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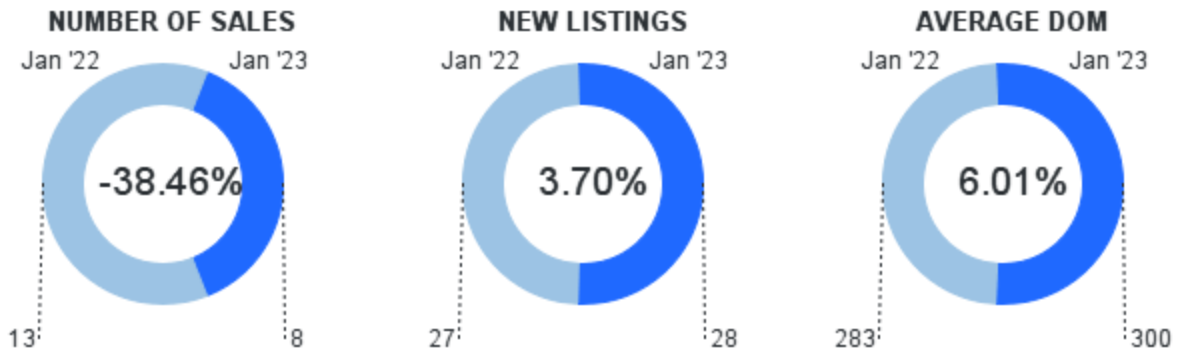
LAND

JANUARY 2023
COLDWELL BANKER AREA REPORTS
ST CROIX, USVI

ST. CROIX | January 2023

REAL ESTATE SNAPSHOT - Change since this time last year

Lots/Acres



-1.03% ↓

MEDIAN SALES PRICE
LOTS/ACRES

9.91% ↑

AVERAGE SALES PRICE
LOTS/ACRES

9.52% ↑

MEDIAN LIST PRICE
(SOLD LISTINGS)
LOTS/ACRES

20.71% ↑

AVERAGE LIST PRICE
(SOLD LISTINGS)
LOTS/ACRES

■ Jan '22 ■ Jan '23

AREA REPORT

ST. CROIX

FULL MARKET SUMMARY

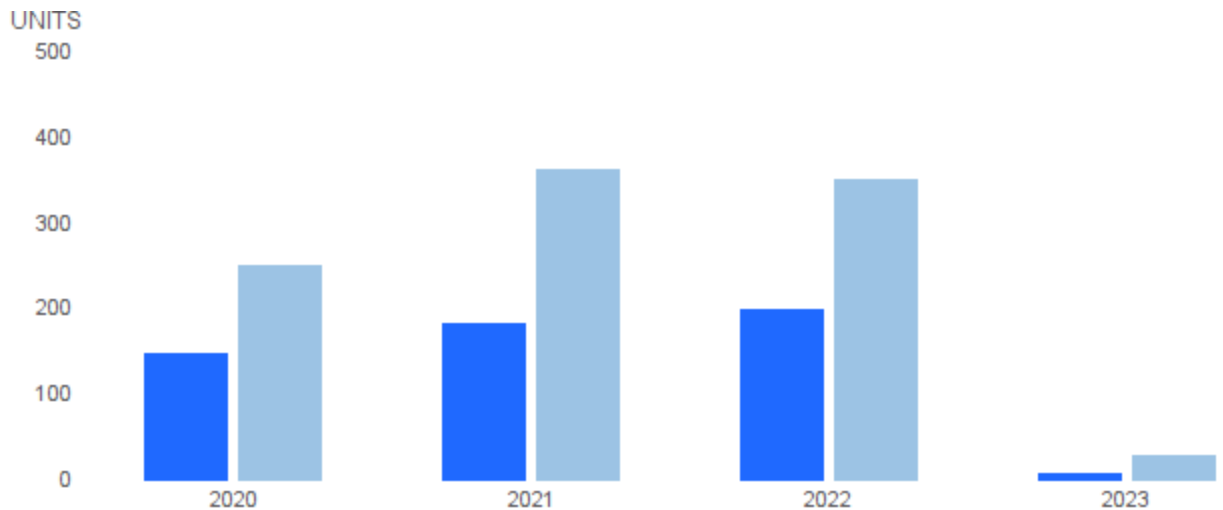
January 2023 | Lots/Acres ?

	Month to Date			Year to Date		
	January 2023	January 2022	% Change	YTD 2023	YTD 2022	% Change
New Listings	28	27	3.7% ↑	28	27	3.7% ↑
Sold Listings	8	13	-38.46% ↓	8	13	-38.46% ↓
Median List Price (Solds)	\$115,000	\$105,000	9.52% ↑	\$115,000	\$105,000	9.52% ↑
Median Sold Price	\$96,000	\$97,000	-1.03% ↓	\$96,000	\$97,000	-1.03% ↓
Median Days on Market	193	195	-1.03% ↓	193	195	-1.03% ↓
Average List Price (Solds)	\$222,875	\$184,638	20.71% ↑	\$222,875	\$184,638	20.71% ↑
Average Sold Price	\$179,937	\$163,711	9.91% ↑	\$179,937	\$163,711	9.91% ↑
Average Days on Market	300	283	6.01% ↑	300	283	6.01% ↑
List/Sold Price Ratio	85.3%	90.4%	-5.68% ↓	85.3%	90.4%	-5.68% ↓

SOLD AND NEW PROPERTIES (UNITS)

January 2023 | Lots/Acres ?

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



Sold Properties	147	182	199	8
New Properties	251	361	350	28
Sold Volume	\$10.20M	\$22.99M	\$25.35M	\$1.44M
Listing Volume	\$84.40M	\$121.39M	\$97.01M	\$3.94M
Median Sale Price	\$40K	\$56K	\$62K	\$96K

MEDIAN SALES PRICE AND NUMBER OF SALES

January 2023 | Lots/Acres ?

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.

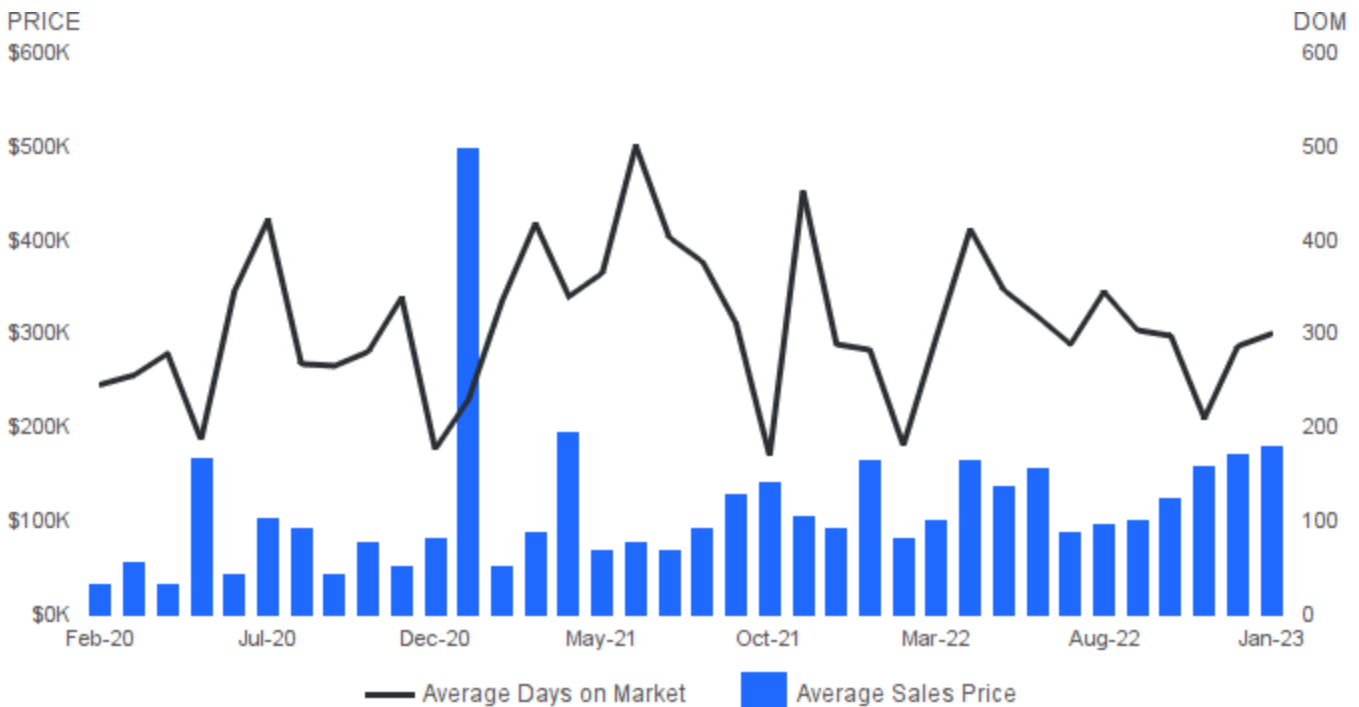


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

January 2023 | Lots/Acres ?

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

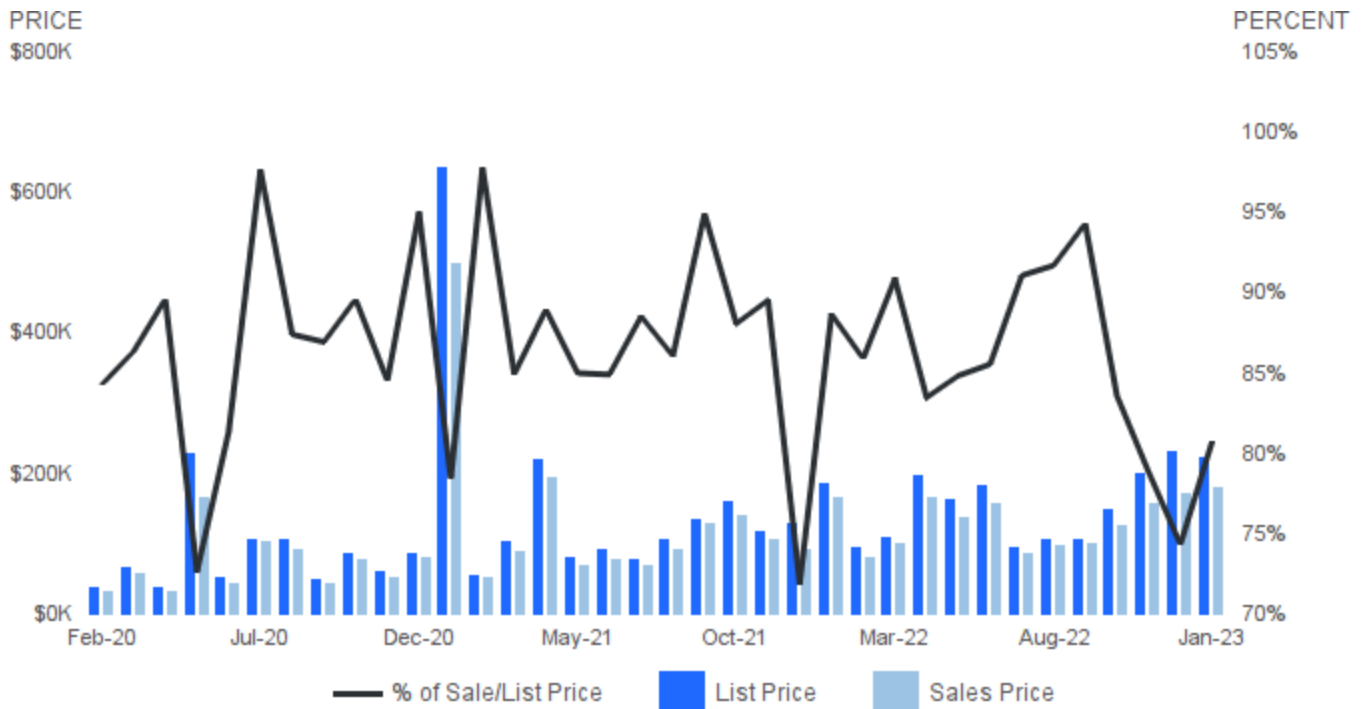
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

January 2023 | Lots/Acres ?

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

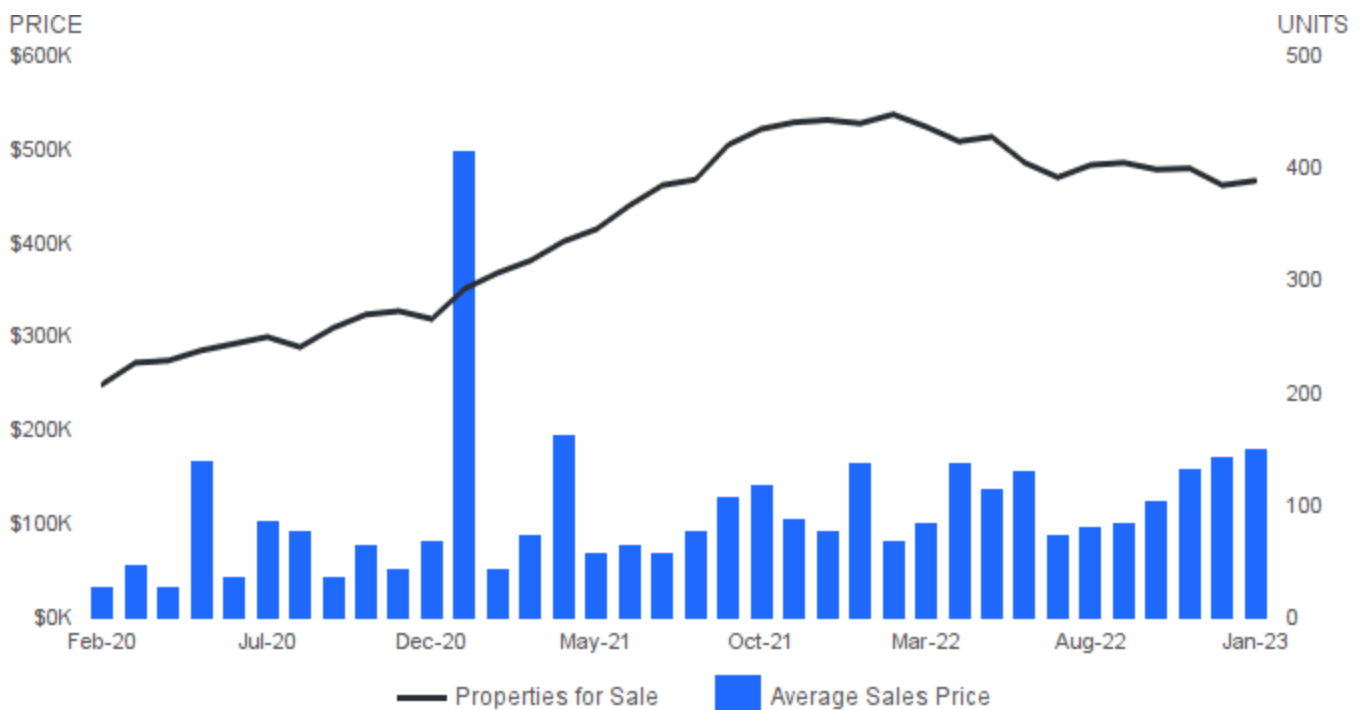


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

January 2023 | Lots/Acres ?

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

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

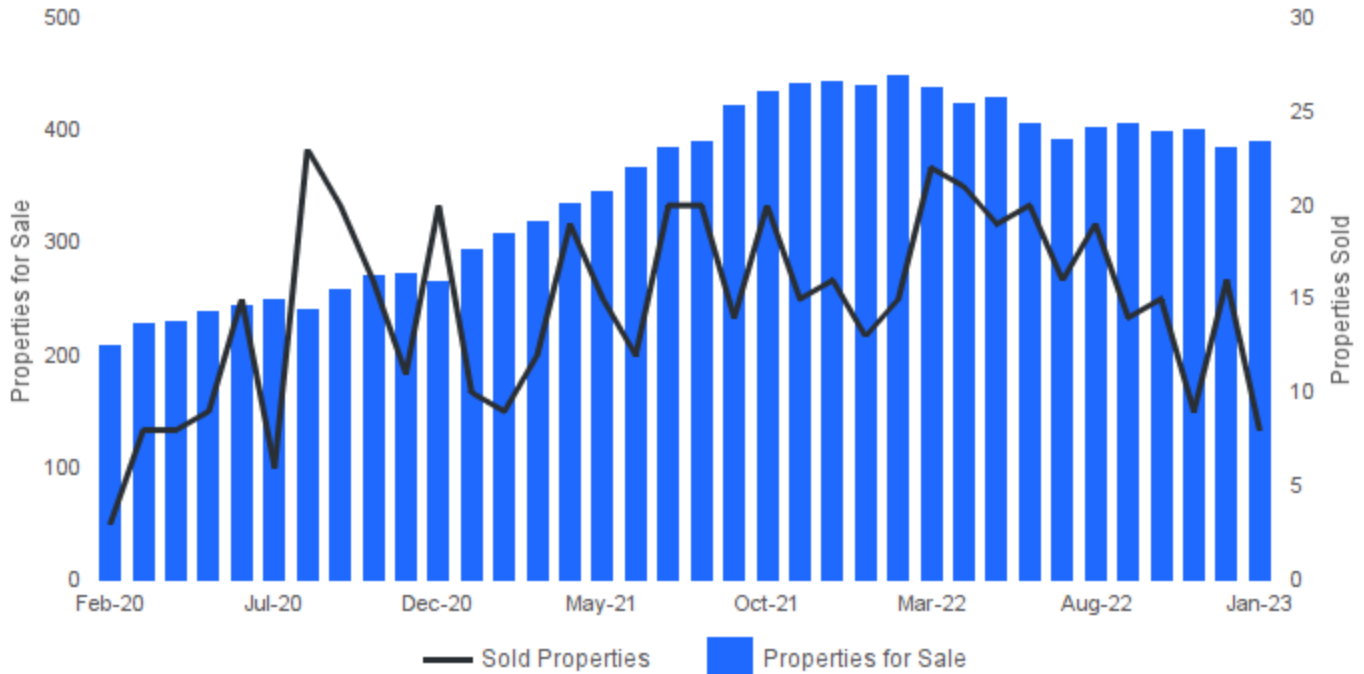


PROPERTIES FOR SALE AND SOLD PROPERTIES

January 2023 | Lots/Acres ?

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 | Lots/Acres ?

Unsold Price | the average active list price

Asking Price | the average asking price of sold properties

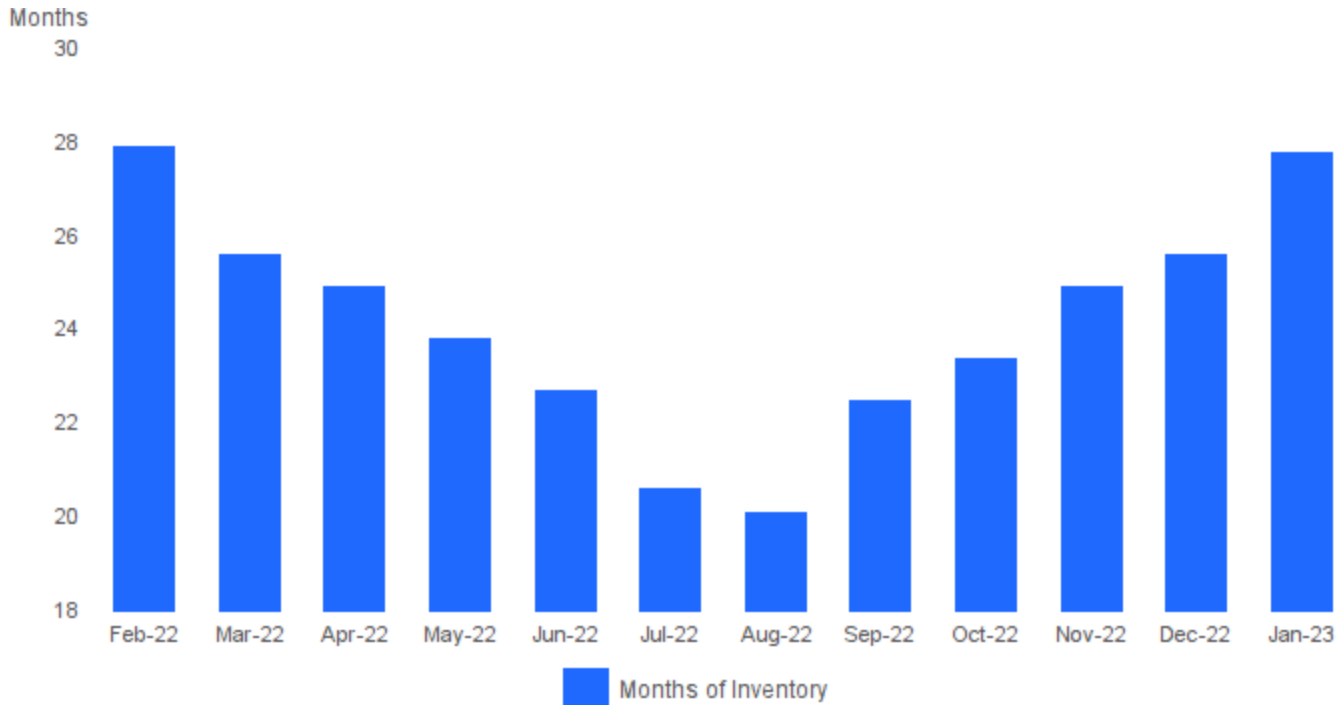
Sold Price | the average selling price



ABSORPTION RATE

January 2023 | Lots/Acres ?

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.



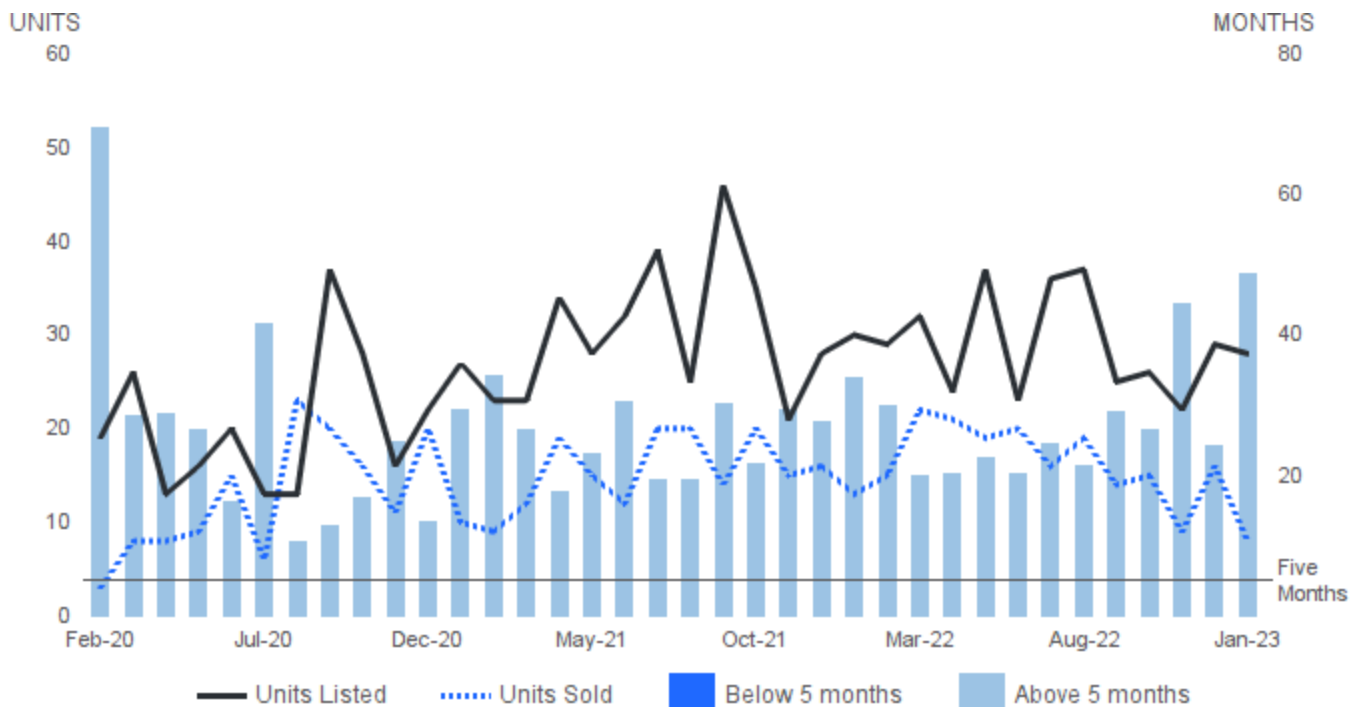
MONTHS SUPPLY OF INVENTORY

January 2023 | Lots/Acres ?

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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