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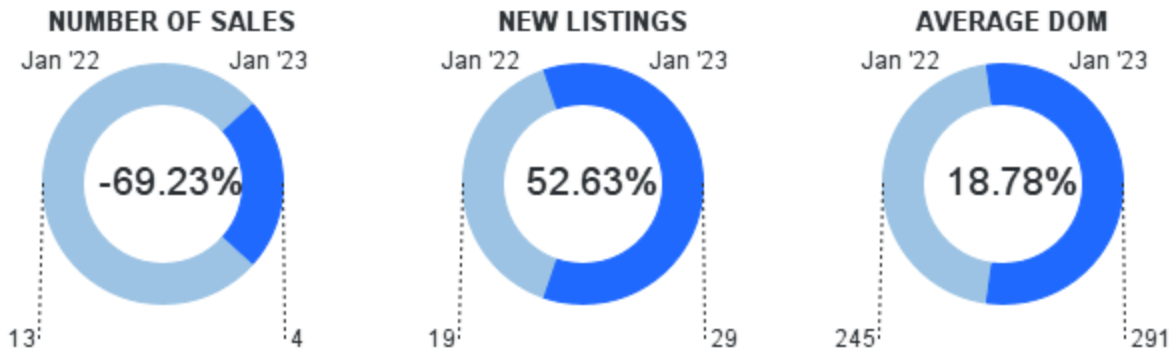
SINGLE FAMILY

JANUARY 2023
COLDWELL BANKER AREA REPORTS
ST CROIX, USVI

ST. CROIX | January 2023

REAL ESTATE SNAPSHOT - Change since this time last year

Single Family



-60.01% ↓

MEDIAN SALES PRICE
SINGLE FAMILY

-49.05% ↓

AVERAGE SALES PRICE
SINGLE FAMILY

-40.68% ↓

**MEDIAN LIST PRICE
(SOLD LISTINGS)**
SINGLE FAMILY

-35.21% ↓

**AVERAGE LIST PRICE
(SOLD LISTINGS)**
SINGLE FAMILY

■ Jan '22 ■ Jan '23

AREA REPORT

ST. CROIX

FULL MARKET SUMMARY

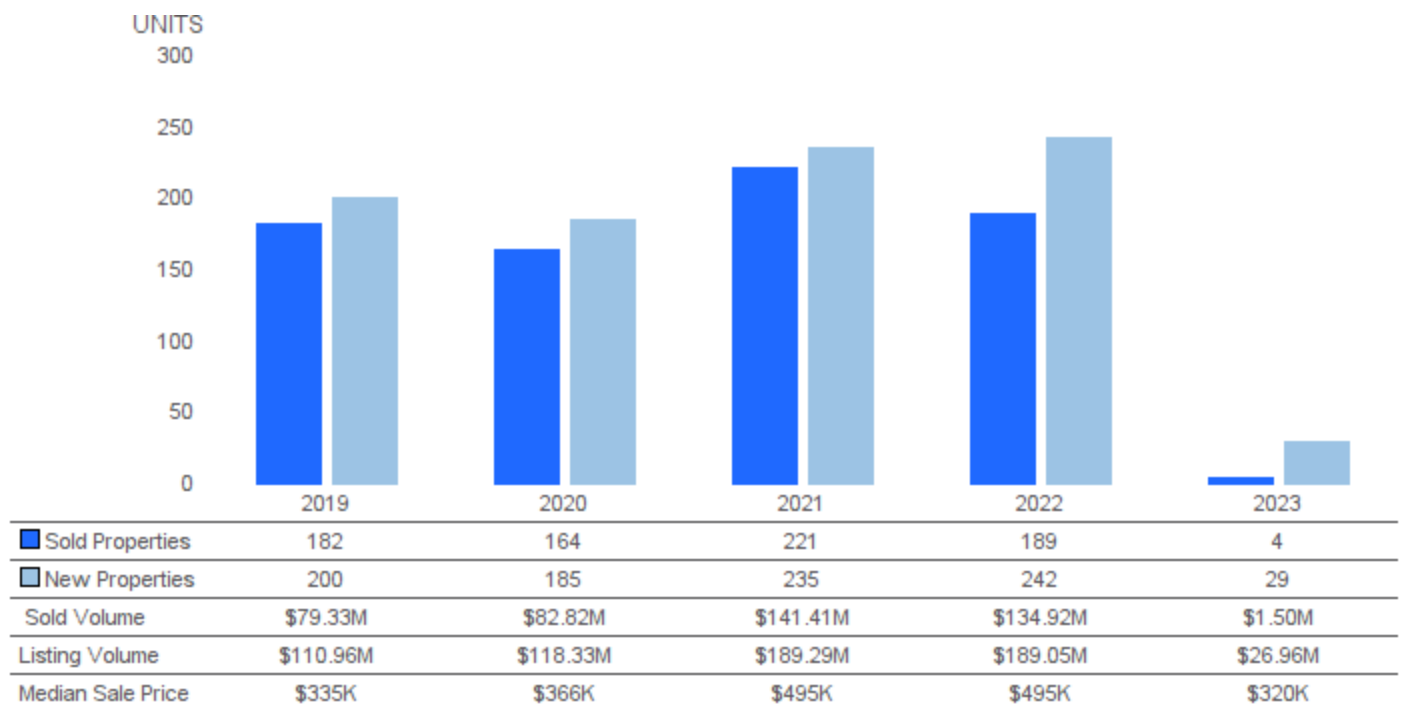
January 2023 | Single Family ?

	Month to Date			Year to Date		
	January 2023	January 2022	% Change	YTD 2023	YTD 2022	% Change
New Listings	29	19	52.63% ↑	29	19	52.63% ↑
Sold Listings	4	13	-69.23% ↓	4	13	-69.23% ↓
Median List Price (Solds)	\$474,000	\$799,000	-40.68% ↓	\$474,000	\$799,000	-40.68% ↓
Median Sold Price	\$319,500	\$799,000	-60.01% ↓	\$319,500	\$799,000	-60.01% ↓
Median Days on Market	228	220	3.64% ↑	228	220	3.64% ↑
Average List Price (Solds)	\$478,750	\$738,923	-35.21% ↓	\$478,750	\$738,923	-35.21% ↓
Average Sold Price	\$374,500	\$735,076	-49.05% ↓	\$374,500	\$735,076	-49.05% ↓
Average Days on Market	291	245	18.78% ↑	291	245	18.78% ↑
List/Sold Price Ratio	83.3%	99.6%	-16.43% ↓	83.3%	99.6%	-16.43% ↓

SOLD AND NEW PROPERTIES (UNITS)

January 2023 | Single Family ?

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



Sold Properties	182	164	221	189	4
New Properties	200	185	235	242	29
Sold Volume	\$79.33M	\$82.82M	\$141.41M	\$134.92M	\$1.50M
Listing Volume	\$110.96M	\$118.33M	\$189.29M	\$189.05M	\$26.96M
Median Sale Price	\$335K	\$366K	\$495K	\$495K	\$320K

MEDIAN SALES PRICE AND NUMBER OF SALES

January 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.

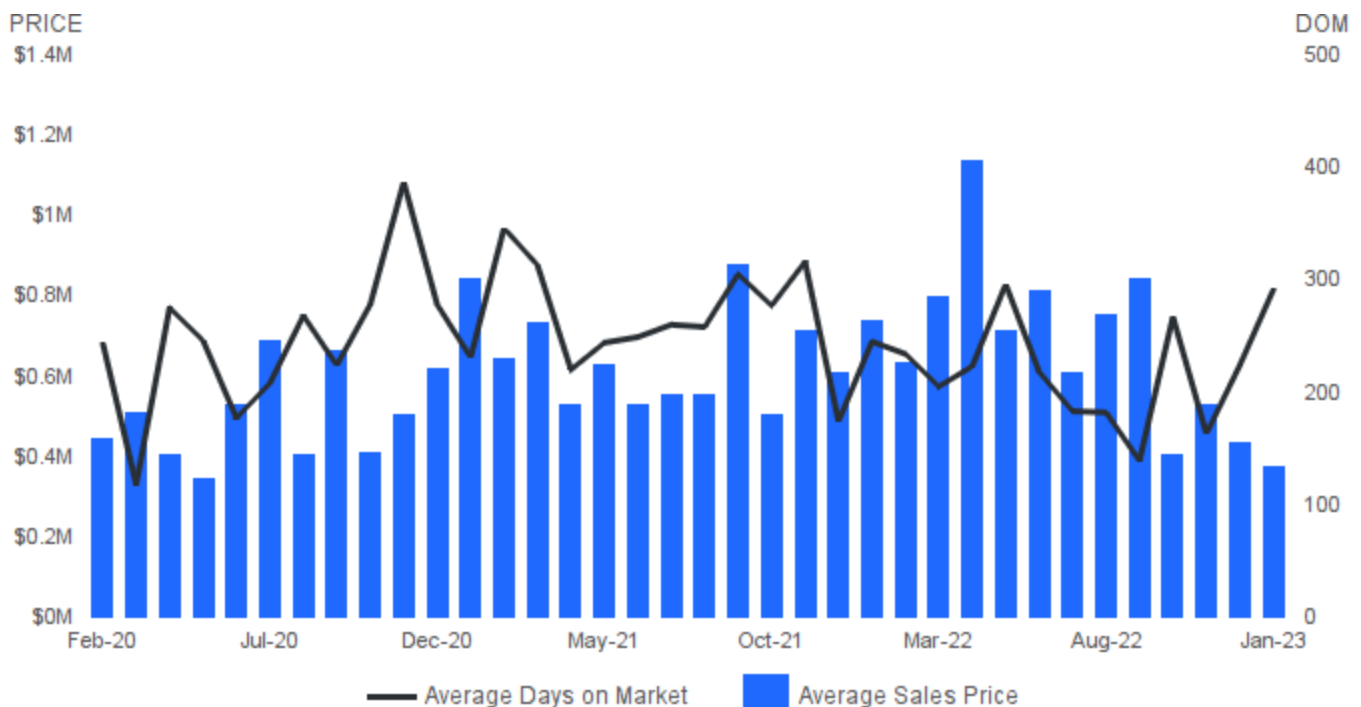


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

January 2023 | Single Family ?

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

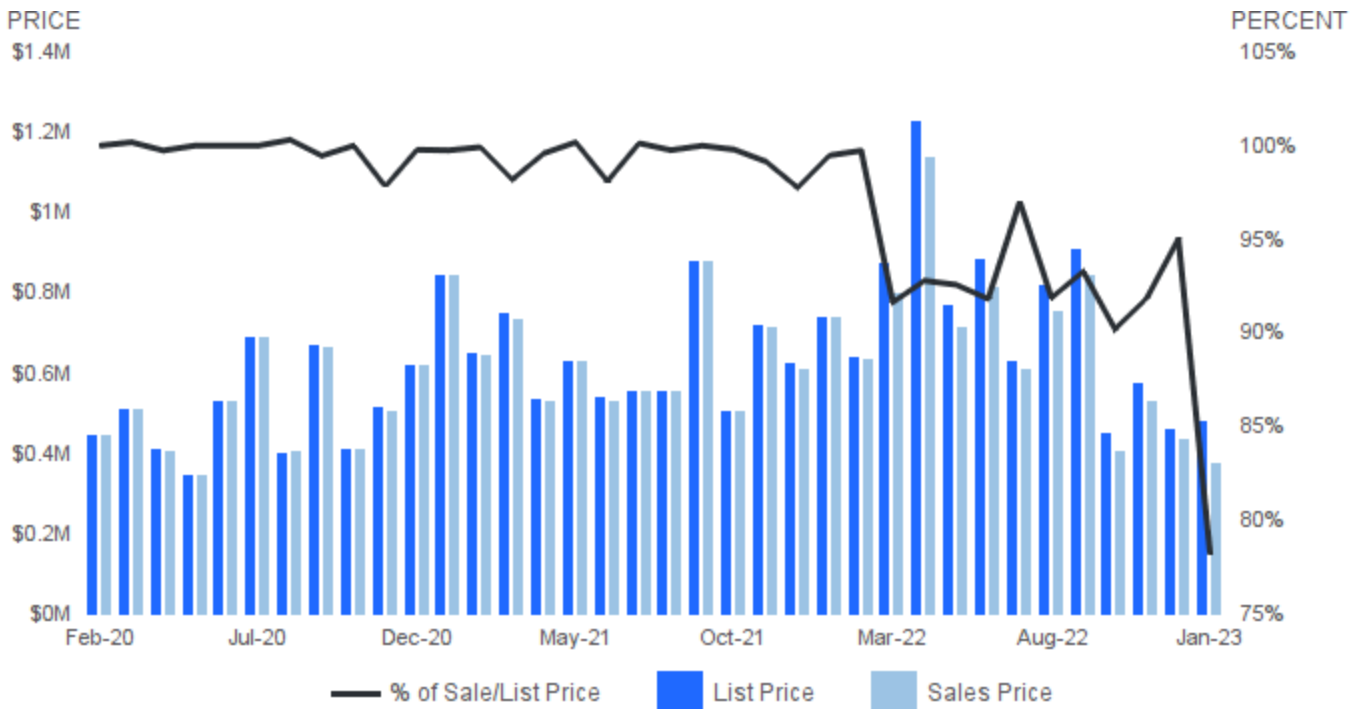
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

January 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

January 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.

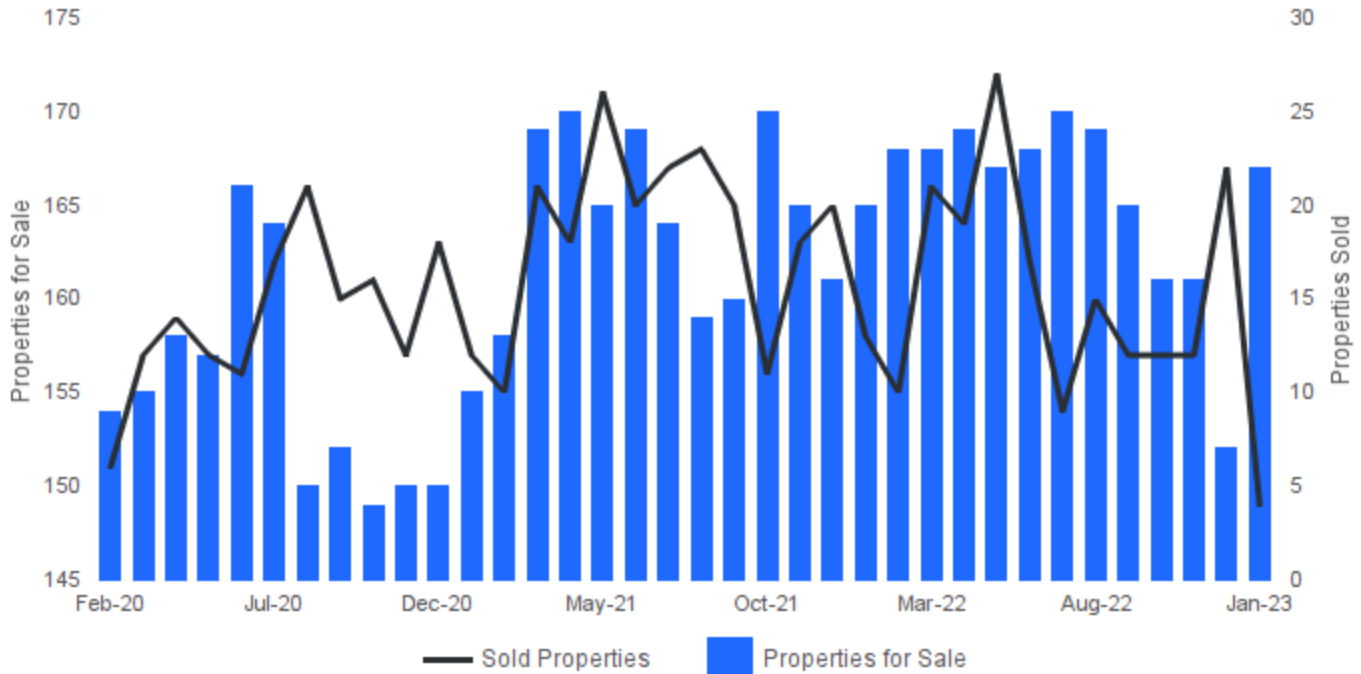


PROPERTIES FOR SALE AND SOLD PROPERTIES

January 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

January 2023 | Single Family ?

Unsold Price | the average active list price

Asking Price | the average asking price of sold properties

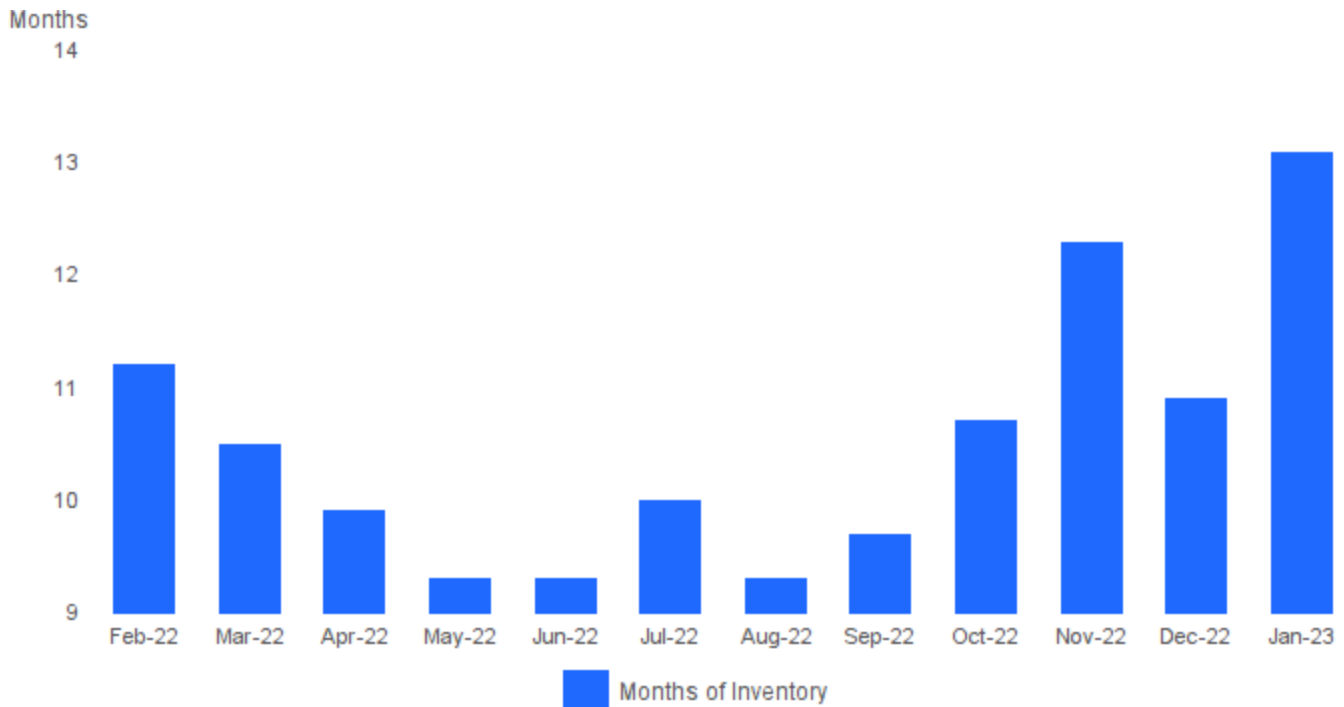
Sold Price | the average selling price



ABSORPTION RATE

January 2023 | 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.



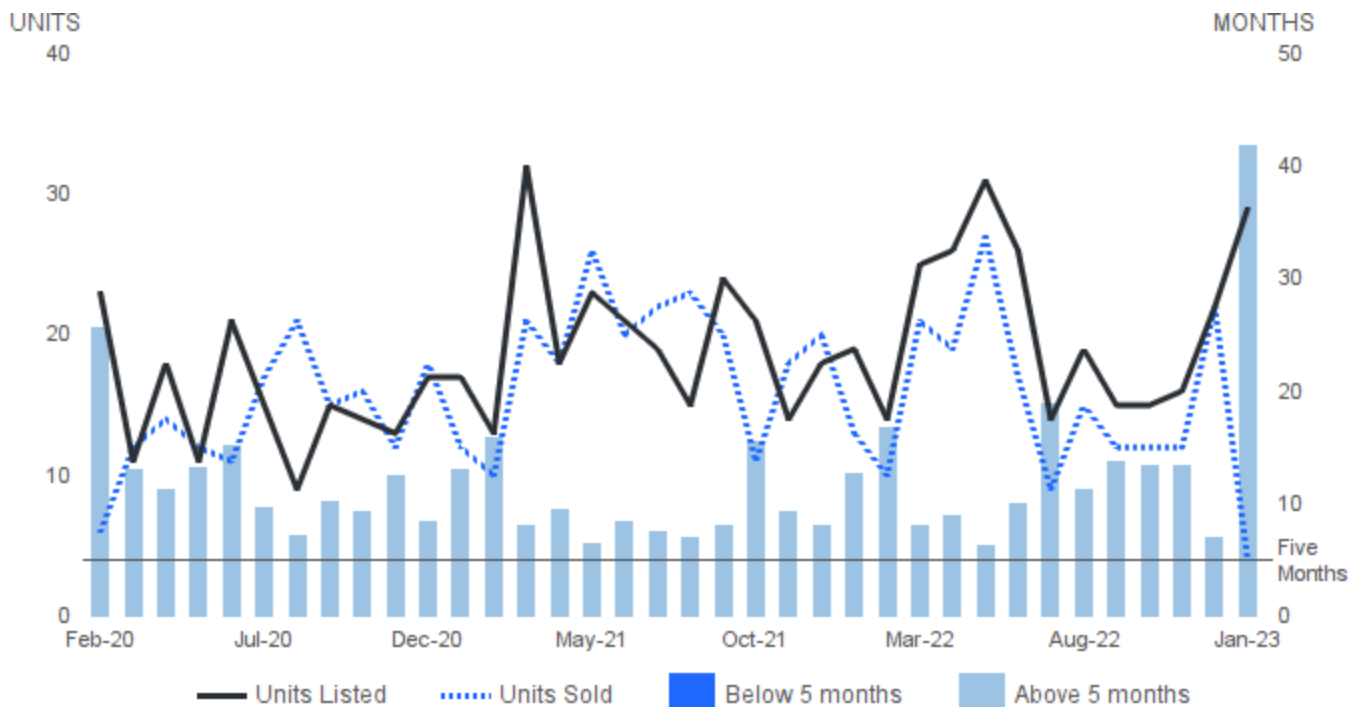
MONTHS SUPPLY OF INVENTORY

January 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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