

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%
Felismere (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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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%
Felsmere (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%
Felsmere (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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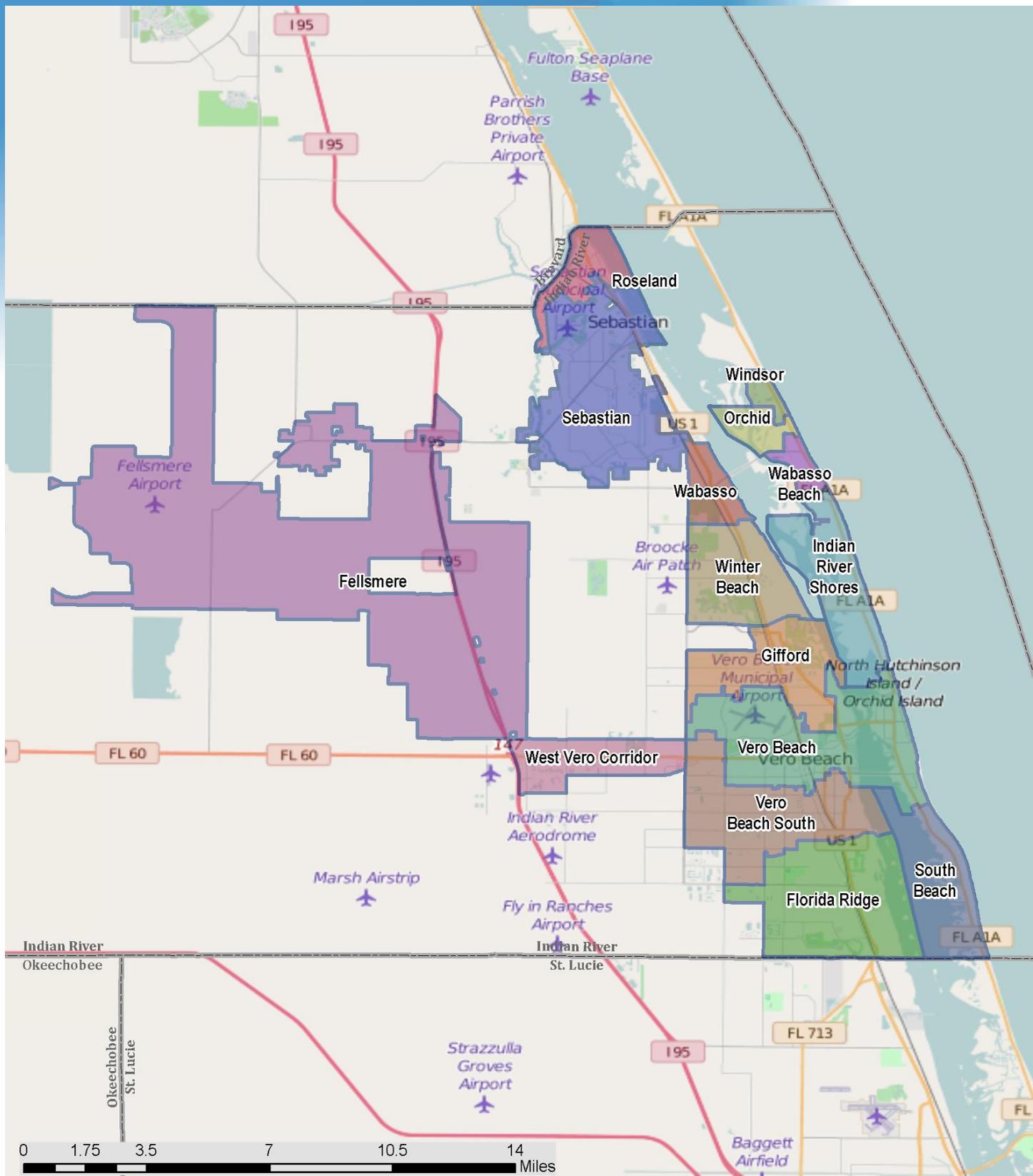
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Reference Map

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