

Indian River County Local Residential Market Metrics - Q4 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	642	10.9%	258	17.3%	\$389,950	-5.1%	\$619,828	5.2%
Felismere (City)	3	200.0%	0	N/A	\$299,990	-6.2%	\$253,327	-20.8%
Florida Ridge (CDP)	62	0.0%	18	5.9%	\$291,000	-14.2%	\$313,760	-13.1%
Gifford (CDP)	40	17.6%	20	0.0%	\$555,000	-20.4%	\$713,262	0.3%
Indian River Shores (Town)	20	150.0%	16	220.0%	\$1,547,500	-26.3%	\$2,196,275	-32.3%
Orchid (Town)	5	N/A	5	N/A	\$3,500,000	N/A	\$3,998,000	N/A
Roseland (CDP)	4	-33.3%	4	300.0%	\$343,750	10.9%	\$375,625	-18.8%
Sebastian (City)	114	-14.3%	36	-33.3%	\$360,000	-7.0%	\$368,164	-5.6%
South Beach (CDP)	14	40.0%	10	66.7%	\$1,780,000	27.8%	\$3,021,089	57.3%
Vero Beach (City)	49	28.9%	28	55.6%	\$630,000	-21.3%	\$886,616	-25.6%
Vero Beach South (CDP)	91	21.3%	29	38.1%	\$375,000	7.3%	\$397,710	9.0%
Wabasso (CDP)	6	50.0%	2	100.0%	\$515,000	18.4%	\$515,769	20.1%
Wabasso Beach (CDP)	13	-7.1%	9	-18.2%	\$750,000	-55.5%	\$846,154	-45.9%
West Vero Corridor (CDP)	24	71.4%	10	150.0%	\$304,679	-24.0%	\$316,141	-13.8%
Windsor (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Winter Beach (CDP)	23	-14.8%	8	-38.5%	\$527,500	-14.8%	\$578,678	-13.8%

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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	\$397.9 Million	16.7%	95.0%	-0.4%	60 Days	-1.6%	812	-1.5%
Felismere (City)	\$759,981	137.5%	92.9%	-1.4%	47 Days	-90.5%	3	N/A
Florida Ridge (CDP)	\$19.5 Million	-13.1%	96.7%	-0.7%	45 Days	2.3%	97	-10.2%
Gifford (CDP)	\$28.5 Million	18.0%	90.7%	-6.9%	66 Days	164.0%	52	2.0%
Indian River Shores (Town)	\$43.9 Million	69.3%	92.3%	-1.8%	101 Days	29.5%	32	52.4%
Orchid (Town)	\$20.0 Million	N/A	88.6%	N/A	28 Days	N/A	1	-66.7%
Roseland (CDP)	\$1.5 Million	-45.8%	94.7%	4.3%	236 Days	436.4%	2	-77.8%
Sebastian (City)	\$42.0 Million	-19.1%	95.4%	0.1%	63 Days	6.8%	136	-0.7%
South Beach (CDP)	\$42.3 Million	120.3%	87.0%	-3.5%	146 Days	17.7%	17	-51.4%
Vero Beach (City)	\$43.4 Million	-4.0%	91.4%	-0.9%	68 Days	17.2%	83	23.9%
Vero Beach South (CDP)	\$36.2 Million	32.2%	95.2%	0.5%	50 Days	-24.2%	107	23.0%
Wabasso (CDP)	\$3.1 Million	80.1%	92.0%	0.0%	55 Days	-37.5%	9	0.0%
Wabasso Beach (CDP)	\$11.0 Million	-49.7%	91.8%	-8.2%	251 Days	N/A	24	-11.1%
West Vero Corridor (CDP)	\$7.6 Million	47.8%	97.3%	3.0%	41 Days	-63.1%	18	-18.2%
Windsor (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	-100.0%
Winter Beach (CDP)	\$13.3 Million	-26.6%	94.0%	-1.5%	105 Days	31.3%	39	8.3%

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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	655	12.3%	254	-11.2%	1,146	-3.8%	5.1	-5.6%
Felismere (City)	2	100.0%	0	-100.0%	6	200.0%	12.0	445.5%
Florida Ridge (CDP)	81	50.0%	37	85.0%	107	-25.7%	4.6	-23.3%
Gifford (CDP)	43	26.5%	16	0.0%	76	-1.3%	6.2	-6.1%
Indian River Shores (Town)	20	122.2%	8	60.0%	52	-3.7%	9.2	-24.6%
Orchid (Town)	3	200.0%	2	100.0%	4	33.3%	3.2	-82.2%
Roseland (CDP)	4	-50.0%	1	-75.0%	7	-12.5%	4.2	13.5%
Sebastian (City)	106	-20.3%	33	-43.1%	165	-2.9%	3.6	-2.7%
South Beach (CDP)	17	0.0%	10	0.0%	46	15.0%	9.0	13.9%
Vero Beach (City)	47	38.2%	23	-17.9%	111	9.9%	6.8	17.2%
Vero Beach South (CDP)	97	26.0%	36	-10.0%	110	4.8%	3.4	3.0%
Wabasso (CDP)	8	60.0%	2	-50.0%	13	-23.5%	4.6	-82.0%
Wabasso Beach (CDP)	11	22.2%	7	-12.5%	42	-19.2%	8.0	-4.8%
West Vero Corridor (CDP)	23	43.8%	5	-28.6%	27	-20.6%	4.9	-5.8%
Windsor (CDP)	1	N/A	1	N/A	2	0.0%	0.0	-100.0%
Winter Beach (CDP)	24	4.3%	8	-42.9%	71	2.9%	7.3	14.1%

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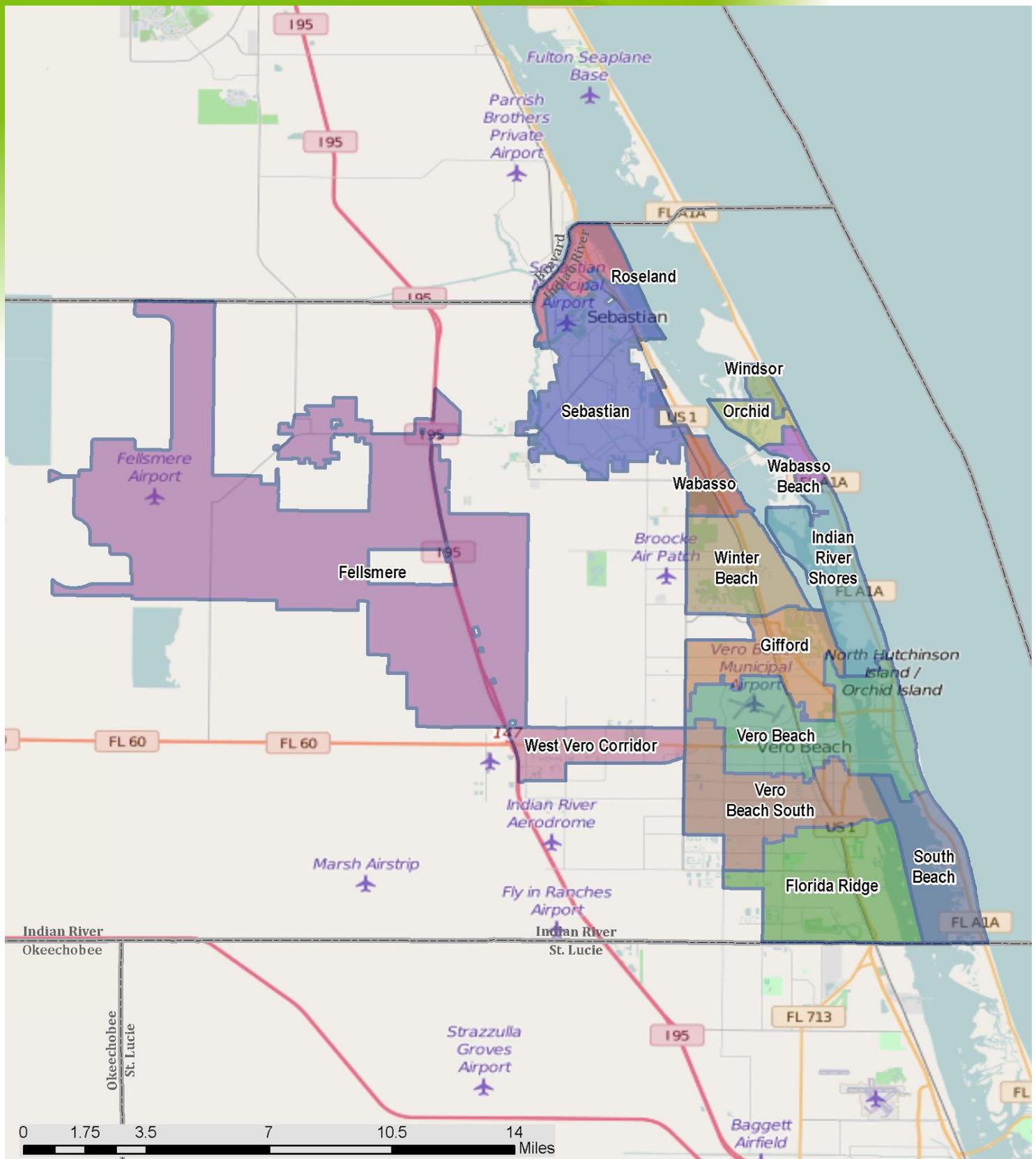
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Reference Map

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