

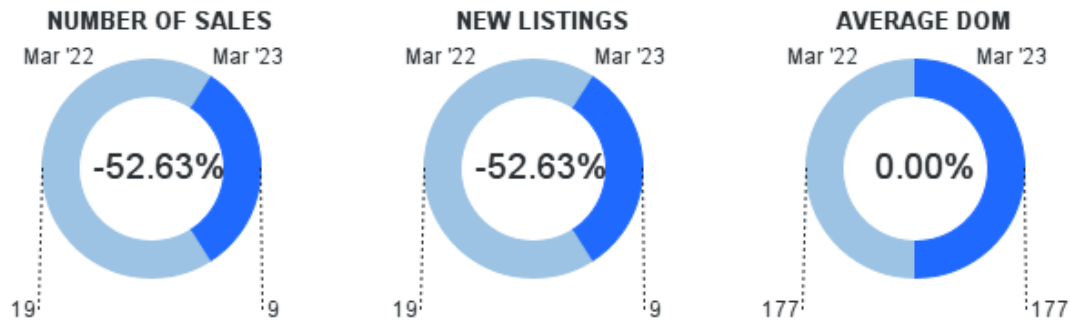


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CONDO

MARCH 2023
COLDWELL BANKER AREA REPORTS
ST CROIX, USVI

ST. CROIX | March 2023**REAL ESTATE SNAPSHOT - Change since this time last year****Condo****-35.00%** ↓**MEDIAN SALES PRICE**
CONDO**-19.96%** ↓**AVERAGE SALES PRICE**
CONDO**-32.89%** ↓**MEDIAN LIST PRICE**
(SOLD LISTINGS)
CONDO**-17.35%** ↓**AVERAGE LIST PRICE**
(SOLD LISTINGS)
CONDO

Mar '22 Mar '23

AREA REPORT

ST. CROIX

FULL MARKET SUMMARY

March 2023 | Condo ?

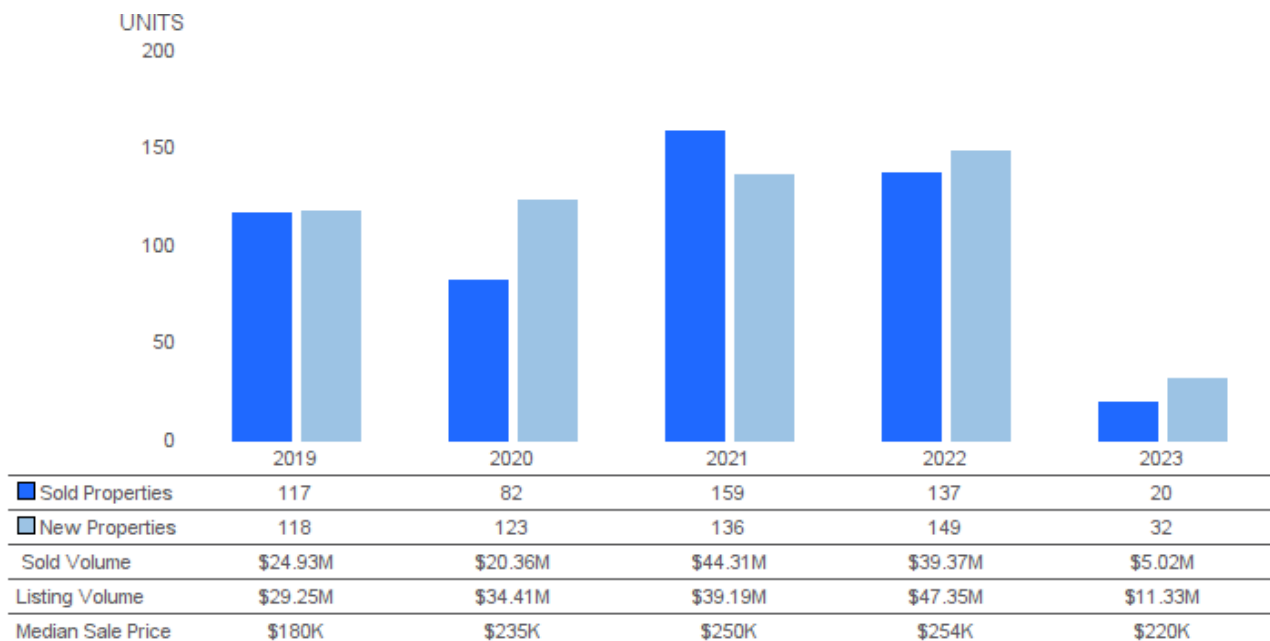
	Month to Date			Year to Date		
	March 2023	March 2022	% Change	YTD 2023	YTD 2022	% Change
New Listings	9	19	-52.63% ↓	32	38	-15.79% ↓
Sold Listings	9	19	-52.63% ↓	20	38	-47.37% ↓
Median List Price (Solds)	\$200,000	\$298,000	-32.89% ↓	\$224,500	\$306,500	-26.75% ↓
Median Sold Price	\$195,000	\$300,000	-35% ↓	\$220,000	\$298,000	-26.17% ↓
Median Days on Market	182	113	61.06% ↑	110	113	-2.65% ↓
Average List Price (Solds)	\$237,077	\$286,857	-17.35% ↓	\$259,630	\$280,584	-7.47% ↓
Average Sold Price	\$225,000	\$281,105	-19.96% ↓	\$251,200	\$272,421	-7.79% ↓
Average Days on Market	177	177	0%	149	186	-19.89% ↓
List/Sold Price Ratio	94.9%	97.5%	-2.65% ↓	95.6%	96.1%	-0.6% ↓

SOLD AND NEW PROPERTIES (UNITS)

March 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

March 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.

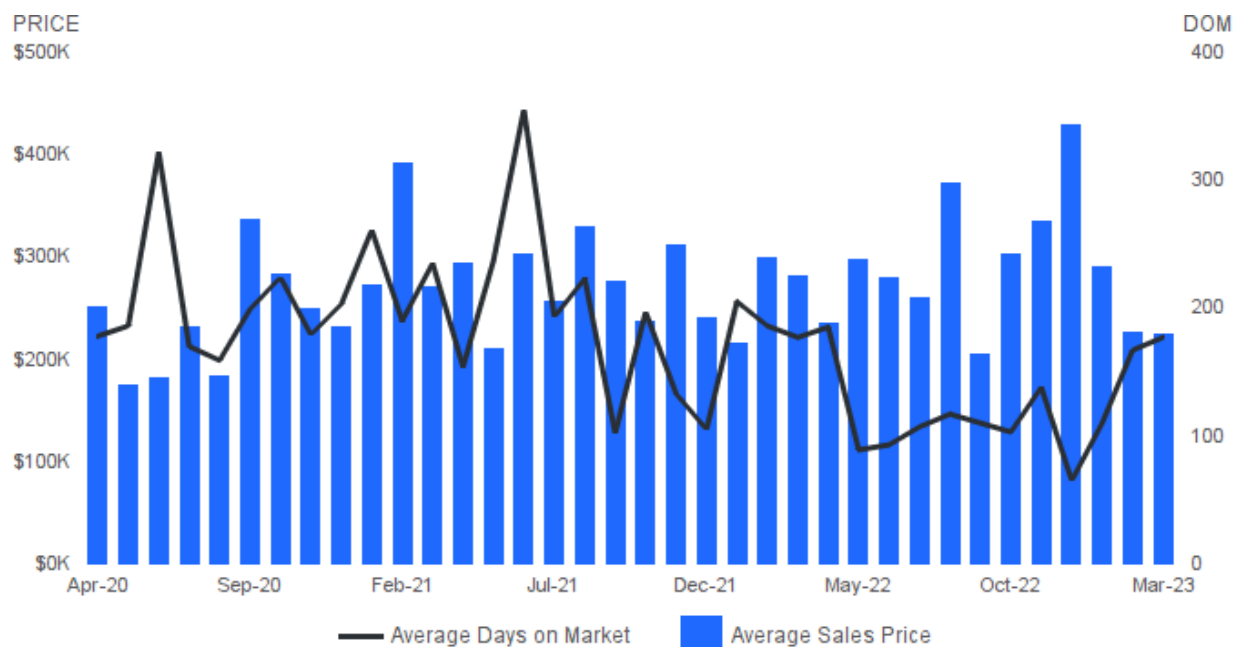


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

March 2023 | Condo ?

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

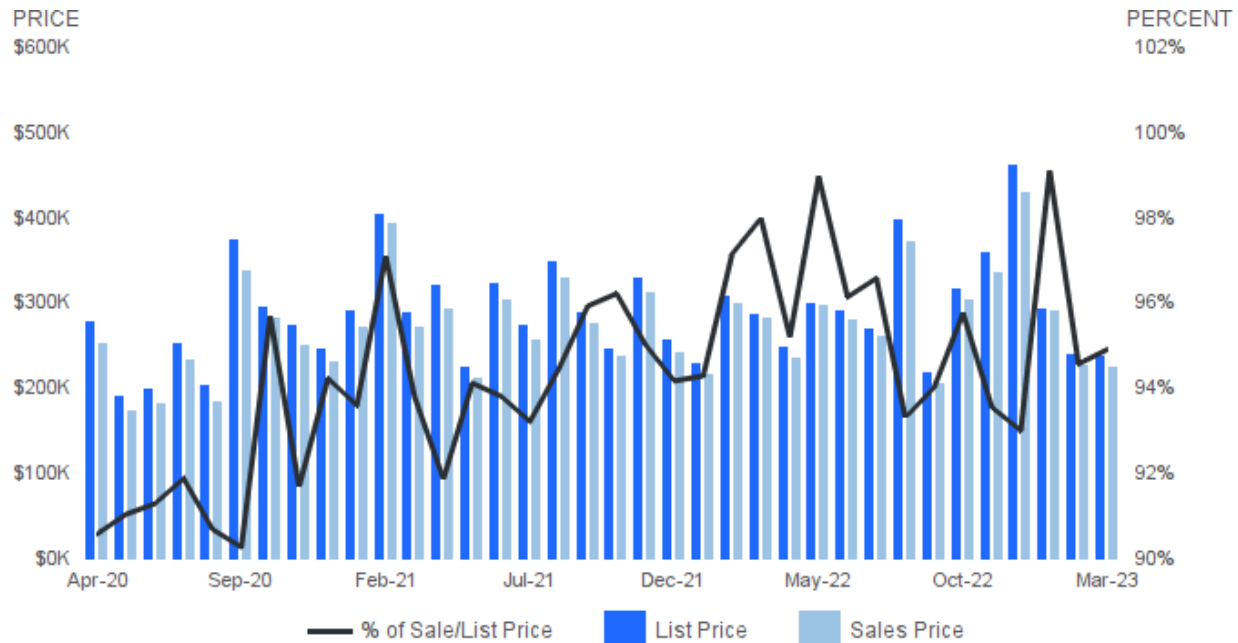
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

March 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

March 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.

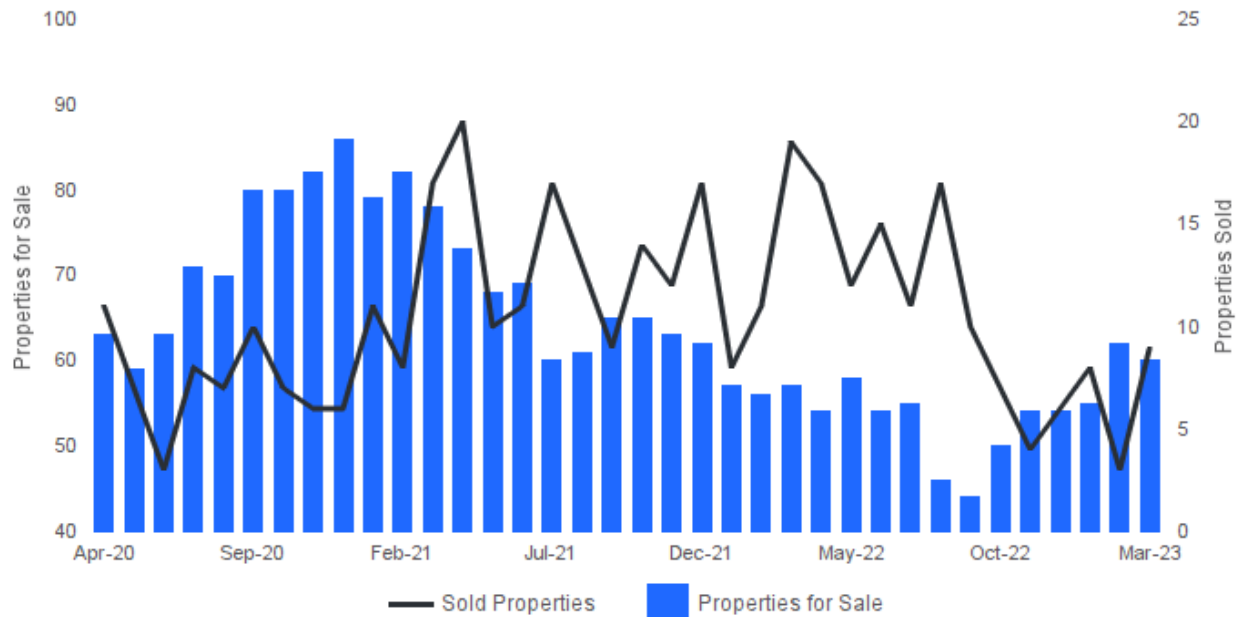


PROPERTIES FOR SALE AND SOLD PROPERTIES

March 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

March 2023 | Condo ?

Unsold Price | the average active list price

Asking Price | the average asking price of sold properties

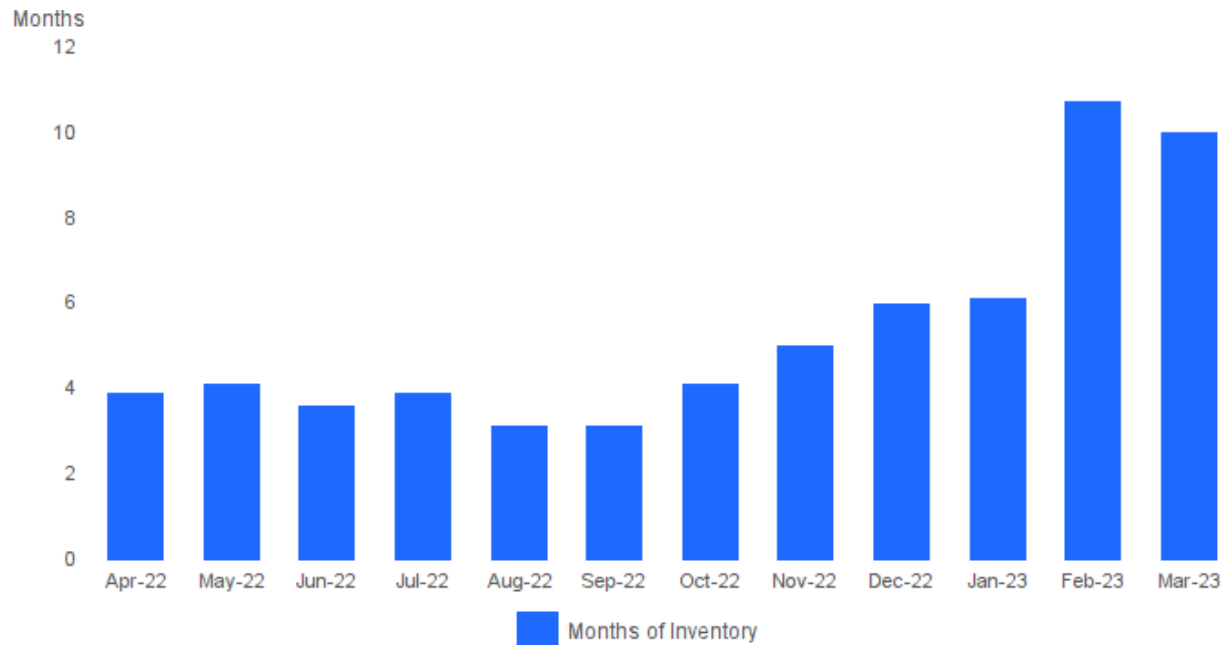
Sold Price | the average selling price



ABSORPTION RATE

March 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.



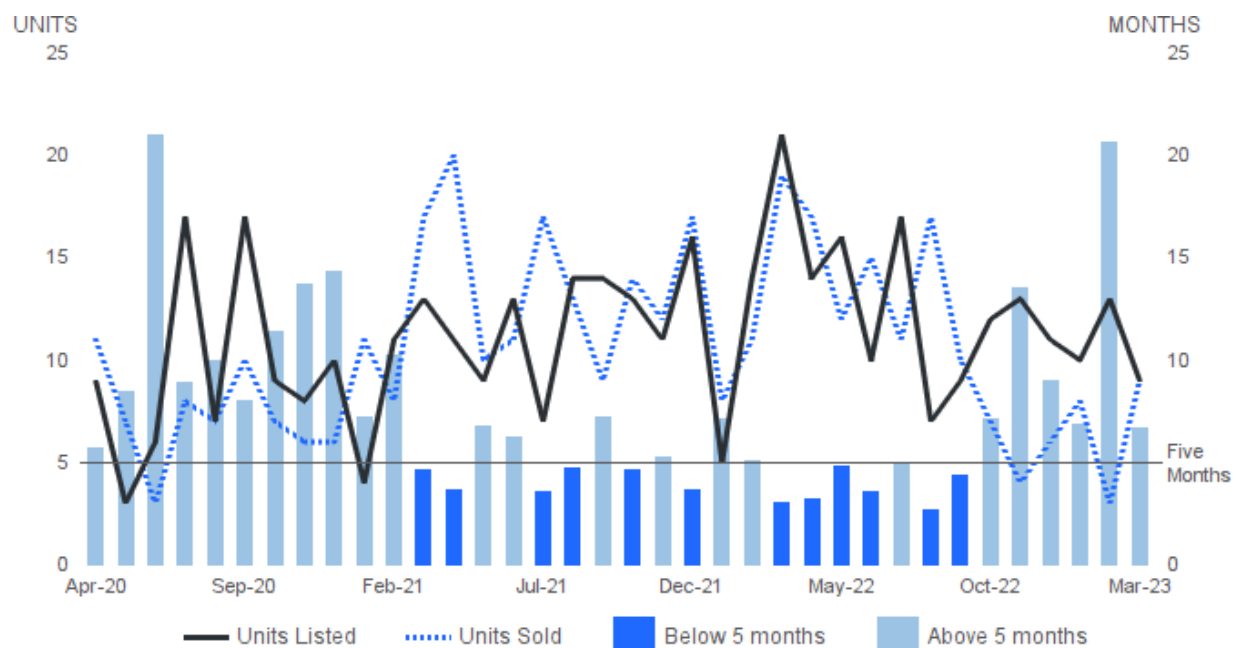
MONTHS SUPPLY OF INVENTORY

March 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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