



COLDWELL BANKER



AREA REPORT

ST. CROIX

MARCH 2023 | SINGLE FAMILY



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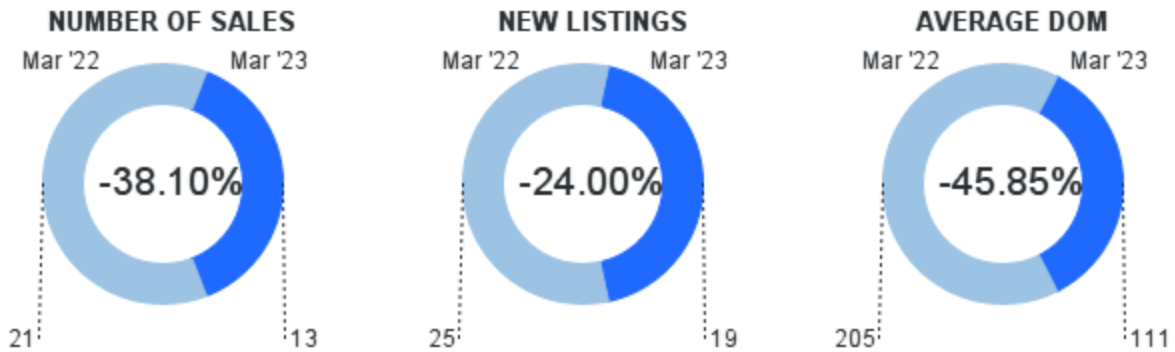


COLDWELL BANKER
ISLAND AFFILIATES

ST. CROIX | March 2023

REAL ESTATE SNAPSHOT - Change since this time last year

Single Family



-36.17% ↓

MEDIAN SALES PRICE
SINGLE FAMILY

-34.67% ↓

AVERAGE SALES PRICE
SINGLE FAMILY

-29.79% ↓

**MEDIAN LIST PRICE
(SOLD LISTINGS)**
SINGLE FAMILY

-36.83% ↓

**AVERAGE LIST PRICE
(SOLD LISTINGS)**
SINGLE FAMILY

■ Mar '22 ■ Mar '23

AREA REPORT

ST. CROIX

FULL MARKET SUMMARY

March 2023 | Single Family ?

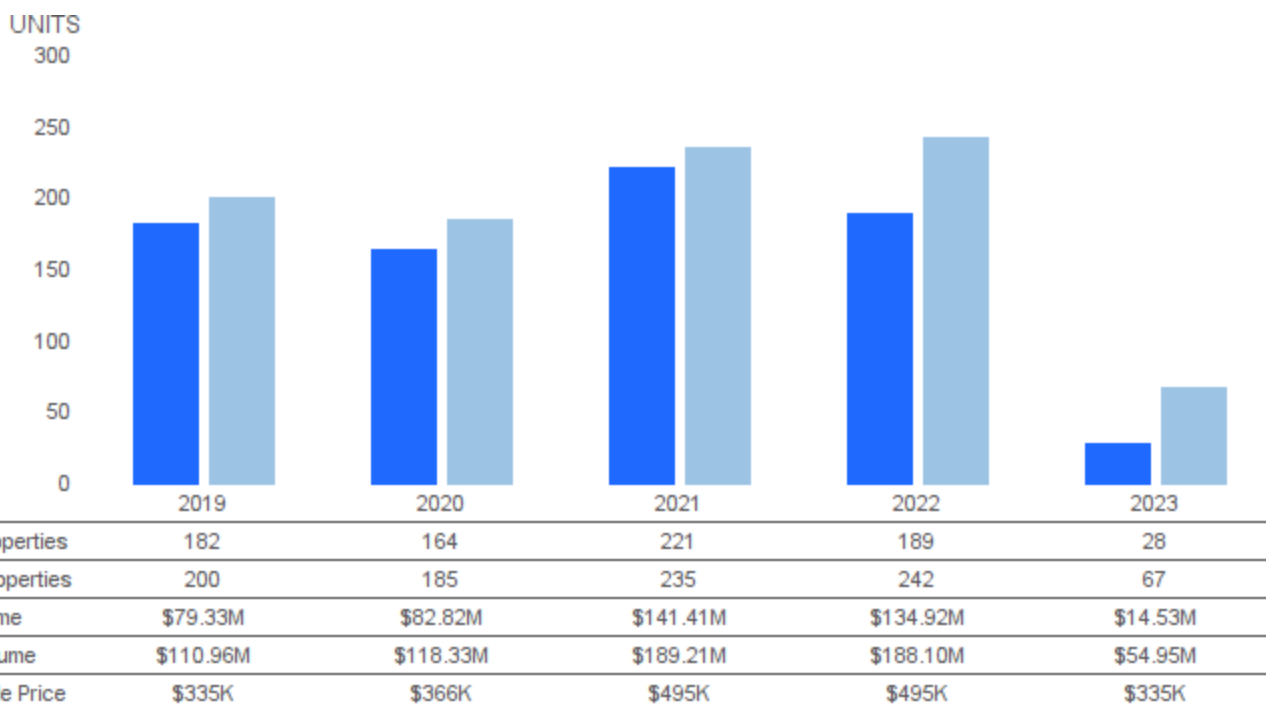
	Month to Date			Year to Date		
	March 2023	March 2022	% Change	YTD 2023	YTD 2022	% Change
New Listings	19	25	-24% ↓	67	58	15.52% ↑
Sold Listings	13	21	-38.1% ↓	28	44	-36.36% ↓
Median List Price (Solds)	\$495,000	\$705,000	-29.79% ↓	\$369,500	\$660,000	-44.02% ↓
Median Sold Price	\$450,000	\$705,000	-36.17% ↓	\$335,000	\$637,500	-47.45% ↓
Median Days on Market	98	208	-52.88% ↓	134	196	-31.63% ↓
Average List Price (Solds)	\$550,846	\$872,000	-36.83% ↓	\$511,889	\$779,136	-34.3% ↓
Average Sold Price	\$522,076	\$799,142	-34.67% ↓	\$518,964	\$742,840	-30.14% ↓
Average Days on Market	111	205	-45.85% ↓	185	224	-17.41% ↓
List/Sold Price Ratio	94.9%	93.9%	1.05% ↑	94.3%	96.9%	-2.68% ↓

SOLD AND NEW PROPERTIES (UNITS)

March 2023 | Single Family ?

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 | Single Family ?

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.

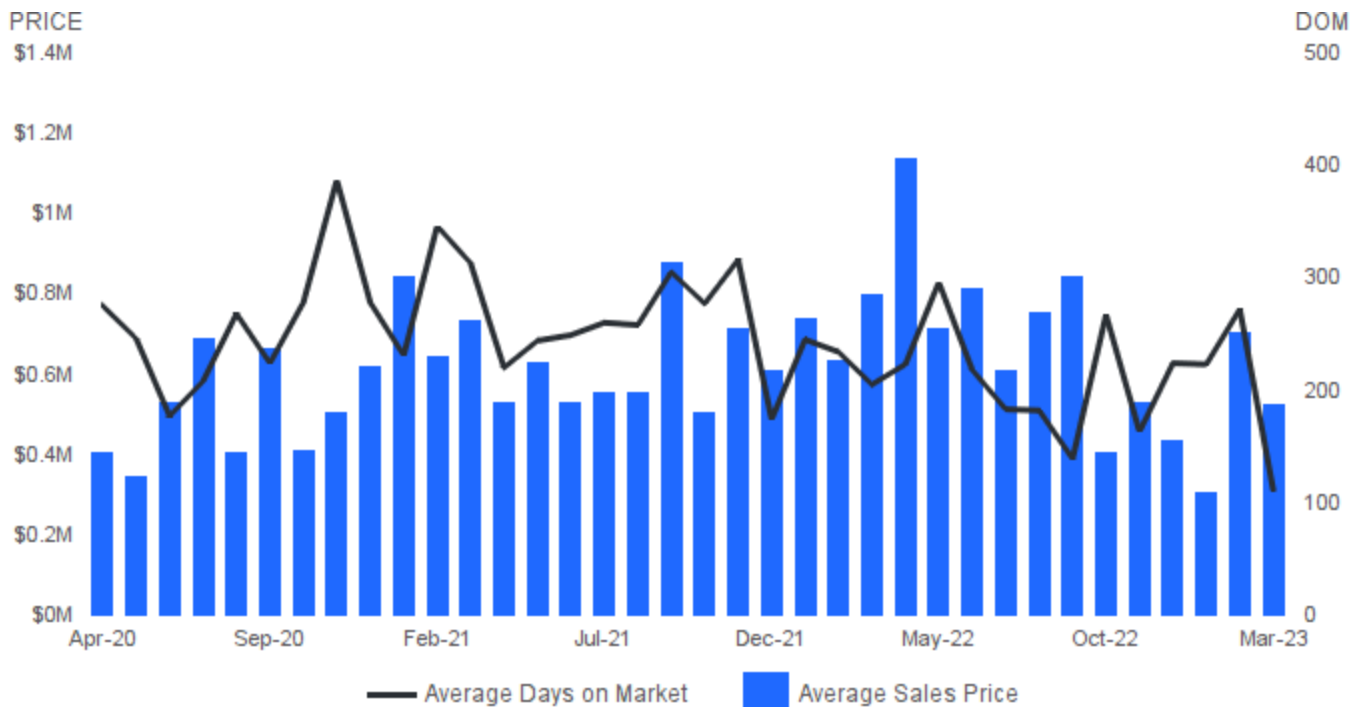


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

March 2023 | Single Family ?

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

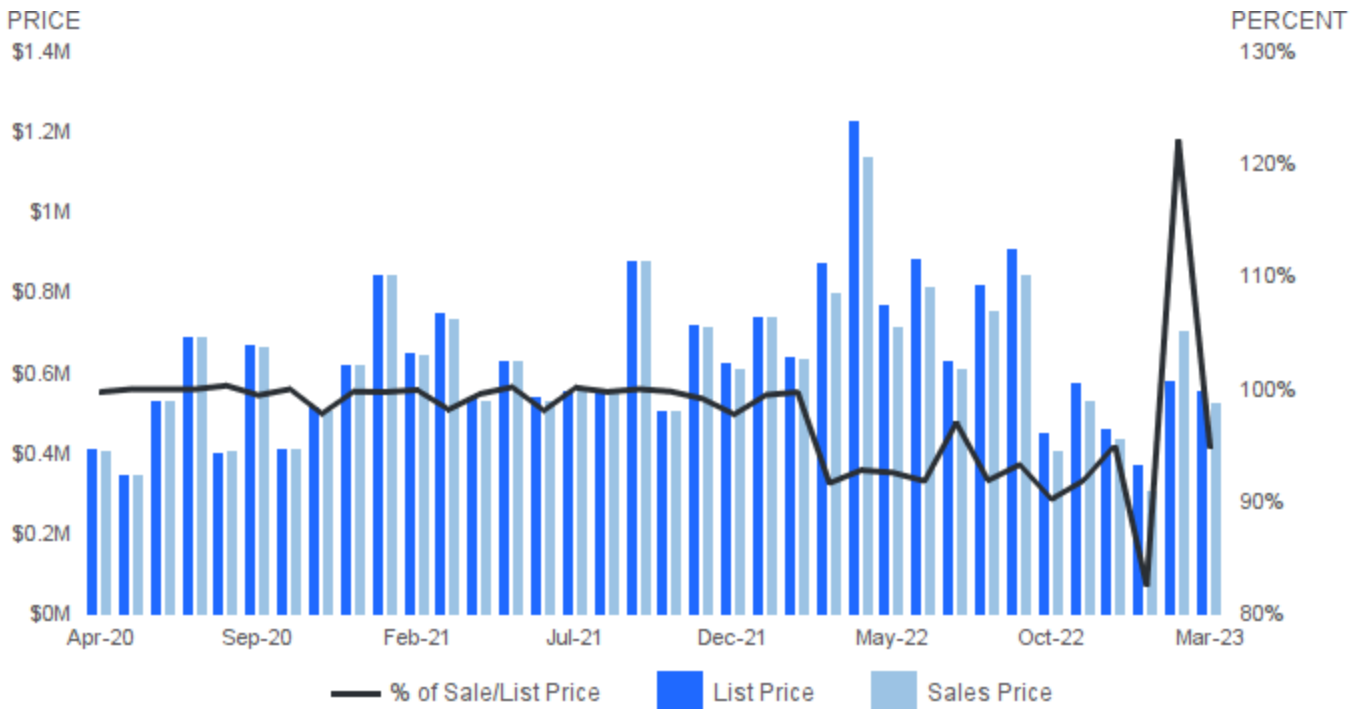
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

March 2023 | Single Family ?

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

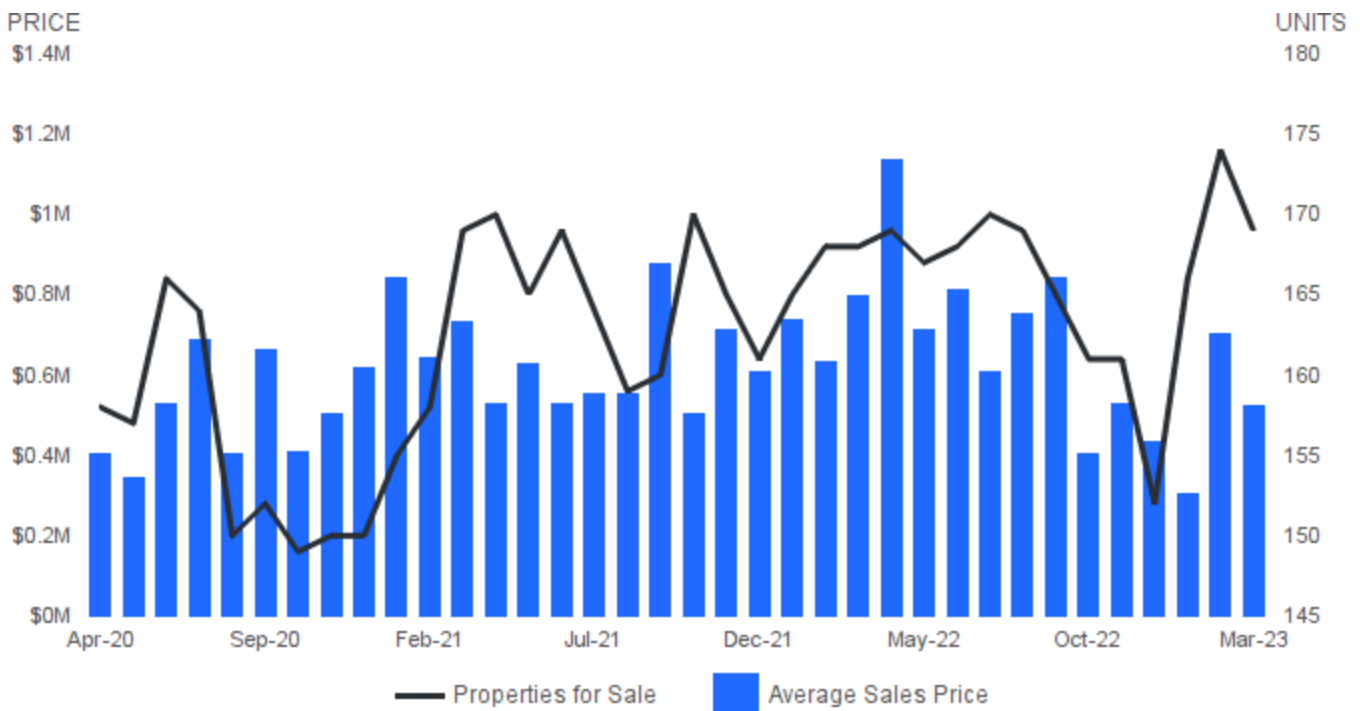


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

March 2023 | Single Family ?

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

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

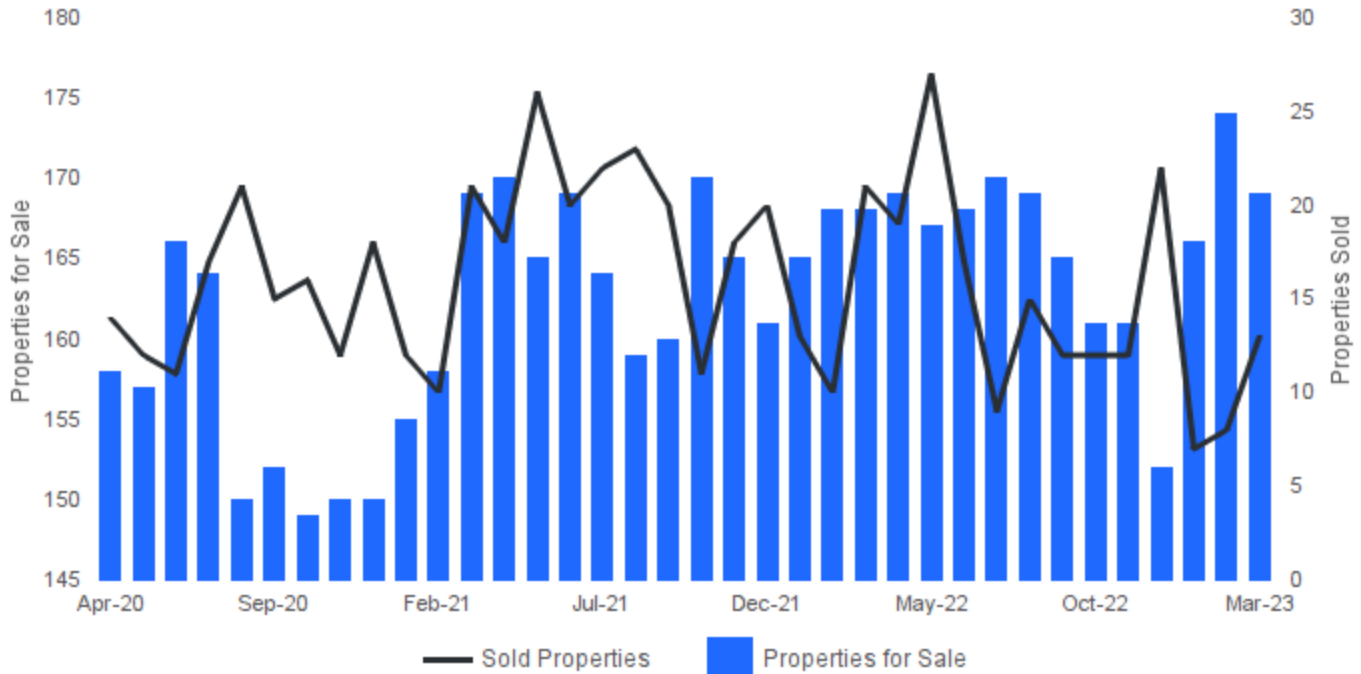


PROPERTIES FOR SALE AND SOLD PROPERTIES

March 2023 | Single Family ?

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

Sold Properties | Number of properties sold.



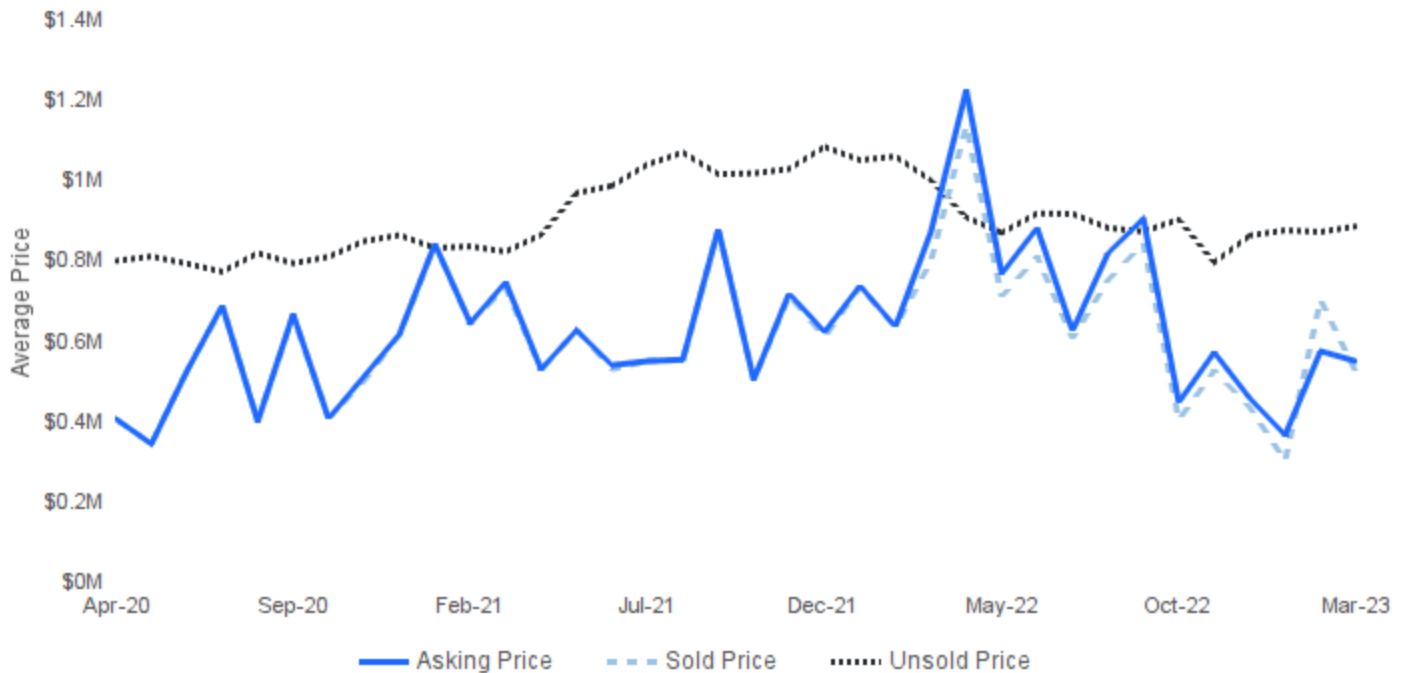
AVERAGE ASKING/SOLD/UNSOLD PRICE

March 2023 | Single Family ?

Unsold Price | the average active list price

Asking Price | the average asking price of sold properties

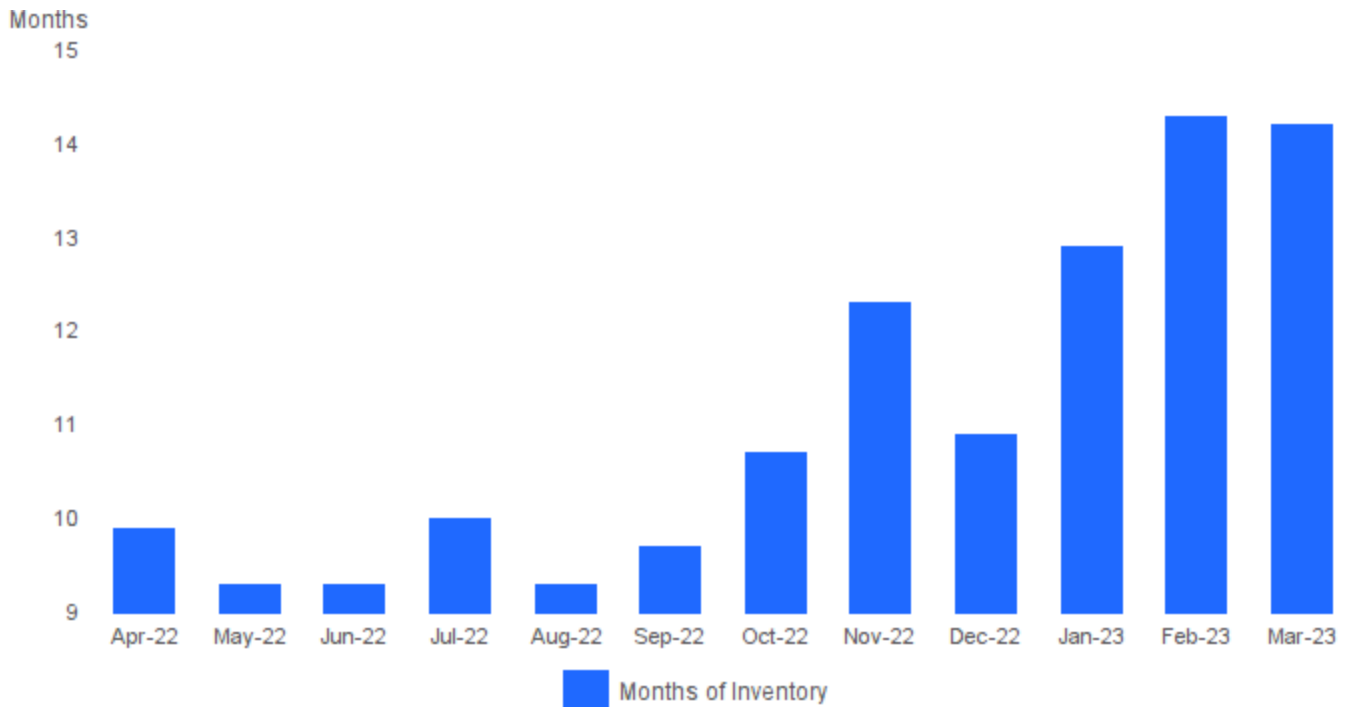
Sold Price | the average selling price



ABSORPTION RATE

March 2023 | Single Family ?

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.



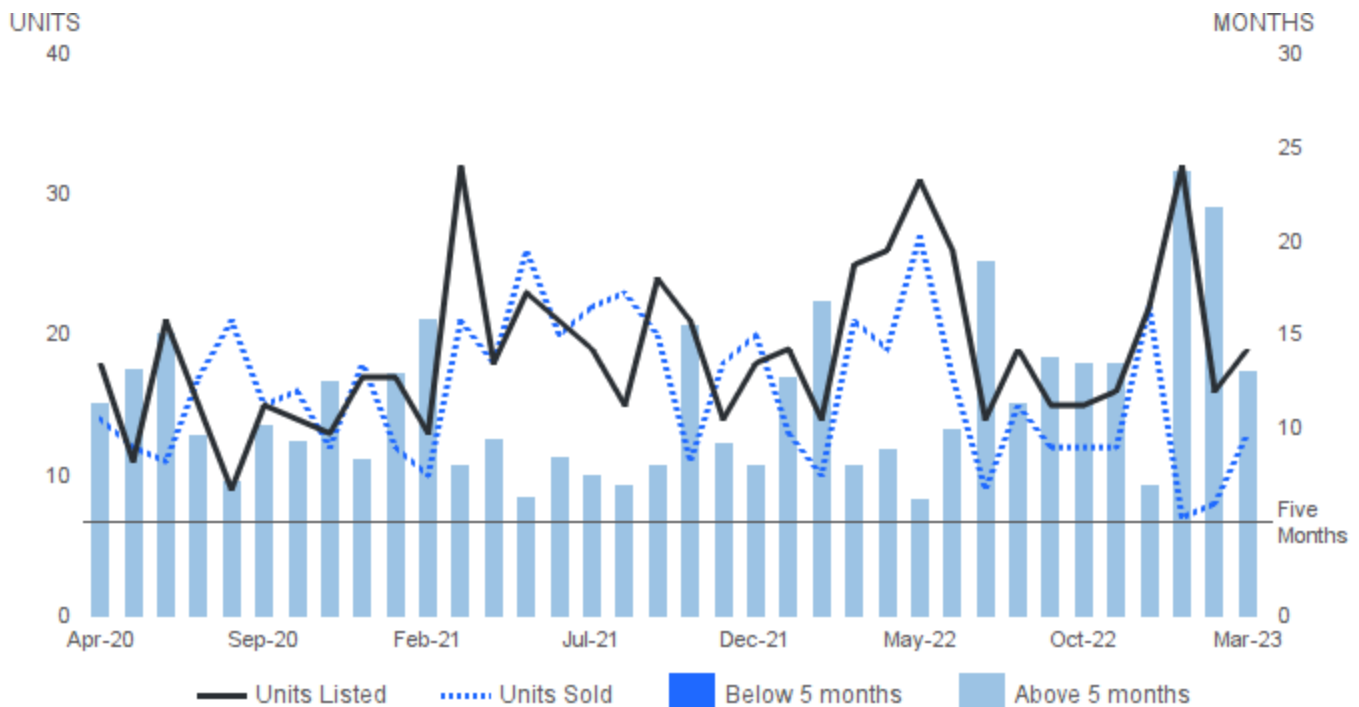
MONTHS SUPPLY OF INVENTORY

March 2023 | Single Family ?

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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