



**COLDWELL BANKER**

# AREA REPORT

**ST. CROIX**

APRIL 2023 | CONDO



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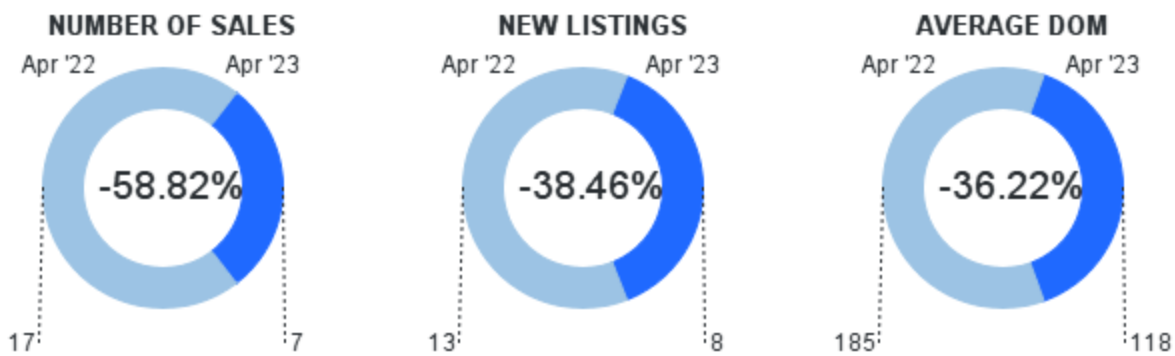


**COLDWELL BANKER**  
ISLAND AFFILIATES

ST. CROIX | April 2023

REAL ESTATE SNAPSHOT - Change since this time last year

Condo



68.94%

MEDIAN SALES PRICE  
CONDO

54.25%

AVERAGE SALES PRICE  
CONDO

59.63%

MEDIAN LIST PRICE  
(SOLD LISTINGS)  
CONDO

54.67%

AVERAGE LIST PRICE  
(SOLD LISTINGS)  
CONDO

Apr '22    Apr '23

# AREA REPORT

ST. CROIX

## FULL MARKET SUMMARY

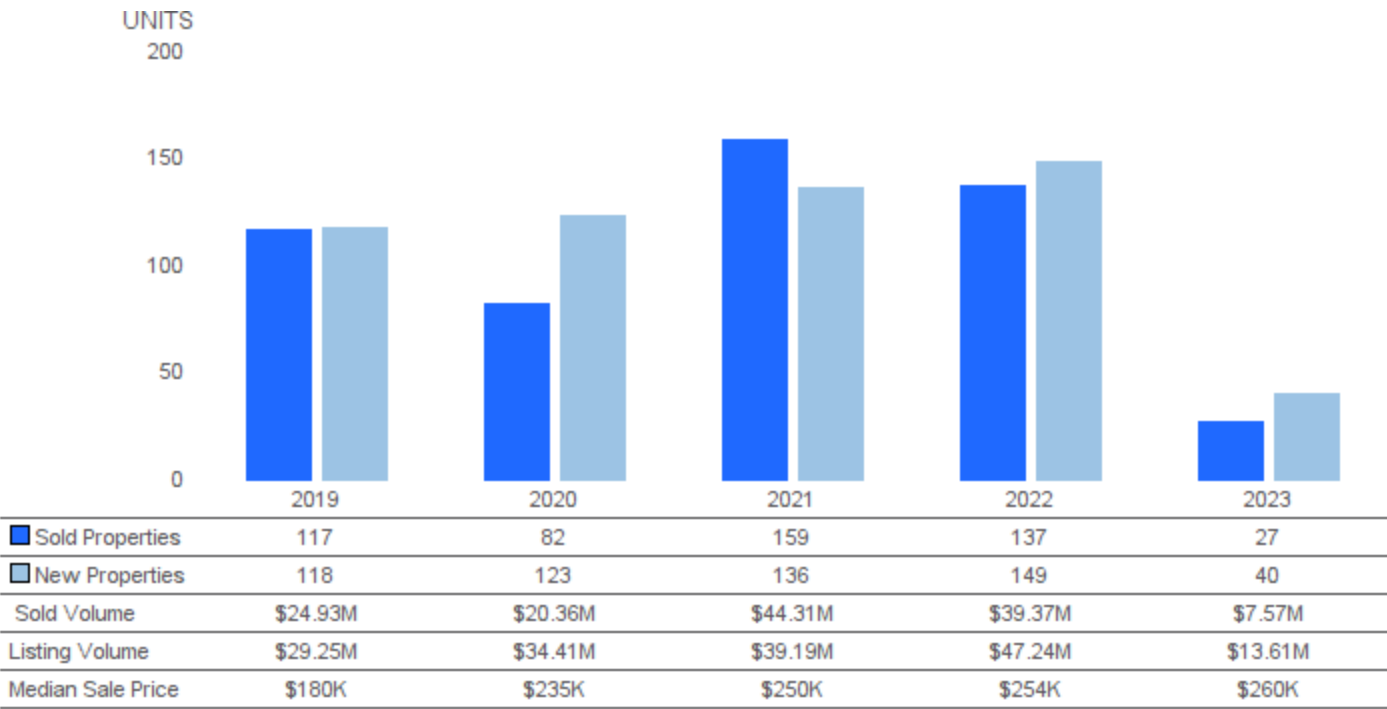
April 2023 | Condo ?

	Month to Date			Year to Date		
	April 2023	April 2022	% Change	YTD 2023	YTD 2022	% Change
New Listings	8	13	-38.46% <span>↓</span>	40	53	-24.53% <span>↓</span>
Sold Listings	7	17	-58.82% <span>↓</span>	27	55	-50.91% <span>↓</span>
Median List Price (Solds)	\$359,000	\$224,900	59.63% <span>↑</span>	\$269,900	\$245,000	10.16% <span>↑</span>
Median Sold Price	\$359,000	\$212,500	68.94% <span>↑</span>	\$260,000	\$240,000	8.33% <span>↑</span>
Median Days on Market	125	165	-24.24% <span>↓</span>	118	122	-3.28% <span>↓</span>
Average List Price (Solds)	\$382,571	\$247,341	54.67% <span>↑</span>	\$291,503	\$270,309	7.84% <span>↑</span>
Average Sold Price	\$363,214	\$235,470	54.25% <span>↑</span>	\$280,240	\$261,000	7.37% <span>↑</span>
Average Days on Market	118	185	-36.22% <span>↓</span>	140	186	-24.73% <span>↓</span>
List/Sold Price Ratio	94.9%	95.3%	-0.45% <span>↓</span>	95.4%	95.9%	-0.52% <span>↓</span>

## SOLD AND NEW PROPERTIES (UNITS)

April 2023 | Condo ?

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

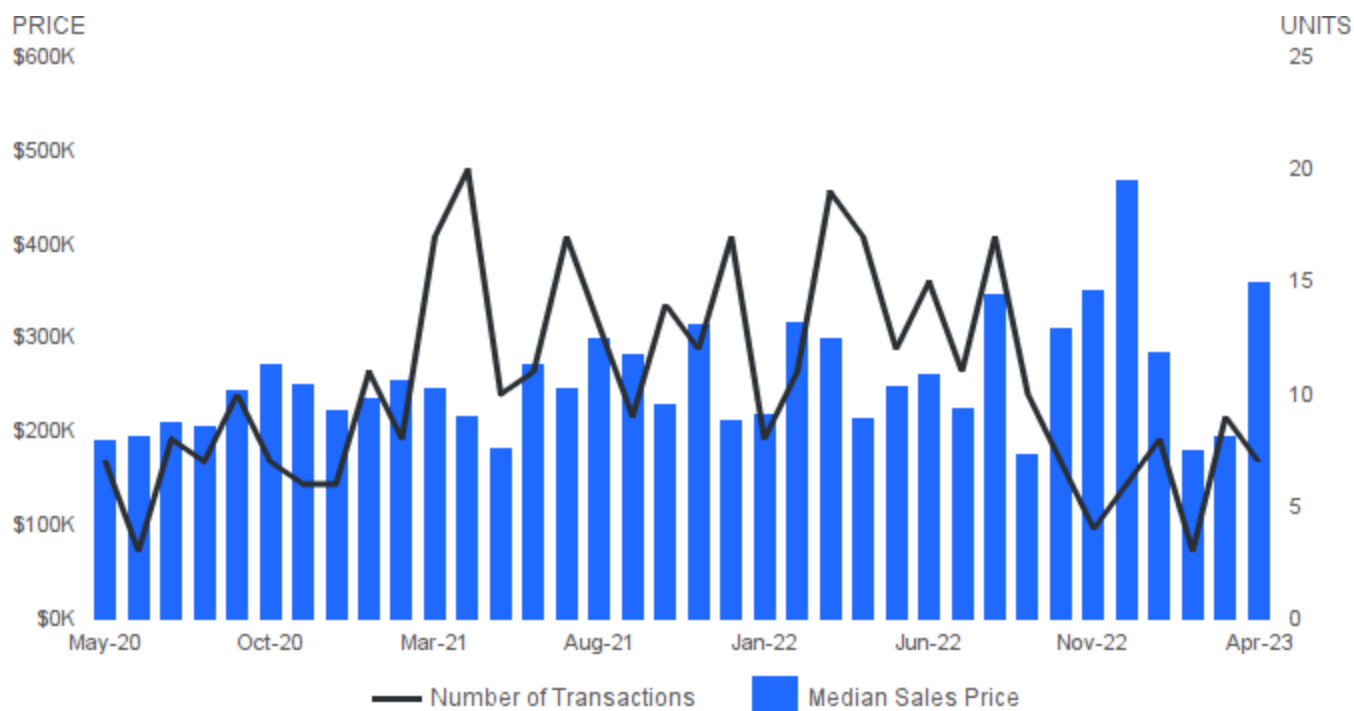


## MEDIAN SALES PRICE AND NUMBER OF SALES

April 2023 | Condo <sup>?</sup>

**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

April 2023 | Condo <sup>?</sup>

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

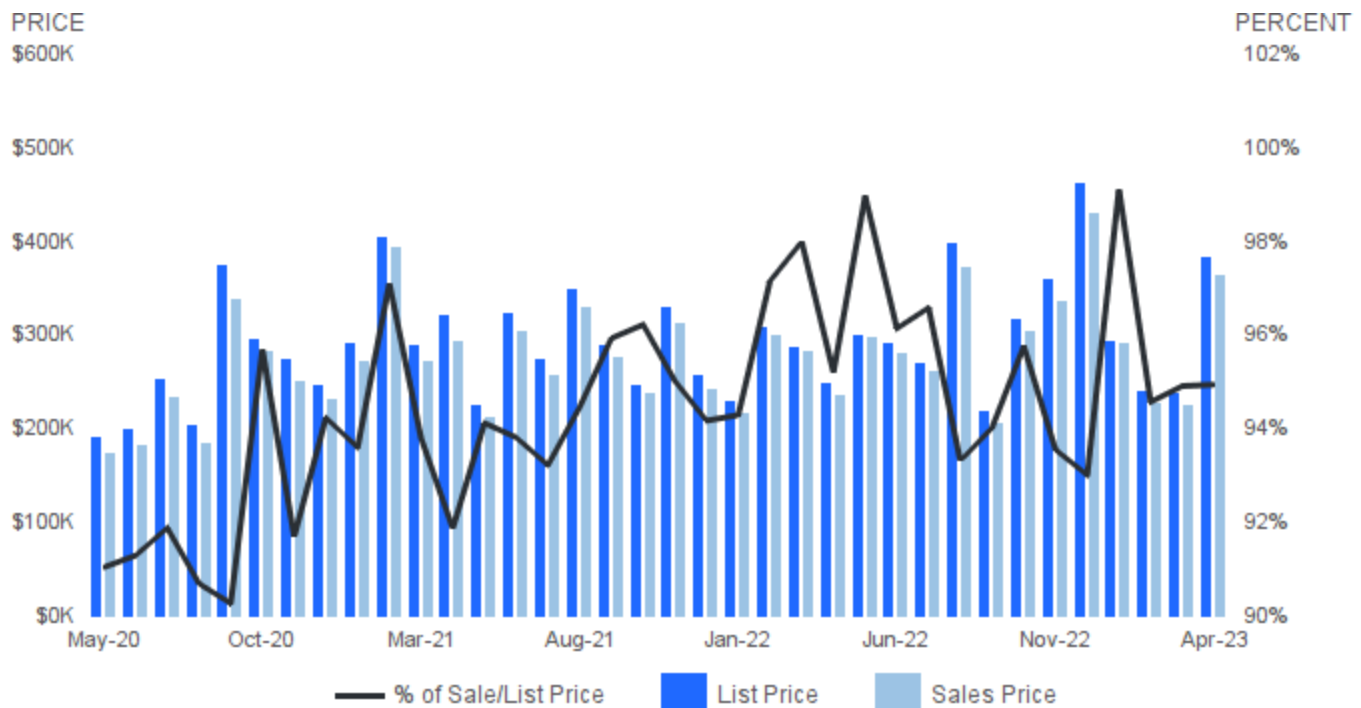
**Average Days on Market** | Average days on market for all properties sold.



## SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

April 2023 | Condo ?

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

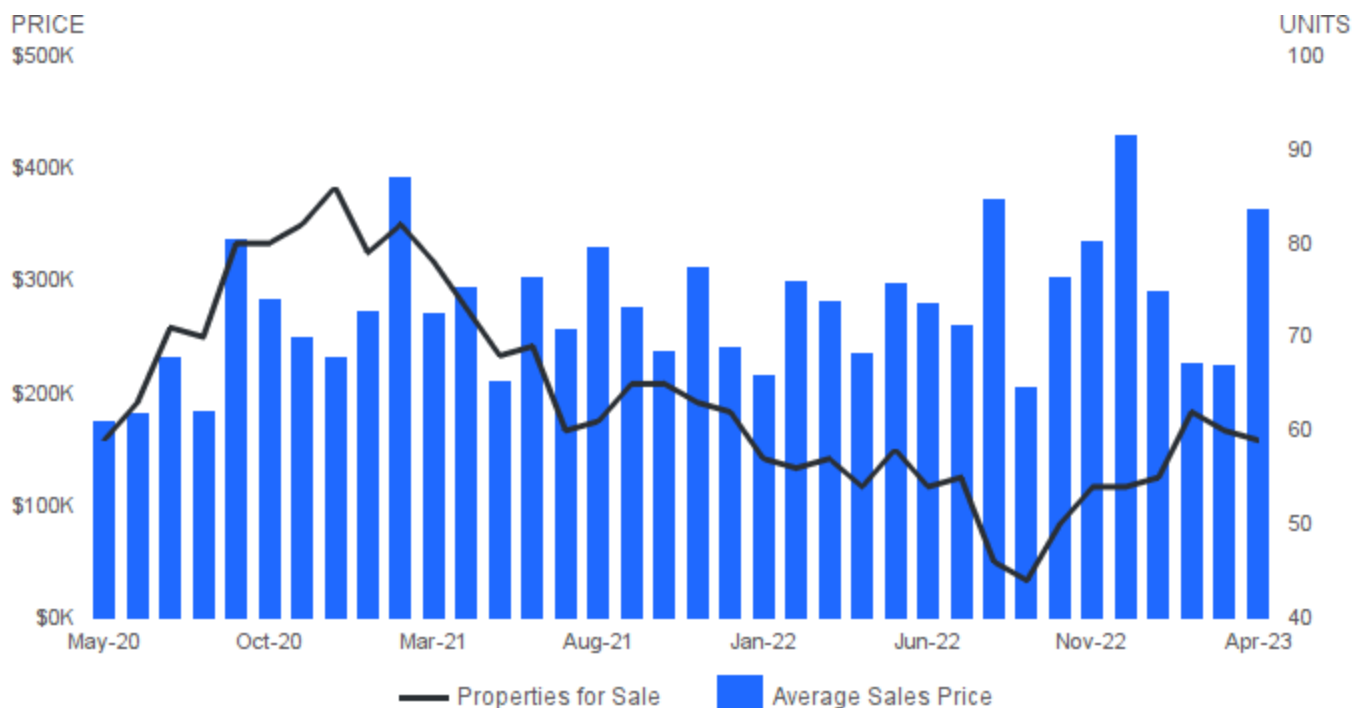


## AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

April 2023 | Condo ?

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

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

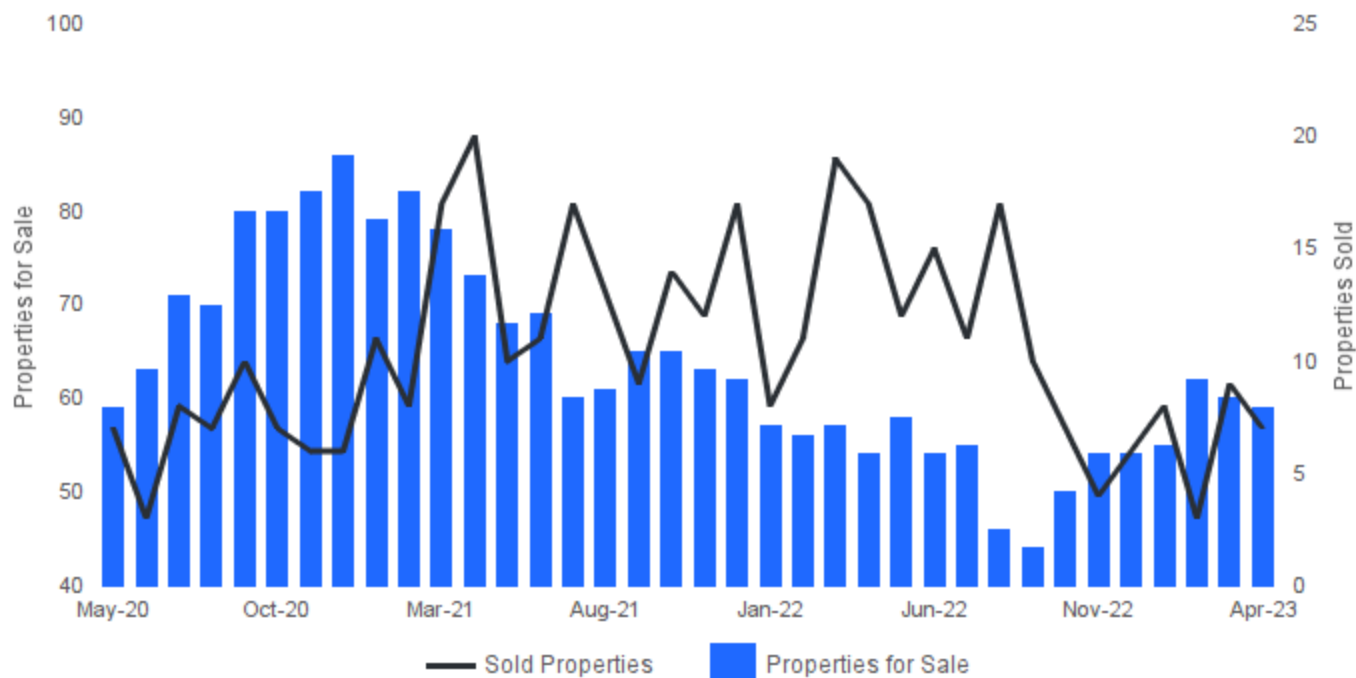


## PROPERTIES FOR SALE AND SOLD PROPERTIES

April 2023 | Condo ?

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

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



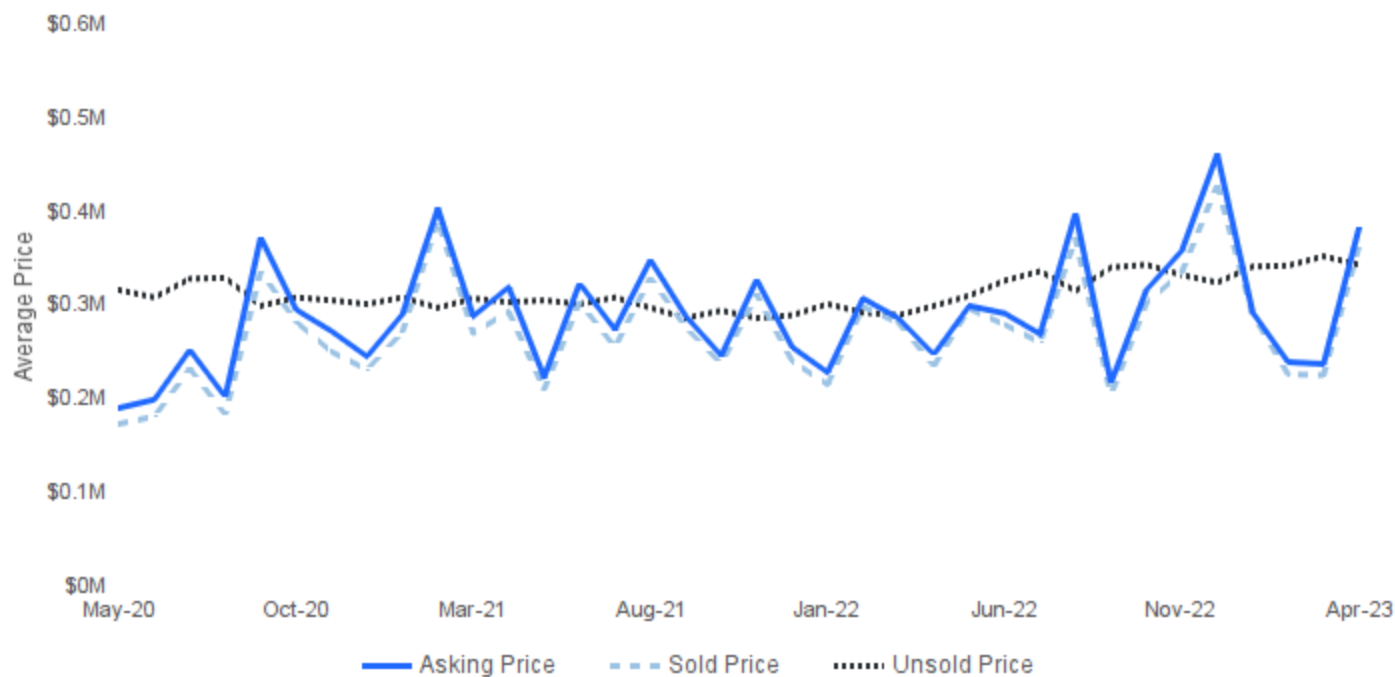
## AVERAGE ASKING/SOLD/UNSOLD PRICE

April 2023 | Condo ?

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

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

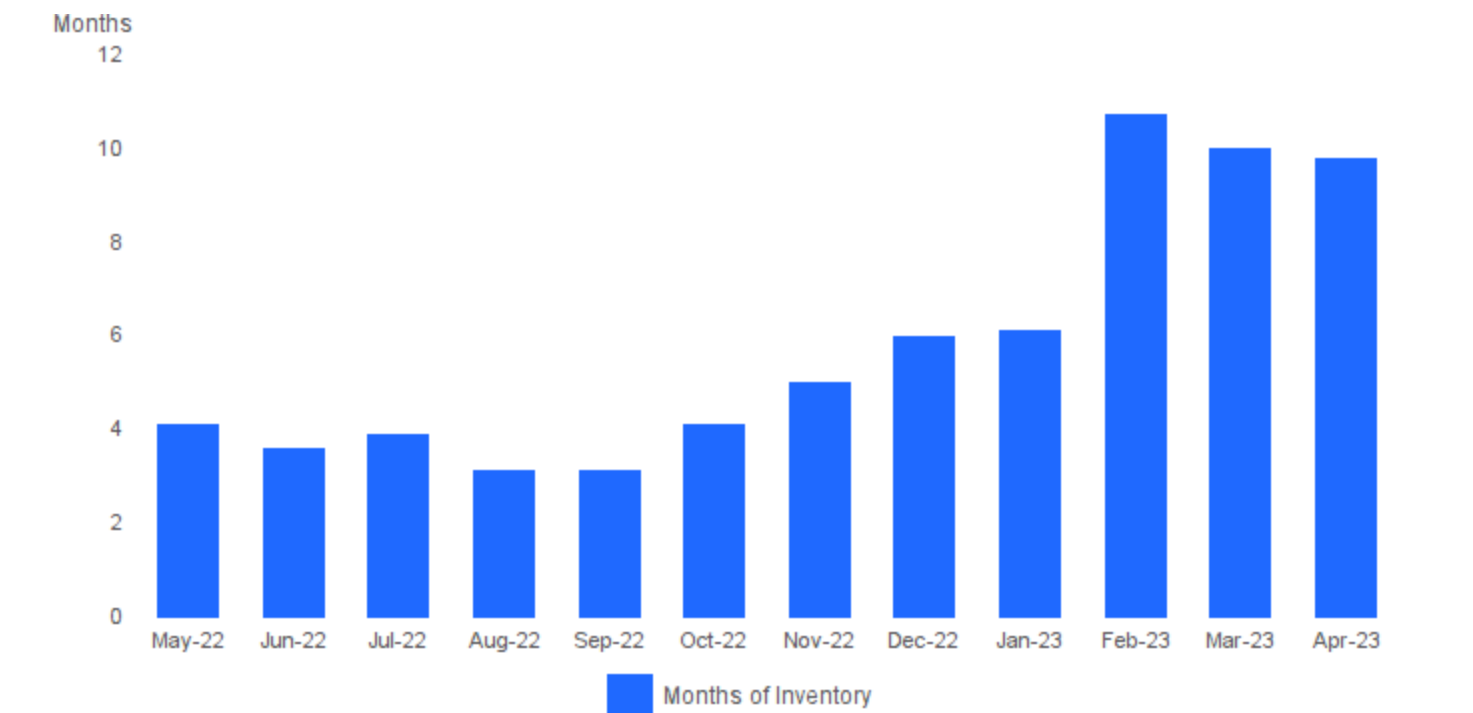
**Sold Price** | the average selling price



ABSORPTION RATE

April 2023 | Condo ?

**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.



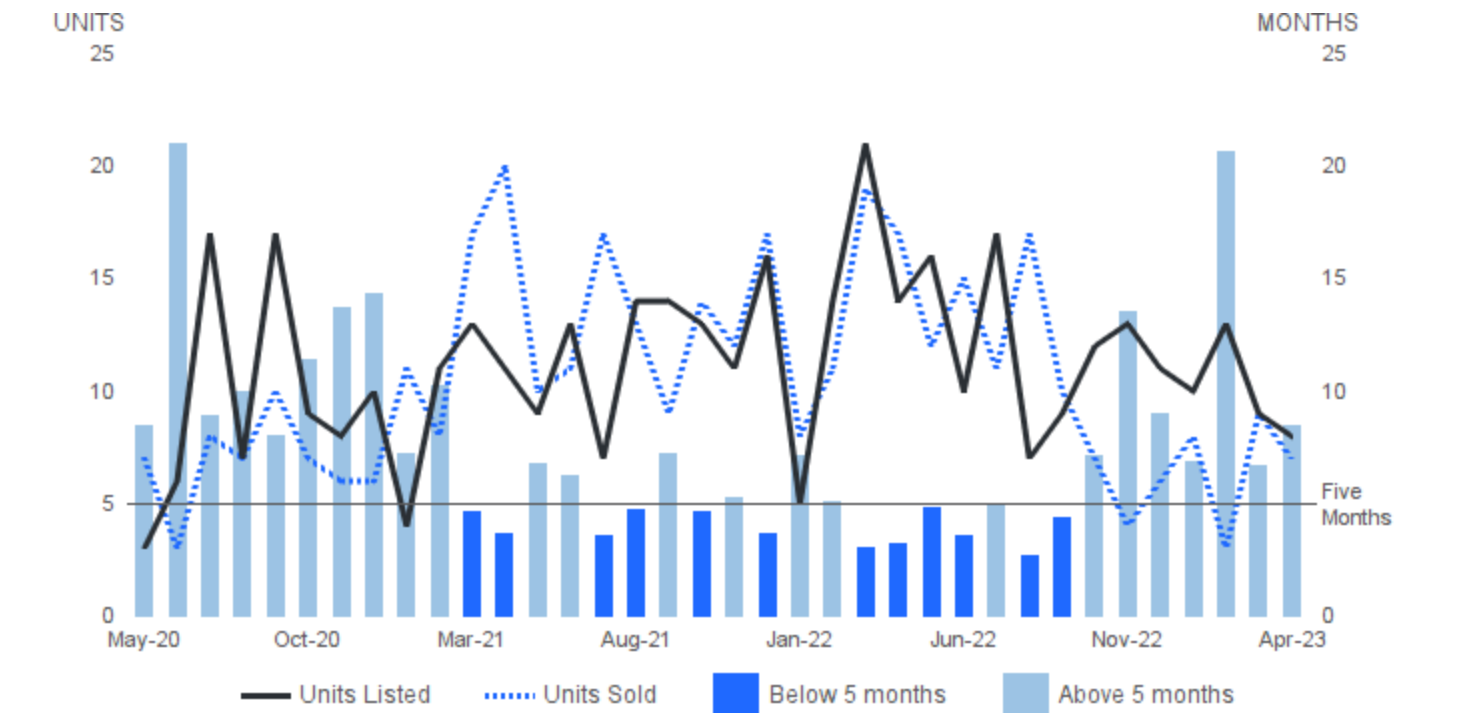
MONTHS SUPPLY OF INVENTORY

April 2023 | Condo ?

**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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