

Indian River County Local Residential Market Metrics - Q3 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	631	-7.3%	246	-10.2%	\$385,950	-5.9%	\$545,931	-6.4%
Fellsmere (City)	1	-66.7%	0	-100.0%	\$413,000	50.2%	\$413,000	-3.9%
Florida Ridge (CDP)	73	-6.4%	19	-9.5%	\$324,500	-1.7%	\$345,270	-7.6%
Gifford (CDP)	26	-33.3%	14	-22.2%	\$625,000	-3.1%	\$605,488	-6.5%
Indian River Shores (Town)	11	-26.7%	9	-18.2%	\$1,625,000	18.9%	\$2,866,478	14.2%
Orchid (Town)	3	50.0%	2	0.0%	\$2,647,500	-0.3%	\$2,649,167	-0.2%
Roseland (CDP)	3	-50.0%	1	-66.7%	\$425,000	-2.3%	\$422,167	-14.9%
Sebastian (City)	141	16.5%	46	-4.2%	\$368,000	-0.5%	\$376,254	-2.8%
South Beach (CDP)	7	-61.1%	0	-100.0%	\$850,000	-22.4%	\$1,197,143	-30.9%
Vero Beach (City)	51	8.5%	29	-3.3%	\$519,500	-9.5%	\$1,042,881	4.4%
Vero Beach South (CDP)	104	-13.3%	47	11.9%	\$352,500	-14.0%	\$390,070	-6.6%
Wabasso (CDP)	5	400.0%	4	300.0%	\$410,345	-25.4%	\$427,269	-22.3%
Wabasso Beach (CDP)	14	-12.5%	9	0.0%	\$750,000	-21.1%	\$1,059,240	5.8%
West Vero Corridor (CDP)	16	6.7%	3	-50.0%	\$295,000	-19.0%	\$302,811	-15.7%
Windsor (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Winter Beach (CDP)	27	-34.1%	7	-53.3%	\$502,500	-4.3%	\$548,074	-5.4%

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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	\$344.5 Million	-13.3%	94.1%	-0.9%	67 Days	17.5%	869	11.4%
Fellsmere (City)	\$413,000	-68.0%	91.8%	-2.9%	246 Days	485.7%	5	150.0%
Florida Ridge (CDP)	\$25.2 Million	-13.5%	94.1%	-0.9%	65 Days	27.5%	76	-35.0%
Gifford (CDP)	\$15.7 Million	-37.7%	92.8%	-1.6%	80 Days	53.8%	42	-6.7%
Indian River Shores (Town)	\$31.5 Million	-16.3%	85.2%	-6.8%	133 Days	25.5%	17	-15.0%
Orchid (Town)	\$7.9 Million	49.7%	94.7%	7.9%	17 Days	-84.4%	5	N/A
Roseland (CDP)	\$1.3 Million	-57.5%	88.2%	-1.6%	45 Days	-70.6%	3	-62.5%
Sebastian (City)	\$53.1 Million	13.3%	95.5%	-0.6%	55 Days	27.9%	154	-26.0%
South Beach (CDP)	\$8.4 Million	-73.1%	85.0%	-5.2%	165 Days	47.3%	11	-8.3%
Vero Beach (City)	\$53.2 Million	13.3%	90.9%	-1.3%	72 Days	35.8%	69	9.5%
Vero Beach South (CDP)	\$40.6 Million	-19.1%	93.7%	-1.4%	55 Days	-8.3%	133	6.4%
Wabasso (CDP)	\$2.1 Million	288.4%	86.0%	-14.0%	133 Days	75.0%	10	-9.1%
Wabasso Beach (CDP)	\$14.8 Million	-7.4%	87.7%	-4.7%	125 Days	52.4%	13	-40.9%
West Vero Corridor (CDP)	\$4.8 Million	-10.1%	94.1%	0.1%	68 Days	19.3%	33	17.9%
Windsor (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Winter Beach (CDP)	\$14.8 Million	-37.7%	92.0%	-8.0%	105 Days	176.3%	38	-19.1%

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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	706	0.7%	297	-14.4%	1,193	5.6%	5.5	3.8%
Fellsmere (City)	2	-50.0%	2	0.0%	4	33.3%	12.0	263.6%
Florida Ridge (CDP)	81	11.0%	27	-28.9%	113	-8.1%	4.9	-5.8%
Gifford (CDP)	33	17.9%	20	33.3%	79	19.7%	6.7	6.3%
Indian River Shores (Town)	13	-27.8%	8	14.3%	43	-4.4%	9.2	-8.0%
Orchid (Town)	4	300.0%	4	N/A	7	600.0%	8.4	180.0%
Roseland (CDP)	5	-44.4%	2	-50.0%	11	57.1%	6.0	71.4%
Sebastian (City)	153	15.9%	54	-11.5%	172	-12.7%	3.7	-14.0%
South Beach (CDP)	13	-40.9%	9	-18.2%	40	42.9%	8.4	47.4%
Vero Beach (City)	61	0.0%	26	-35.0%	97	14.1%	6.3	31.3%
Vero Beach South (CDP)	107	-21.3%	34	-30.6%	128	15.3%	4.1	10.8%
Wabasso (CDP)	4	33.3%	0	-100.0%	12	-14.3%	4.5	-86.6%
Wabasso Beach (CDP)	12	0.0%	6	-25.0%	39	-7.1%	7.3	7.4%
West Vero Corridor (CDP)	21	75.0%	12	50.0%	38	26.7%	8.1	84.1%
Windsor (CDP)	0	N/A	0	N/A	2	N/A	0.0	N/A
Winter Beach (CDP)	20	-23.1%	8	-38.5%	67	-13.0%	6.7	-13.0%

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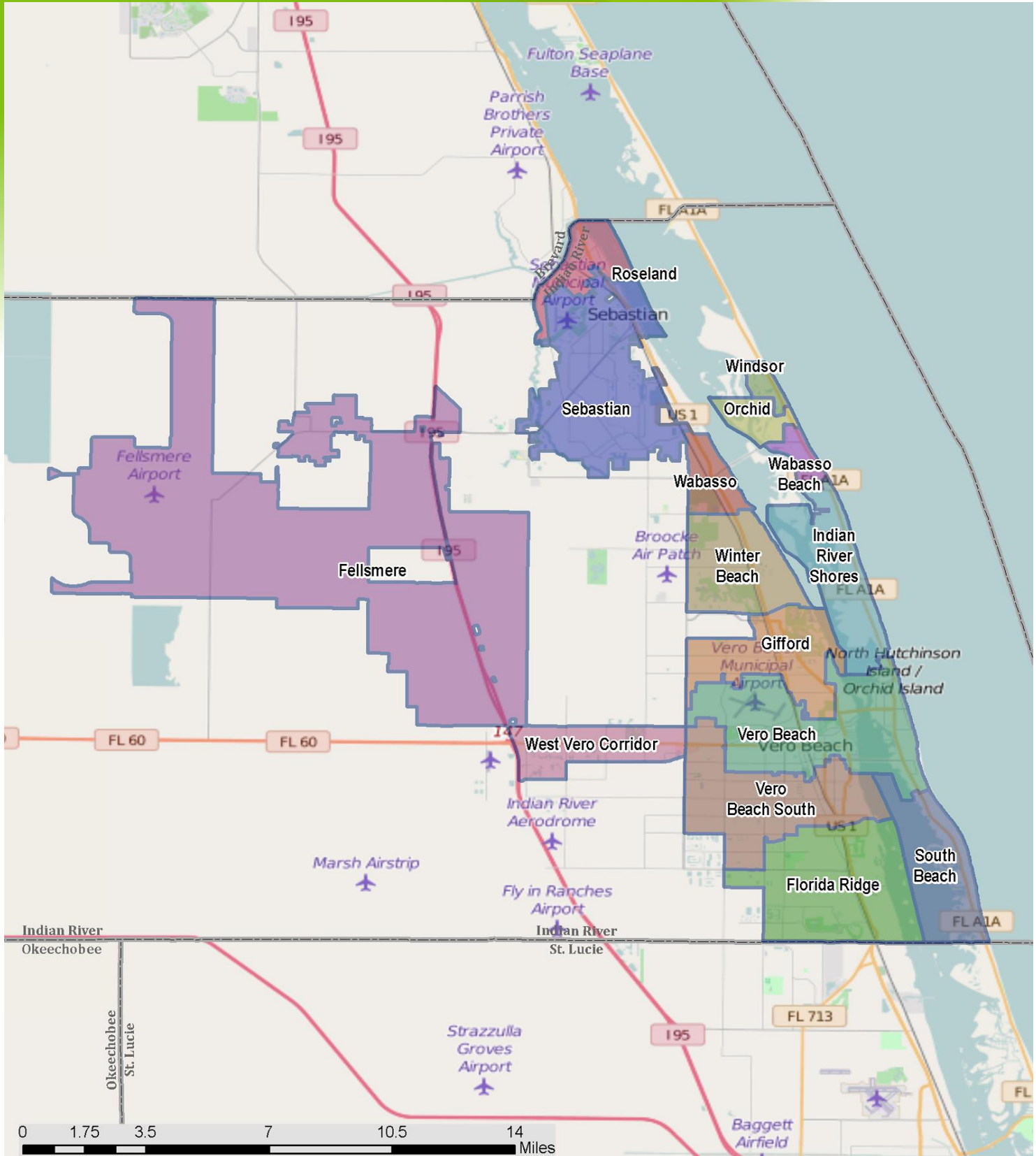
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Reference Map

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