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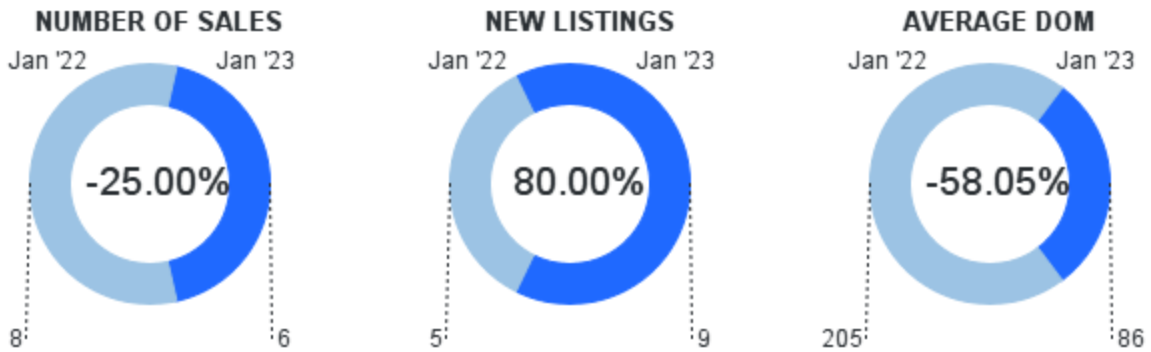
# CONDO

JANUARY 2023  
COLDWELL BANKER AREA REPORTS  
ST CROIX, USVI

# ST. CROIX | January 2023

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

### Condo



14.68%

MEDIAN SALES PRICE  
CONDO

32.52%

AVERAGE SALES PRICE  
CONDO

15.86%

MEDIAN LIST PRICE  
(SOLD LISTINGS)  
CONDO

25.09%

AVERAGE LIST PRICE  
(SOLD LISTINGS)  
CONDO

Jan '22 Jan '23

# AREA REPORT

## ST. CROIX

### FULL MARKET SUMMARY

January 2023 | Condo ?

	Month to Date			Year to Date		
	January 2023	January 2022	% Change	YTD 2023	YTD 2022	% Change
New Listings	9	5	80% <span>↑</span>	9	5	80% <span>↑</span>
Sold Listings	6	8	-25% <span>↓</span>	6	8	-25% <span>↓</span>
Median List Price (Solds)	\$257,500	\$222,250	15.86% <span>↑</span>	\$257,500	\$222,250	15.86% <span>↑</span>
Median Sold Price	\$250,000	\$218,000	14.68% <span>↑</span>	\$250,000	\$218,000	14.68% <span>↑</span>
Median Days on Market	77	147	-47.62% <span>↓</span>	77	147	-47.62% <span>↓</span>
Average List Price (Solds)	\$286,150	\$228,750	25.09% <span>↑</span>	\$286,150	\$228,750	25.09% <span>↑</span>
Average Sold Price	\$285,833	\$215,687	32.52% <span>↑</span>	\$285,833	\$215,687	32.52% <span>↑</span>
Average Days on Market	86	205	-58.05% <span>↓</span>	86	205	-58.05% <span>↓</span>
List/Sold Price Ratio	97.8%	92.8%	5.48% <span>↑</span>	97.8%	92.8%	5.48% <span>↑</span>

### SOLD AND NEW PROPERTIES (UNITS)

January 2023 | Condo ?

**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

January 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.

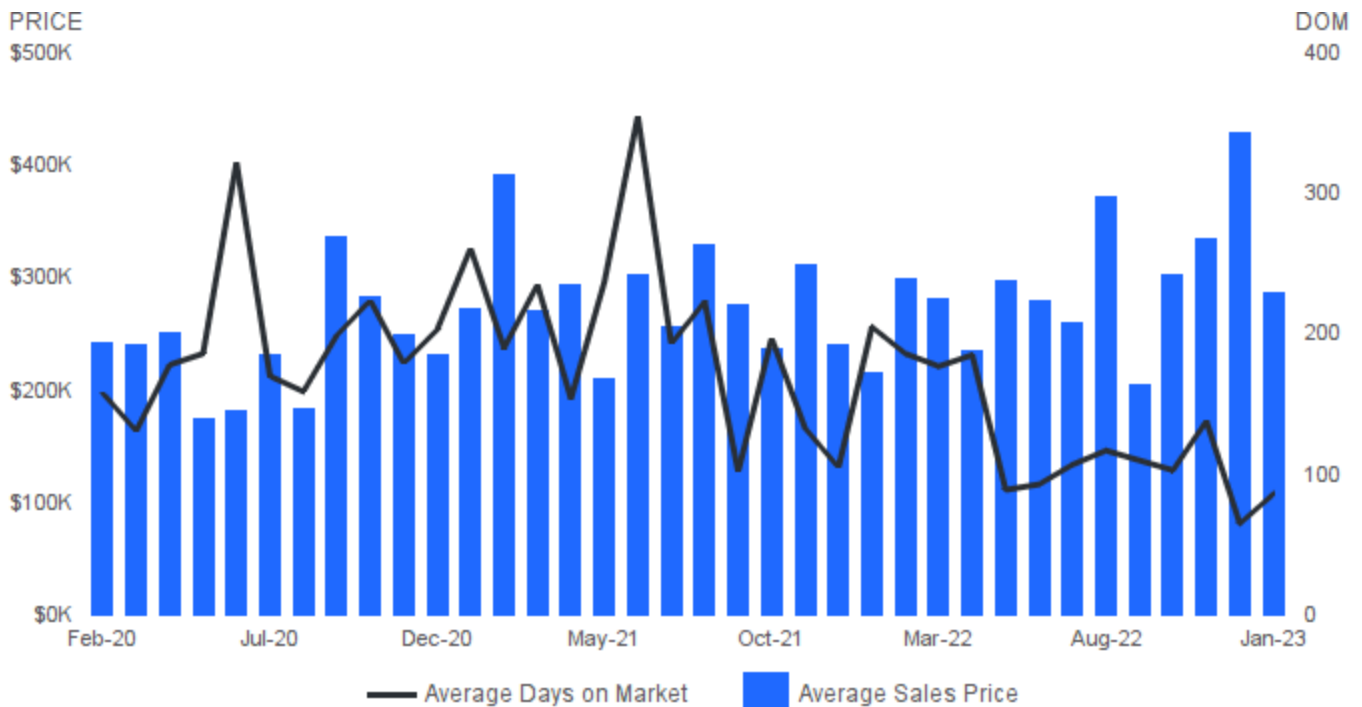


## AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

January 2023 | Condo ?

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

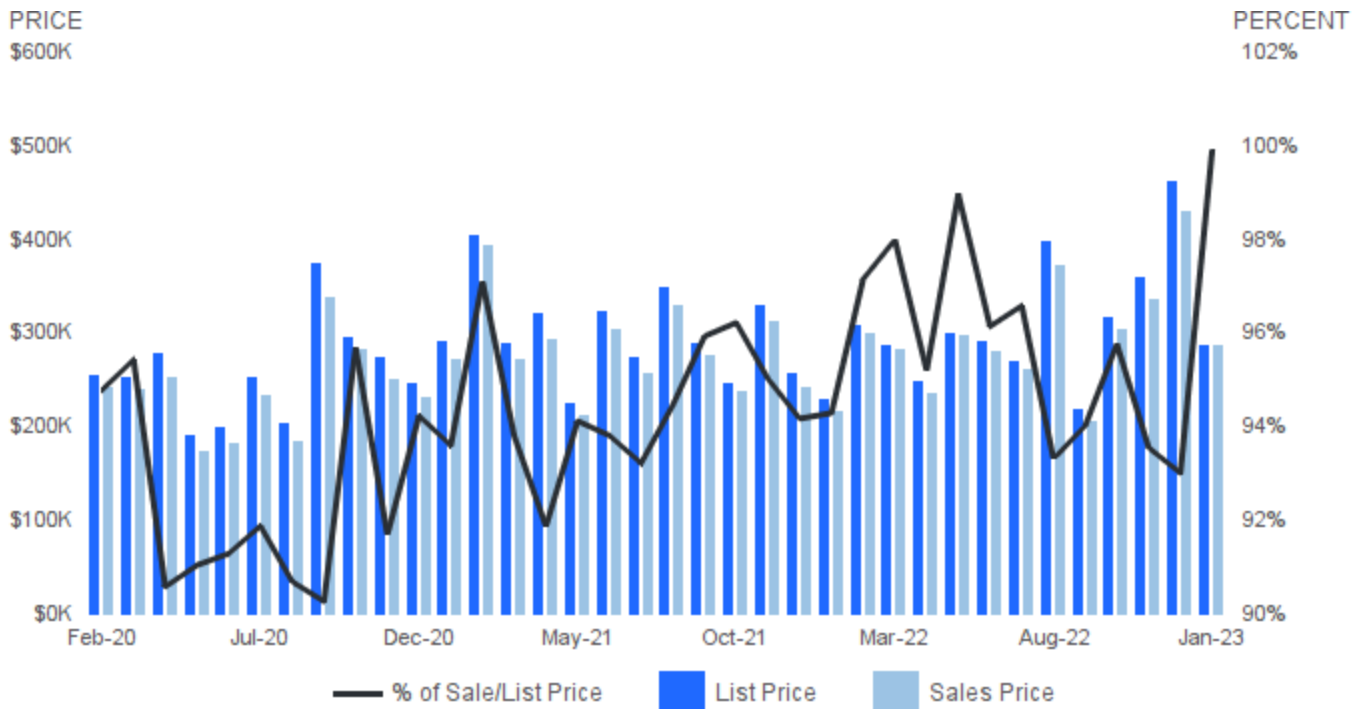
**Average Days on Market** | Average days on market for all properties sold.



## SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

January 2023 | Condo ?

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

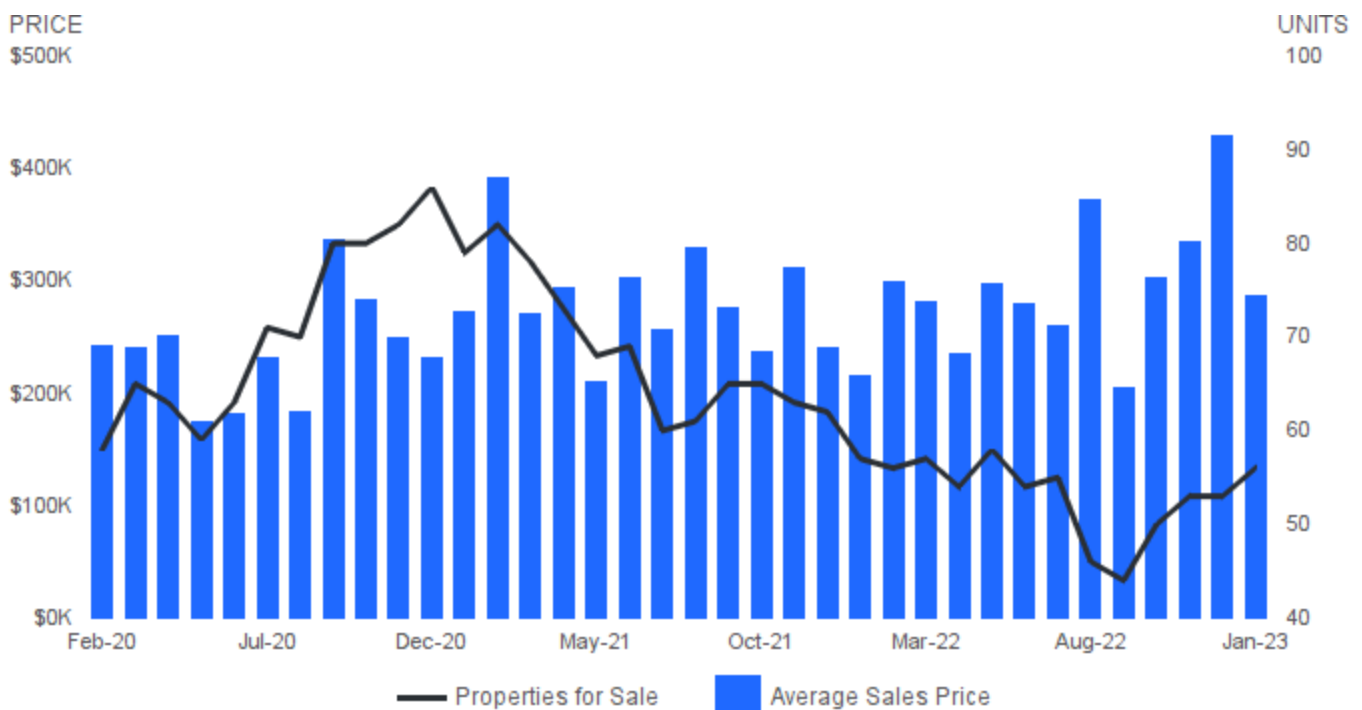


## AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

January 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.

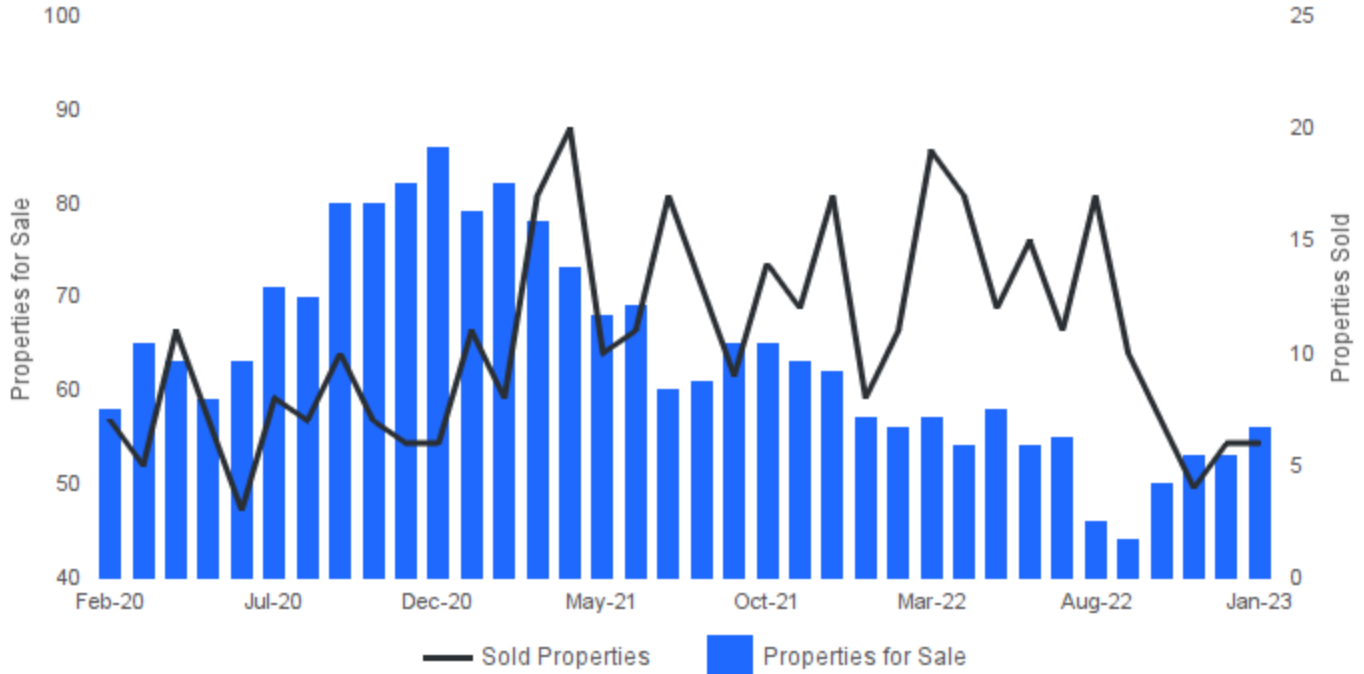


# PROPERTIES FOR SALE AND SOLD PROPERTIES

January 2023 | Condo ?

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

**Sold Properties** | Number of properties sold.



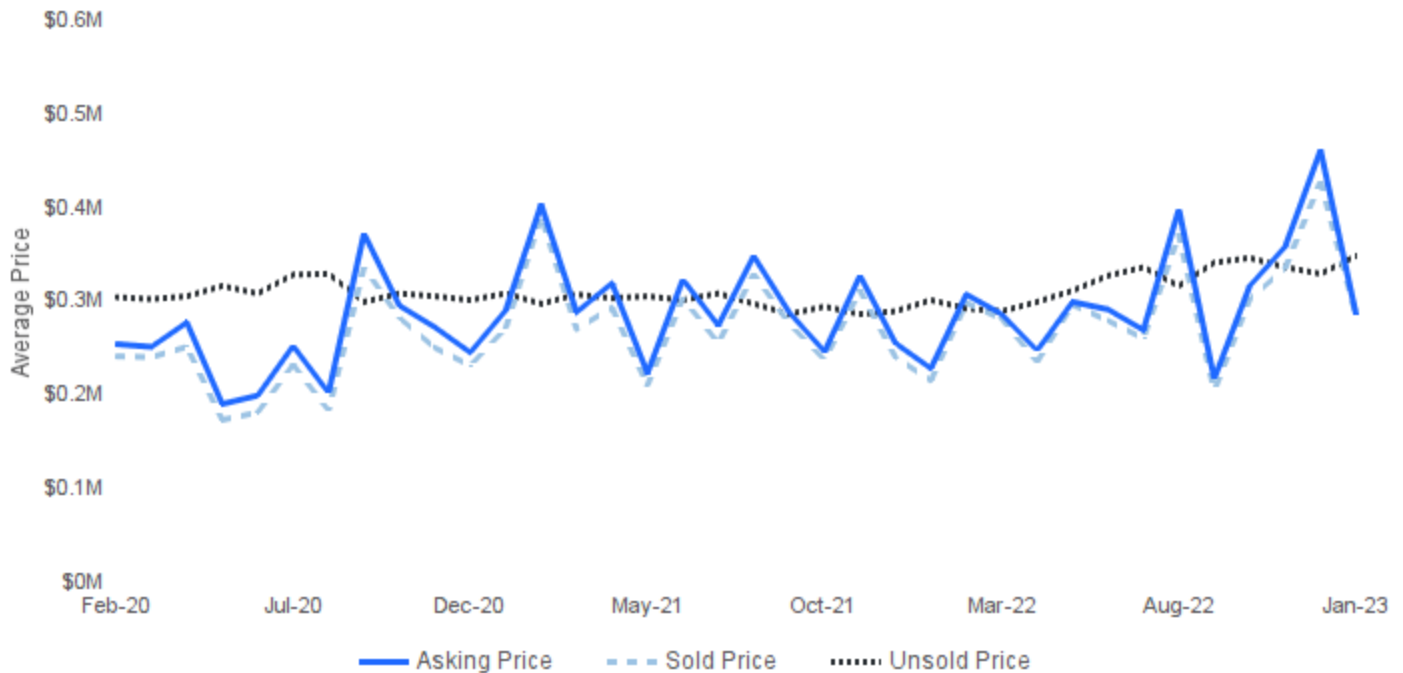
# AVERAGE ASKING/SOLD/UNSOLD PRICE

January 2023 | Condo ?

**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 | 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.



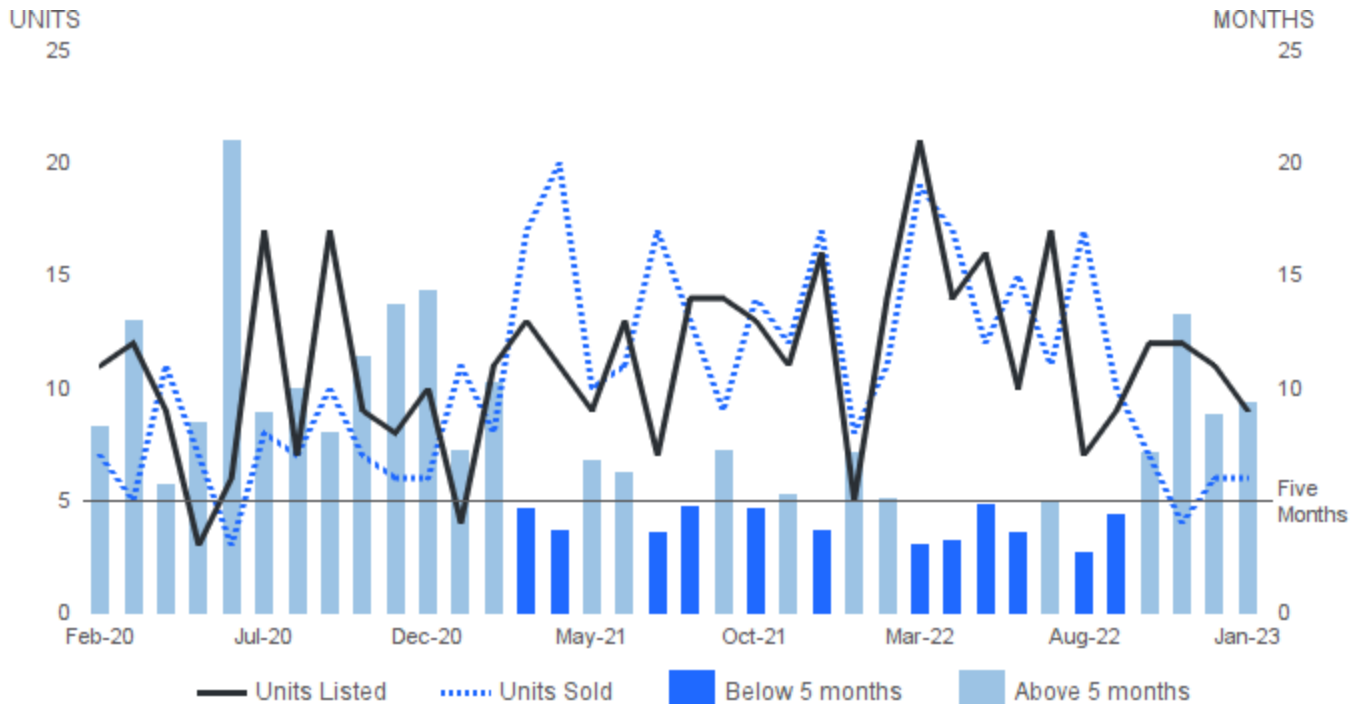
# MONTHS SUPPLY OF INVENTORY

January 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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