



COLDWELL BANKER
U.S. VIRGIN ISLANDS

AREA REPORT

ST. CROIX

NOVEMBER 2023 | ALL PROPERTY TYPES



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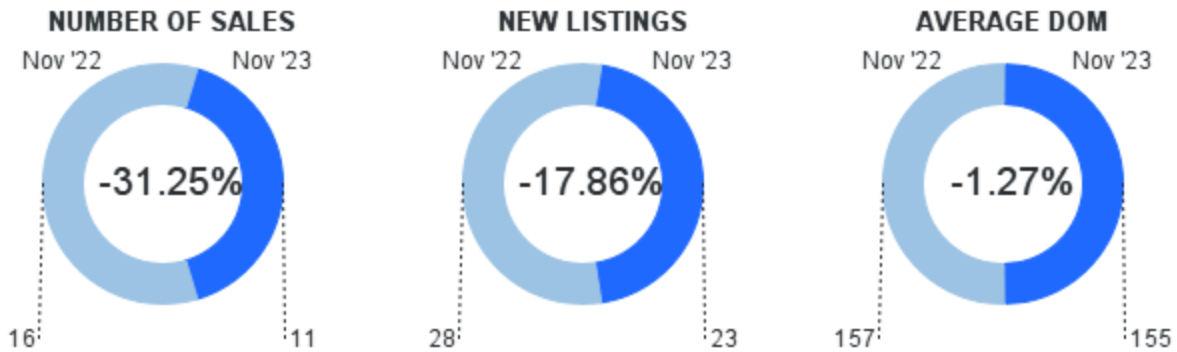



COLDWELL BANKER
ISLAND AFFILIATES


ST. CROIX | November 2023

REAL ESTATE SNAPSHOT - Change since this time last year


All Property Types





0.78% 
MEDIAN SALES PRICE
ALL PROPERTY TYPES

17.59% 
AVERAGE SALES PRICE
ALL PROPERTY TYPES

-9.60% 
MEDIAN LIST PRICE
(SOLD LISTINGS)
ALL PROPERTY TYPES

16.83% 
AVERAGE LIST PRICE
(SOLD LISTINGS)
ALL PROPERTY TYPES

 Nov '22  Nov '23

AREA REPORT

St. Croix

FULL MARKET SUMMARY

November 2023 | All Property Types ?

	Month to Date			Year to Date		
	November 2023	November 2022	% Change	YTD 2023	YTD 2022	% Change
New Listings	23	28	-17.86% ↓	346	357	-3.08% ↓
Sold Listings	11	16	-31.25% ↓	202	298	-32.21% ↓
Median List Price (Solds)	\$325,000	\$359,500	-9.6% ↓	\$347,450	\$369,000	-5.84% ↓
Median Sold Price	\$325,000	\$322,500	0.78% ↑	\$323,500	\$354,000	-8.62% ↓
Median Days on Market	78	141	-44.68% ↓	126	132	-4.55% ↓
Average List Price (Solds)	\$606,718	\$519,312	16.83% ↑	\$477,312	\$579,725	-17.67% ↓
Average Sold Price	\$562,718	\$478,531	17.59% ↑	\$449,494	\$542,478	-17.14% ↓
Average Days on Market	155	157	-1.27% ↓	170	185	-8.11% ↓
List/Sold Price Ratio	94.5%	92.9%	1.62% ↑	93.5%	94.6%	-1.16% ↓

SOLD AND NEW PROPERTIES (UNITS)

November 2023 | All Property Types ?

Sold Properties | Number of properties sold during the year

New Properties | Number of properties listed during the year.

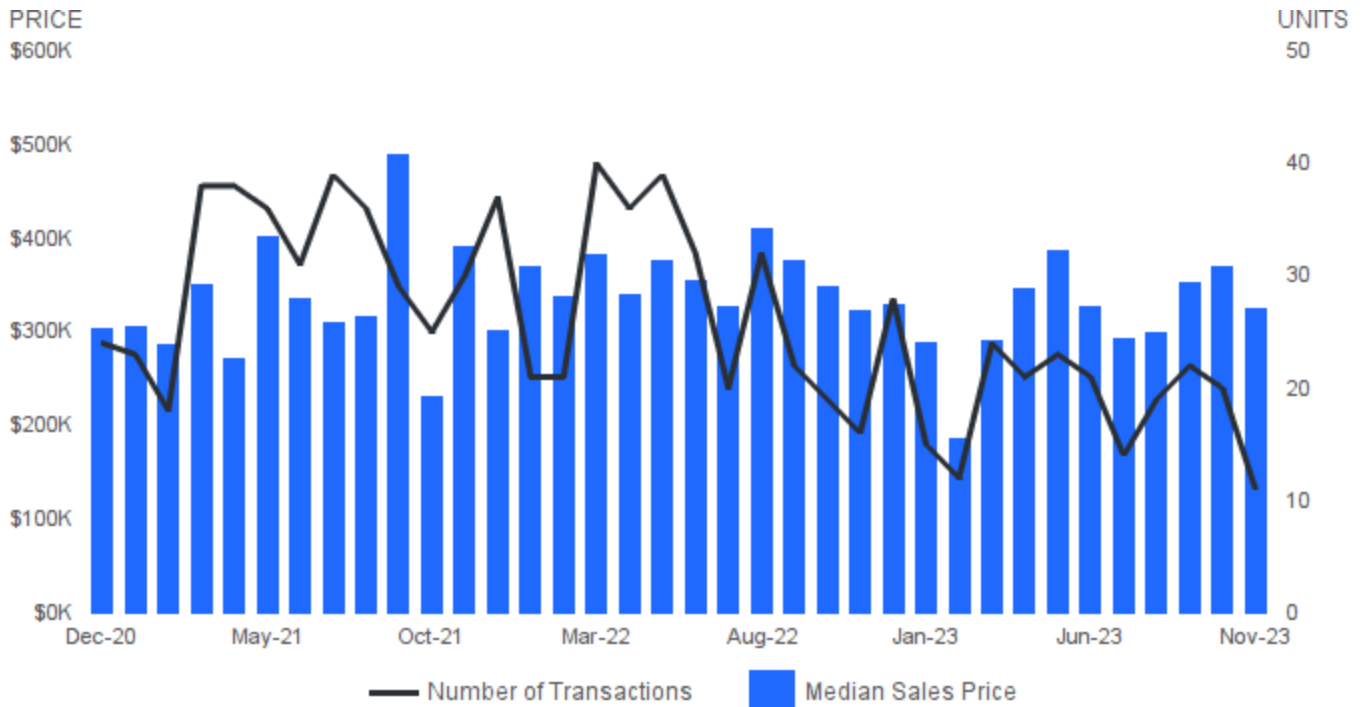


MEDIAN SALES PRICE AND NUMBER OF SALES

November 2023 | All Property Types ?

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.

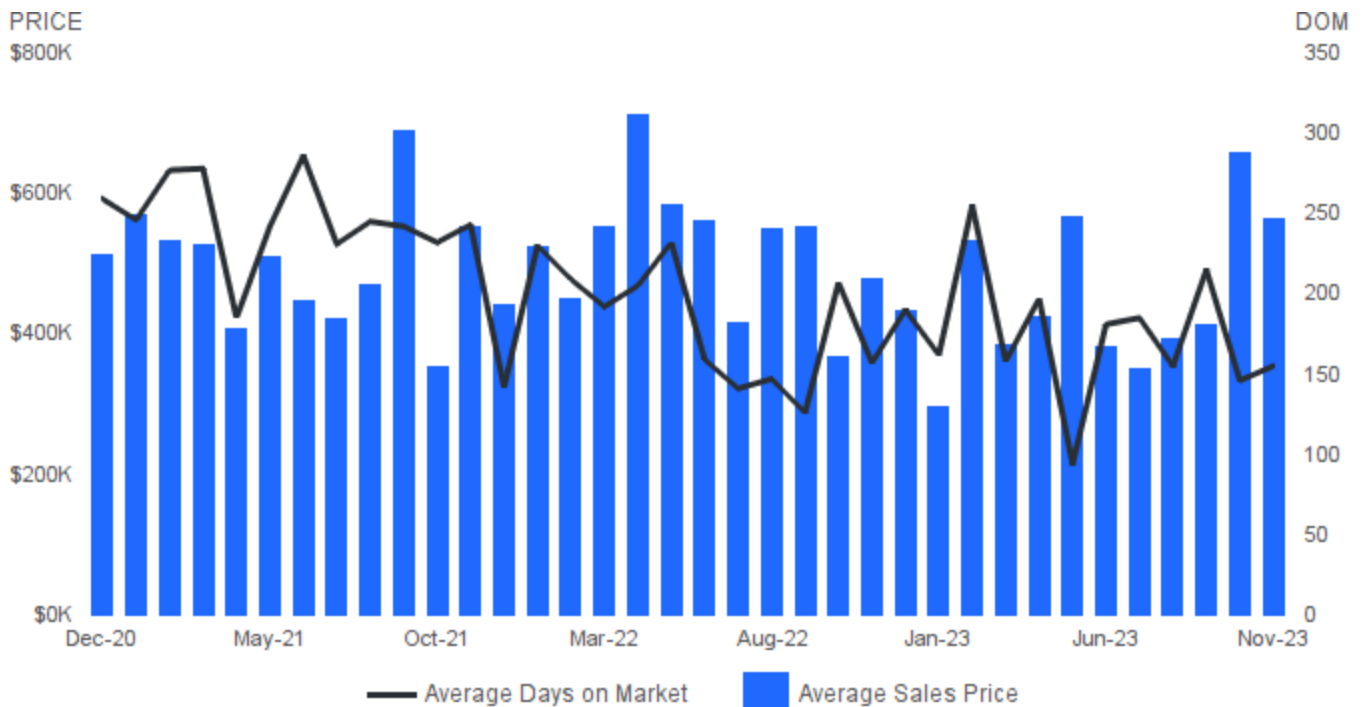


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

November 2023 | All Property Types ?

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

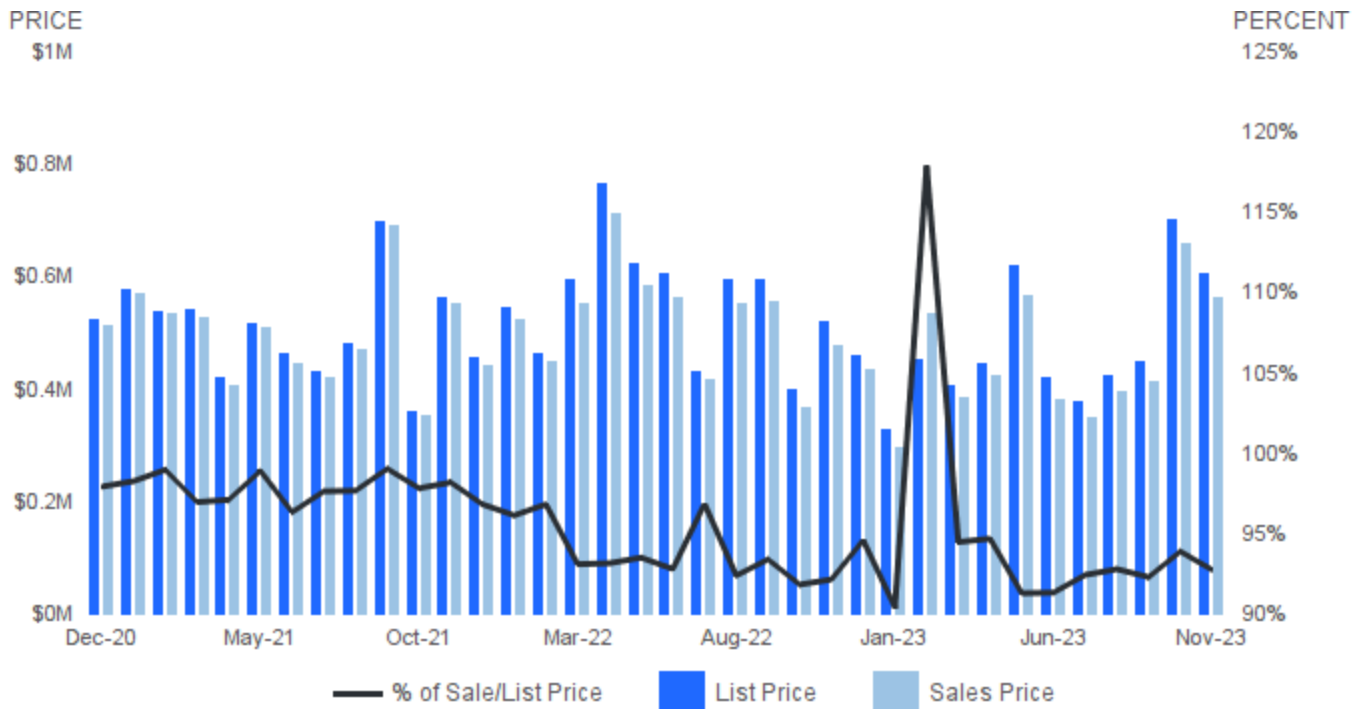
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

November 2023 | All Property Types ?

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 | All Property Types ?

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

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

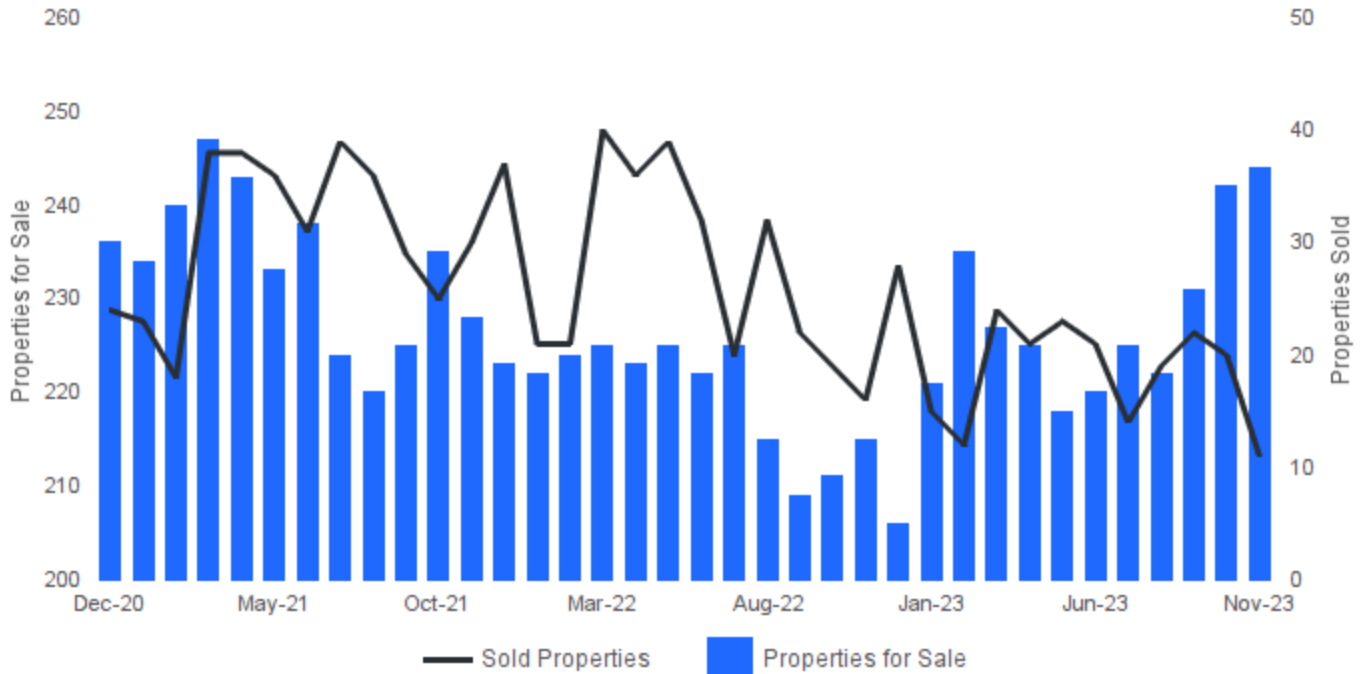


PROPERTIES FOR SALE AND SOLD PROPERTIES

November 2023 | All Property Types ?

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

Sold Properties | Number of properties sold.



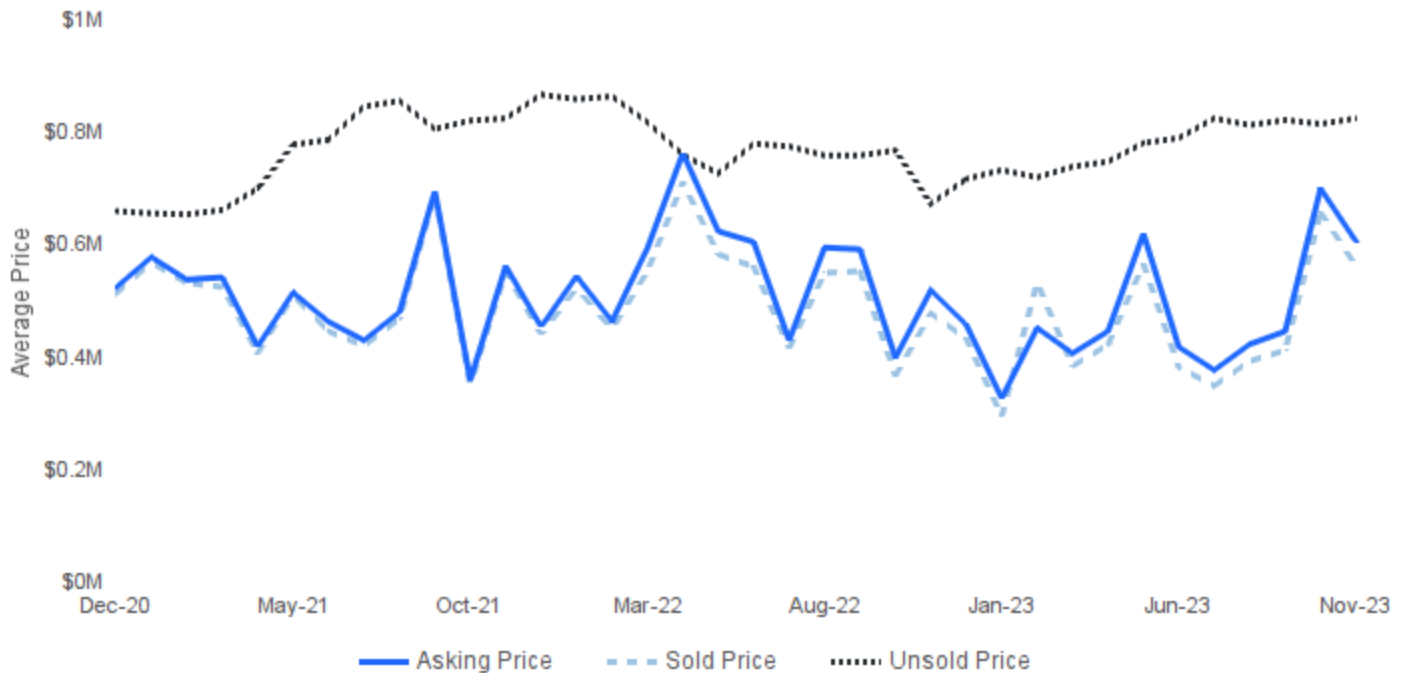
AVERAGE ASKING/SOLD/UNSOLD PRICE

November 2023 | All Property Types ?

Asking Price | the average asking price of sold properties

Sold Price | the average selling price

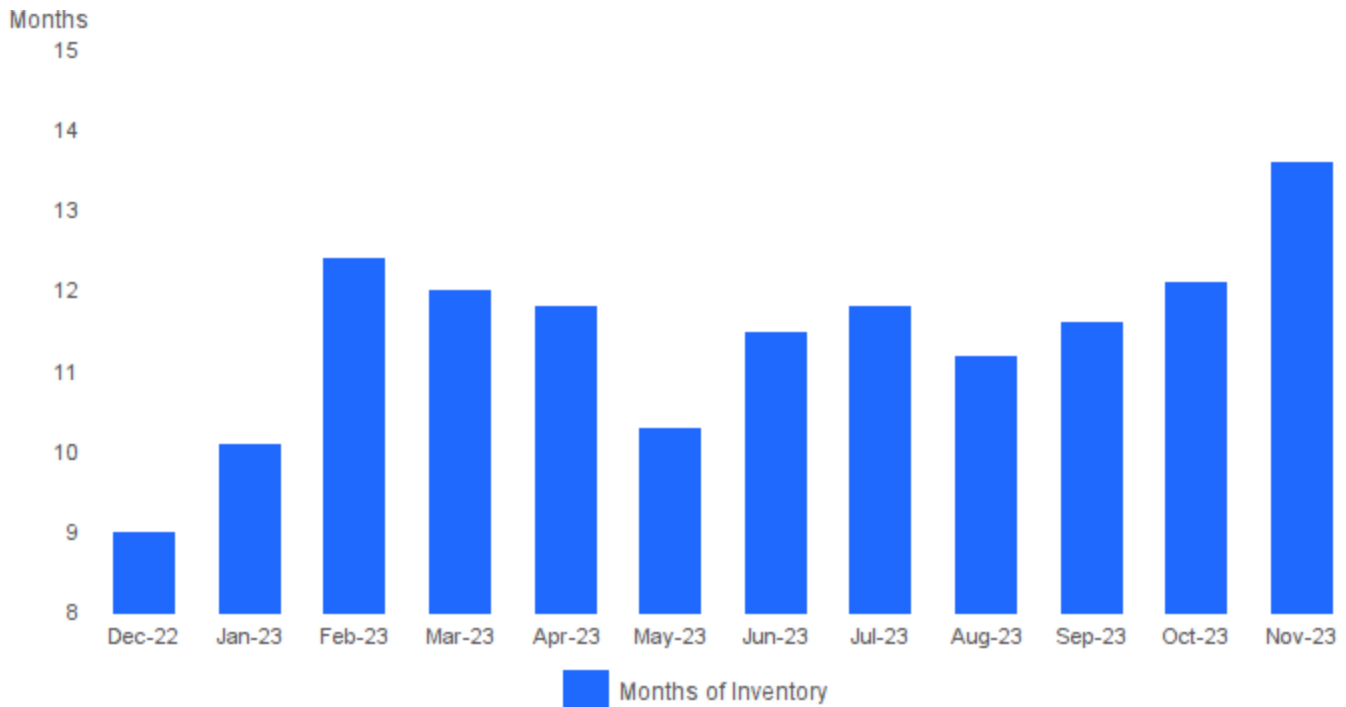
Unsold Price | the average active list price



ABSORPTION RATE

November 2023 | All Property Types ?

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.



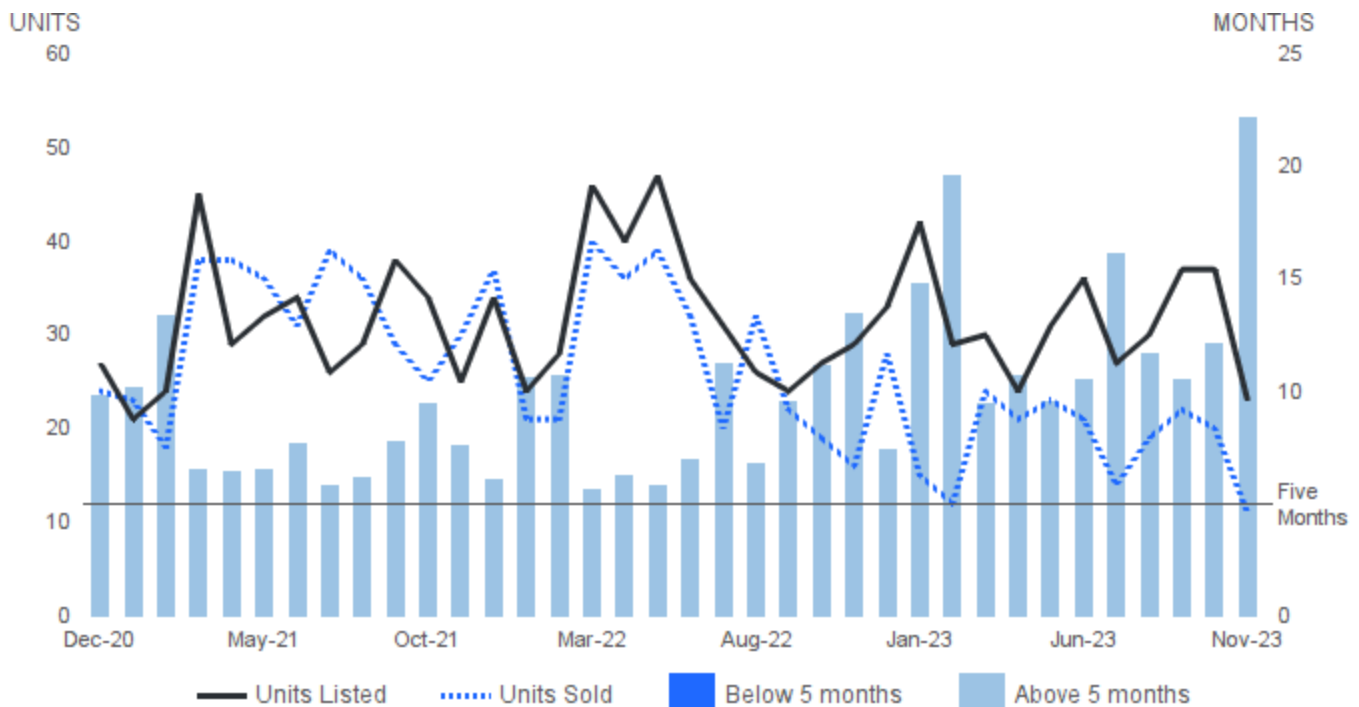
MONTHS SUPPLY OF INVENTORY

November 2023 | All Property Types ?

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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