



COLDWELL BANKER
U.S. VIRGIN ISLANDS

AREA REPORT

ST. CROIX

OCTOBER 2023 | CONDO



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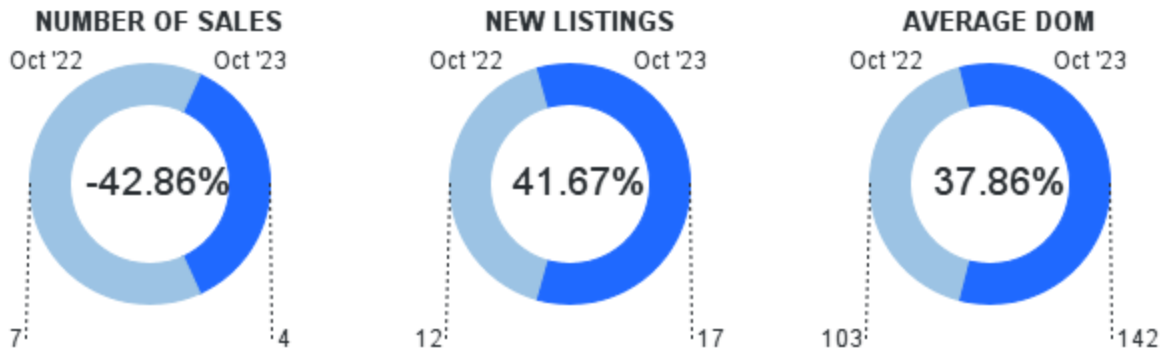


COLDWELL BANKER
ISLAND AFFILIATES

ST. CROIX | October 2023


REAL ESTATE SNAPSHOT - Change since this time last year


Condo



18.39% 
MEDIAN SALES PRICE
CONDO

39.69% 
AVERAGE SALES PRICE
CONDO

12.45% 
MEDIAN LIST PRICE
(SOLD LISTINGS)
CONDO

42.22% 
AVERAGE LIST PRICE
(SOLD LISTINGS)
CONDO

 Oct '22  Oct '23

AREA REPORT

ST. CROIX

FULL MARKET SUMMARY

October 2023 | Condo ?

	Month to Date			Year to Date		
	October 2023	October 2022	% Change	YTD 2023	YTD 2022	% Change
New Listings	17	12	41.67% ↑	121	125	-3.2% ↓
Sold Listings	4	7	-42.86% ↓	79	127	-37.8% ↓
Median List Price (Solds)	\$369,950	\$329,000	12.45% ↑	\$269,900	\$265,000	1.85% ↑
Median Sold Price	\$367,000	\$310,000	18.39% ↑	\$260,000	\$252,000	3.17% ↑
Median Days on Market	130	105	23.81% ↑	108	103	4.85% ↑
Average List Price (Solds)	\$449,725	\$316,214	42.22% ↑	\$308,235	\$290,971	5.93% ↑
Average Sold Price	\$423,000	\$302,814	39.69% ↑	\$293,373	\$279,191	5.08% ↑
Average Days on Market	142	103	37.86% ↑	132	139	-5.04% ↓
List/Sold Price Ratio	92.5%	95.7%	-3.35% ↓	95.1%	95.6%	-0.56% ↓

SOLD AND NEW PROPERTIES (UNITS)

October 2023 | Condo ?

Sold Properties | Number of properties sold during the year

New Properties | Number of properties listed during the year.

UNITS
200

150

100

50

0

2018

2019

2020

2021

2022

2023

■ Sold Properties	68	117	82	159	137	79
■ New Properties	112	118	123	136	149	121
Sold Volume	\$12.57M	\$24.93M	\$20.36M	\$44.31M	\$39.37M	\$23.18M
Listing Volume	\$23.96M	\$29.25M	\$34.41M	\$39.19M	\$47.22M	\$38.89M
Median Sale Price	\$163K	\$180K	\$235K	\$250K	\$254K	\$260K

MEDIAN SALES PRICE AND NUMBER OF SALES

October 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.

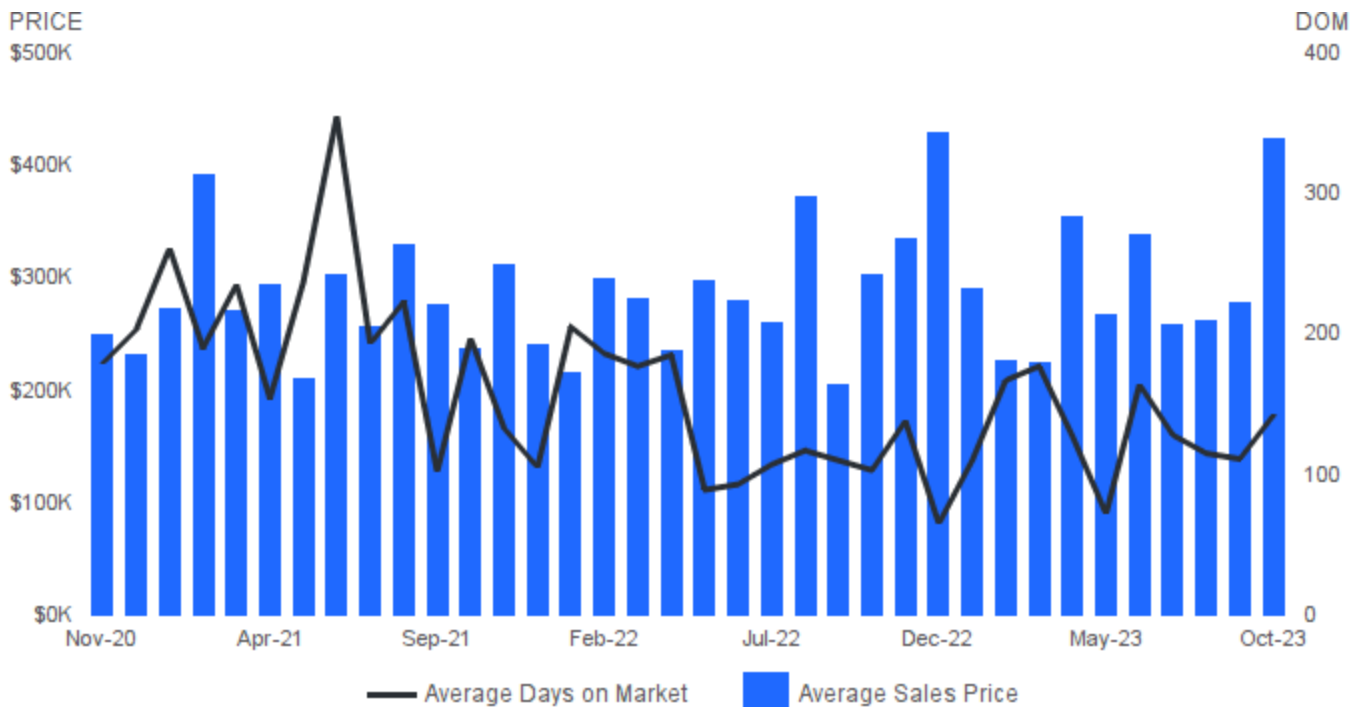


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

October 2023 | Condo ?

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

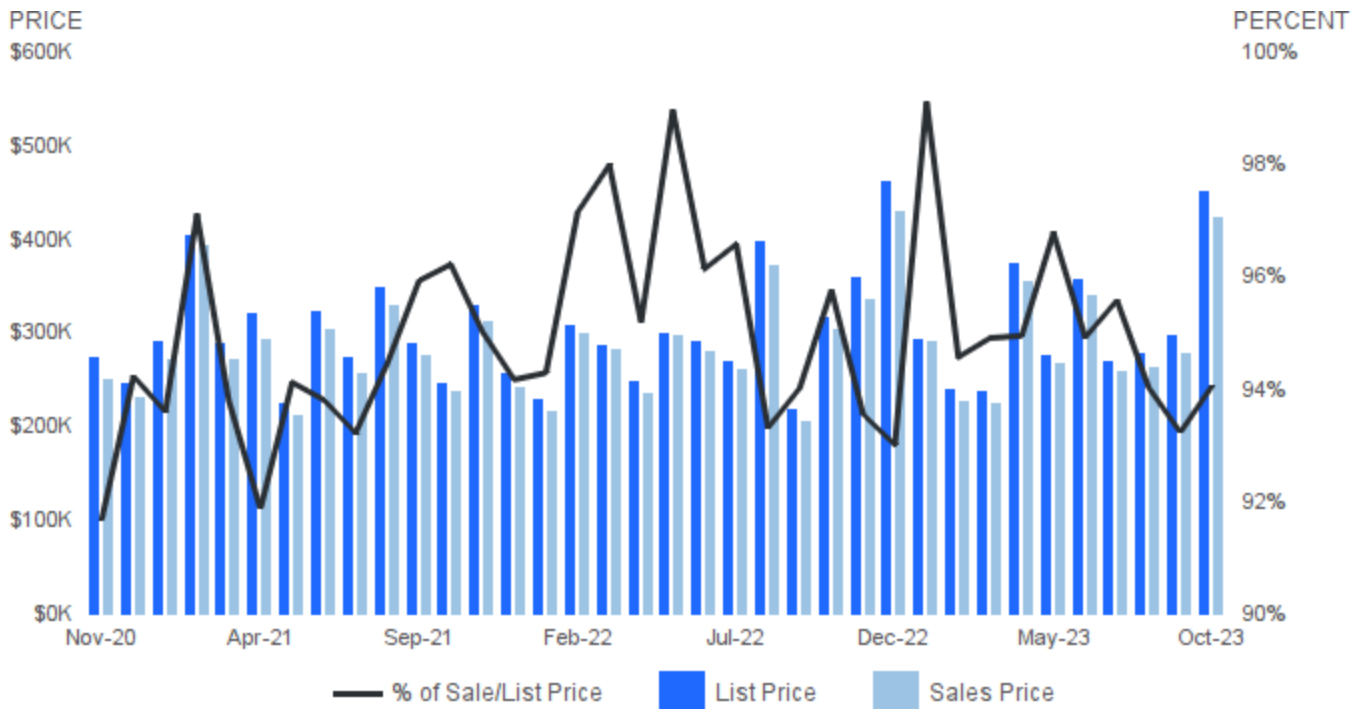
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

October 2023 | Condo ?

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

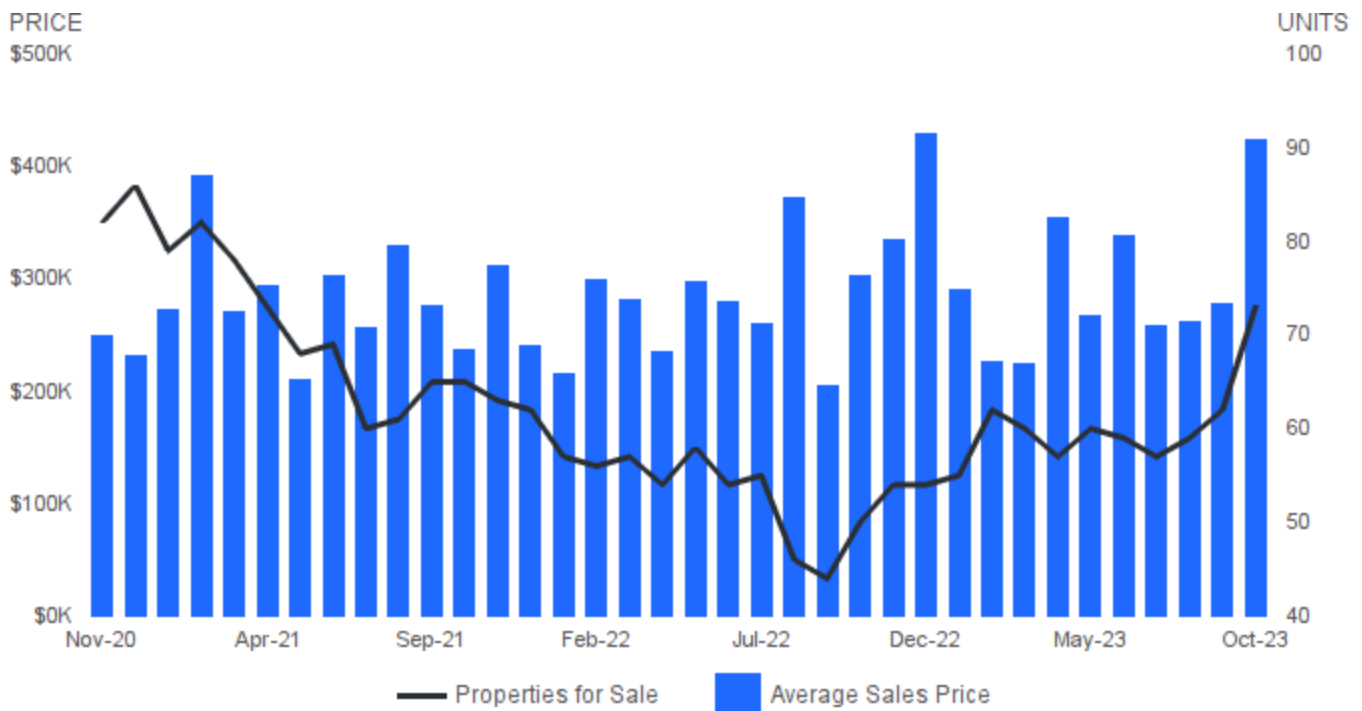


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

October 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.

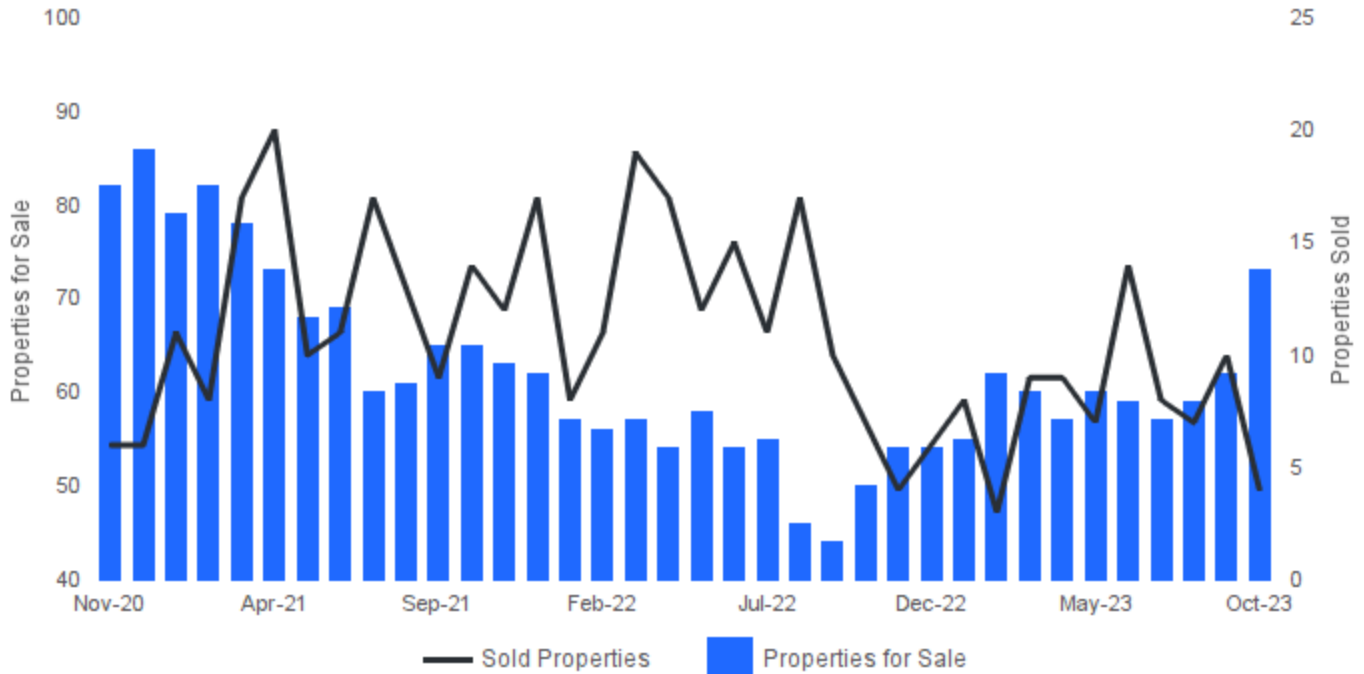


PROPERTIES FOR SALE AND SOLD PROPERTIES

October 2023 | Condo ?

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

Sold Properties | Number of properties sold.



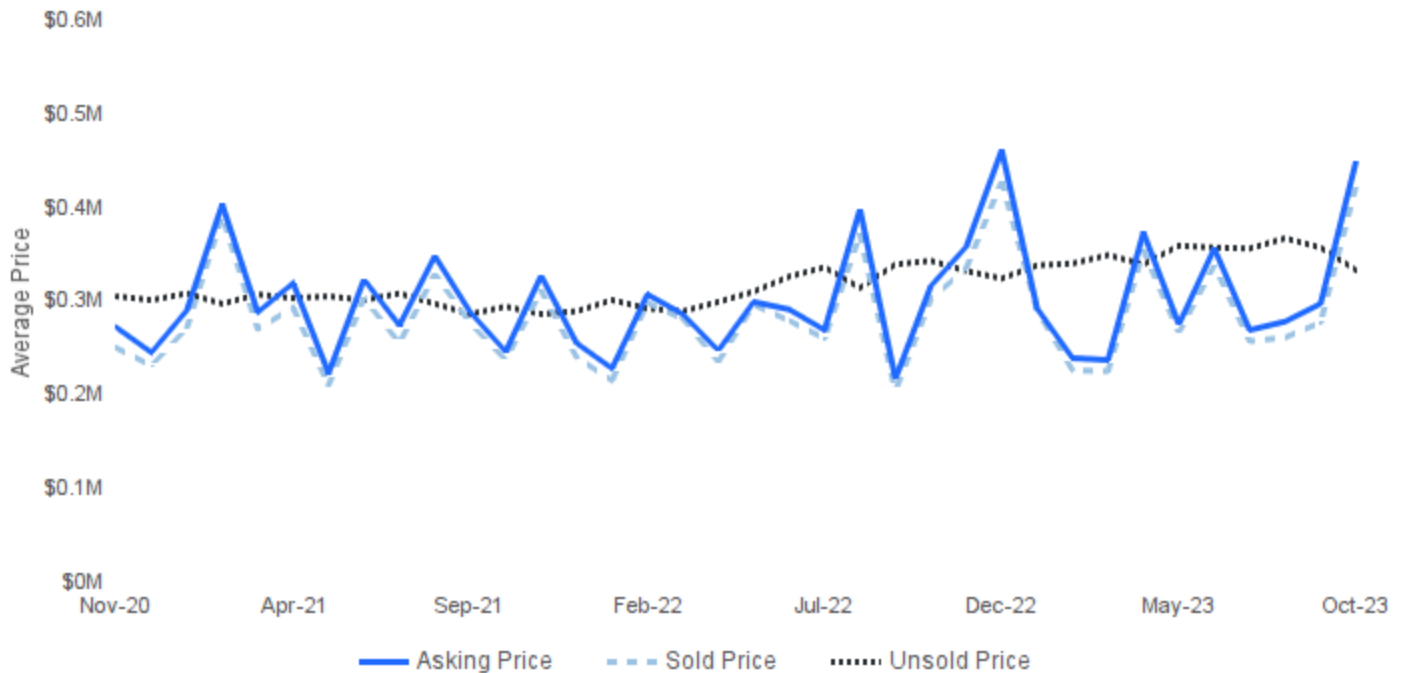
AVERAGE ASKING/SOLD/UNSOLD PRICE

October 2023 | Condo ?

Asking Price | the average asking price of sold properties

Sold Price | the average selling price

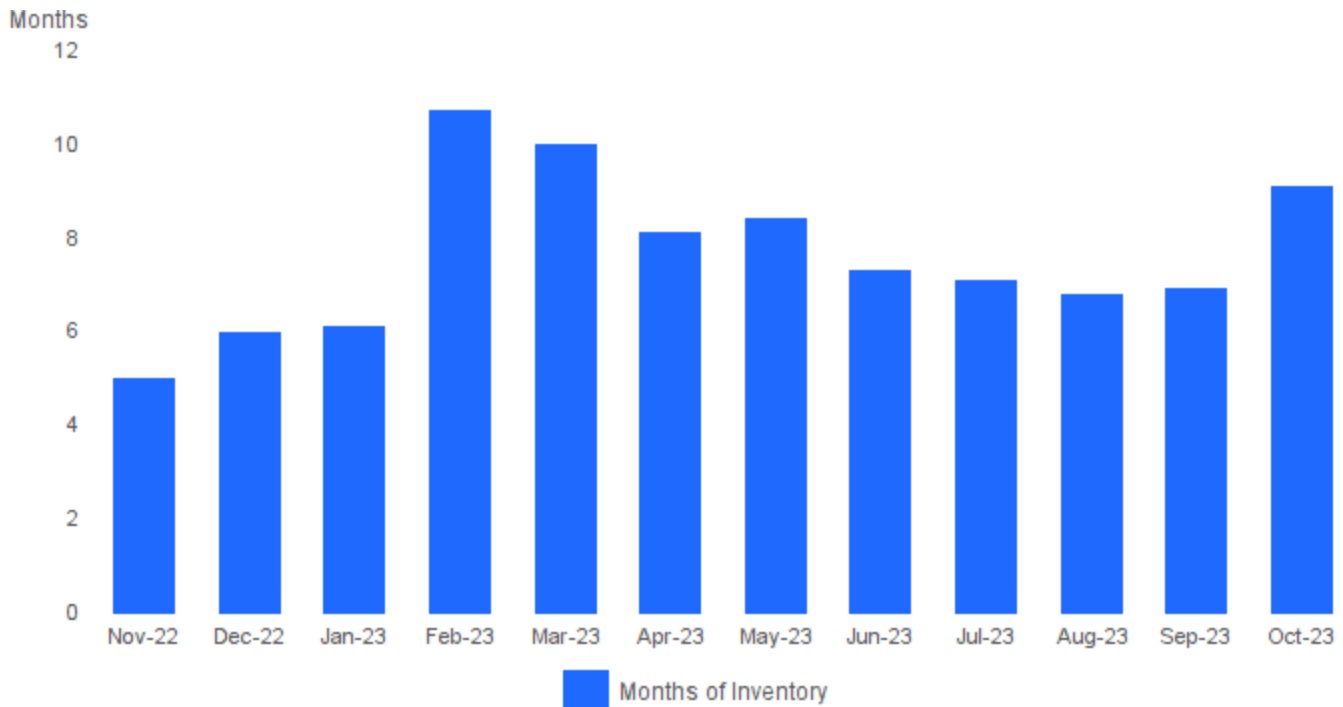
Unsold Price | the average active list price



ABSORPTION RATE

October 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.



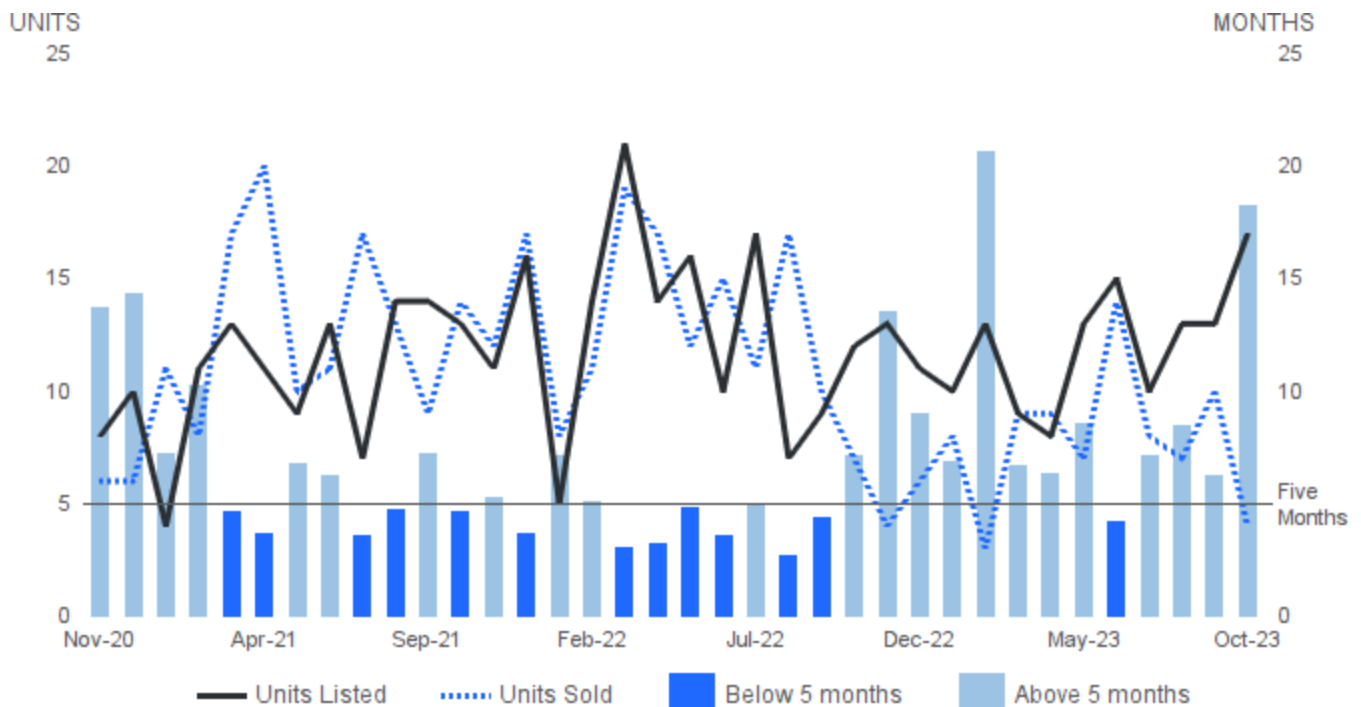
MONTHS SUPPLY OF INVENTORY

October 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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