

Indian River County Local Residential Market Metrics - Q1 2025

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	176	-17.8%	133	-20.8%	\$282,500	-5.8%	\$428,619	-31.6%
Fellsmere (City)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Florida Ridge (CDP)	34	-33.3%	27	-28.9%	\$152,500	0.0%	\$171,638	-2.6%
Gifford (CDP)	22	-12.0%	16	-15.8%	\$327,500	-11.5%	\$426,746	1.6%
Indian River Shores (Town)	14	-39.1%	12	-36.8%	\$902,500	-52.7%	\$947,571	-53.7%
Orchid (Town)	0	-100.0%	0	-100.0%	(No Sales)	N/A	(No Sales)	N/A
Roseland (CDP)	4	N/A	4	N/A	\$257,888	N/A	\$250,444	N/A
Sebastian (City)	9	350.0%	4	N/A	\$170,000	-15.0%	\$212,556	6.3%
South Beach (CDP)	8	-55.6%	8	-52.9%	\$790,000	11.1%	\$993,750	32.3%
Vero Beach (City)	27	17.4%	20	17.6%	\$490,000	25.6%	\$521,648	3.8%
Vero Beach South (CDP)	20	-25.9%	17	-22.7%	\$153,750	-30.1%	\$161,620	-18.8%
Wabasso (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Wabasso Beach (CDP)	10	0.0%	10	25.0%	\$876,889	-4.0%	\$1,031,478	-11.0%
West Vero Corridor (CDP)	11	-15.4%	6	-33.3%	\$215,000	-21.8%	\$255,536	-11.5%
Windsor (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Winter Beach (CDP)	1	N/A	1	N/A	\$449,000	N/A	\$449,000	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	\$75.4 Million	-43.8%	92.3%	-1.2%	91 Days	54.2%	513	-0.2%
Fellsmere (City)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	-100.0%
Florida Ridge (CDP)	\$5.8 Million	-35.1%	92.6%	2.4%	57 Days	-18.6%	83	1.2%
Gifford (CDP)	\$9.4 Million	-10.6%	92.5%	0.2%	95 Days	48.4%	62	14.8%
Indian River Shores (Town)	\$13.3 Million	-71.8%	84.9%	-13.4%	169 Days	98.8%	59	15.7%
Orchid (Town)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	2	-50.0%
Roseland (CDP)	\$1.0 Million	N/A	84.0%	N/A	406 Days	N/A	1	0.0%
Sebastian (City)	\$1.9 Million	378.3%	97.0%	6.6%	163 Days	-6.3%	11	-31.3%
South Beach (CDP)	\$8.0 Million	-41.2%	96.7%	2.8%	50 Days	4.2%	49	58.1%
Vero Beach (City)	\$14.1 Million	21.8%	93.9%	-0.8%	56 Days	51.4%	101	11.0%
Vero Beach South (CDP)	\$3.2 Million	-39.9%	87.1%	-6.2%	97 Days	32.9%	38	-22.4%
Wabasso (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	5	N/A
Wabasso Beach (CDP)	\$10.3 Million	-11.0%	96.2%	-0.2%	48 Days	29.7%	26	0.0%
West Vero Corridor (CDP)	\$2.8 Million	-25.1%	90.0%	-6.4%	143 Days	376.7%	33	-23.3%
Windsor (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Winter Beach (CDP)	\$449,000	N/A	93.8%	N/A	95 Days	N/A	0	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	245	-19.4%	128	-18.5%	933	30.5%	14.2	59.6%
Fellsmere (City)	0	N/A	0	N/A	0	N/A	0.0	N/A
Florida Ridge (CDP)	45	-31.8%	20	-16.7%	120	5.3%	9.8	40.0%
Gifford (CDP)	26	-35.0%	13	-23.5%	107	67.2%	15.3	135.4%
Indian River Shores (Town)	23	-14.8%	19	-5.0%	112	64.7%	25.4	192.0%
Orchid (Town)	0	-100.0%	0	-100.0%	1	-66.7%	3.0	-50.0%
Roseland (CDP)	5	400.0%	2	100.0%	51	0.0%	76.5	-37.5%
Sebastian (City)	7	40.0%	1	-80.0%	10	-41.2%	4.8	-76.5%
South Beach (CDP)	10	-68.8%	7	-36.4%	76	65.2%	24.0	95.1%
Vero Beach (City)	46	31.4%	31	34.8%	170	19.7%	15.8	32.8%
Vero Beach South (CDP)	29	0.0%	8	-11.1%	76	15.2%	8.9	34.8%
Wabasso (CDP)	2	N/A	2	N/A	29	N/A	0.0	N/A
Wabasso Beach (CDP)	18	0.0%	6	-40.0%	38	72.7%	13.8	133.9%
West Vero Corridor (CDP)	14	-50.0%	6	-66.7%	61	27.1%	10.9	65.2%
Windsor (CDP)	0	N/A	0	N/A	0	N/A	0.0	N/A
Winter Beach (CDP)	1	N/A	0	N/A	1	N/A	12.0	N/A

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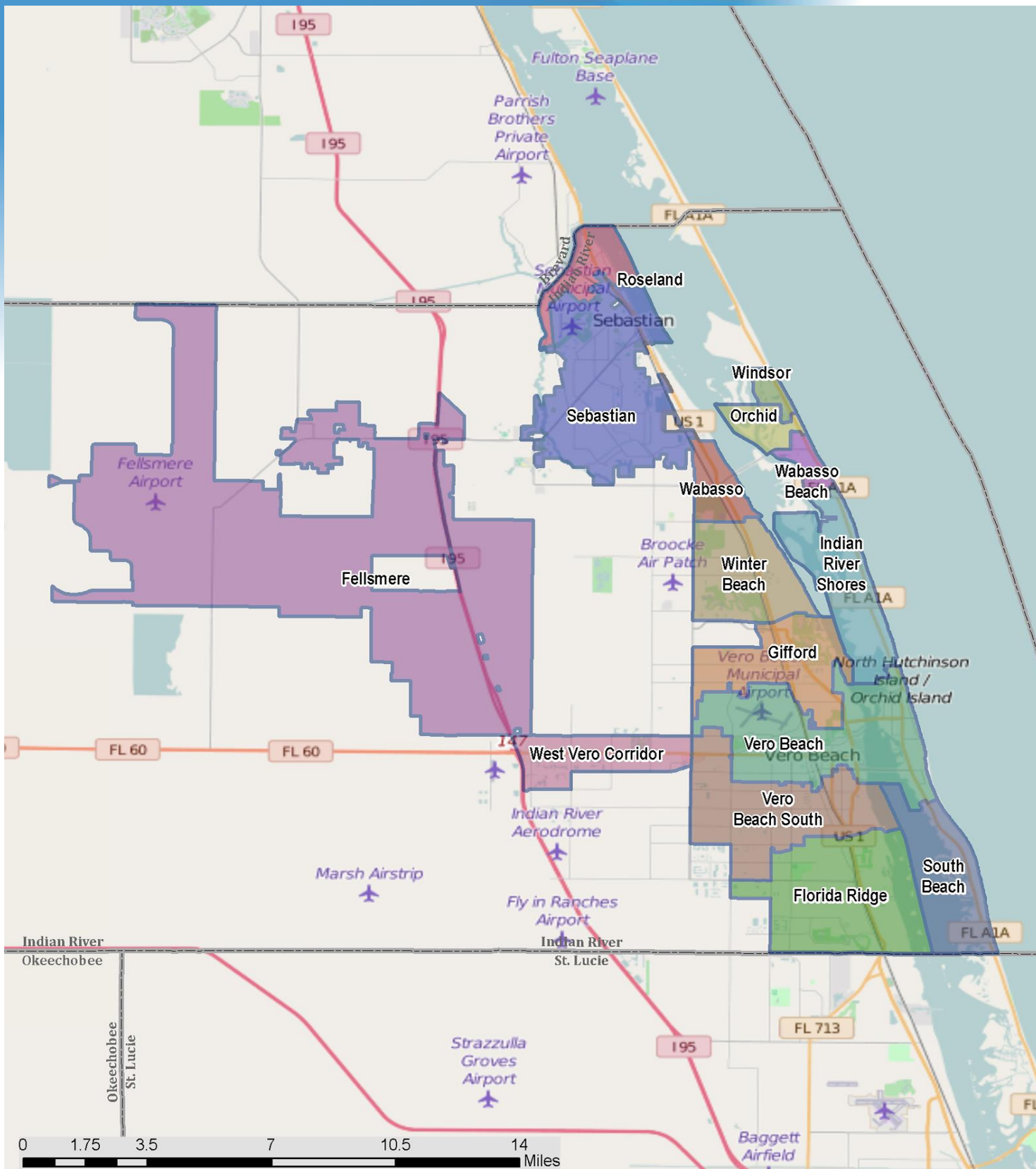
Indian River County Local Residential Market Metrics - Q1 2025

Reference Map

Municipalities and Census-Designated Places*



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