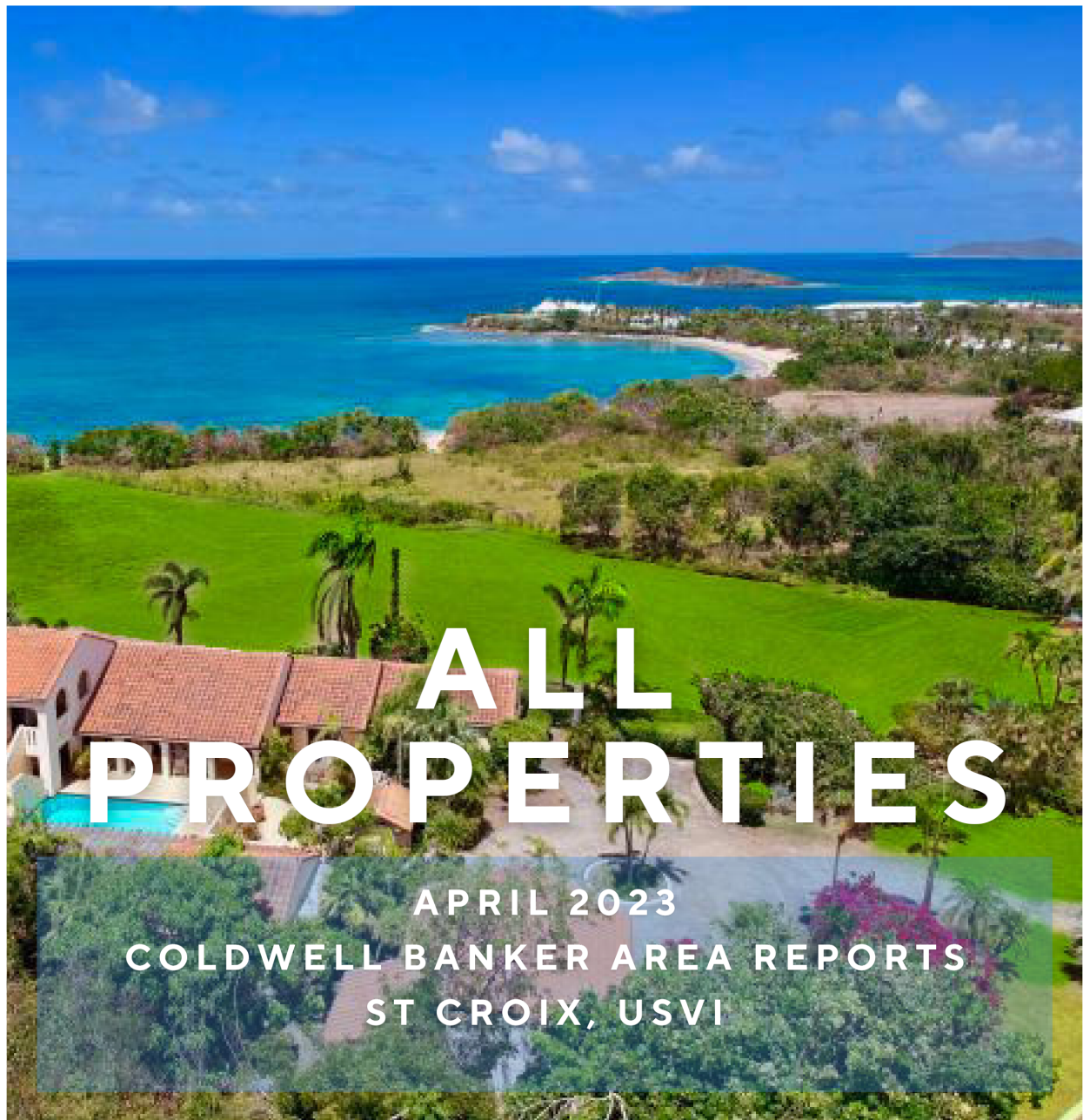




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[christiepowersrealtor@gmail.com](mailto:christiepowersrealtor@gmail.com)



# ALL PROPERTIES

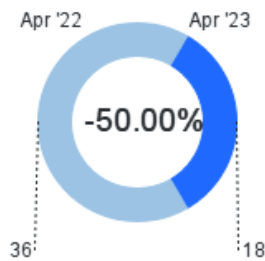
APRIL 2023  
COLDWELL BANKER AREA REPORTS  
ST CROIX, USVI

## ST. CROIX | April 2023

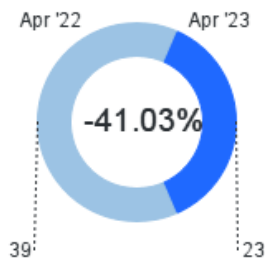
### REAL ESTATE SNAPSHOT - Change since this time last year

#### All Property Types

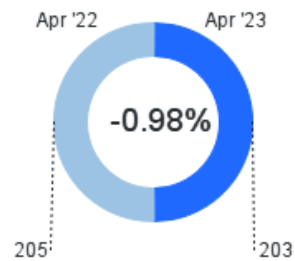
NUMBER OF SALES



NEW LISTINGS



AVERAGE DOM



-5.01% ↓

MEDIAN SALES PRICE  
ALL PROPERTY TYPES

-40.37% ↓

AVERAGE SALES PRICE  
ALL PROPERTY TYPES

0.74% ↑

MEDIAN LIST PRICE  
(SOLD LISTINGS)  
ALL PROPERTY TYPES

-41.43% ↓

AVERAGE LIST PRICE  
(SOLD LISTINGS)  
ALL PROPERTY TYPES

■ Apr '22 ■ Apr '23

# AREA REPORT

St. Croix

## FULL MARKET SUMMARY

April 2023 | All Property Types ?

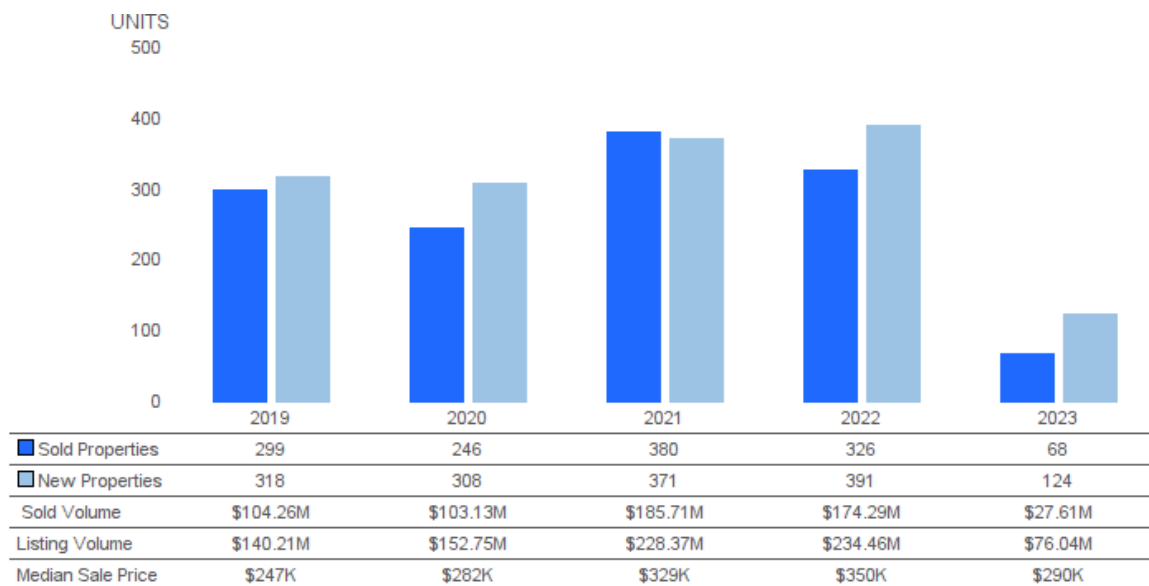
	Month to Date			Year to Date		
	April 2023	April 2022	% Change	YTD 2023	YTD 2022	% Change
New Listings	23	39	-41.03% ↓	124	137	-9.49% ↓
Sold Listings	18	36	-50% ↓	68	118	-42.37% ↓
Median List Price (Solds)	\$342,000	\$339,500	0.74% ↑	\$320,000	\$359,000	-10.86% ↓
Median Sold Price	\$322,500	\$339,500	-5.01% ↓	\$290,000	\$354,500	-18.19% ↓
Median Days on Market	126	169	-25.44% ↓	130	161	-19.25% ↓
Average List Price (Solds)	\$447,272	\$763,605	-41.43% ↓	\$412,572	\$613,847	-32.79% ↓
Average Sold Price	\$424,222	\$711,388	-40.37% ↓	\$406,073	\$581,754	-30.2% ↓
Average Days on Market	203	205	-0.98% ↓	185	206	-10.19% ↓
List/Sold Price Ratio	94%	94.5%	-0.5% ↓	94.4%	95.9%	-1.54% ↓

## SOLD AND NEW PROPERTIES (UNITS)

April 2023 | All Property Types ?

**Sold Properties** | Number of properties sold during the year

**New Properties** | Number of properties listed during the year.

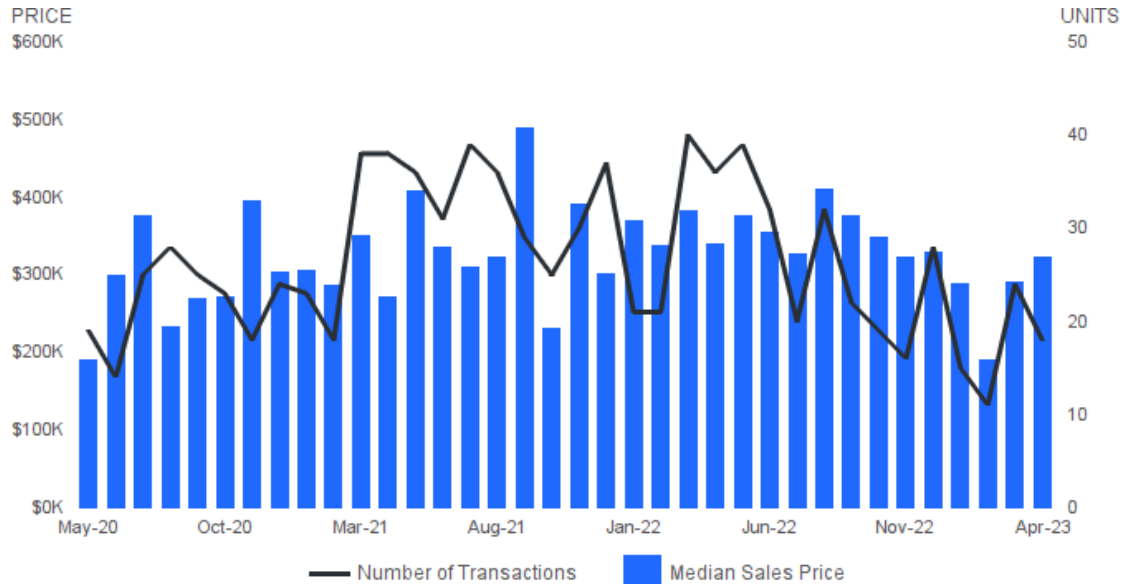


## MEDIAN SALES PRICE AND NUMBER OF SALES

April 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

April 2023 | All Property Types ?

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

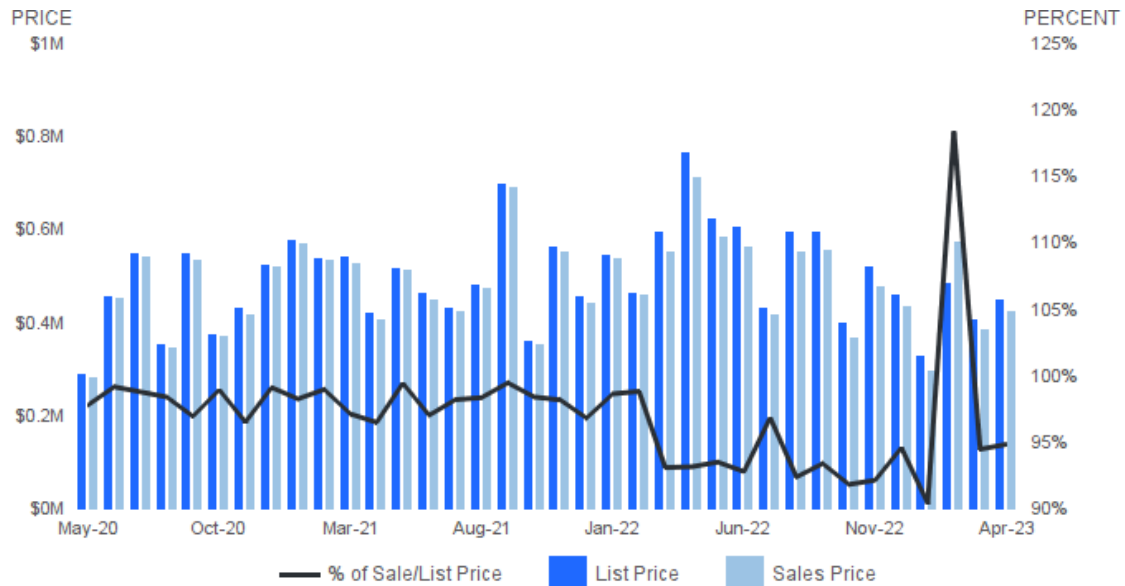
**Average Days on Market** | Average days on market for all properties sold.



## SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

April 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

April 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.

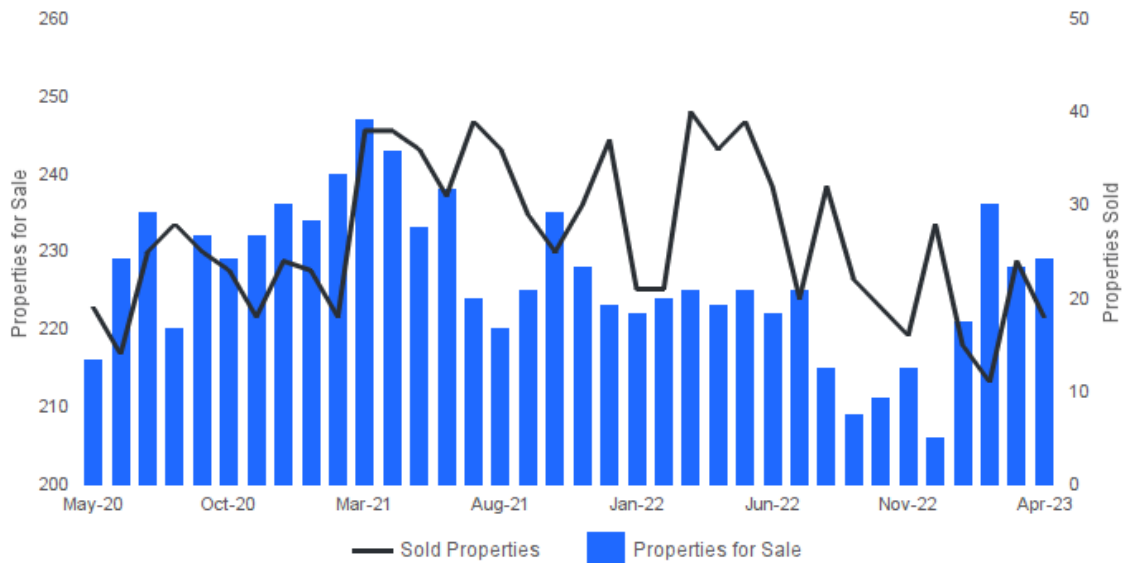


## PROPERTIES FOR SALE AND SOLD PROPERTIES

April 2023 | All Property Types ?

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

**Sold Properties** | Number of properties sold.



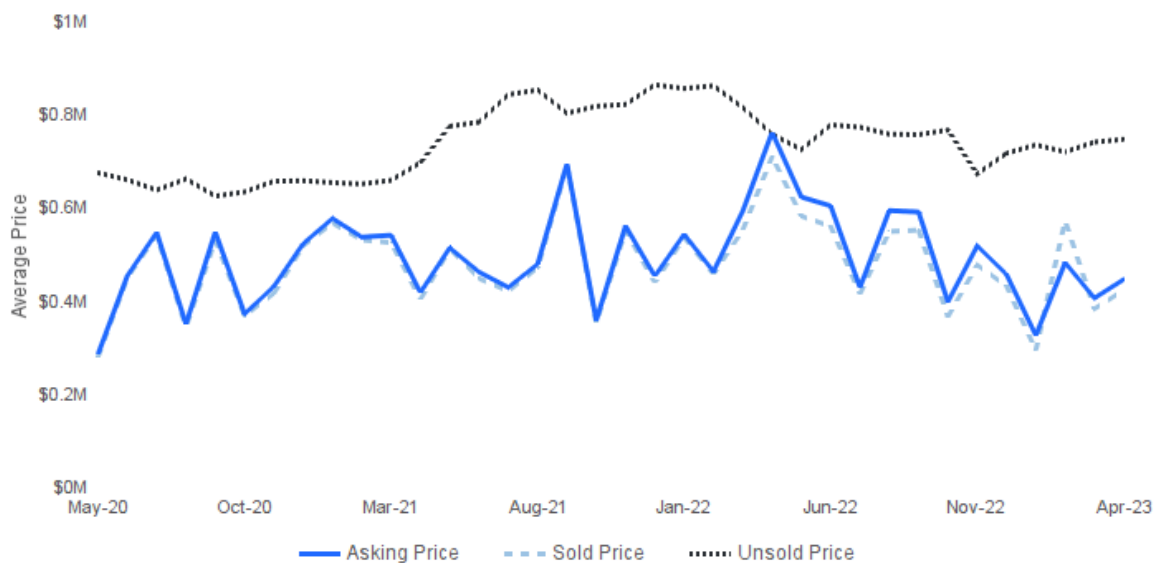
## AVERAGE ASKING/SOLD/UNSOLD PRICE

April 2023 | All Property Types ?

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

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

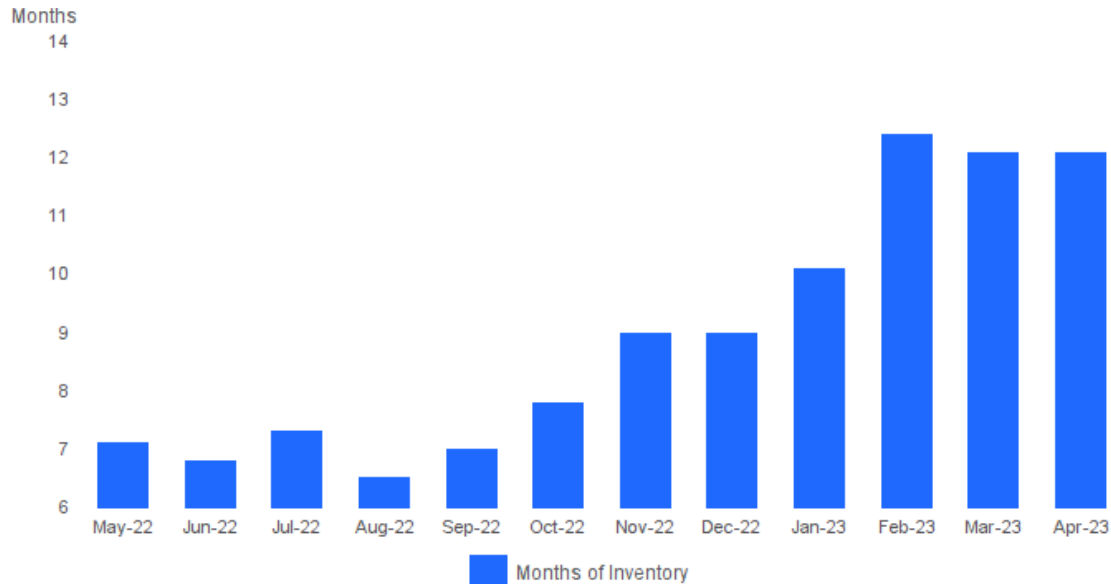
**Sold Price** | the average selling price



## ABSORPTION RATE

April 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.



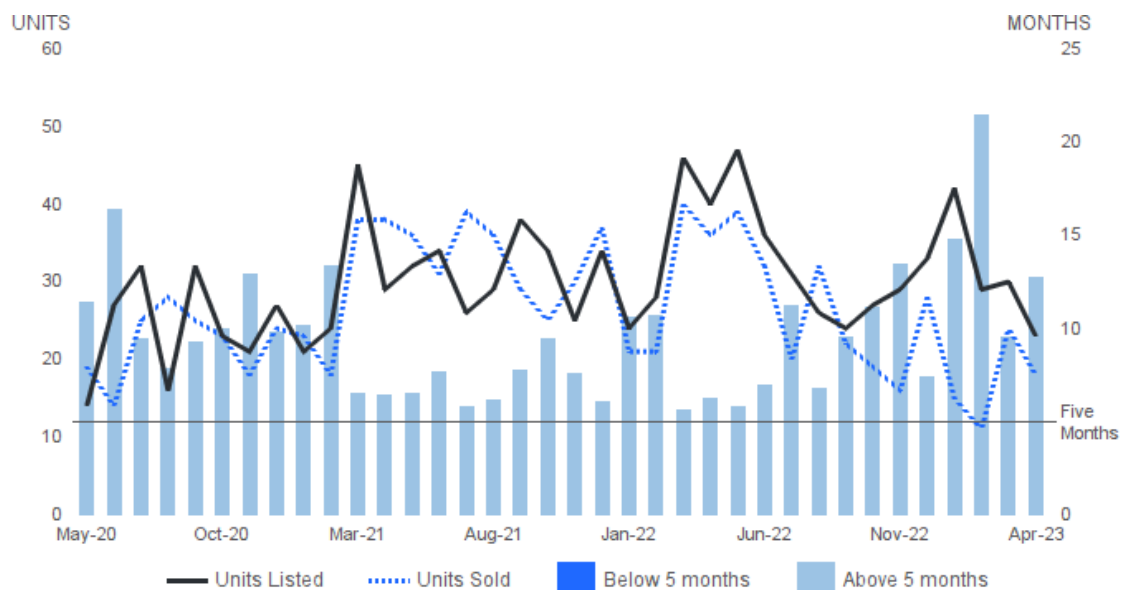
## MONTHS SUPPLY OF INVENTORY

April 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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