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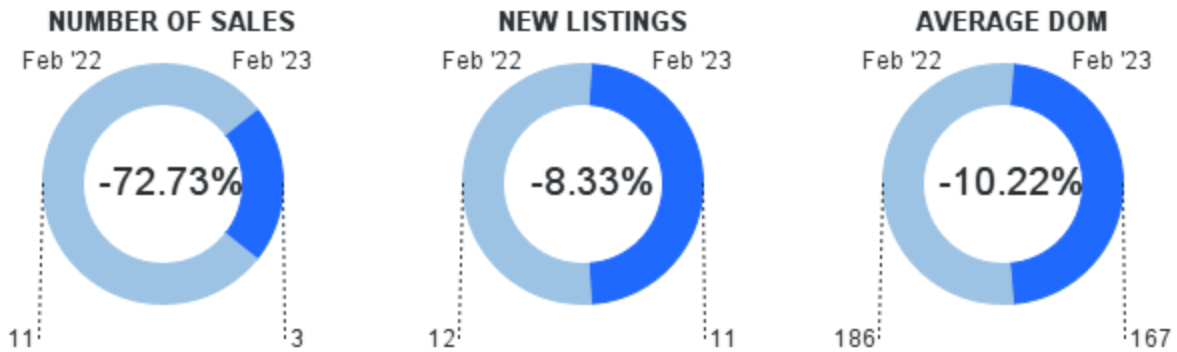
CONDO

FEBRUARY 2023
COLDWELL BANKER AREA REPORTS
ST CROIX, USVI

ST. CROIX | February 2023

REAL ESTATE SNAPSHOT - Change since this time last year

Condo



-42.86% ↓

MEDIAN SALES PRICE
CONDO

-24.22% ↓

AVERAGE SALES PRICE
CONDO

-39.06% ↓

MEDIAN LIST PRICE
(SOLD LISTINGS)
CONDO

-22.15% ↓

AVERAGE LIST PRICE
(SOLD LISTINGS)
CONDO

■ Feb '22

■ Feb '23

AREA REPORT

ST. CROIX

FULL MARKET SUMMARY

February 2023 | Condo ?

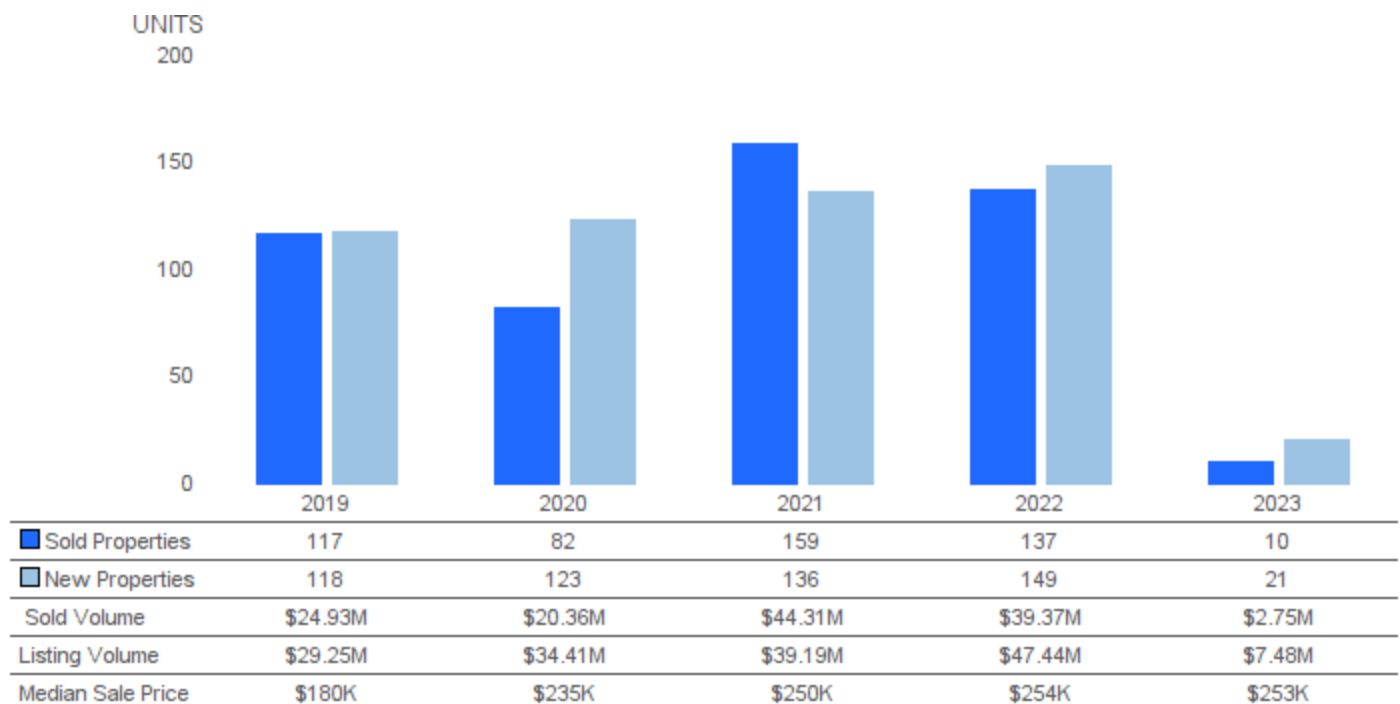
	Month to Date			Year to Date		
	February 2023	February 2022	% Change	YTD 2023	YTD 2022	% Change
New Listings	11	12	-8.33% ↓	21	17	23.53% ↑
Sold Listings	3	11	-72.73% ↓	10	19	-47.37% ↓
Median List Price (Solds)	\$195,000	\$320,000	-39.06% ↓	\$260,000	\$315,000	-17.46% ↓
Median Sold Price	\$180,000	\$315,000	-42.86% ↓	\$252,500	\$296,000	-14.7% ↓
Median Days on Market	118	102	15.69% ↑	92	121	-23.97% ↓
Average List Price (Solds)	\$239,333	\$307,445	-22.15% ↓	\$280,990	\$274,310	2.44% ↑
Average Sold Price	\$226,333	\$298,681	-24.22% ↓	\$275,400	\$263,736	4.42% ↑
Average Days on Market	167	186	-10.22% ↓	131	194	-32.47% ↓
List/Sold Price Ratio	92%	96.3%	-4.44% ↓	95.9%	94.8%	1.17% ↑

SOLD AND NEW PROPERTIES (UNITS)

February 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

February 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.

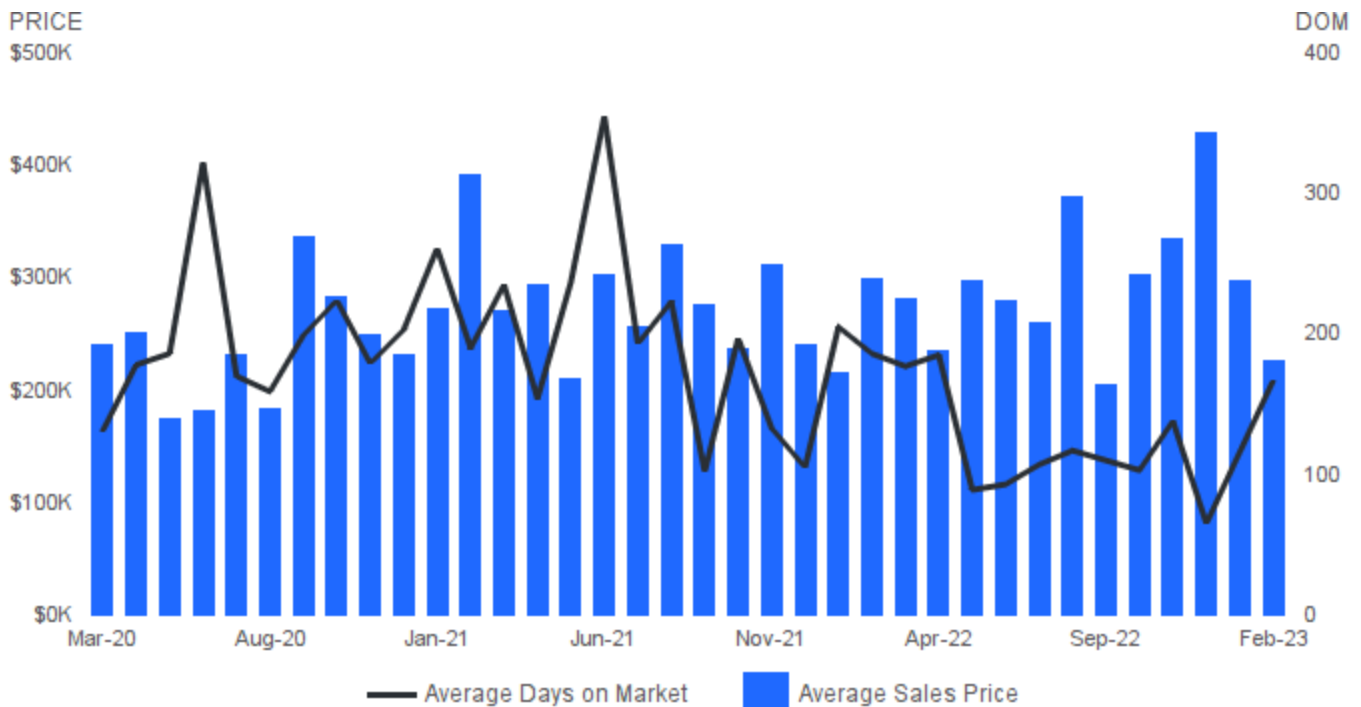


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

February 2023 | Condo ?

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

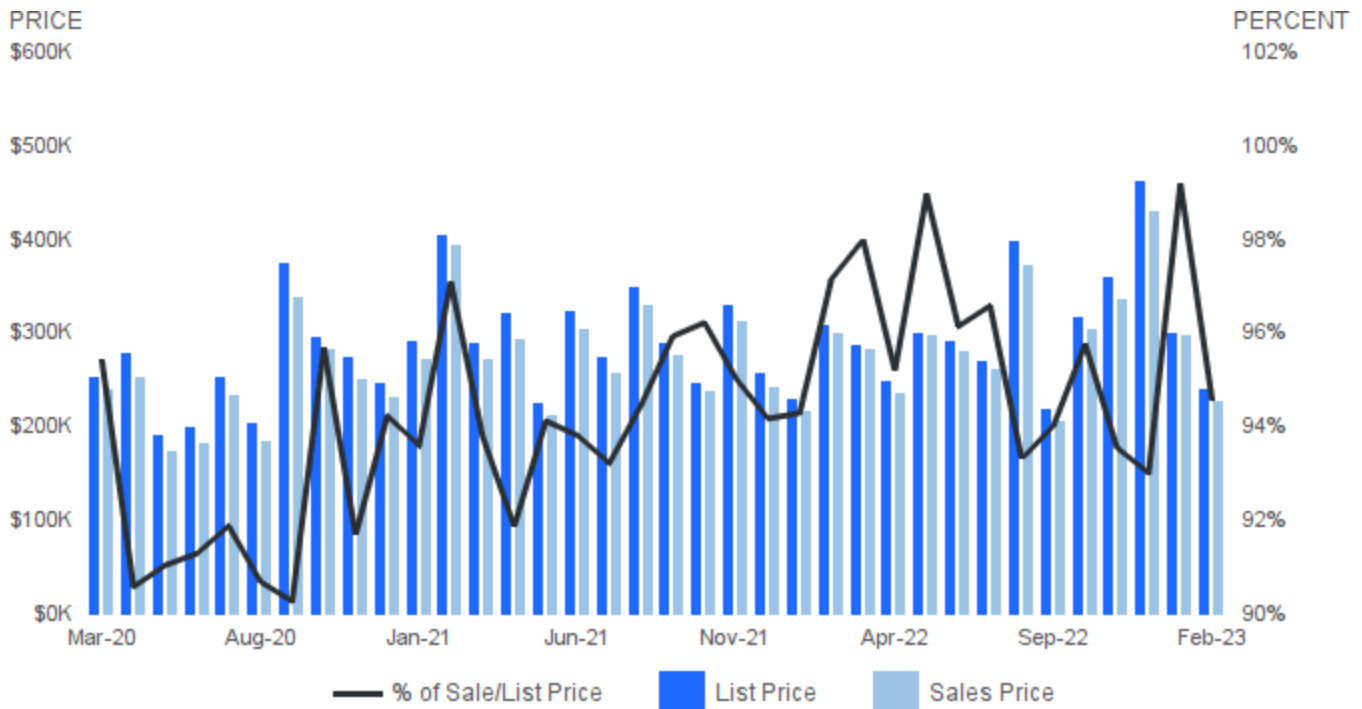
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

February 2023 | Condo ?

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

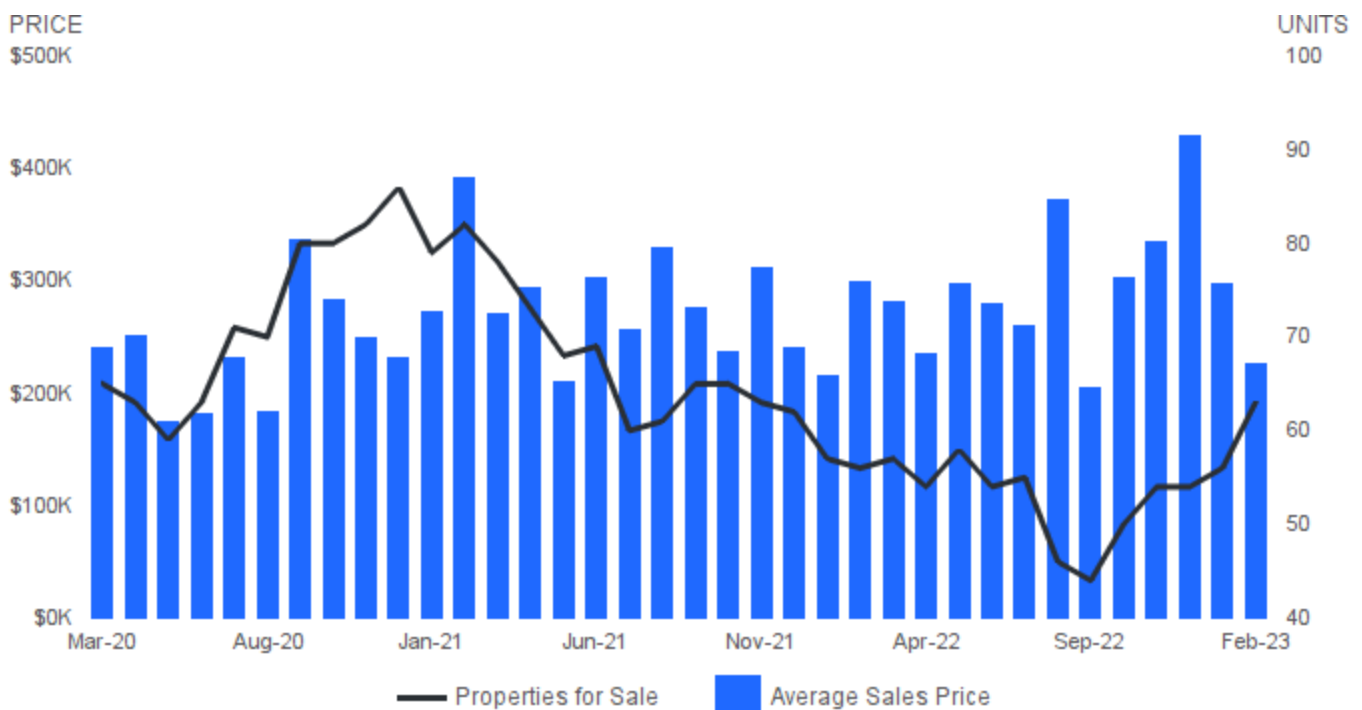


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

February 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.

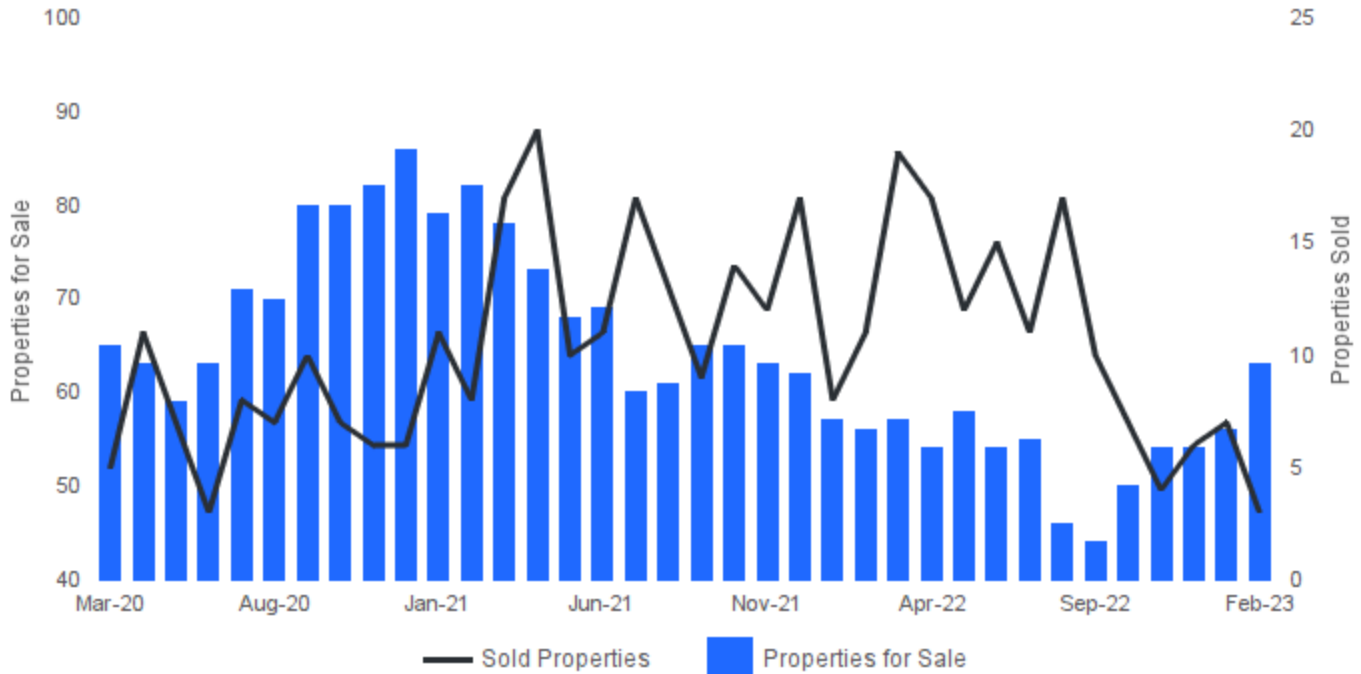


PROPERTIES FOR SALE AND SOLD PROPERTIES

February 2023 | Condo ?

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

Sold Properties | Number of properties sold.



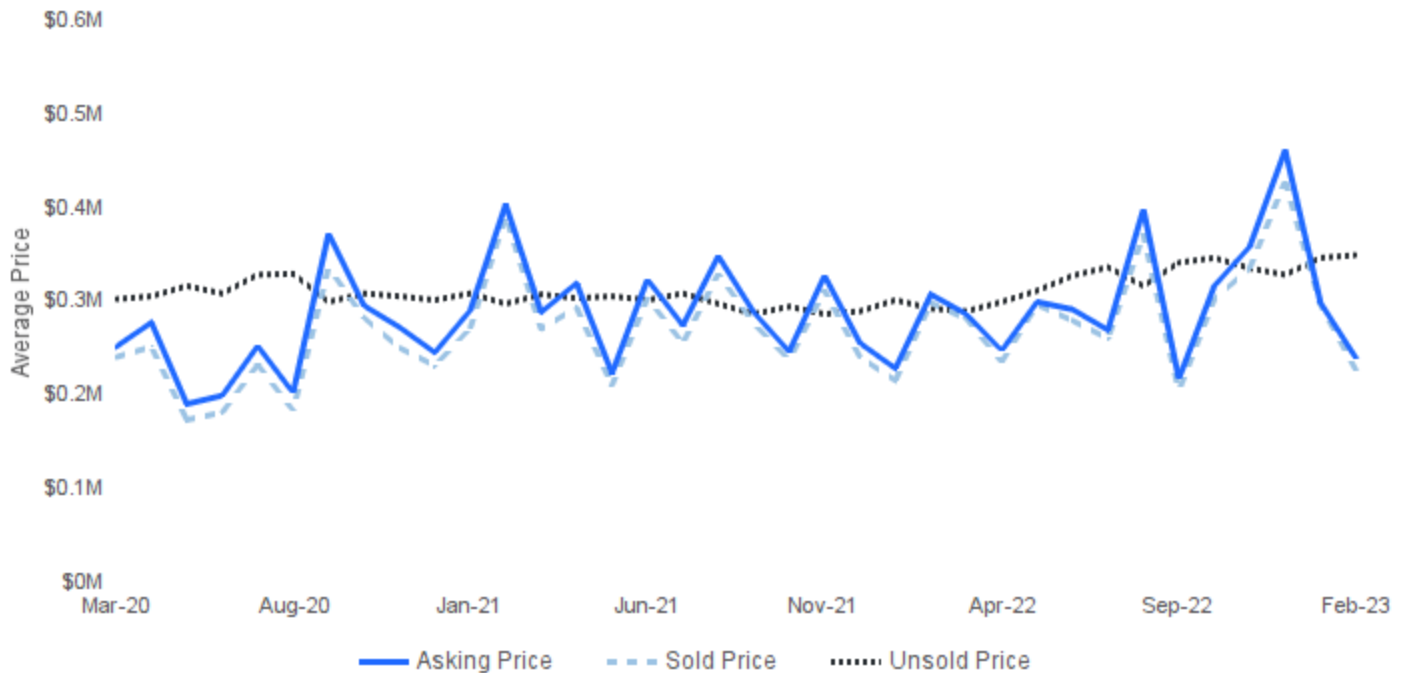
AVERAGE ASKING/SOLD/UNSOLD PRICE

February 2023 | Condo ?

Unsold Price | the average active list price

Asking Price | the average asking price of sold properties

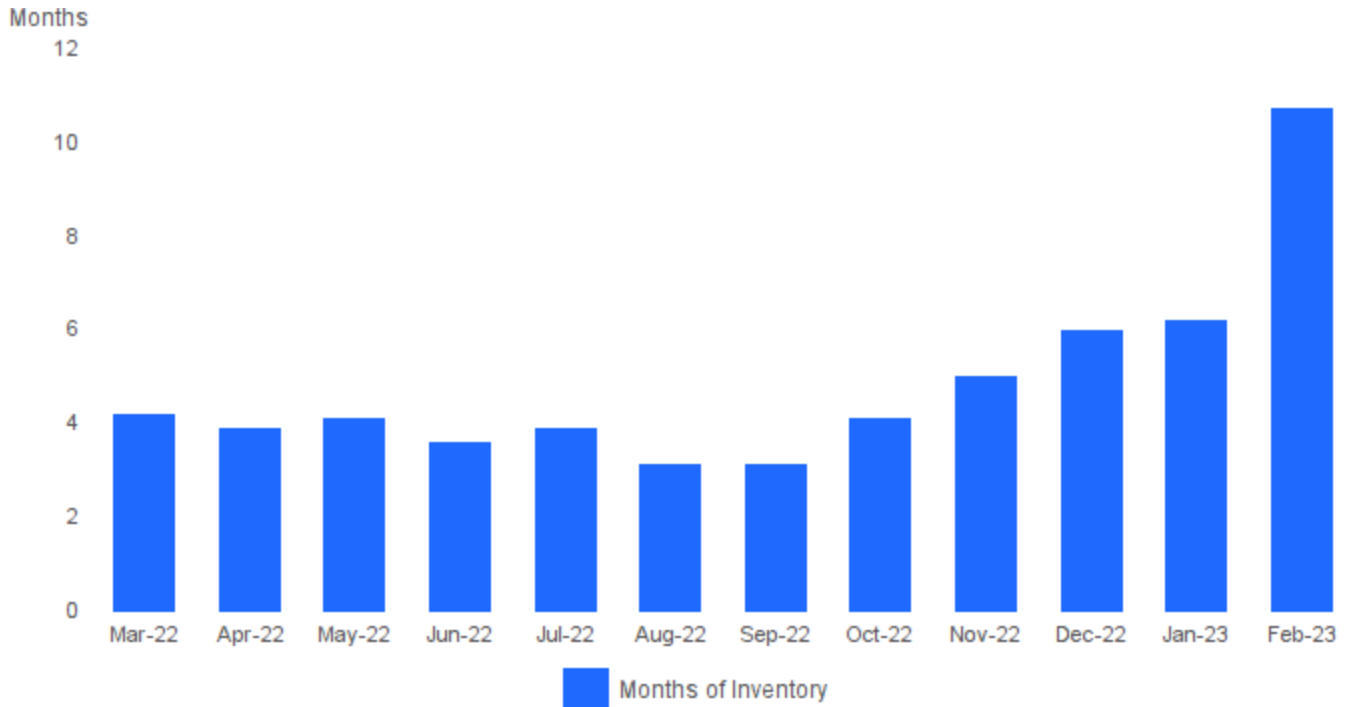
Sold Price | the average selling price



ABSORPTION RATE

February 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.



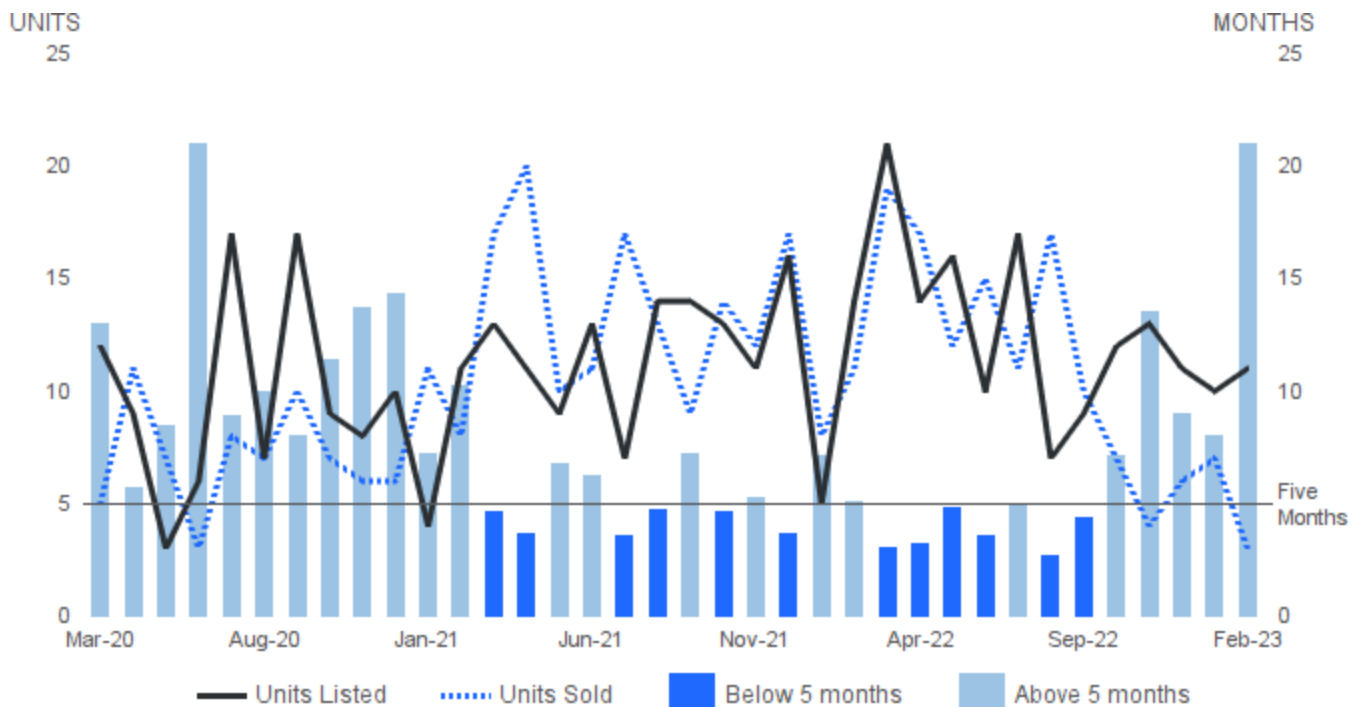
MONTHS SUPPLY OF INVENTORY

February 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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