



COLDWELL BANKER



AREA REPORT

ST. CROIX

JULY 2023 | LOTS/ACRES



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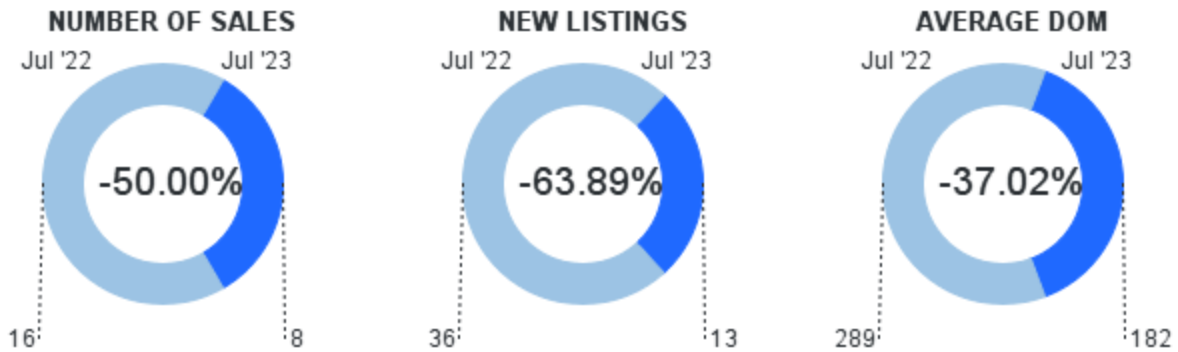


COLDWELL BANKER
ISLAND AFFILIATES

ST. CROIX | July 2023

REAL ESTATE SNAPSHOT - Change since this time last year

Lots/Acres



151.85%

MEDIAN SALES PRICE
LOTS/ACRES

71.78%

AVERAGE SALES PRICE
LOTS/ACRES

152.82%

MEDIAN LIST PRICE
(SOLD LISTINGS)
LOTS/ACRES

81.08%

AVERAGE LIST PRICE
(SOLD LISTINGS)
LOTS/ACRES

Jul '22

Jul '23

AREA REPORT

ST. CROIX

FULL MARKET SUMMARY

July 2023 | Lots/Acres ?

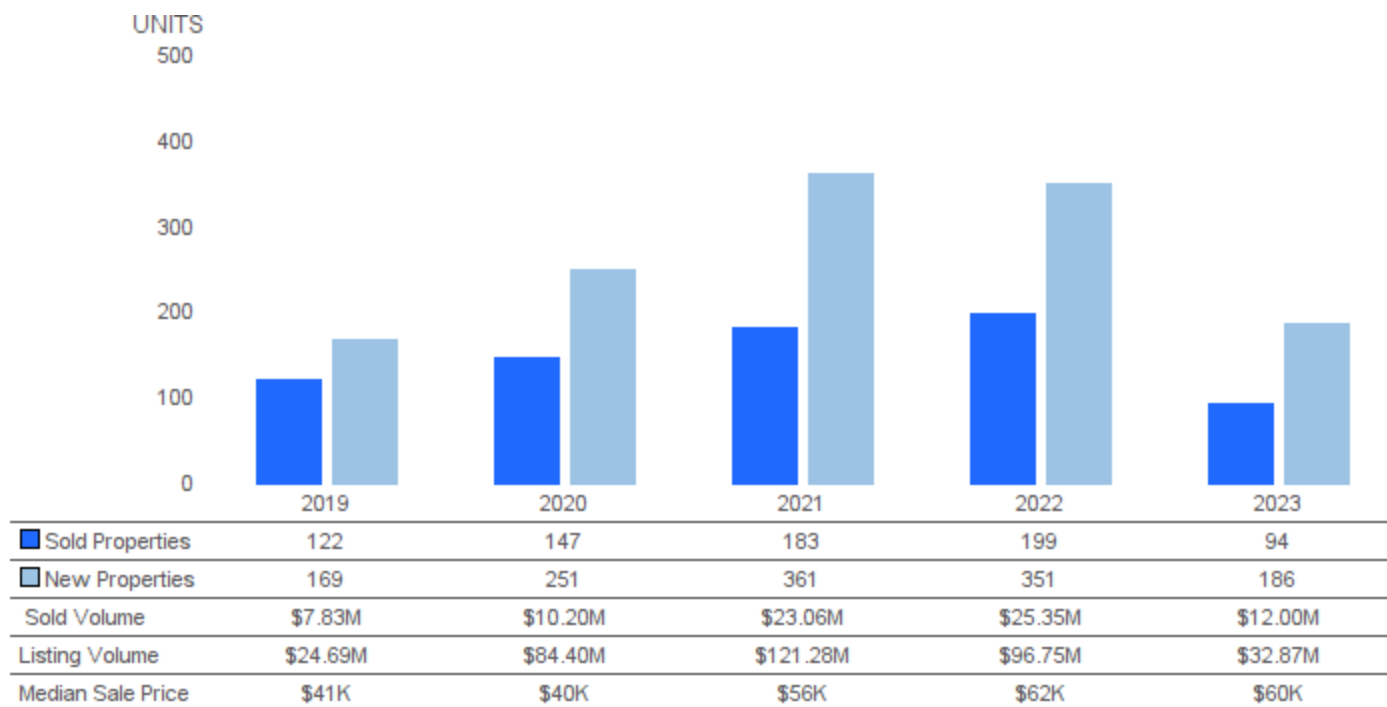
	Month to Date			Year to Date		
	July 2023	July 2022	% Change	YTD 2023	YTD 2022	% Change
New Listings	13	36	-63.89% ↓	186	211	-11.85% ↓
Sold Listings	8	16	-50% ↓	94	126	-25.4% ↓
Median List Price (Solds)	\$179,500	\$71,000	152.82% ↑	\$69,500	\$66,500	4.51% ↑
Median Sold Price	\$170,000	\$67,500	151.85% ↑	\$60,000	\$62,500	-4% ↓
Median Days on Market	156	185	-15.68% ↓	157	236	-33.47% ↓
Average List Price (Solds)	\$172,187	\$95,087	81.08% ↑	\$147,638	\$147,672	-0.02% ↓
Average Sold Price	\$148,781	\$86,609	71.78% ↑	\$127,633	\$127,798	-0.13% ↓
Average Days on Market	182	289	-37.02% ↓	287	311	-7.72% ↓
List/Sold Price Ratio	88.8%	91.9%	-3.41% ↓	87.1%	89.7%	-2.89% ↓

SOLD AND NEW PROPERTIES (UNITS)

July 2023 | Lots/Acres ?

Sold Properties | Number of properties sold during the year

New Properties | Number of properties listed during the year.

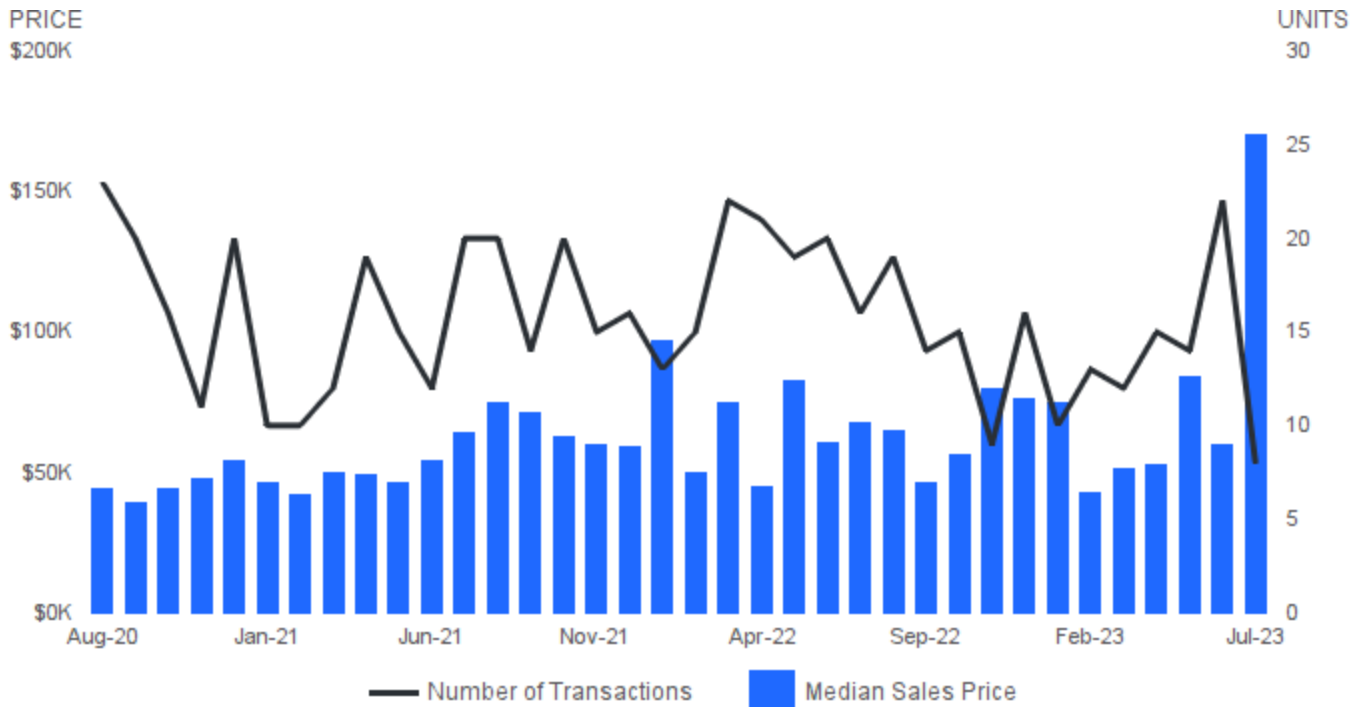


MEDIAN SALES PRICE AND NUMBER OF SALES

July 2023 | Lots/Acres ?

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.

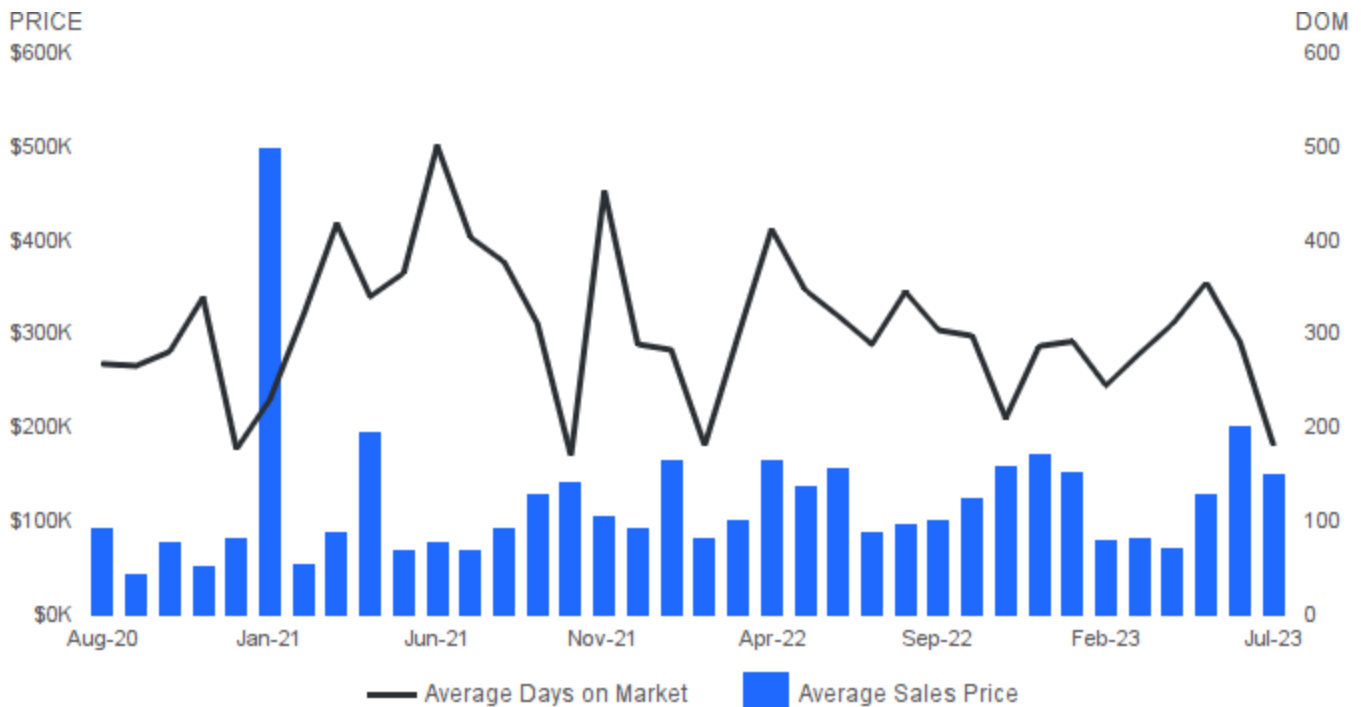


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

July 2023 | Lots/Acres ?

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

July 2023 | Lots/Acres ?

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

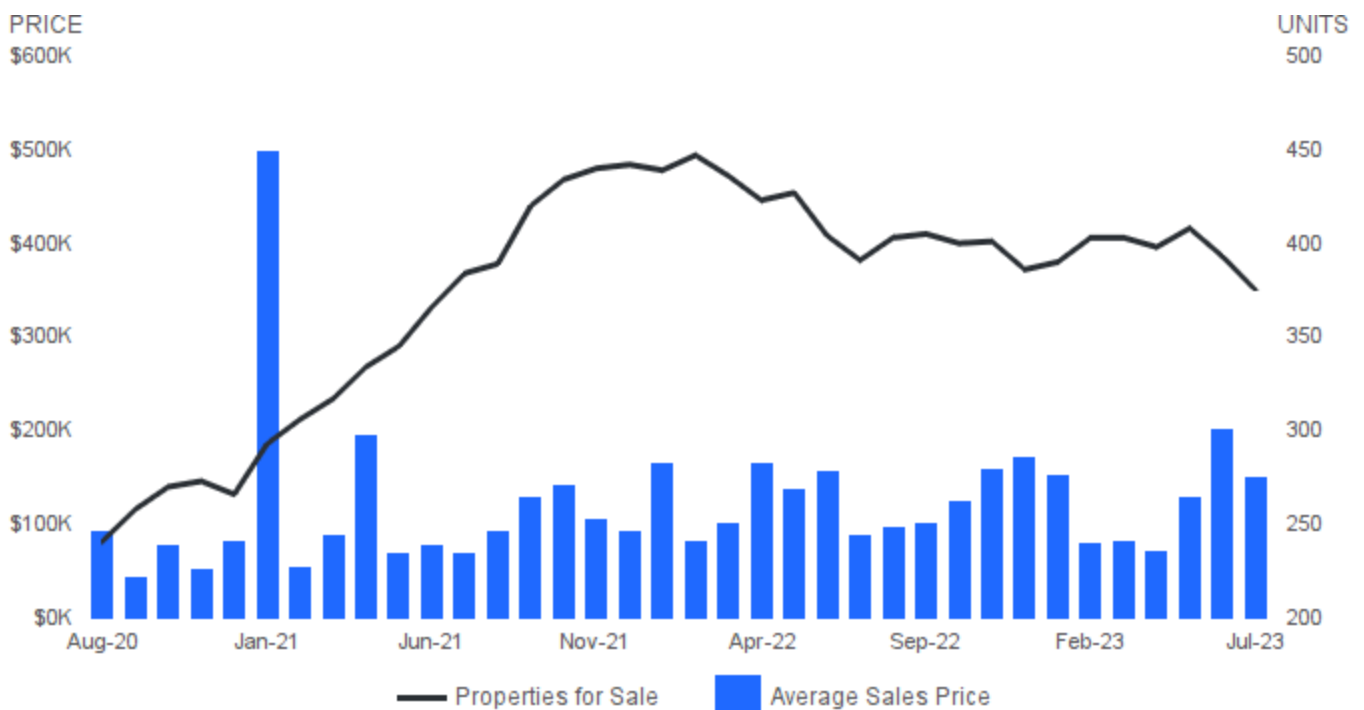


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

July 2023 | Lots/Acres ?

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

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

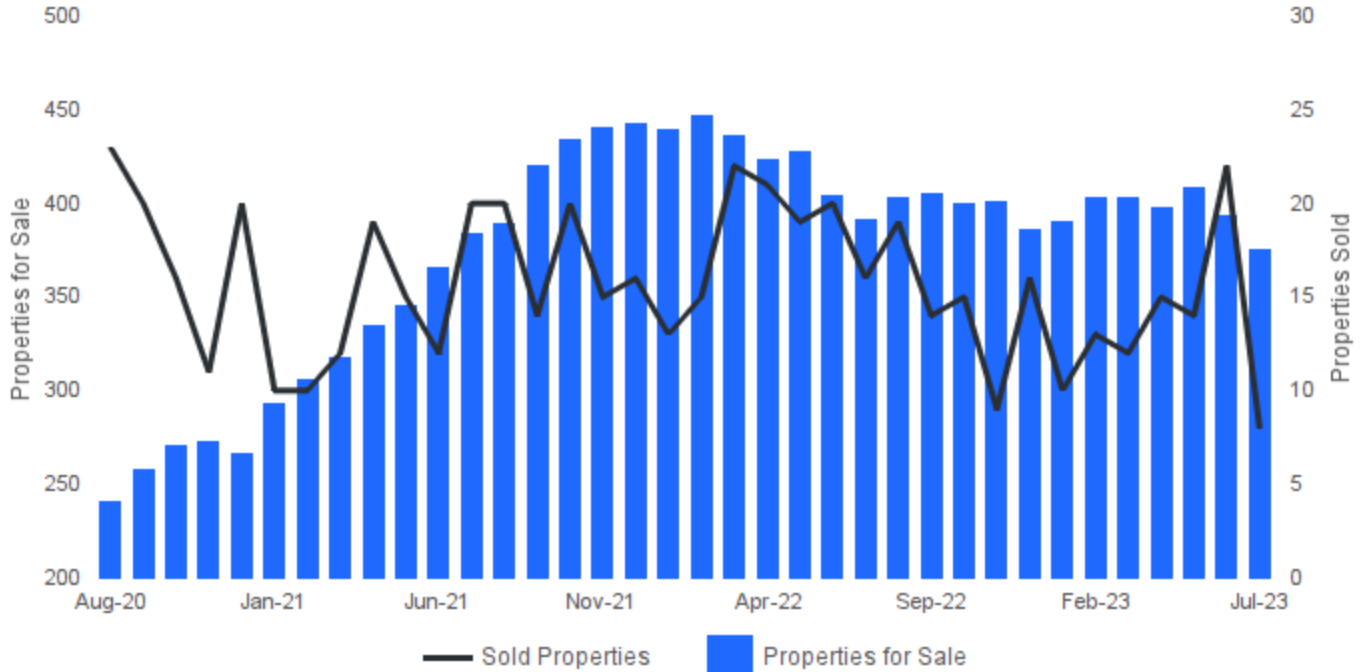


PROPERTIES FOR SALE AND SOLD PROPERTIES

July 2023 | Lots/Acres ?

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

Sold Properties | Number of properties sold.



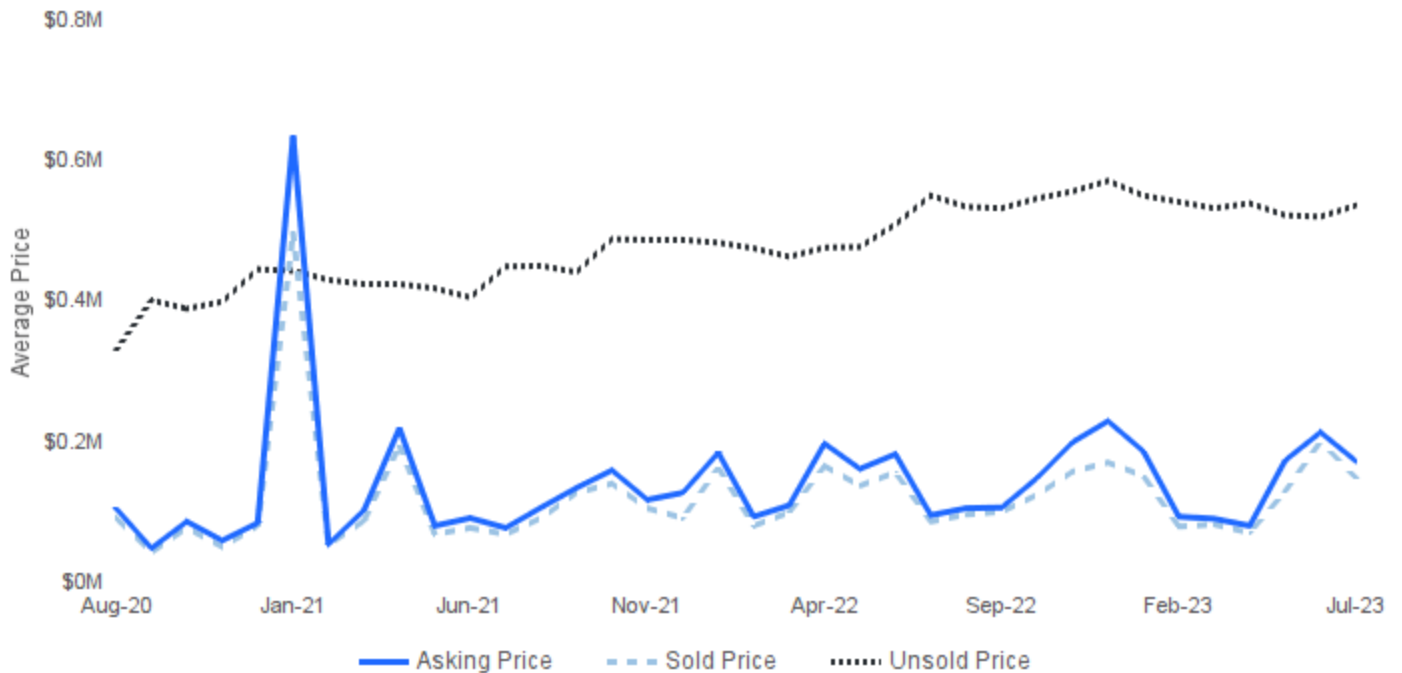
AVERAGE ASKING/SOLD/UNSOLD PRICE

July 2023 | Lots/Acres ?

Asking Price | the average asking price of sold properties

Sold Price | the average selling price

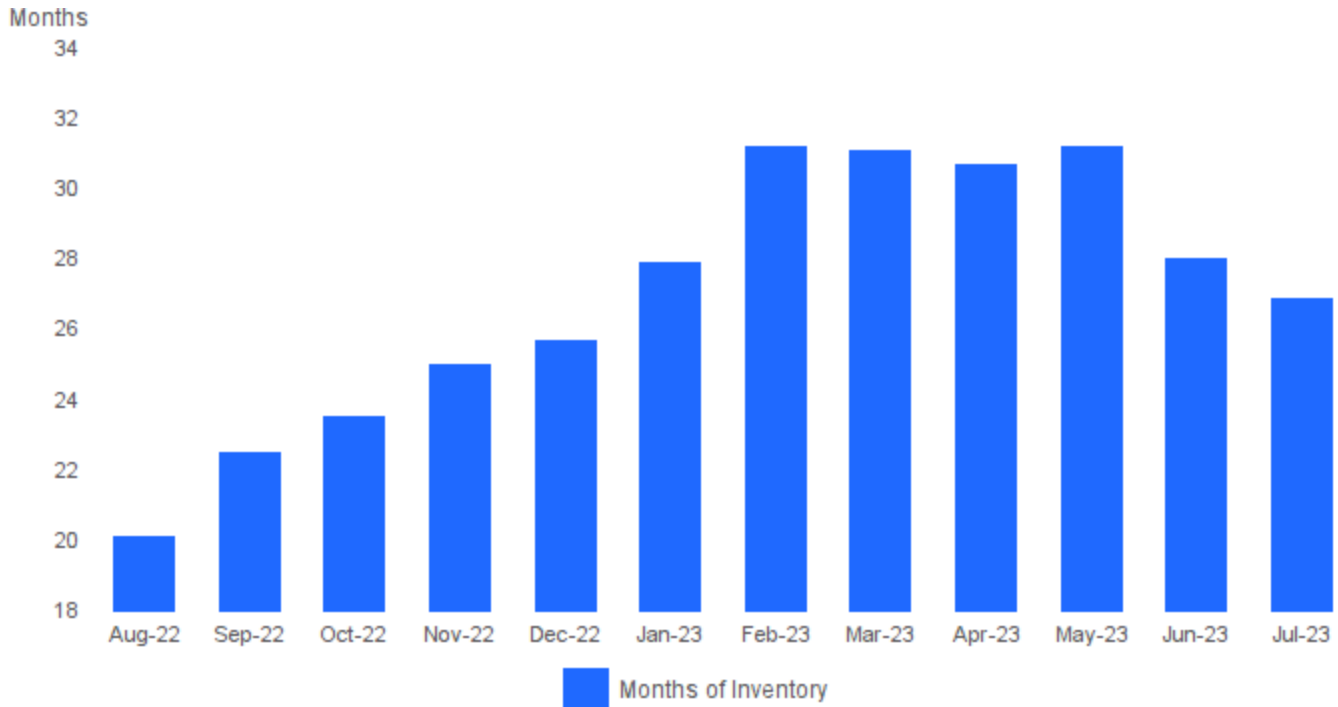
Unsold Price | the average active list price



ABSORPTION RATE

July 2023 | Lots/Acres ?

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.



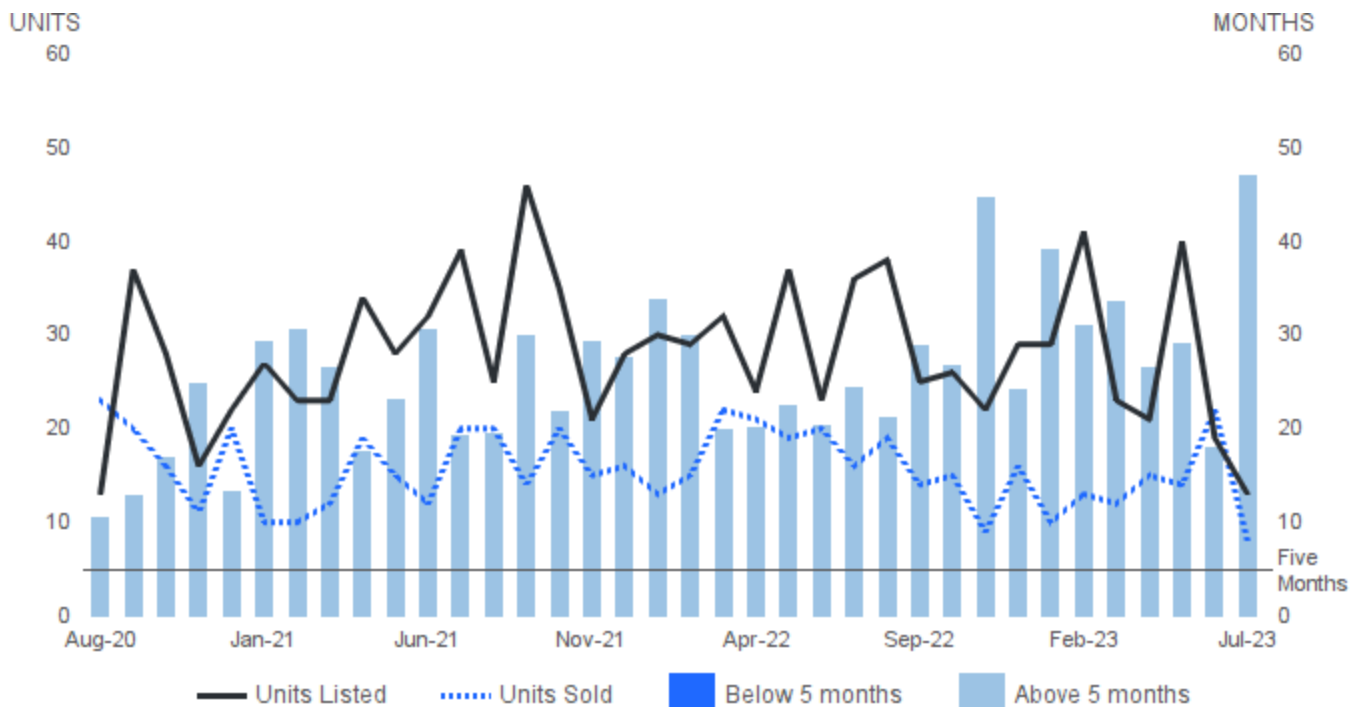
MONTHS SUPPLY OF INVENTORY

July 2023 | Lots/Acres ?

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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