



**COLDWELL BANKER**



# AREA REPORT

**ST. CROIX**

SEPTEMBER 2023 | ALL PROPERTY TYPES



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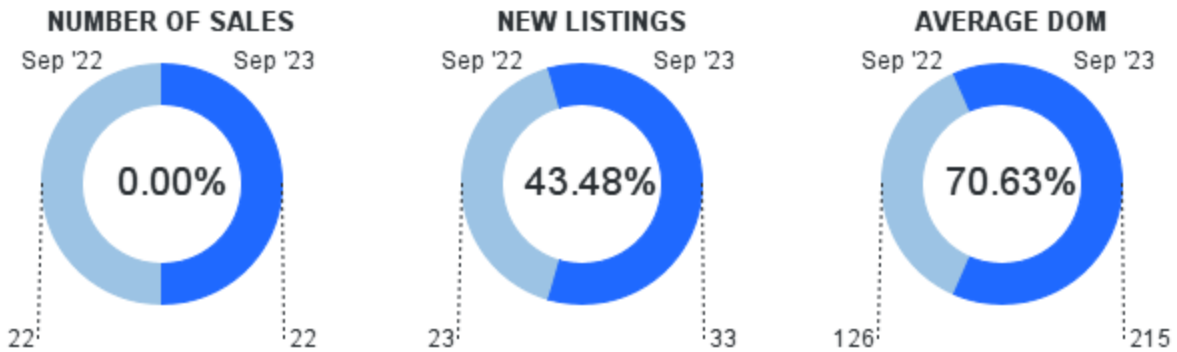


**COLDWELL BANKER**  
ISLAND AFFILIATES

# ST. CROIX | September 2023

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

### All Property Types



**-6.00%** ↓

**MEDIAN SALES PRICE**  
ALL PROPERTY TYPES

**-25.49%** ↓

**AVERAGE SALES PRICE**  
ALL PROPERTY TYPES

**-5.30%** ↓

**MEDIAN LIST PRICE  
(SOLD LISTINGS)**  
ALL PROPERTY TYPES

**-24.60%** ↓

**AVERAGE LIST PRICE  
(SOLD LISTINGS)**  
ALL PROPERTY TYPES

■ Sep '22   ■ Sep '23

# AREA REPORT

## St. Croix

### FULL MARKET SUMMARY

September 2023 | All Property Types ?

	Month to Date			Year to Date		
	September 2023	September 2022	% Change	YTD 2023	YTD 2022	% Change
New Listings	33	23	43.48% <span>↑</span>	281	301	-6.64% <span>↓</span>
Sold Listings	22	22	0% <span>↔</span>	171	263	-34.98% <span>↓</span>
Median List Price (Solds)	\$383,500	\$404,950	-5.3% <span>↓</span>	\$330,000	\$369,000	-10.57% <span>↓</span>
Median Sold Price	\$352,500	\$375,000	-6% <span>↓</span>	\$300,000	\$360,000	-16.67% <span>↓</span>
Median Days on Market	168	112	50% <span>↑</span>	129	126	2.38% <span>↑</span>
Average List Price (Solds)	\$446,809	\$592,577	-24.6% <span>↓</span>	\$442,850	\$596,398	-25.75% <span>↓</span>
Average Sold Price	\$412,386	\$553,461	-25.49% <span>↓</span>	\$417,824	\$559,164	-25.28% <span>↓</span>
Average Days on Market	215	126	70.63% <span>↑</span>	173	185	-6.49% <span>↓</span>
List/Sold Price Ratio	91.3%	93.6%	-2.43% <span>↓</span>	93.5%	95%	-1.56% <span>↓</span>

### SOLD AND NEW PROPERTIES (UNITS)

September 2023 | All Property Types ?

**Sold Properties** | Number of properties sold during the year

**New Properties** | Number of properties listed during the year.

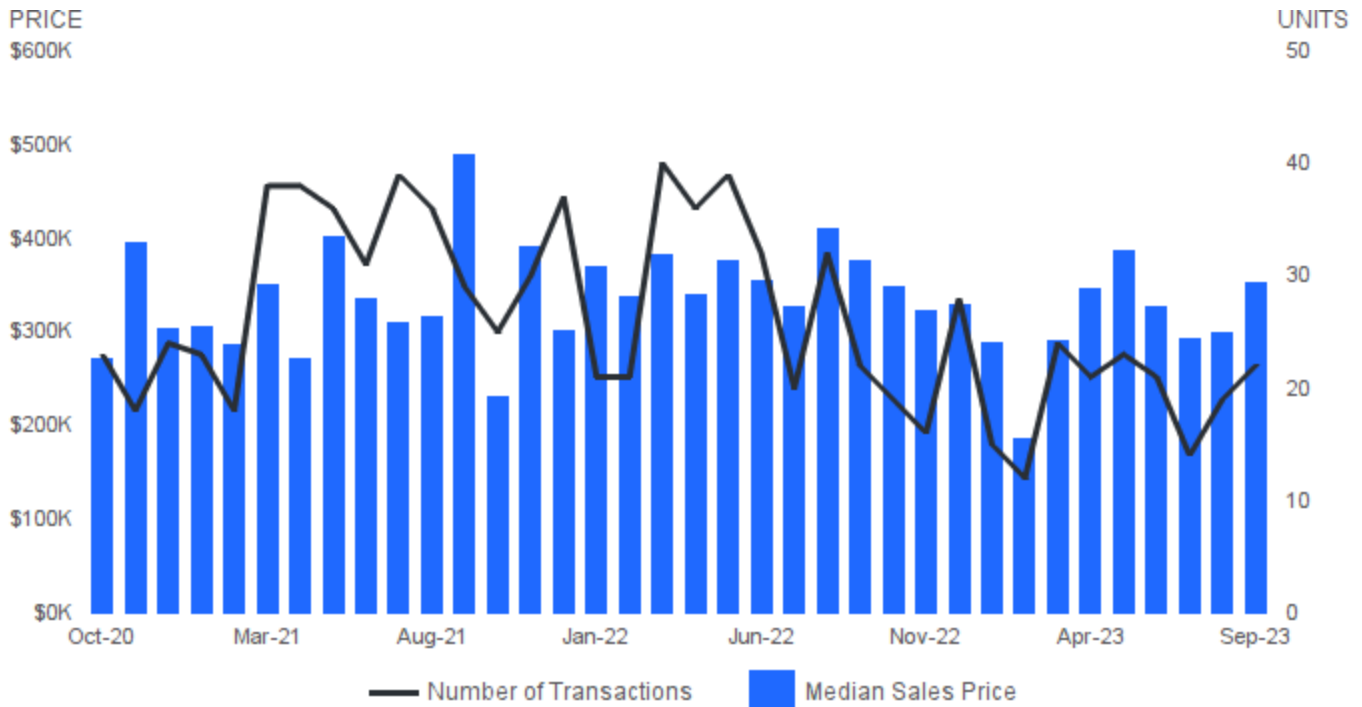


## MEDIAN SALES PRICE AND NUMBER OF SALES

September 2023 | All Property Types ?

**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.

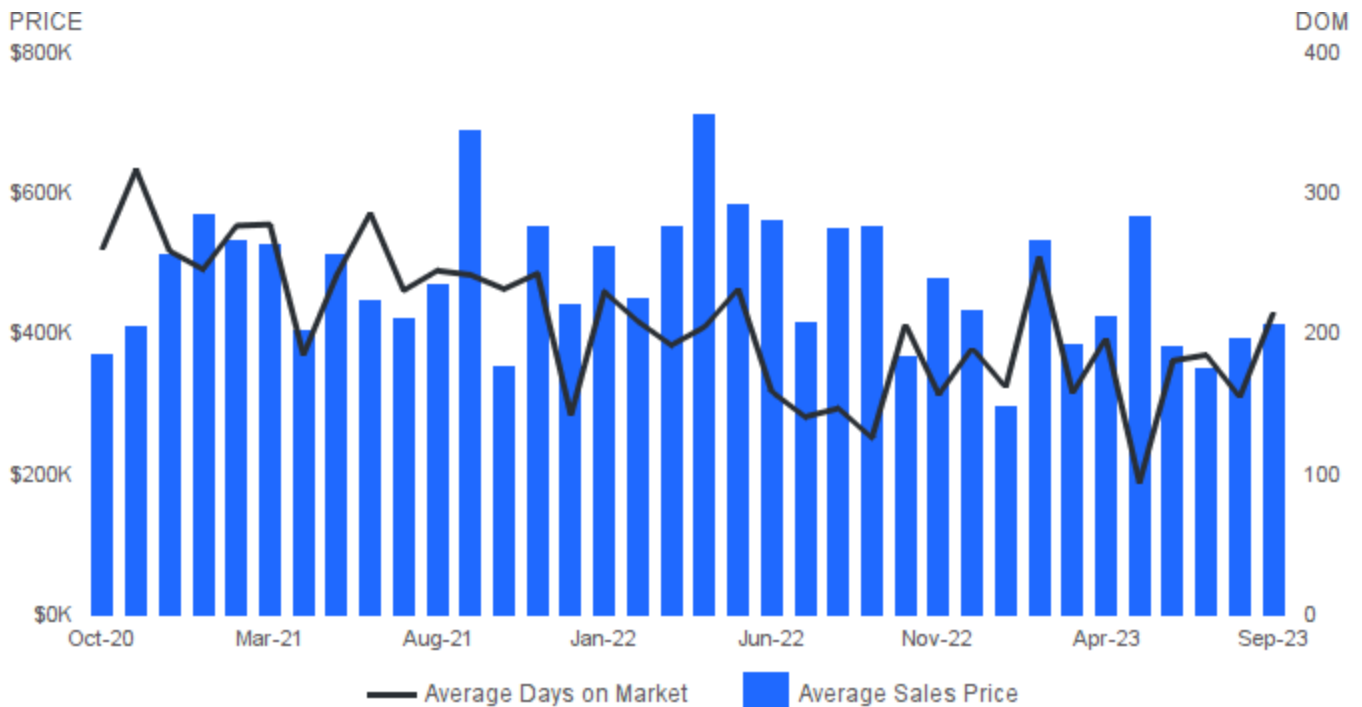


## AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

September 2023 | All Property Types ?

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

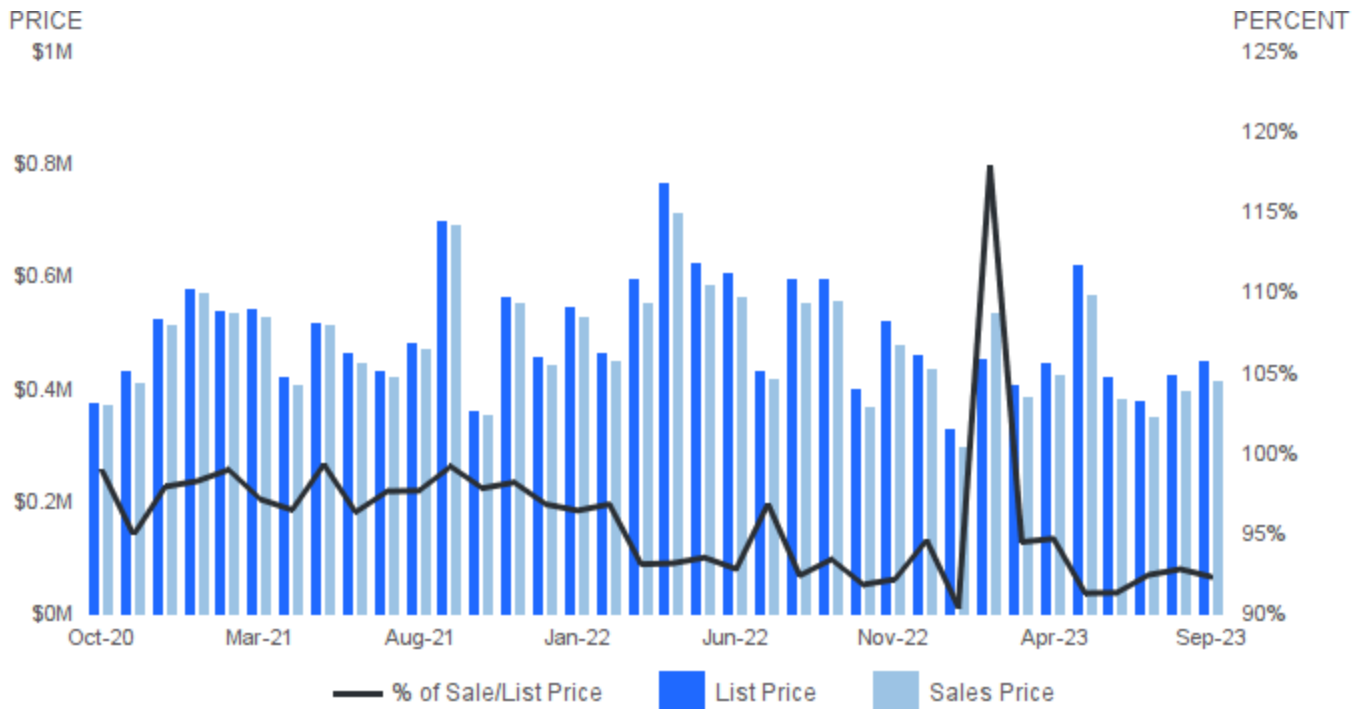
**Average Days on Market** | Average days on market for all properties sold.



## SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

September 2023 | All Property Types ?

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

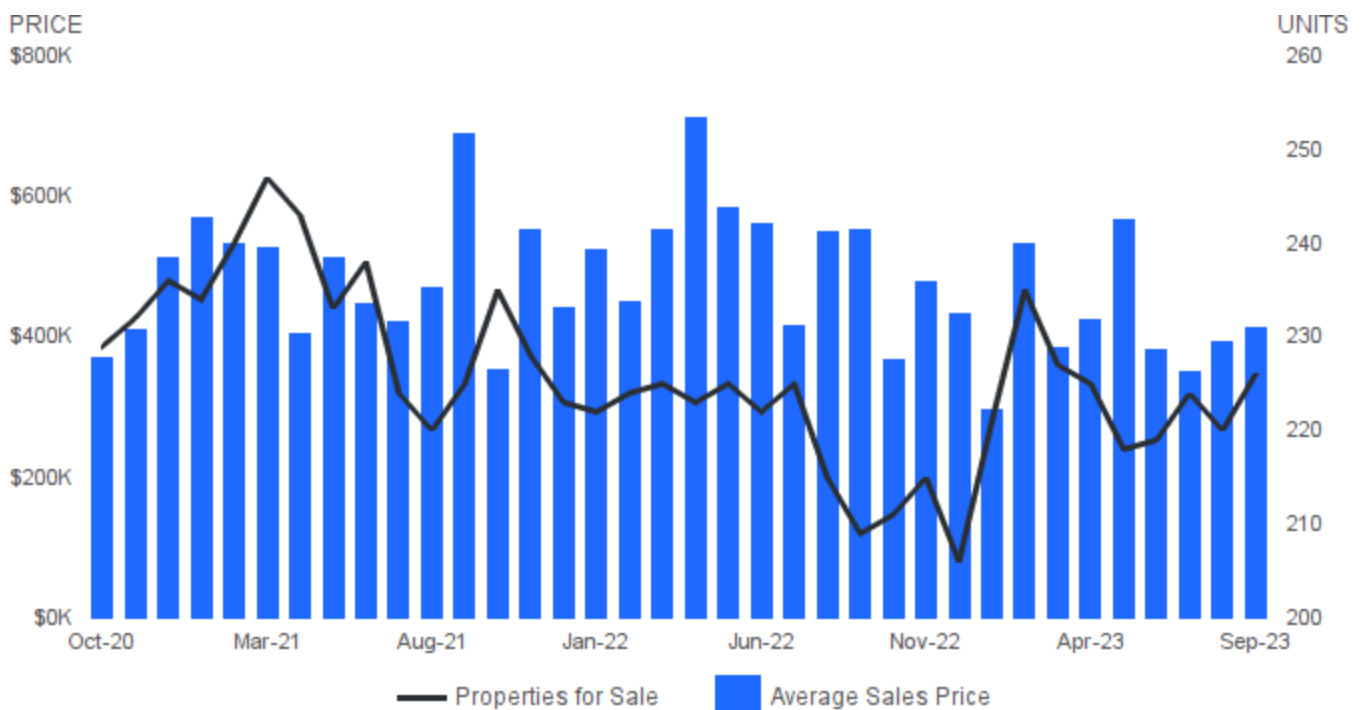


## AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

September 2023 | All Property Types ?

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

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

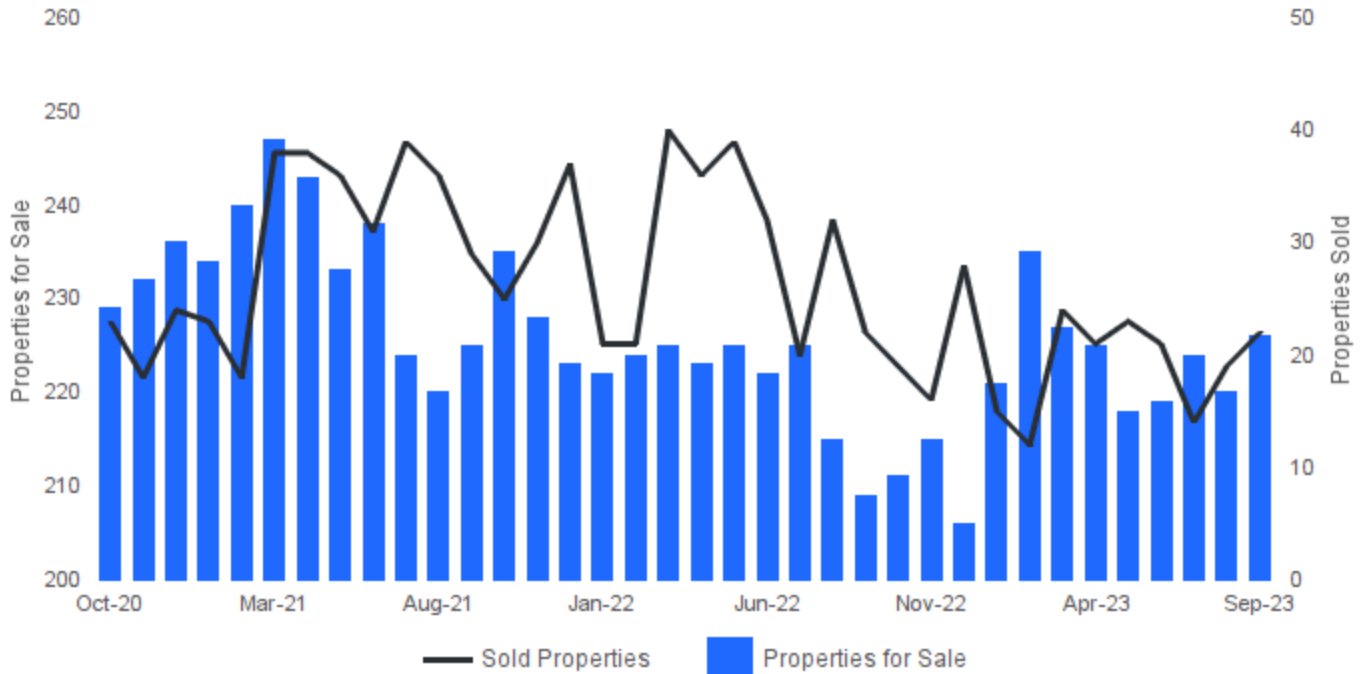


# PROPERTIES FOR SALE AND SOLD PROPERTIES

September 2023 | All Property Types ?

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

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



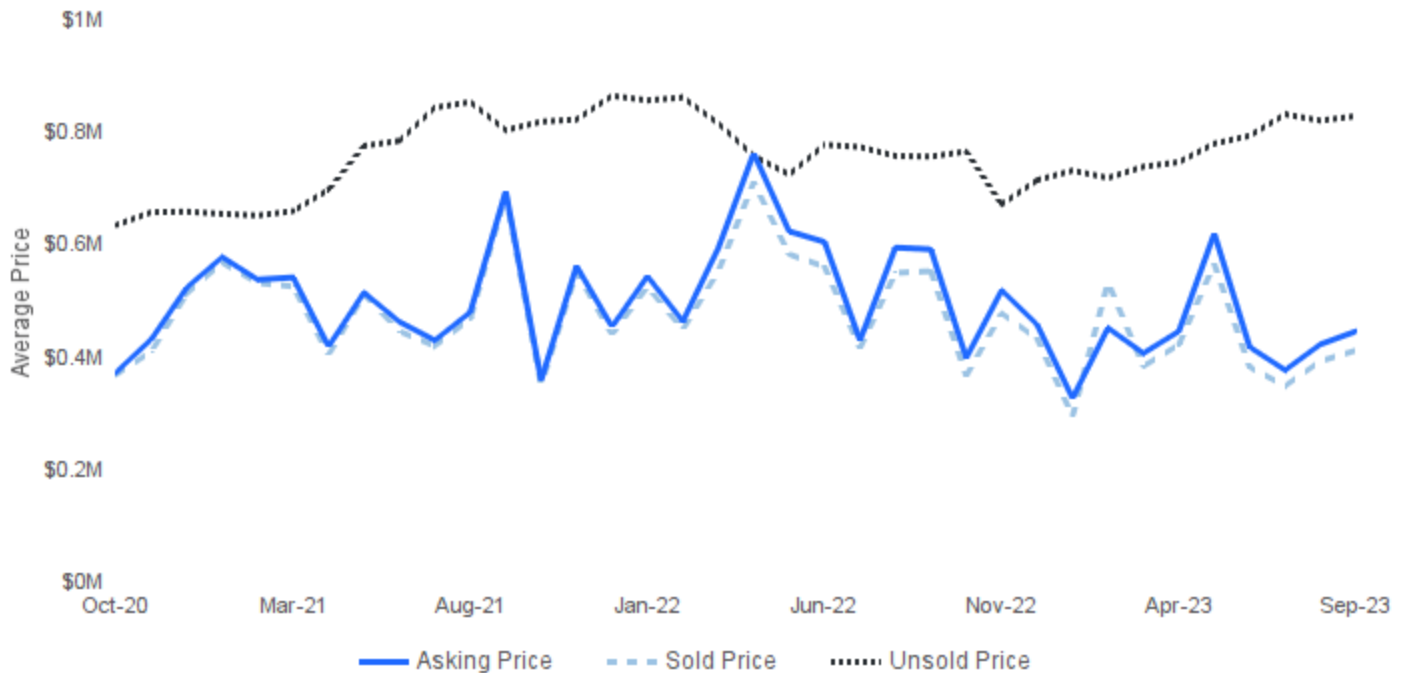
# AVERAGE ASKING/SOLD/UNSOLD PRICE

September 2023 | All Property Types ?

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

**Sold Price** | the average selling price

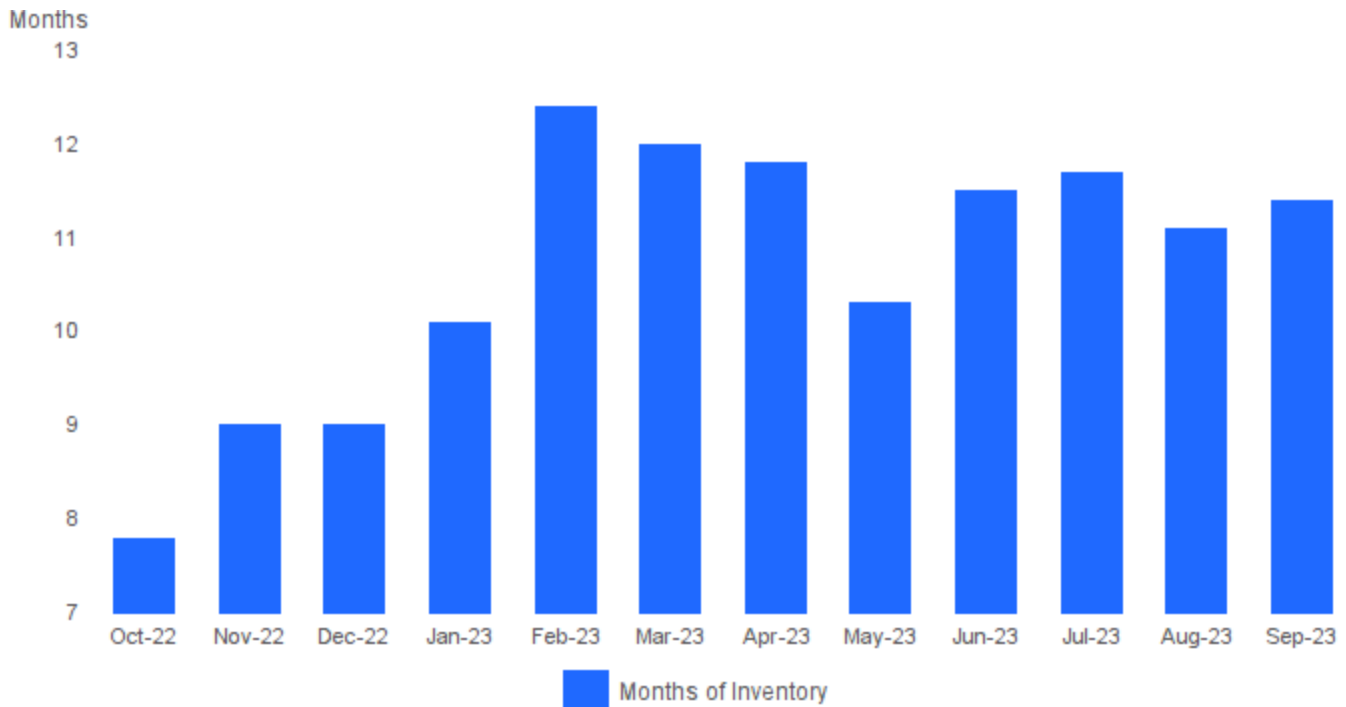
**Unsold Price** | the average active list price



# ABSORPTION RATE

September 2023 | All Property Types ?

**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.



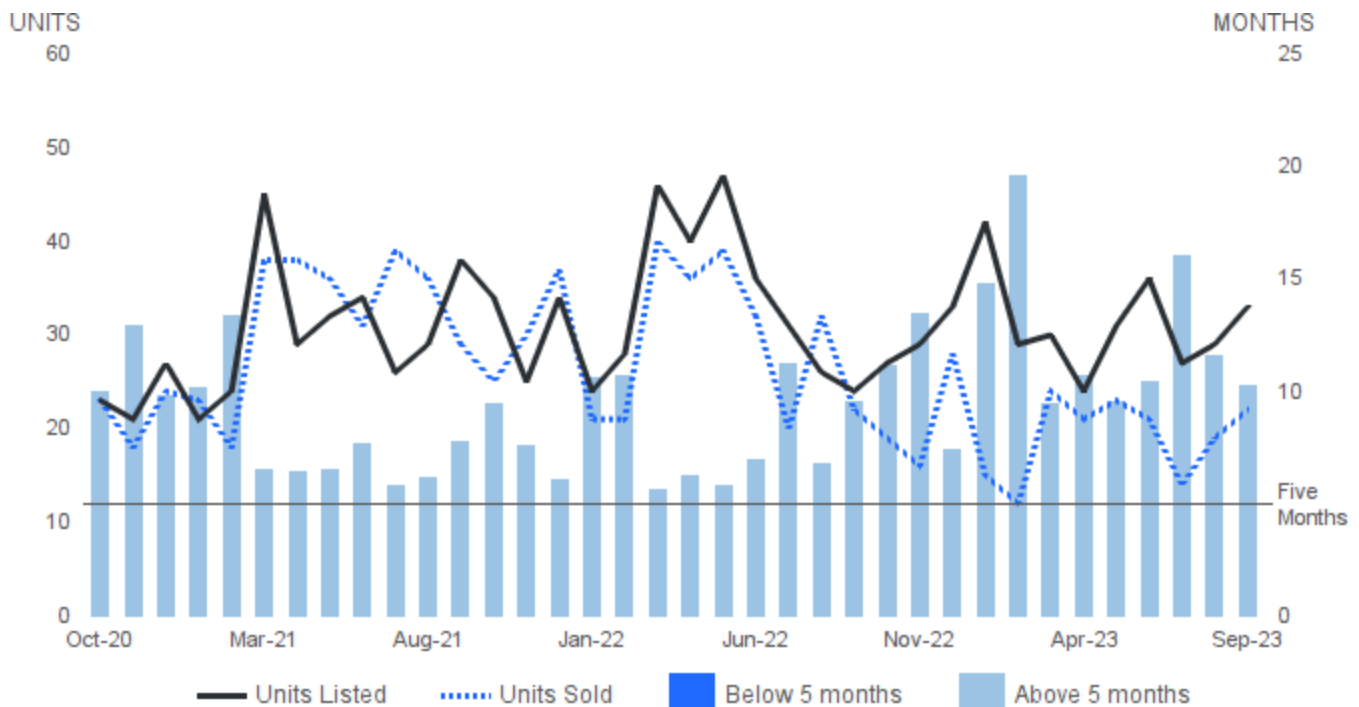
# MONTHS SUPPLY OF INVENTORY

September 2023 | All Property Types ?

**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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