



COLDWELL BANKER



AREA REPORT

ST. CROIX

JUNE 2023 | SINGLE FAMILY



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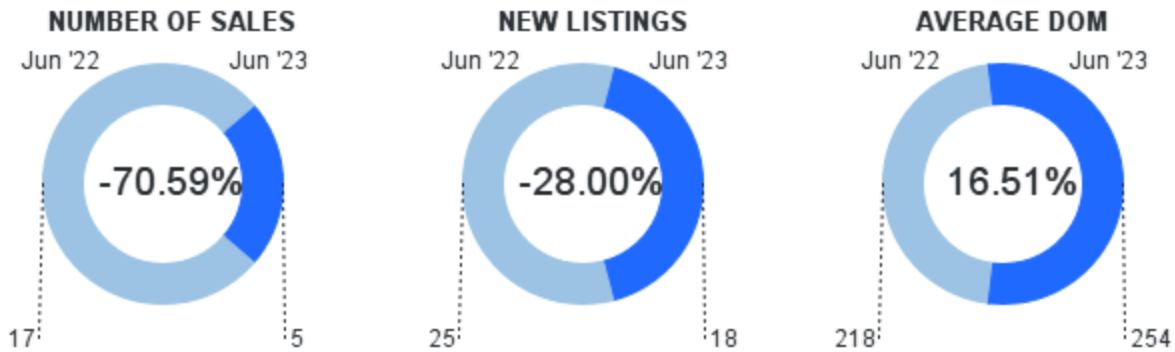


COLDWELL BANKER
ISLAND AFFILIATES

ST. CROIX | June 2023

REAL ESTATE SNAPSHOT - Change since this time last year

Single Family



-1.00% ↓

MEDIAN SALES PRICE
SINGLE FAMILY

-28.29% ↓

AVERAGE SALES PRICE
SINGLE FAMILY

-5.71% ↓

MEDIAN LIST PRICE
(SOLD LISTINGS)
SINGLE FAMILY

-23.06% ↓

AVERAGE LIST PRICE
(SOLD LISTINGS)
SINGLE FAMILY

■ Jun '22 ■ Jun '23

AREA REPORT

ST. CROIX

FULL MARKET SUMMARY

June 2023 | Single Family ?

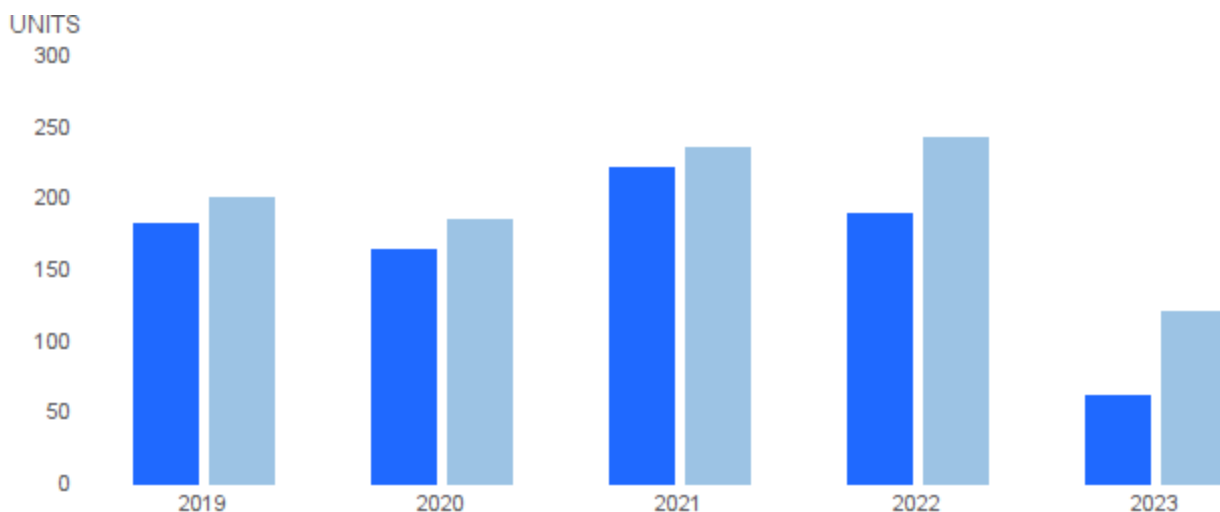
	Month to Date			Year to Date		
	June 2023	June 2022	% Change	YTD 2023	YTD 2022	% Change
New Listings	18	25	-28% ↓	121	140	-13.57% ↓
Sold Listings	5	17	-70.59% ↓	62	107	-42.06% ↓
Median List Price (Solds)	\$495,000	\$525,000	-5.71% ↓	\$404,000	\$535,000	-24.49% ↓
Median Sold Price	\$495,000	\$500,000	-1% ↓	\$352,500	\$525,000	-32.86% ↓
Median Days on Market	227	177	28.25% ↑	130	188	-30.85% ↓
Average List Price (Solds)	\$678,900	\$882,352	-23.06% ↓	\$579,496	\$872,172	-33.56% ↓
Average Sold Price	\$581,000	\$810,205	-28.29% ↓	\$550,314	\$813,313	-32.34% ↓
Average Days on Market	254	218	16.51% ↑	189	241	-21.58% ↓
List/Sold Price Ratio	89.6%	92.7%	-3.29% ↓	93.1%	94.5%	-1.51% ↓

SOLD AND NEW PROPERTIES (UNITS)

June 2023 | Single Family ?

Sold Properties | Number of properties sold during the year

New Properties | Number of properties listed during the year.



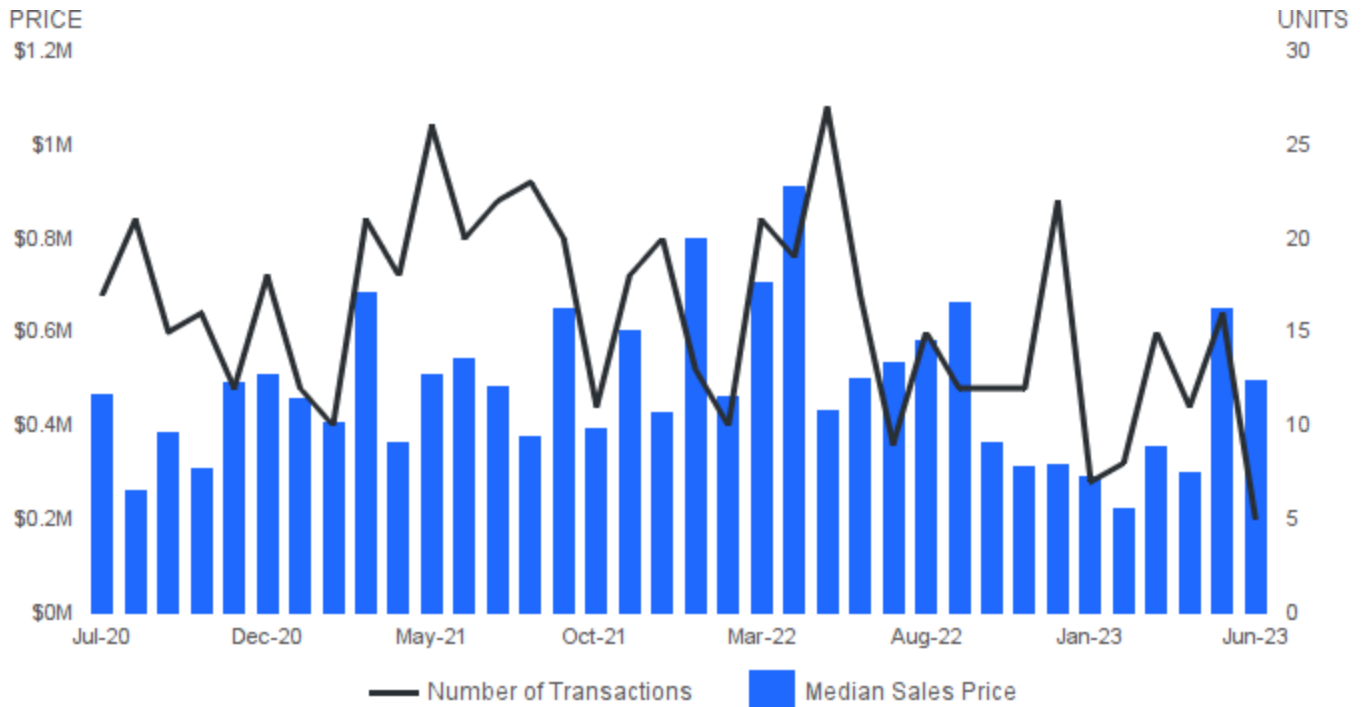
Sold Properties	182	164	221	189	62
New Properties	200	185	235	242	121
Sold Volume	\$79.08M	\$82.26M	\$141.04M	\$134.66M	\$34.12M
Listing Volume	\$110.96M	\$118.33M	\$189.18M	\$186.97M	\$97.15M
Median Sale Price	\$335K	\$357K	\$495K	\$495K	\$353K

MEDIAN SALES PRICE AND NUMBER OF SALES

June 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.

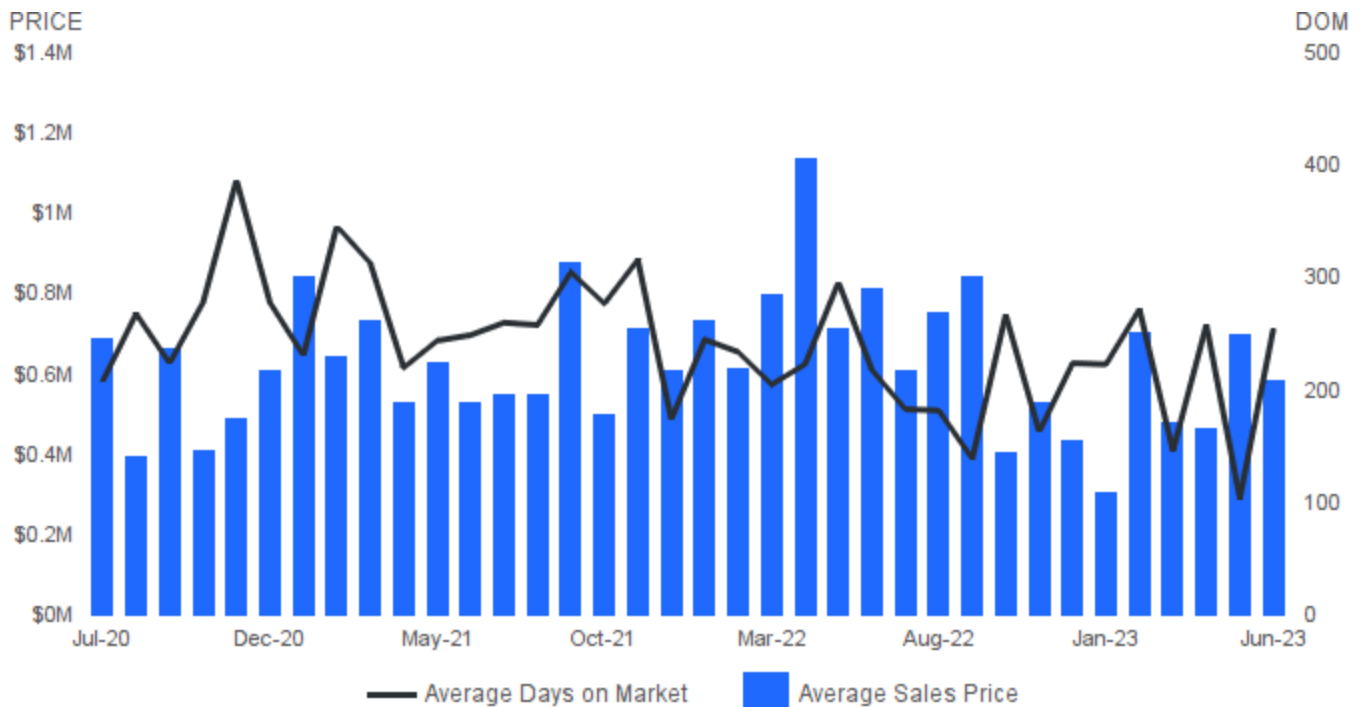


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

June 2023 | Single Family ?

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

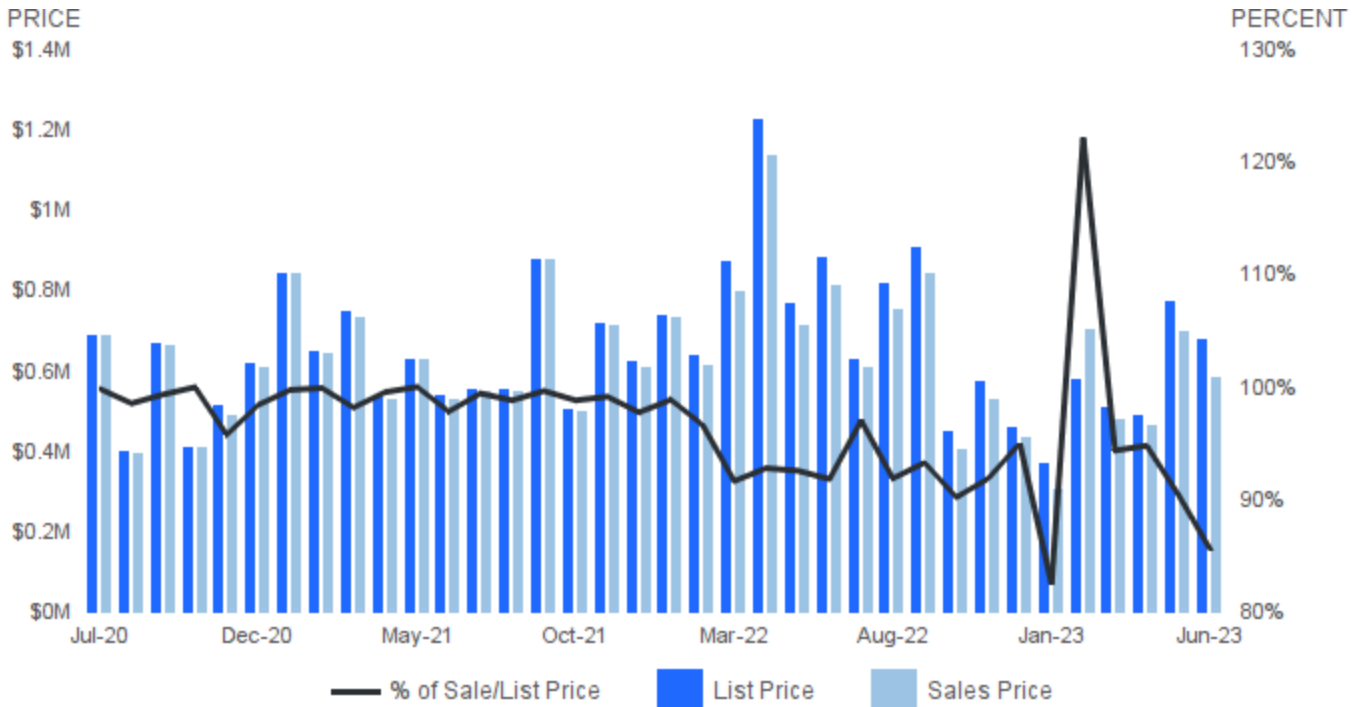
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

June 2023 | Single Family ?

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

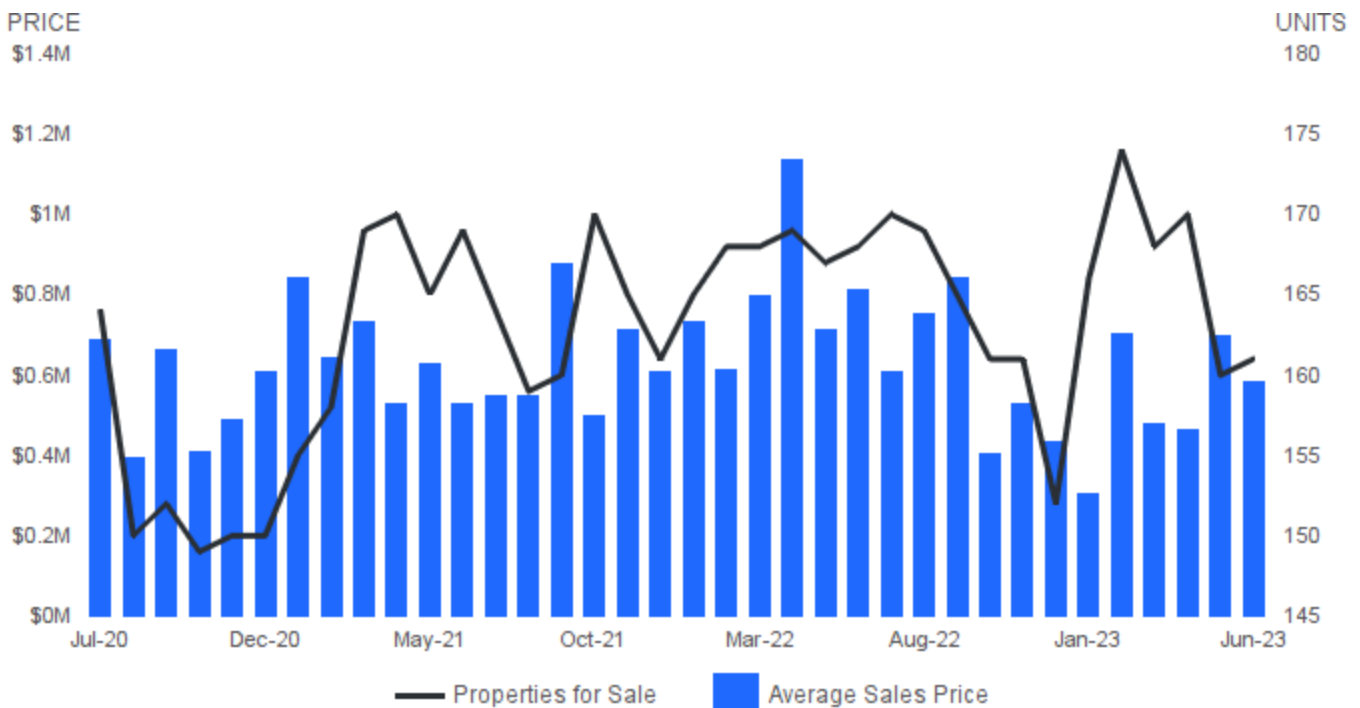


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

June 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.

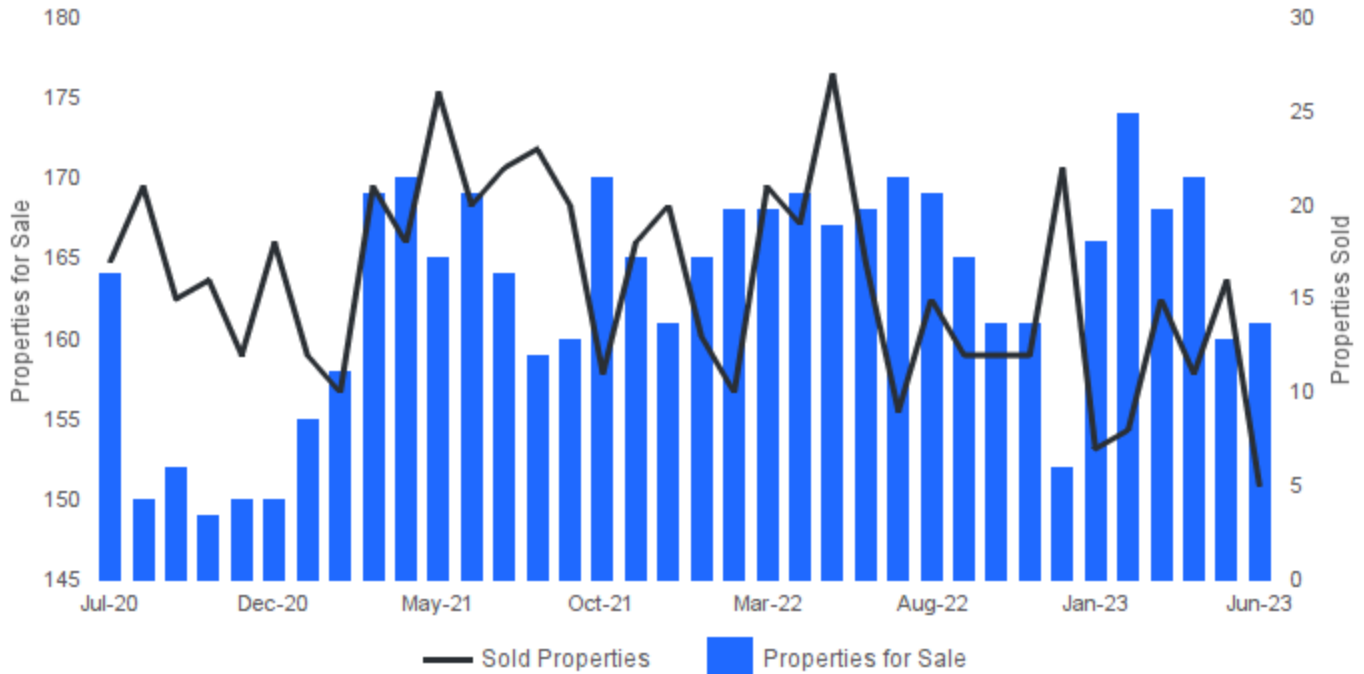


PROPERTIES FOR SALE AND SOLD PROPERTIES

June 2023 | Single Family ?

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

Sold Properties | Number of properties sold.



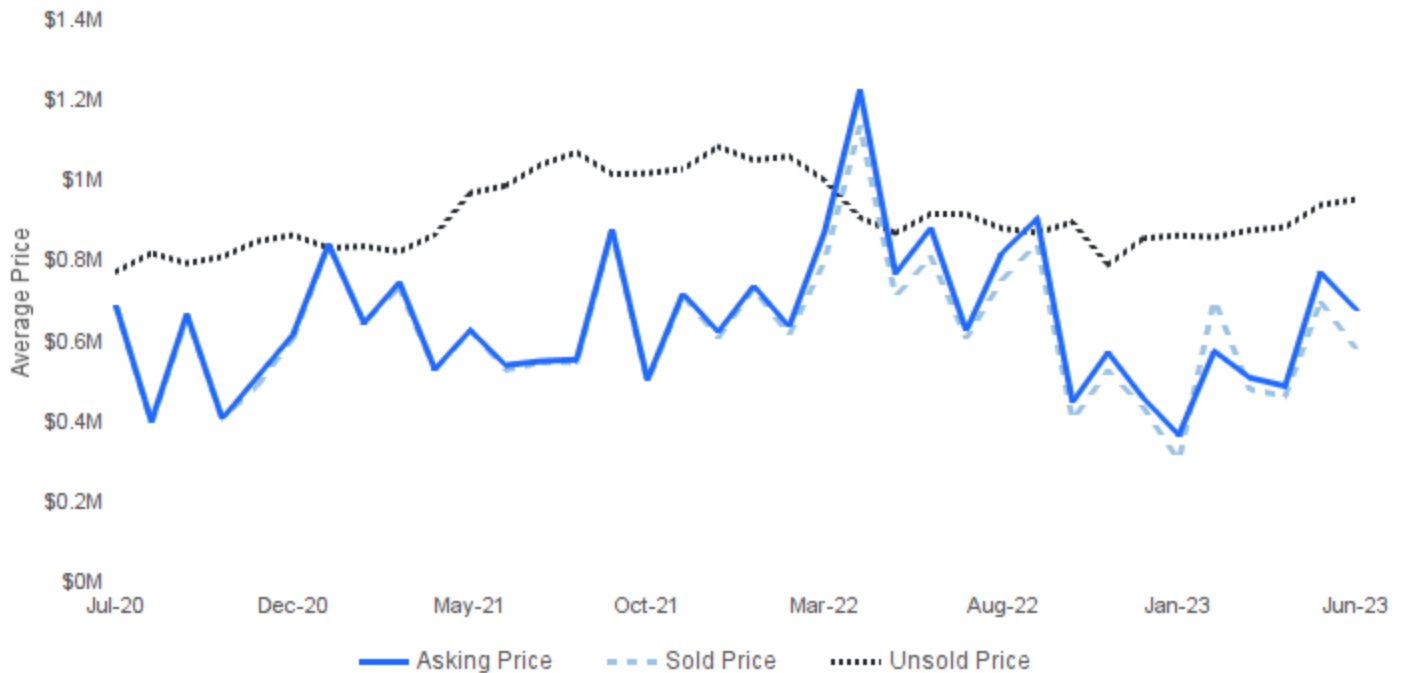
AVERAGE ASKING/SOLD/UNSOLD PRICE

June 2023 | Single Family ?

Asking Price | the average asking price of sold properties

Sold Price | the average selling price

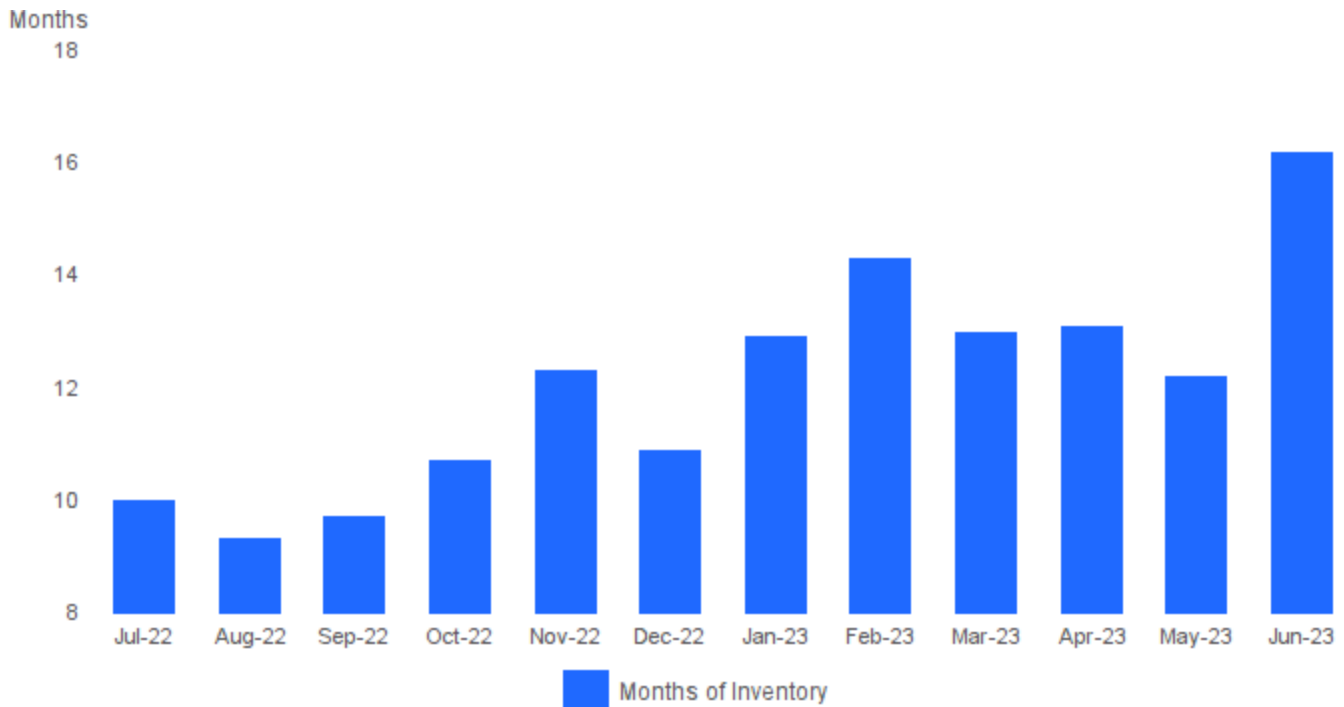
Unsold Price | the average active list price



ABSORPTION RATE

June 2023 | 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.



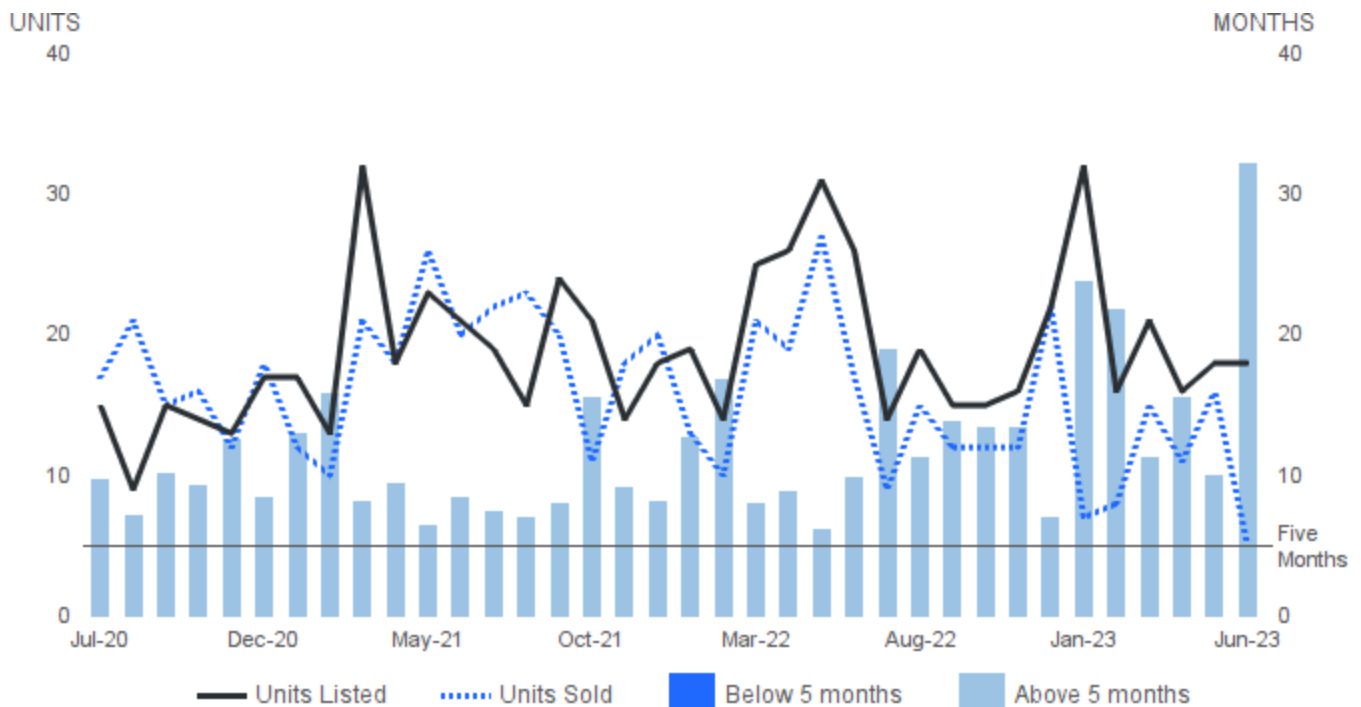
MONTHS SUPPLY OF INVENTORY

June 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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