



**COLDWELL BANKER**



# AREA REPORT

**ST. CROIX**

AUGUST 2023 | SINGLE FAMILY



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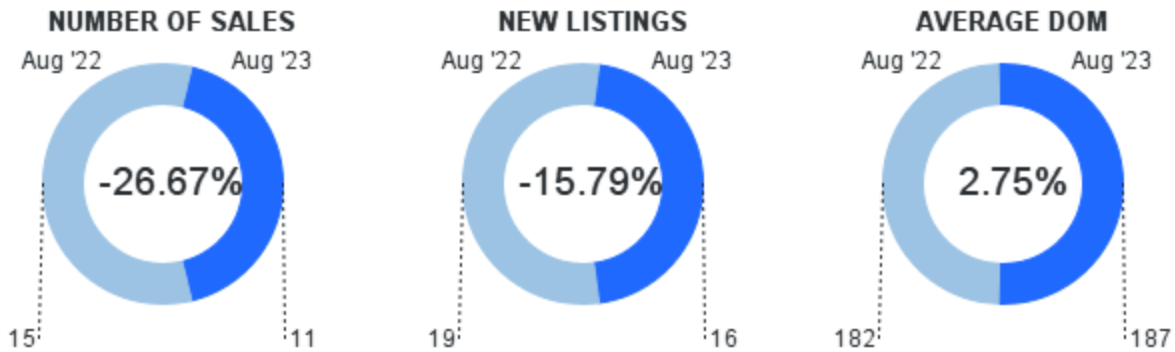


**COLDWELL BANKER**  
ISLAND AFFILIATES

# ST. CROIX | August 2023

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

### Single Family



**-15.52%** ↓

**MEDIAN SALES PRICE**  
SINGLE FAMILY

**-35.06%** ↓

**AVERAGE SALES PRICE**  
SINGLE FAMILY

**-15.23%** ↓

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

**-35.30%** ↓

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

■ Aug '22

■ Aug '23

# AREA REPORT

## ST. CROIX

### FULL MARKET SUMMARY

August 2023 | Single Family ?

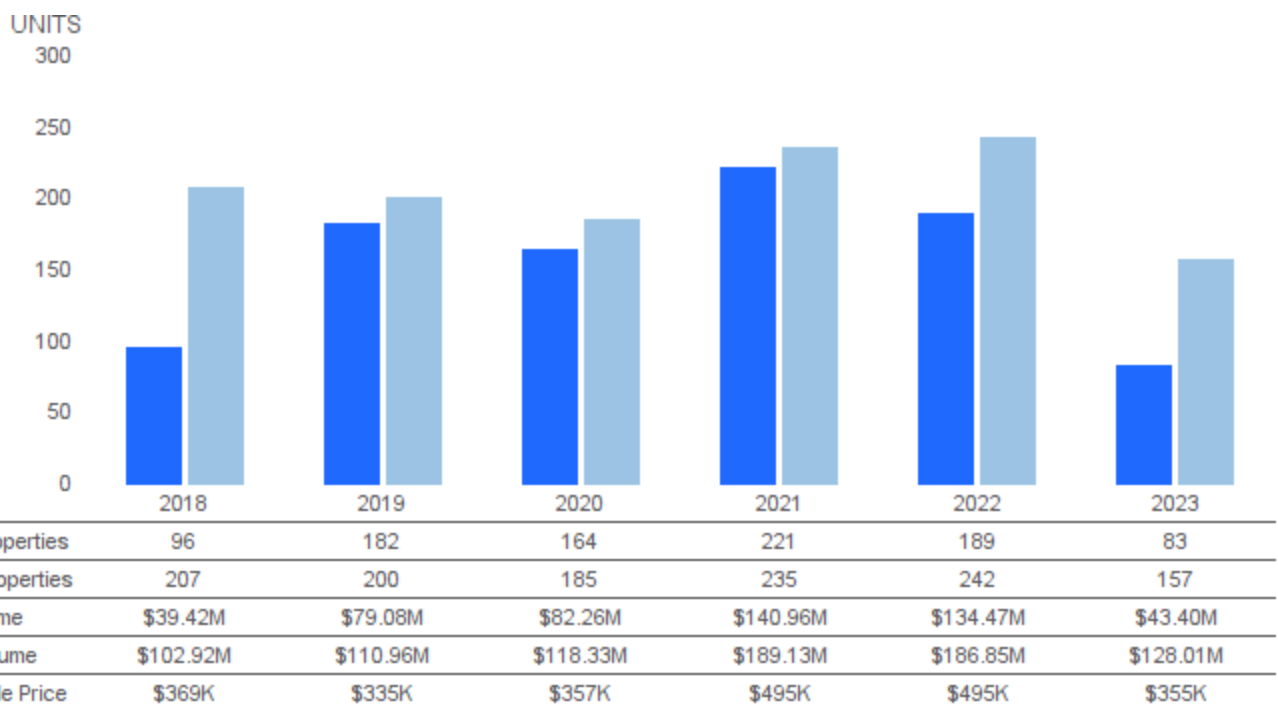
	Month to Date			Year to Date		
	August 2023	August 2022	% Change	YTD 2023	YTD 2022	% Change
New Listings	16	19	-15.79% ↓	157	174	-9.77% ↓
Sold Listings	11	15	-26.67% ↓	83	131	-36.64% ↓
Median List Price (Solds)	\$499,999	\$589,800	-15.23% ↓	\$419,000	\$575,000	-27.13% ↓
Median Sold Price	\$490,000	\$580,000	-15.52% ↓	\$355,000	\$535,000	-33.64% ↓
Median Days on Market	102	145	-29.66% ↓	142	173	-17.92% ↓
Average List Price (Solds)	\$530,090	\$819,286	-35.3% ↓	\$554,768	\$849,235	-34.67% ↓
Average Sold Price	\$488,818	\$752,766	-35.06% ↓	\$522,885	\$790,764	-33.88% ↓
Average Days on Market	187	182	2.75% ↑	194	230	-15.65% ↓
List/Sold Price Ratio	90%	93.7%	-3.98% ↓	92.3%	94.4%	-2.27% ↓

### SOLD AND NEW PROPERTIES (UNITS)

August 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

August 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.

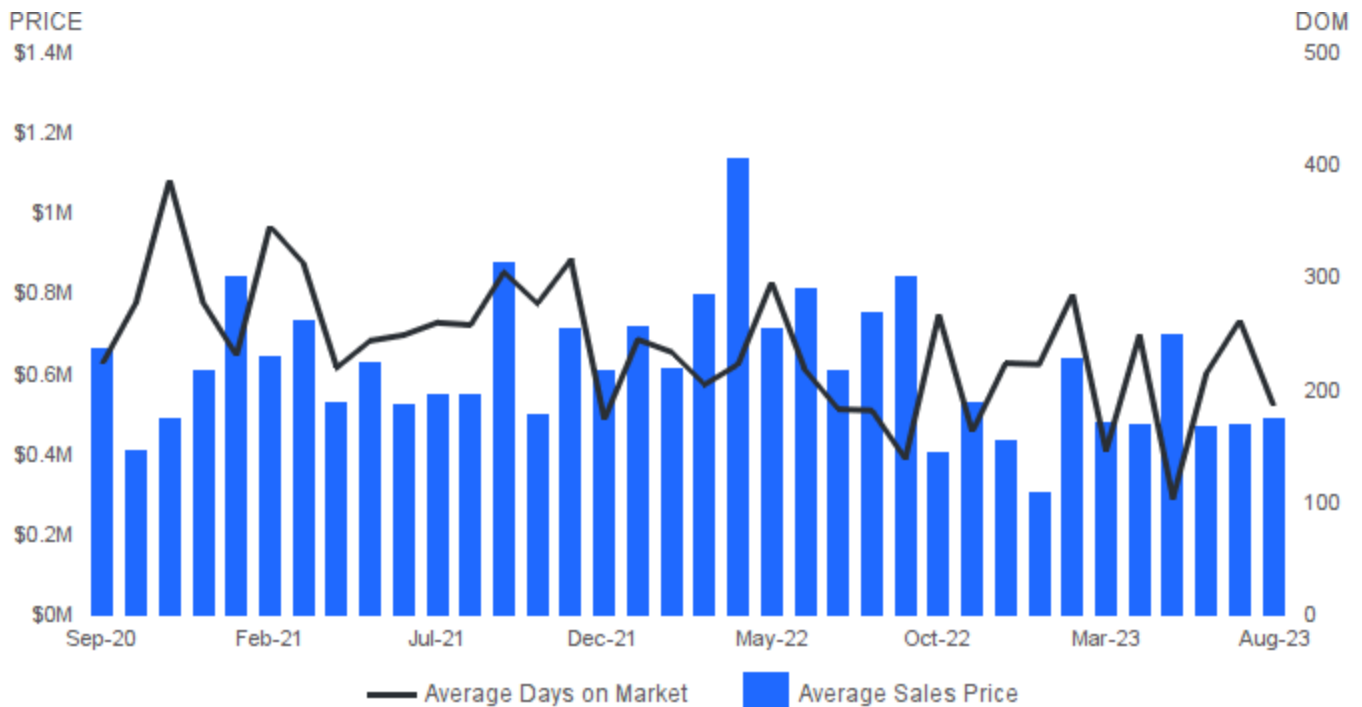


## AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

August 2023 | Single Family ?

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

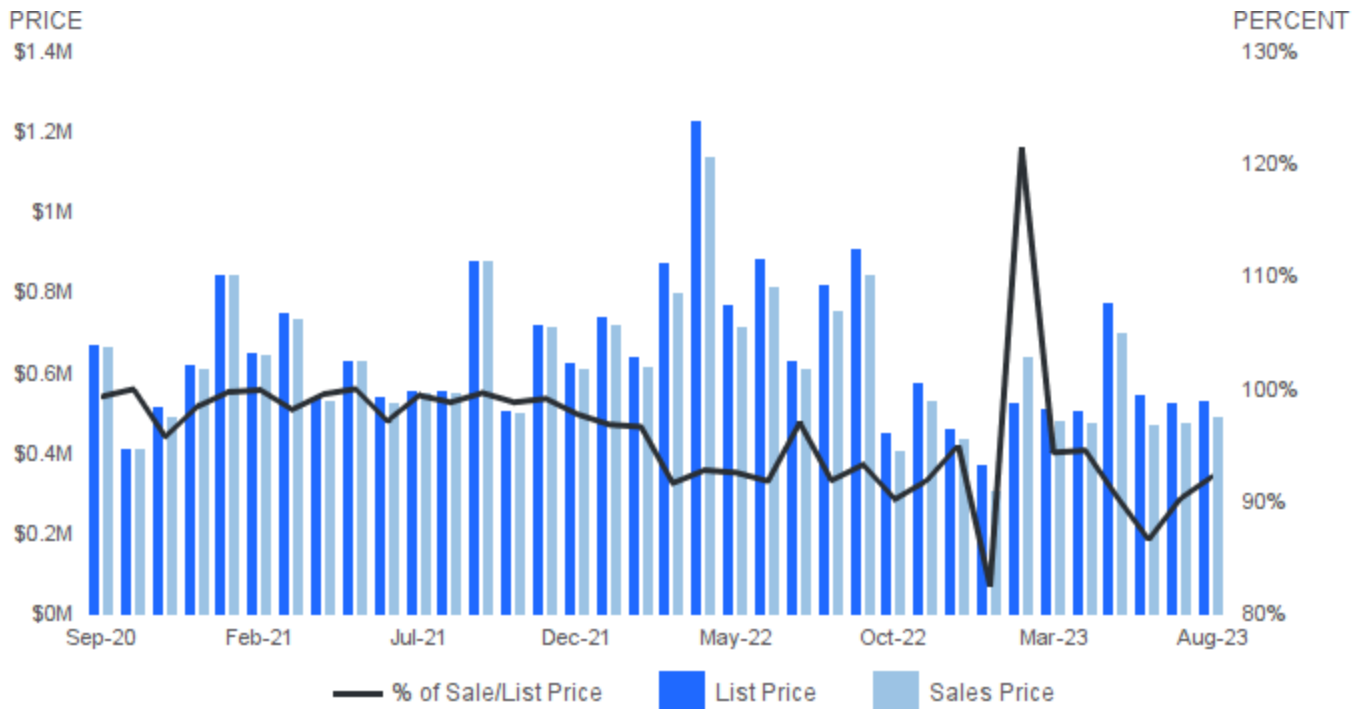
**Average Days on Market** | Average days on market for all properties sold.



# SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

August 2023 | Single Family ?

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

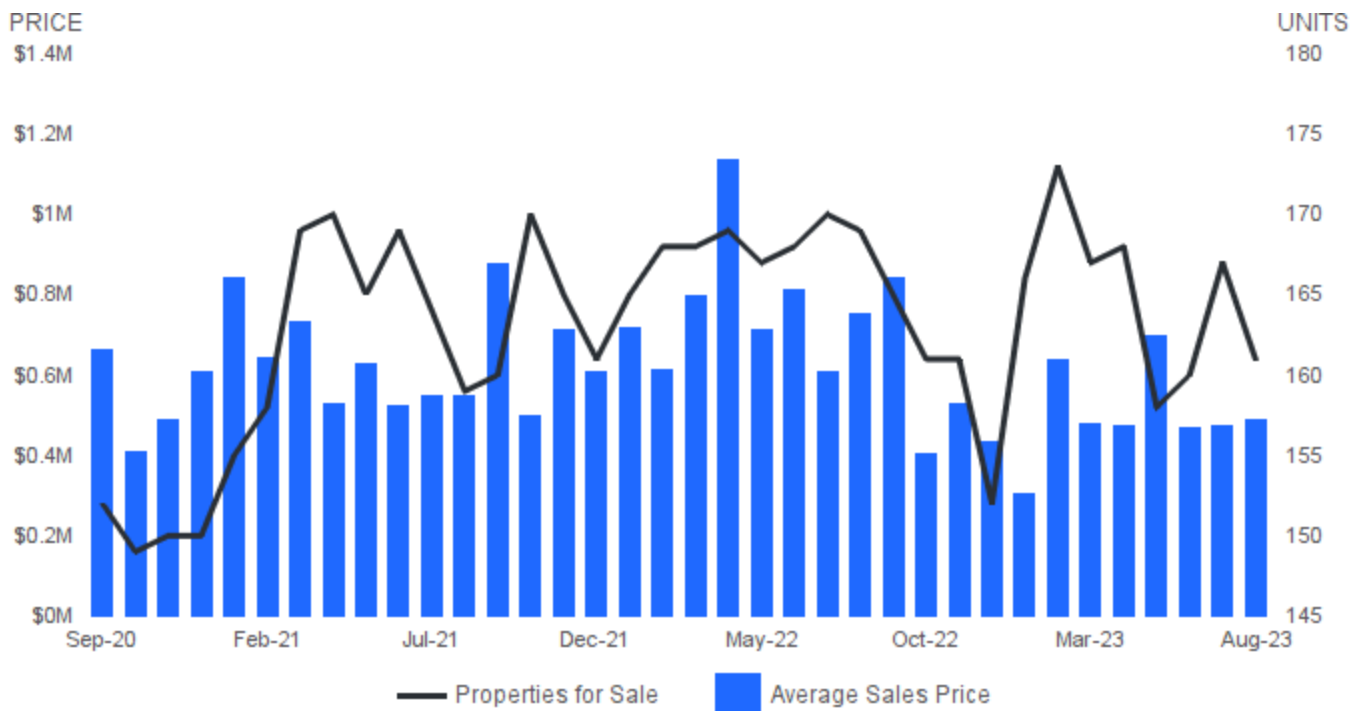


# AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

August 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.

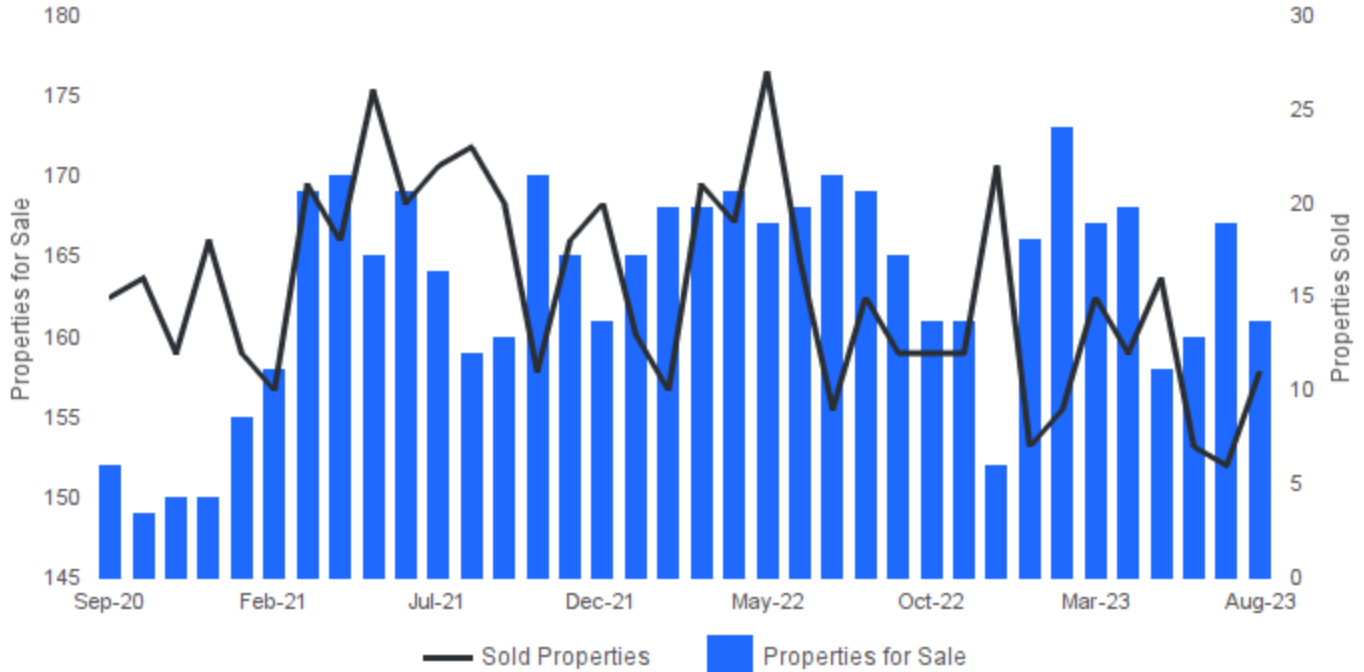


# PROPERTIES FOR SALE AND SOLD PROPERTIES

August 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

August 2023 | Single Family ?

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

**Sold Price** | the average selling price

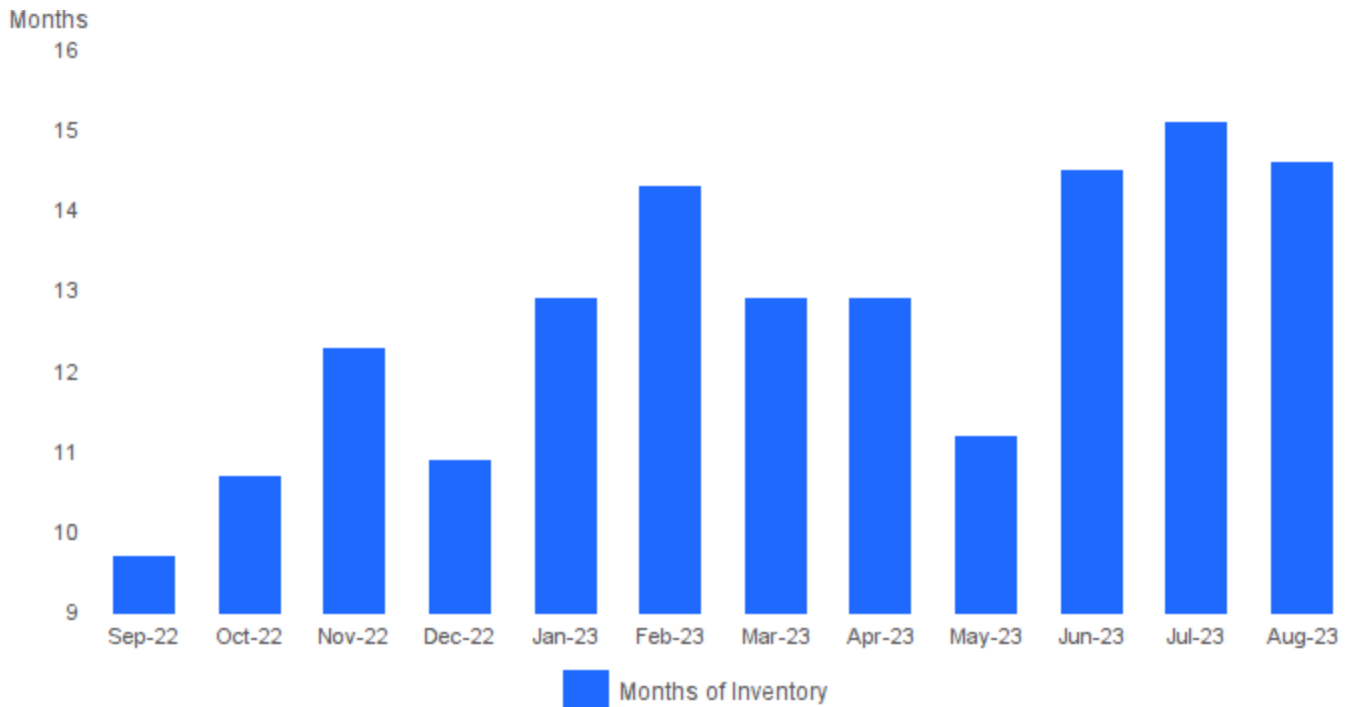
**Unsold Price** | the average active list price



# ABSORPTION RATE

August 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.



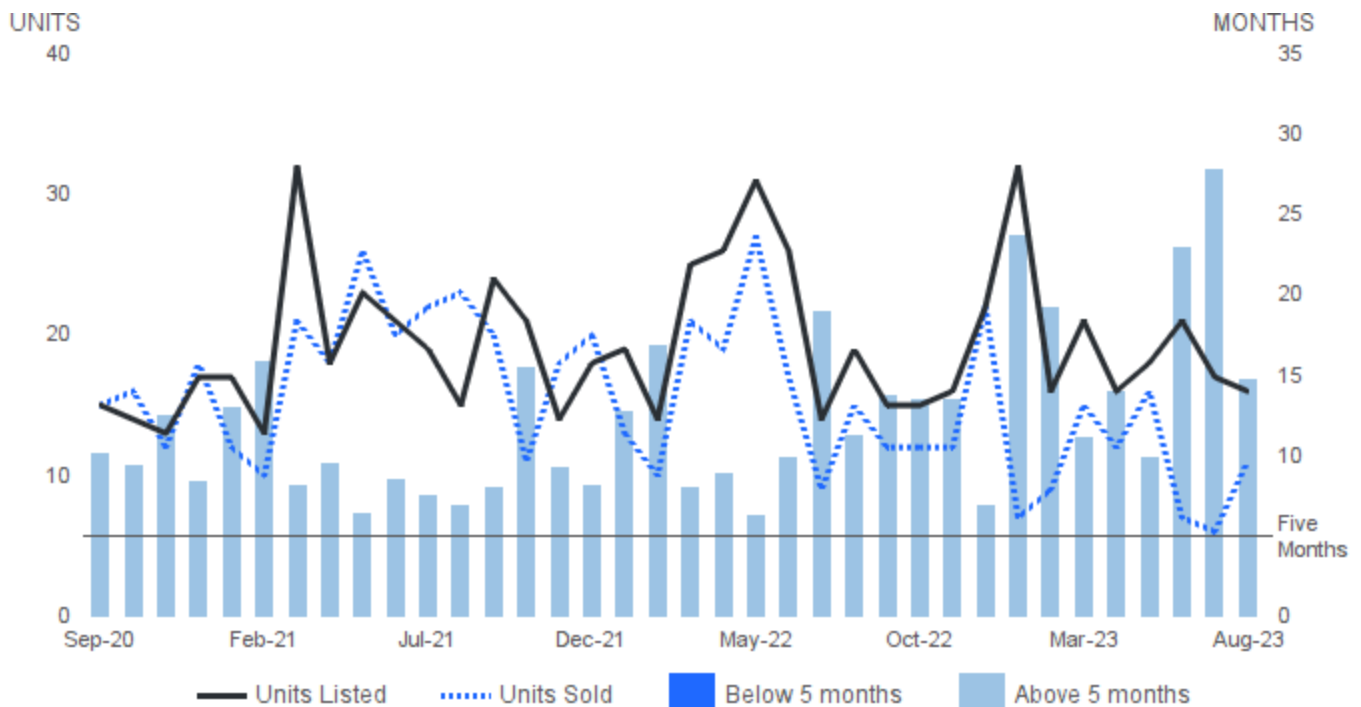
# MONTHS SUPPLY OF INVENTORY

August 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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