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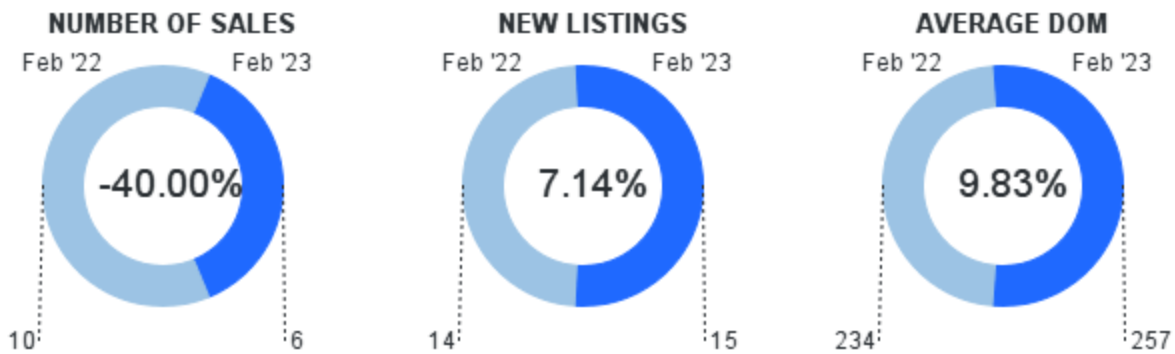
# SINGLE FAMILY

FEBRUARY 2023  
COLDWELL BANKER AREA REPORTS  
ST CROIX, USVI

## ST. CROIX | February 2023

### REAL ESTATE SNAPSHOT - Change since this time last year

#### Single Family



**-8.69%** ↓

**MEDIAN SALES PRICE**  
SINGLE FAMILY

**36.70%** ↑

**AVERAGE SALES PRICE**  
SINGLE FAMILY

**-3.53%** ↓

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

**6.32%** ↑

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

■ Feb '22    ■ Feb '23

# AREA REPORT

## ST. CROIX

### FULL MARKET SUMMARY

February 2023 | Single Family ?

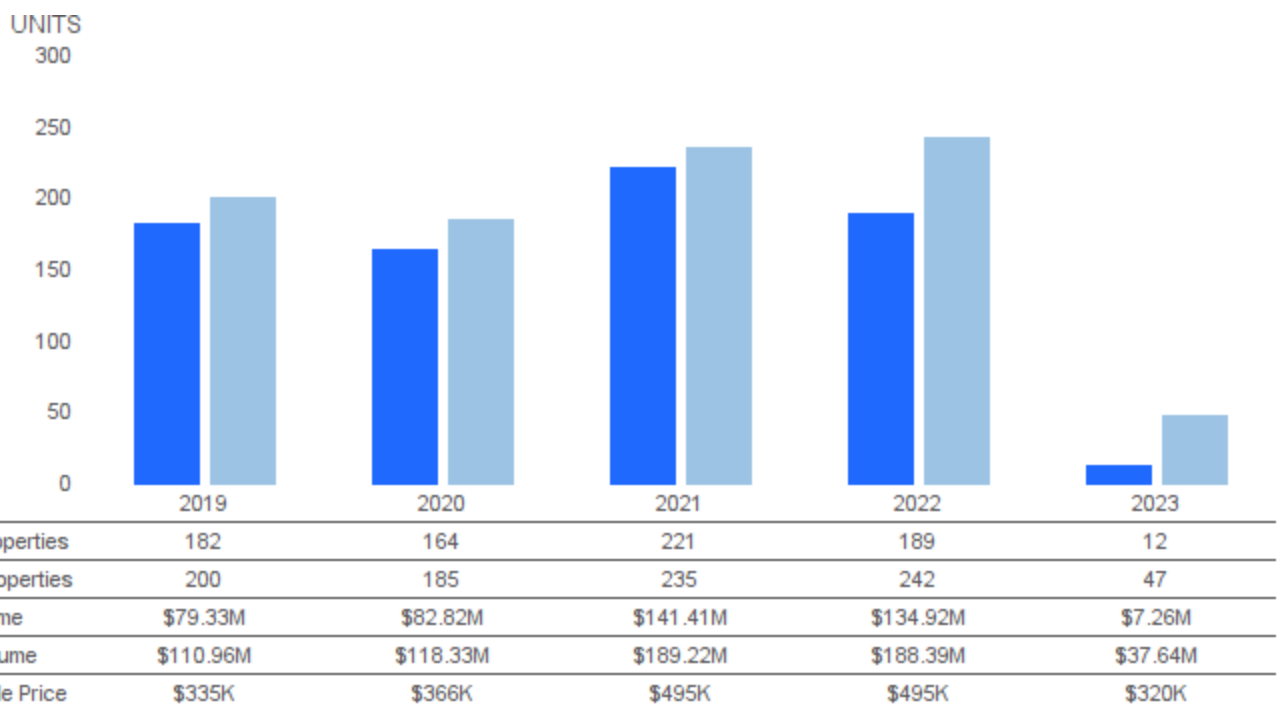
|                            | Month to Date |               |                       | Year to Date |           |                        |
|----------------------------|---------------|---------------|-----------------------|--------------|-----------|------------------------|
|                            | February 2023 | February 2022 | % Change              | YTD 2023     | YTD 2022  | % Change               |
| New Listings               | 15            | 14            | 7.14% <span>↑</span>  | 47           | 33        | 42.42% <span>↑</span>  |
| Sold Listings              | 6             | 10            | -40% <span>↓</span>   | 12           | 23        | -47.83% <span>↓</span> |
| Median List Price (Solds)  | \$452,450     | \$469,000     | -3.53% <span>↓</span> | \$372,000    | \$489,000 | -23.93% <span>↓</span> |
| Median Sold Price          | \$420,500     | \$460,500     | -8.69% <span>↓</span> | \$319,500    | \$489,000 | -34.66% <span>↓</span> |
| Median Days on Market      | 226           | 146           | 54.79% <span>↑</span> | 173          | 185       | -6.49% <span>↓</span>  |
| Average List Price (Solds) | \$676,650     | \$636,400     | 6.32% <span>↑</span>  | \$546,241    | \$694,347 | -21.33% <span>↓</span> |
| Average Sold Price         | \$867,666     | \$634,700     | 36.7% <span>↑</span>  | \$604,916    | \$691,434 | -12.51% <span>↓</span> |
| Average Days on Market     | 257           | 234           | 9.83% <span>↑</span>  | 241          | 240       | 0.42% <span>↑</span>   |
| List/Sold Price Ratio      | 105.3%        | 99.7%         | 5.65% <span>↑</span>  | 96.6%        | 99.7%     | -3.08% <span>↓</span>  |

### SOLD AND NEW PROPERTIES (UNITS)

February 2023 | Single Family ?

**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 | 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.

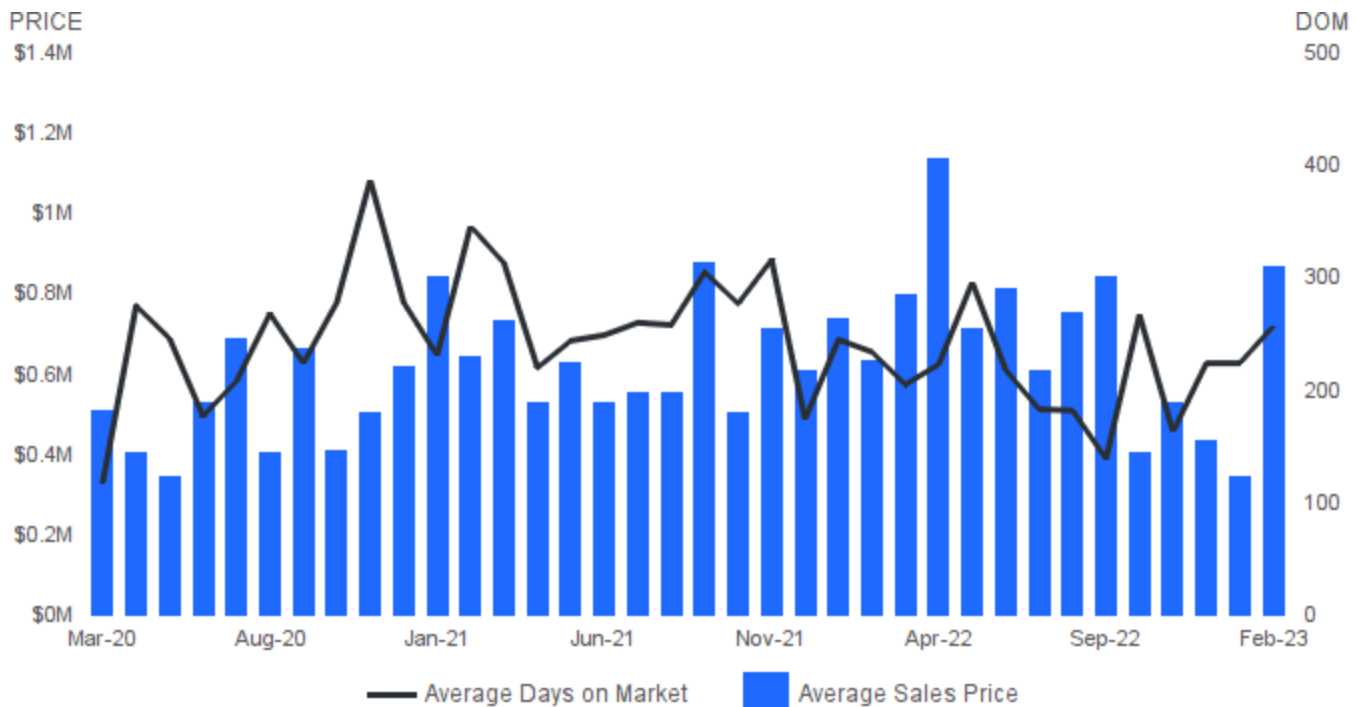


## AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

February 2023 | Single Family ?

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

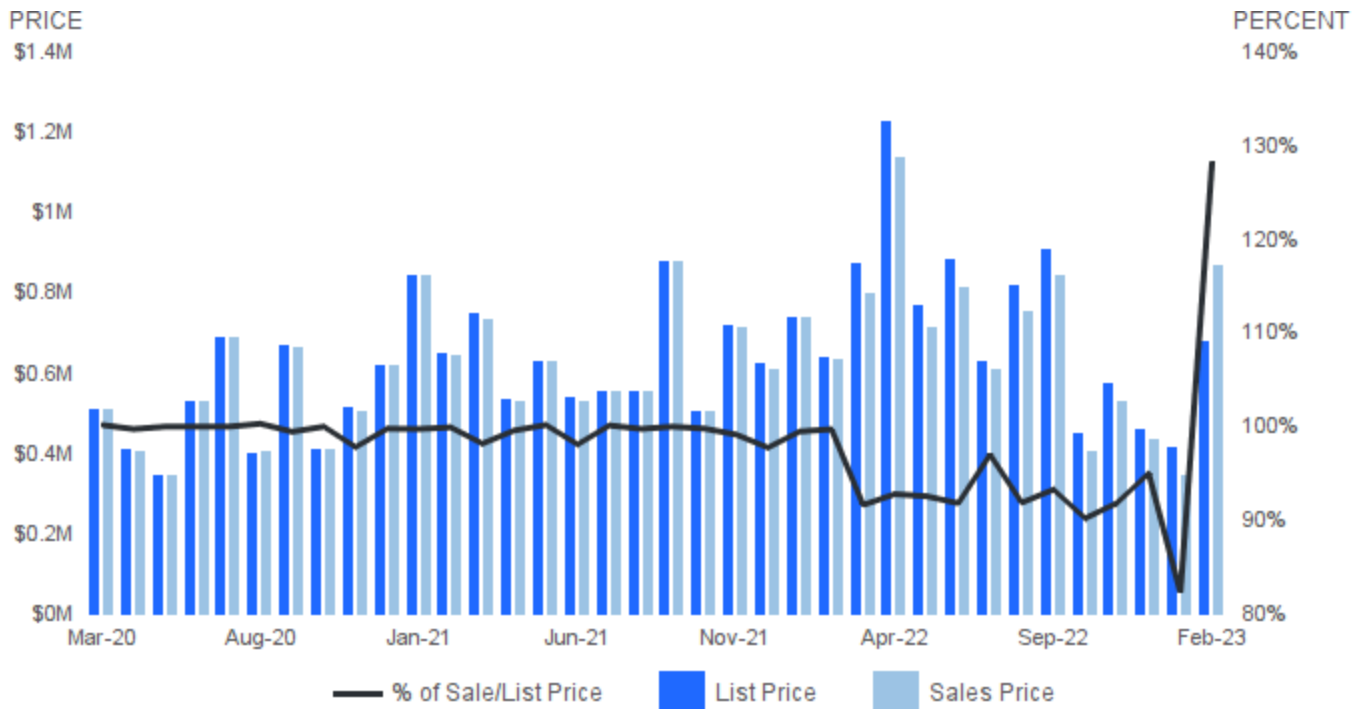
**Average Days on Market** | Average days on market for all properties sold.



## SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

February 2023 | Single Family ?

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

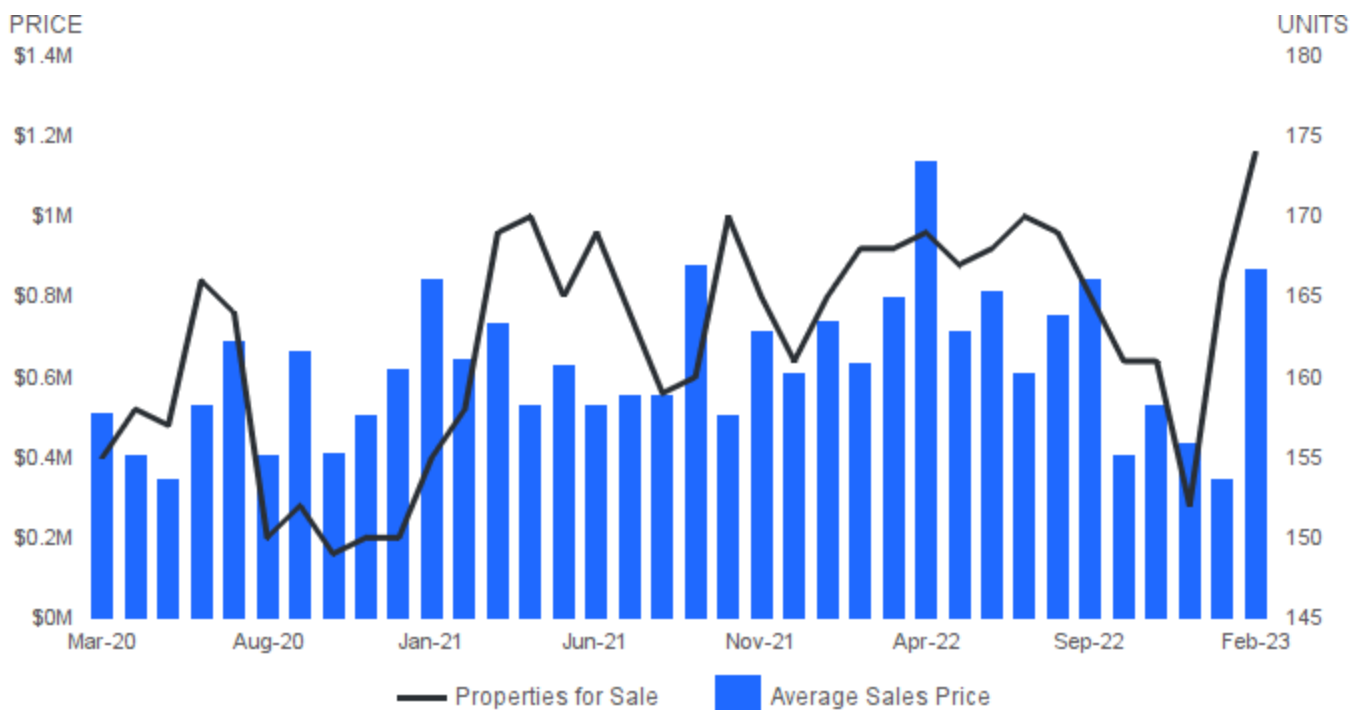


## AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

February 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.

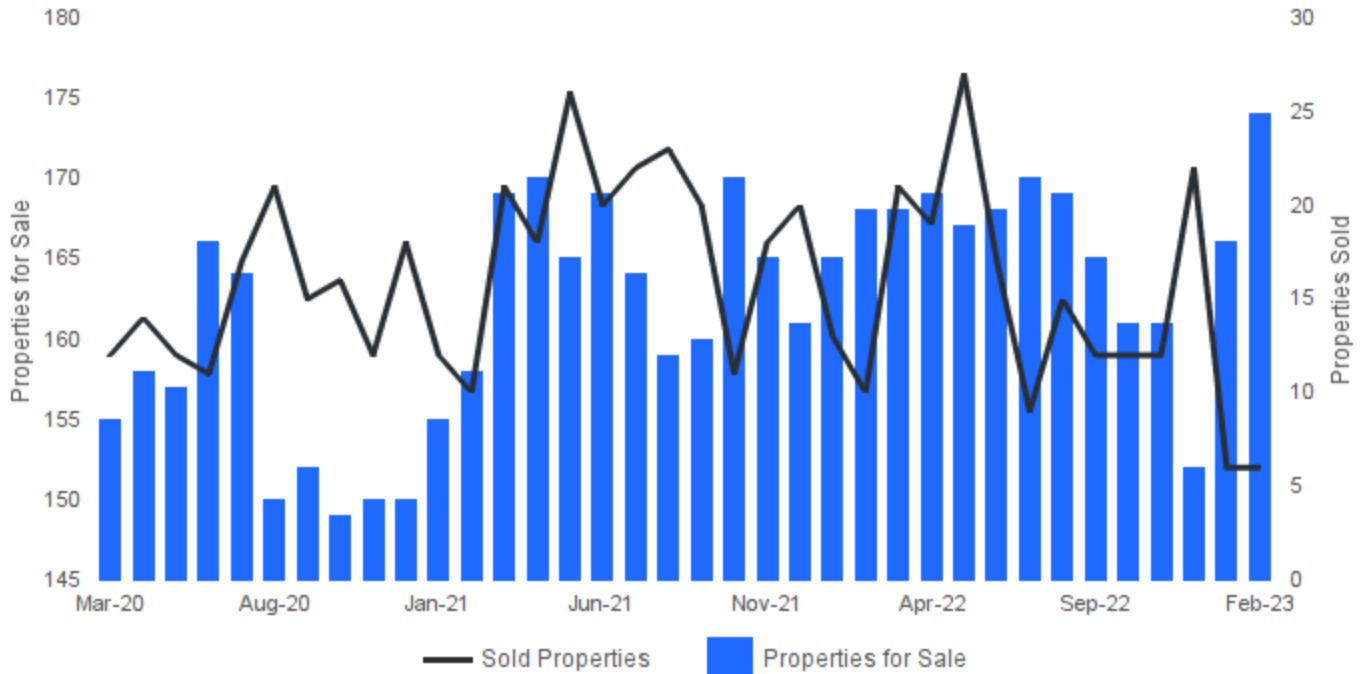


# PROPERTIES FOR SALE AND SOLD PROPERTIES

February 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

February 2023 | Single Family ?

**Unsold Price** | the average active list price

**Asking Price** | the average asking price of sold properties

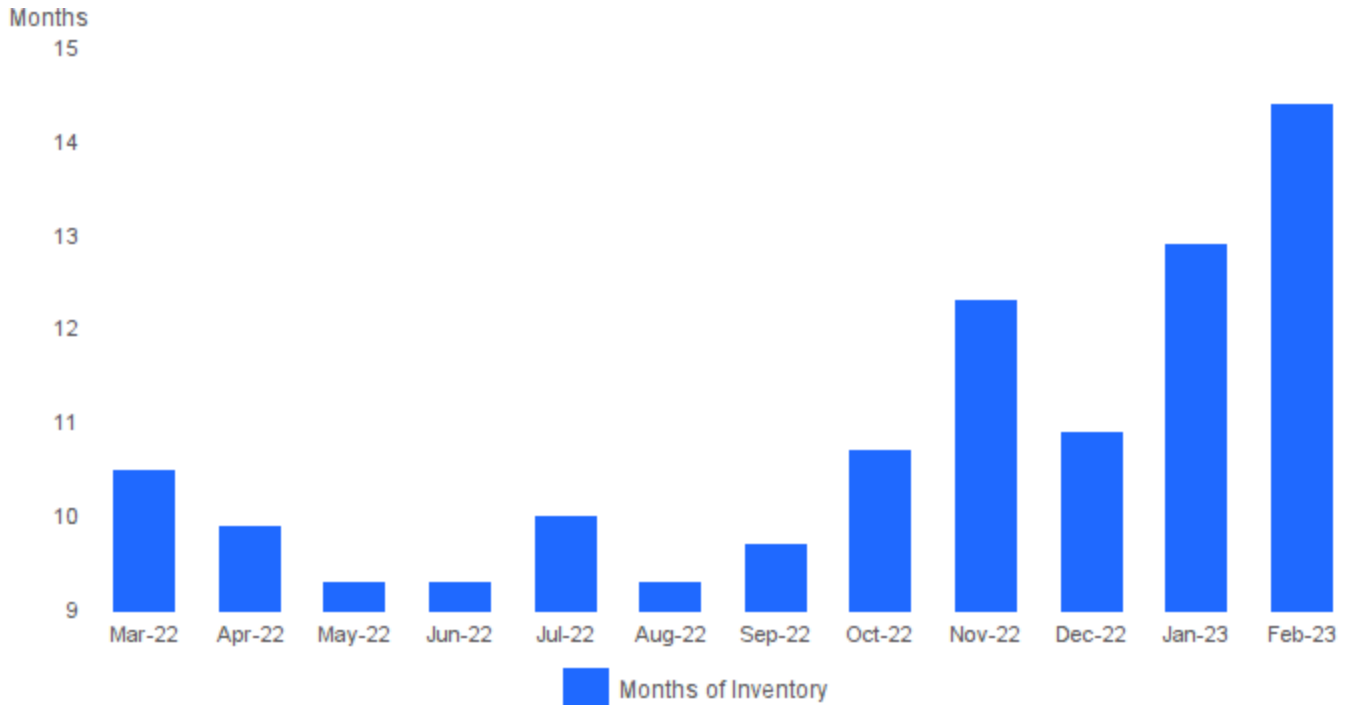
**Sold Price** | the average selling price



# ABSORPTION RATE

February 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.



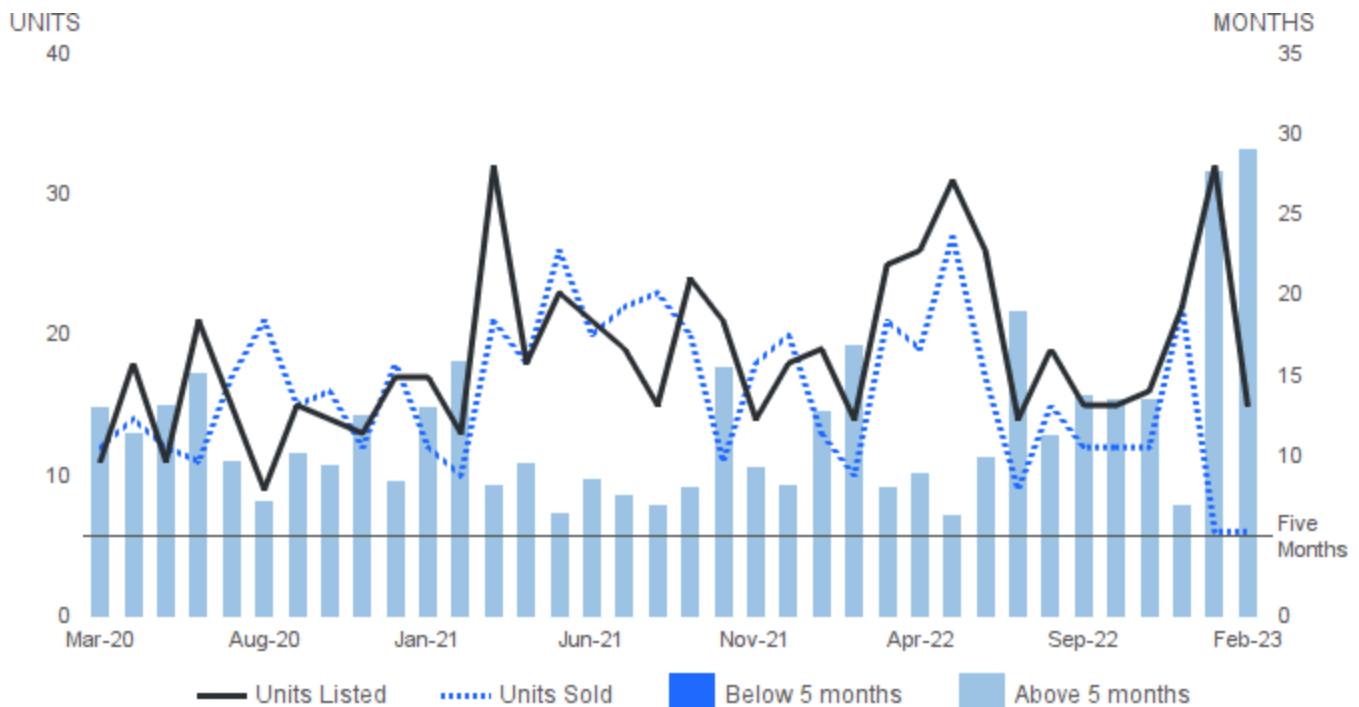
# MONTHS SUPPLY OF INVENTORY

February 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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