COLDWELL BANKER
U.S. VIRGIN ISLANDS

AREA REPORT

ST. CROIX

NOVEMBER 2023 | CONDO

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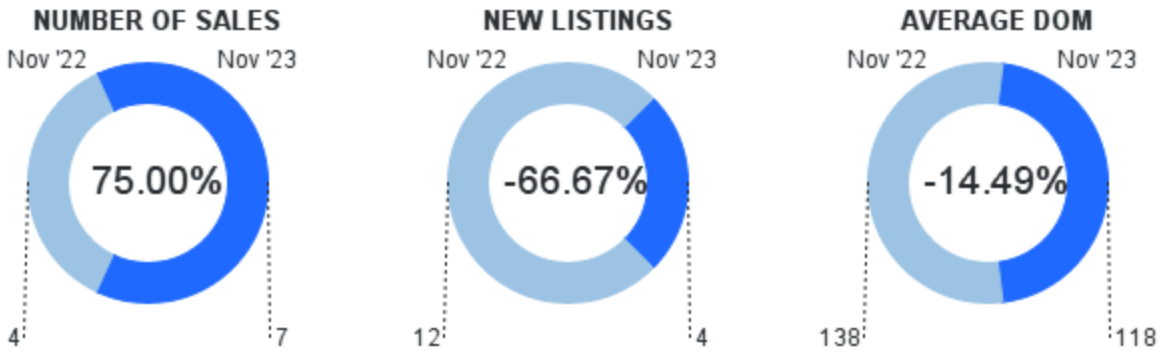
COLDWELL BANKER
ISLAND AFFILIATES

ST. CROIX | November 2023

REAL ESTATE SNAPSHOT - Change since this time last year

Condo



-21.32%

MEDIAN SALES PRICE
CONDO

1.59%

AVERAGE SALES PRICE
CONDO

-19.62%

MEDIAN LIST PRICE (SOLD LISTINGS)
CONDO

-0.78%

AVERAGE LIST PRICE (SOLD LISTINGS)
CONDO

Nov '22 Nov '23

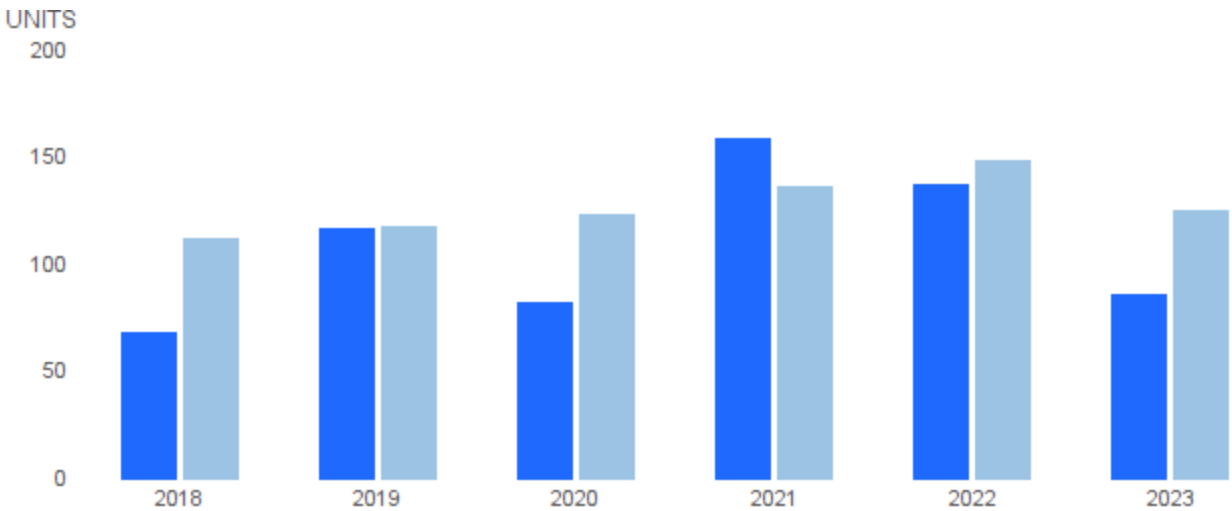
AREA REPORT
ST. CROIX

FULL MARKET SUMMARY
November 2023 | Condo

	Month to Date			Year to Date		
	November 2023	November 2022	% Change	YTD 2023	YTD 2022	% Change
New Listings	4	12	-66.67%	125	137	-8.76%
Sold Listings	7	4	75%	86	131	-34.35%
Median List Price (Solds)	$299,000	$372,000	-19.62%	$279,950	$265,000	5.64%
Median Sold Price	$275,000	$349,500	-21.32%	$262,900	$252,500	4.12%
Median Days on Market	76	129	-41.09%	107	103	3.88%
Average List Price (Solds)	$355,700	$358,500	-0.78%	$312,098	$293,033	6.51%
Average Sold Price	$340,700	$335,375	1.59%	$297,225	$280,906	5.81%
Average Days on Market	118	138	-14.49%	131	139	-5.76%
List/Sold Price Ratio	95.1%	93%	2.3%	95.1%	95.6%	-0.48%

SOLD AND NEW PROPERTIES (UNITS)
November 2023 | Condo

Sold Properties | Number of properties sold during the year
New Properties | Number of properties listed during the year.

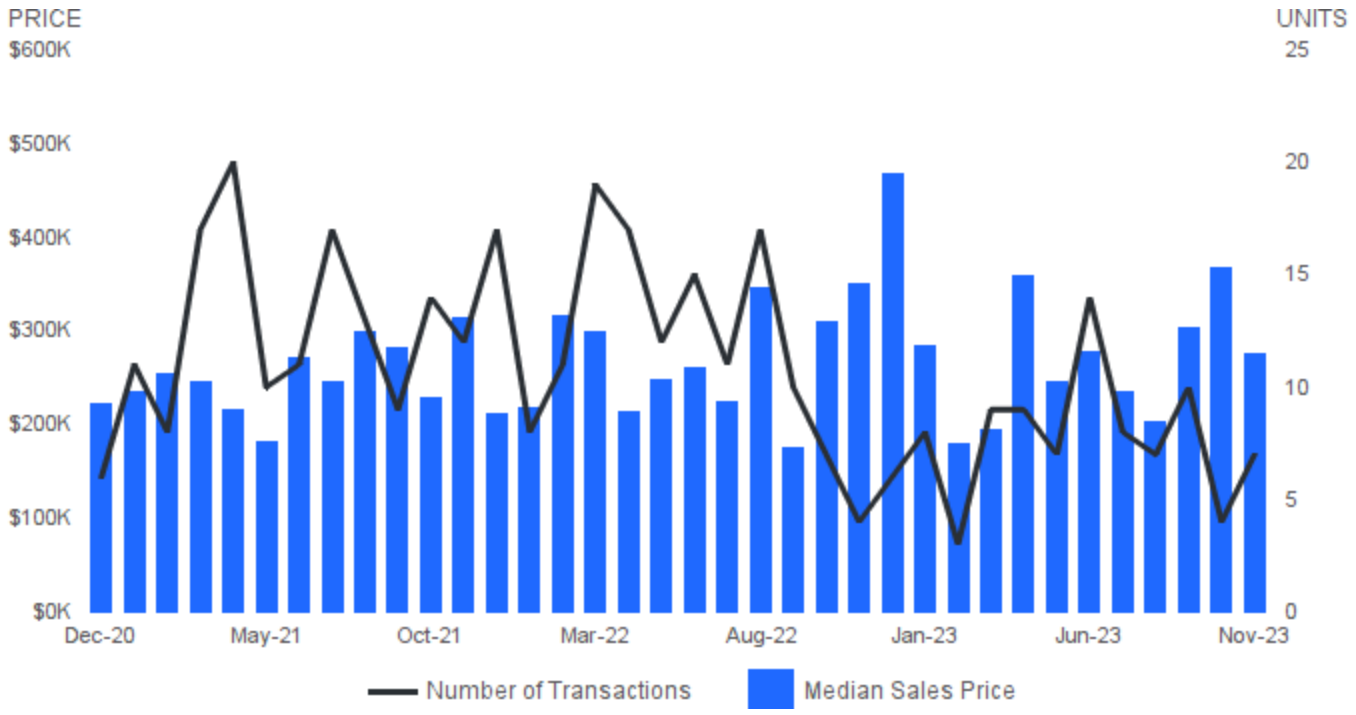


	2018	2019	2020	2021	2022	2023
Sold Properties	68	117	82	159	137	86
New Properties	112	118	123	136	149	125
Sold Volume	$12.57M	$24.93M	$20.36M	$44.31M	$39.37M	$25.56M
Listing Volume	$23.96M	$29.25M	$34.41M	$39.19M	$47.22M	$40.20M
Median Sale Price	$163K	$180K	$235K	$250K	$254K	$263K

MEDIAN SALES PRICE AND NUMBER OF SALES

November 2023 | Condo

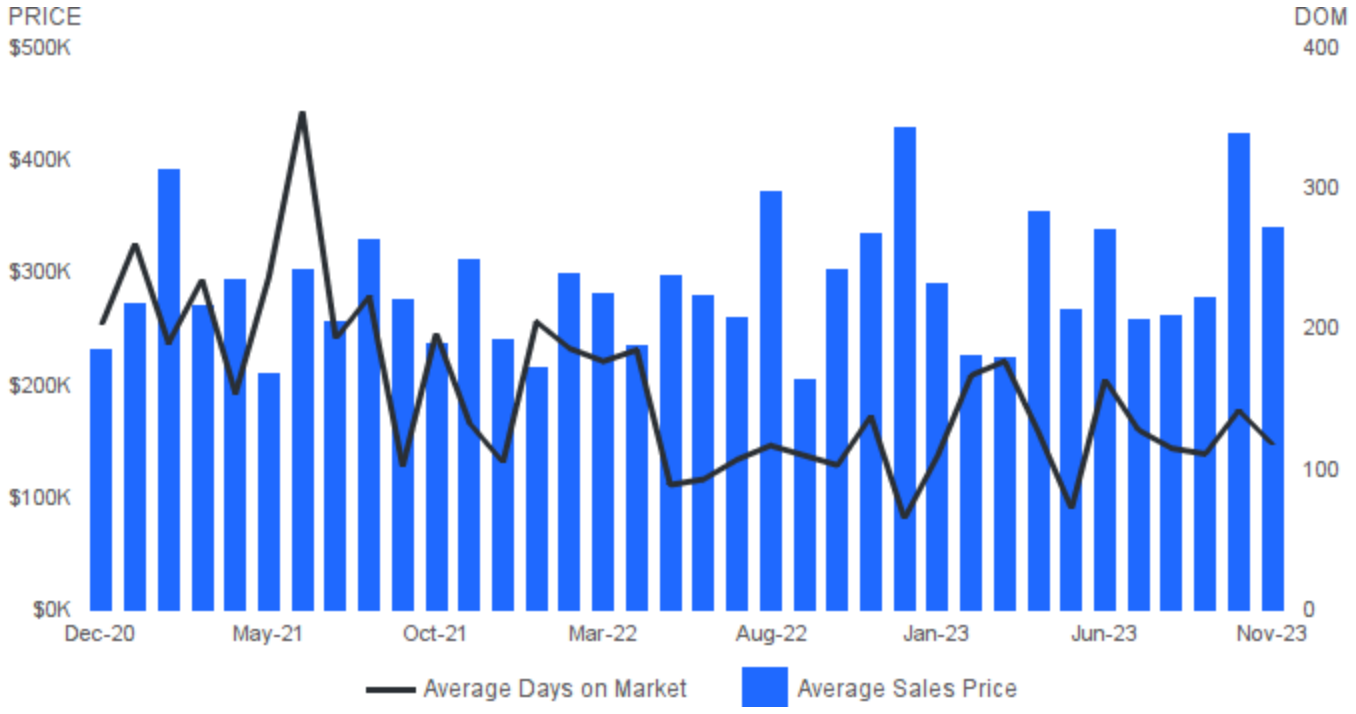
Median Sales Price | Price of the ""middle"" property sold -an equal number of sales were above and below this price.
Number of Sales | Number of properties sold.



AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

November 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

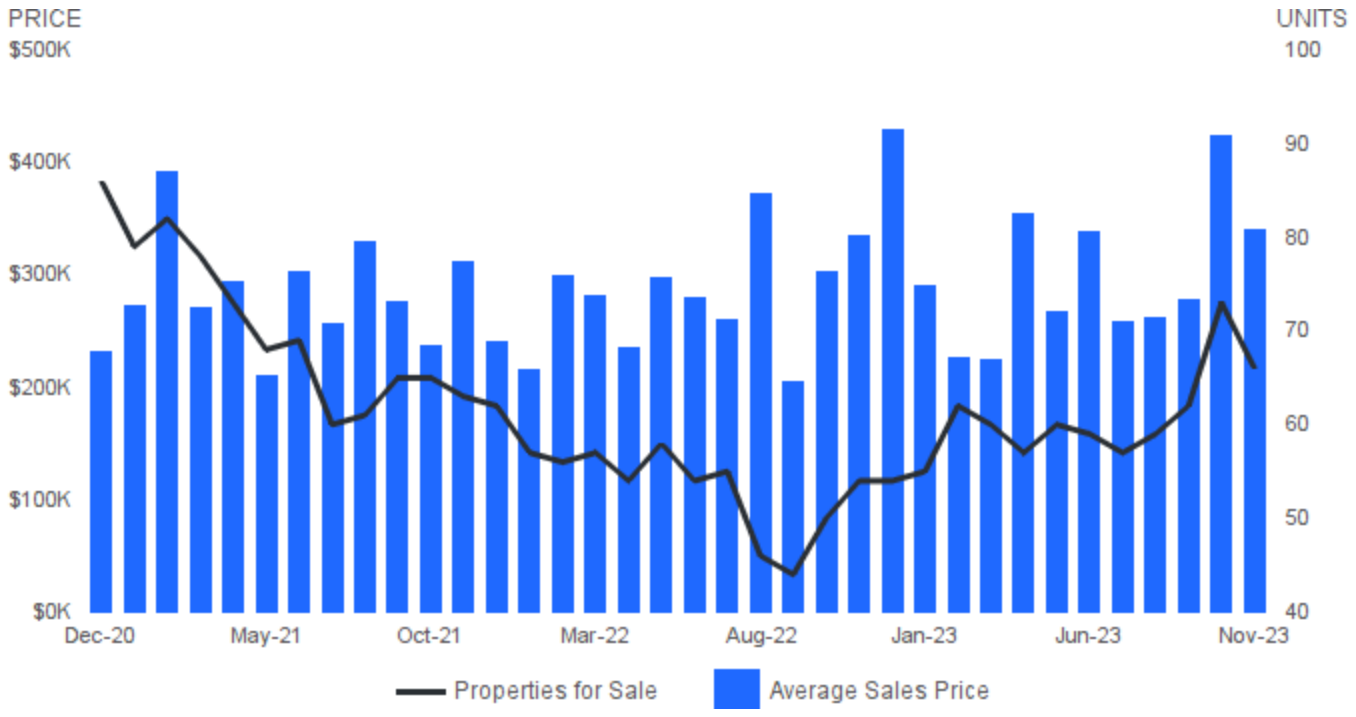
November 2023 | Condo

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

November 2023 | Condo

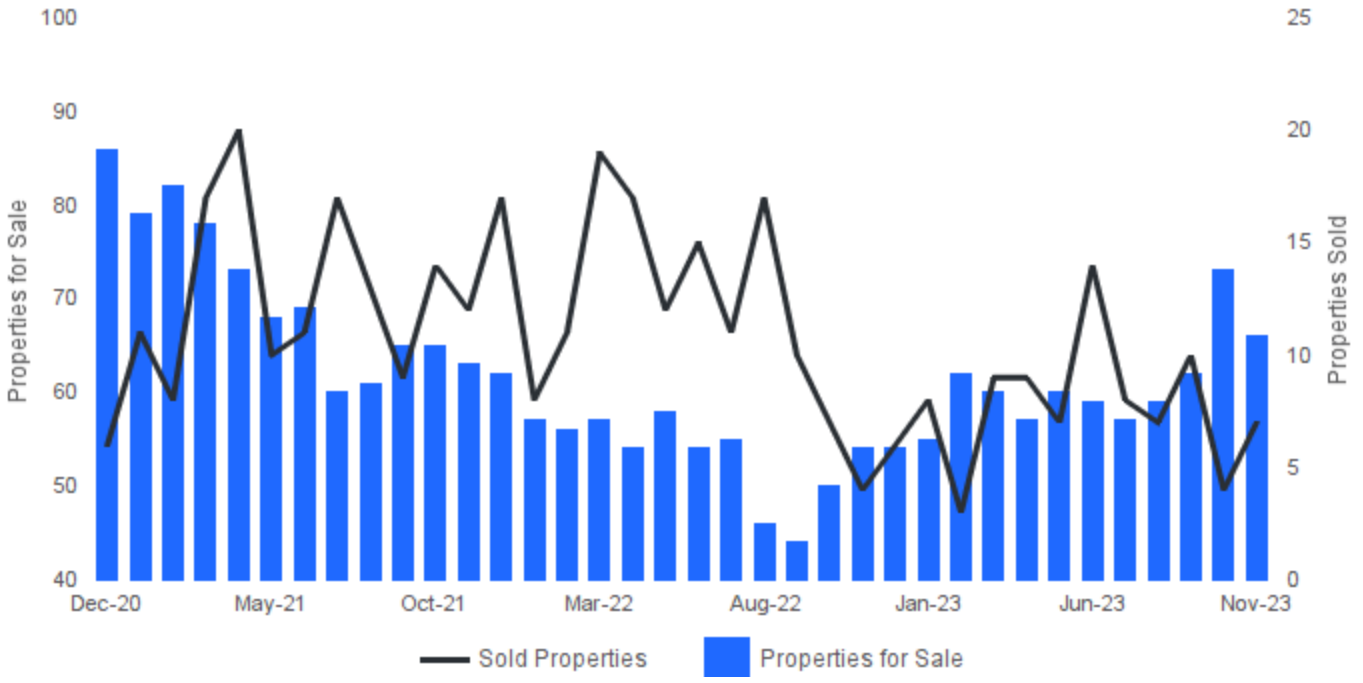
Average Sales Price | Average sales price for all properties sold.
Properties for Sale | Number of properties listed for sale at the end of month.



PROPERTIES FOR SALE AND SOLD PROPERTIES

November 2023 | Condo

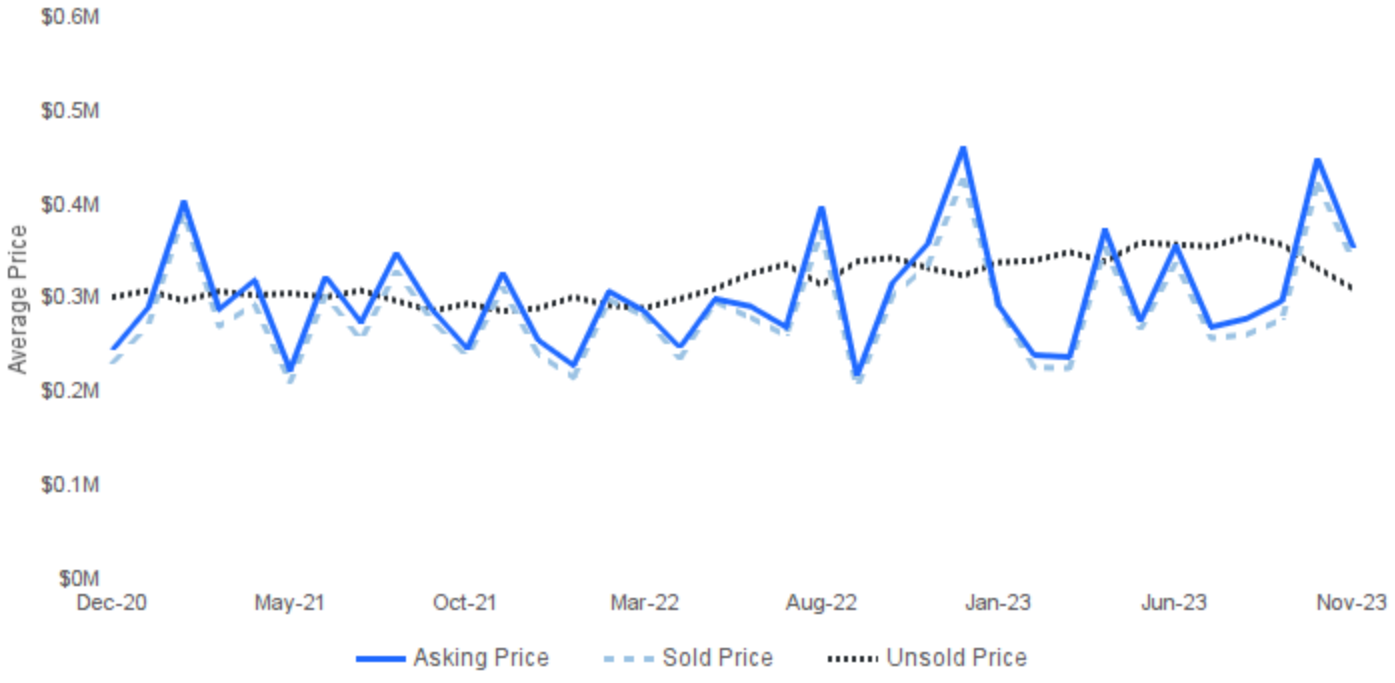
Properties for Sale | Number of properties listed for sale at the end of month.
Sold Properties | Number of properties sold.



AVERAGE ASKING/SOLD/UNSOLD PRICE

November 2023 | Condo

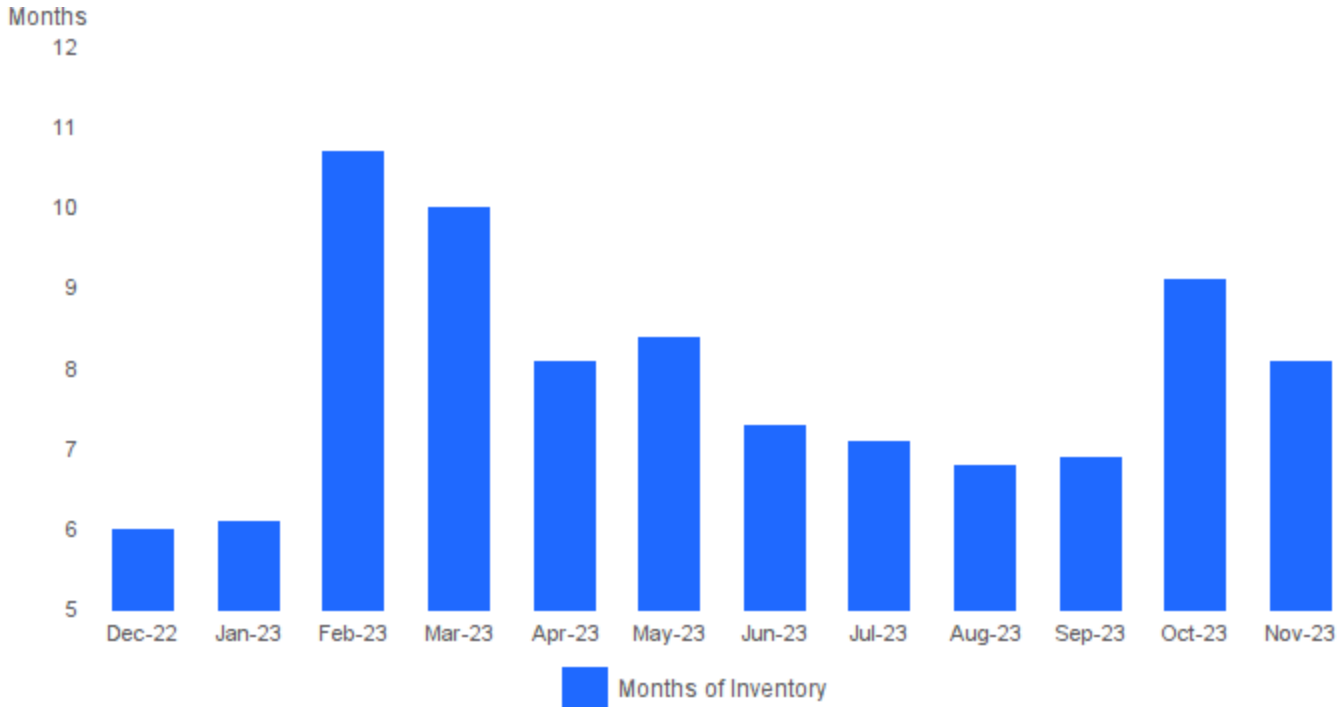
Asking Price | the average asking price of sold properties
Sold Price | the average selling price
Unsold Price | the average active list price



ABSORPTION RATE

November 2023 | Condo

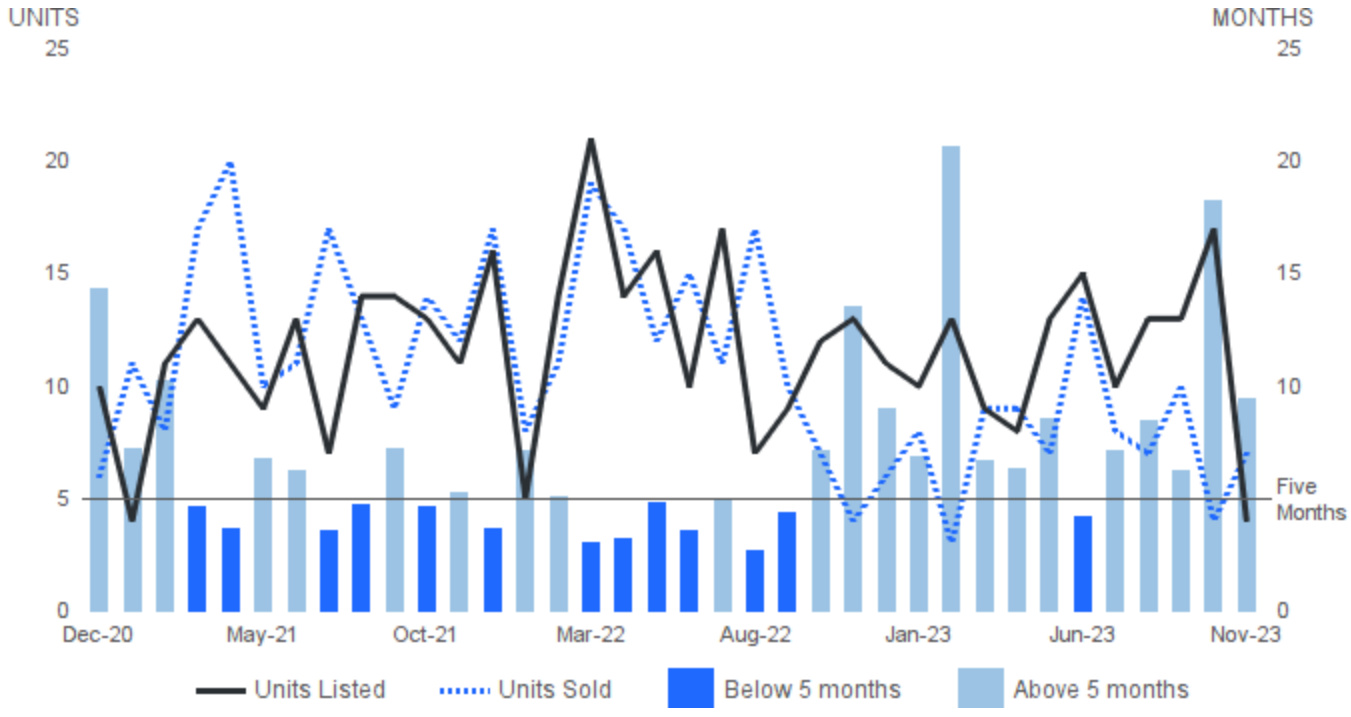
Absorption Rate | Looks at the past year's monthly supply of inventory. In a normal market there should be a 6 month supply. The higher the rate above 6 the more aggressive a seller has to be with the competition; price and having a picture perfect property.



MONTHS SUPPLY OF INVENTORY

November 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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