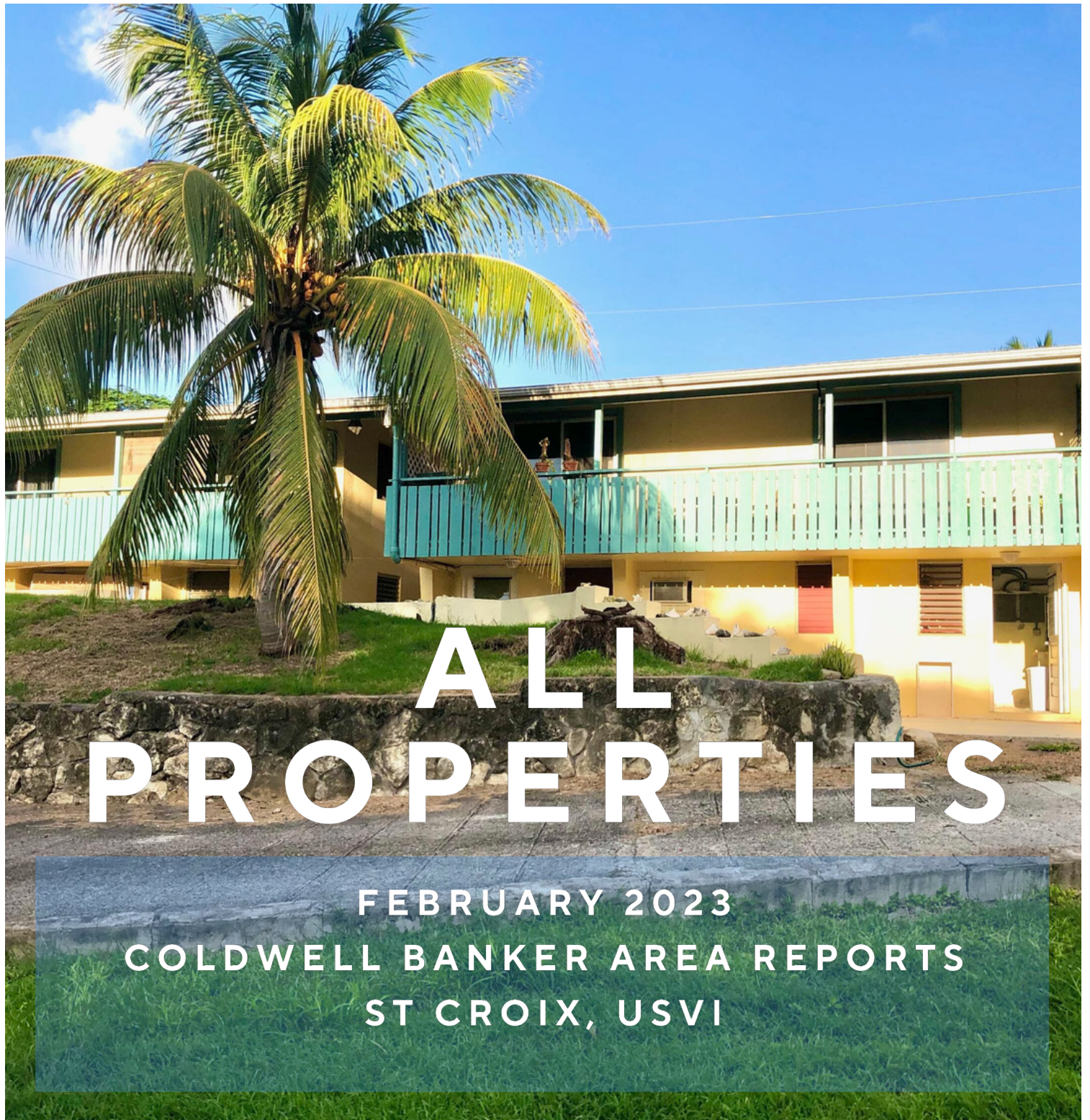




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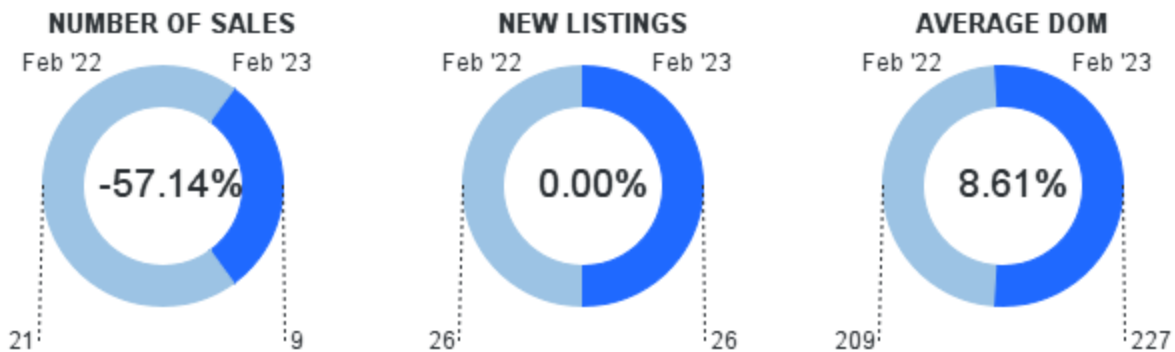
ALL PROPERTIES

FEBRUARY 2023
COLDWELL BANKER AREA REPORTS
ST CROIX, USVI

ST. CROIX | February 2023

REAL ESTATE SNAPSHOT - Change since this time last year

All Property Types



-43.79% ↓

MEDIAN SALES PRICE
ALL PROPERTY TYPES

42.56% ↑

AVERAGE SALES PRICE
ALL PROPERTY TYPES

-40.58% ↓

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

14.39% ↑

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

■ Feb '22 ■ Feb '23

AREA REPORT

St. Croix

FULL MARKET SUMMARY

February 2023 | All Property Types ?

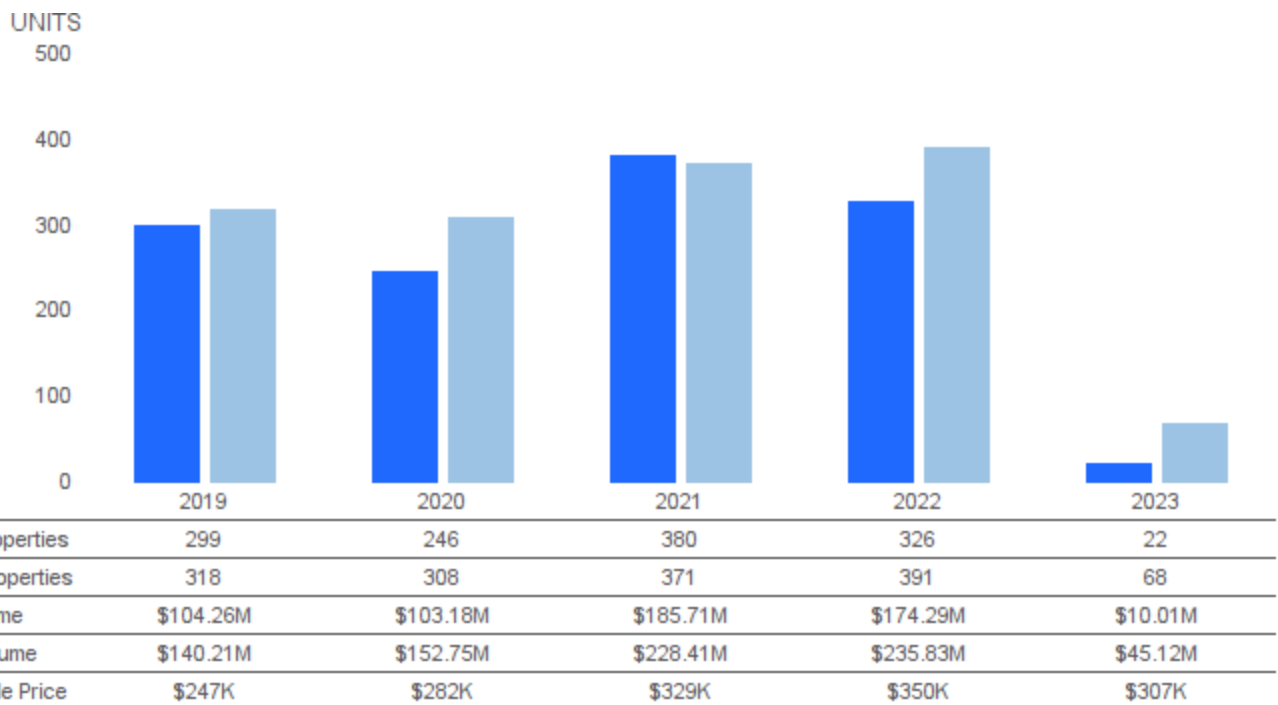
	Month to Date			Year to Date		
	February 2023	February 2022	% Change	YTD 2023	YTD 2022	% Change
New Listings	26	26	0%	68	50	36% ↑
Sold Listings	9	21	-57.14% ↓	22	42	-47.62% ↓
Median List Price (Solds)	\$205,000	\$345,000	-40.58% ↓	\$312,000	\$357,000	-12.61% ↓
Median Sold Price	\$190,000	\$338,000	-43.79% ↓	\$307,000	\$345,000	-11.01% ↓
Median Days on Market	192	126	52.38% ↑	133	151	-11.92% ↓
Average List Price (Solds)	\$530,877	\$464,090	14.39% ↑	\$425,672	\$504,330	-15.6% ↓
Average Sold Price	\$653,888	\$458,690	42.56% ↑	\$455,136	\$497,952	-8.6% ↓
Average Days on Market	227	209	8.61% ↑	191	219	-12.79% ↓
List/Sold Price Ratio	100.9%	97.9%	3.05% ↑	96.3%	97.5%	-1.21% ↓

SOLD AND NEW PROPERTIES (UNITS)

February 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

February 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.

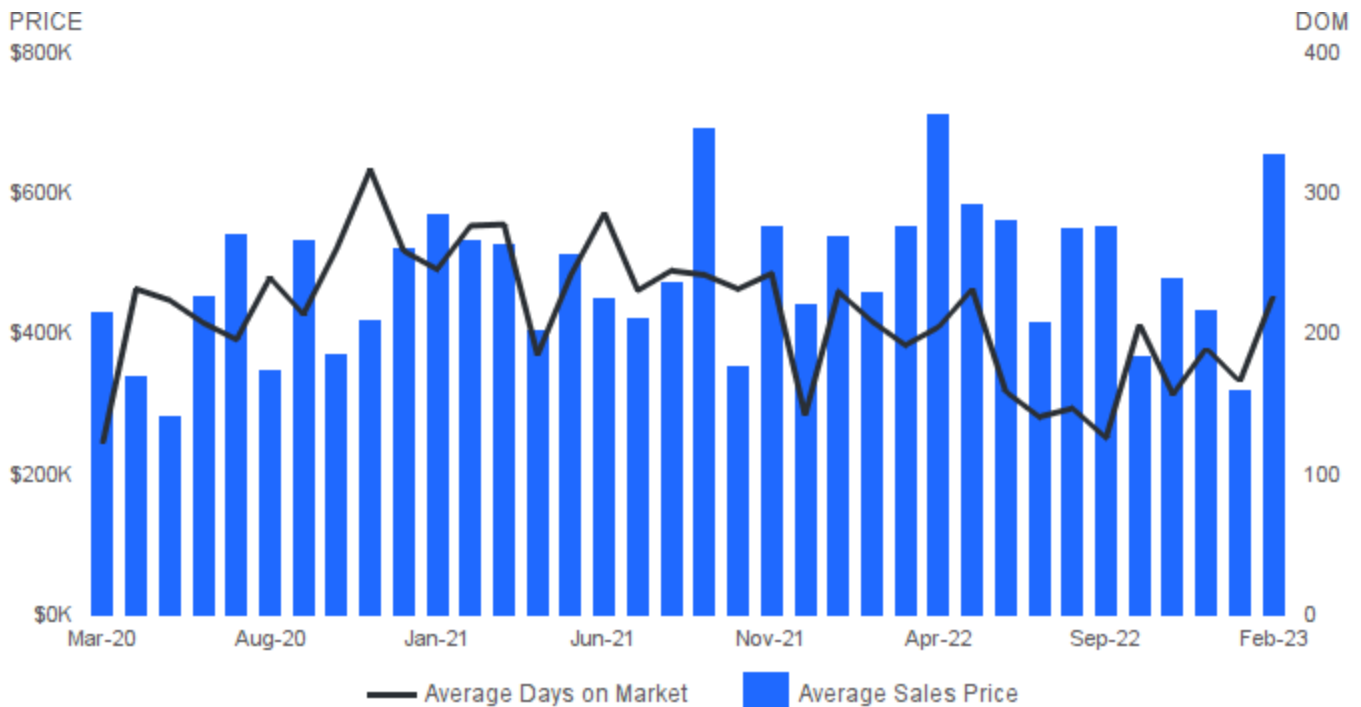


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

February 2023 | All Property Types ?

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

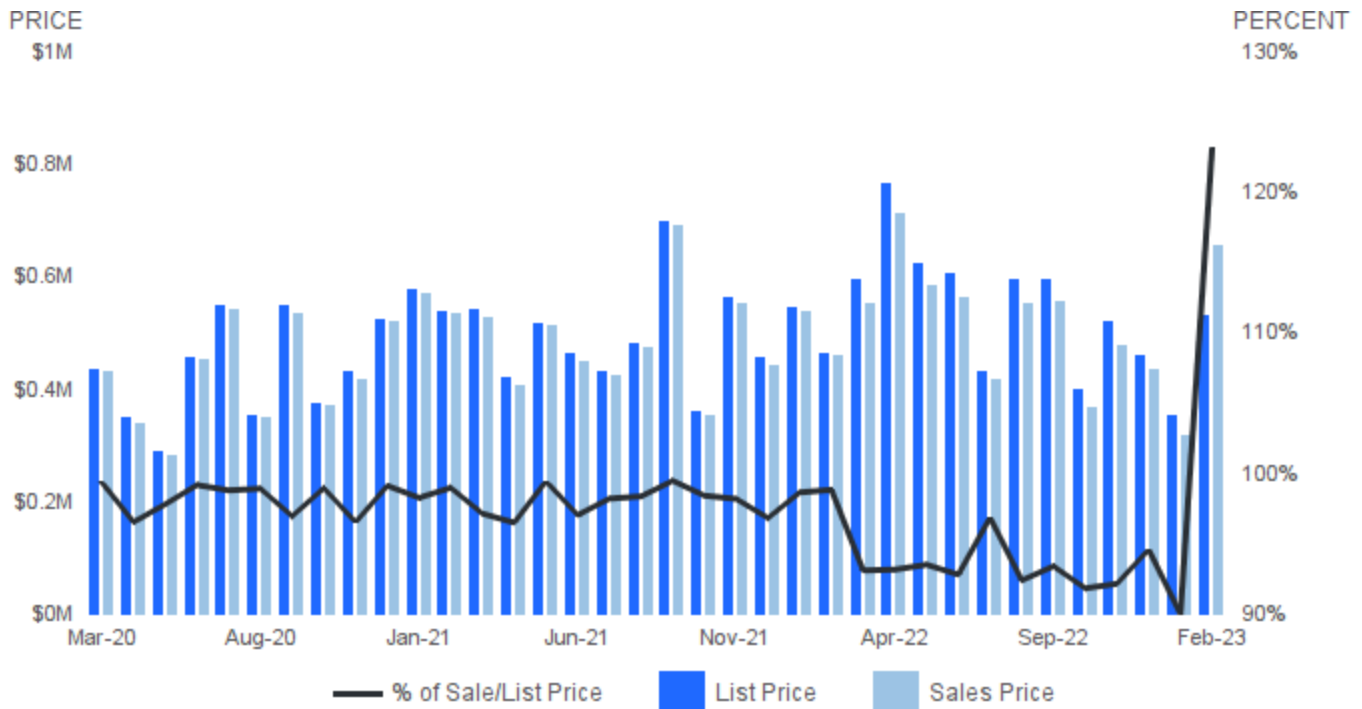
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

February 2023 | All Property Types ?

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

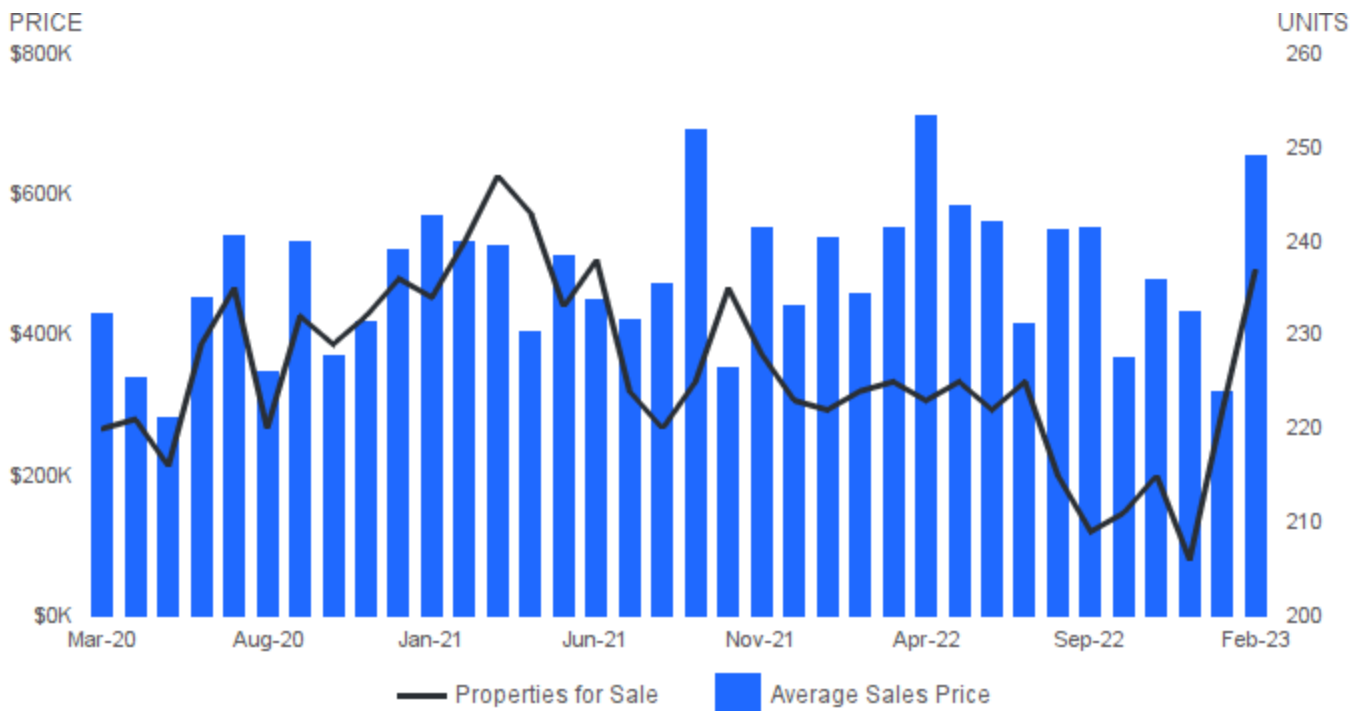


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

February 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.

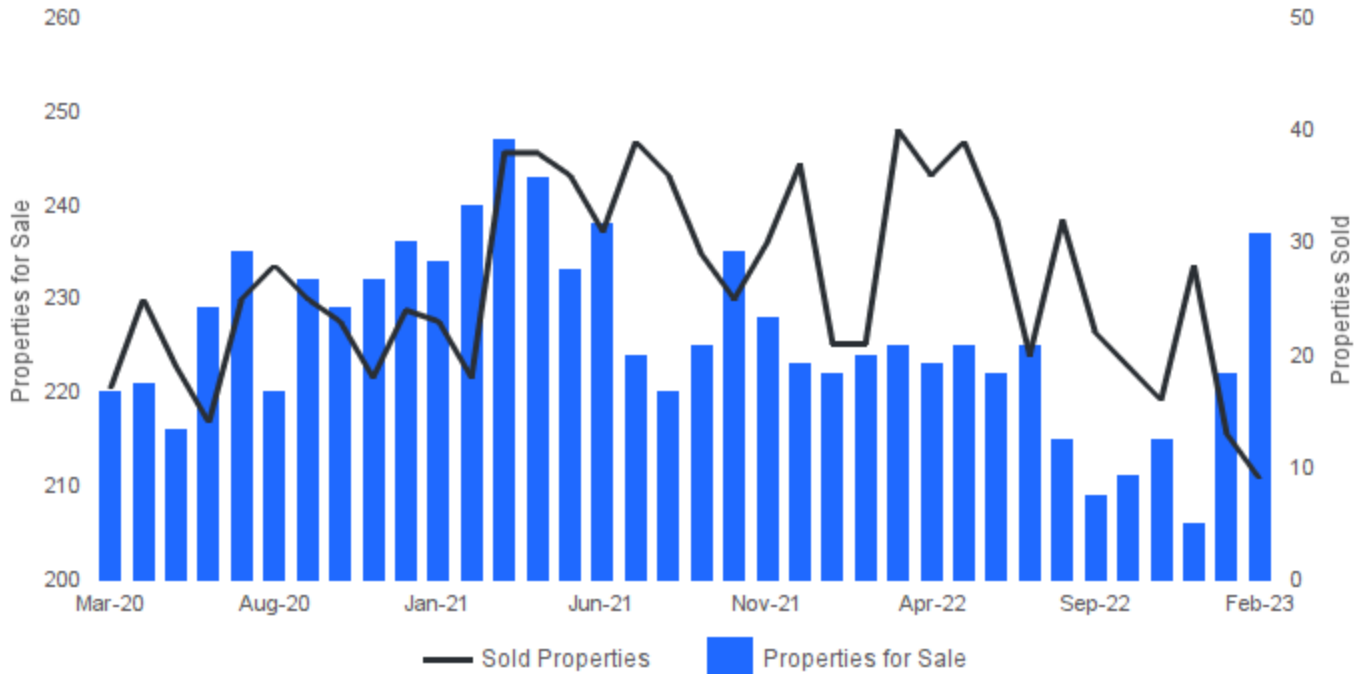


PROPERTIES FOR SALE AND SOLD PROPERTIES

February 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

February 2023 | All Property Types ?

Unsold Price | the average active list price

Asking Price | the average asking price of sold properties

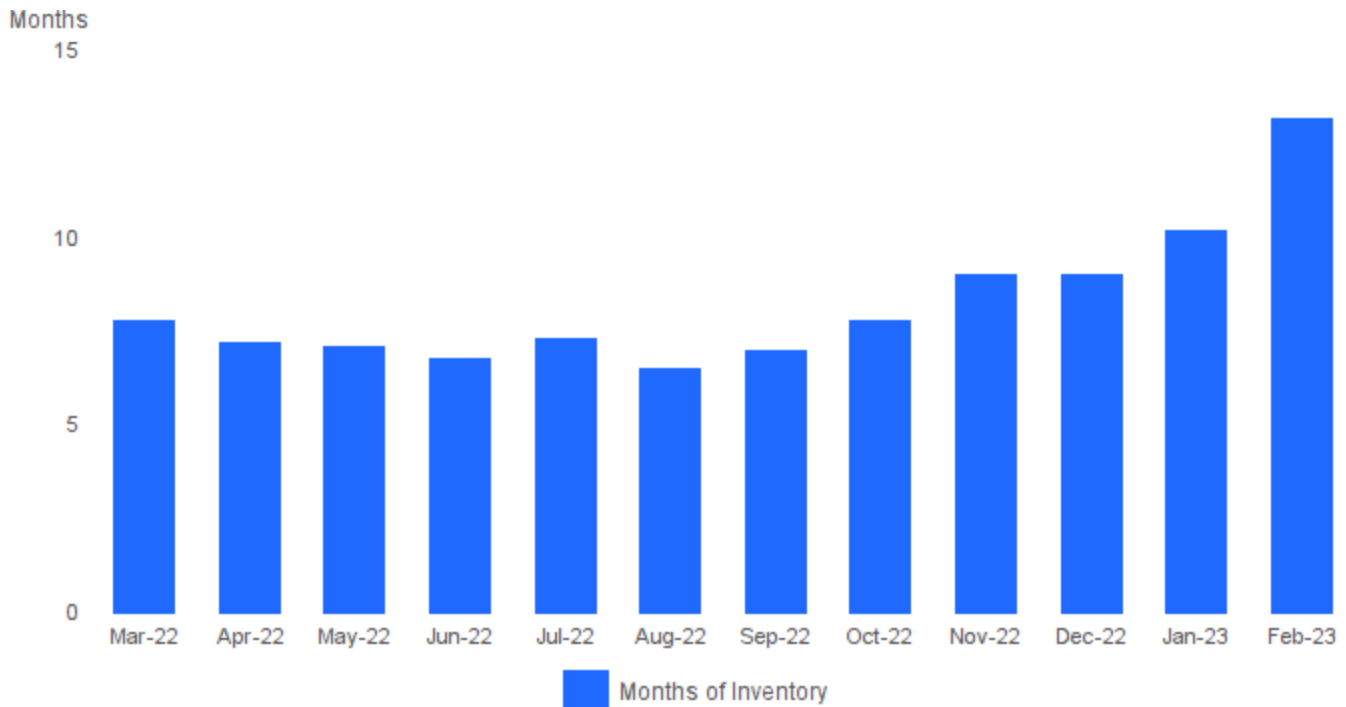
Sold Price | the average selling price



ABSORPTION RATE

February 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.



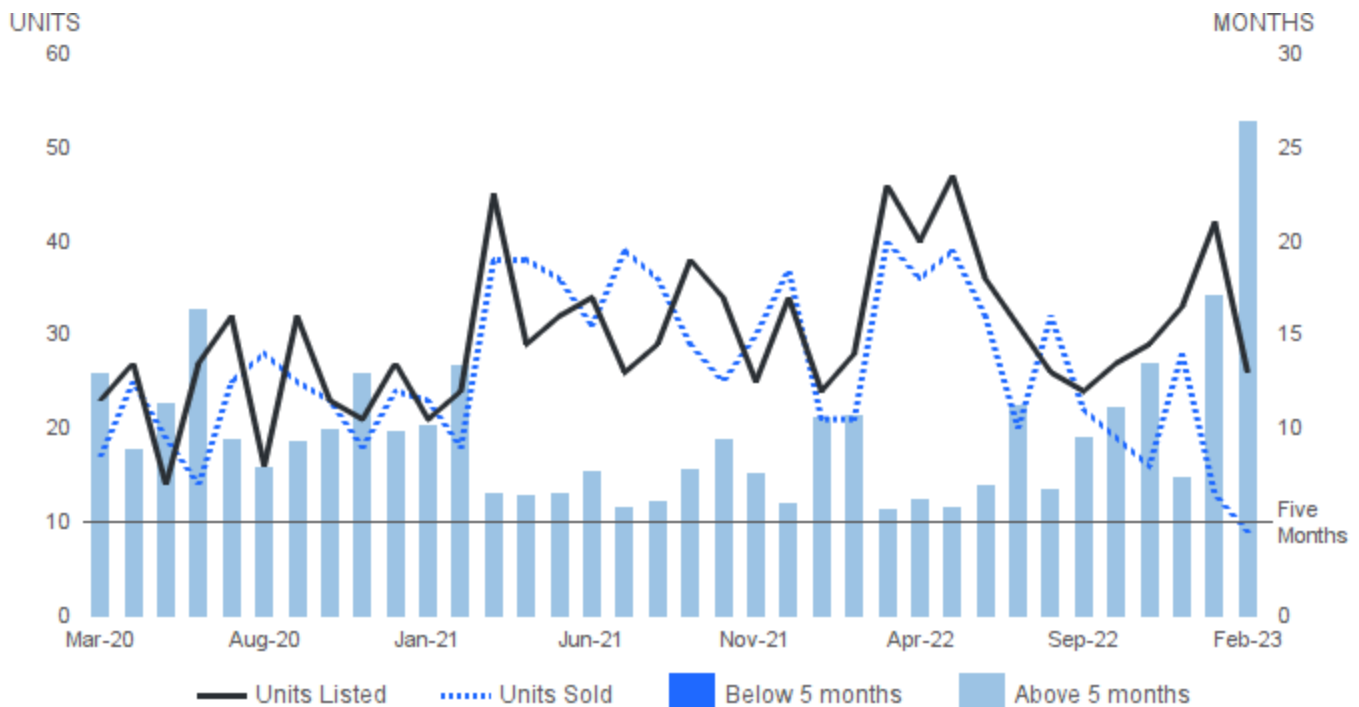
MONTHS SUPPLY OF INVENTORY

February 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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