



COLDWELL BANKER



AREA REPORT

ST. CROIX

SEPTEMBER 2022 | LOTS/ACRES



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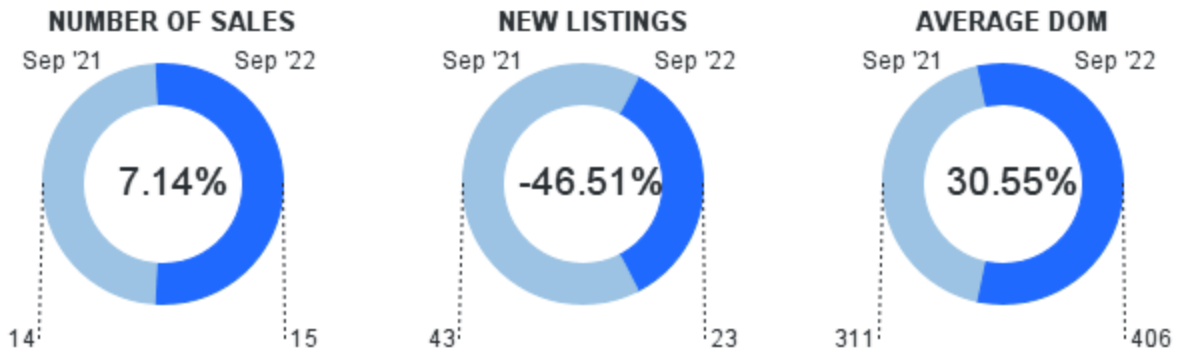


COLDWELL BANKER
ISLAND AFFILIATES

ST. CROIX | September 2022

REAL ESTATE SNAPSHOT - Change since this time last year

Lots/Acres



-25.87% ↓

MEDIAN SALES PRICE
LOTS/ACRES

21.93% ↑

AVERAGE SALES PRICE
LOTS/ACRES

-23.61% ↓

**MEDIAN LIST PRICE
(SOLD LISTINGS)**
LOTS/ACRES

23.43% ↑

**AVERAGE LIST PRICE
(SOLD LISTINGS)**
LOTS/ACRES

■ Sep '21 ■ Sep '22

AREA REPORT

ST. CROIX

FULL MARKET SUMMARY

September 2022 | Lots/Acres ?

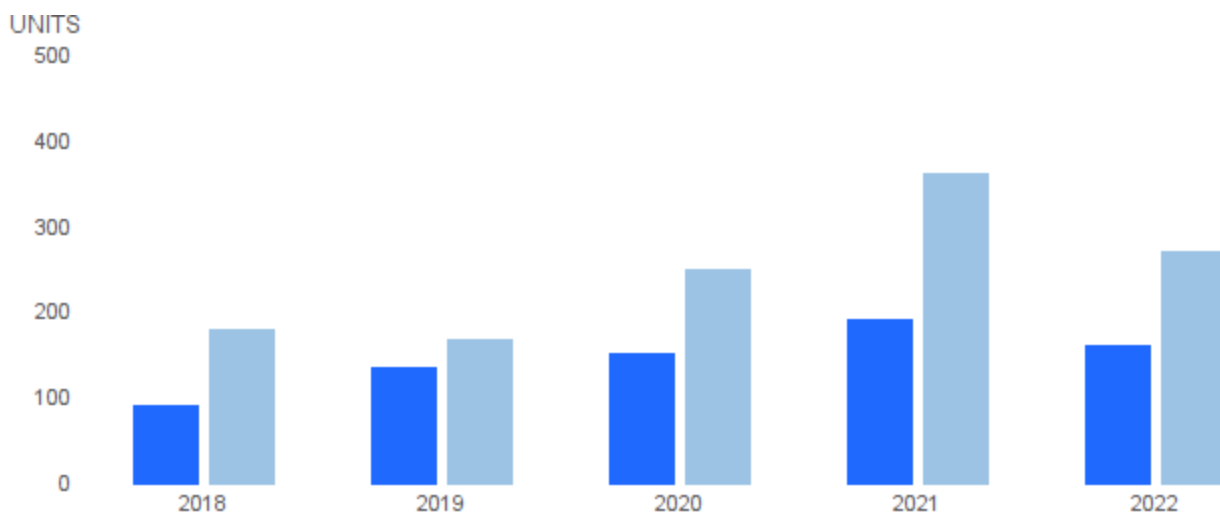
	Month to Date			Year to Date		
	September 2022	September 2021	% Change	YTD 2022	YTD 2021	% Change
New Listings	23	43	-46.51% ↓	270	274	-1.46% ↓
Sold Listings	15	14	7.14% ↑	160	138	15.94% ↑
Median List Price (Solds)	\$55,000	\$72,000	-23.61% ↓	\$66,500	\$59,450	11.86% ↑
Median Sold Price	\$53,000	\$71,500	-25.87% ↓	\$61,000	\$51,000	19.61% ↑
Median Days on Market	181	292	-38.01% ↓	255	302	-15.56% ↓
Average List Price (Solds)	\$165,400	\$134,000	23.43% ↑	\$144,329	\$148,778	-2.99% ↓
Average Sold Price	\$155,100	\$127,201	21.93% ↑	\$126,672	\$127,121	-0.35% ↓
Average Days on Market	406	311	30.55% ↑	324	417	-22.3% ↓
List/Sold Price Ratio	92%	89.9%	2.38% ↑	90.2%	89.1%	1.24% ↑

SOLD AND NEW PROPERTIES (UNITS)

September 2022 | Lots/Acres ?

Sold Properties | Number of properties sold during the year

New Properties | Number of properties listed during the year.



Sold Properties	91	136	151	191	161
New Properties	179	169	251	361	271
Sold Volume	\$5.15M	\$8.67M	\$10.60M	\$23.85M	\$20.72M
Listing Volume	\$39.94M	\$24.74M	\$84.40M	\$121.67M	\$76.14M
Median Sale Price	\$35K	\$40K	\$40K	\$55K	\$62K

MEDIAN SALES PRICE AND NUMBER OF SALES

September 2022 | Lots/Acres ?

Median Sales Price | Price of the "middle" property sold -an equal number of sales were above and below this price.

Number of Sales | Number of properties sold.



AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

September 2022 | Lots/Acres ?

Average Sales Price | Average sales price for all properties sold.

Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

September 2022 | Lots/Acres ?

Sale Price as a Percentage of Original Price | Average sale price of property as percentage of final list price.

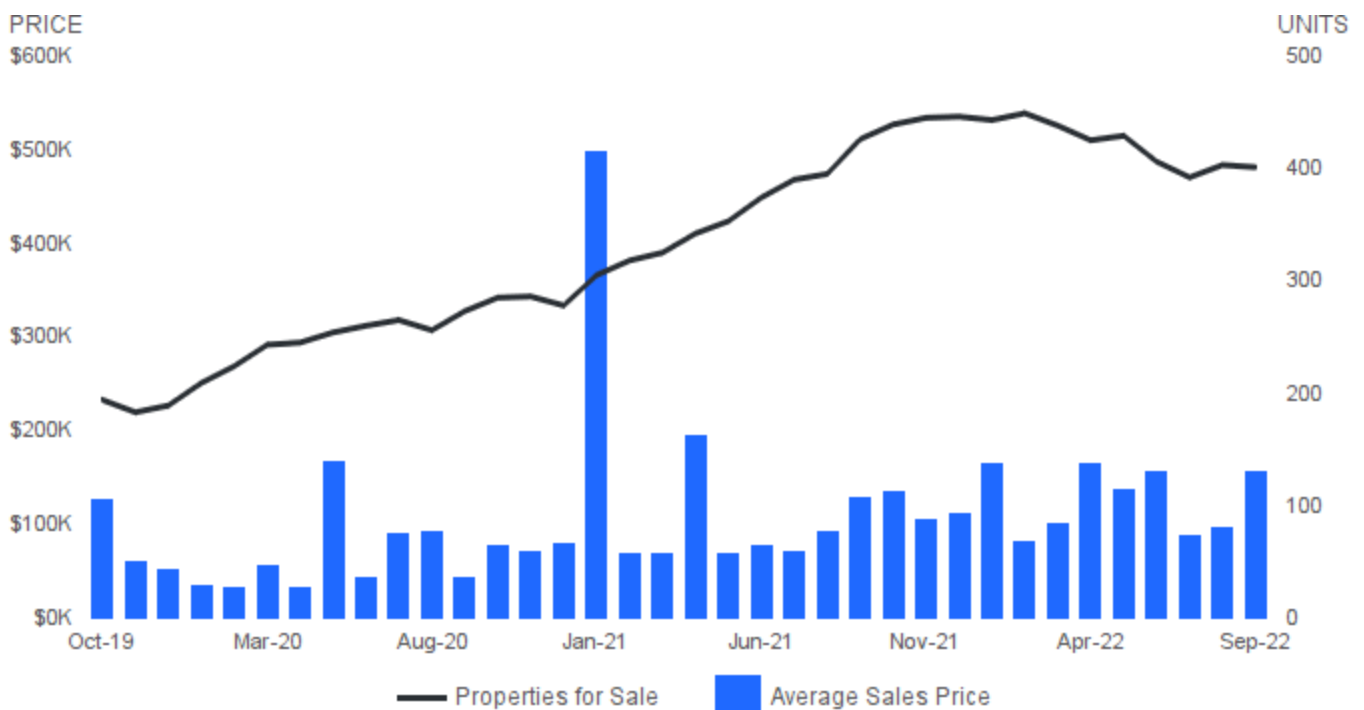


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

September 2022 | Lots/Acres ?

Average Sales Price | Average sales price for all properties sold.

Properties for Sale | Number of properties listed for sale at the end of month.

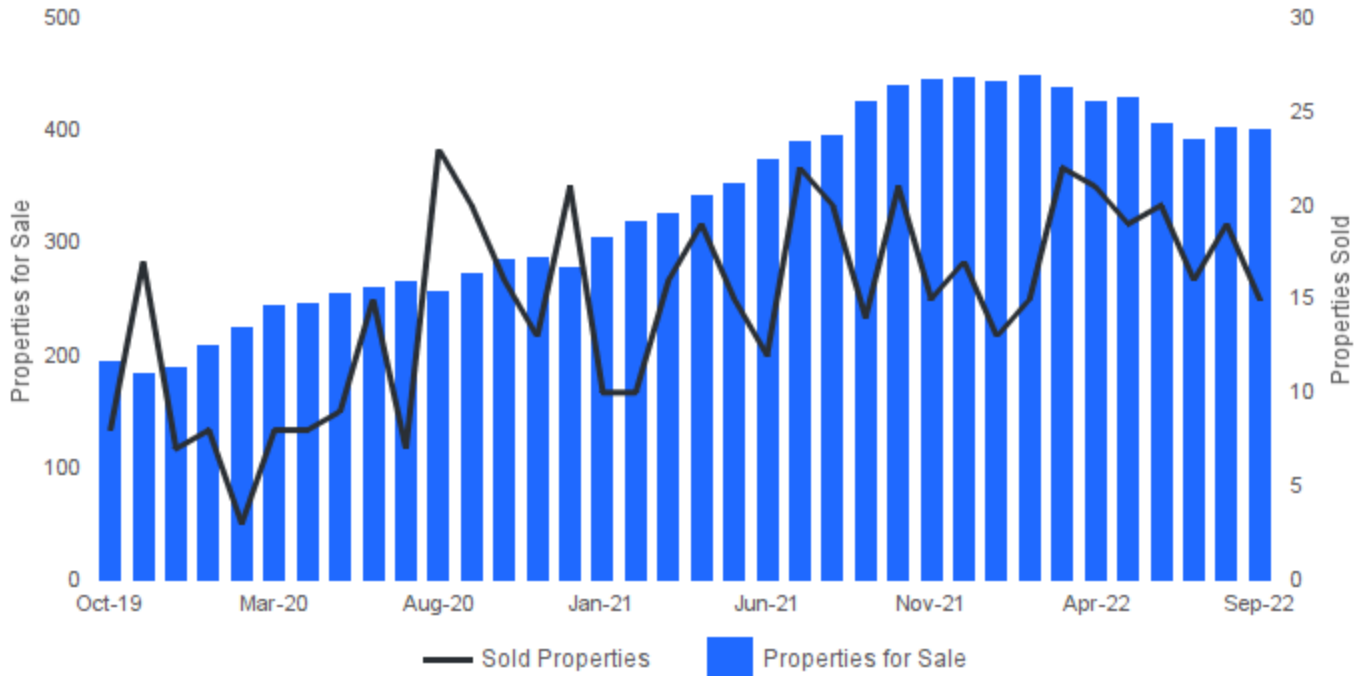


PROPERTIES FOR SALE AND SOLD PROPERTIES

September 2022 | Lots/Acres ?

Properties for Sale | Number of properties listed for sale at the end of month.

Sold Properties | Number of properties sold.



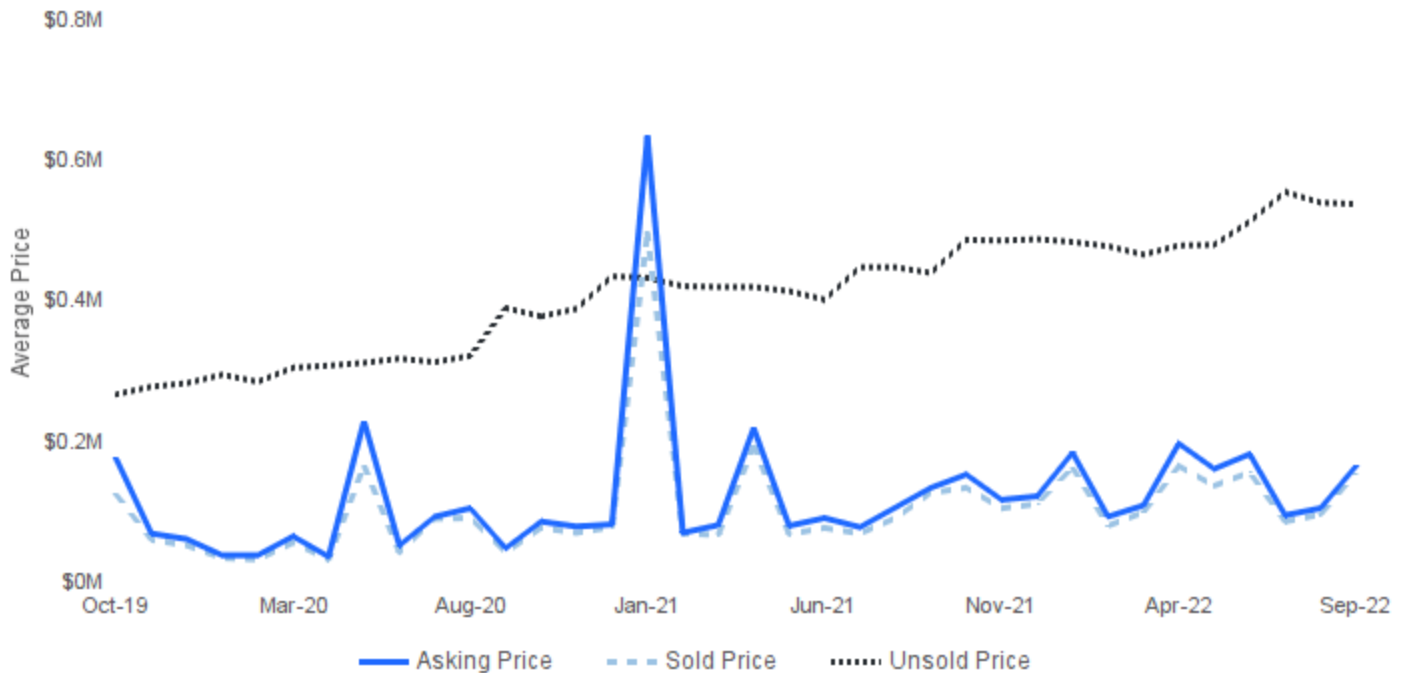
AVERAGE ASKING/SOLD/UNSOLD PRICE

September 2022 | Lots/Acres ?

Unsold Price | the average active list price

Asking Price | the average asking price of sold properties

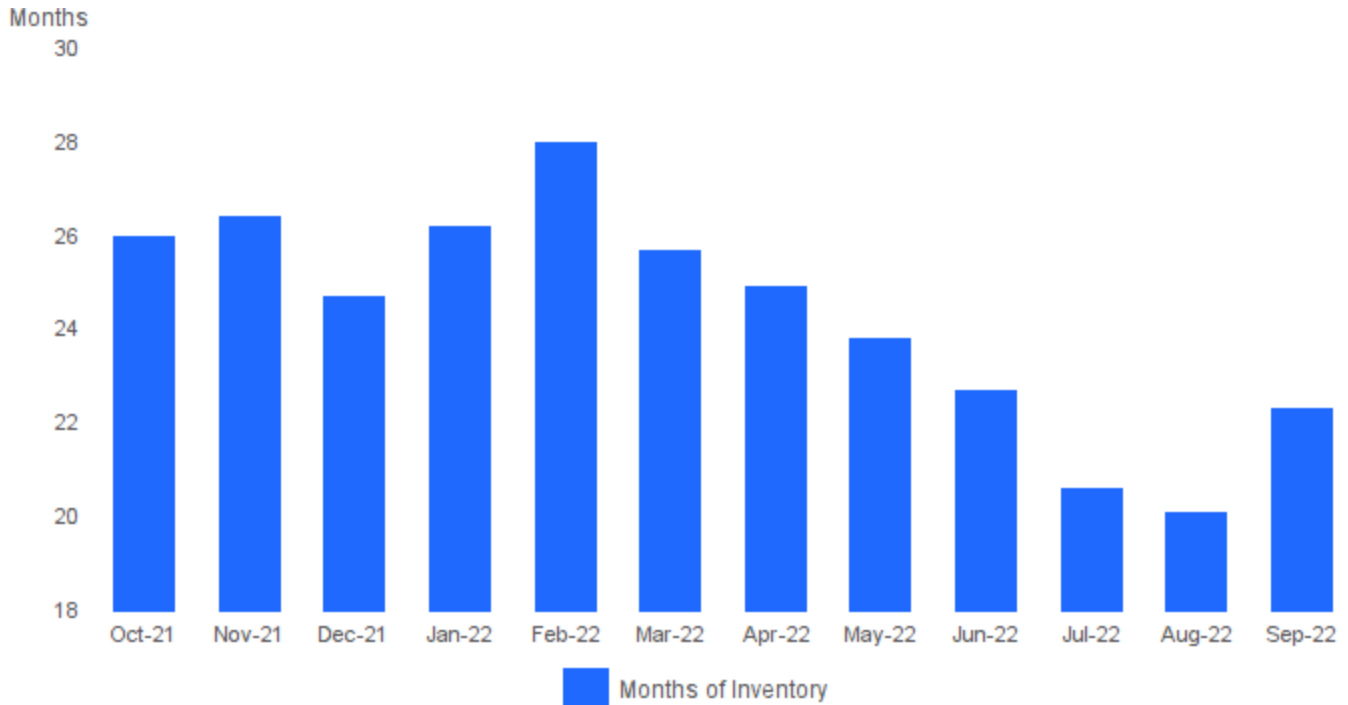
Sold Price | the average selling price



ABSORPTION RATE

September 2022 | Lots/Acres ?

Absorption Rate | Looks at the past year's monthly supply of inventory. In a normal market there should be a 6 month supply. The higher the rate above 6 the more aggressive a seller has to be with the competition; price and having a picture perfect property.



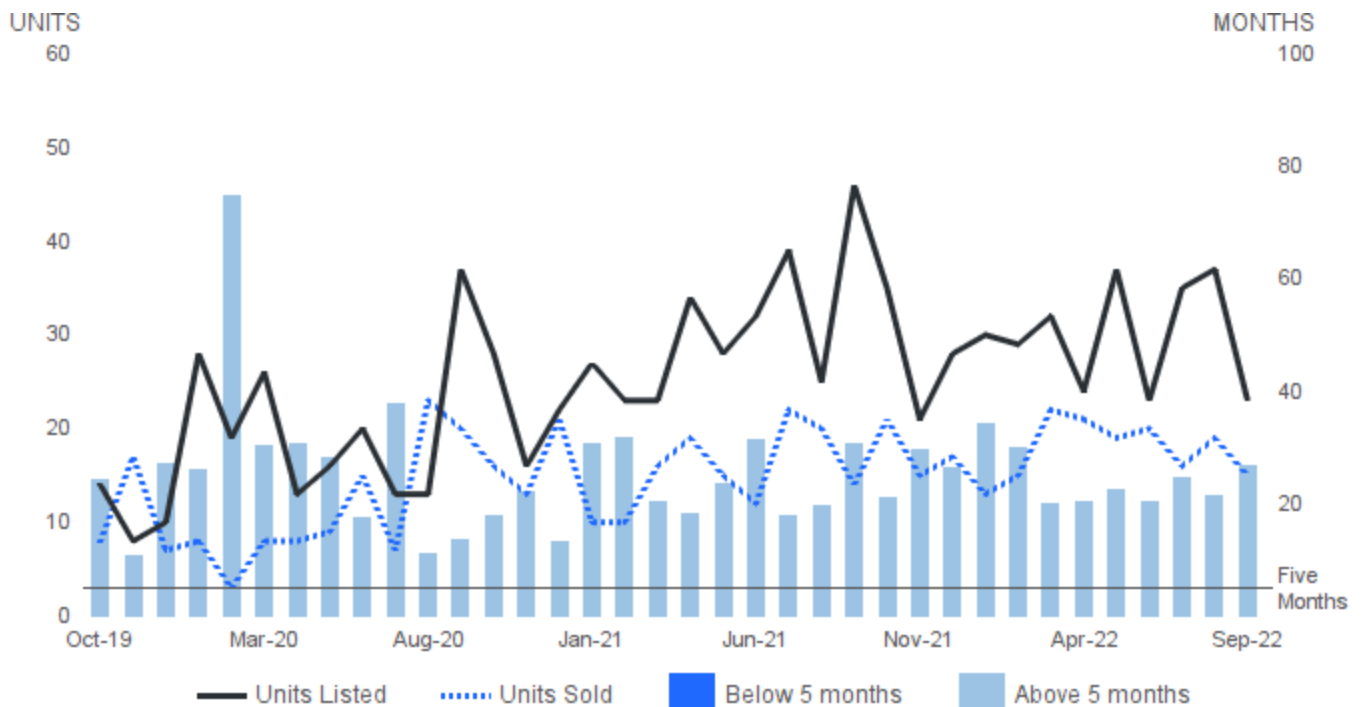
MONTHS SUPPLY OF INVENTORY

September 2022 | Lots/Acres ?

Months Supply of Inventory | Properties for sale divided by number of properties sold.

Units Listed | Number of properties listed for sale at the end of month.

Units Sold | Number of properties sold.



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