



COLDWELL BANKER



AREA REPORT

ST. CROIX

SEPTEMBER 2023 | CONDO



BRYONY LOCHER

Direct: 340-778-7000

Cell: 340-227-7657

bry@coldwellbankervi.com

www.coldwellbanker.com

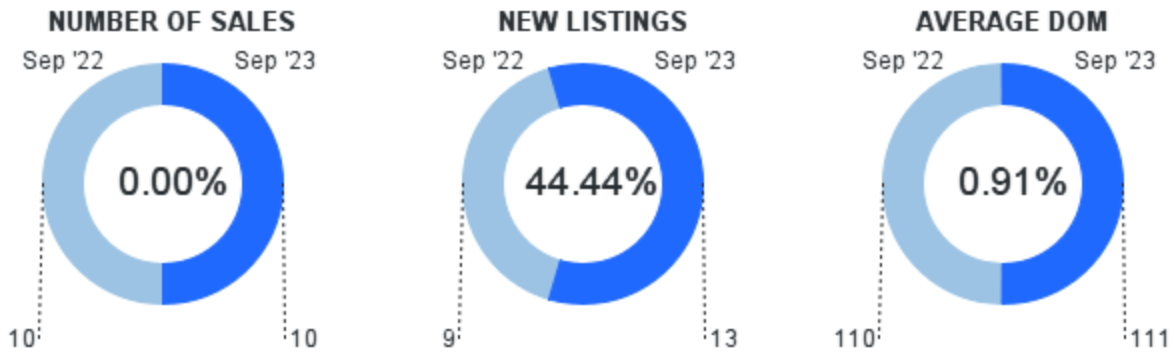



COLDWELL BANKER
ISLAND AFFILIATES

ST. CROIX | September 2023


REAL ESTATE SNAPSHOT - Change since this time last year


Condo




73.35% 
MEDIAN SALES PRICE
CONDO

35.71% 
AVERAGE SALES PRICE
CONDO

91.42% 
MEDIAN LIST PRICE
(SOLD LISTINGS)
CONDO

36.86% 
AVERAGE LIST PRICE
(SOLD LISTINGS)
CONDO

 Sep '22  Sep '23

AREA REPORT

ST. CROIX

FULL MARKET SUMMARY

September 2023 | Condo ?

	Month to Date			Year to Date		
	September 2023	September 2022	% Change	YTD 2023	YTD 2022	% Change
New Listings	13	9	44.44% ↑	104	113	-7.96% ↓
Sold Listings	10	10	0% ↔	75	120	-37.5% ↓
Median List Price (Solds)	\$324,450	\$169,500	91.42% ↑	\$269,000	\$264,950	1.53% ↑
Median Sold Price	\$302,500	\$174,500	73.35% ↑	\$255,500	\$251,000	1.79% ↑
Median Days on Market	105	95	10.53% ↑	108	102	5.88% ↑
Average List Price (Solds)	\$297,490	\$217,370	36.86% ↑	\$300,689	\$289,499	3.87% ↑
Average Sold Price	\$277,350	\$204,365	35.71% ↑	\$286,459	\$277,813	3.11% ↑
Average Days on Market	111	110	0.91% ↑	131	141	-7.09% ↓
List/Sold Price Ratio	92.5%	93.3%	-0.86% ↓	95.2%	95.6%	-0.42% ↓

SOLD AND NEW PROPERTIES (UNITS)

September 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

September 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.

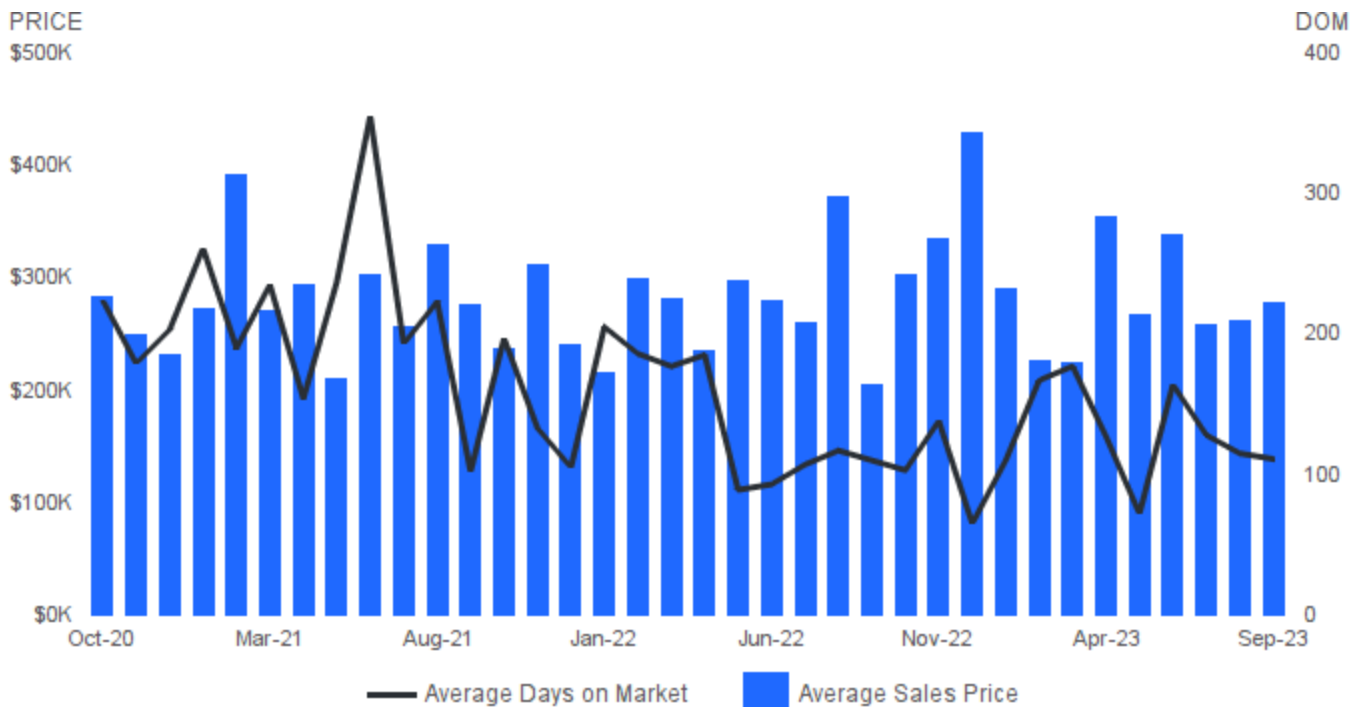


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

September 2023 | Condo ?

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

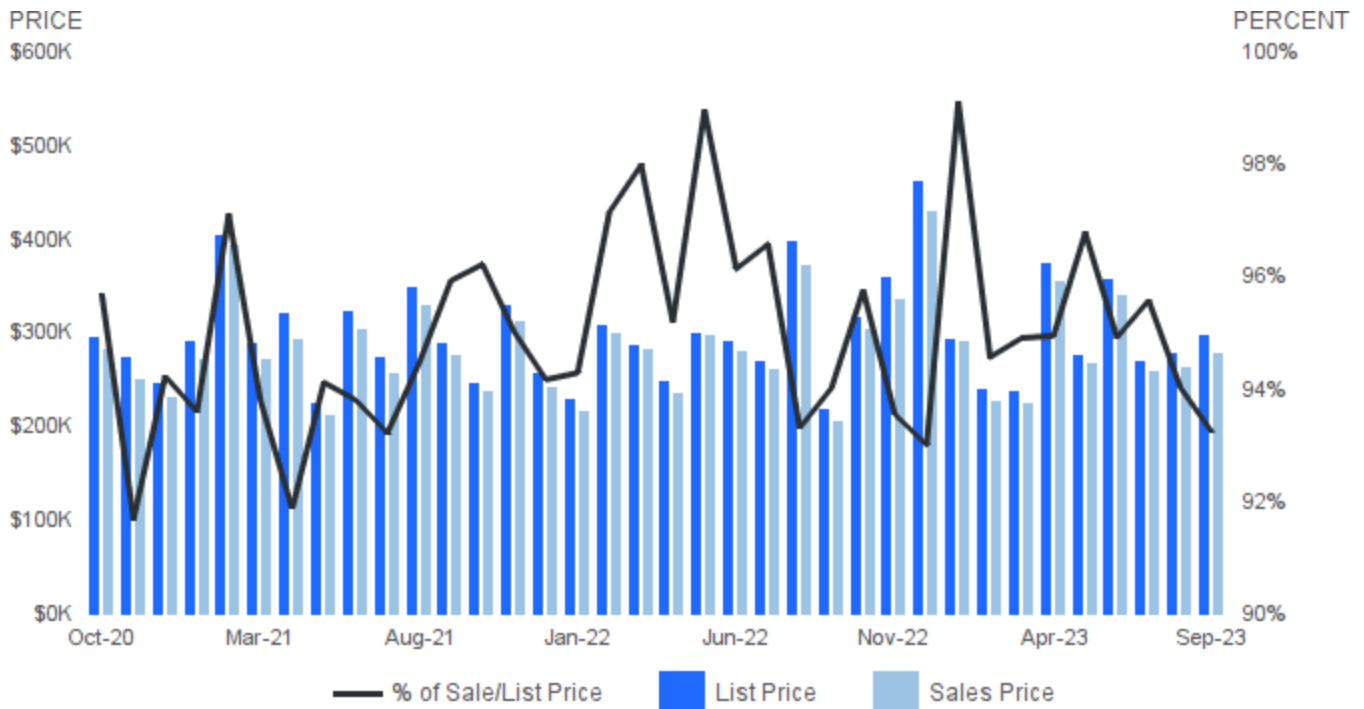
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

September 2023 | Condo ?

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

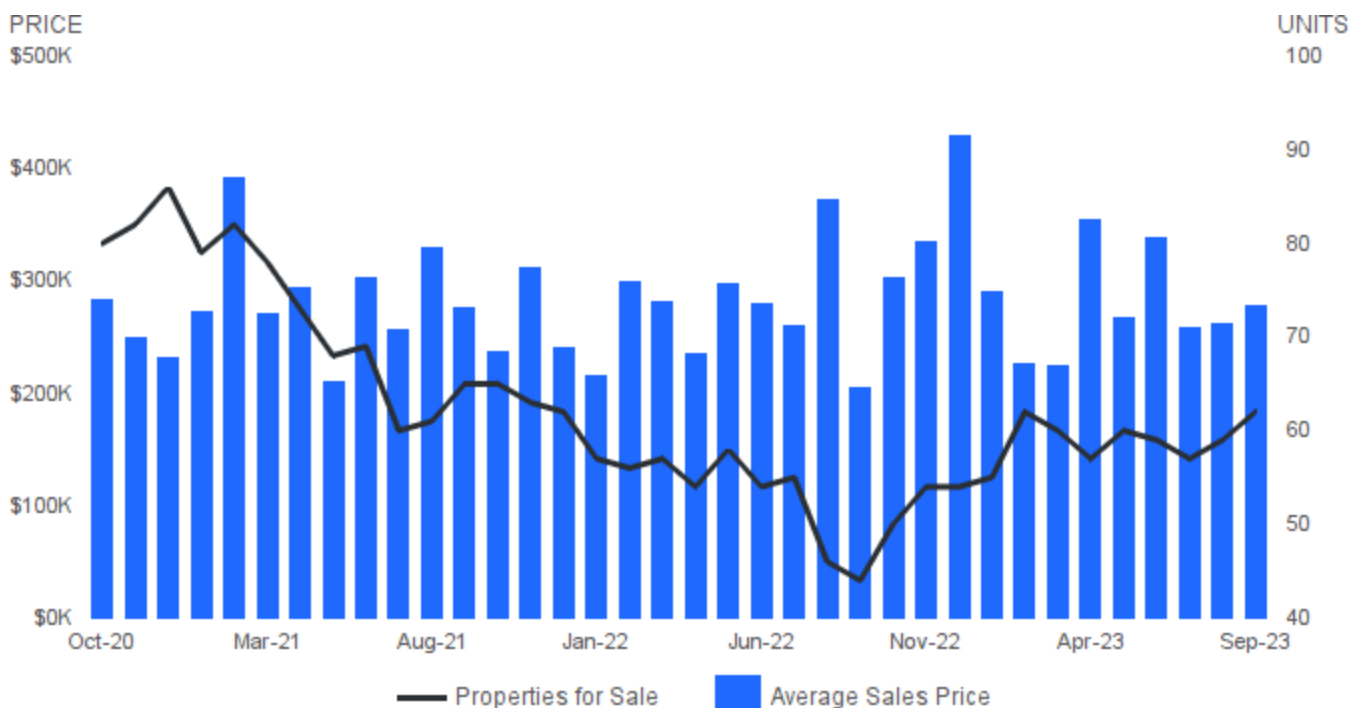


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

September 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.

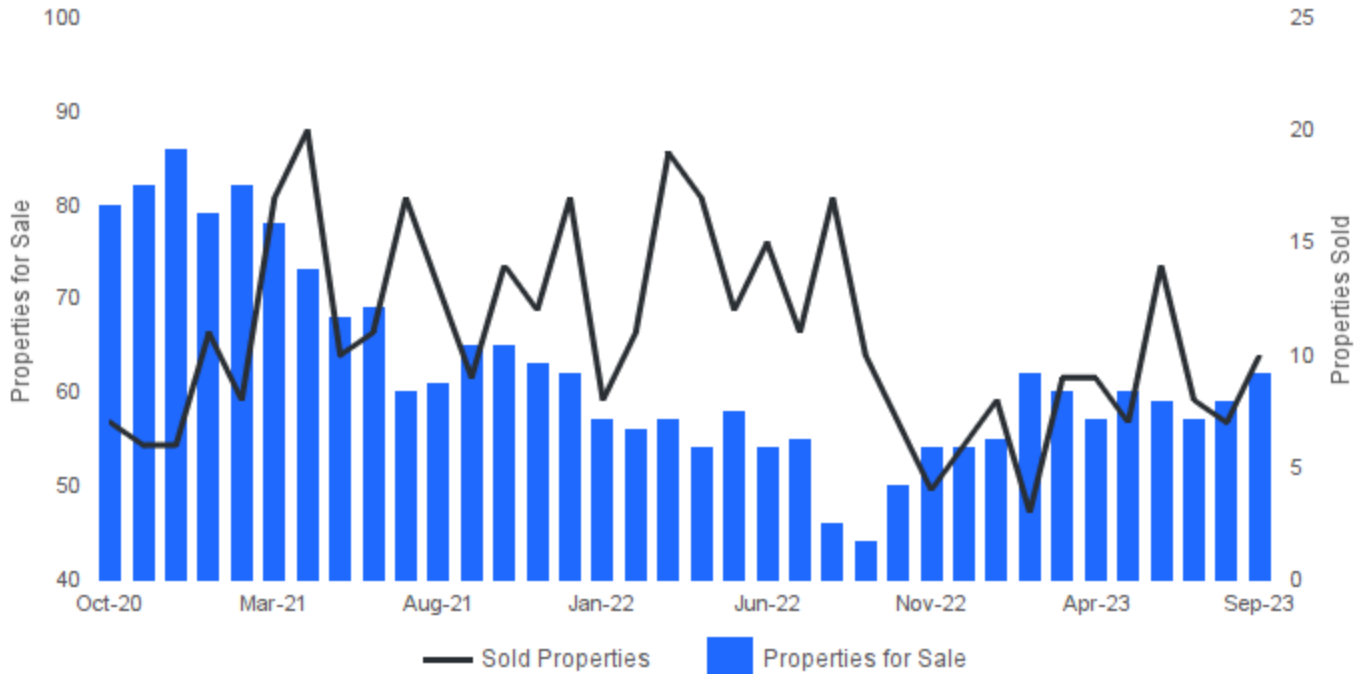


PROPERTIES FOR SALE AND SOLD PROPERTIES

September 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

September 2023 | Condo ?

Asking Price | the average asking price of sold properties

Sold Price | the average selling price

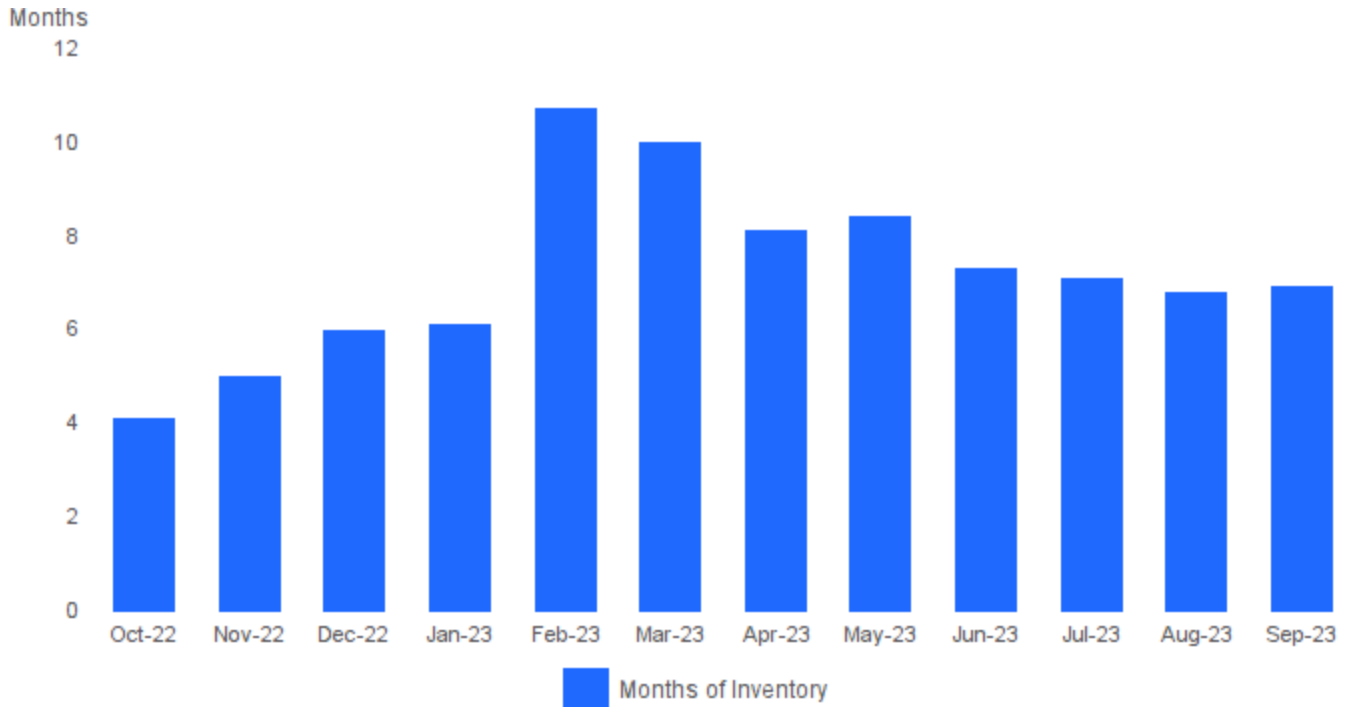
Unsold Price | the average active list price



ABSORPTION RATE

September 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.



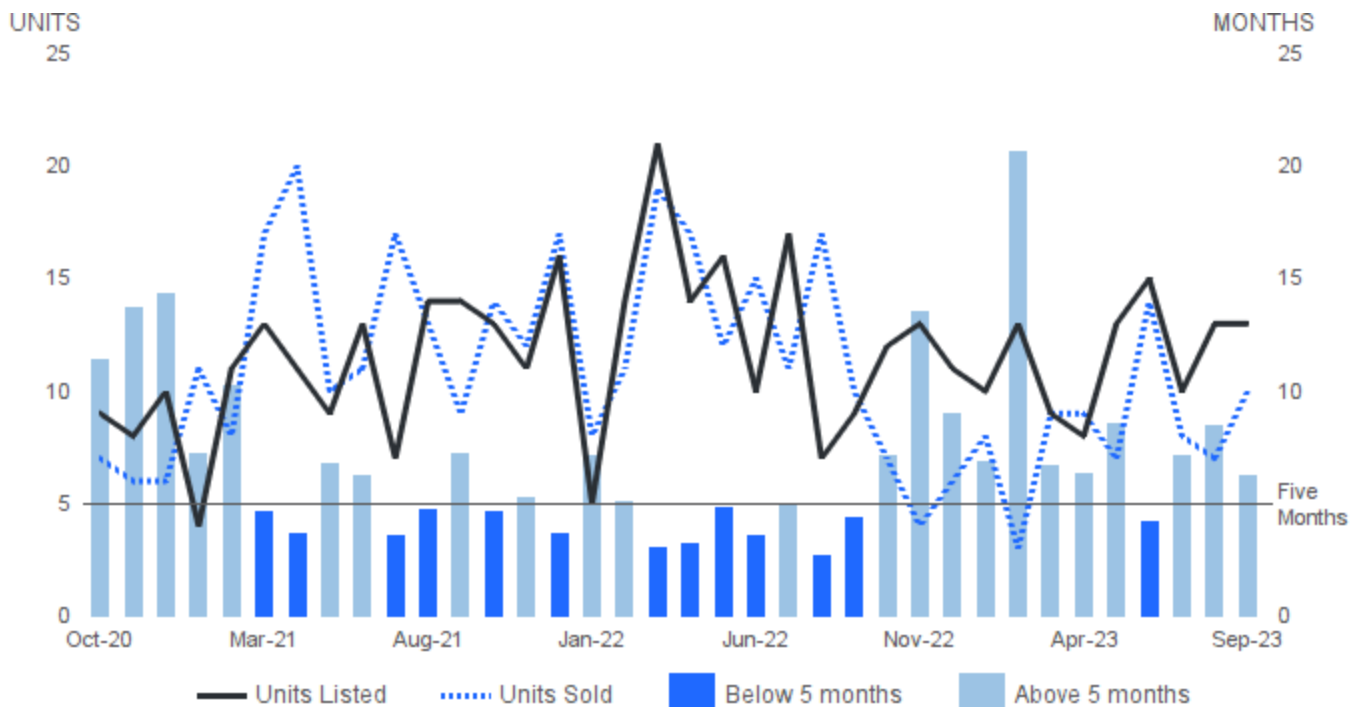
MONTHS SUPPLY OF INVENTORY

September 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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