

# Indian River County Local Residential Market Metrics - 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                   | 815          | -1.5%      | 582                       | -1.4%      | \$270,000         | 0.0%       | \$429,708          | -7.9%      |
| Fellsmere (City)                      | 0            | N/A        | 0                         | N/A        | (No Sales)        | N/A        | (No Sales)         | N/A        |
| Florida Ridge (CDP)                   | 138          | -15.9%     | 93                        | -17.0%     | \$148,000         | -4.5%      | \$167,371          | -6.7%      |
| Gifford (CDP)                         | 112          | 28.7%      | 78                        | 13.0%      | \$375,000         | -7.4%      | \$416,522          | -14.5%     |
| Indian River Shores (Town)            | 67           | 8.1%       | 60                        | 17.6%      | \$750,000         | -0.8%      | \$971,377          | -30.9%     |
| Orchid (Town)                         | 1            | -85.7%     | 1                         | -85.7%     | \$2,300,000       | -22.0%     | \$2,300,000        | -15.0%     |
| Roseland (CDP)                        | 7            | 75.0%      | 7                         | 250.0%     | \$265,775         | -9.6%      | \$264,468          | -10.6%     |
| Sebastian (City)                      | 21           | 16.7%      | 12                        | 33.3%      | \$172,000         | -7.0%      | \$212,691          | -8.2%      |
| South Beach (CDP)                     | 40           | -16.7%     | 38                        | -19.1%     | \$650,000         | -7.1%      | \$734,888          | -3.5%      |
| Vero Beach (City)                     | 141          | 12.8%      | 103                       | 13.2%      | \$332,500         | 41.5%      | \$574,141          | 30.8%      |
| Vero Beach South (CDP)                | 87           | -20.2%     | 61                        | -10.3%     | \$169,900         | -8.4%      | \$172,855          | -13.8%     |
| Wabasso (CDP)                         | 25           | N/A        | 5                         | N/A        | \$305,113         | N/A        | \$306,850          | N/A        |
| Wabasso Beach (CDP)                   | 41           | 24.2%      | 37                        | 37.0%      | \$717,500         | 1.1%       | \$885,914          | -7.9%      |
| West Vero Corridor (CDP)              | 59           | -14.5%     | 37                        | -26.0%     | \$199,900         | -20.0%     | \$214,716          | -18.2%     |
| Windsor (CDP)                         | 0            | N/A        | 0                         | N/A        | (No Sales)        | N/A        | (No Sales)         | N/A        |
| Winter Beach (CDP)                    | 2            | N/A        | 2                         | N/A        | \$449,000         | N/A        | \$478,875          | N/A        |

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Data released on Friday, January 16, 2026. Next yearly data release is TBD.

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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                   | \$350.2 Million | -9.2%      | 90.0%                             | -2.9%      | 99 Days                 | 37.5%      | 1,485        | -0.7%      |
| Fellsmere (City)                      | (No Sales)      | N/A        | (No Sales)                        | N/A        | (No Sales)              | N/A        | 0            | -100.0%    |
| Florida Ridge (CDP)                   | \$23.1 Million  | -21.5%     | 90.1%                             | -1.1%      | 105 Days                | 43.8%      | 227          | -12.4%     |
| Gifford (CDP)                         | \$46.7 Million  | 10.0%      | 91.7%                             | -1.2%      | 75 Days                 | -6.3%      | 183          | 10.9%      |
| Indian River Shores (Town)            | \$65.1 Million  | -25.4%     | 86.7%                             | -5.3%      | 125 Days                | 47.1%      | 136          | -15.0%     |
| Orchid (Town)                         | \$2.3 Million   | -87.9%     | 92.2%                             | -3.2%      | 116 Days                | 251.5%     | 6            | 50.0%      |
| Roseland (CDP)                        | \$1.9 Million   | 56.5%      | 88.9%                             | -7.6%      | 139 Days                | 120.6%     | 4            | -63.6%     |
| Sebastian (City)                      | \$4.5 Million   | 7.1%       | 93.0%                             | 2.5%       | 101 Days                | 23.2%      | 21           | -40.0%     |
| South Beach (CDP)                     | \$29.4 Million  | -19.6%     | 90.9%                             | -1.6%      | 96 Days                 | 60.0%      | 110          | 39.2%      |
| Vero Beach (City)                     | \$81.0 Million  | 47.5%      | 89.0%                             | -2.6%      | 102 Days                | 61.9%      | 299          | 7.9%       |
| Vero Beach South (CDP)                | \$15.0 Million  | -31.2%     | 87.2%                             | -5.2%      | 92 Days                 | 3.4%       | 151          | -16.6%     |
| Wabasso (CDP)                         | \$7.7 Million   | N/A        | 84.8%                             | N/A        | 138 Days                | N/A        | 22           | -18.5%     |
| Wabasso Beach (CDP)                   | \$36.3 Million  | 14.4%      | 91.0%                             | -3.1%      | 85 Days                 | 88.9%      | 75           | 15.4%      |
| West Vero Corridor (CDP)              | \$12.7 Million  | -30.0%     | 90.4%                             | -4.3%      | 129 Days                | 98.5%      | 106          | -24.8%     |
| Windsor (CDP)                         | (No Sales)      | N/A        | (No Sales)                        | N/A        | (No Sales)              | N/A        | 0            | N/A        |
| Winter Beach (CDP)                    | \$957,750       | N/A        | 93.8%                             | N/A        | 95 Days                 | N/A        | 0            | -100.0%    |

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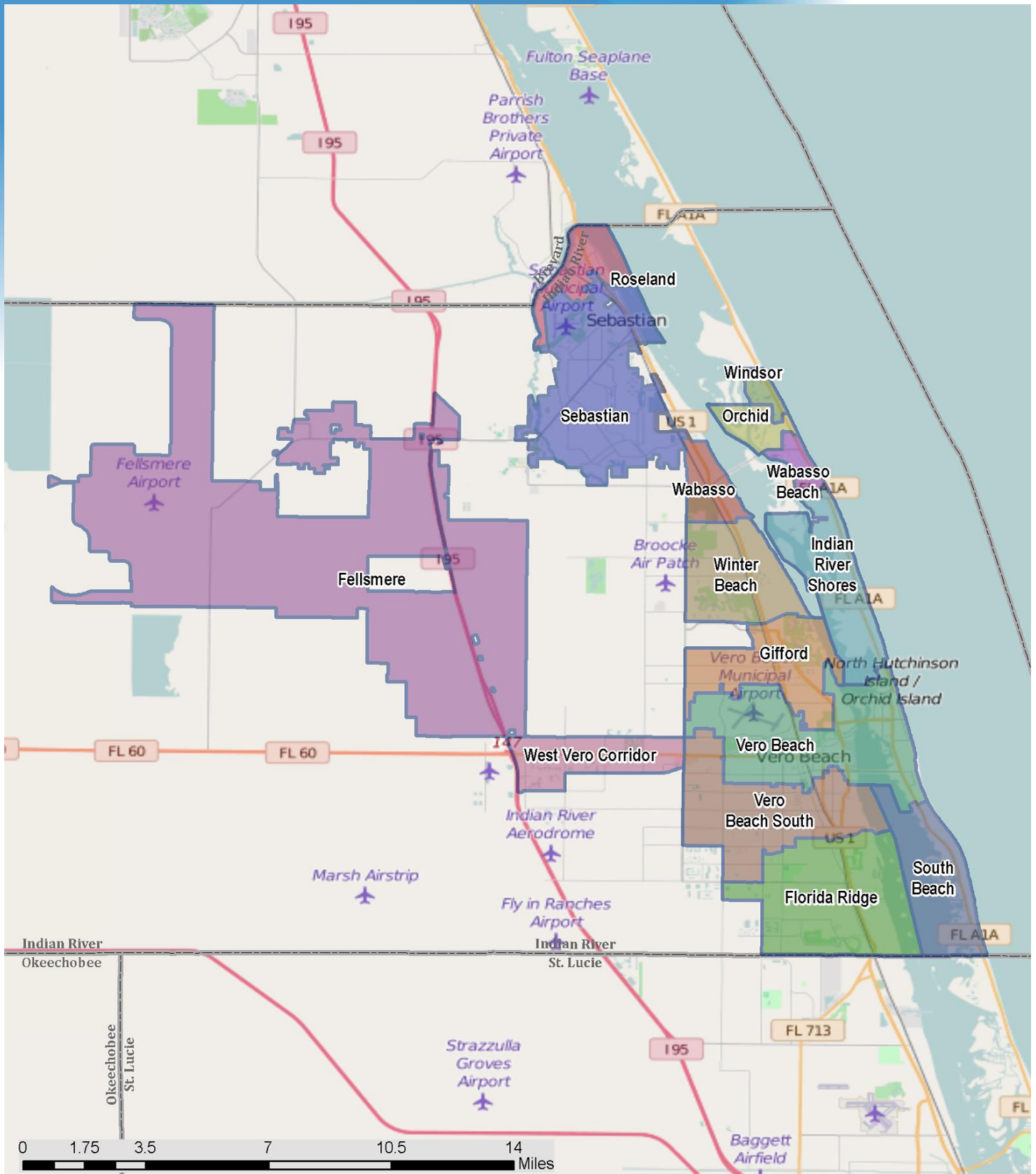
| Name of County, Municipality, or CDP* | New Pending Sales | Y/Y % Chg. | Pending Inventory | Y/Y % Chg. | Active Inventory | Y/Y % Chg. | Months Supply of Inventory | Y/Y % Chg. |
|---------------------------------------|-------------------|------------|-------------------|------------|------------------|------------|----------------------------|------------|
| Indian River County                   | 894               | 0.6%       | 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)                   | 156               | -14.3%     | 11                | 10.0%      | 96               | 1.1%       | 8.3                        | 18.6%      |
| Gifford (CDP)                         | 124               | 20.4%      | 8                 | -20.0%     | 91               | 13.8%      | 9.8                        | -10.9%     |
| Indian River Shores (Town)            | 71                | 18.3%      | 9                 | -10.0%     | 77               | -11.5%     | 13.8                       | -17.9%     |
| Orchid (Town)                         | 3                 | -25.0%     | 2                 | N/A        | 1                | N/A        | 12.0                       | N/A        |
| Roseland (CDP)                        | 7                 | 40.0%      | 0                 | -100.0%    | 17               | -68.5%     | 29.1                       | -82.0%     |
| Sebastian (City)                      | 24                | 20.0%      | 2                 | -33.3%     | 4                | -60.0%     | 2.3                        | -65.7%     |
| South Beach (CDP)                     | 44                | -21.4%     | 5                 | -16.7%     | 60               | 57.9%      | 18.0                       | 89.5%      |
| Vero Beach (City)                     | 149               | 0.7%       | 13                | -18.8%     | 157              | 16.3%      | 13.4                       | 3.1%       |
| Vero Beach South (CDP)                | 107               | -2.7%      | 10                | 150.0%     | 60               | -18.9%     | 8.3                        | 2.5%       |
| Wabasso (CDP)                         | 32                | N/A        | 5                 | N/A        | 2                | -92.6%     | 1.0                        | N/A        |
| Wabasso Beach (CDP)                   | 48                | 41.2%      | 3                 | N/A        | 33               | 10.0%      | 9.7                        | -11.0%     |
| West Vero Corridor (CDP)              | 57                | -21.9%     | 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)                    | 1                 | N/A        | 0                 | N/A        | 0                | -100.0%    | 0.0                        | N/A        |

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## Reference Map

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