

Indian River County Local Residential Market Metrics - Q4 2021

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	833	-20.1%	347	-6.7%	\$335,000	16.1%	\$574,274	30.8%
Fellsmere (City)	5	N/A	0	N/A	\$254,999	N/A	\$279,560	N/A
Florida Ridge (CDP)	111	-9.8%	34	9.7%	\$250,000	5.8%	\$291,939	14.7%
Gifford (CDP)	30	-46.4%	20	-39.4%	\$440,000	-3.3%	\$630,742	11.6%
Indian River Shores (Town)	23	-37.8%	18	-25.0%	\$1,300,000	26.8%	\$1,494,701	35.1%
Orchid (Town)	2	-81.8%	2	-71.4%	\$2,089,685	43.6%	\$2,089,685	8.1%
Roseland (CDP)	7	16.7%	2	100.0%	\$420,000	31.3%	\$621,643	36.6%
Sebastian (City)	144	-17.7%	44	-10.2%	\$305,000	19.1%	\$310,031	15.3%
South Beach (CDP)	23	-8.0%	18	63.6%	\$1,800,000	104.0%	\$4,442,717	131.8%
Vero Beach (City)	75	-24.2%	43	16.2%	\$585,000	58.1%	\$880,130	31.0%
Vero Beach South (CDP)	141	-5.4%	49	16.7%	\$299,900	24.4%	\$323,568	18.6%
Wabasso (CDP)	6	200.0%	4	300.0%	\$225,000	-50.1%	\$480,667	6.6%
Wabasso Beach (CDP)	19	11.8%	12	33.3%	\$715,750	31.3%	\$753,035	38.3%
West Vero Corridor (CDP)	32	3.2%	14	16.7%	\$260,500	34.5%	\$275,565	34.3%
Windsor (CDP)	1	N/A	1	N/A	\$3,200,000	N/A	\$3,200,000	N/A
Winter Beach (CDP)	19	-51.3%	7	-53.3%	\$390,000	5.4%	\$397,217	2.8%

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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	\$478.4 Million	4.5%	100.0%	2.7%	16 Days	-50.0%	788	-14.1%
Fellsmere (City)	\$1.4 Million	N/A	100.0%	N/A	9 Days	N/A	7	N/A
Florida Ridge (CDP)	\$32.4 Million	3.6%	100.0%	2.1%	17 Days	-22.7%	116	12.6%
Gifford (CDP)	\$18.9 Million	-40.2%	98.9%	1.1%	13 Days	-85.6%	30	-33.3%
Indian River Shores (Town)	\$34.4 Million	-16.0%	98.2%	5.4%	50 Days	-33.3%	21	-30.0%
Orchid (Town)	\$4.2 Million	-80.3%	99.5%	12.6%	364 Days	29.5%	4	-50.0%
Roseland (CDP)	\$4.4 Million	59.4%	98.8%	4.8%	25 Days	127.3%	5	150.0%
Sebastian (City)	\$44.6 Million	-5.1%	100.0%	2.0%	13 Days	-48.0%	143	-8.3%
South Beach (CDP)	\$102.2 Million	113.3%	94.7%	3.3%	25 Days	-74.5%	16	-36.0%
Vero Beach (City)	\$66.0 Million	-0.8%	97.2%	0.3%	15 Days	-59.5%	78	9.9%
Vero Beach South (CDP)	\$45.6 Million	12.2%	99.7%	3.2%	18 Days	-28.0%	113	-13.1%
Wabasso (CDP)	\$2.9 Million	219.7%	100.0%	10.5%	106 Days	N/A	2	100.0%
Wabasso Beach (CDP)	\$14.3 Million	54.5%	100.0%	2.2%	27 Days	-80.1%	17	-15.0%
West Vero Corridor (CDP)	\$8.8 Million	38.6%	100.0%	3.0%	13 Days	-72.3%	23	-8.0%
Windsor (CDP)	\$3.2 Million	N/A	91.6%	N/A	77 Days	N/A	0	-100.0%
Winter Beach (CDP)	\$7.5 Million	-49.9%	100.0%	3.4%	10 Days	-77.3%	35	-25.5%

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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	817	-17.5%	444	-26.7%	331	-52.2%	1.0	-56.5%
Fellsmere (City)	5	N/A	2	100.0%	8	300.0%	7.4	428.6%
Florida Ridge (CDP)	106	-4.5%	44	-30.2%	44	-36.2%	1.1	-45.0%
Gifford (CDP)	32	-23.8%	19	-34.5%	16	-78.4%	1.0	-82.1%
Indian River Shores (Town)	20	-48.7%	16	-15.8%	19	-58.7%	1.7	-69.6%
Orchid (Town)	4	-69.2%	3	-57.1%	2	-83.3%	0.9	-85.0%
Roseland (CDP)	7	40.0%	3	50.0%	6	0.0%	2.9	7.4%
Sebastian (City)	149	-8.0%	90	-10.0%	37	-50.0%	0.7	-46.2%
South Beach (CDP)	26	8.3%	15	7.1%	6	-82.4%	0.6	-82.9%
Vero Beach (City)	77	-8.3%	37	-31.5%	44	-37.1%	1.4	-33.3%
Vero Beach South (CDP)	134	-14.1%	58	-14.7%	37	-42.2%	0.8	-50.0%
Wabasso (CDP)	6	500.0%	0	-100.0%	1	-80.0%	0.8	-82.6%
Wabasso Beach (CDP)	18	0.0%	16	77.8%	7	-73.1%	0.8	-81.0%
West Vero Corridor (CDP)	21	-32.3%	6	-33.3%	8	-38.5%	0.7	-50.0%
Windsor (CDP)	0	N/A	0	N/A	2	0.0%	4.0	-16.7%
Winter Beach (CDP)	30	-50.0%	26	-49.0%	17	-5.6%	1.4	-26.3%

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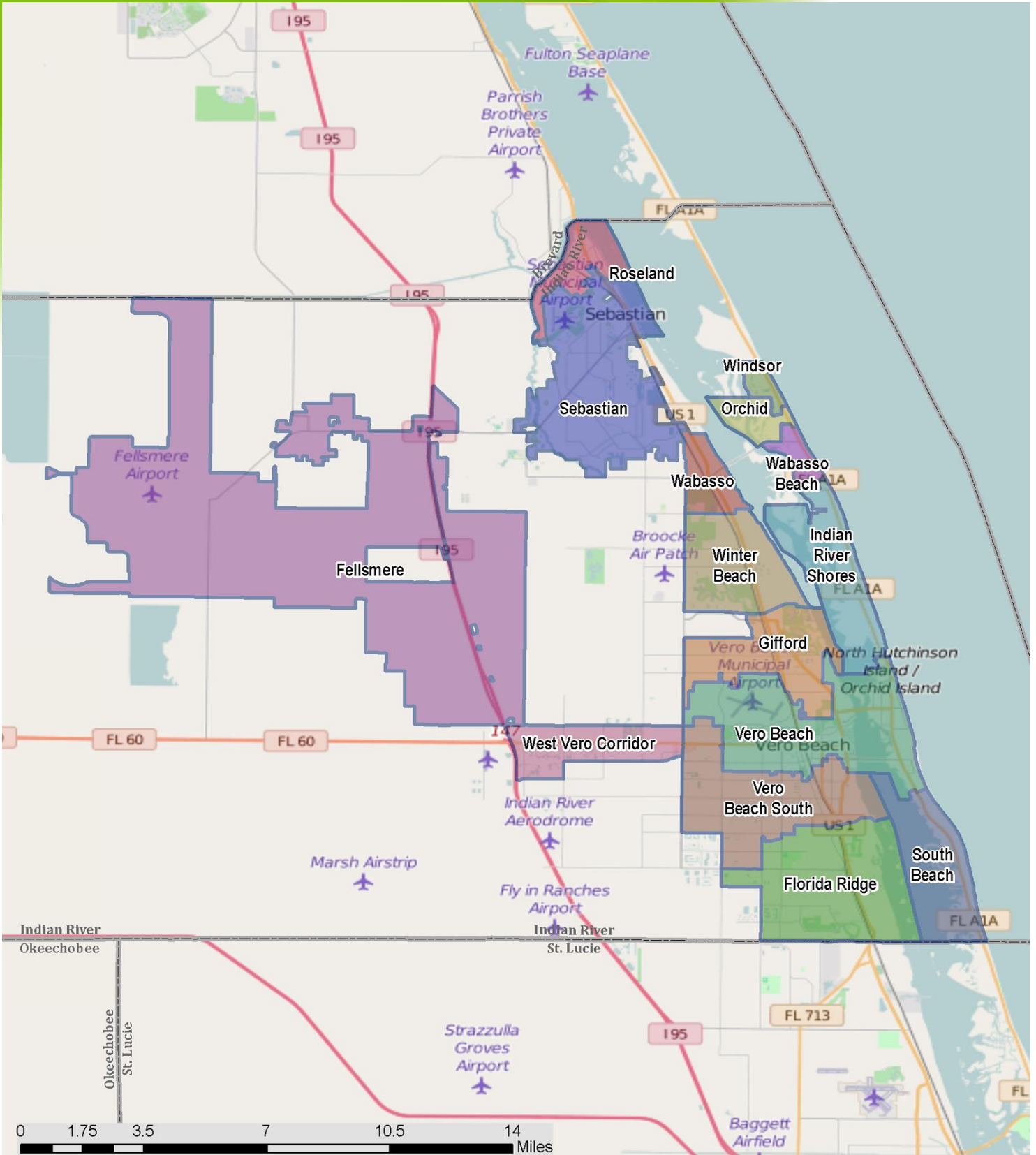
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Reference Map

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