

Elliman Report

Q4-2023 Vero Beach, FL Sales

“Vero Beach saw annual sales gains across both the single family and condo markets.”

Vero Beach Single Family Matrix	Q4-2023	%Δ (QTR)	Q3-2023	%Δ (YR)	Q4-2022
Average Sales Price	\$1,605,219	2.7%	\$1,562,507	-11.6%	\$1,815,367
Average Price Per Sq Ft	\$552	-3.5%	\$572	-10.0%	\$613
Median Sales Price	\$1,160,000	-12.5%	\$1,325,000	-18.6%	\$1,425,000
Number of Sales (Closed)	53	-3.6%	55	26.2%	42
Days on Market (From Last List Date)	129	-1.5%	131	50.0%	86
Listing Discount (From Last List Price)	8.9%		6.7%		4.5%
Listing Inventory	148	24.4%	119	5.7%	140
Months of Supply	8.4	29.2%	6.5	-16.0%	10.0
Average Square Feet	2,699	3.2%	2,615	-8.9%	2,962
Vero Beach Condo Matrix	Q4-2023	%Δ (QTR)	Q3-2023	%Δ (YR)	Q4-2022
Average Sales Price	\$1,192,276	41.8%	\$841,038	39.5%	\$854,910
Average Price Per Sq Ft	\$533	9.4%	\$487	5.8%	\$504
Median Sales Price	\$925,000	65.2%	\$560,000	27.6%	\$725,000
Number of Sales (Closed)	40	21.2%	33	2.6%	39
Days on Market (From Last List Date)	96	21.5%	79	26.3%	76
Listing Discount (From Last List Price)	5.0%		5.9%		5.4%
Listing Inventory	94	74.1%	54	91.8%	49
Months of Supply	7.1	44.9%	4.9	86.8%	3.8
Average Square Feet	1,830	8.2%	1,691	7.8%	1,698

Analysis covers zip code 32963 but excludes the Johns Island market

Johns Island Single Family Matrix	Q4-2023	%Δ (QTR)	Q3-2023	%Δ (YR)	Q4-2022
Average Sales Price	\$7,938,750	54.1%	\$5,152,750	82.1%	\$4,358,714
Average Price Per Sq Ft	\$1,575	-0.3%	\$1,580	19.2%	\$1,321
Median Sales Price	\$8,075,000	49.4%	\$5,405,500	59.9%	\$5,050,000
Number of Sales (Closed)	4	0.0%	4	-42.9%	7
Average Square Feet	5,041	54.6%	3,260	52.8%	3,300
Johns Island Condo Matrix	Q4-2023	%Δ (QTR)	Q3-2023	%Δ (YR)	Q4-2022
Average Sales Price	\$2,432,500	11.7%	\$2,177,000	17.4%	\$2,072,200
Average Price Per Sq Ft	\$1,547	15.7%	\$1,337	11.9%	\$1,383
Median Sales Price	\$2,300,000	27.8%	\$1,800,000	4.5%	\$2,200,000
Number of Sales (Closed)	5	0.0%	5	0.0%	5
Average Square Feet	1,572	-3.4%	1,628	4.9%	1,499