

Indian River County Local Residential Market Metrics - Q4 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	190	17.3%	134	24.1%	\$274,000	-0.4%	\$483,165	23.4%
Fellsmere (City)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Florida Ridge (CDP)	28	-20.0%	18	-35.7%	\$163,000	9.0%	\$182,098	4.8%
Gifford (CDP)	35	150.0%	23	91.7%	\$385,000	-35.3%	\$413,455	-25.1%
Indian River Shores (Town)	17	88.9%	13	116.7%	\$840,000	30.2%	\$1,224,278	10.7%
Orchid (Town)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Roseland (CDP)	0	-100.0%	0	-100.0%	(No Sales)	N/A	(No Sales)	N/A
Sebastian (City)	3	0.0%	2	0.0%	\$260,000	0.0%	\$281,500	-9.0%
South Beach (CDP)	4	-20.0%	3	-40.0%	\$735,000	-2.6%	\$671,250	-9.2%
Vero Beach (City)	34	17.2%	27	42.1%	\$387,500	21.3%	\$707,013	38.7%
Vero Beach South (CDP)	19	-20.8%	12	0.0%	\$175,000	-15.7%	\$185,974	-16.4%
Wabasso (CDP)	5	N/A	1	N/A	\$316,925	N/A	\$315,420	N/A
Wabasso Beach (CDP)	11	266.7%	10	233.3%	\$750,000	5.6%	\$815,000	7.2%
West Vero Corridor (CDP)	15	-6.3%	12	9.1%	\$174,440	-37.6%	\$200,263	-29.7%
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	\$91.8 Million	44.7%	91.2%	-0.5%	76 Days	-1.3%	414	7.3%
Fellsmere (City)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Florida Ridge (CDP)	\$5.1 Million	-16.2%	93.0%	0.6%	72 Days	-6.5%	59	11.3%
Gifford (CDP)	\$14.5 Million	87.3%	91.2%	1.4%	46 Days	-61.7%	46	12.2%
Indian River Shores (Town)	\$20.8 Million	109.0%	93.3%	5.4%	133 Days	20.9%	35	-2.8%
Orchid (Town)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Roseland (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	-100.0%
Sebastian (City)	\$844,500	-9.0%	89.0%	-1.4%	230 Days	447.6%	3	-57.1%
South Beach (CDP)	\$2.7 Million	-27.4%	93.1%	4.8%	143 Days	-57.8%	40	81.8%
Vero Beach (City)	\$24.0 Million	62.6%	91.2%	3.5%	99 Days	59.7%	87	24.3%
Vero Beach South (CDP)	\$3.5 Million	-33.8%	90.6%	-2.1%	95 Days	-3.1%	46	-11.5%
Wabasso (CDP)	\$1.6 Million	N/A	98.7%	N/A	23 Days	N/A	3	-88.5%
Wabasso Beach (CDP)	\$9.0 Million	293.1%	86.1%	-4.5%	77 Days	352.9%	25	108.3%
West Vero Corridor (CDP)	\$3.0 Million	-34.1%	87.4%	-7.0%	139 Days	31.1%	26	-23.5%
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	-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	189	26.8%	83	10.7%	718	-4.1%	10.6	-2.8%
Fellsmere (City)	0	N/A	0	N/A	0	N/A	0.0	N/A
Florida Ridge (CDP)	28	-3.4%	11	10.0%	96	1.1%	8.3	18.6%
Gifford (CDP)	33	65.0%	8	-20.0%	91	13.8%	9.8	-10.9%
Indian River Shores (Town)	16	300.0%	9	-10.0%	77	-11.5%	13.8	-17.9%
Orchid (Town)	2	N/A	2	N/A	1	N/A	12.0	N/A
Roseland (CDP)	0	-100.0%	0	-100.0%	17	-68.5%	29.1	-82.0%
Sebastian (City)	4	-20.0%	2	-33.3%	4	-60.0%	2.3	-65.7%
South Beach (CDP)	5	-44.4%	5	-16.7%	60	57.9%	18.0	89.5%
Vero Beach (City)	30	7.1%	13	-18.8%	157	16.3%	13.4	3.1%
Vero Beach South (CDP)	27	42.1%	10	150.0%	60	-18.9%	8.3	2.5%
Wabasso (CDP)	3	N/A	5	N/A	2	-92.6%	1.0	N/A
Wabasso Beach (CDP)	12	500.0%	3	N/A	33	10.0%	9.7	-11.0%
West Vero Corridor (CDP)	15	36.4%	3	0.0%	40	-31.0%	8.1	-19.8%
Windsor (CDP)	0	N/A	0	N/A	0	N/A	0.0	N/A
Winter Beach (CDP)	0	N/A	0	N/A	0	-100.0%	0.0	N/A

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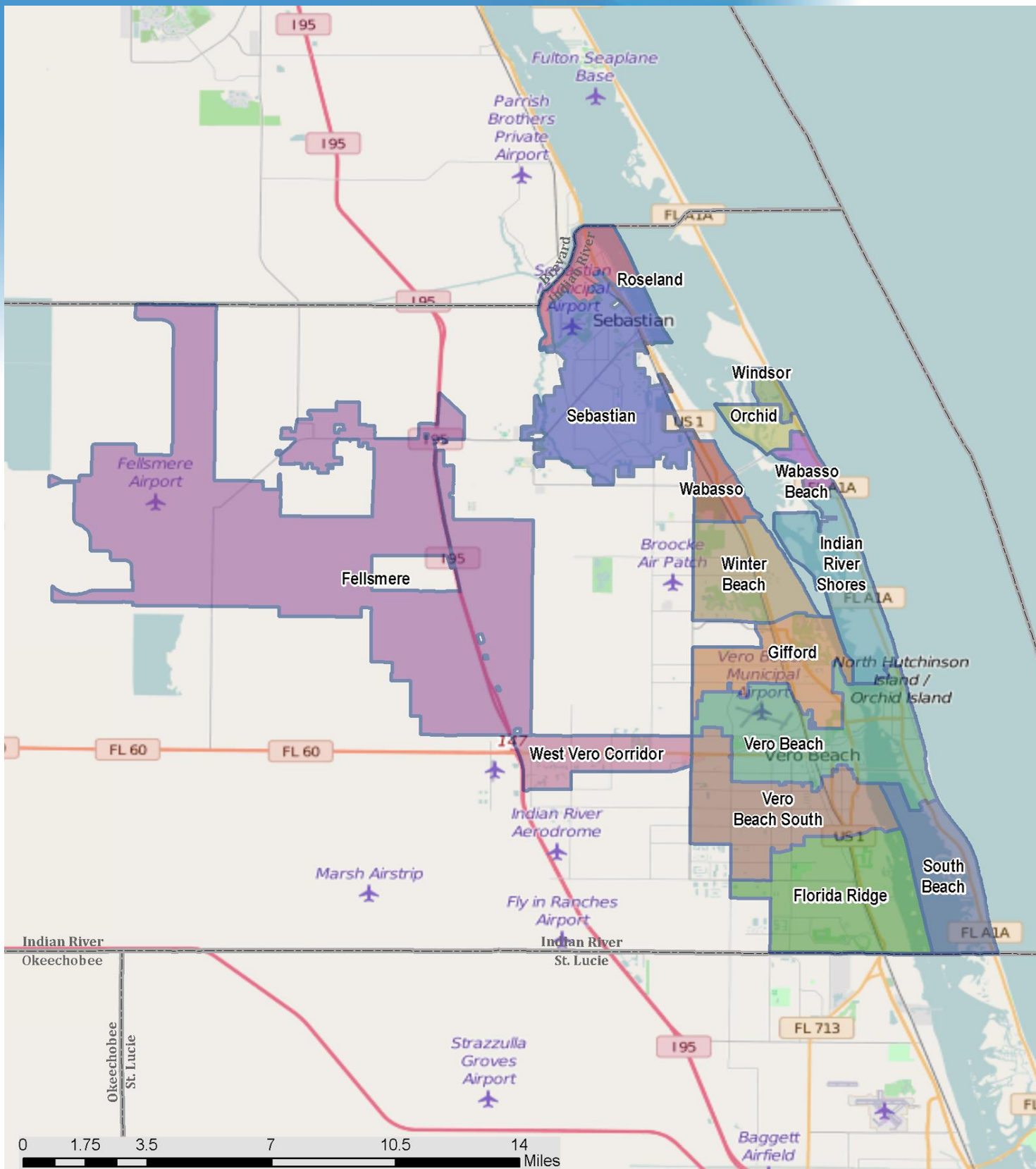
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Reference Map

Municipalities and Census-Designated Places*



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