



COLDWELL BANKER
U.S. VIRGIN ISLANDS

AREA REPORT

ST. CROIX

NOVEMBER 2023 | SINGLE FAMILY



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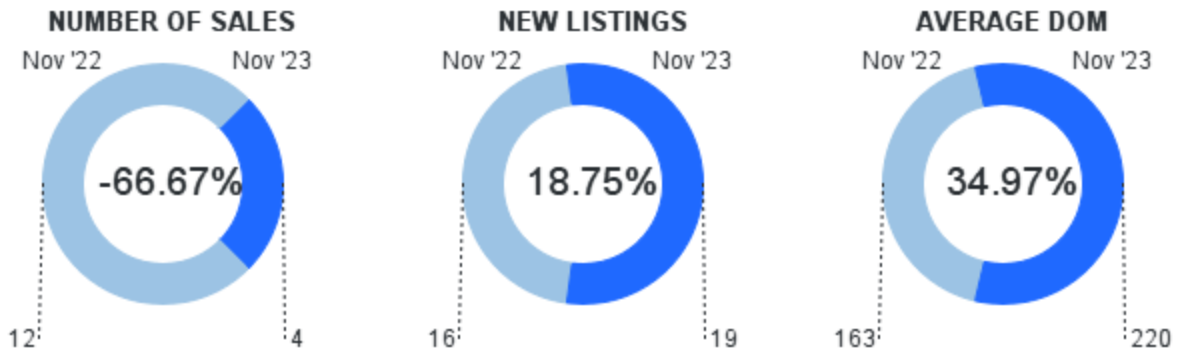


COLDWELL BANKER
ISLAND AFFILIATES


ST. CROIX | November 2023


REAL ESTATE SNAPSHOT - Change since this time last year


Single Family





8.00% 
MEDIAN SALES PRICE
SINGLE FAMILY

80.76% 
AVERAGE SALES PRICE
SINGLE FAMILY

3.68% 
MEDIAN LIST PRICE
(SOLD LISTINGS)
SINGLE FAMILY

82.57% 
AVERAGE LIST PRICE
(SOLD LISTINGS)
SINGLE FAMILY

 Nov '22  Nov '23

AREA REPORT

ST. CROIX

FULL MARKET SUMMARY

November 2023 | Single Family ?

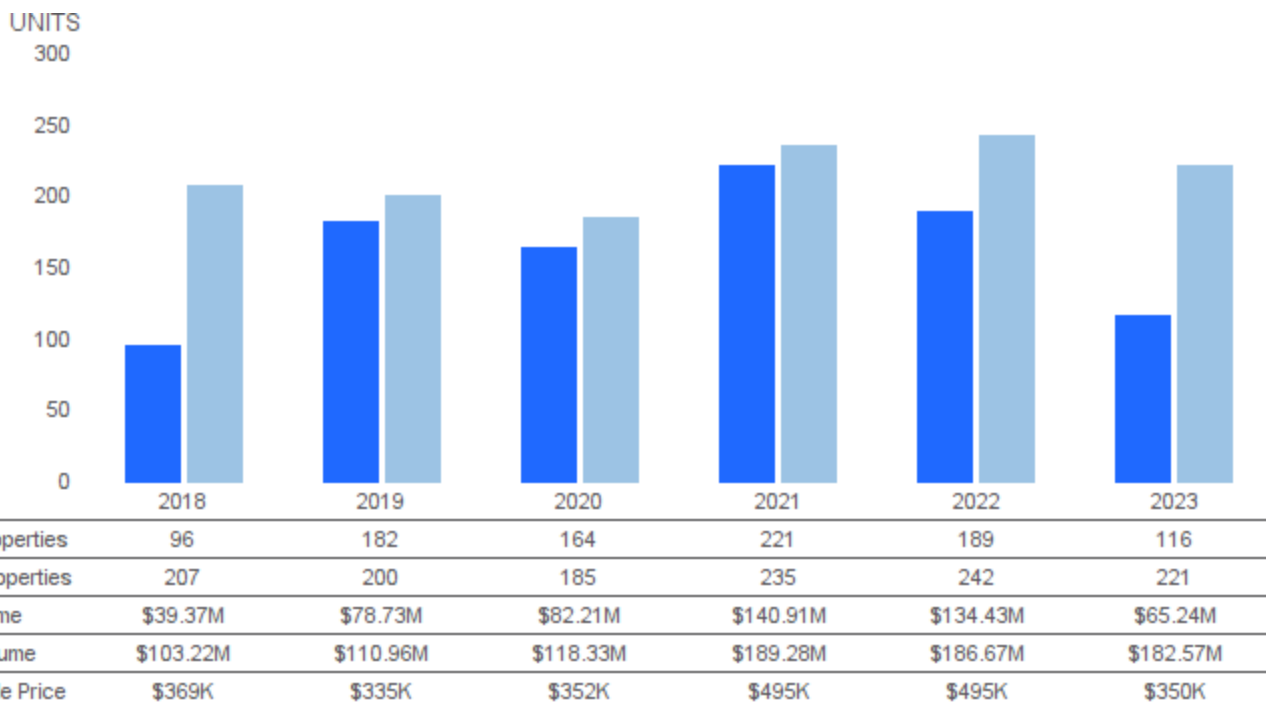
	Month to Date			Year to Date		
	November 2023	November 2022	% Change	YTD 2023	YTD 2022	% Change
New Listings	19	16	18.75% ↑	221	220	0.45% ↑
Sold Listings	4	12	-66.67% ↓	116	167	-30.54% ↓
Median List Price (Solds)	\$352,500	\$340,000	3.68% ↑	\$392,000	\$529,000	-25.9% ↓
Median Sold Price	\$337,500	\$312,500	8% ↑	\$350,000	\$500,000	-30% ↓
Median Days on Market	146	142	2.82% ↑	147	161	-8.7% ↓
Average List Price (Solds)	\$1,046,000	\$572,916	82.57% ↑	\$599,798	\$804,614	-25.46% ↓
Average Sold Price	\$951,250	\$526,250	80.76% ↑	\$562,382	\$747,663	-24.78% ↓
Average Days on Market	220	163	34.97% ↑	199	221	-9.95% ↓
List/Sold Price Ratio	93.3%	92.9%	0.36% ↑	92.4%	93.9%	-1.64% ↓

SOLD AND NEW PROPERTIES (UNITS)

November 2023 | Single Family ?

Sold Properties | Number of properties sold during the year

New Properties | Number of properties listed during the year.

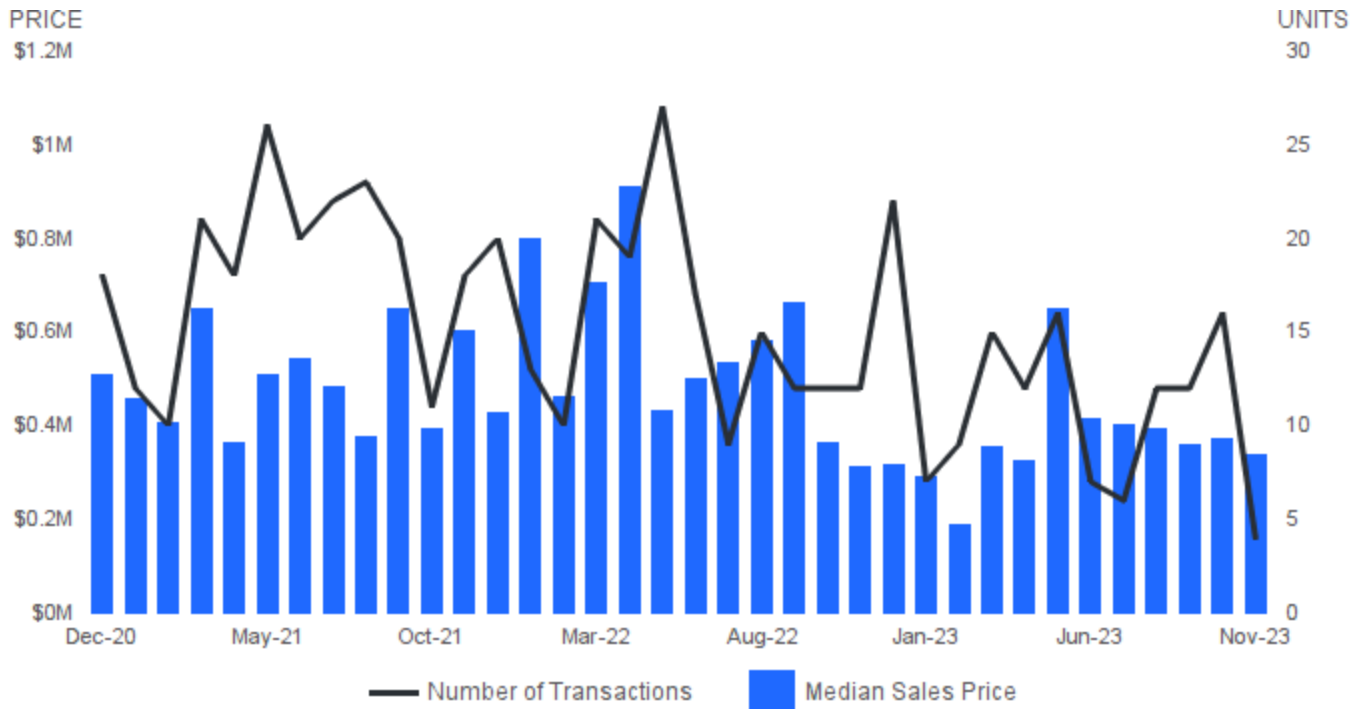


MEDIAN SALES PRICE AND NUMBER OF SALES

November 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.

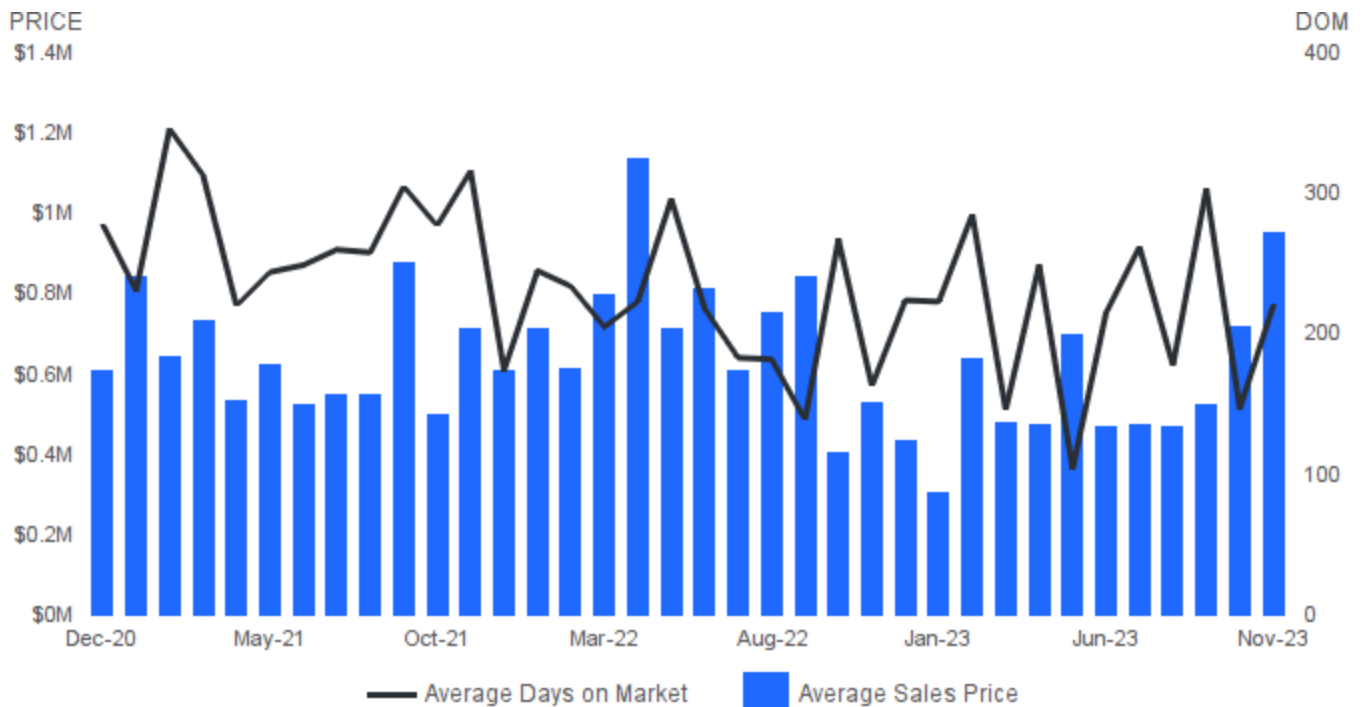


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

November 2023 | Single Family ?

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

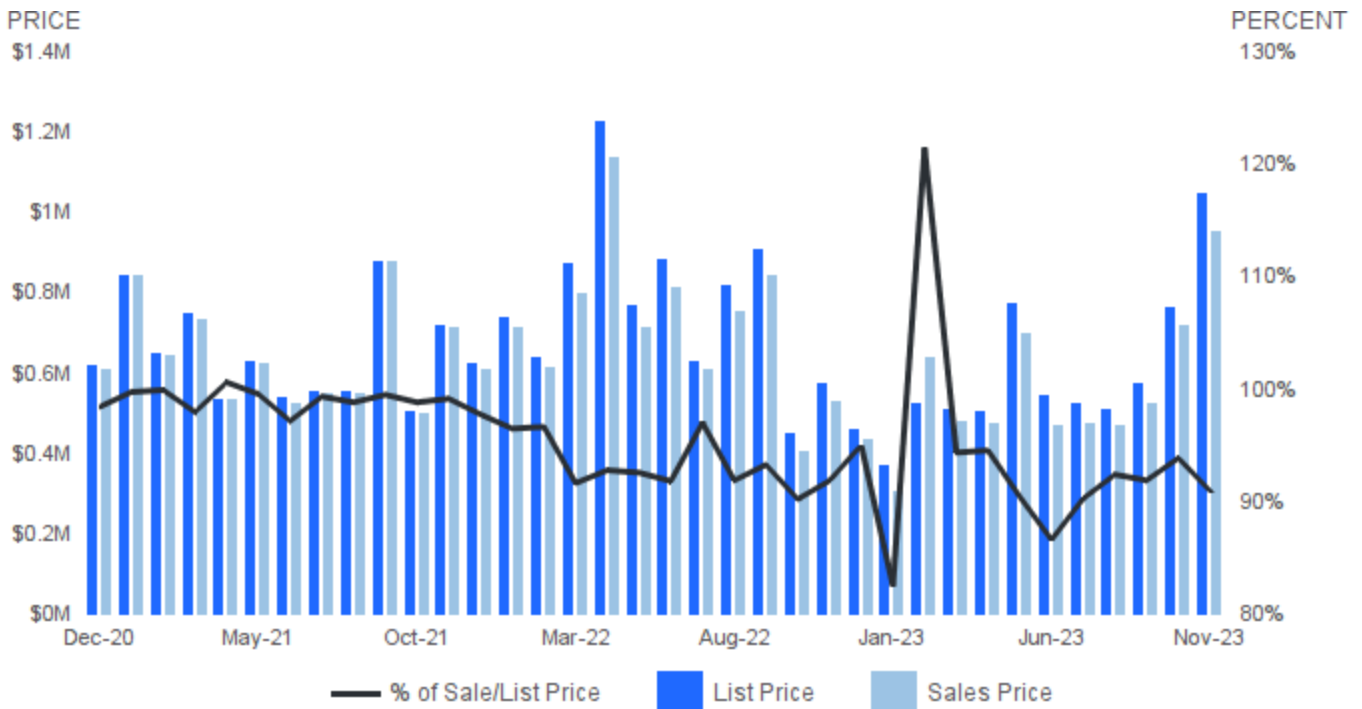
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

November 2023 | Single Family ?

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

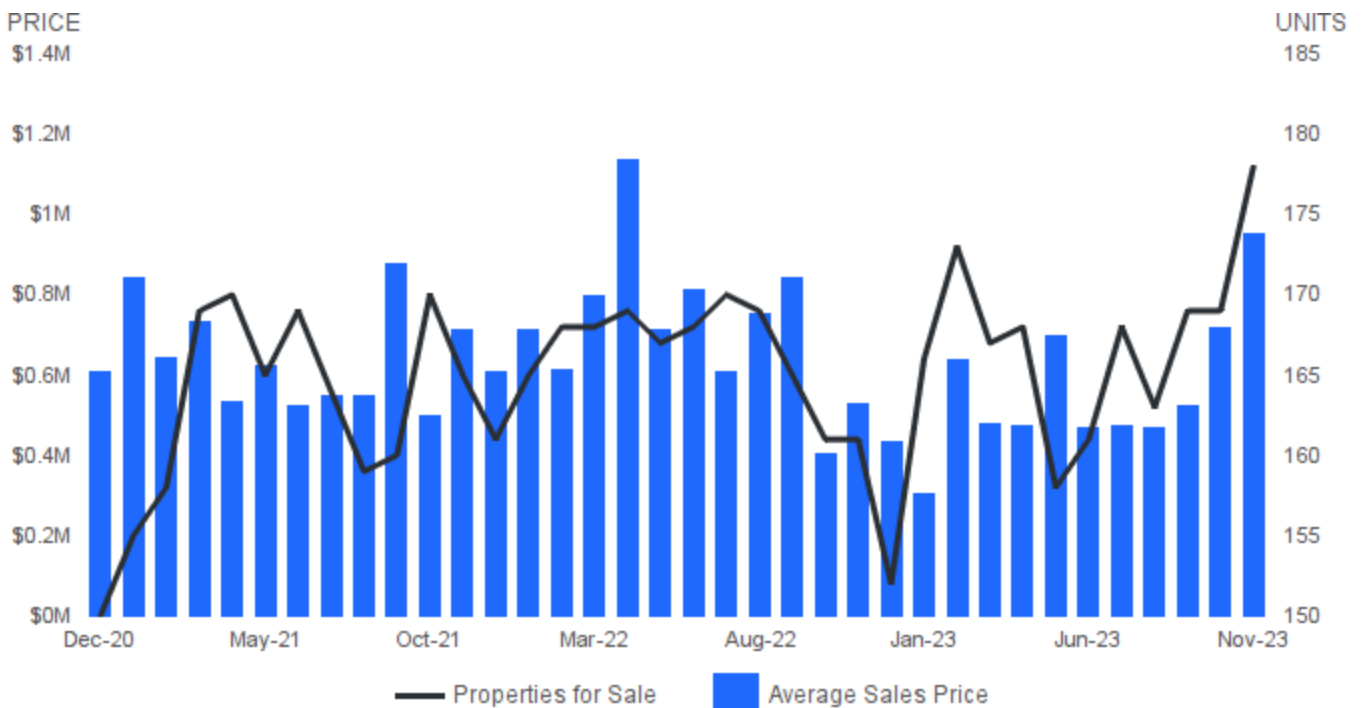


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

November 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.

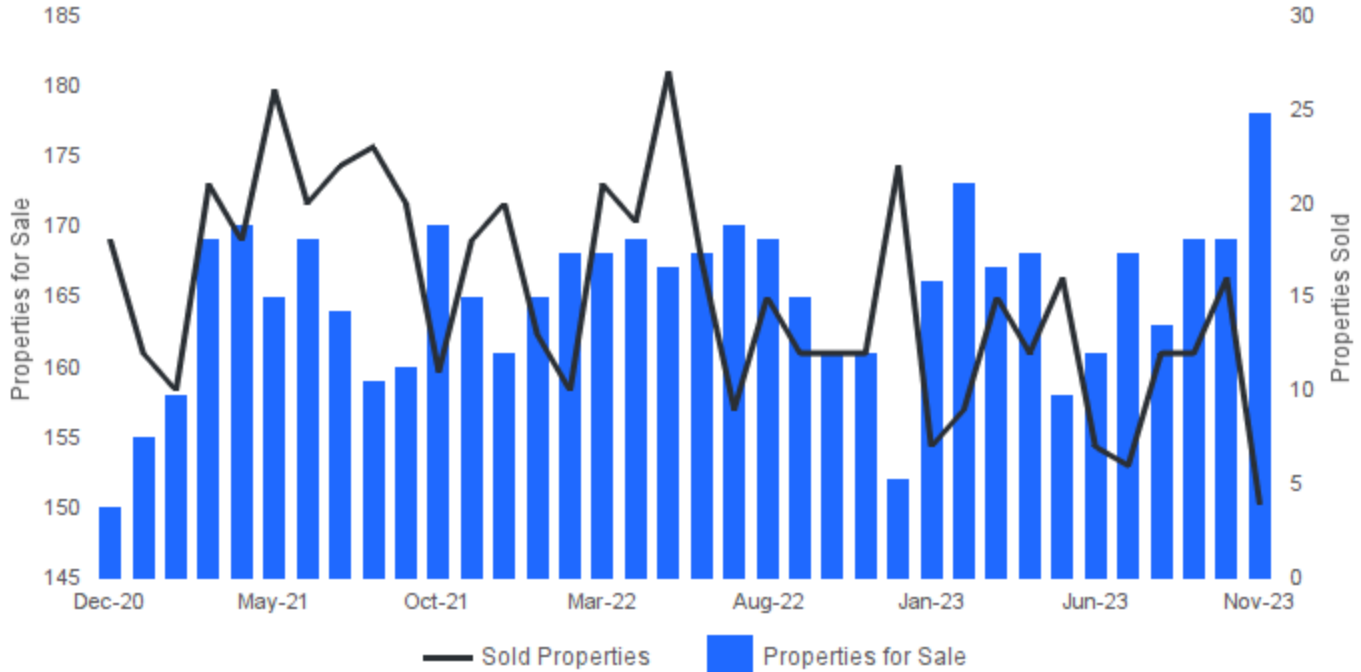


PROPERTIES FOR SALE AND SOLD PROPERTIES

November 2023 | Single Family ?

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

Sold Properties | Number of properties sold.



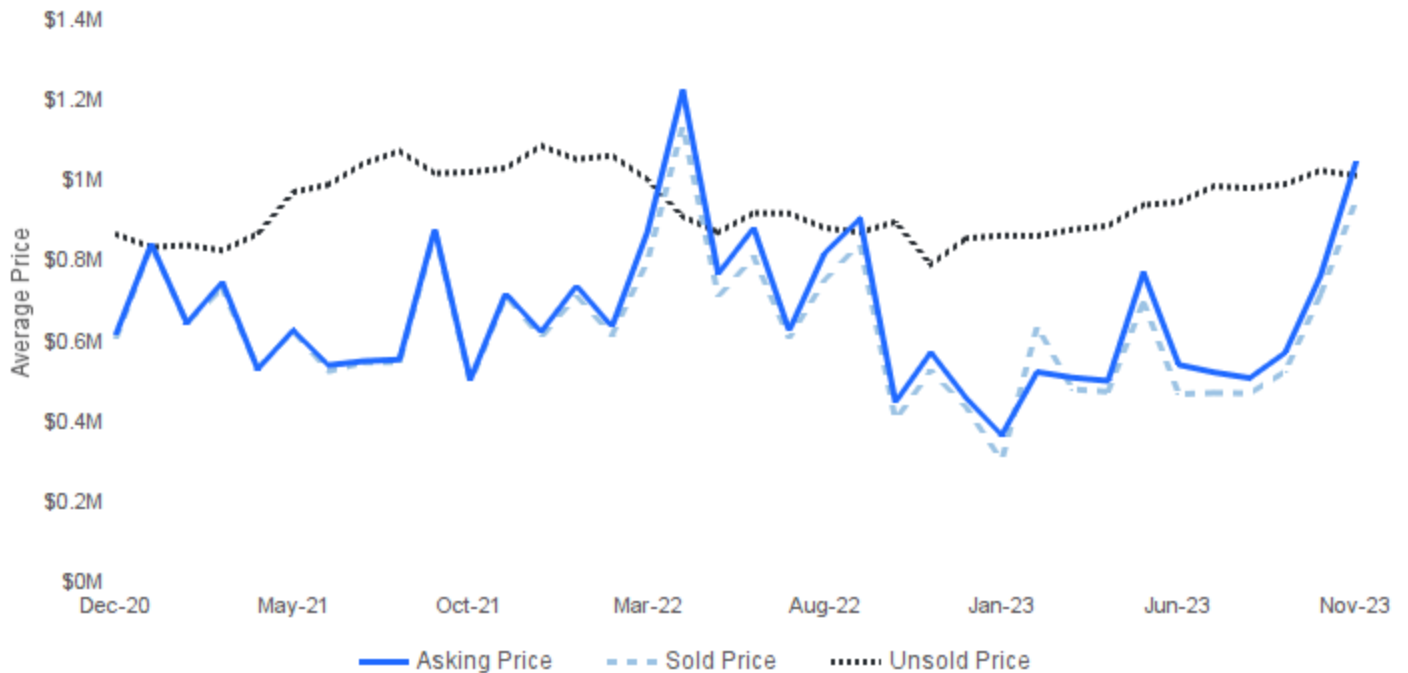
AVERAGE ASKING/SOLD/UNSOLD PRICE

November 2023 | Single Family ?

Asking Price | the average asking price of sold properties

Sold Price | the average selling price

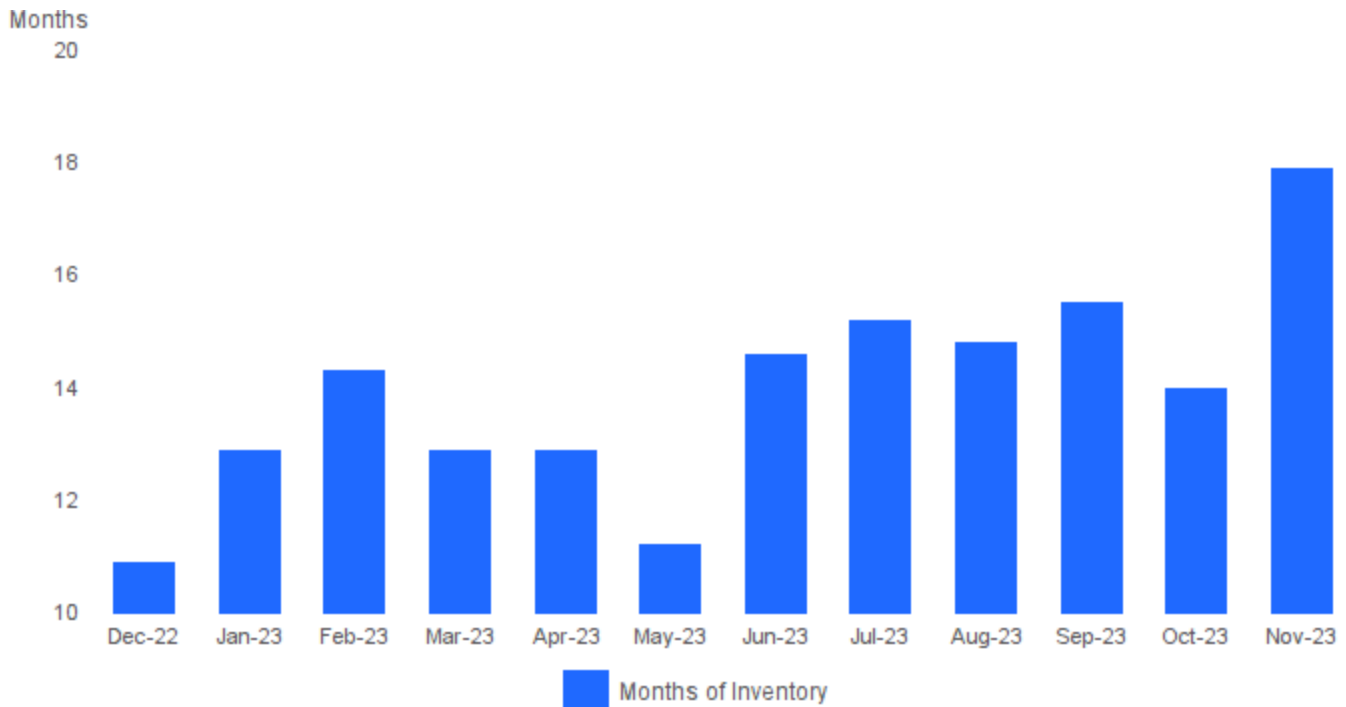
Unsold Price | the average active list price



ABSORPTION RATE

November 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.



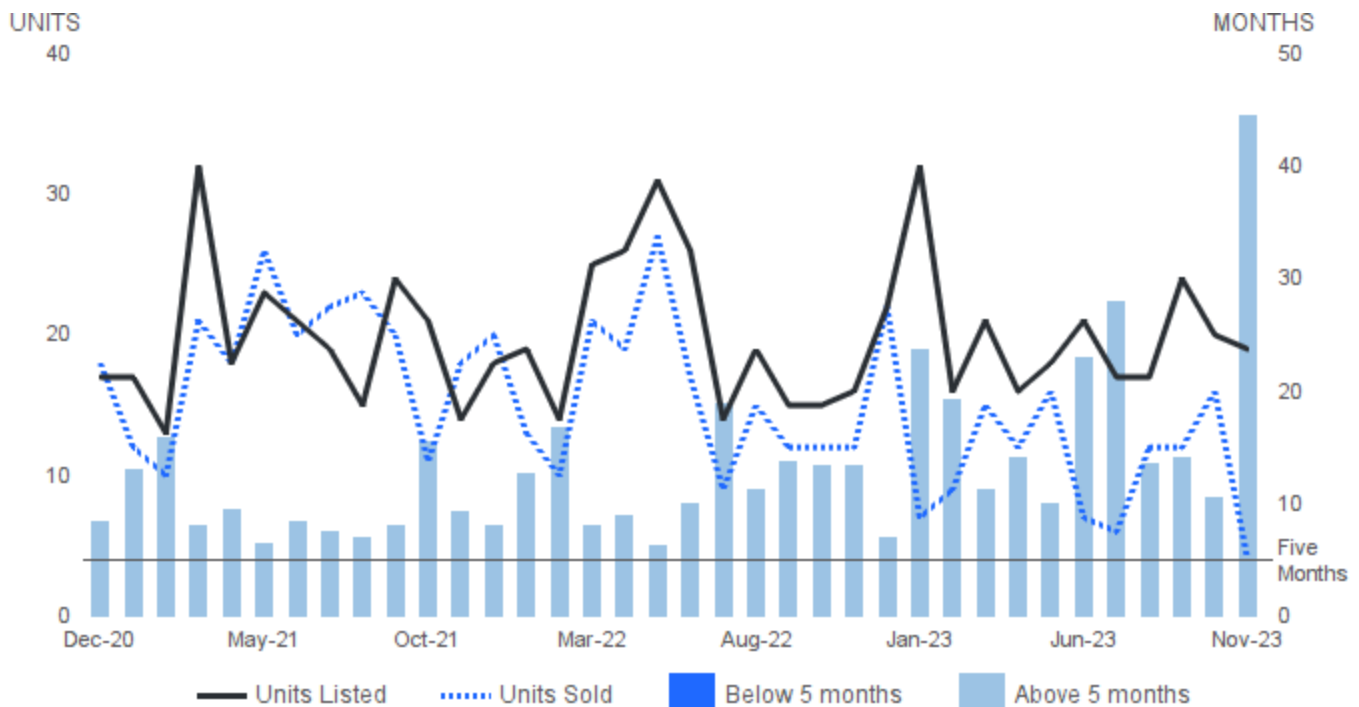
MONTHS SUPPLY OF INVENTORY

November 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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