



**COLDWELL BANKER**  
**U.S. VIRGIN ISLANDS**

# AREA REPORT

**ST. CROIX**

OCTOBER 2023 | LOTS/ACRES



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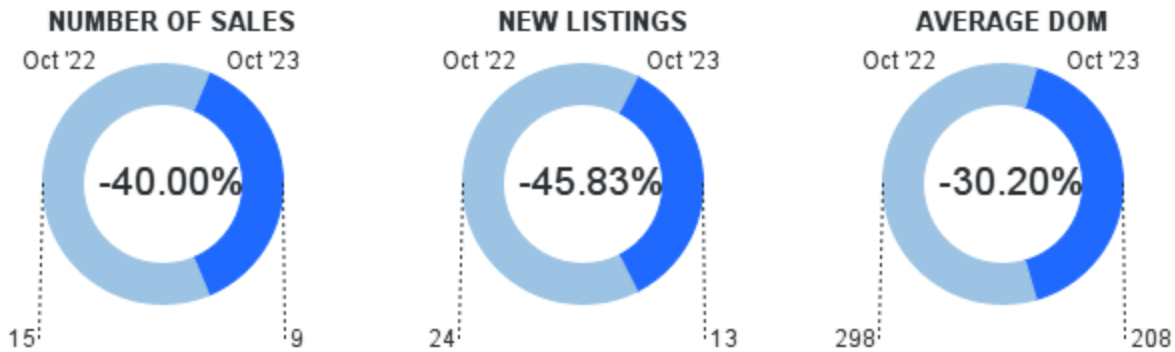


**COLDWELL BANKER**  
**ISLAND AFFILIATES**

# ST. CROIX | October 2023

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

Lots/Acres



**-19.64%** ↓

**MEDIAN SALES PRICE**  
LOTS/ACRES

**-59.36%** ↓

**AVERAGE SALES PRICE**  
LOTS/ACRES

**-36.71%** ↓

**MEDIAN LIST PRICE  
(SOLD LISTINGS)**  
LOTS/ACRES

**-63.16%** ↓

**AVERAGE LIST PRICE  
(SOLD LISTINGS)**  
LOTS/ACRES

■ Oct '22    ■ Oct '23

# AREA REPORT

## ST. CROIX

### FULL MARKET SUMMARY

October 2023 | Lots/Acres ?

	Month to Date			Year to Date		
	October 2023	October 2022	% Change	YTD 2023	YTD 2022	% Change
New Listings	13	24	-45.83% ↓	268	298	-10.07% ↓
Sold Listings	9	15	-40% ↓	131	174	-24.71% ↓
Median List Price (Solds)	\$50,000	\$79,000	-36.71% ↓	\$69,000	\$66,500	3.76% ↑
Median Sold Price	\$45,000	\$56,000	-19.64% ↓	\$55,000	\$60,000	-8.33% ↓
Median Days on Market	123	208	-40.87% ↓	155	242	-35.95% ↓
Average List Price (Solds)	\$54,700	\$148,500	-63.16% ↓	\$127,330	\$139,799	-8.92% ↓
Average Sold Price	\$50,444	\$124,133	-59.36% ↓	\$109,458	\$121,865	-10.18% ↓
Average Days on Market	208	298	-30.2% ↓	283	313	-9.58% ↓
List/Sold Price Ratio	92.4%	87.7%	5.37% ↑	86.1%	89.9%	-4.21% ↓

### SOLD AND NEW PROPERTIES (UNITS)

October 2023 | Lots/Acres ?

**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

October 2023 | Lots/Acres ?

**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 | Lots/Acres ?

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

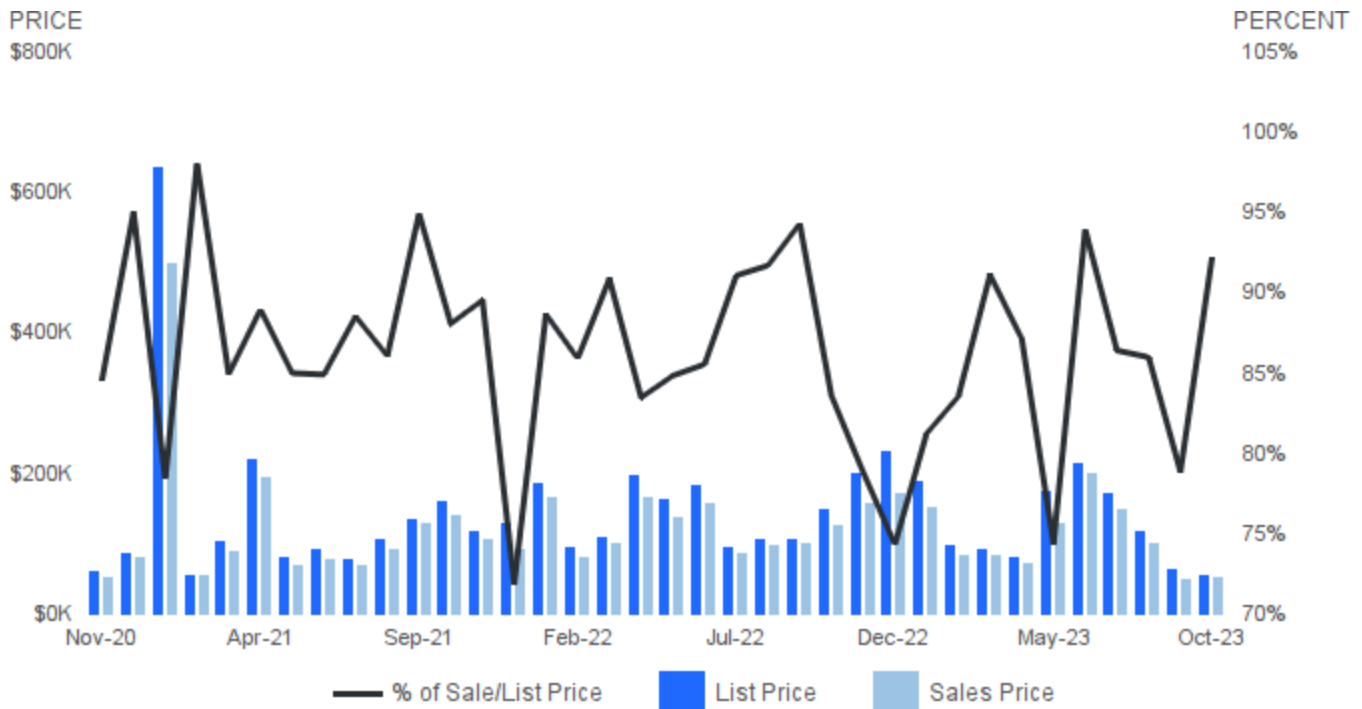
**Average Days on Market** | Average days on market for all properties sold.



# SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

October 2023 | Lots/Acres ?

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

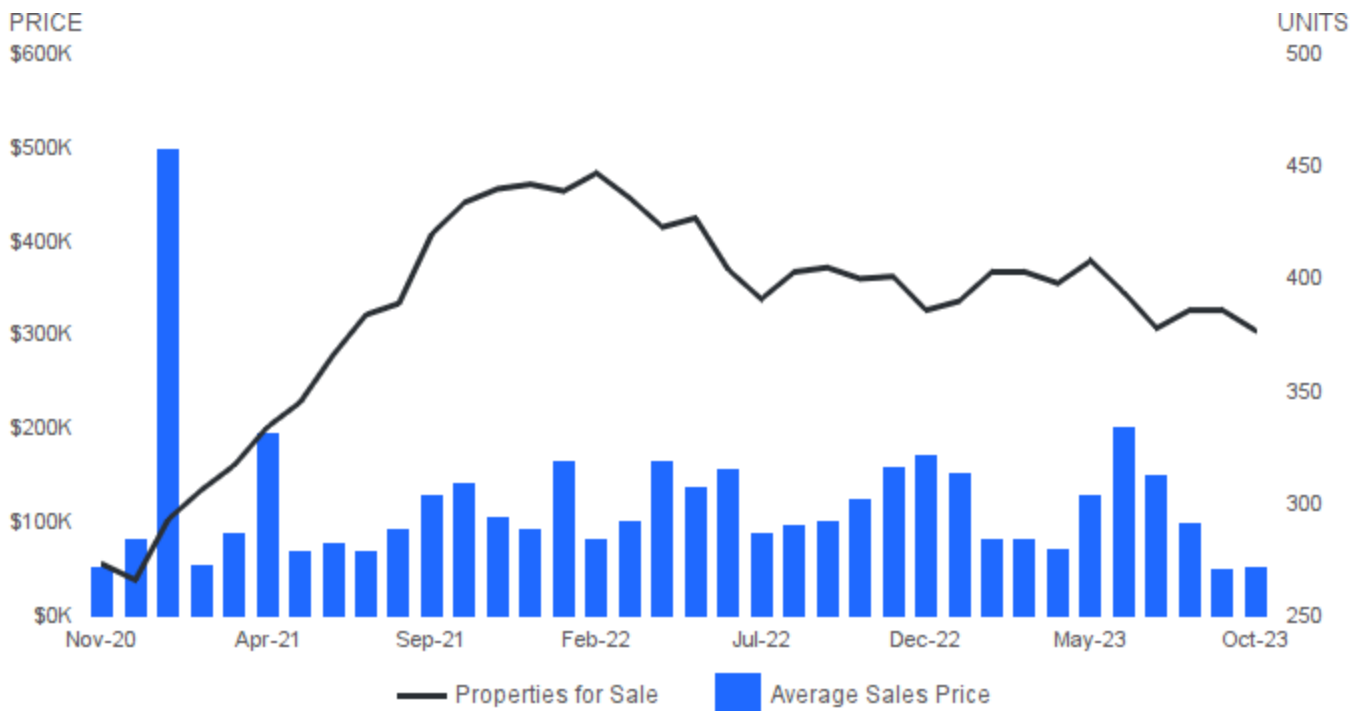


# AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

October 2023 | Lots/Acres ?

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

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

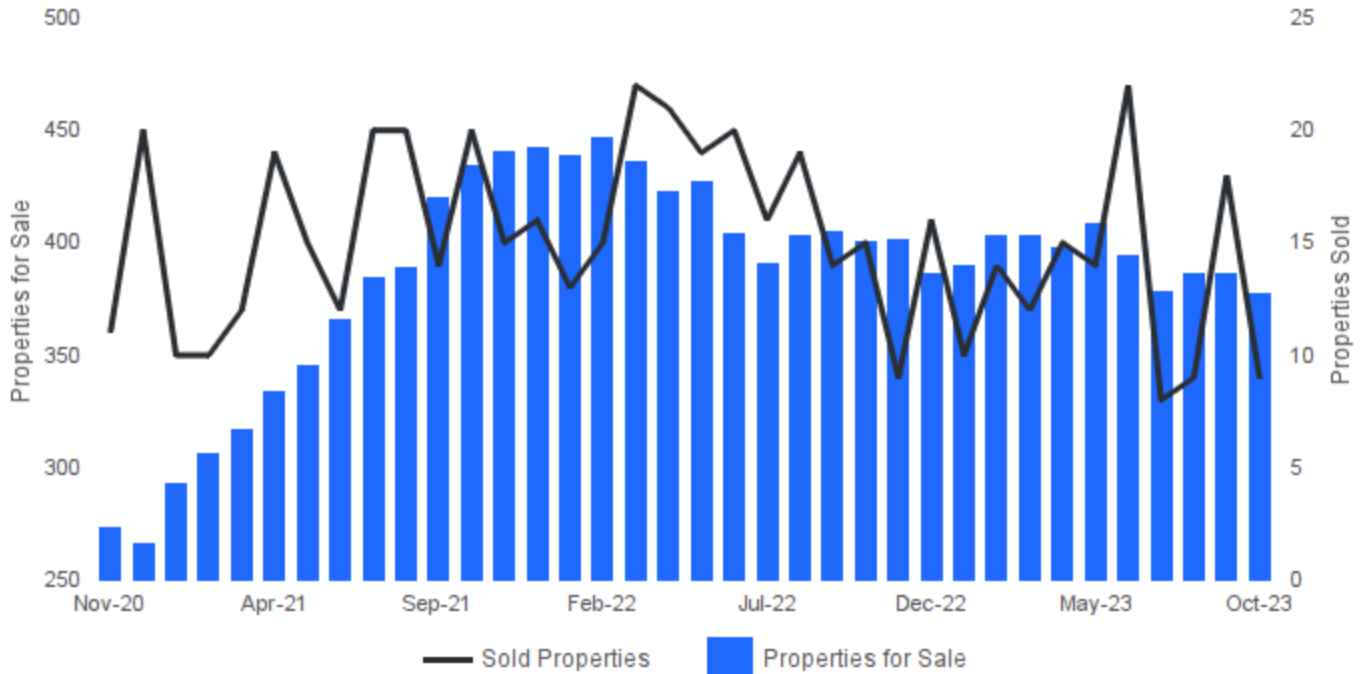


# PROPERTIES FOR SALE AND SOLD PROPERTIES

October 2023 | Lots/Acres ?

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

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



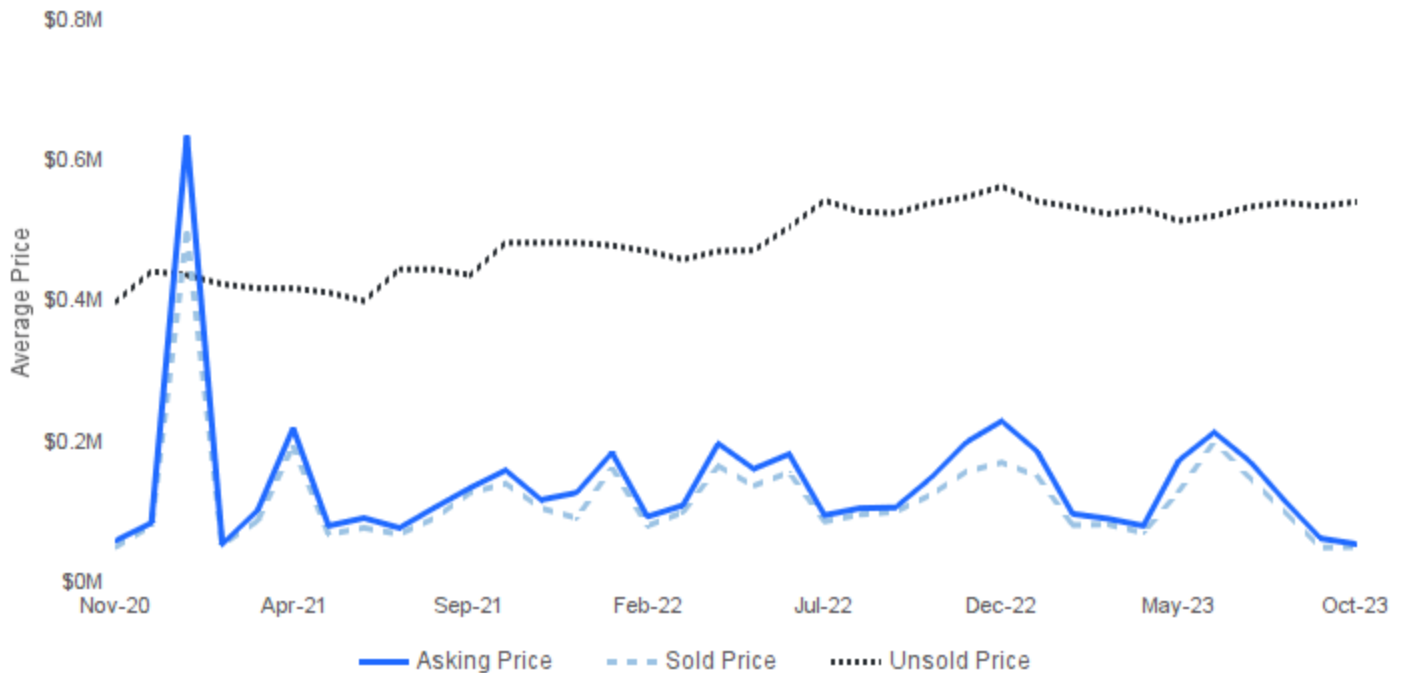
# AVERAGE ASKING/SOLD/UNSOLD PRICE

October 2023 | Lots/Acres ?

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

**Sold Price** | the average selling price

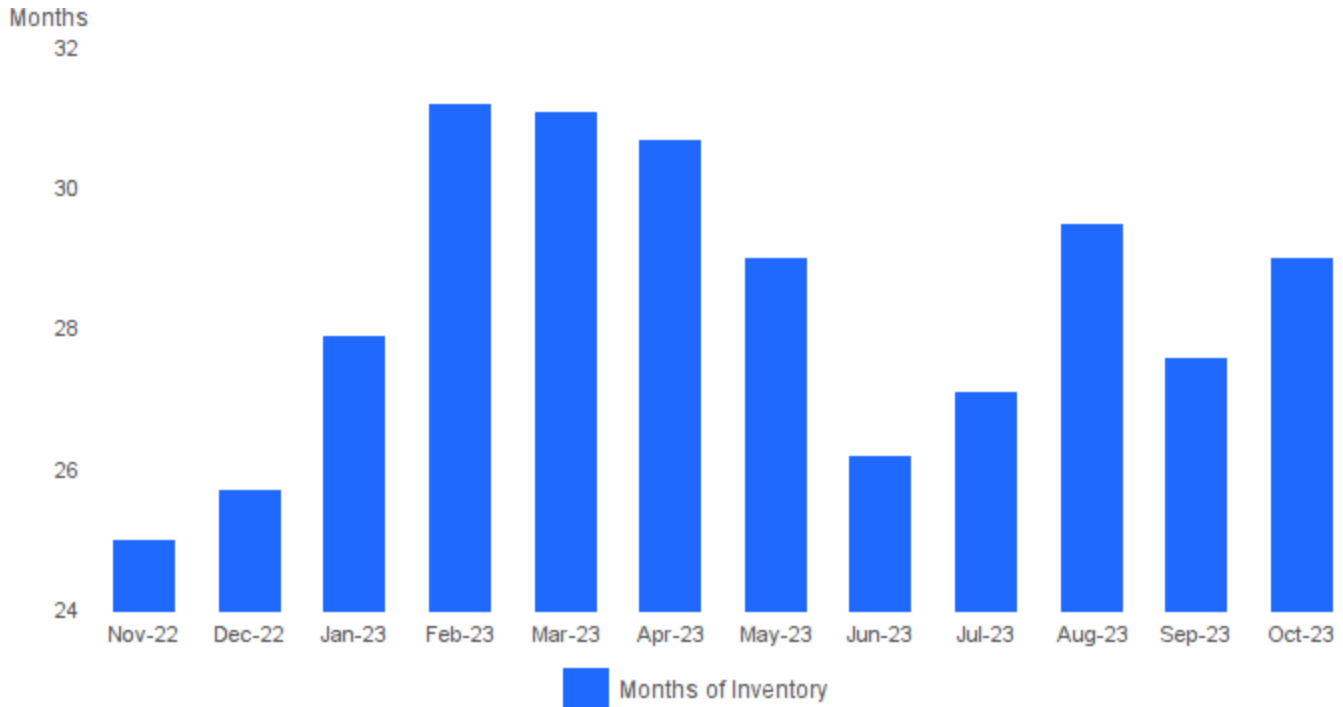
**Unsold Price** | the average active list price



# ABSORPTION RATE

October 2023 | Lots/Acres ?

**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.



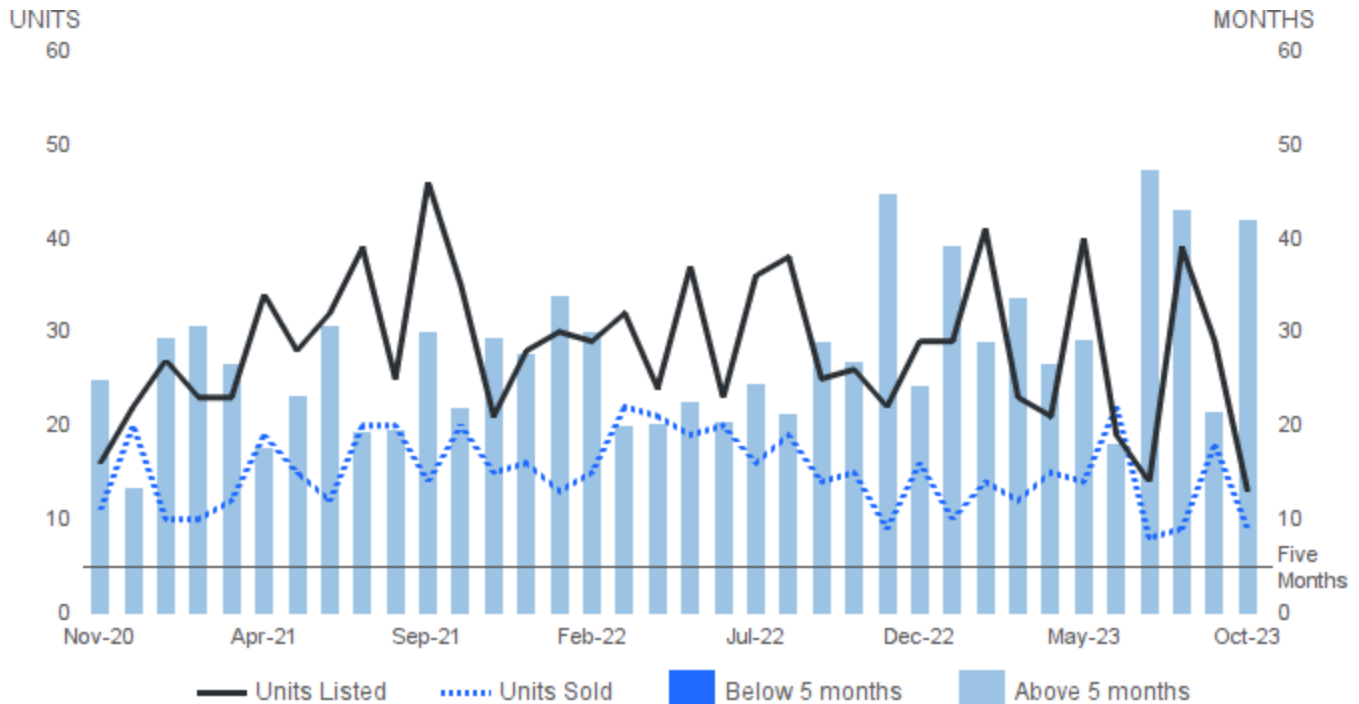
# MONTHS SUPPLY OF INVENTORY

October 2023 | Lots/Acres ?

**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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