

# Indian River County Local Residential Market Metrics - Q4 2021

## 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	237	-13.5%	166	0.6%	\$205,000	23.8%	\$338,306	27.0%
Fellsmere (City)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Florida Ridge (CDP)	57	11.8%	40	11.1%	\$147,000	27.8%	\$149,280	37.6%
Gifford (CDP)	19	-26.9%	15	-6.3%	\$235,000	46.9%	\$319,332	79.5%
Indian River Shores (Town)	17	-50.0%	13	-23.5%	\$700,000	43.6%	\$901,700	95.3%
Orchid (Town)	1	N/A	1	N/A	\$1,950,000	N/A	\$1,950,000	N/A
Roseland (CDP)	3	200.0%	1	0.0%	\$305,000	41.9%	\$306,300	42.5%
Sebastian (City)	2	0.0%	0	-100.0%	\$173,000	-15.2%	\$173,000	-15.2%
South Beach (CDP)	13	-40.9%	10	-33.3%	\$555,000	16.8%	\$614,500	33.1%
Vero Beach (City)	45	-28.6%	33	-5.7%	\$426,250	63.0%	\$453,451	29.8%
Vero Beach South (CDP)	29	16.0%	20	25.0%	\$165,000	33.9%	\$163,652	31.2%
Wabasso (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Wabasso Beach (CDP)	8	-20.0%	4	-50.0%	\$483,000	29.1%	\$624,500	40.1%
West Vero Corridor (CDP)	28	16.7%	22	83.3%	\$185,000	34.1%	\$189,282	38.9%
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	\$80.2 Million	9.9%	99.2%	5.1%	15 Days	-83.3%	242	-11.7%
Fellsmere (City)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Florida Ridge (CDP)	\$8.5 Million	53.8%	97.7%	3.1%	19 Days	-75.3%	56	-17.6%
Gifford (CDP)	\$6.1 Million	31.2%	100.0%	6.5%	16 Days	-81.6%	19	-32.1%
Indian River Shores (Town)	\$15.3 Million	-2.3%	98.6%	5.3%	13 Days	-78.0%	24	-4.0%
Orchid (Town)	\$2.0 Million	N/A	100.0%	N/A	1 Day	N/A	1	-80.0%
Roseland (CDP)	\$918,900	327.4%	100.0%	2.2%	13 Days	-74.0%	3	200.0%
Sebastian (City)	\$346,000	-15.2%	91.2%	-6.7%	40 Days	73.9%	2	-50.0%
South Beach (CDP)	\$8.0 Million	-21.4%	100.0%	7.5%	17 Days	-92.5%	14	55.6%
Vero Beach (City)	\$20.4 Million	-7.3%	97.8%	4.5%	29 Days	-76.2%	49	-22.2%
Vero Beach South (CDP)	\$4.7 Million	52.2%	100.0%	5.3%	18 Days	-5.3%	28	7.7%
Wabasso (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Wabasso Beach (CDP)	\$5.0 Million	12.1%	100.0%	7.4%	18 Days	-78.6%	9	-35.7%
West Vero Corridor (CDP)	\$5.3 Million	62.1%	100.0%	3.6%	8 Days	-91.6%	28	115.4%
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	N/A

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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	259	-14.2%	152	6.3%	107	-69.7%	1.0	-77.8%
Fellsmere (City)	0	N/A	0	N/A	0	N/A	0.0	N/A
Florida Ridge (CDP)	62	19.2%	23	21.1%	16	-75.0%	0.7	-83.7%
Gifford (CDP)	20	-39.4%	5	-58.3%	4	-90.0%	0.4	-93.0%
Indian River Shores (Town)	31	-3.1%	52	126.1%	29	-34.1%	3.2	-43.9%
Orchid (Town)	0	N/A	0	N/A	1	-92.3%	0.8	-99.5%
Roseland (CDP)	3	200.0%	1	N/A	1	0.0%	1.2	-50.0%
Sebastian (City)	2	-50.0%	0	-100.0%	1	-66.7%	1.3	-67.5%
South Beach (CDP)	10	-41.2%	5	-28.6%	5	-70.6%	0.9	-69.0%
Vero Beach (City)	49	-34.7%	34	3.0%	31	-62.7%	1.4	-72.0%
Vero Beach South (CDP)	31	3.3%	8	-61.9%	10	-61.5%	0.9	-71.0%
Wabasso (CDP)	0	-100.0%	0	-100.0%	0	-100.0%	0.0	-100.0%
Wabasso Beach (CDP)	10	-16.7%	6	-14.3%	2	-91.3%	0.4	-91.8%
West Vero Corridor (CDP)	24	-4.0%	6	-45.5%	8	-20.0%	0.9	-43.8%
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	N/A	0.0	N/A

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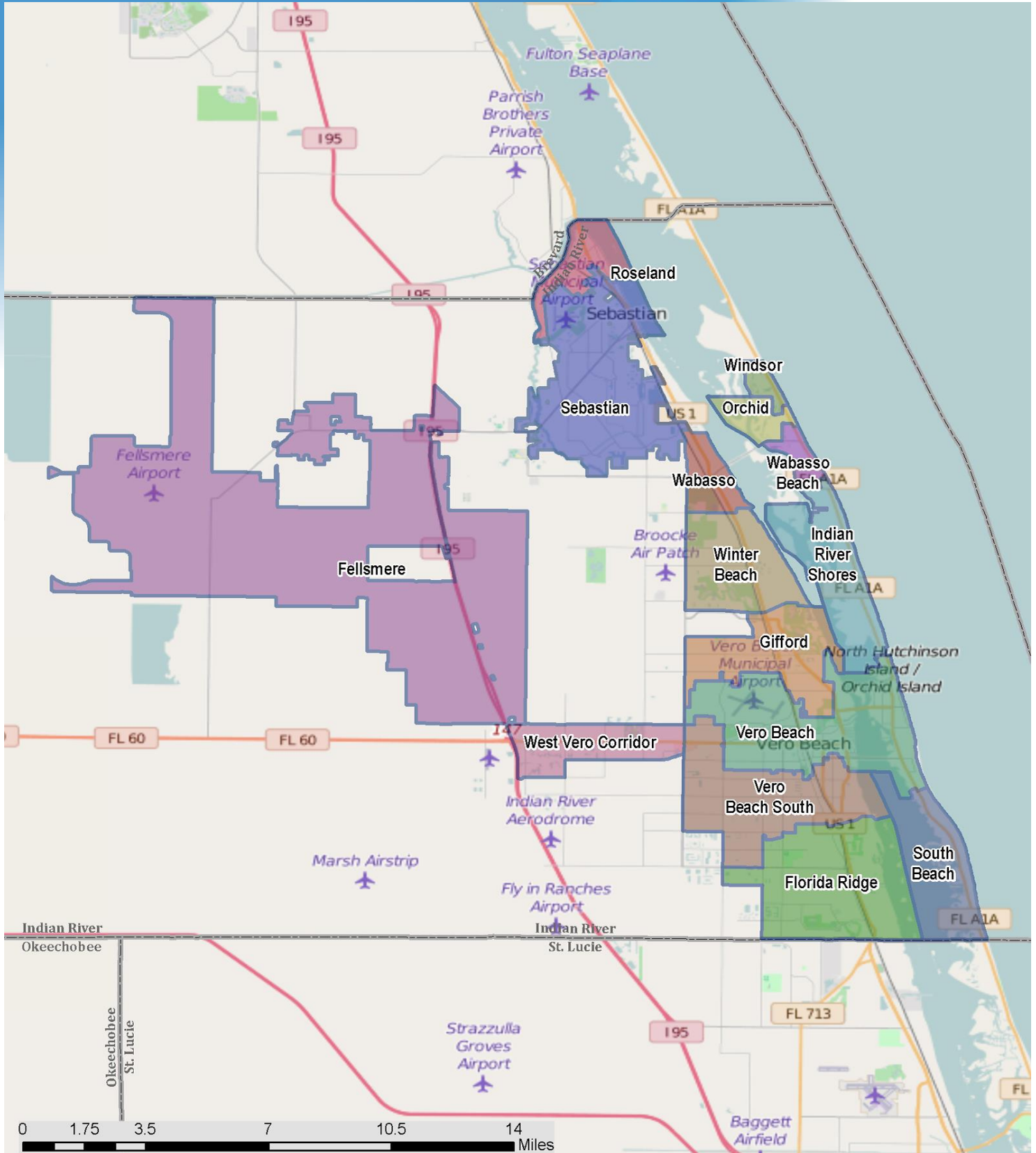
# Indian River County Local Residential Market Metrics - Q4 2021

## Reference Map

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