



www.ChrisAndChristiePowers.com
christiepowersrealtor@gmail.com

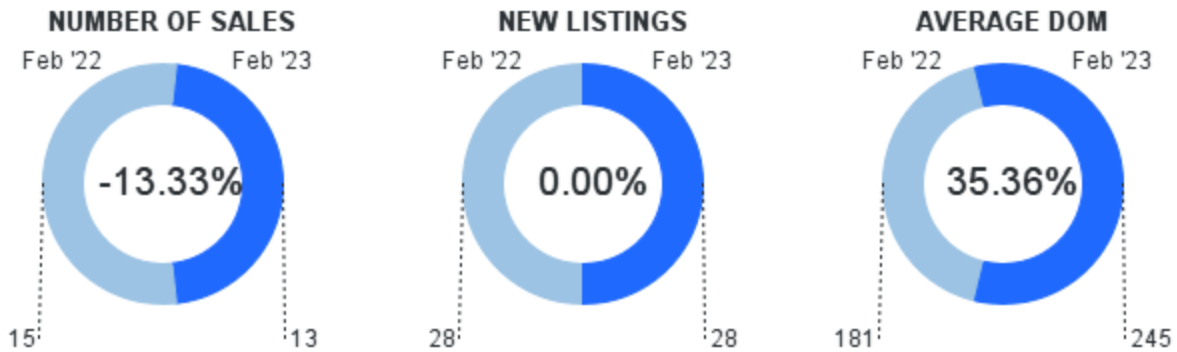
LAND

FEBRUARY 2023
COLDWELL BANKER AREA REPORTS
ST CROIX, USVI

ST. CROIX | February 2023

REAL ESTATE SNAPSHOT - Change since this time last year

Lots/Acres



-15.00% ↓

MEDIAN SALES PRICE
LOTS/ACRES

-1.35% ↓

AVERAGE SALES PRICE
LOTS/ACRES

-27.69% ↓

**MEDIAN LIST PRICE
(SOLD LISTINGS)**
LOTS/ACRES

-0.06% ↓

**AVERAGE LIST PRICE
(SOLD LISTINGS)**
LOTS/ACRES

■ Feb '22 ■ Feb '23

AREA REPORT

ST. CROIX

FULL MARKET SUMMARY

February 2023 | Lots/Acres ?

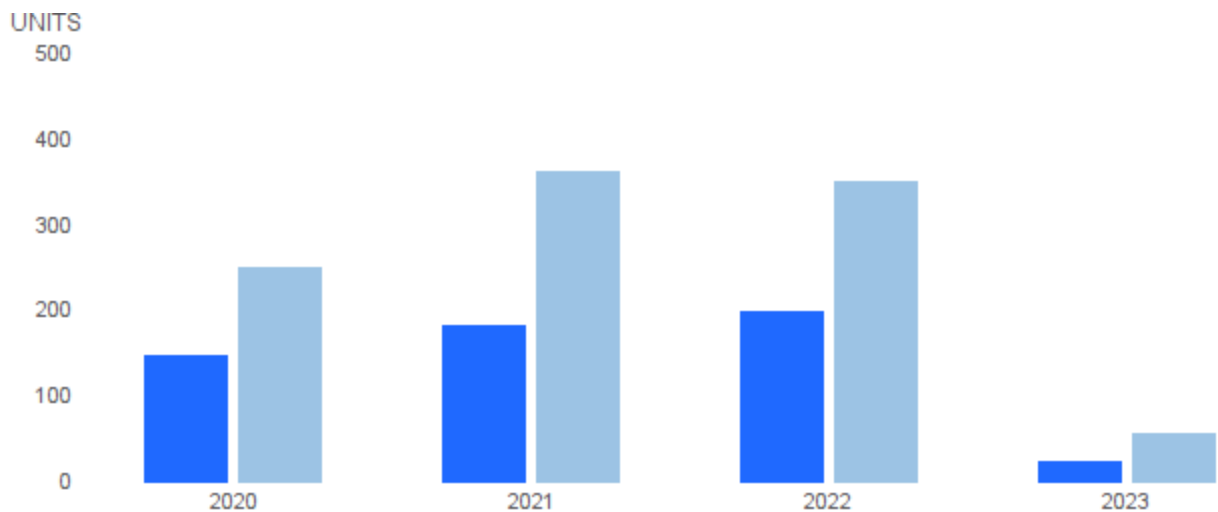
	Month to Date			Year to Date		
	February 2023	February 2022	% Change	YTD 2023	YTD 2022	% Change
New Listings	28	28	0%	56	58	-3.45% ↓
Sold Listings	13	15	-13.33% ↓	23	28	-17.86% ↓
Median List Price (Solds)	\$47,000	\$65,000	-27.69% ↓	\$69,000	\$72,000	-4.17% ↓
Median Sold Price	\$42,500	\$50,000	-15% ↓	\$55,000	\$69,500	-20.86% ↓
Median Days on Market	117	132	-11.36% ↓	168	161	4.35% ↑
Average List Price (Solds)	\$93,846	\$93,900	-0.06% ↓	\$134,152	\$136,028	-1.38% ↓
Average Sold Price	\$79,576	\$80,666	-1.35% ↓	\$110,869	\$119,223	-7.01% ↓
Average Days on Market	245	181	35.36% ↑	265	228	16.23% ↑
List/Sold Price Ratio	85.8%	85.5%	0.35% ↑	86.1%	87.8%	-1.85% ↓

SOLD AND NEW PROPERTIES (UNITS)

February 2023 | Lots/Acres ?

Sold Properties | Number of properties sold during the year

New Properties | Number of properties listed during the year.



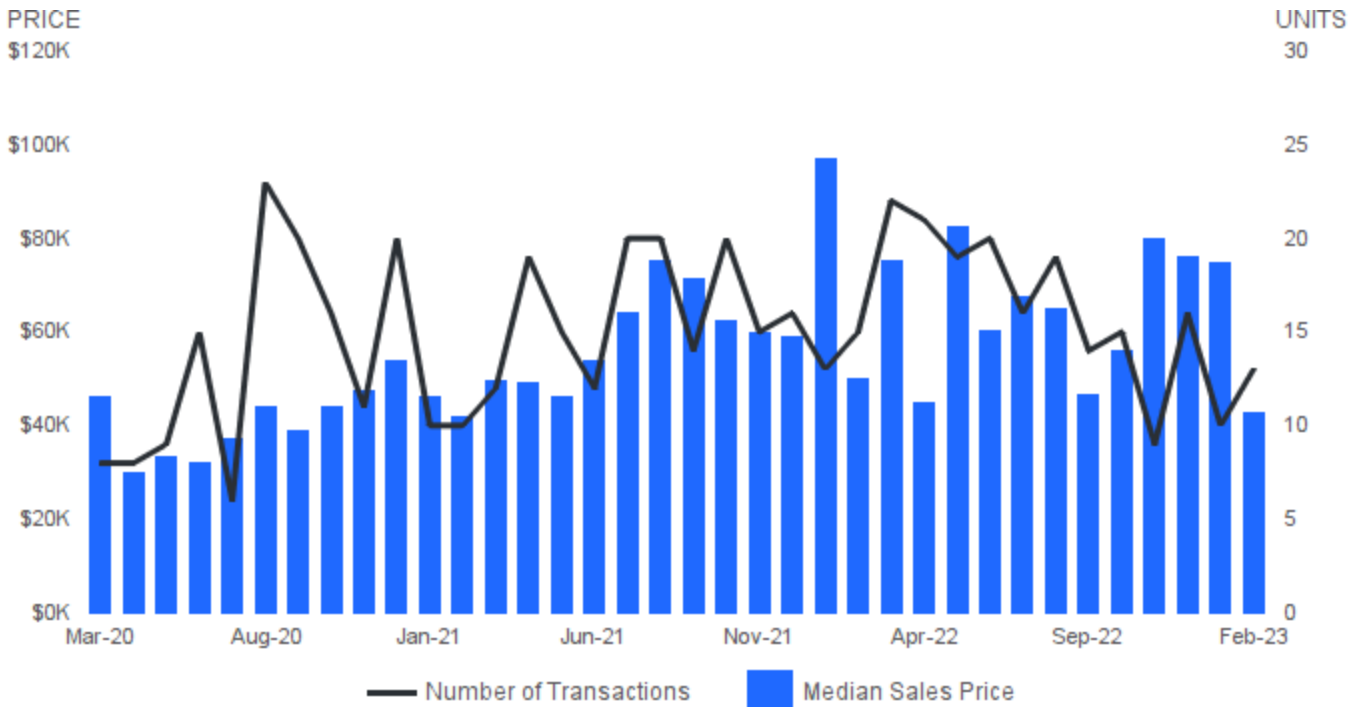
Sold Properties	147	183	199	23
New Properties	251	361	350	56
Sold Volume	\$10.20M	\$23.06M	\$25.35M	\$2.55M
Listing Volume	\$84.40M	\$121.38M	\$96.93M	\$9.35M
Median Sale Price	\$40K	\$56K	\$62K	\$55K

MEDIAN SALES PRICE AND NUMBER OF SALES

February 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

February 2023 | Lots/Acres ?

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

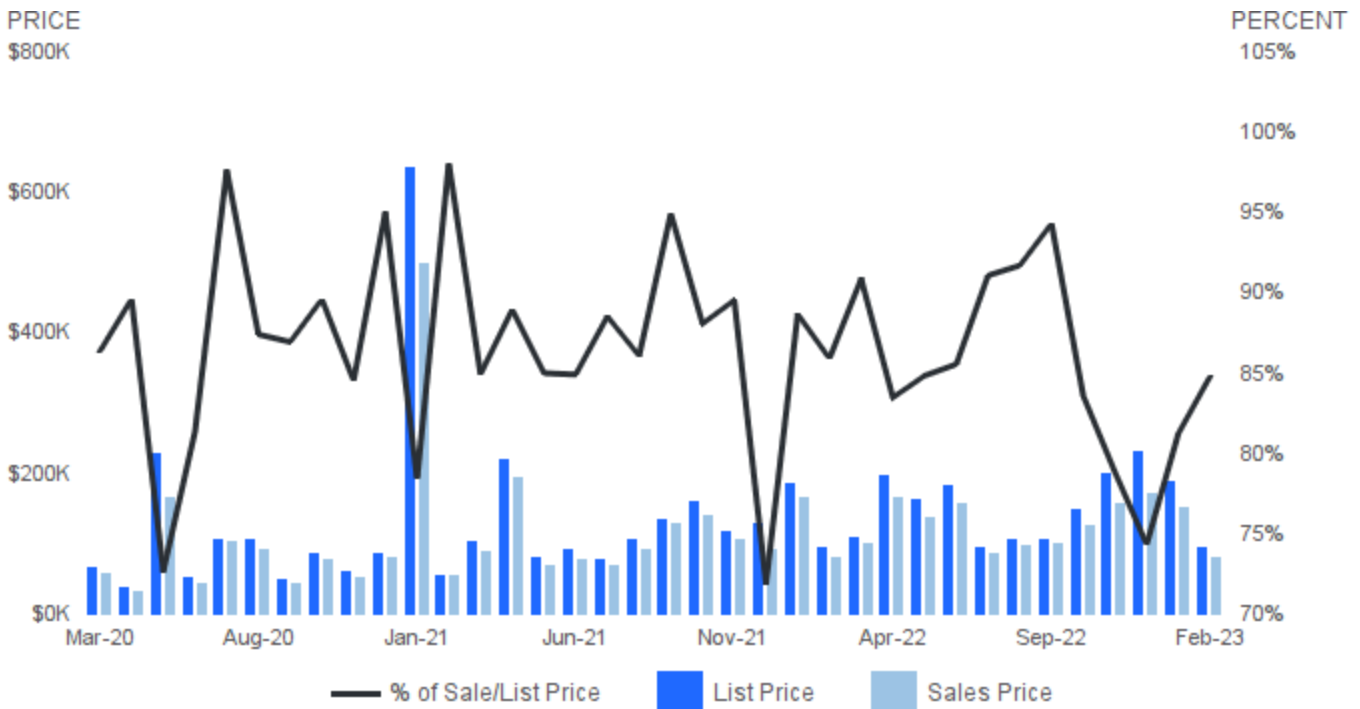
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

February 2023 | Lots/Acres ?

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

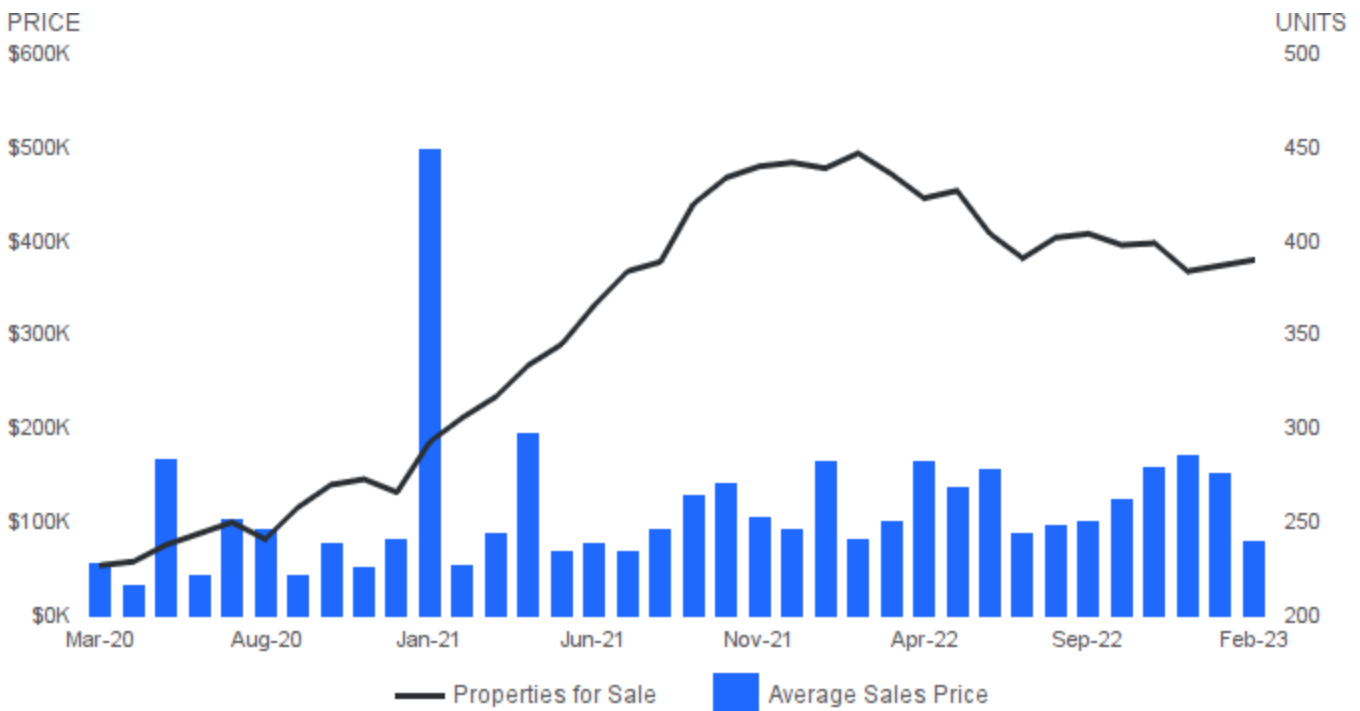


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

February 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.

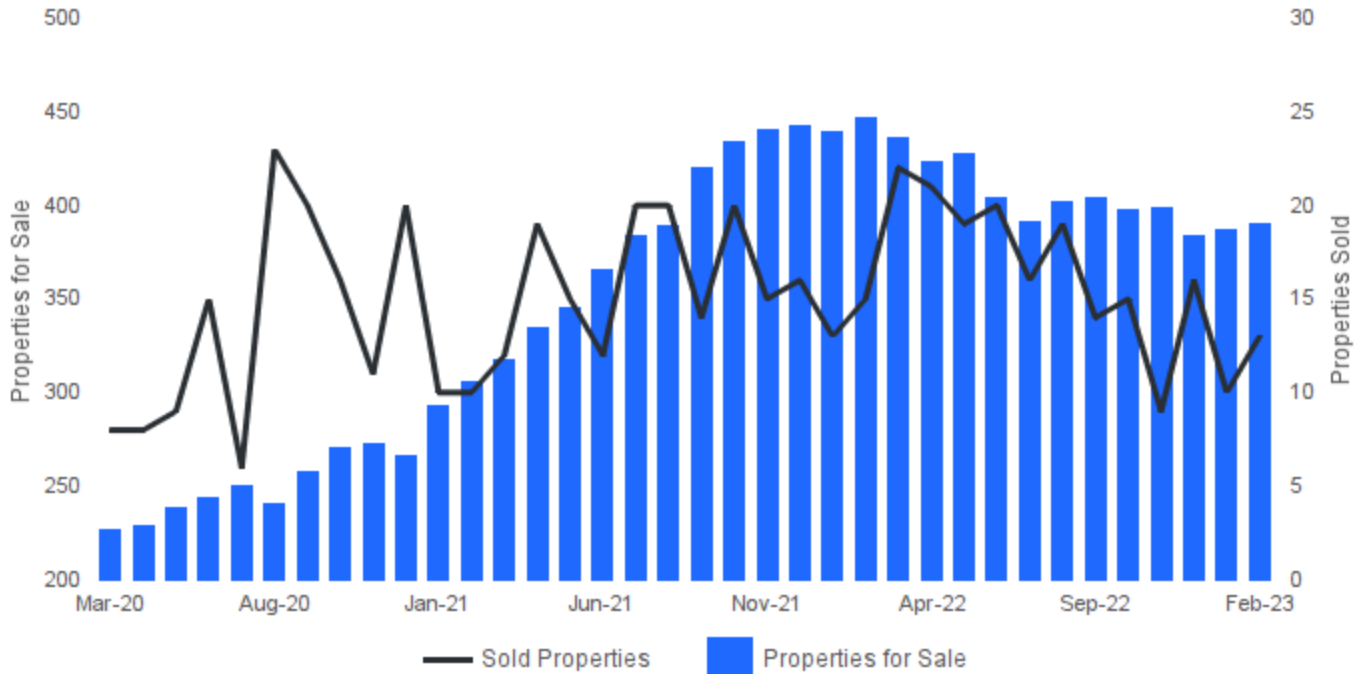


PROPERTIES FOR SALE AND SOLD PROPERTIES

February 2023 | Lots/Acres ?

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

Sold Properties | Number of properties sold.



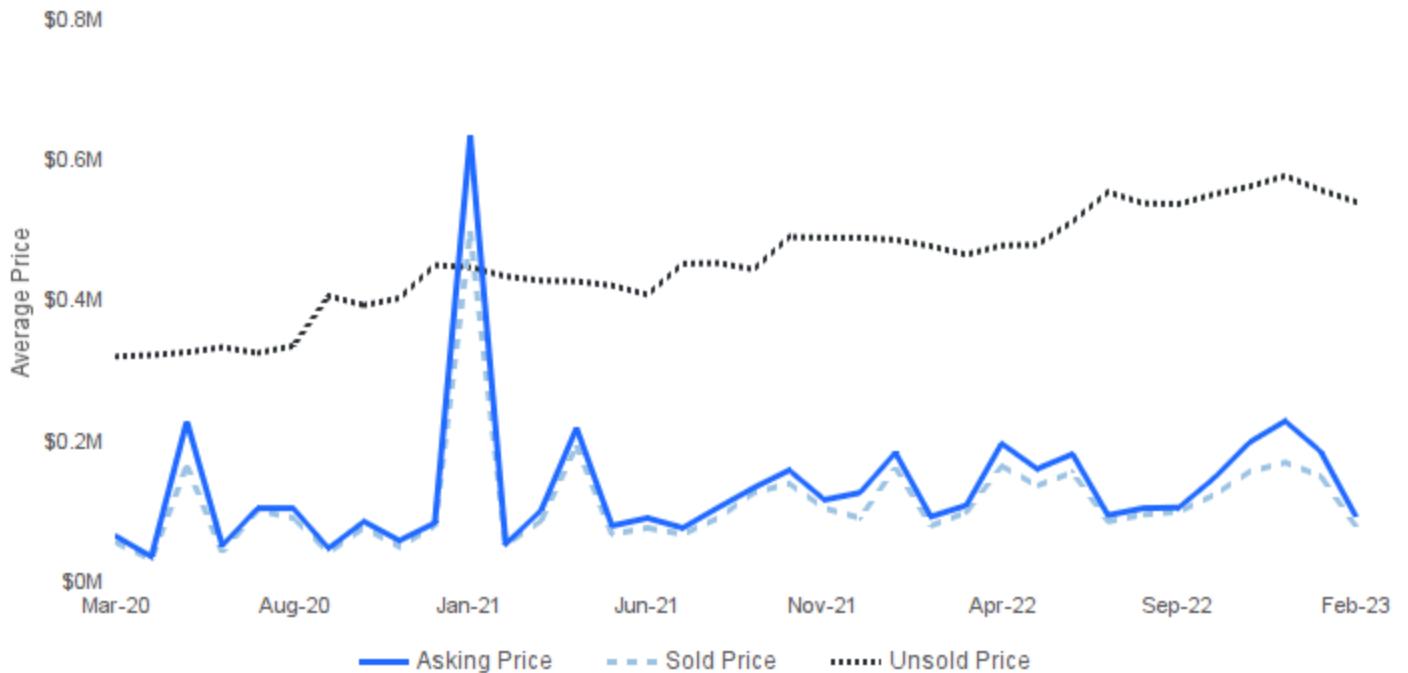
AVERAGE ASKING/SOLD/UNSOLD PRICE

February 2023 | Lots/Acres ?

Unsold Price | the average active list price

Asking Price | the average asking price of sold properties

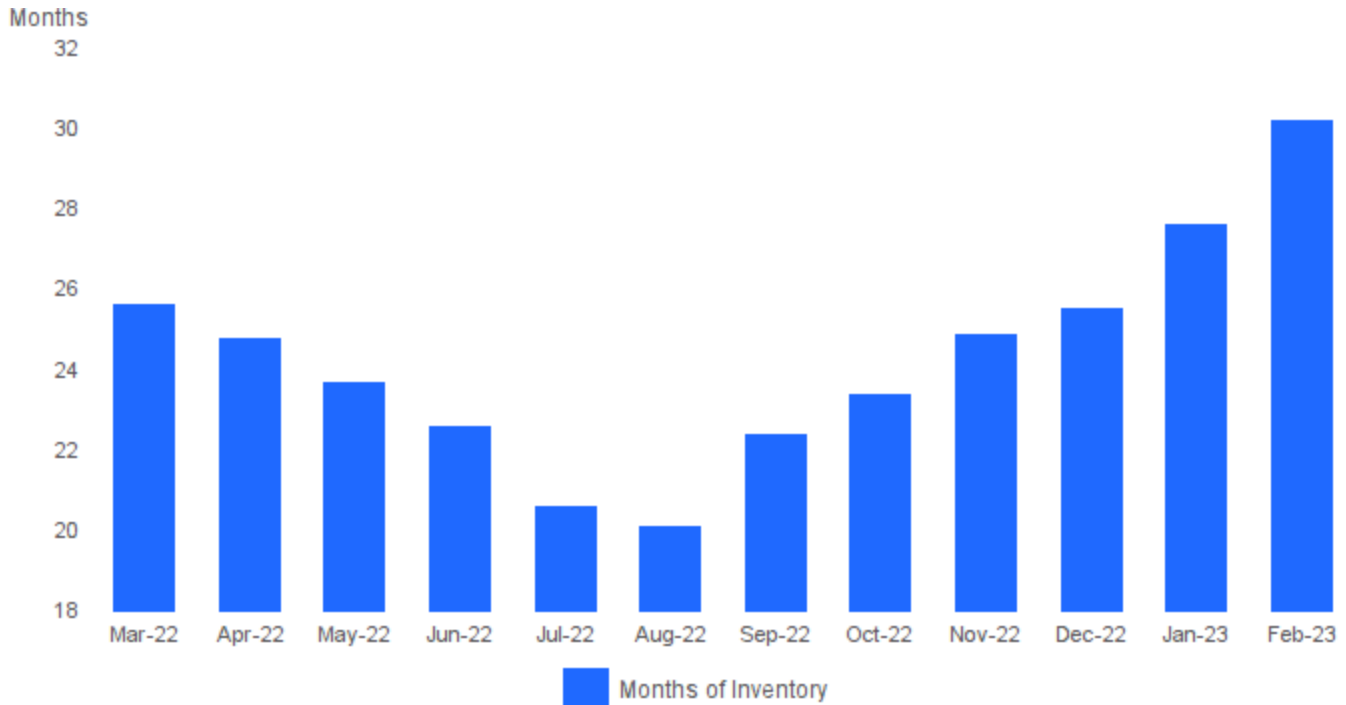
Sold Price | the average selling price



ABSORPTION RATE

February 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.



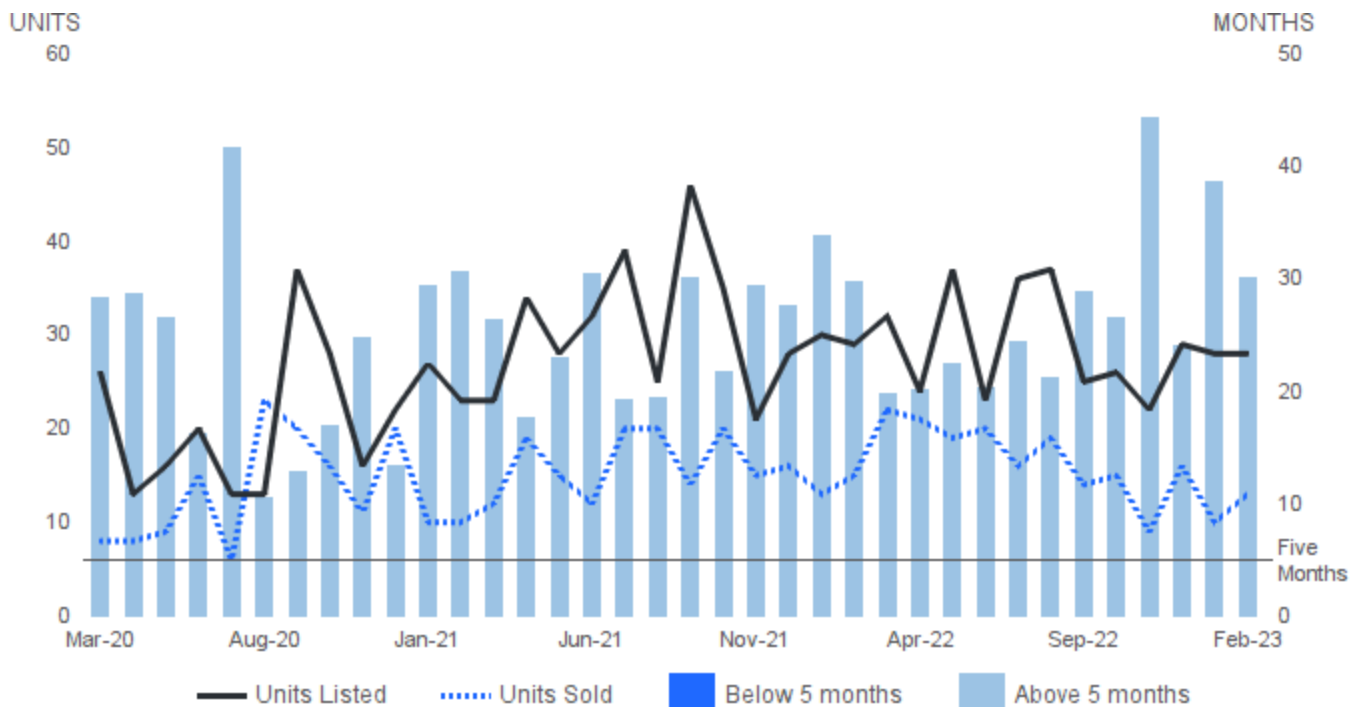
MONTHS SUPPLY OF INVENTORY

February 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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