

Indian River County Local Residential Market Metrics - Q3 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	193	7.2%	130	6.6%	\$259,900	12.8%	\$355,463	6.5%
Fellsmere (City)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Florida Ridge (CDP)	33	-13.2%	24	4.3%	\$145,000	-5.2%	\$165,688	-4.0%
Gifford (CDP)	22	29.4%	12	-7.7%	\$371,315	17.9%	\$369,868	-1.2%
Indian River Shores (Town)	9	28.6%	8	14.3%	\$750,000	52.1%	\$710,889	-23.7%
Orchid (Town)	1	-50.0%	1	-50.0%	\$2,300,000	-10.7%	\$2,300,000	-10.7%
Roseland (CDP)	2	100.0%	2	N/A	\$273,500	-7.3%	\$273,500	-7.3%
Sebastian (City)	7	250.0%	4	300.0%	\$165,000	-25.0%	\$173,714	-21.0%
South Beach (CDP)	12	100.0%	12	100.0%	\$650,000	41.3%	\$698,833	14.7%
Vero Beach (City)	29	-3.3%	20	-16.7%	\$330,000	118.2%	\$562,703	100.1%
Vero Beach South (CDP)	25	-10.7%	16	-15.8%	\$134,000	-18.8%	\$169,900	-6.6%
Wabasso (CDP)	9	N/A	0	N/A	\$303,620	N/A	\$303,793	N/A
Wabasso Beach (CDP)	6	20.0%	5	66.7%	\$515,000	-44.5%	\$610,833	-39.7%
West Vero Corridor (CDP)	19	18.8%	12	9.1%	\$180,000	-23.5%	\$192,721	-24.6%
Windsor (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Winter Beach (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	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	\$68.6 Million	14.1%	88.3%	-3.9%	114 Days	22.6%	250	5.0%
Fellsmere (City)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Florida Ridge (CDP)	\$5.5 Million	-16.6%	88.5%	-2.7%	152 Days	68.9%	42	-28.8%
Gifford (CDP)	\$8.1 Million	27.9%	89.0%	-4.4%	114 Days	-0.9%	35	0.0%
Indian River Shores (Town)	\$6.4 Million	-1.9%	82.5%	0.5%	174 Days	15.2%	23	-28.1%
Orchid (Town)	\$2.3 Million	-55.3%	92.2%	8.2%	116 Days	56.8%	2	N/A
Roseland (CDP)	\$547,000	85.4%	92.7%	-7.3%	103 Days	505.9%	0	-100.0%
Sebastian (City)	\$1.2 Million	176.4%	93.0%	2.1%	100 Days	5.3%	2	-66.7%
South Beach (CDP)	\$8.4 Million	129.4%	83.3%	-1.3%	153 Days	-6.1%	10	-28.6%
Vero Beach (City)	\$16.3 Million	93.4%	86.7%	-3.5%	114 Days	54.1%	52	13.0%
Vero Beach South (CDP)	\$4.2 Million	-16.6%	87.1%	-3.2%	85 Days	-8.6%	24	-35.1%
Wabasso (CDP)	\$2.7 Million	N/A	91.9%	N/A	145 Days	N/A	7	N/A
Wabasso Beach (CDP)	\$3.7 Million	-27.7%	86.2%	-7.8%	71 Days	54.3%	4	-71.4%
West Vero Corridor (CDP)	\$3.7 Million	-10.4%	91.4%	-2.2%	119 Days	50.6%	22	-29.0%
Windsor (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Winter Beach (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	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	199	-0.5%	99	3.1%	603	-5.3%	9.2	4.5%
Fellsmere (City)	0	N/A	0	N/A	0	N/A	0.0	N/A
Florida Ridge (CDP)	40	-7.0%	13	-31.6%	90	-3.2%	7.4	8.8%
Gifford (CDP)	28	55.6%	13	62.5%	83	22.1%	10.9	28.2%
Indian River Shores (Town)	13	8.3%	12	-20.0%	74	8.8%	15.1	42.5%
Orchid (Town)	0	N/A	0	N/A	4	N/A	48.0	N/A
Roseland (CDP)	1	-50.0%	0	-100.0%	2	-96.4%	2.7	-97.6%
Sebastian (City)	4	300.0%	3	200.0%	6	-60.0%	3.4	-66.0%
South Beach (CDP)	11	175.0%	4	300.0%	29	-3.3%	8.5	26.9%
Vero Beach (City)	32	-31.9%	19	0.0%	131	13.9%	11.6	8.4%
Vero Beach South (CDP)	21	-25.0%	6	-14.3%	55	-11.3%	7.2	0.0%
Wabasso (CDP)	10	N/A	8	N/A	2	100.0%	1.2	-90.0%
Wabasso Beach (CDP)	6	0.0%	2	100.0%	19	-32.1%	6.9	-13.8%
West Vero Corridor (CDP)	16	0.0%	3	-50.0%	49	-2.0%	9.8	19.5%
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	N/A	6.0	N/A

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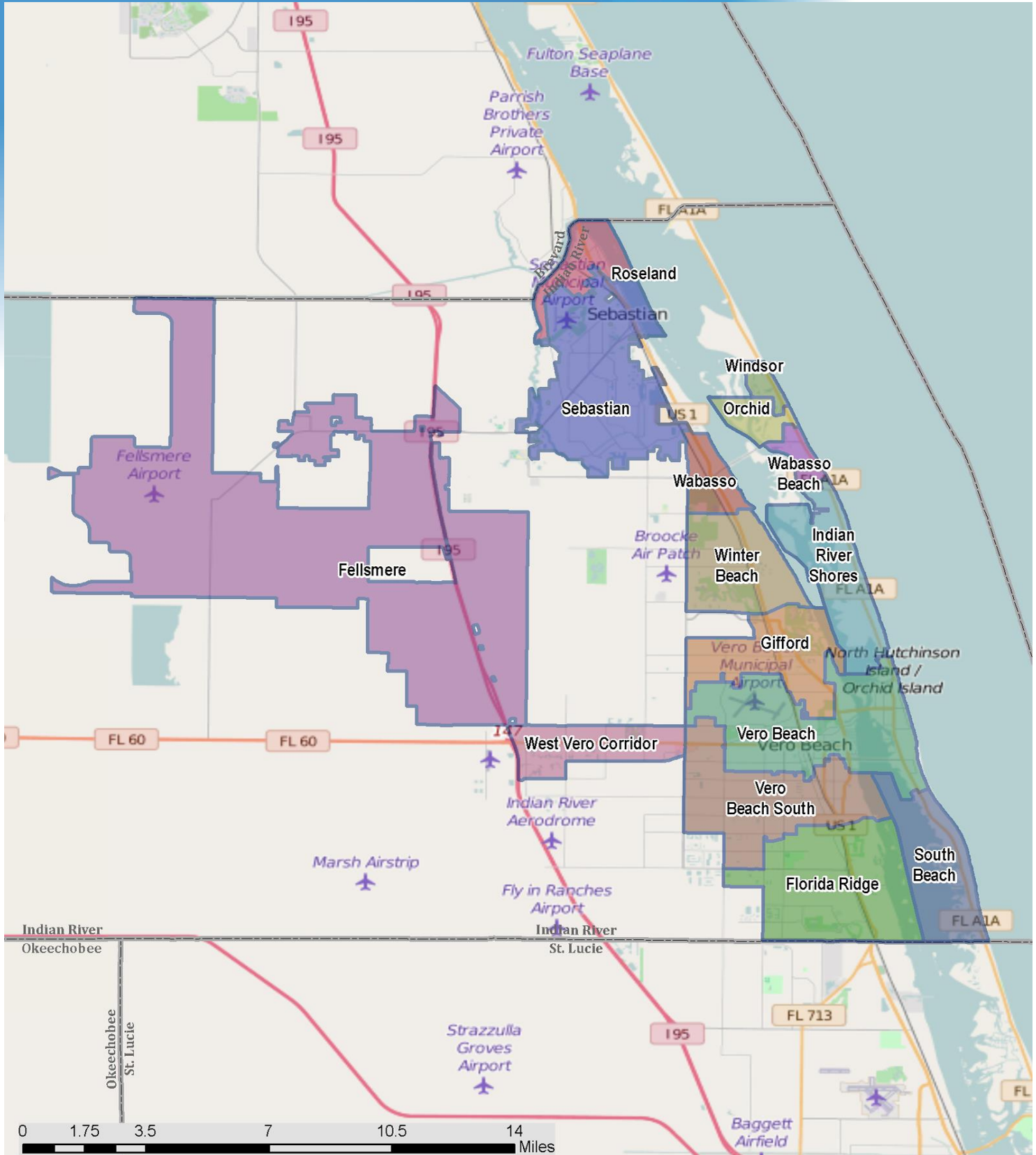
Indian River County Local Residential Market Metrics - Q3 2025

Reference Map

Municipalities and Census-Designated Places*



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