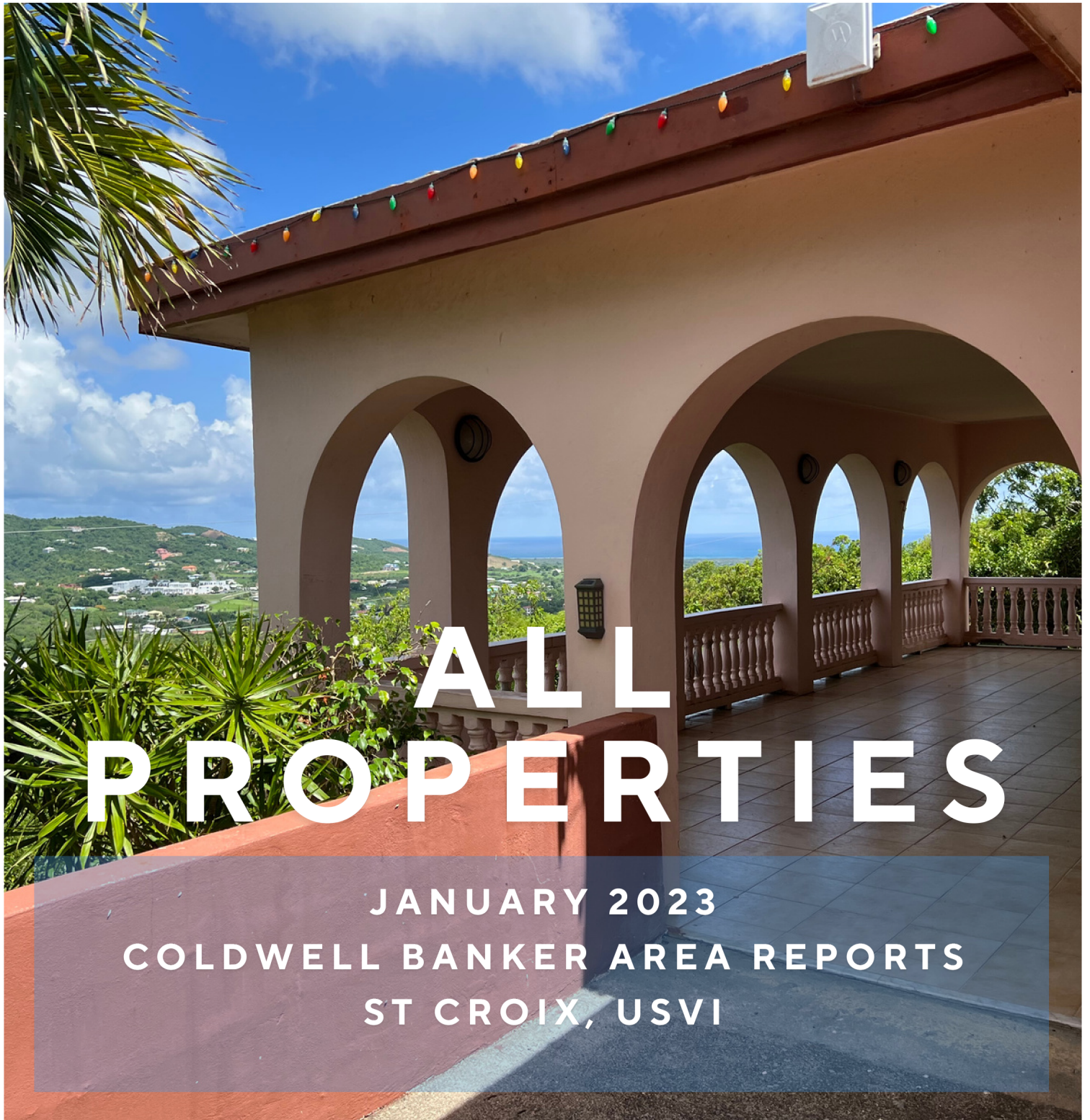




[www.ChrisAndChristiePowers.com](http://www.ChrisAndChristiePowers.com)  
[christiepowersrealtor@gmail.com](mailto:christiepowersrealtor@gmail.com)



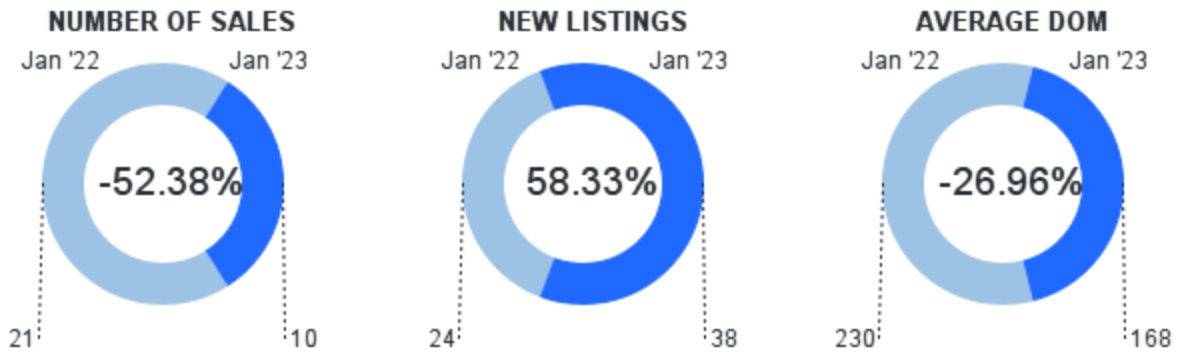
# ALL PROPERTIES

JANUARY 2023  
COLDWELL BANKER AREA REPORTS  
ST CROIX, USVI

# ST. CROIX | January 2023

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

### All Property Types



**-16.80%** ↓

**MEDIAN SALES PRICE**  
ALL PROPERTY TYPES

**-40.19%** ↓

**AVERAGE SALES PRICE**  
ALL PROPERTY TYPES

**-15.45%** ↓

**MEDIAN LIST PRICE  
(SOLD LISTINGS)**  
ALL PROPERTY TYPES

**-33.31%** ↓

**AVERAGE LIST PRICE  
(SOLD LISTINGS)**  
ALL PROPERTY TYPES

■ Jan '22

■ Jan '23

# AREA REPORT

## St. Croix

### FULL MARKET SUMMARY

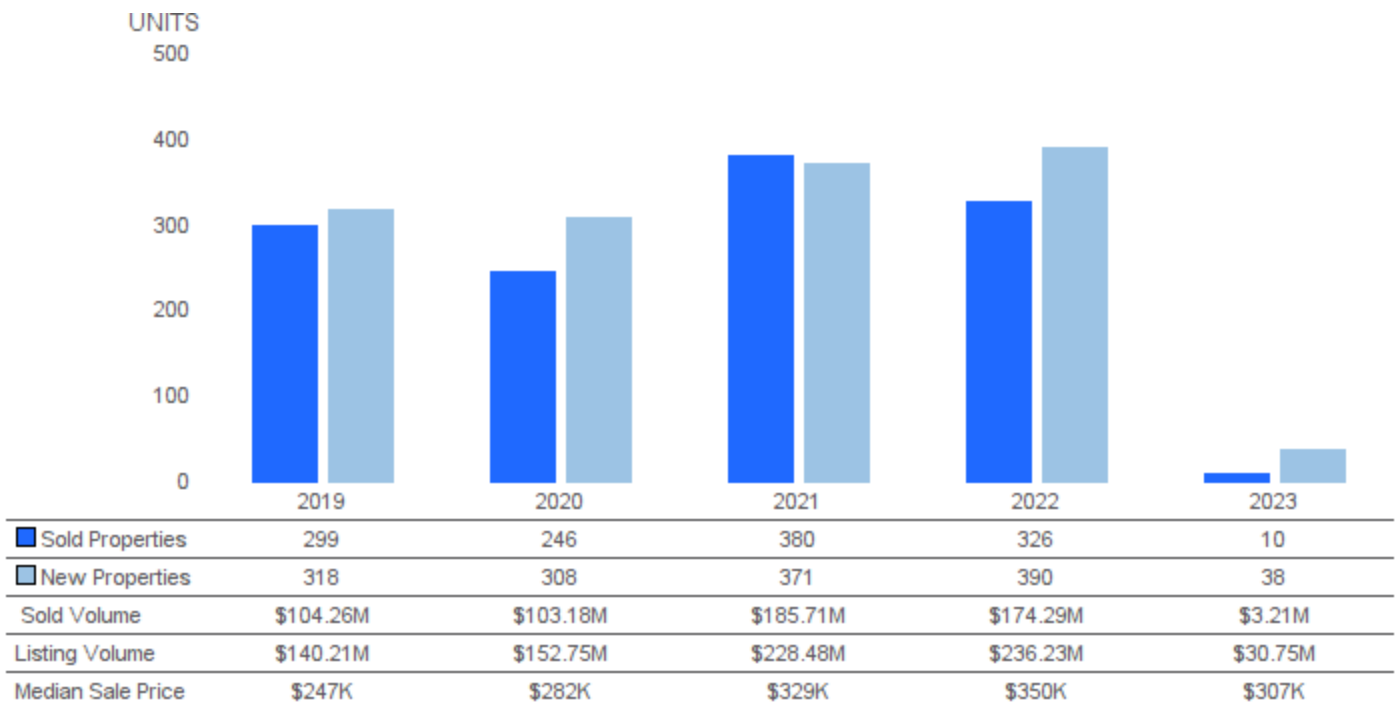
January 2023 | All Property Types ?

	Month to Date			Year to Date		
	January 2023	January 2022	% Change	YTD 2023	YTD 2022	% Change
New Listings	38	24	58.33% <span>↑</span>	38	24	58.33% <span>↑</span>
Sold Listings	10	21	-52.38% <span>↓</span>	10	21	-52.38% <span>↓</span>
Median List Price (Solds)	\$312,000	\$369,000	-15.45% <span>↓</span>	\$312,000	\$369,000	-15.45% <span>↓</span>
Median Sold Price	\$307,000	\$369,000	-16.8% <span>↓</span>	\$307,000	\$369,000	-16.8% <span>↓</span>
Median Days on Market	96	185	-48.11% <span>↓</span>	96	185	-48.11% <span>↓</span>
Average List Price (Solds)	\$363,190	\$544,571	-33.31% <span>↓</span>	\$363,190	\$544,571	-33.31% <span>↓</span>
Average Sold Price	\$321,300	\$537,214	-40.19% <span>↓</span>	\$321,300	\$537,214	-40.19% <span>↓</span>
Average Days on Market	168	230	-26.96% <span>↓</span>	168	230	-26.96% <span>↓</span>
List/Sold Price Ratio	92%	97%	-5.15% <span>↓</span>	92%	97%	-5.15% <span>↓</span>

### SOLD AND NEW PROPERTIES (UNITS)

January 2023 | All Property Types ?

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



Sold Properties	299	246	380	326	10
New Properties	318	308	371	390	38
Sold Volume	\$104.26M	\$103.18M	\$185.71M	\$174.29M	\$3.21M
Listing Volume	\$140.21M	\$152.75M	\$228.48M	\$236.23M	\$30.75M
Median Sale Price	\$247K	\$282K	\$329K	\$350K	\$307K

## MEDIAN SALES PRICE AND NUMBER OF SALES

January 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.

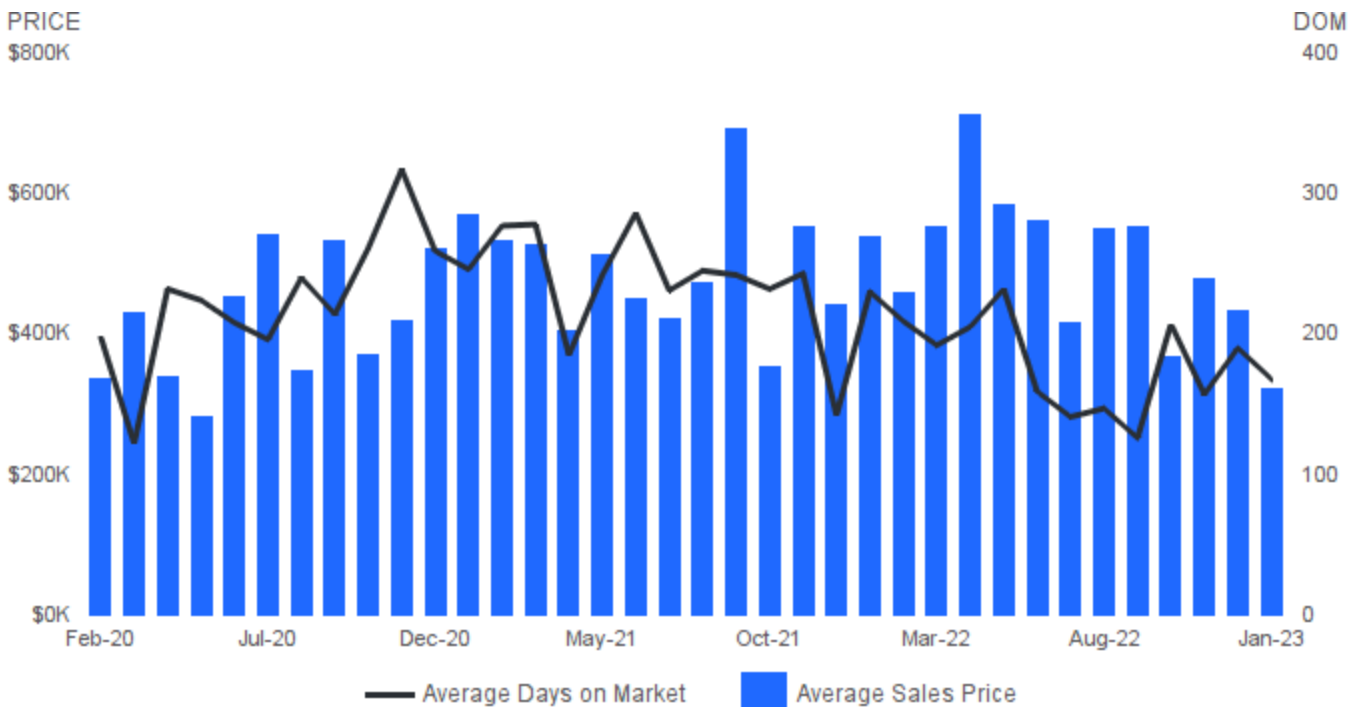


## AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

January 2023 | All Property Types ?

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

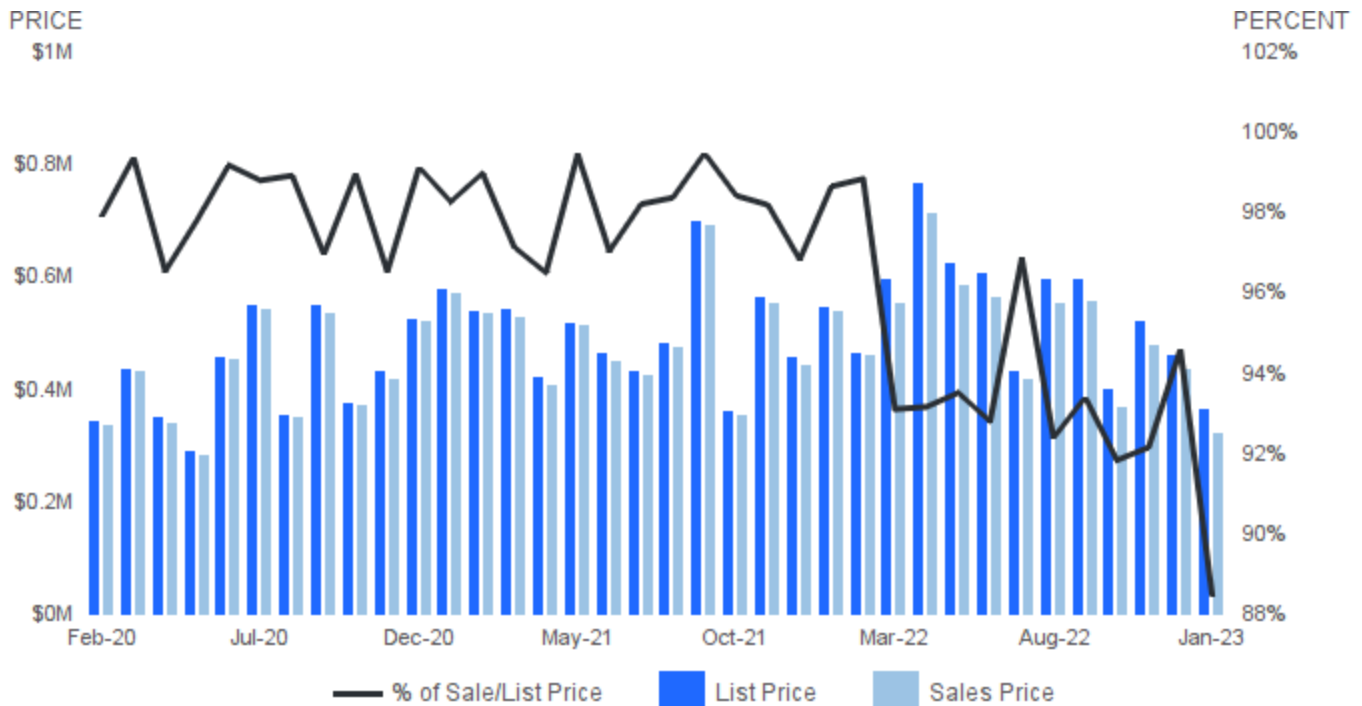
**Average Days on Market** | Average days on market for all properties sold.



## SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

January 2023 | All Property Types ?

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

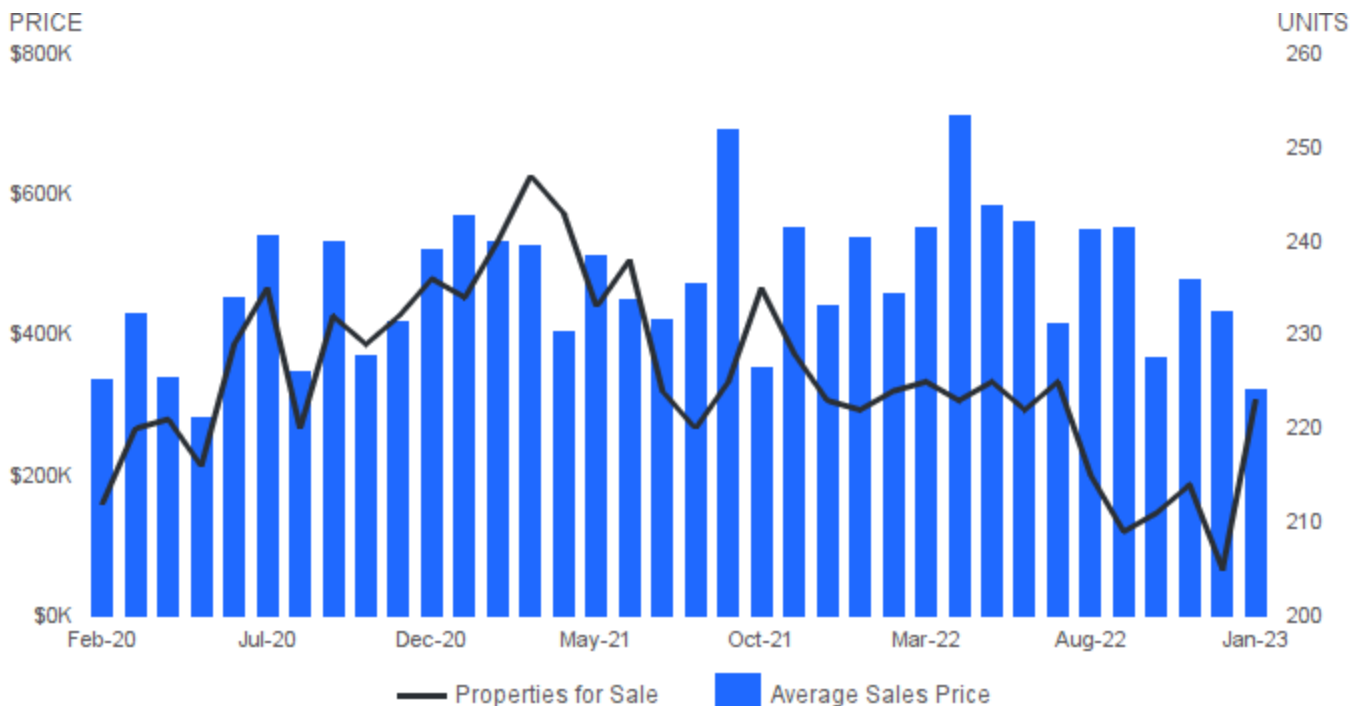


## AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

January 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.

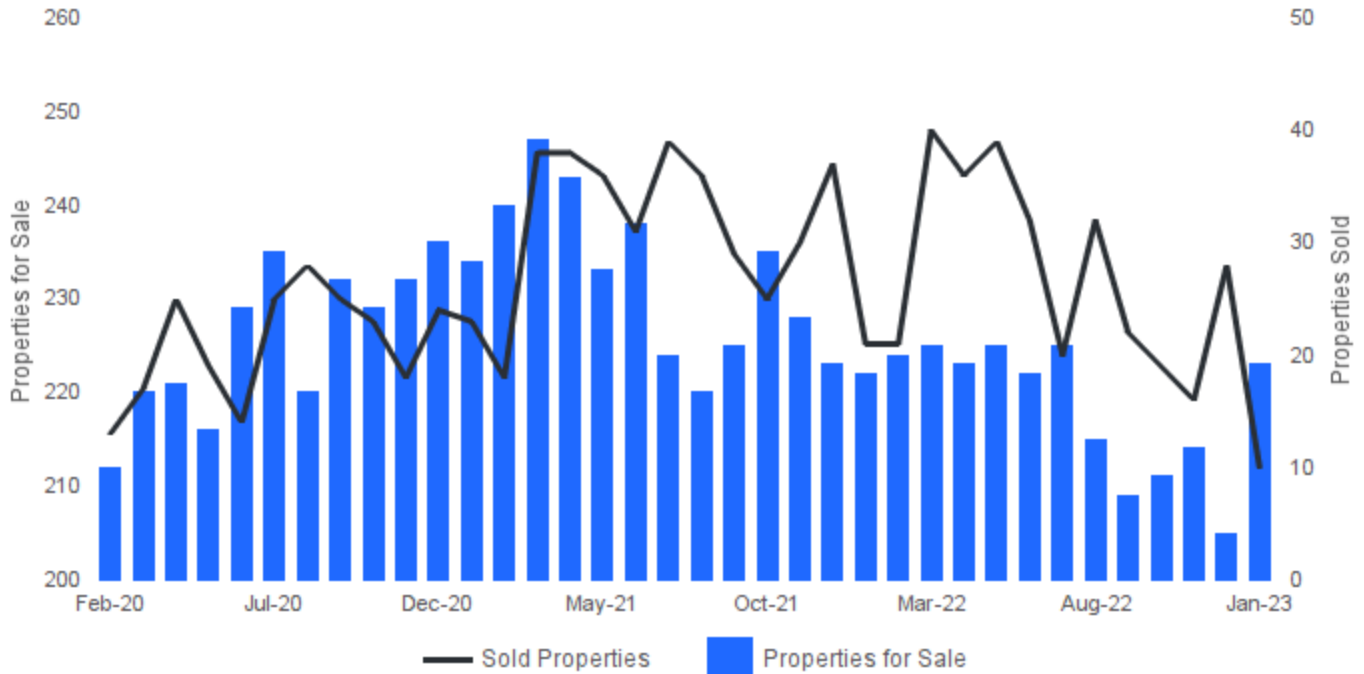


## PROPERTIES FOR SALE AND SOLD PROPERTIES

January 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

January 2023 | All Property Types ?

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

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

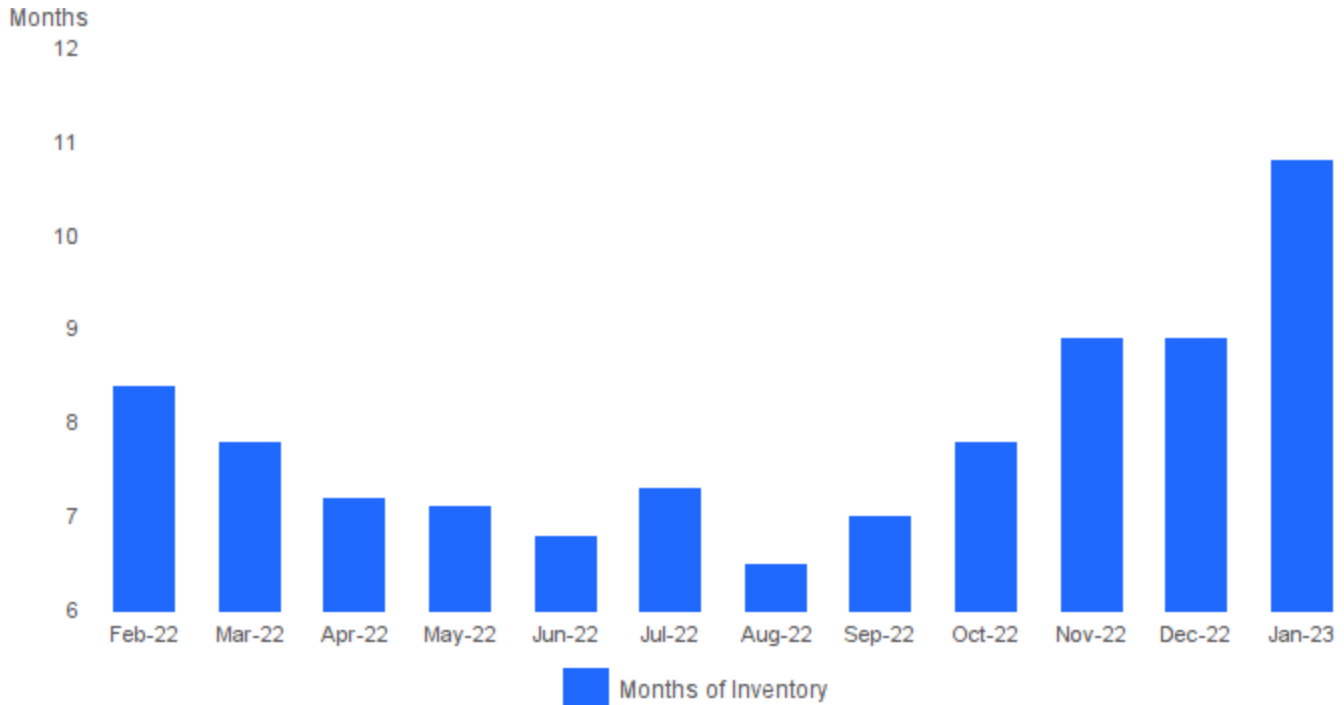
**Sold Price** | the average selling price



## ABSORPTION RATE

January 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.



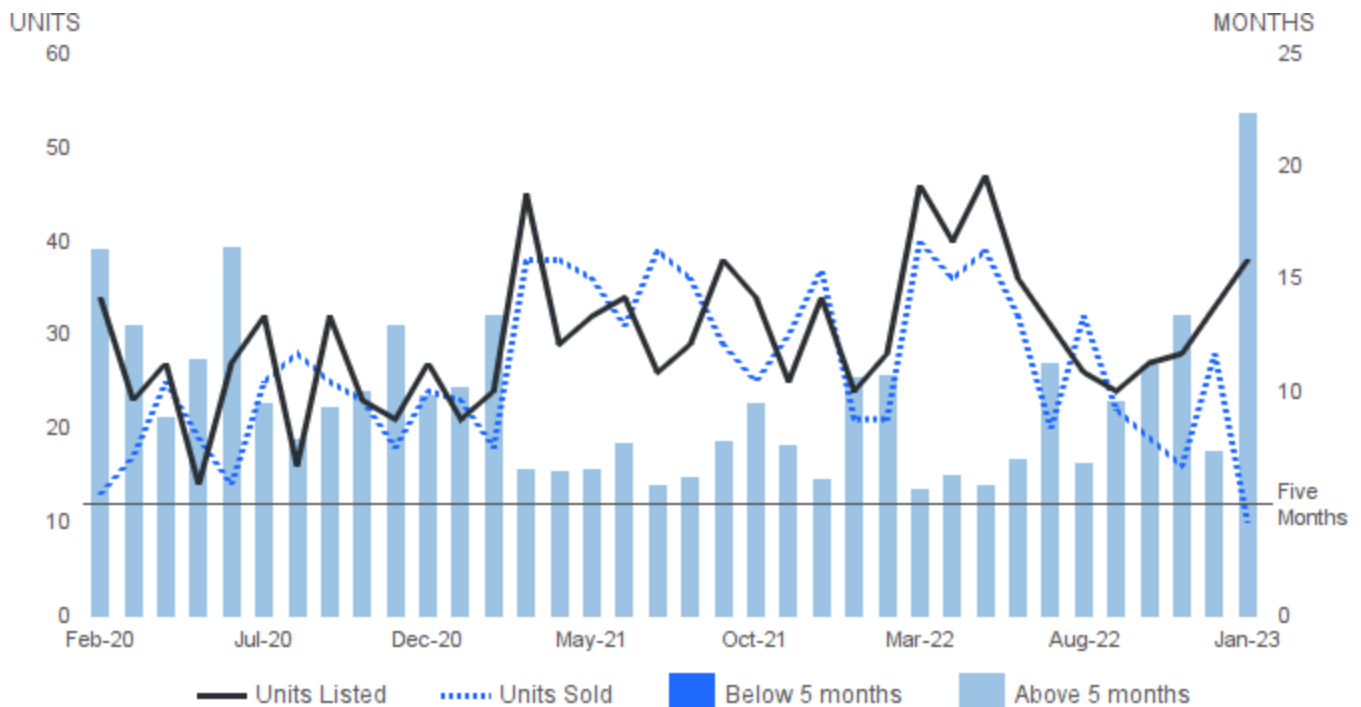
## MONTHS SUPPLY OF INVENTORY

January 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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