

Indian River County Local Residential Market Metrics - Q2 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	256	-5.5%	185	-3.6%	\$273,000	-2.8%	\$446,756	-5.5%
Fellsmere (City)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Florida Ridge (CDP)	43	7.5%	24	4.3%	\$145,000	-15.9%	\$155,699	-20.1%
Gifford (CDP)	33	6.5%	27	8.0%	\$395,000	-10.8%	\$444,061	-22.7%
Indian River Shores (Town)	27	17.4%	27	42.1%	\$535,000	-18.8%	\$911,315	-11.5%
Orchid (Town)	0	-100.0%	0	-100.0%	(No Sales)	N/A	(No Sales)	N/A
Roseland (CDP)	1	0.0%	1	0.0%	\$302,500	-2.4%	\$302,500	-2.4%
Sebastian (City)	2	-81.8%	2	-66.7%	\$246,500	40.9%	\$246,500	12.8%
South Beach (CDP)	16	-15.8%	15	-21.1%	\$535,000	-33.0%	\$648,406	-21.4%
Vero Beach (City)	51	18.6%	36	16.1%	\$256,500	-5.9%	\$519,853	11.3%
Vero Beach South (CDP)	23	-23.3%	16	6.7%	\$186,000	-11.4%	\$175,000	-13.3%
Wabasso (CDP)	11	N/A	4	N/A	\$295,800	N/A	\$305,457	N/A
Wabasso Beach (CDP)	14	-6.7%	12	-7.7%	\$692,500	10.8%	\$955,550	11.9%
West Vero Corridor (CDP)	14	-41.7%	7	-63.2%	\$227,700	-0.9%	\$227,979	-4.1%
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	\$0	N/A	\$508,750	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	\$114.4 Million	-10.7%	89.2%	-3.9%	92 Days	58.6%	308	-13.7%
Fellsmere (City)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Florida Ridge (CDP)	\$6.7 Million	-14.1%	87.6%	-3.9%	101 Days	87.0%	43	-33.8%
Gifford (CDP)	\$14.7 Million	-17.7%	93.0%	-0.5%	70 Days	9.4%	40	14.3%
Indian River Shores (Town)	\$24.6 Million	3.9%	88.0%	-1.5%	87 Days	31.8%	19	-53.7%
Orchid (Town)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	2	N/A
Roseland (CDP)	\$302,500	-2.4%	94.5%	-2.8%	133 Days	224.4%	3	0.0%
Sebastian (City)	\$493,000	-79.5%	92.1%	1.9%	27 Days	-59.1%	5	-16.7%
South Beach (CDP)	\$10.4 Million	-33.8%	87.0%	-6.0%	105 Days	94.4%	11	-8.3%
Vero Beach (City)	\$26.5 Million	32.0%	88.4%	-5.3%	102 Days	85.5%	59	-15.7%
Vero Beach South (CDP)	\$4.0 Million	-33.5%	85.0%	-7.1%	130 Days	75.7%	43	0.0%
Wabasso (CDP)	\$3.4 Million	N/A	82.7%	N/A	122 Days	N/A	7	600.0%
Wabasso Beach (CDP)	\$13.4 Million	4.4%	91.0%	-2.9%	93 Days	4.5%	20	53.8%
West Vero Corridor (CDP)	\$3.2 Million	-44.1%	94.5%	0.9%	63 Days	1.6%	25	-24.2%
Windsor (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Winter Beach (CDP)	\$508,750	N/A	0.0%	N/A	0 Days	N/A	0	-100.0%

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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	261	10.6%	114	21.3%	764	11.7%	11.8	31.1%
Fellsmere (City)	0	N/A	0	N/A	0	N/A	0.0	N/A
Florida Ridge (CDP)	43	-2.3%	14	-17.6%	103	-1.9%	8.2	9.3%
Gifford (CDP)	37	48.0%	13	44.4%	99	37.5%	13.8	79.2%
Indian River Shores (Town)	19	11.8%	11	0.0%	87	26.1%	18.3	84.8%
Orchid (Town)	1	-66.7%	1	-66.7%	1	N/A	6.0	N/A
Roseland (CDP)	1	N/A	1	N/A	50	-7.4%	75.0	-42.1%
Sebastian (City)	9	0.0%	5	400.0%	6	-33.3%	4.5	-21.1%
South Beach (CDP)	18	63.6%	7	133.3%	51	64.5%	17.5	150.0%
Vero Beach (City)	41	7.9%	17	6.3%	144	-0.7%	12.6	-6.0%
Vero Beach South (CDP)	30	-11.8%	11	10.0%	69	9.5%	8.7	29.9%
Wabasso (CDP)	17	N/A	8	N/A	7	600.0%	7.6	-36.7%
Wabasso Beach (CDP)	12	50.0%	3	200.0%	34	61.9%	12.7	154.0%
West Vero Corridor (CDP)	12	-33.3%	6	-25.0%	48	0.0%	10.1	29.5%
Windsor (CDP)	0	N/A	0	N/A	0	N/A	0.0	N/A
Winter Beach (CDP)	0	N/A	0	N/A	1	0.0%	6.0	N/A

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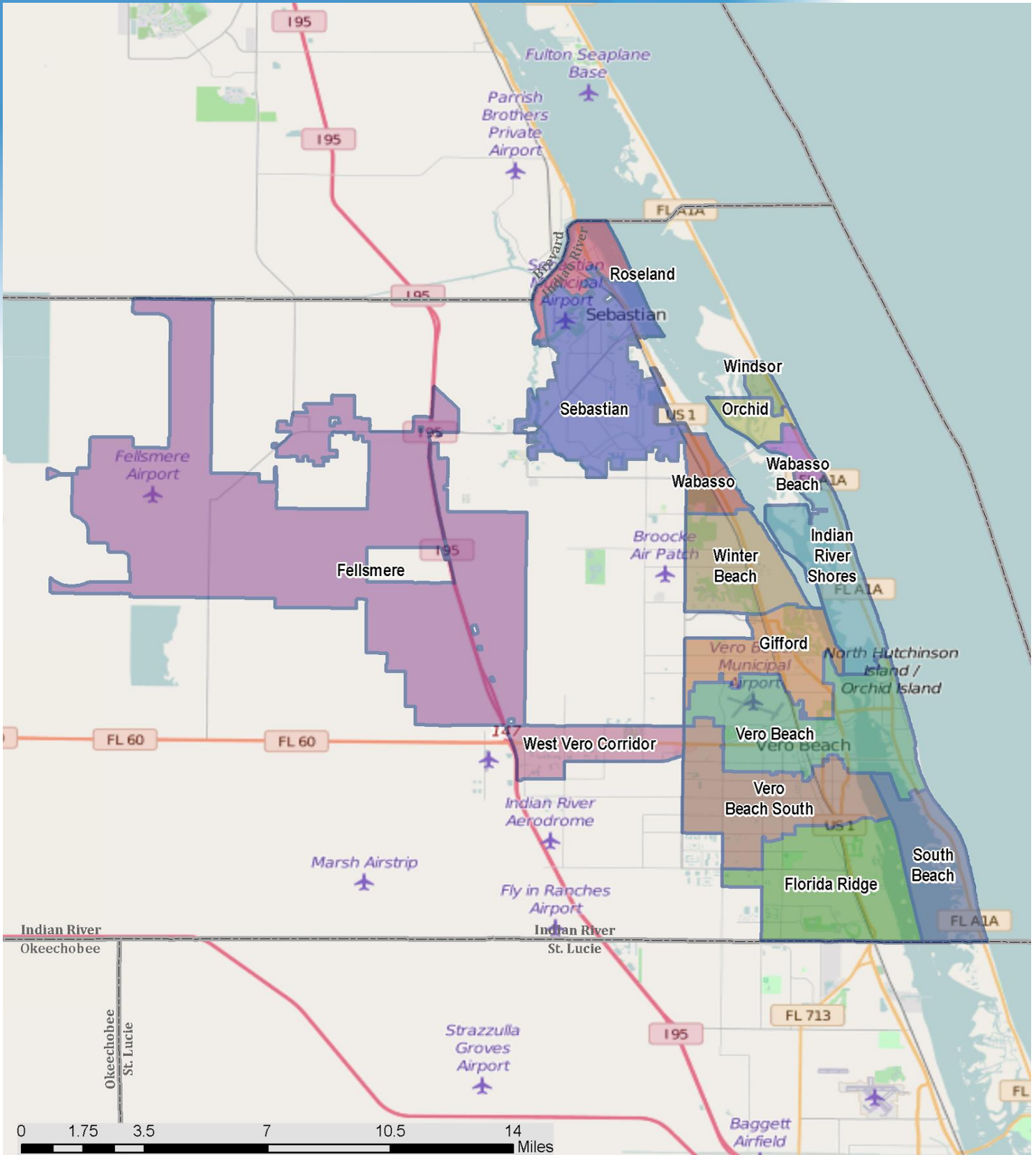
Indian River County Local Residential Market Metrics - Q2 2025

Reference Map

Municipalities and Census-Designated Places*



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