

Indian River County Local Residential Market Metrics - Q2 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	288	-27.5%	209	-22.9%	\$237,750	13.2%	\$426,494	15.6%
Fellsmere (City)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Florida Ridge (CDP)	77	-9.4%	45	-21.1%	\$167,000	53.9%	\$182,645	48.7%
Gifford (CDP)	26	-39.5%	22	-24.1%	\$284,500	8.0%	\$377,385	13.7%
Indian River Shores (Town)	27	-30.8%	24	-11.1%	\$575,000	11.7%	\$1,200,655	61.5%
Orchid (Town)	1	-87.5%	1	-87.5%	\$2,700,000	21.6%	\$2,700,000	31.8%
Roseland (CDP)	1	-50.0%	0	-100.0%	\$345,000	43.8%	\$345,000	43.8%
Sebastian (City)	3	200.0%	3	N/A	\$175,000	-7.4%	\$186,667	-1.2%
South Beach (CDP)	10	-64.3%	10	-58.3%	\$747,500	78.4%	\$752,500	31.7%
Vero Beach (City)	65	-11.0%	52	-1.9%	\$399,500	33.2%	\$506,754	23.9%
Vero Beach South (CDP)	29	-23.7%	16	-11.1%	\$158,000	11.2%	\$176,928	19.4%
Wabasso (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Wabasso Beach (CDP)	8	-68.0%	7	-65.0%	\$699,977	50.2%	\$947,619	66.9%
West Vero Corridor (CDP)	23	-36.1%	17	-22.7%	\$187,500	33.9%	\$190,844	30.6%
Windsor (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Winter Beach (CDP)	1	N/A	0	N/A	\$235,000	N/A	\$235,000	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	\$122.8 Million	-16.1%	100.0%	2.8%	11 Days	-59.3%	316	7.1%
Fellsmere (City)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Florida Ridge (CDP)	\$14.1 Million	34.7%	99.7%	2.9%	16 Days	-30.4%	81	52.8%
Gifford (CDP)	\$9.8 Million	-31.3%	100.0%	1.6%	12 Days	-58.6%	22	-37.1%
Indian River Shores (Town)	\$32.4 Million	11.8%	97.8%	3.1%	18 Days	-74.3%	35	-16.7%
Orchid (Town)	\$2.7 Million	-83.5%	77.3%	-21.0%	19 Days	-69.8%	2	100.0%
Roseland (CDP)	\$345,000	-28.1%	98.6%	2.3%	27 Days	145.5%	1	-80.0%
Sebastian (City)	\$560,001	196.3%	109.3%	9.3%	2 Days	-92.6%	5	150.0%
South Beach (CDP)	\$7.5 Million	-53.0%	100.5%	0.5%	11 Days	10.0%	10	-33.3%
Vero Beach (City)	\$32.9 Million	10.3%	100.0%	4.2%	9 Days	-74.3%	64	30.6%
Vero Beach South (CDP)	\$5.1 Million	-8.9%	100.0%	2.5%	7 Days	-73.1%	37	48.0%
Wabasso (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	1	N/A
Wabasso Beach (CDP)	\$7.6 Million	-46.6%	101.1%	1.1%	3 Days	-80.0%	15	-6.3%
West Vero Corridor (CDP)	\$4.4 Million	-16.6%	99.8%	0.4%	6 Days	-70.0%	22	-26.7%
Windsor (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Winter Beach (CDP)	\$235,000	N/A	104.4%	N/A	20 Days	N/A	1	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	255	-23.4%	158	-0.6%	175	28.7%	2.1	61.5%
Fellsmere (City)	0	N/A	0	N/A	0	N/A	0.0	N/A
Florida Ridge (CDP)	77	8.5%	24	-20.0%	42	223.1%	2.1	250.0%
Gifford (CDP)	18	-47.1%	6	-57.1%	9	-25.0%	1.2	0.0%
Indian River Shores (Town)	29	-9.4%	67	86.1%	28	-17.6%	3.9	18.2%
Orchid (Town)	1	-75.0%	1	N/A	1	N/A	4.0	N/A
Roseland (CDP)	1	-66.7%	1	0.0%	0	-100.0%	0.0	-100.0%
Sebastian (City)	3	0.0%	0	-100.0%	2	N/A	3.0	N/A
South Beach (CDP)	6	-66.7%	1	-75.0%	6	100.0%	1.6	300.0%
Vero Beach (City)	42	-30.0%	29	3.6%	42	-4.5%	2.4	20.0%
Vero Beach South (CDP)	30	-11.8%	10	-28.6%	15	200.0%	1.6	220.0%
Wabasso (CDP)	2	N/A	2	N/A	0	N/A	0.0	N/A
Wabasso Beach (CDP)	11	-38.9%	6	50.0%	5	25.0%	1.7	183.3%
West Vero Corridor (CDP)	23	-34.3%	9	-18.2%	7	-22.2%	0.9	-10.0%
Windsor (CDP)	0	N/A	0	N/A	0	N/A	0.0	N/A
Winter Beach (CDP)	0	N/A	0	N/A	1	N/A	12.0	N/A

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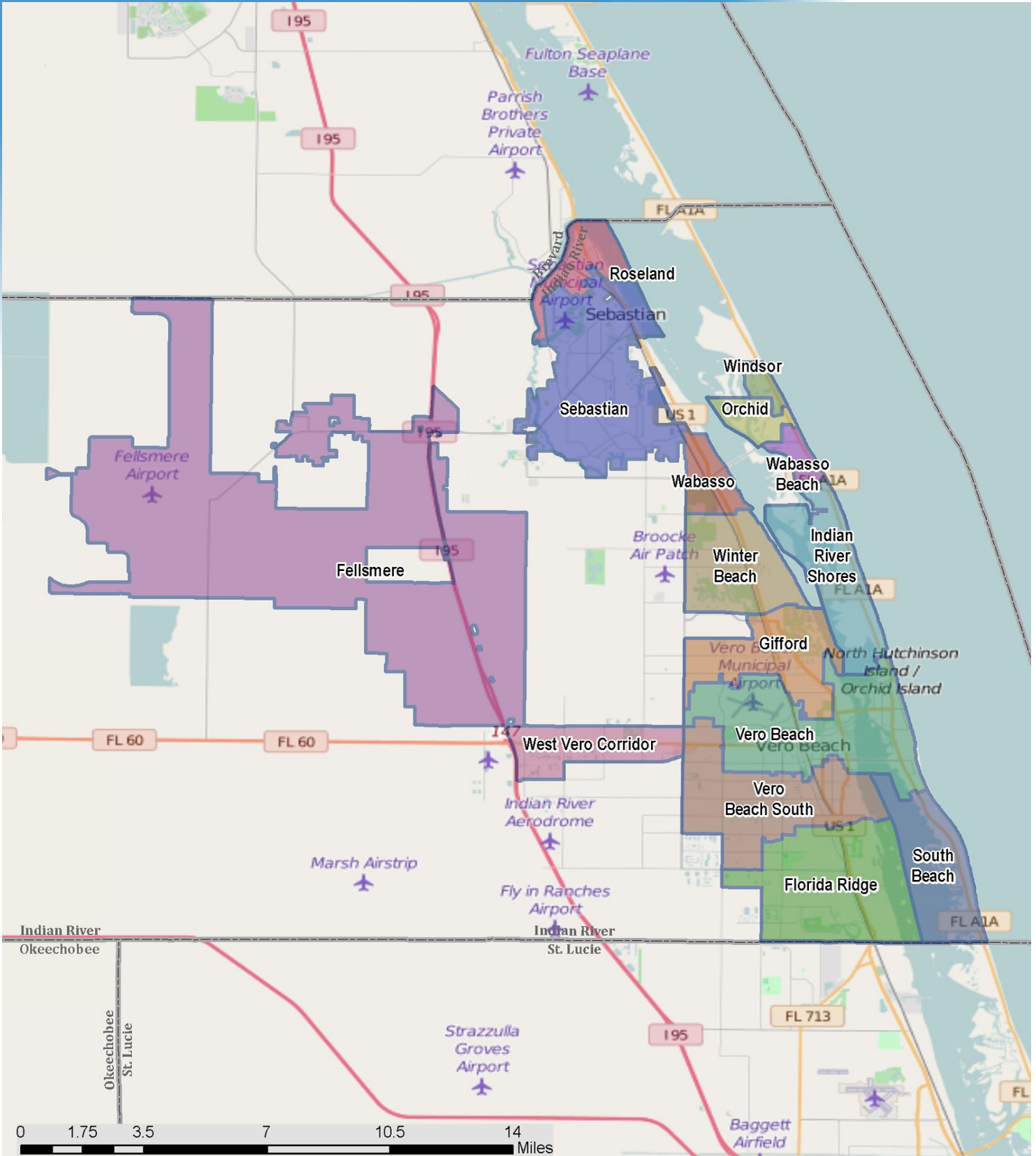
Indian River County Local Residential Market Metrics - Q2 2022

Reference Map

Municipalities and Census-Designated Places*



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