



**COLDWELL BANKER**



# AREA REPORT

**ST. CROIX**

JULY 2023 | SINGLE FAMILY



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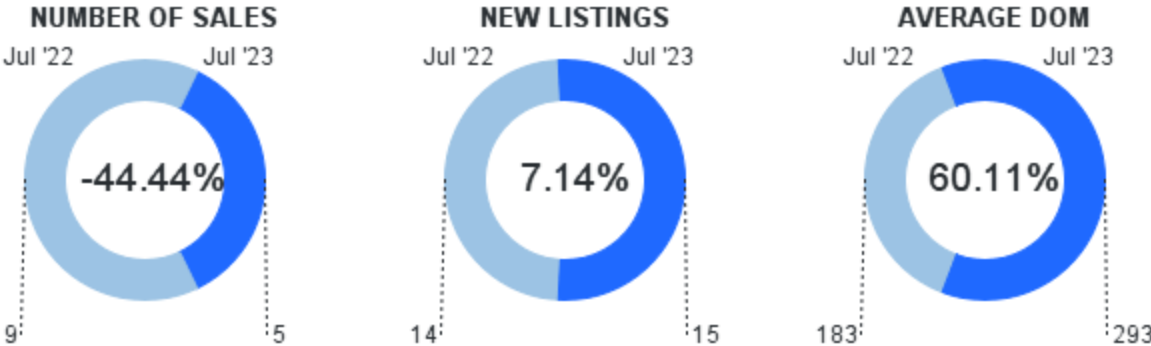


**COLDWELL BANKER**  
ISLAND AFFILIATES

# ST. CROIX | July 2023

## REAL ESTATE SNAPSHOT - Change since this time last year

### Single Family



**-30.84%** ↓

**MEDIAN SALES PRICE**  
SINGLE FAMILY

**-29.57%** ↓

**AVERAGE SALES PRICE**  
SINGLE FAMILY

**-16.47%** ↓

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

**-22.23%** ↓

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

■ Jul '22    ■ Jul '23

# AREA REPORT

## ST. CROIX

### FULL MARKET SUMMARY

July 2023 | Single Family ?

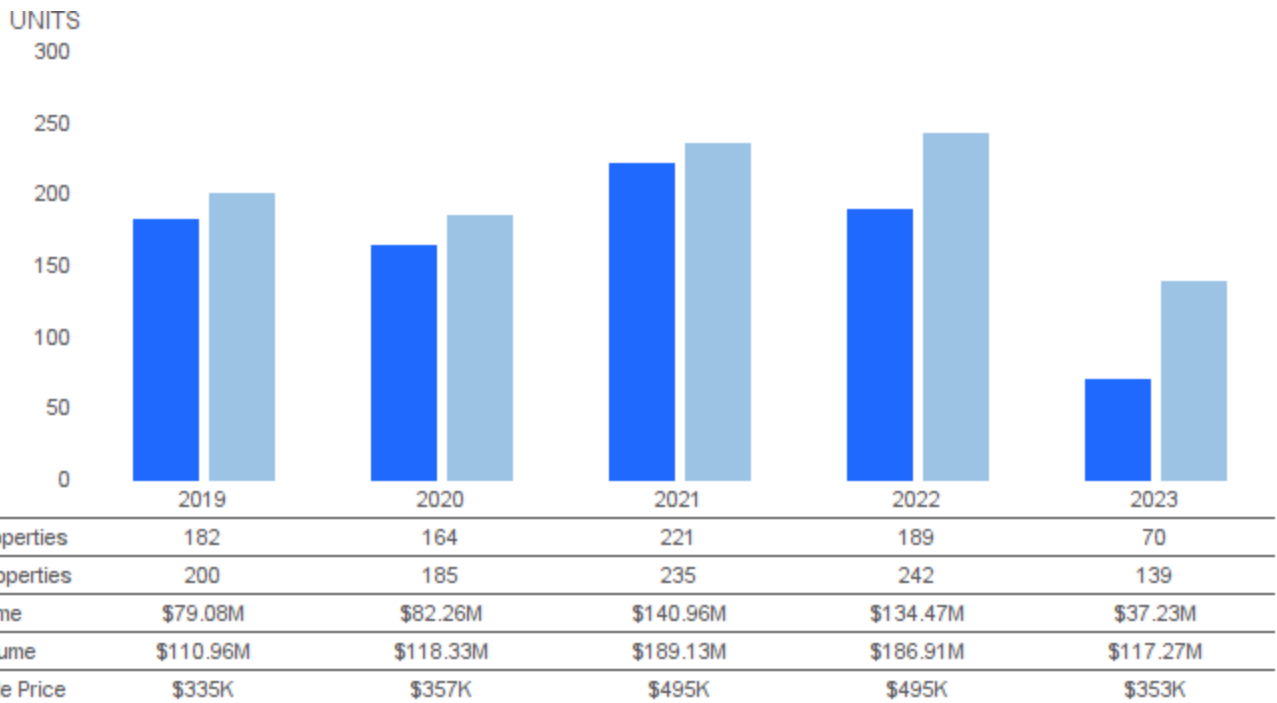
	Month to Date			Year to Date		
	July 2023	July 2022	% Change	YTD 2023	YTD 2022	% Change
New Listings	15	14	7.14% <span>↑</span>	139	155	-10.32% <span>↓</span>
Sold Listings	5	9	-44.44% <span>↓</span>	70	116	-39.66% <span>↓</span>
Median List Price (Solds)	\$497,000	\$595,000	-16.47% <span>↓</span>	\$404,000	\$555,000	-27.21% <span>↓</span>
Median Sold Price	\$370,000	\$535,000	-30.84% <span>↓</span>	\$352,500	\$530,000	-33.49% <span>↓</span>
Median Days on Market	353	145	143.45% <span>↑</span>	142	186	-23.66% <span>↓</span>
Average List Price (Solds)	\$487,200	\$626,444	-22.23% <span>↓</span>	\$562,940	\$853,107	-34.01% <span>↓</span>
Average Sold Price	\$428,000	\$607,688	-29.57% <span>↓</span>	\$531,907	\$795,678	-33.15% <span>↓</span>
Average Days on Market	293	183	60.11% <span>↑</span>	193	236	-18.22% <span>↓</span>
List/Sold Price Ratio	87.8%	95.4%	-8.01% <span>↓</span>	92.6%	94.5%	-2.04% <span>↓</span>

### SOLD AND NEW PROPERTIES (UNITS)

July 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

July 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

July 2023 | Single Family ?

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

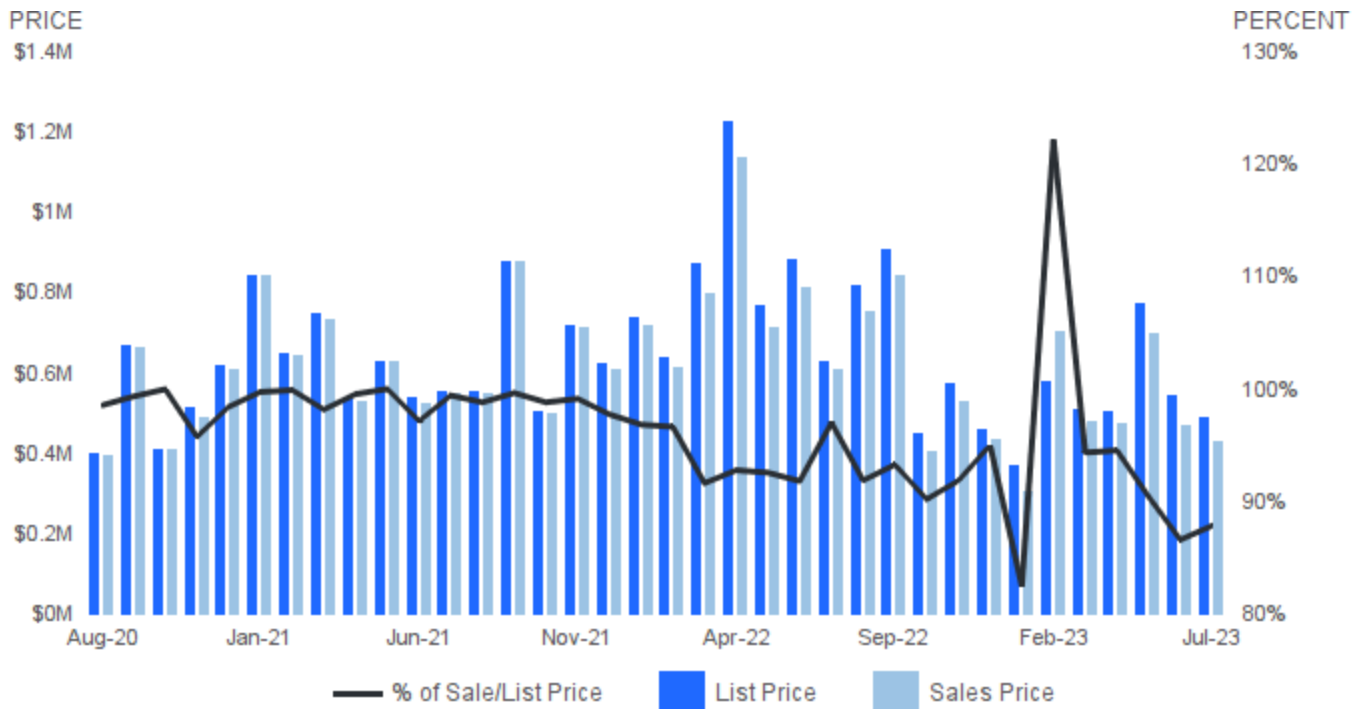
**Average Days on Market** | Average days on market for all properties sold.



# SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

July 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

July 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.

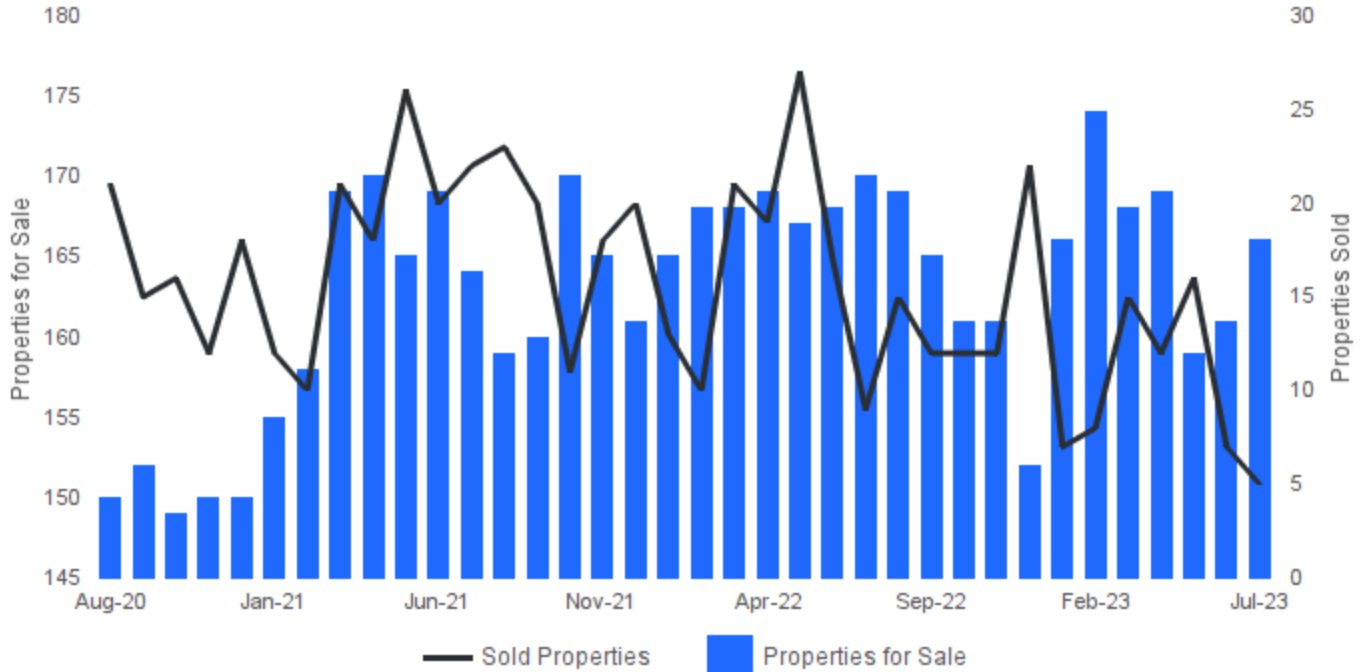


## PROPERTIES FOR SALE AND SOLD PROPERTIES

July 2023 | Single Family ?

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

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



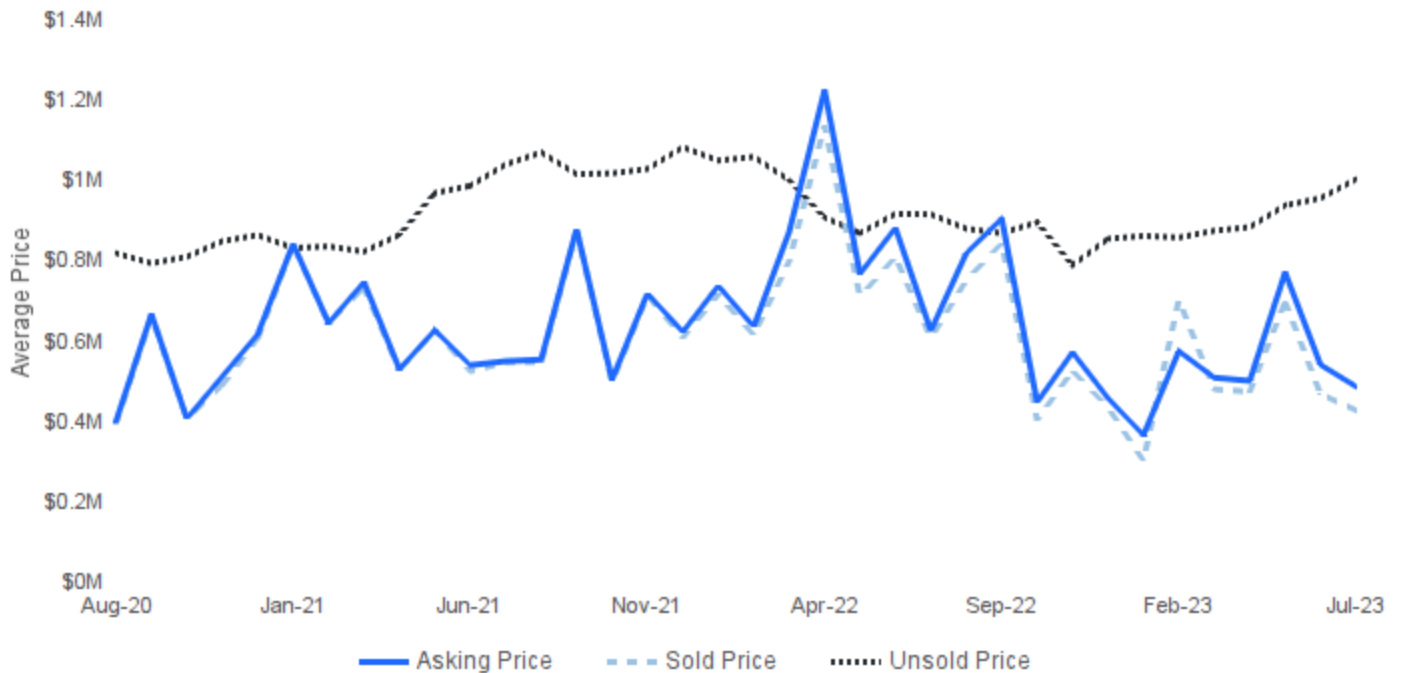
## AVERAGE ASKING/SOLD/UNSOLD PRICE

July 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

July 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.



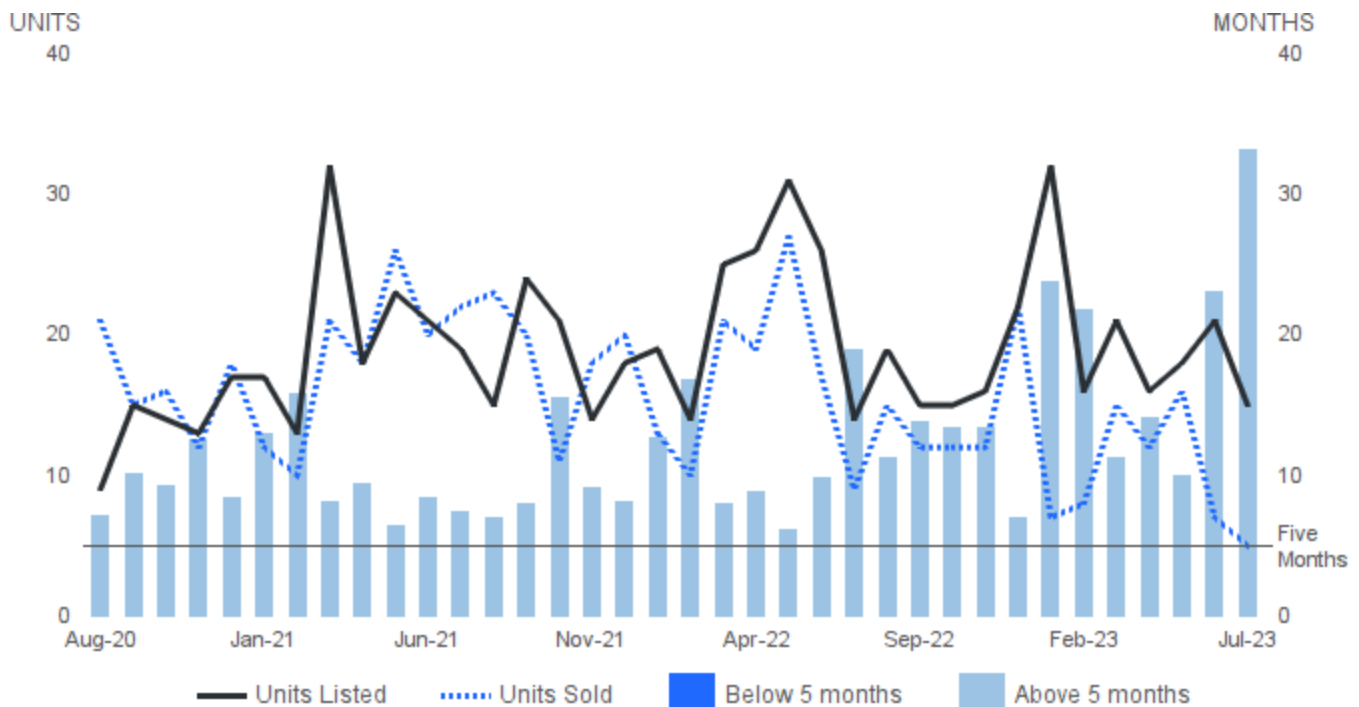
# MONTHS SUPPLY OF INVENTORY

July 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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