



COLDWELL BANKER



AREA REPORT

ST. CROIX

JUNE 2023 | CONDO



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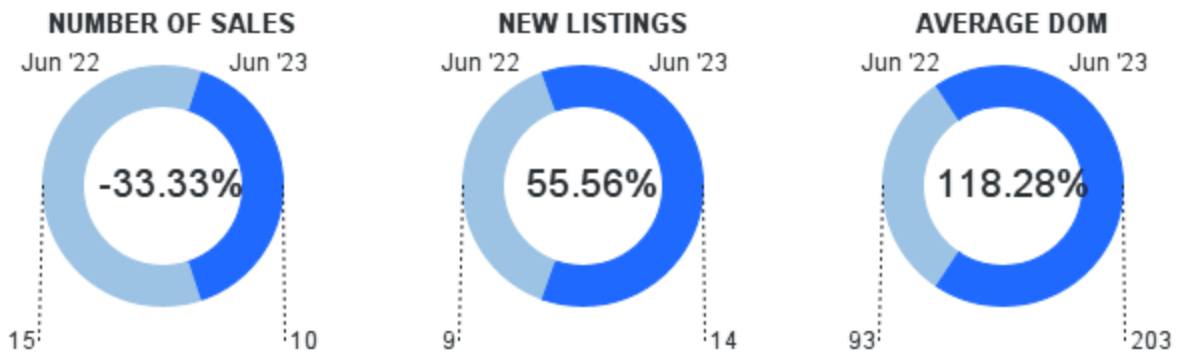


COLDWELL BANKER
ISLAND AFFILIATES

ST. CROIX | June 2023


REAL ESTATE SNAPSHOT - Change since this time last year


Condo



6.88% 
MEDIAN SALES PRICE
CONDO

10.91% 
AVERAGE SALES PRICE
CONDO

17.91% 
MEDIAN LIST PRICE
(SOLD LISTINGS)
CONDO

13.83% 
AVERAGE LIST PRICE
(SOLD LISTINGS)
CONDO

 Jun '22  Jun '23

AREA REPORT

ST. CROIX

FULL MARKET SUMMARY

June 2023 | Condo ?

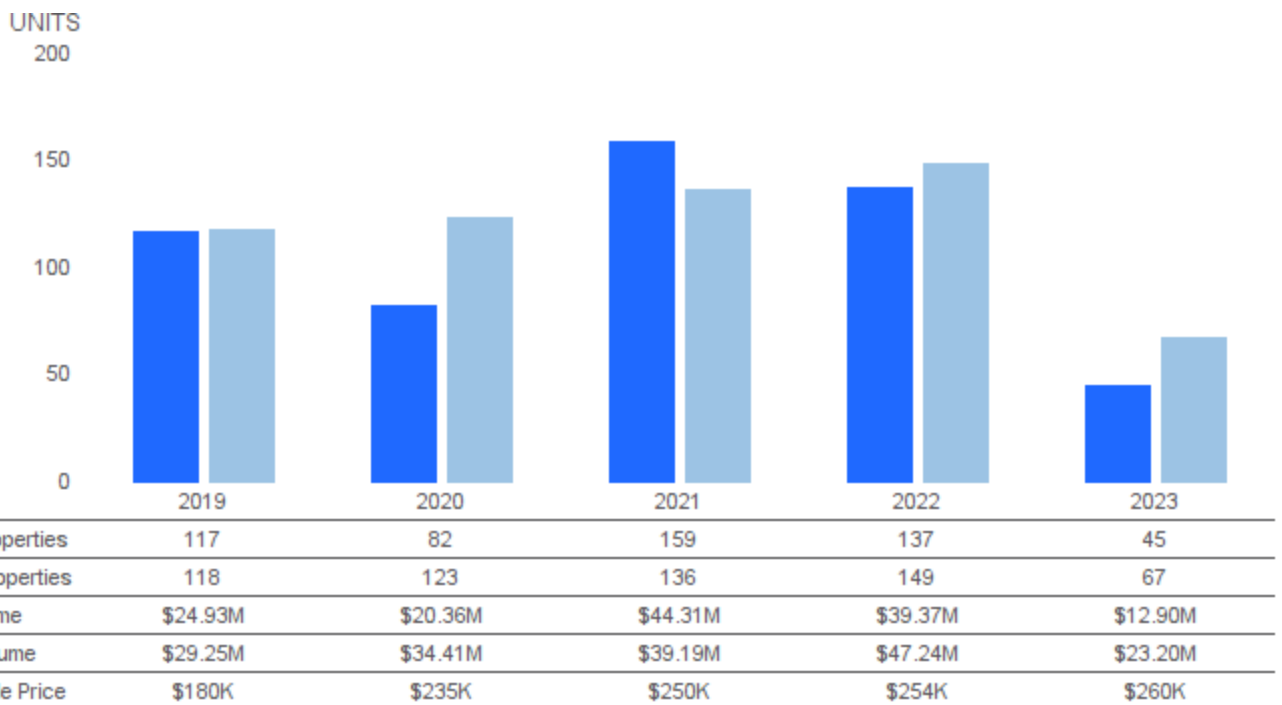
	Month to Date			Year to Date		
	June 2023	June 2022	% Change	YTD 2023	YTD 2022	% Change
New Listings	14	9	55.56% ↑	67	79	-15.19% ↓
Sold Listings	10	15	-33.33% ↓	45	82	-45.12% ↓
Median List Price (Solds)	\$312,450	\$265,000	17.91% ↑	\$269,900	\$262,450	2.84% ↑
Median Sold Price	\$277,900	\$260,000	6.88% ↑	\$260,000	\$247,000	5.26% ↑
Median Days on Market	162	103	57.28% ↑	117	108	8.33% ↑
Average List Price (Solds)	\$331,280	\$291,026	13.83% ↑	\$299,786	\$278,413	7.68% ↑
Average Sold Price	\$310,330	\$279,800	10.91% ↑	\$286,771	\$269,658	6.35% ↑
Average Days on Market	203	93	118.28% ↑	143	154	-7.14% ↓
List/Sold Price Ratio	93.6%	95.7%	-2.16% ↓	95.7%	96.2%	-0.47% ↓

SOLD AND NEW PROPERTIES (UNITS)

June 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

June 2023 | Condo ?

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.

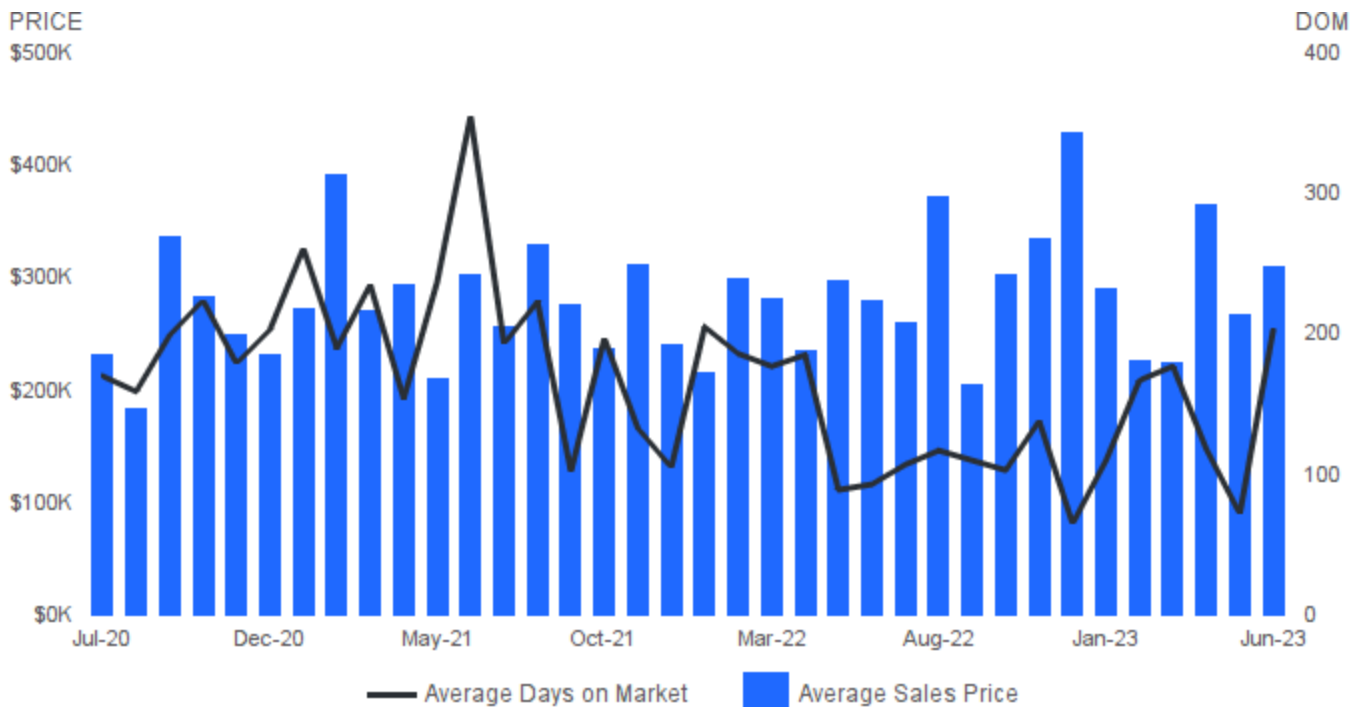


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

June 2023 | Condo ?

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

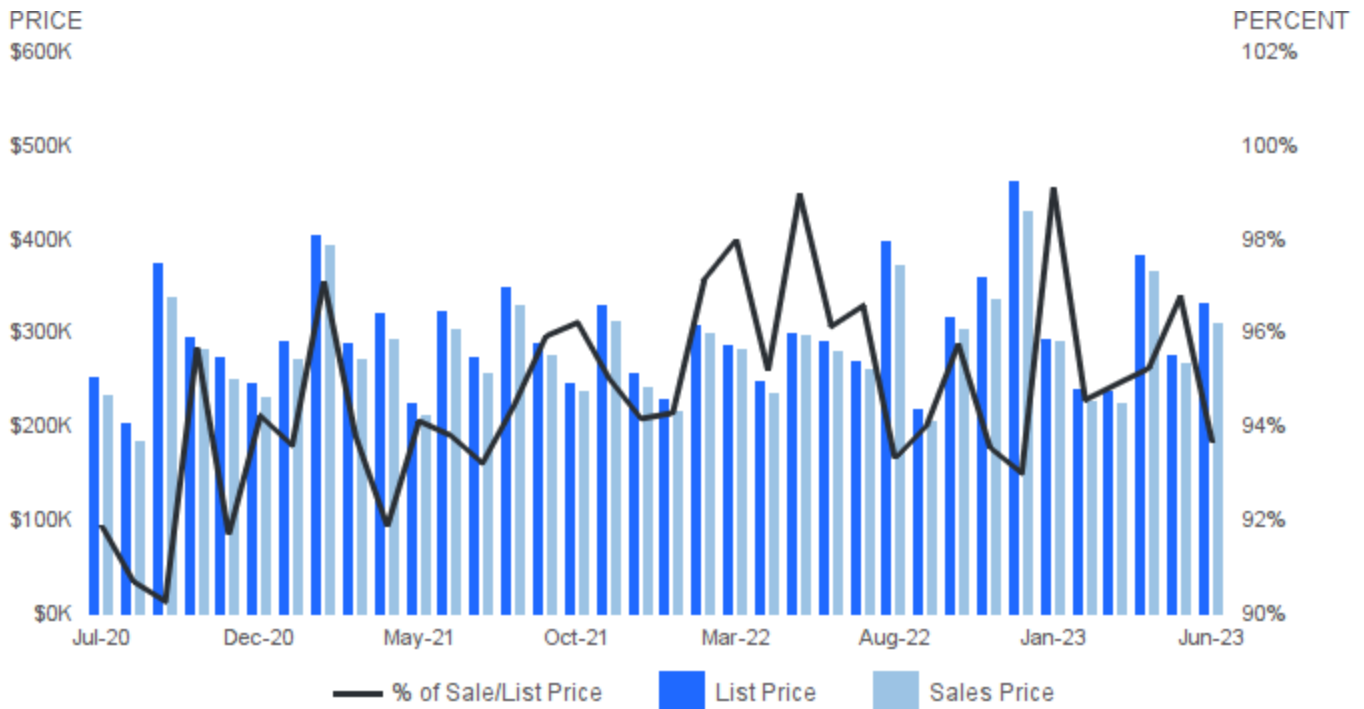
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

June 2023 | Condo ?

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

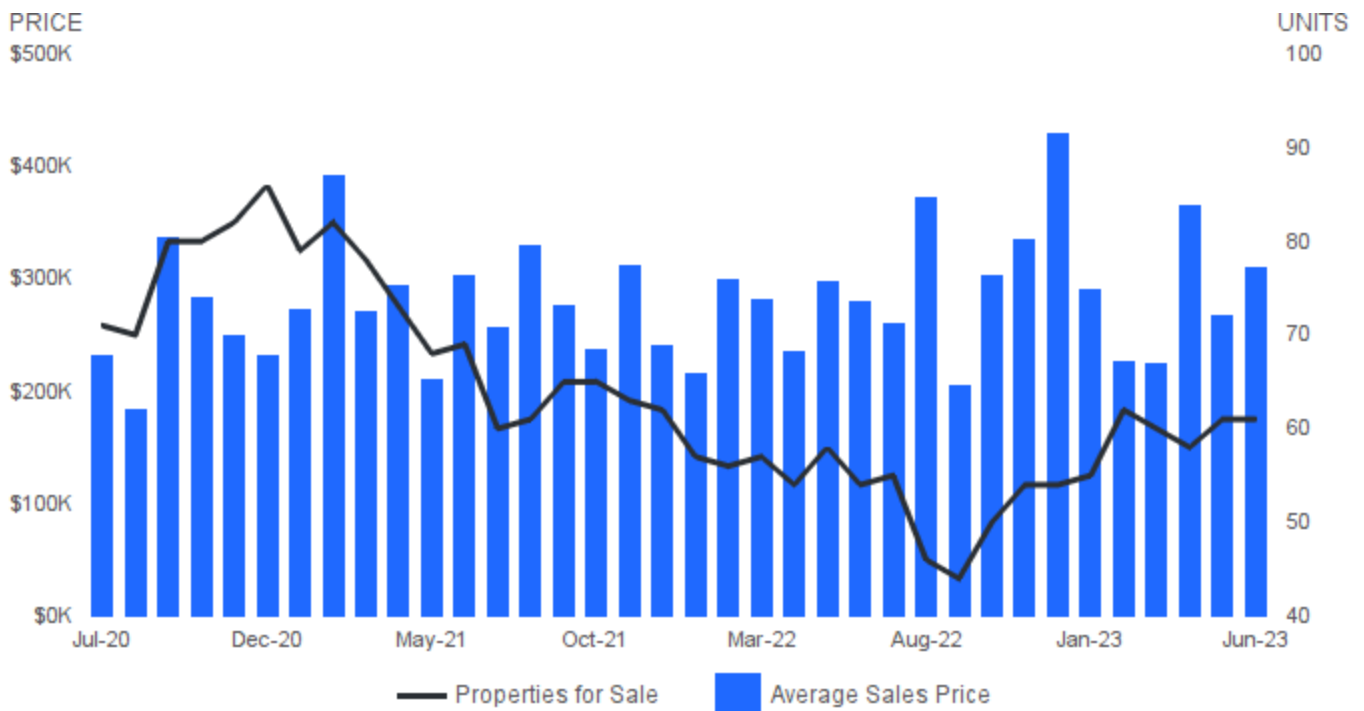


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

June 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.

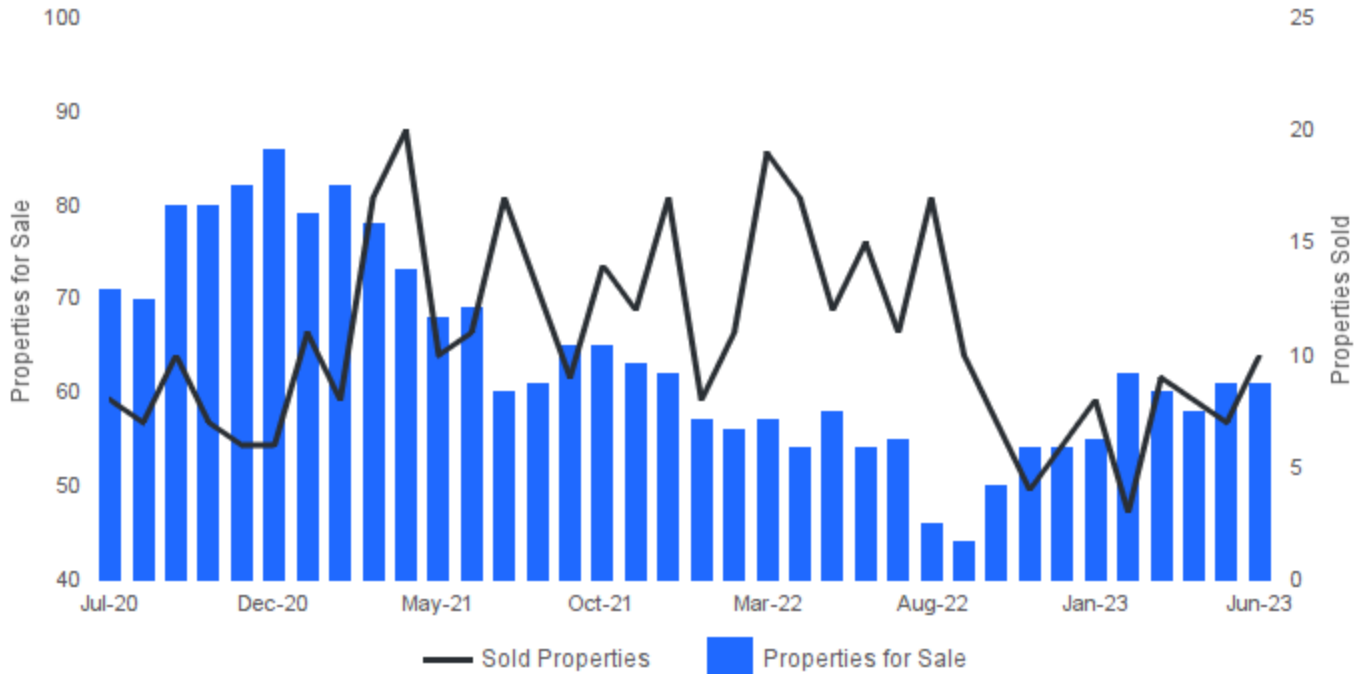


PROPERTIES FOR SALE AND SOLD PROPERTIES

June 2023 | Condo ?

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

Sold Properties | Number of properties sold.



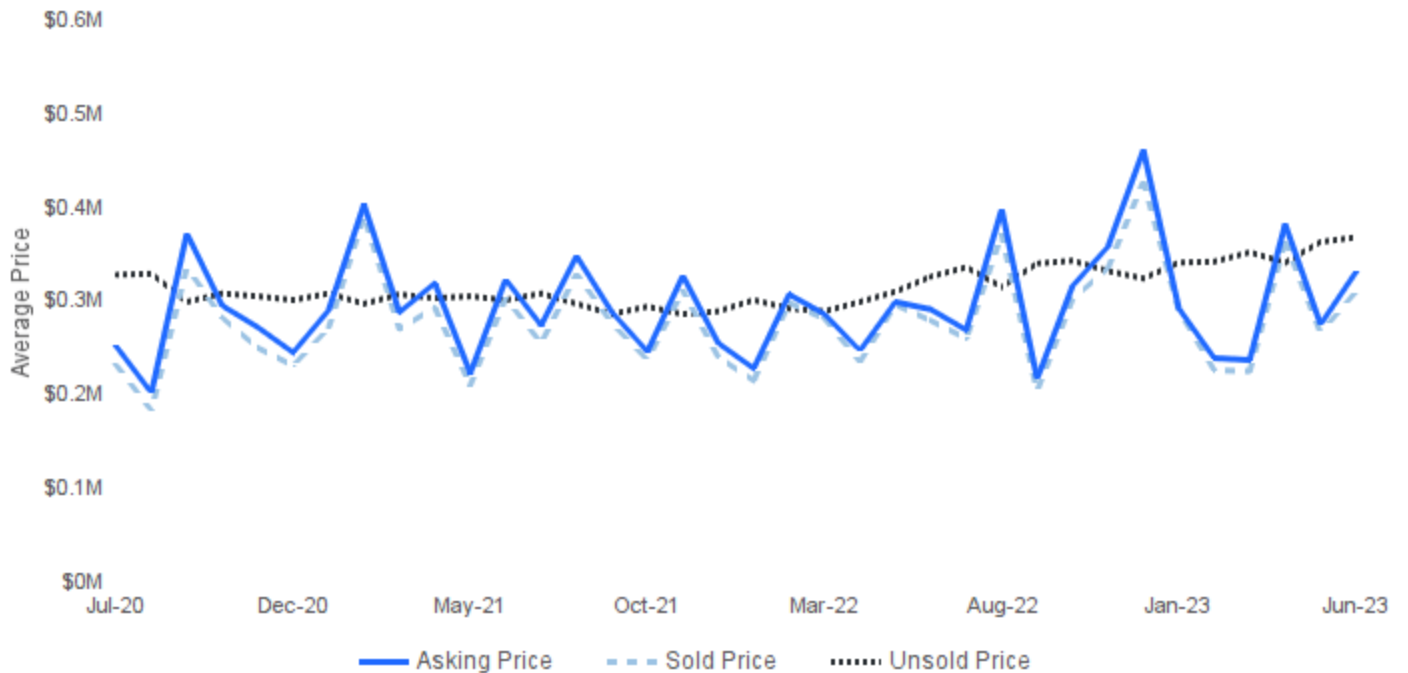
AVERAGE ASKING/SOLD/UNSOLD PRICE

June 2023 | Condo ?

Asking Price | the average asking price of sold properties

Sold Price | the average selling price

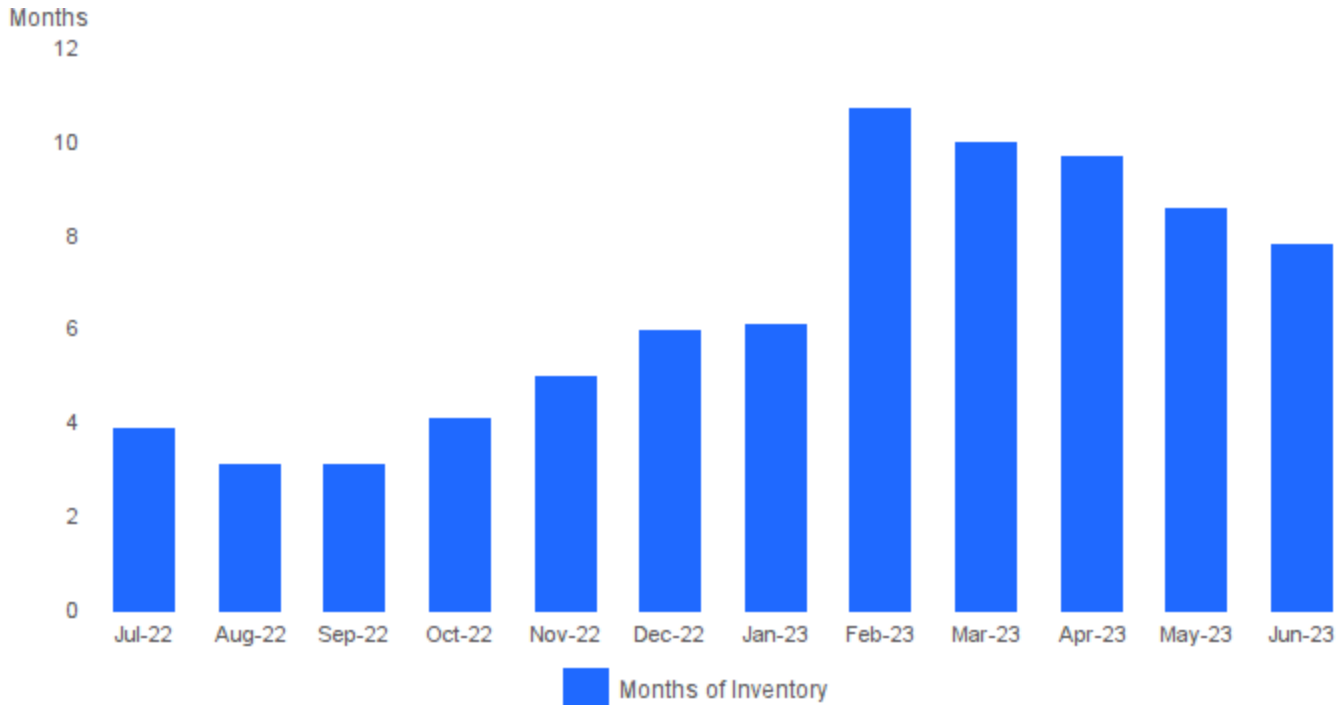
Unsold Price | the average active list price



ABSORPTION RATE

June 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.



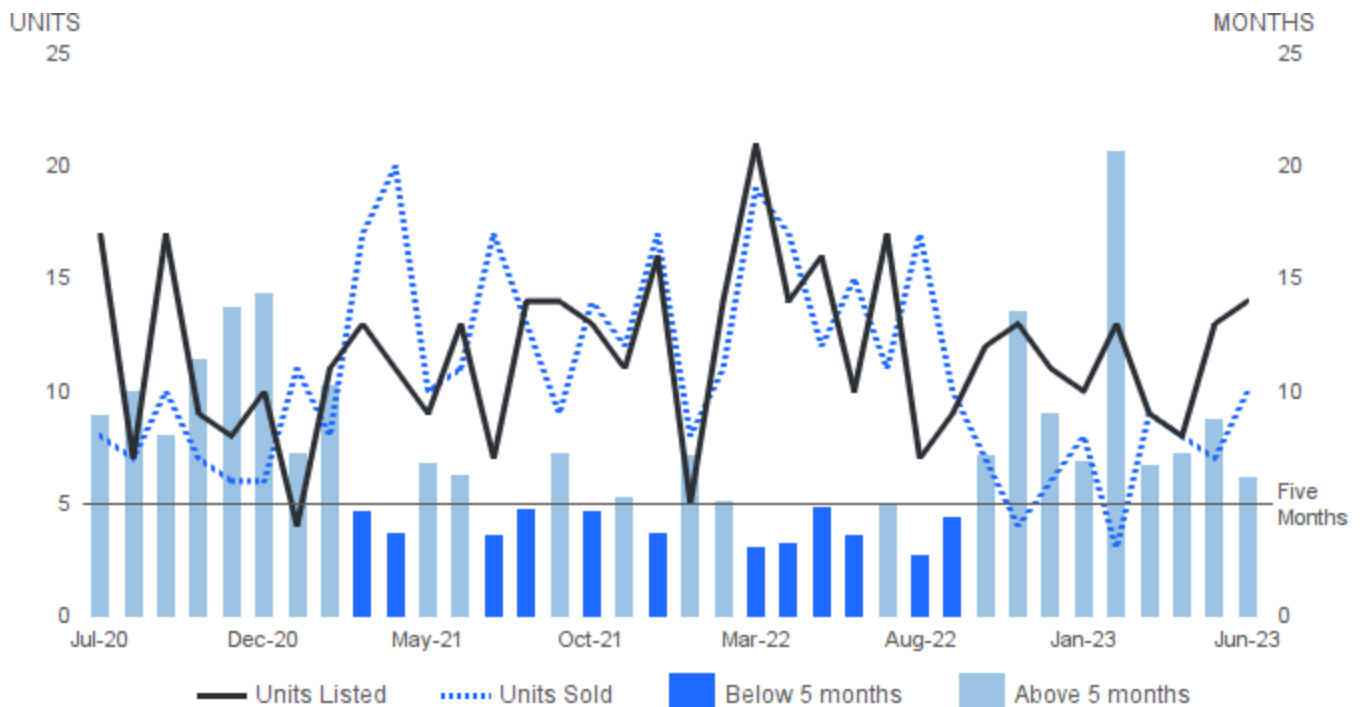
MONTHS SUPPLY OF INVENTORY

June 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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