

# Indian River County Local Residential Market Metrics - 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	2,686	2.4%	1,103	-3.3%	\$394,000	-6.2%	\$602,245	-3.4%
Fellsmere (City)	6	-45.5%	2	-33.3%	\$289,995	5.5%	\$273,830	-15.1%
Florida Ridge (CDP)	278	-3.5%	76	-17.4%	\$322,500	-3.7%	\$345,629	-7.6%
Gifford (CDP)	147	5.8%	78	-2.5%	\$605,503	-13.1%	\$713,081	-1.9%
Indian River Shores (Town)	68	28.3%	59	34.1%	\$1,700,000	3.0%	\$2,540,653	10.7%
Orchid (Town)	15	650.0%	13	550.0%	\$2,915,000	9.8%	\$3,333,167	25.5%
Roseland (CDP)	20	-23.1%	13	8.3%	\$425,000	-15.0%	\$696,355	31.9%
Sebastian (City)	545	-0.2%	178	-19.1%	\$364,000	-1.6%	\$372,443	-4.1%
South Beach (CDP)	61	0.0%	40	-4.8%	\$1,400,000	-6.7%	\$2,043,366	-10.3%
Vero Beach (City)	197	-6.2%	113	-13.1%	\$650,000	-17.5%	\$1,144,395	-7.3%
Vero Beach South (CDP)	389	2.6%	137	9.6%	\$365,000	-3.9%	\$395,307	-4.9%
Wabasso (CDP)	34	325.0%	22	340.0%	\$453,500	4.3%	\$489,811	0.8%
Wabasso Beach (CDP)	63	-14.9%	47	-4.1%	\$800,000	-19.0%	\$945,885	-11.7%
West Vero Corridor (CDP)	66	-16.5%	22	-29.0%	\$305,000	-14.1%	\$312,861	-9.8%
Windsor (CDP)	0	-100.0%	0	-100.0%	(No Sales)	N/A	(No Sales)	N/A
Winter Beach (CDP)	116	-10.8%	45	-30.8%	\$525,000	-15.1%	\$571,729	-10.7%

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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	\$1.6 Billion	-1.0%	94.6%	-0.8%	65 Days	25.0%	3,673	0.8%
Fellsmere (City)	\$1.6 Million	-53.7%	92.3%	-2.0%	47 Days	-57.7%	15	87.5%
Florida Ridge (CDP)	\$96.1 Million	-10.8%	95.3%	-0.4%	59 Days	25.5%	390	-11.0%
Gifford (CDP)	\$104.8 Million	3.8%	92.8%	-3.1%	78 Days	77.3%	198	0.5%
Indian River Shores (Town)	\$172.8 Million	42.0%	92.0%	0.0%	80 Days	15.9%	103	-1.0%
Orchid (Town)	\$50.0 Million	841.6%	91.3%	4.0%	54 Days	-50.5%	21	250.0%
Roseland (CDP)	\$13.9 Million	1.5%	88.0%	-3.1%	80 Days	-14.9%	23	-28.1%
Sebastian (City)	\$203.0 Million	-4.3%	95.7%	-0.6%	54 Days	12.5%	678	-7.8%
South Beach (CDP)	\$124.6 Million	-10.3%	91.0%	1.9%	74 Days	-30.8%	95	-4.0%
Vero Beach (City)	\$225.4 Million	-13.0%	91.1%	-0.9%	71 Days	29.1%	309	0.3%
Vero Beach South (CDP)	\$153.8 Million	-2.4%	94.8%	-0.6%	48 Days	-12.7%	518	3.0%
Wabasso (CDP)	\$16.7 Million	328.3%	86.9%	-7.0%	113 Days	76.6%	31	19.2%
Wabasso Beach (CDP)	\$59.6 Million	-24.8%	88.0%	-4.1%	140 Days	118.8%	83	-27.2%
West Vero Corridor (CDP)	\$20.6 Million	-24.7%	96.4%	1.0%	55 Days	1.9%	93	-12.3%
Windsor (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	1	-66.7%
Winter Beach (CDP)	\$66.3 Million	-20.3%	93.0%	-5.2%	104 Days	215.2%	170	-4.5%

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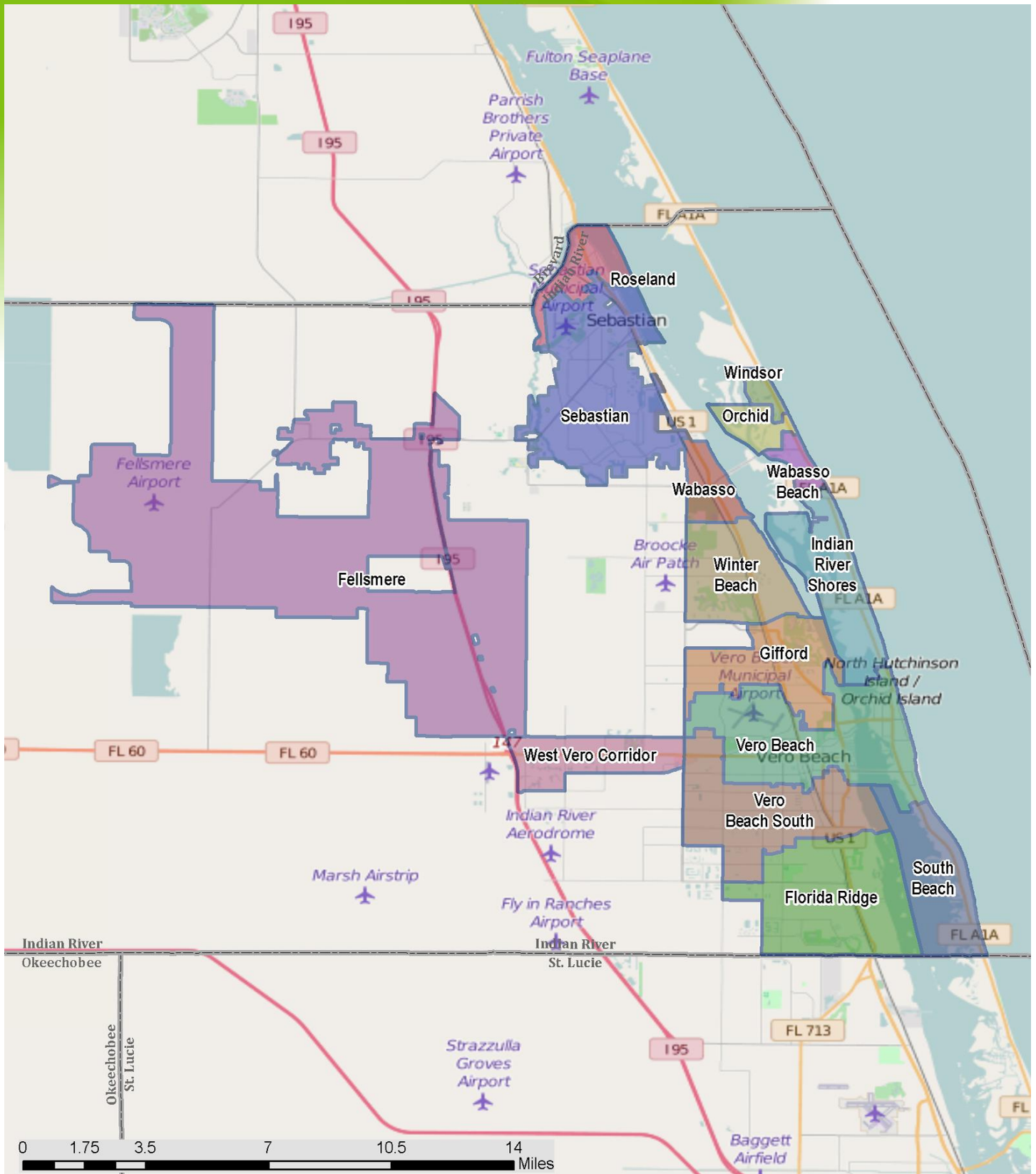
Name of County, Municipality, or CDP*	New Pending Sales	Y/Y % Chg.	Pending Inventory	Y/Y % Chg.	Active Inventory	Y/Y % Chg.	Months Supply of Inventory	Y/Y % Chg.
Indian River County	2,969	2.0%	254	-11.2%	1,146	-3.8%	5.1	-5.6%
Fellsmere (City)	6	-57.1%	0	-100.0%	6	200.0%	12.0	445.5%
Florida Ridge (CDP)	338	8.0%	37	85.0%	107	-25.7%	4.6	-23.3%
Gifford (CDP)	167	9.2%	16	0.0%	76	-1.3%	6.2	-6.1%
Indian River Shores (Town)	74	8.8%	8	60.0%	52	-3.7%	9.2	-24.6%
Orchid (Town)	17	466.7%	2	100.0%	4	33.3%	3.2	-82.2%
Roseland (CDP)	21	-30.0%	1	-75.0%	7	-12.5%	4.2	13.5%
Sebastian (City)	584	-1.0%	33	-43.1%	165	-2.9%	3.6	-2.7%
South Beach (CDP)	67	-22.1%	10	0.0%	46	15.0%	9.0	13.9%
Vero Beach (City)	228	-7.3%	23	-17.9%	111	9.9%	6.8	17.2%
Vero Beach South (CDP)	431	-3.4%	36	-10.0%	110	4.8%	3.4	3.0%
Wabasso (CDP)	34	161.5%	2	-50.0%	13	-23.5%	4.6	-82.0%
Wabasso Beach (CDP)	64	-14.7%	7	-12.5%	42	-19.2%	8.0	-4.8%
West Vero Corridor (CDP)	81	-4.7%	5	-28.6%	27	-20.6%	4.9	-5.8%
Windsor (CDP)	1	0.0%	1	N/A	2	0.0%	0.0	-100.0%
Winter Beach (CDP)	118	13.5%	8	-42.9%	71	2.9%	7.3	14.1%

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## Reference Map

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