



**COLDWELL BANKER**



# AREA REPORT

**ST. CROIX**

MARCH 2023 | ALL PROPERTY TYPES



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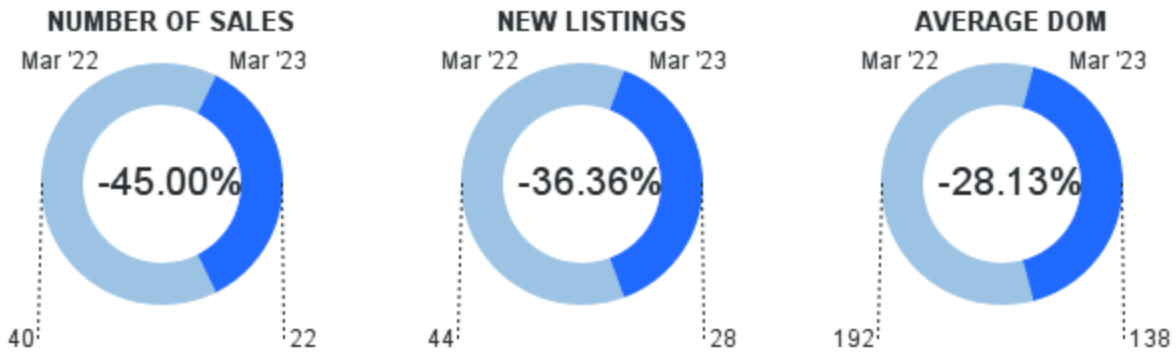


**COLDWELL BANKER**  
ISLAND AFFILIATES

# ST. CROIX | March 2023

## REAL ESTATE SNAPSHOT - Change since this time last year

### All Property Types



**-24.18%** ↓

**MEDIAN SALES PRICE**  
ALL PROPERTY TYPES

**-27.58%** ↓

**AVERAGE SALES PRICE**  
ALL PROPERTY TYPES

**-13.59%** ↓

**MEDIAN LIST PRICE  
(SOLD LISTINGS)**  
ALL PROPERTY TYPES

**-28.88%** ↓

**AVERAGE LIST PRICE  
(SOLD LISTINGS)**  
ALL PROPERTY TYPES

■ Mar '22    ■ Mar '23

# AREA REPORT

## St. Croix

### FULL MARKET SUMMARY

March 2023 | All Property Types ?

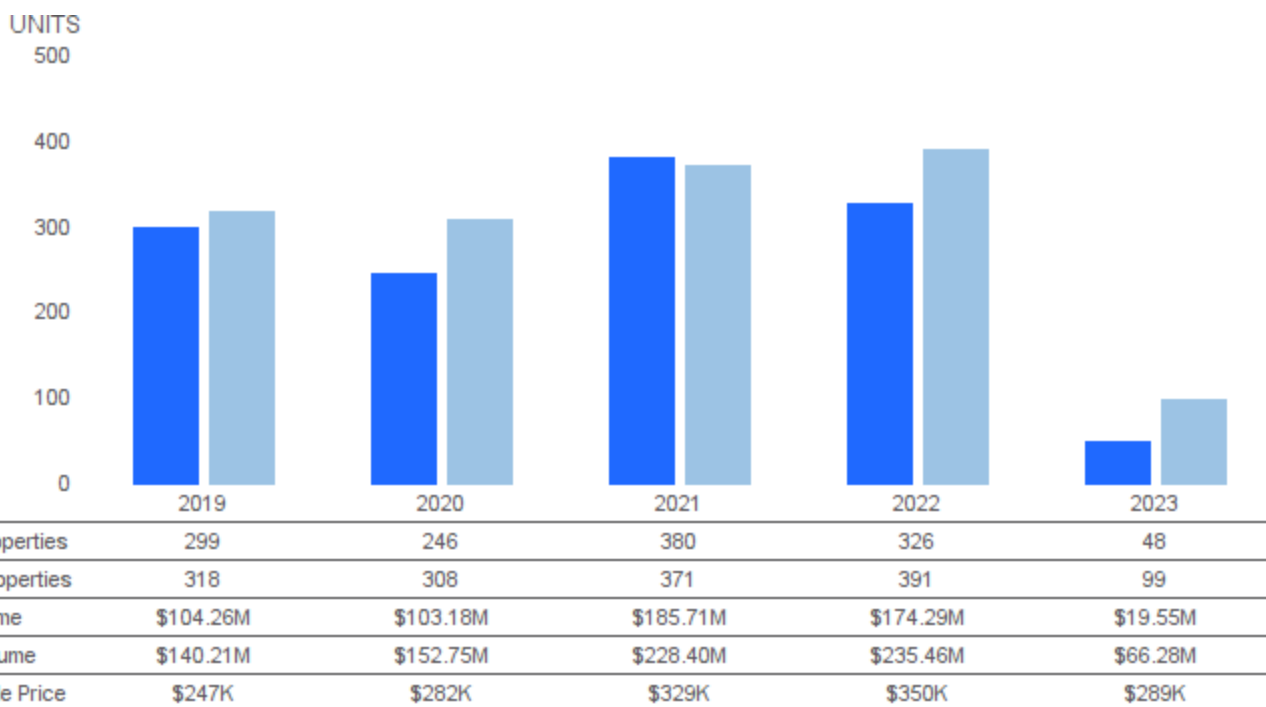
	Month to Date			Year to Date		
	March 2023	March 2022	% Change	YTD 2023	YTD 2022	% Change
New Listings	28	44	-36.36% ↓	99	96	3.13% ↑
Sold Listings	22	40	-45% ↓	48	82	-41.46% ↓
Median List Price (Solds)	\$314,950	\$364,500	-13.59% ↓	\$301,950	\$361,500	-16.47% ↓
Median Sold Price	\$290,000	\$382,500	-24.18% ↓	\$289,000	\$354,500	-18.48% ↓
Median Days on Market	113	160	-29.38% ↓	130	157	-17.2% ↓
Average List Price (Solds)	\$422,486	\$594,057	-28.88% ↓	\$406,781	\$548,100	-25.78% ↓
Average Sold Price	\$400,545	\$553,075	-27.58% ↓	\$407,395	\$524,841	-22.38% ↓
Average Days on Market	138	192	-28.13% ↓	170	206	-17.48% ↓
List/Sold Price Ratio	94.9%	95.6%	-0.75% ↓	94.8%	96.5%	-1.79% ↓

### SOLD AND NEW PROPERTIES (UNITS)

March 2023 | All Property Types ?

**Sold Properties** | Number of properties sold during the year

**New Properties** | Number of properties listed during the year.



## MEDIAN SALES PRICE AND NUMBER OF SALES

March 2023 | All Property Types ?

**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.

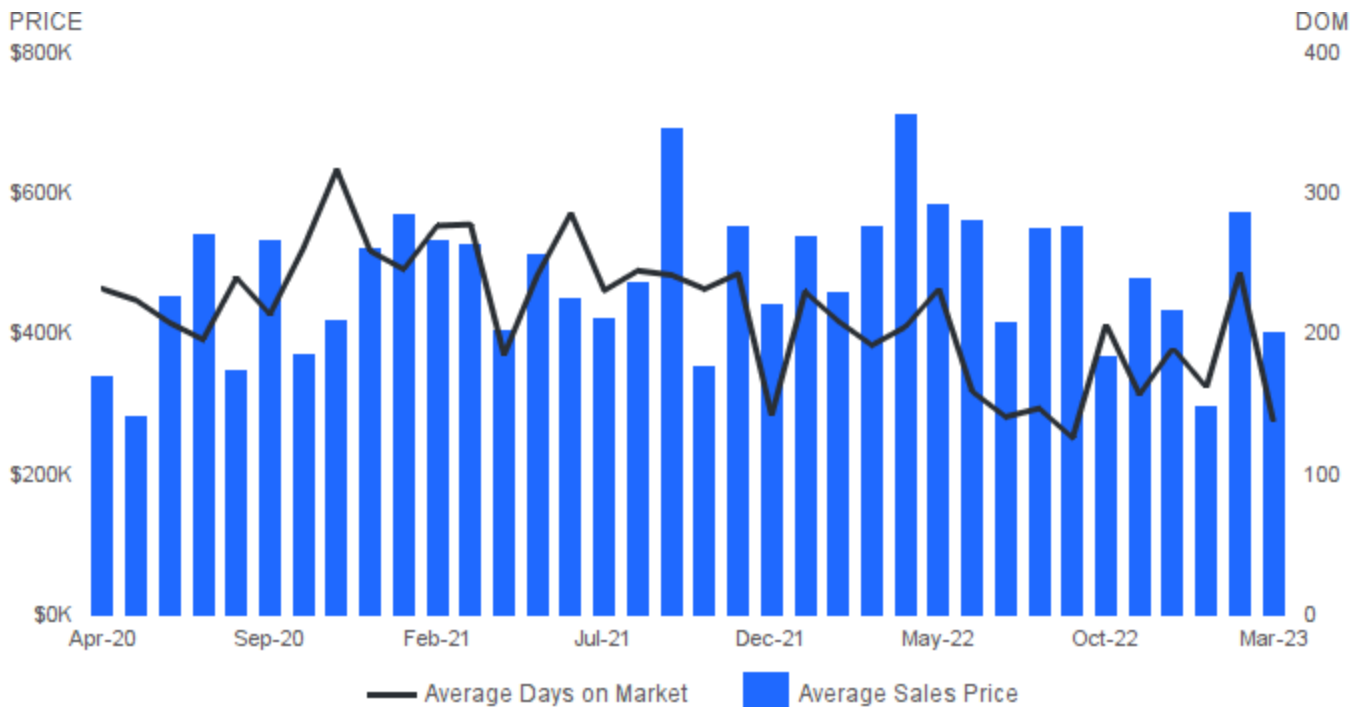


## AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

March 2023 | All Property Types ?

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

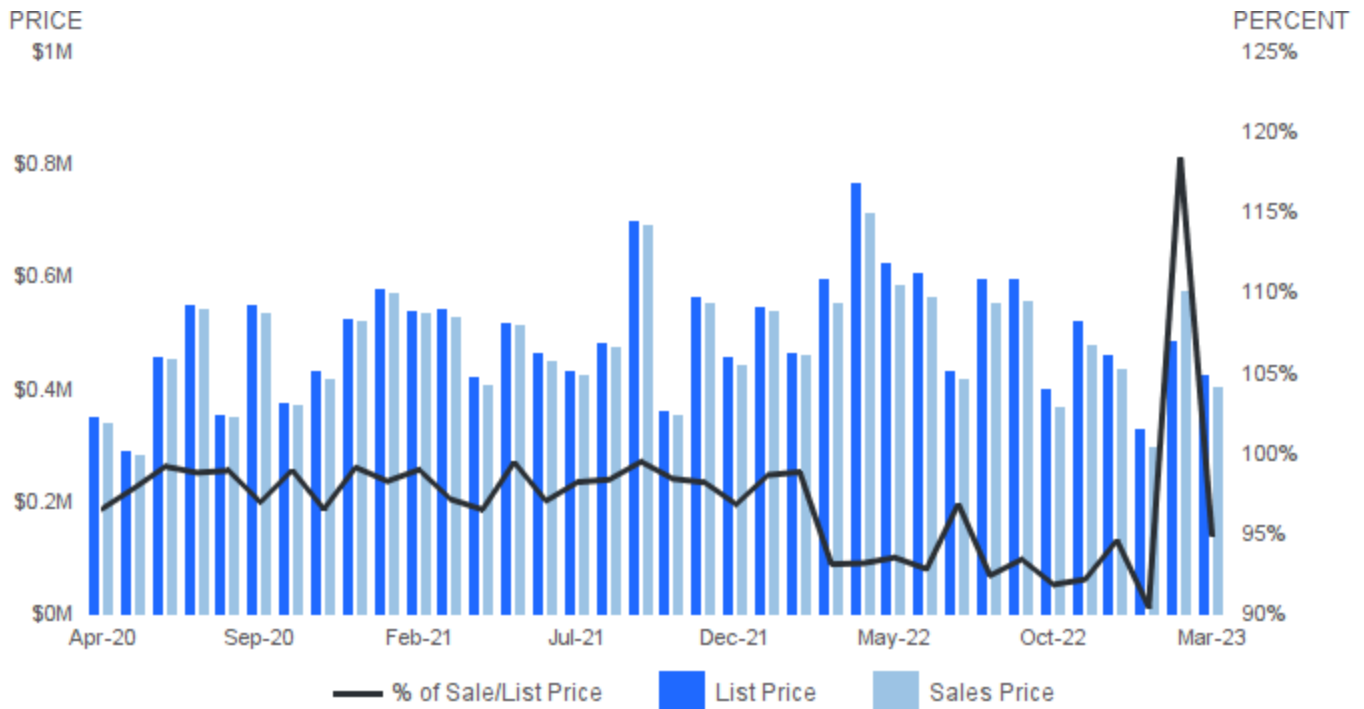
**Average Days on Market** | Average days on market for all properties sold.



# SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

March 2023 | All Property Types ?

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

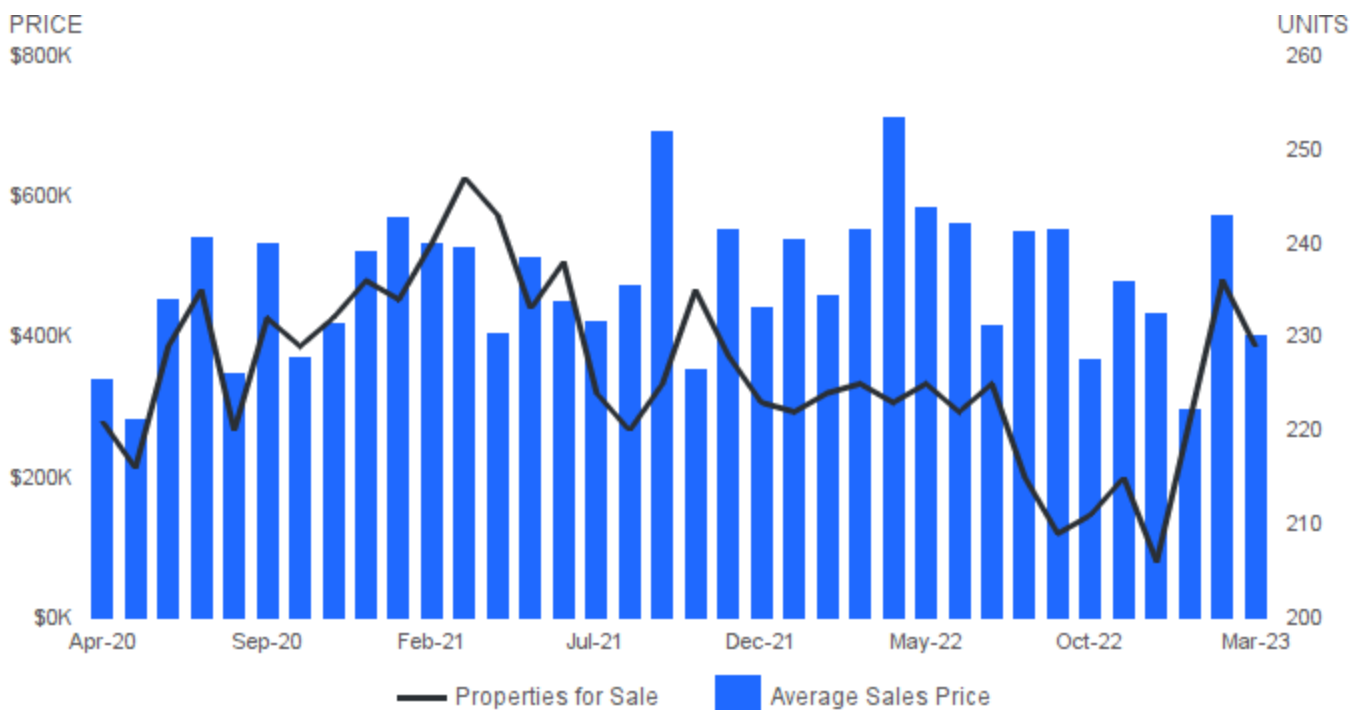


# AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

March 2023 | All Property Types ?

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

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

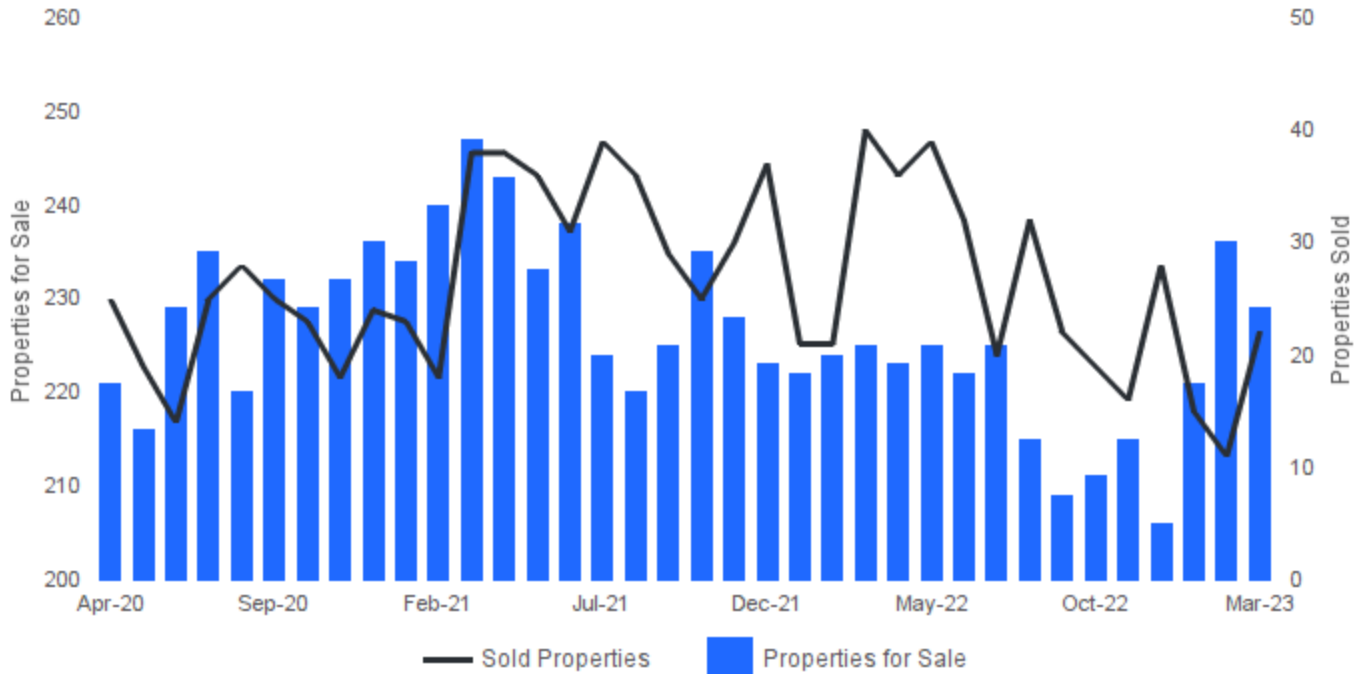


# PROPERTIES FOR SALE AND SOLD PROPERTIES

March 2023 | All Property Types ?

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

**Sold Properties** | Number of properties sold.



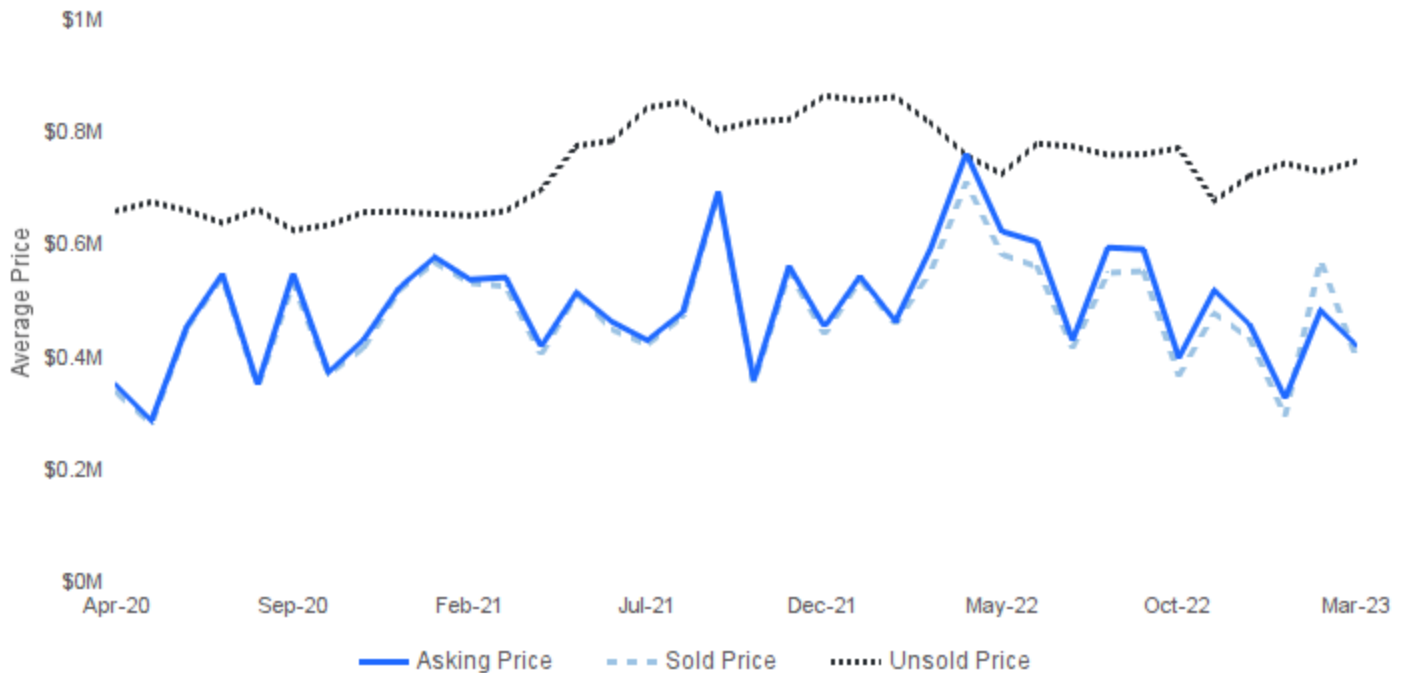
# AVERAGE ASKING/SOLD/UNSOLD PRICE

March 2023 | All Property Types ?

**Unsold Price** | the average active list price

**Asking Price** | the average asking price of sold properties

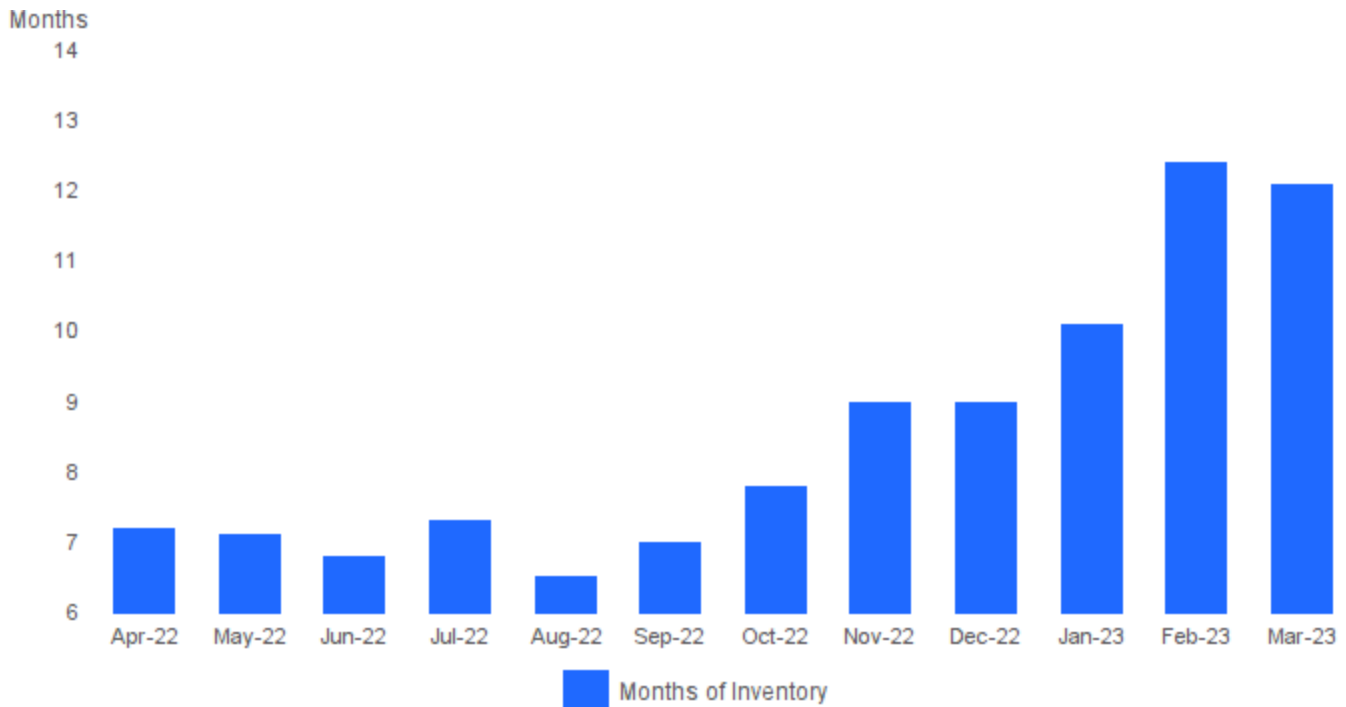
**Sold Price** | the average selling price



# ABSORPTION RATE

March 2023 | All Property Types ?

**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.



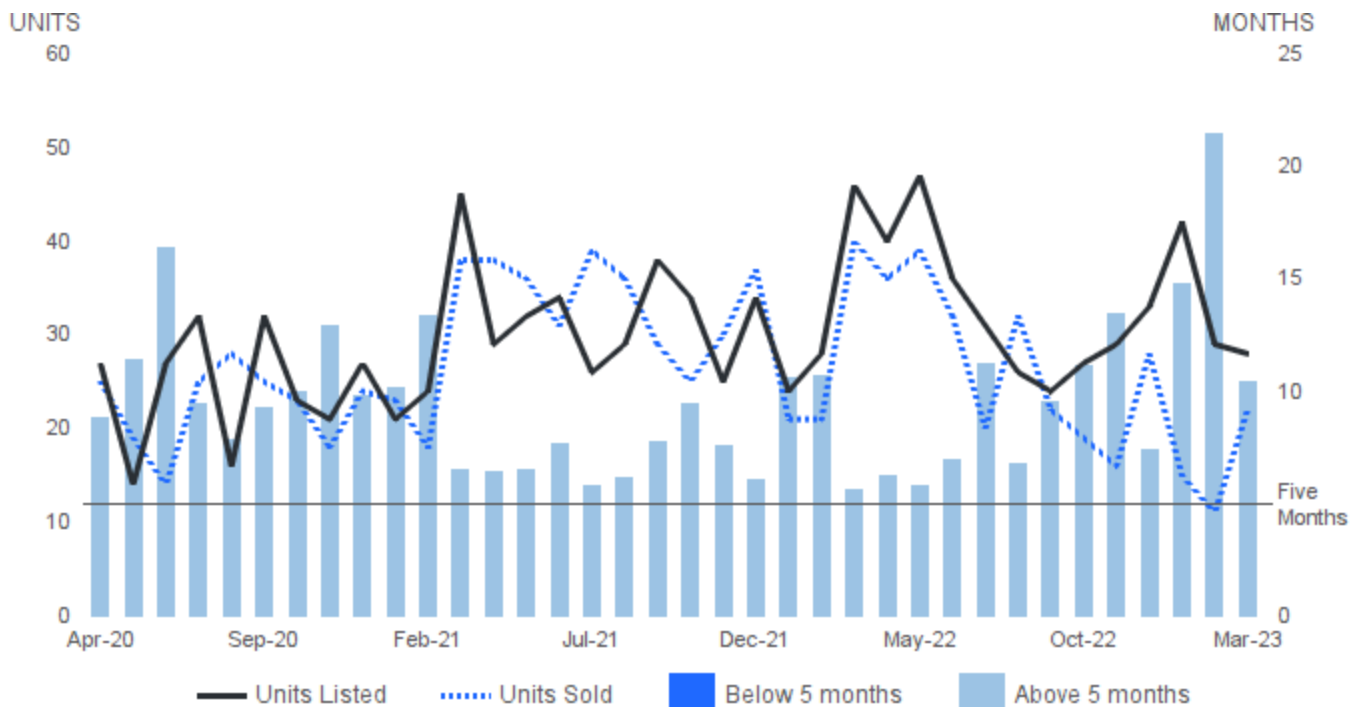
# MONTHS SUPPLY OF INVENTORY

March 2023 | All Property Types ?

**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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