$402,462	-4.6%
Wabasso (CDP)	12	1100.0%	8	700.0%	\$475,000	-57.8%	\$505,498	-55.1%
Wabasso Beach (CDP)	21	-22.2%	17	0.0%	\$670,000	-26.8%	\$809,345	-14.5%
West Vero Corridor (CDP)	12	-61.3%	5	-64.3%	\$339,860	9.6%	\$320,938	-5.2%
Windsor (CDP)	0	-100.0%	0	-100.0%	(No Sales)	N/A	(No Sales)	N/A
Winter Beach (CDP)	38	11.8%	13	-31.6%	\$519,000	-17.5%	\$569,003	-14.2%

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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	\$480.2 Million	-7.9%	94.3%	-1.4%	62 Days	37.8%	861	-9.3%
Fellsmere (City)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	3	0.0%
Florida Ridge (CDP)	\$31.1 Million	5.5%	95.4%	-1.2%	66 Days	53.5%	83	-17.8%
Gifford (CDP)	\$26.4 Million	-35.1%	90.4%	-5.8%	104 Days	147.6%	47	-2.1%
Indian River Shores (Town)	\$59.5 Million	46.8%	91.4%	-0.8%	75 Days	127.3%	19	0.0%
Orchid (Town)	\$8.0 Million	N/A	96.2%	N/A	72 Days	N/A	9	800.0%
Roseland (CDP)	\$8.4 Million	79.7%	84.8%	-4.1%	72 Days	-29.4%	5	-16.7%
Sebastian (City)	\$58.1 Million	-13.0%	96.2%	-0.1%	47 Days	2.2%	176	0.6%
South Beach (CDP)	\$42.8 Million	15.6%	88.8%	-1.4%	83 Days	-10.8%	18	0.0%
Vero Beach (City)	\$80.4 Million	-22.3%	91.2%	-0.1%	84 Days	40.0%	62	-10.1%
Vero Beach South (CDP)	\$47.5 Million	3.3%	95.4%	-0.4%	36 Days	-30.8%	131	-10.9%
Wabasso (CDP)	\$6.1 Million	439.2%	81.2%	-13.4%	131 Days	156.9%	5	400.0%
Wabasso Beach (CDP)	\$17.0 Million	-33.5%	84.8%	-4.6%	150 Days	188.5%	12	-53.8%
West Vero Corridor (CDP)	\$3.9 Million	-63.3%	94.5%	-1.8%	29 Days	-23.7%	24	14.3%
Windsor (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	1	N/A
Winter Beach (CDP)	\$21.6 Million	-4.1%	93.9%	-6.1%	89 Days	345.0%	41	-21.2%

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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	789	-5.2%	326	-9.7%	1,229	7.8%	5.5	1.9%
Fellsmere (City)	1	-50.0%	2	100.0%	2	-60.0%	4.0	-13.0%
Florida Ridge (CDP)	93	-5.1%	37	-11.9%	140	20.7%	5.9	22.9%
Gifford (CDP)	46	0.0%	21	-25.0%	80	40.4%	6.2	1.6%
Indian River Shores (Town)	15	-31.8%	8	-11.1%	50	6.4%	10.0	-20.0%
Orchid (Town)	5	400.0%	3	200.0%	6	50.0%	8.0	-66.7%
Roseland (CDP)	6	-14.3%	2	0.0%	13	30.0%	6.2	19.2%
Sebastian (City)	151	-13.2%	63	1.6%	201	16.2%	4.4	18.9%
South Beach (CDP)	16	-27.3%	4	-69.2%	52	44.4%	9.2	19.5%
Vero Beach (City)	61	-11.6%	29	-3.3%	110	1.9%	7.3	19.7%
Vero Beach South (CDP)	122	-8.3%	46	-14.8%	122	-15.9%	3.8	-30.9%
Wabasso (CDP)	10	233.3%	1	0.0%	6	-25.0%	2.6	-86.5%
Wabasso Beach (CDP)	17	-45.2%	8	-38.5%	46	21.1%	8.4	35.5%
West Vero Corridor (CDP)	21	-38.2%	12	-20.0%	29	11.5%	6.3	90.9%
Windsor (CDP)	0	-100.0%	0	N/A	3	N/A	0.0	N/A
Winter Beach (CDP)	36	125.0%	15	-31.8%	69	0.0%	6.2	-24.4%

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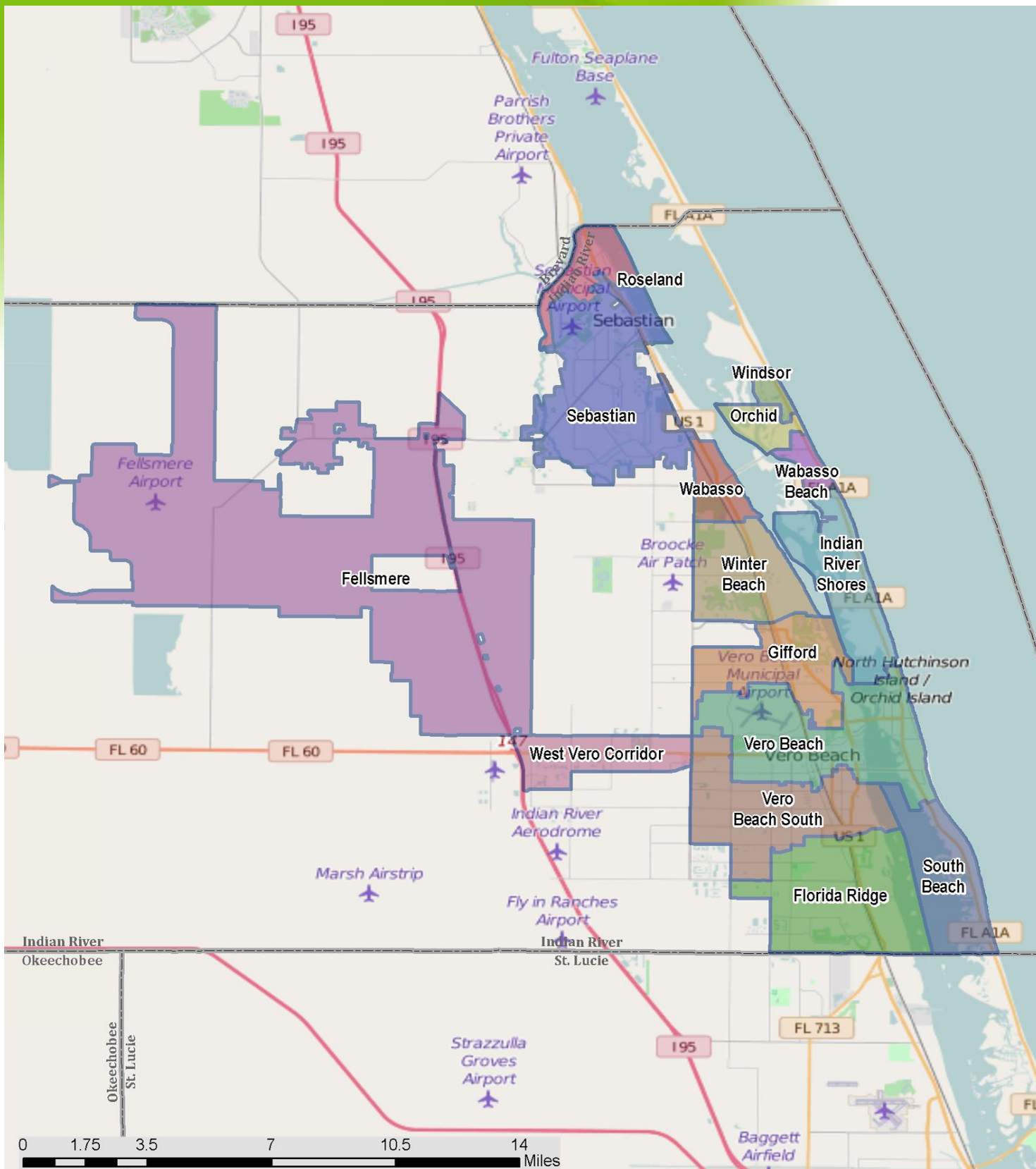
Indian River County Local Residential Market Metrics - Q2 2025

Reference Map

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