



COLDWELL BANKER
U.S. VIRGIN ISLANDS

**AREA
REPORT**

ST. CROIX

OCTOBER 2023 | SINGLE FAMILY



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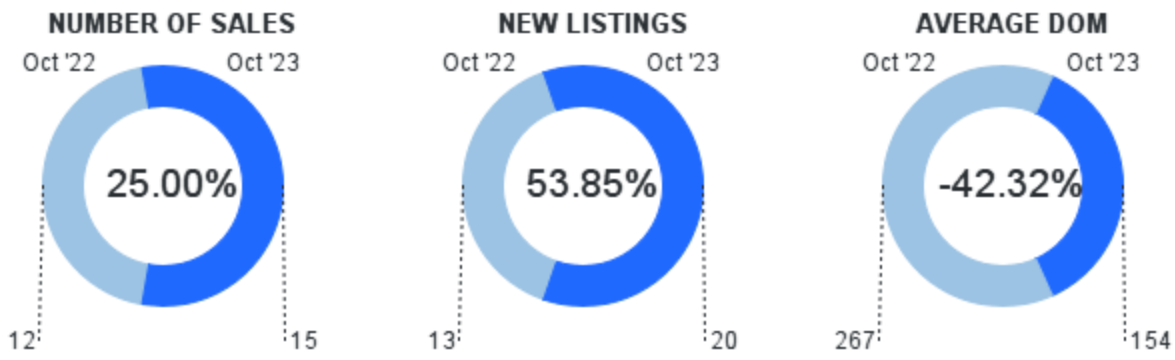


COLDWELL BANKER
ISLAND AFFILIATES

ST. CROIX | October 2023


REAL ESTATE SNAPSHOT - Change since this time last year


Single Family




7.73% 
MEDIAN SALES PRICE
SINGLE FAMILY

86.29% 
AVERAGE SALES PRICE
SINGLE FAMILY

6.55% 
MEDIAN LIST PRICE
(SOLD LISTINGS)
SINGLE FAMILY

78.59% 
AVERAGE LIST PRICE
(SOLD LISTINGS)
SINGLE FAMILY

 Oct '22  Oct '23

AREA REPORT

ST. CROIX

FULL MARKET SUMMARY

October 2023 | Single Family ?

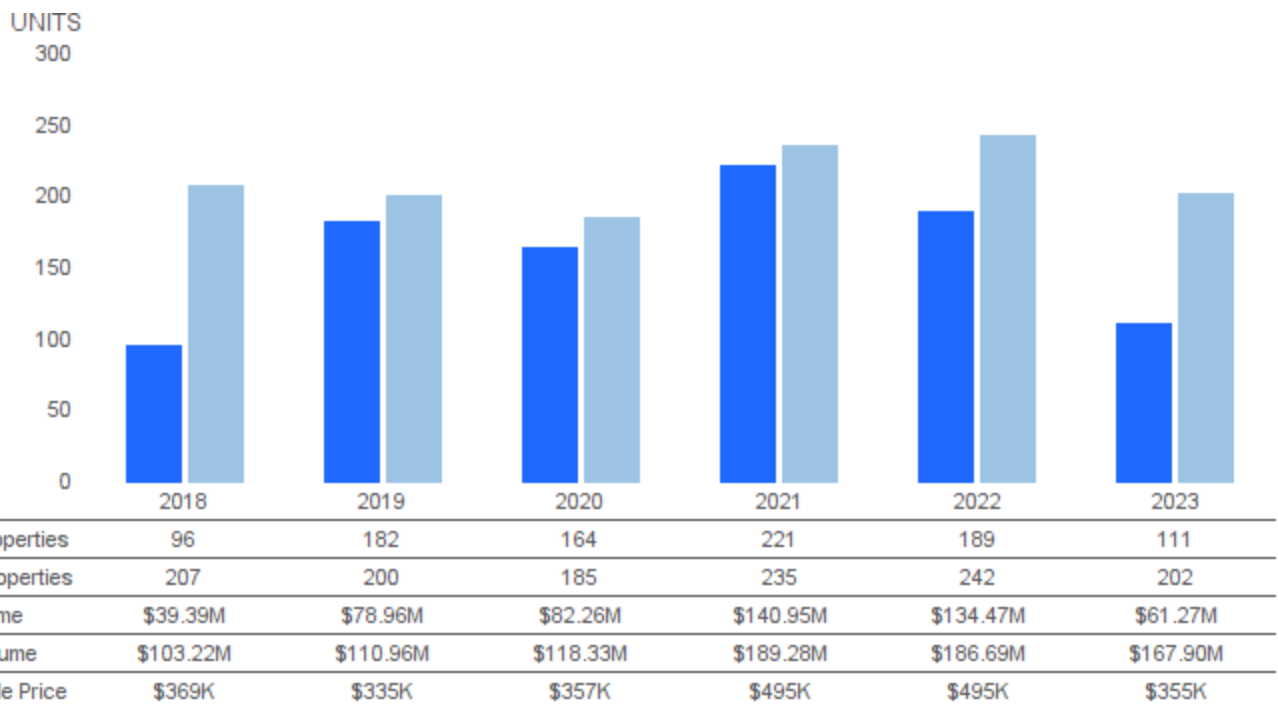
	Month to Date			Year to Date		
	October 2023	October 2022	% Change	YTD 2023	YTD 2022	% Change
New Listings	20	13	53.85% ↑	202	202	0%
Sold Listings	15	12	25% ↑	111	155	-28.39% ↓
Median List Price (Solds)	\$415,000	\$389,500	6.55% ↑	\$397,000	\$549,000	-27.69% ↓
Median Sold Price	\$390,000	\$362,000	7.73% ↑	\$355,000	\$525,000	-32.38% ↓
Median Days on Market	105	141	-25.53% ↓	151	165	-8.48% ↓
Average List Price (Solds)	\$801,126	\$448,575	78.59% ↑	\$587,320	\$822,552	-28.6% ↓
Average Sold Price	\$753,860	\$404,679	86.29% ↑	\$551,994	\$765,024	-27.85% ↓
Average Days on Market	154	267	-42.32% ↓	199	226	-11.95% ↓
List/Sold Price Ratio	94.8%	89.9%	5.43% ↑	92.5%	94%	-1.68% ↓

SOLD AND NEW PROPERTIES (UNITS)

October 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

October 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.

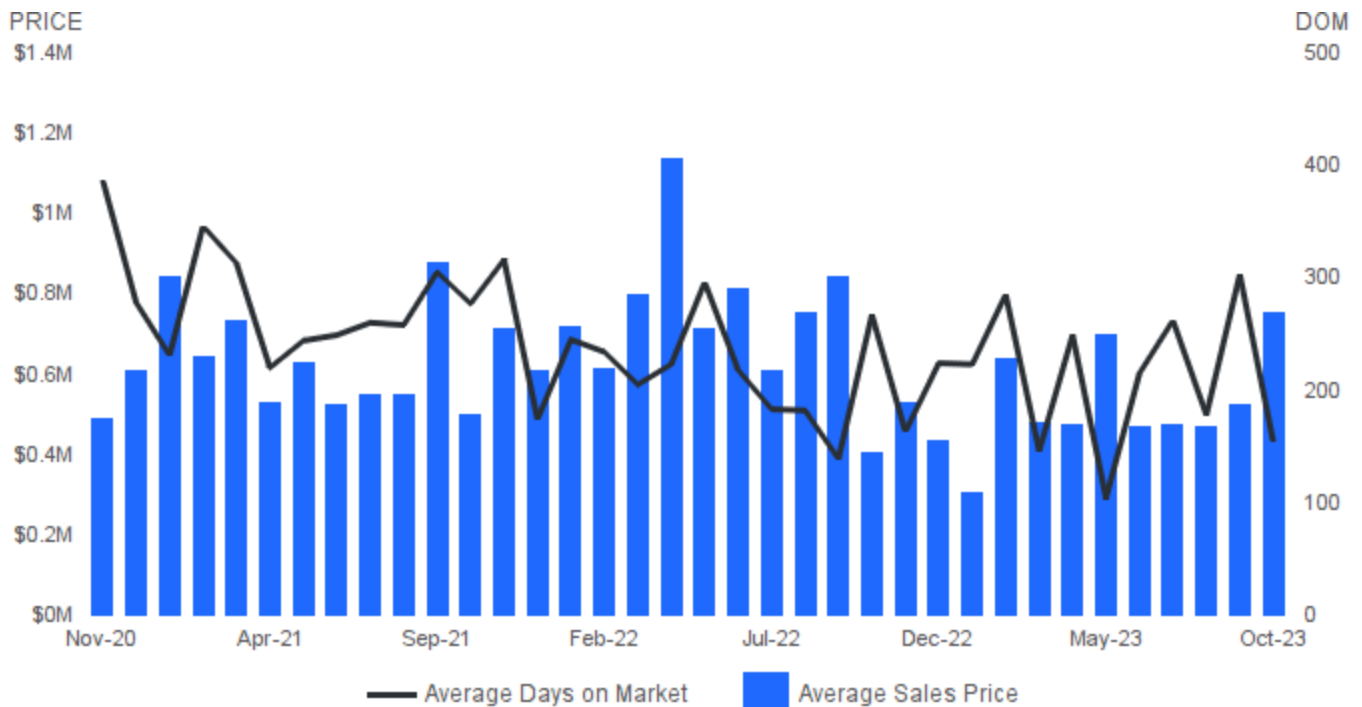


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

October 2023 | Single Family ?

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

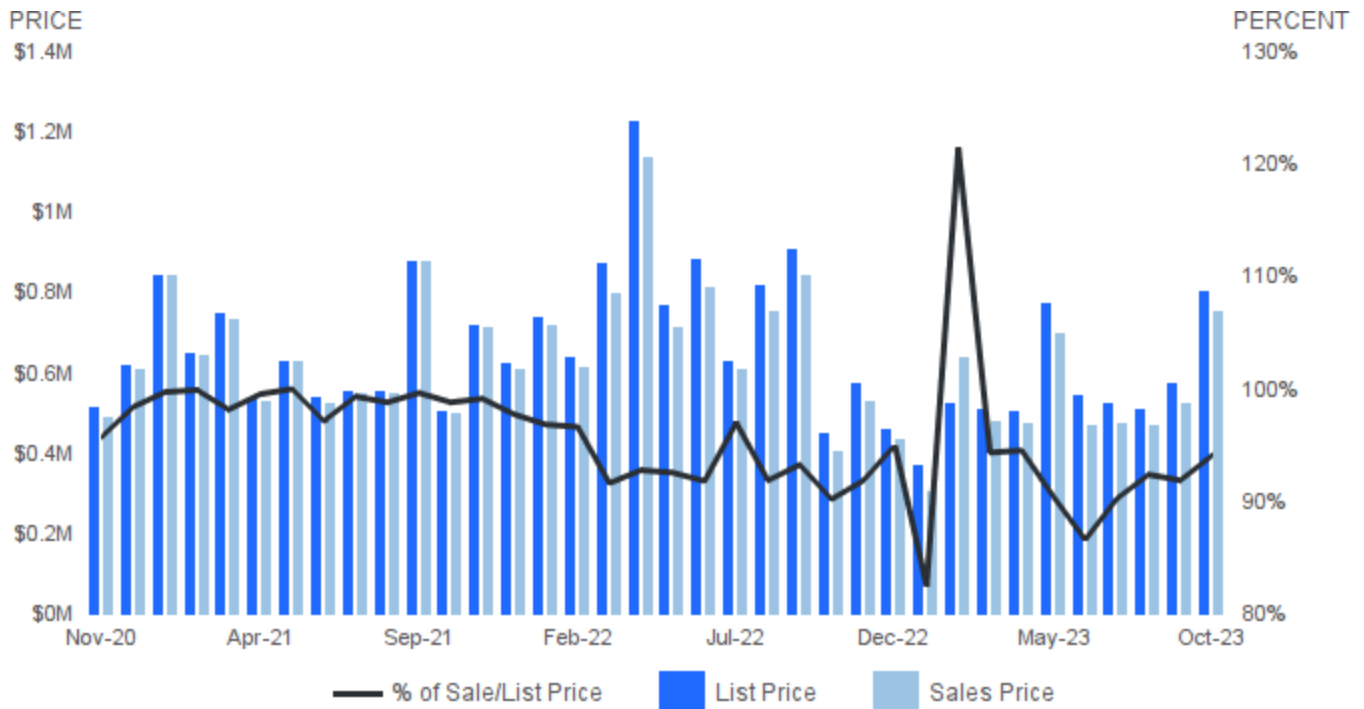
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

October 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

October 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.

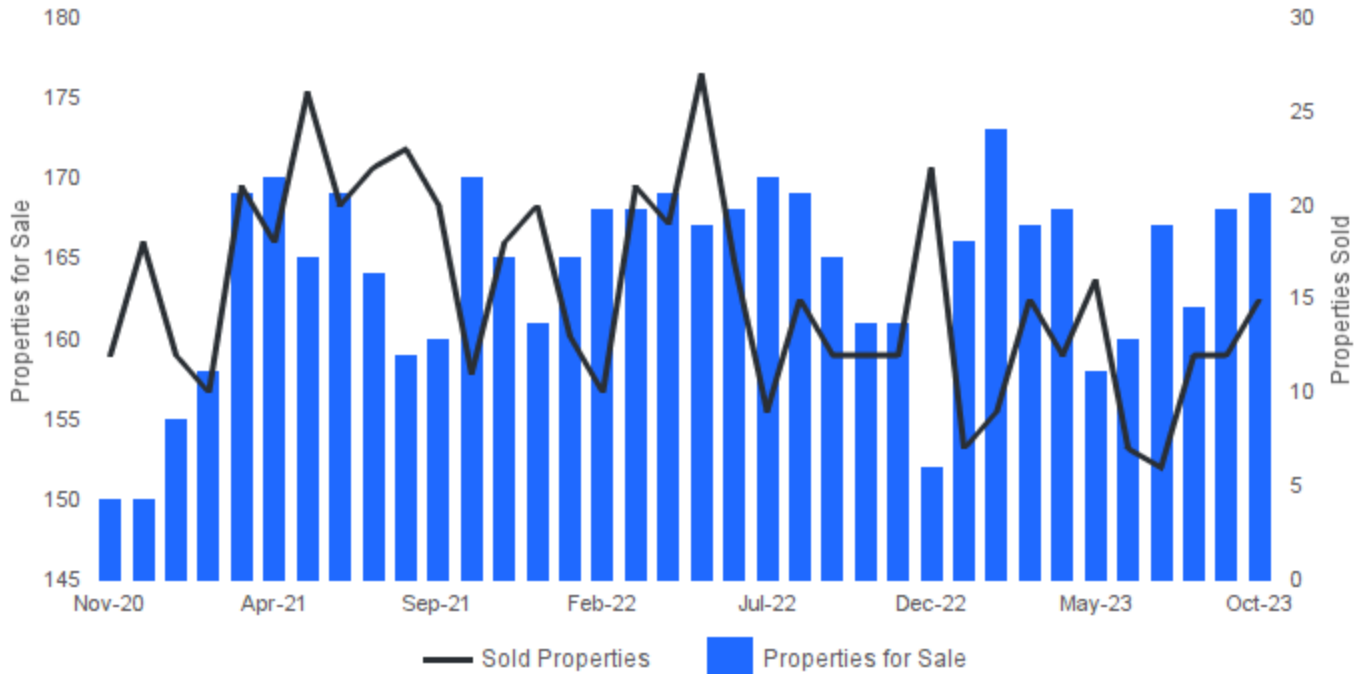


PROPERTIES FOR SALE AND SOLD PROPERTIES

October 2023 | Single Family ?

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

Sold Properties | Number of properties sold.



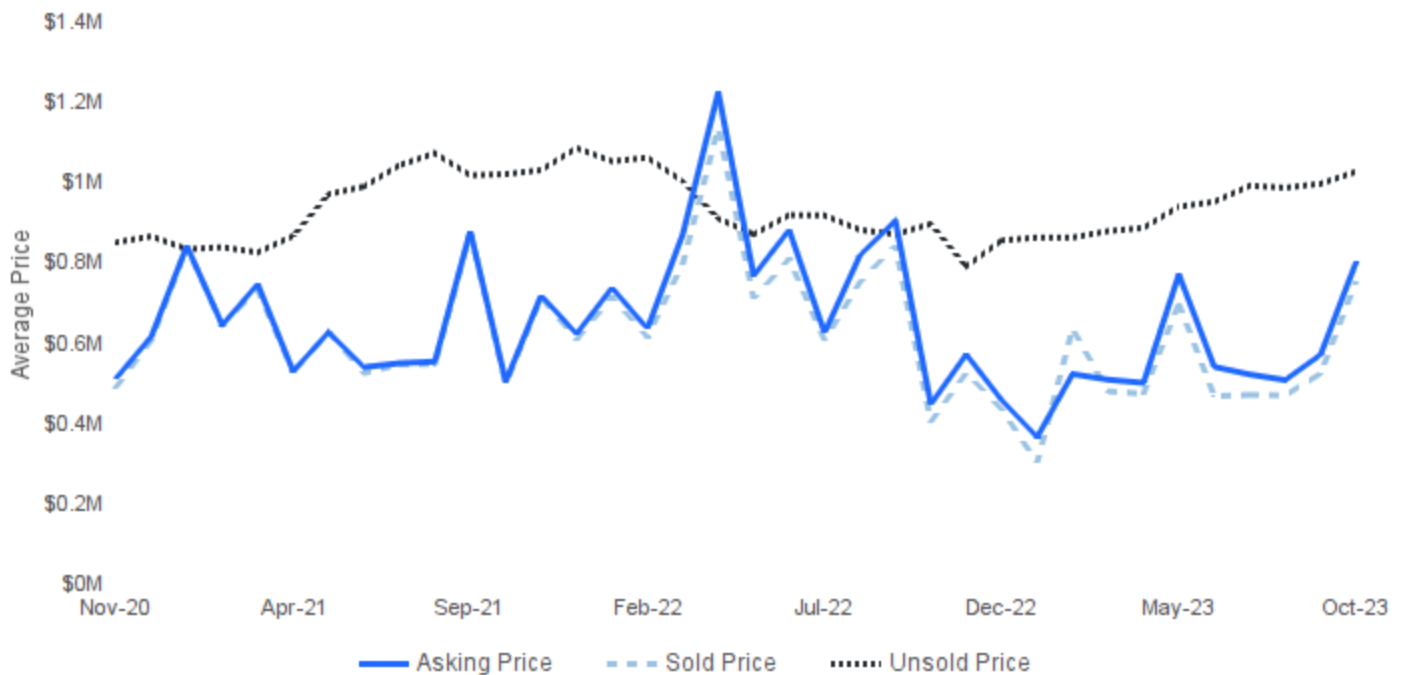
AVERAGE ASKING/SOLD/UNSOLD PRICE

October 2023 | Single Family ?

Asking Price | the average asking price of sold properties

Sold Price | the average selling price

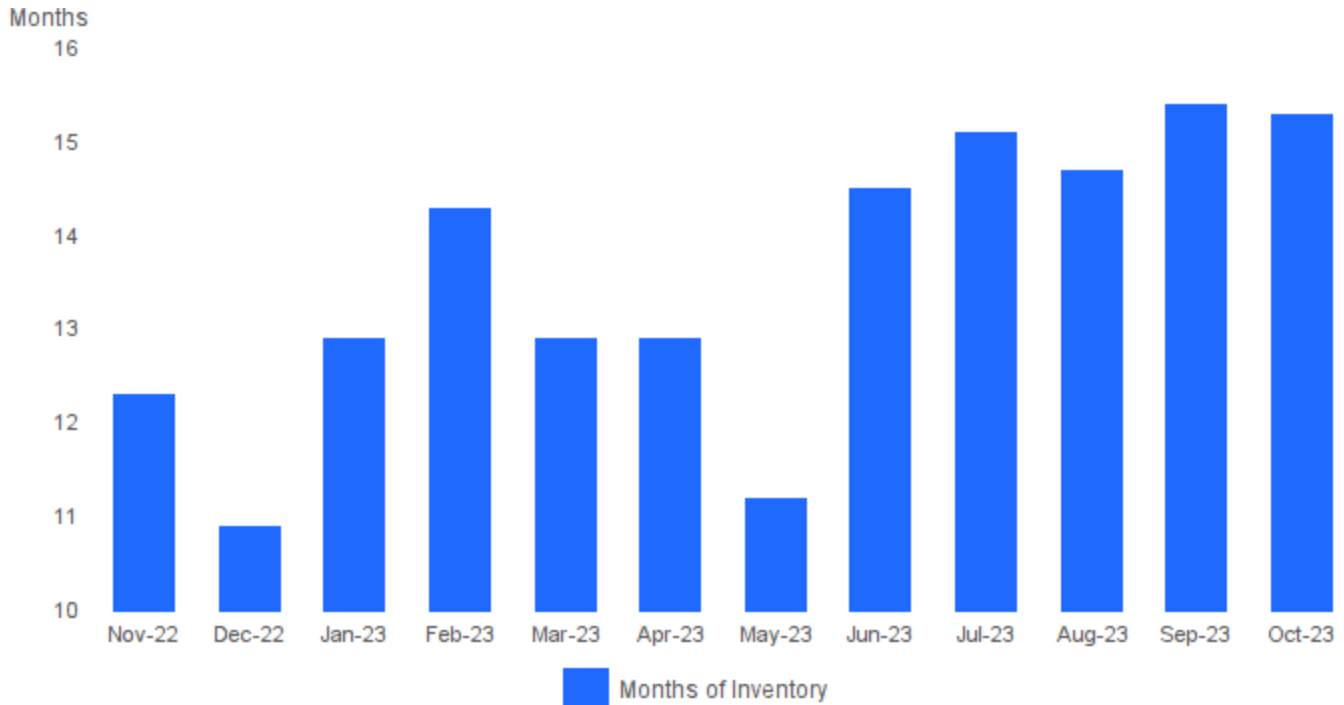
Unsold Price | the average active list price



ABSORPTION RATE

October 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.



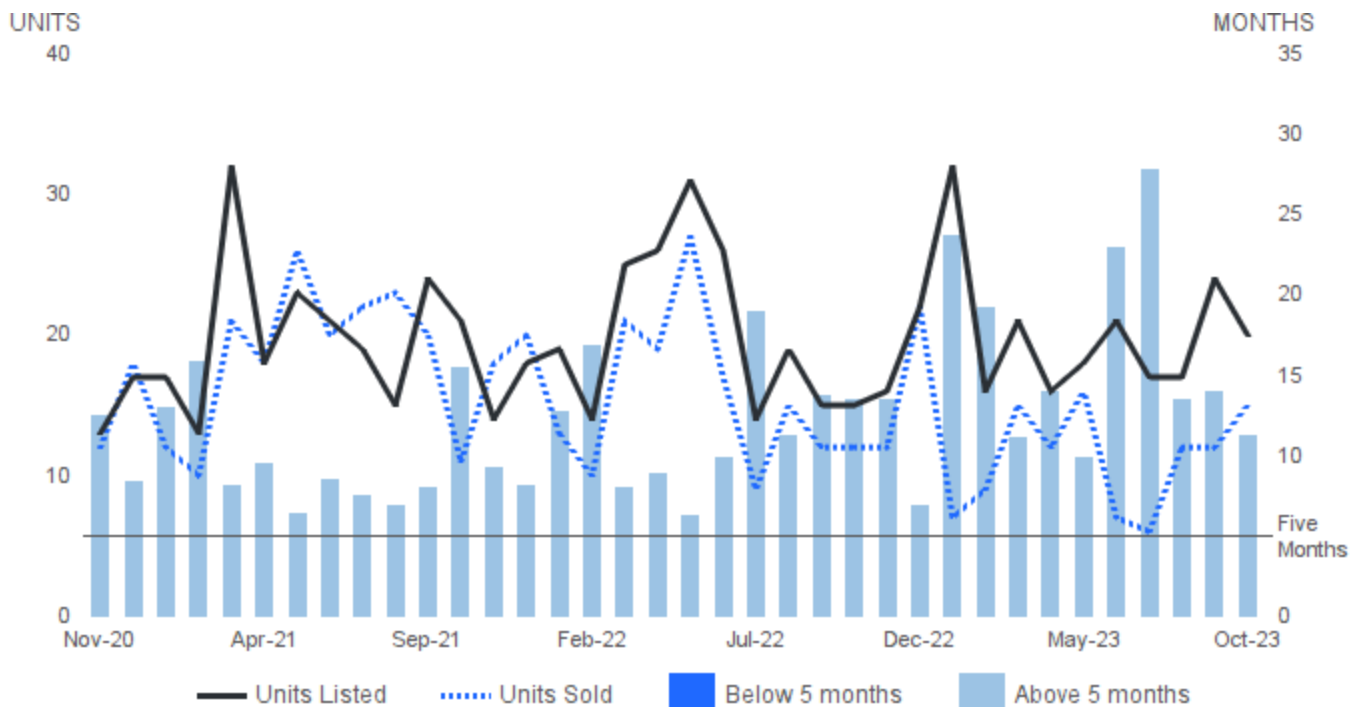
MONTHS SUPPLY OF INVENTORY

October 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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