

# Indian River County Local Residential Market Metrics - Q1 2022

## 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	231	-36.2%	157	-34.3%	\$235,000	42.6%	\$394,856	30.8%
Fellsmere (City)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Florida Ridge (CDP)	58	-22.7%	39	-22.0%	\$149,000	52.1%	\$155,001	34.8%
Gifford (CDP)	17	-45.2%	12	-36.8%	\$266,500	22.5%	\$409,641	36.1%
Indian River Shores (Town)	19	-36.7%	14	-33.3%	\$705,000	91.1%	\$931,474	73.0%
Orchid (Town)	1	-83.3%	1	-80.0%	\$2,950,000	100.0%	\$2,950,000	90.1%
Roseland (CDP)	1	-50.0%	1	N/A	\$280,750	24.9%	\$310,000	37.9%
Sebastian (City)	1	-75.0%	0	-100.0%	\$129,000	14.2%	\$129,000	22.5%
South Beach (CDP)	11	-26.7%	10	-16.7%	\$607,500	27.2%	\$649,136	34.7%
Vero Beach (City)	46	-48.3%	38	-40.6%	\$379,000	30.5%	\$507,623	34.3%
Vero Beach South (CDP)	27	-43.8%	13	-56.7%	\$179,900	49.9%	\$175,274	43.3%
Wabasso (CDP)	0	-100.0%	0	-100.0%	(No Sales)	N/A	(No Sales)	N/A
Wabasso Beach (CDP)	11	-45.0%	10	-23.1%	\$650,000	14.3%	\$864,570	56.2%
West Vero Corridor (CDP)	23	-4.2%	11	-35.3%	\$181,250	39.4%	\$189,361	36.0%
Windsor (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Winter Beach (CDP)	0	-100.0%	0	-100.0%	(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	\$91.2 Million	-16.5%	100.0%	4.4%	14 Days	-67.4%	319	-18.8%
Fellsmere (City)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Florida Ridge (CDP)	\$9.0 Million	4.2%	100.0%	4.4%	13 Days	-67.5%	86	0.0%
Gifford (CDP)	\$7.0 Million	-25.4%	97.9%	3.1%	10 Days	-83.3%	25	-7.4%
Indian River Shores (Town)	\$17.7 Million	9.5%	98.2%	4.4%	17 Days	-74.2%	29	-27.5%
Orchid (Town)	\$3.0 Million	-68.3%	100.0%	16.0%	82 Days	-54.4%	0	-100.0%
Roseland (CDP)	\$310,000	-31.0%	99.5%	2.6%	22 Days	-68.1%	1	0.0%
Sebastian (City)	\$129,000	-69.4%	81.1%	-8.2%	28 Days	-70.5%	0	-100.0%
South Beach (CDP)	\$7.1 Million	-1.2%	101.7%	1.7%	27 Days	-83.7%	10	-33.3%
Vero Beach (City)	\$23.4 Million	-30.6%	98.4%	2.4%	17 Days	-56.4%	80	-20.8%
Vero Beach South (CDP)	\$4.7 Million	-19.4%	100.0%	4.3%	13 Days	-51.9%	32	-39.6%
Wabasso (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	1	N/A
Wabasso Beach (CDP)	\$9.5 Million	-14.1%	100.0%	6.4%	17 Days	-80.5%	8	-42.9%
West Vero Corridor (CDP)	\$4.4 Million	30.3%	99.3%	2.7%	7 Days	-56.3%	27	-20.6%
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	2	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	310	-35.0%	218	-19.3%	106	-50.9%	1.2	-50.0%
Fellsmere (City)	0	N/A	0	N/A	0	N/A	0.0	N/A
Florida Ridge (CDP)	69	-36.1%	31	-42.6%	30	-16.7%	1.5	-25.0%
Gifford (CDP)	28	-39.1%	15	-42.3%	5	-68.8%	0.6	-70.0%
Indian River Shores (Town)	36	-29.4%	68	47.8%	23	-20.7%	2.8	-17.6%
Orchid (Town)	1	-90.0%	0	-100.0%	0	-100.0%	0.0	-100.0%
Roseland (CDP)	2	-33.3%	1	N/A	0	N/A	0.0	N/A
Sebastian (City)	1	-75.0%	0	-100.0%	0	N/A	0.0	N/A
South Beach (CDP)	13	-43.5%	6	-62.5%	1	-85.7%	0.2	-81.8%
Vero Beach (City)	69	-33.0%	57	16.3%	31	-53.0%	1.7	-50.0%
Vero Beach South (CDP)	37	-33.9%	13	-60.6%	6	-68.4%	0.6	-68.4%
Wabasso (CDP)	0	N/A	0	N/A	1	N/A	0.0	N/A
Wabasso Beach (CDP)	8	-63.6%	4	-63.6%	2	-77.8%	0.5	-70.6%
West Vero Corridor (CDP)	30	7.1%	12	-20.0%	6	-57.1%	0.7	-65.0%
Windsor (CDP)	0	N/A	0	N/A	0	N/A	0.0	N/A
Winter Beach (CDP)	1	0.0%	1	N/A	0	N/A	0.0	N/A

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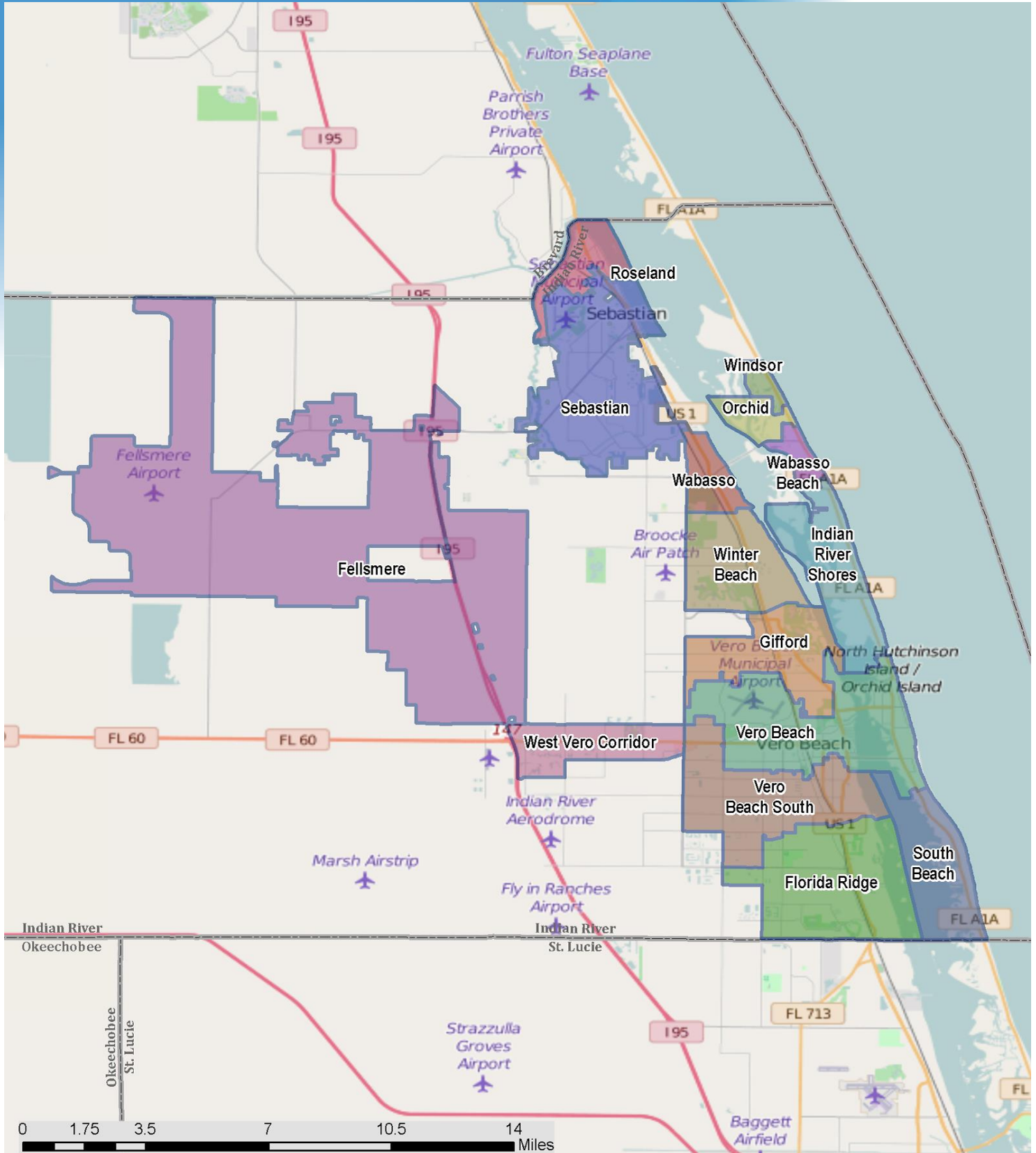
# Indian River County Local Residential Market Metrics - Q1 2022

## Reference Map

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