

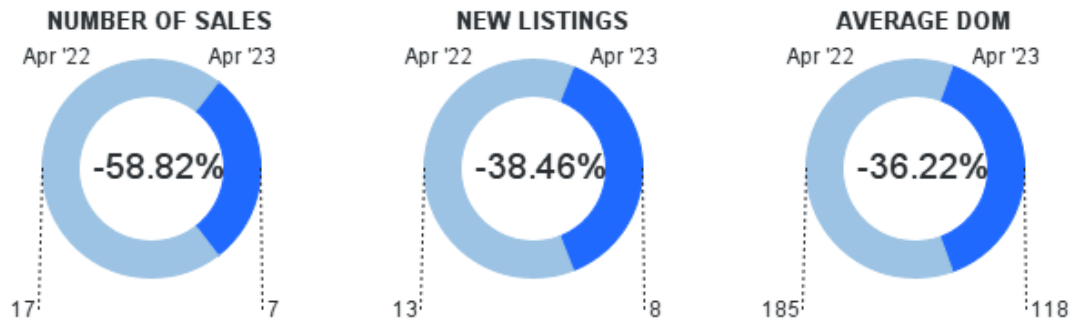


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CONDO

APRIL 2023
COLDWELL BANKER AREA REPORTS
ST CROIX, USVI

ST. CROIX | April 2023**REAL ESTATE SNAPSHOT - Change since this time last year****Condo****68.94%** **MEDIAN SALES PRICE**
CONDO**54.25%** **AVERAGE SALES PRICE**
CONDO**59.63%** **MEDIAN LIST PRICE**
(SOLD LISTINGS)
CONDO**54.67%** **AVERAGE LIST PRICE**
(SOLD LISTINGS)
CONDO

Apr '22 Apr '23

AREA REPORT

ST. CROIX

FULL MARKET SUMMARY

April 2023 | Condo ?

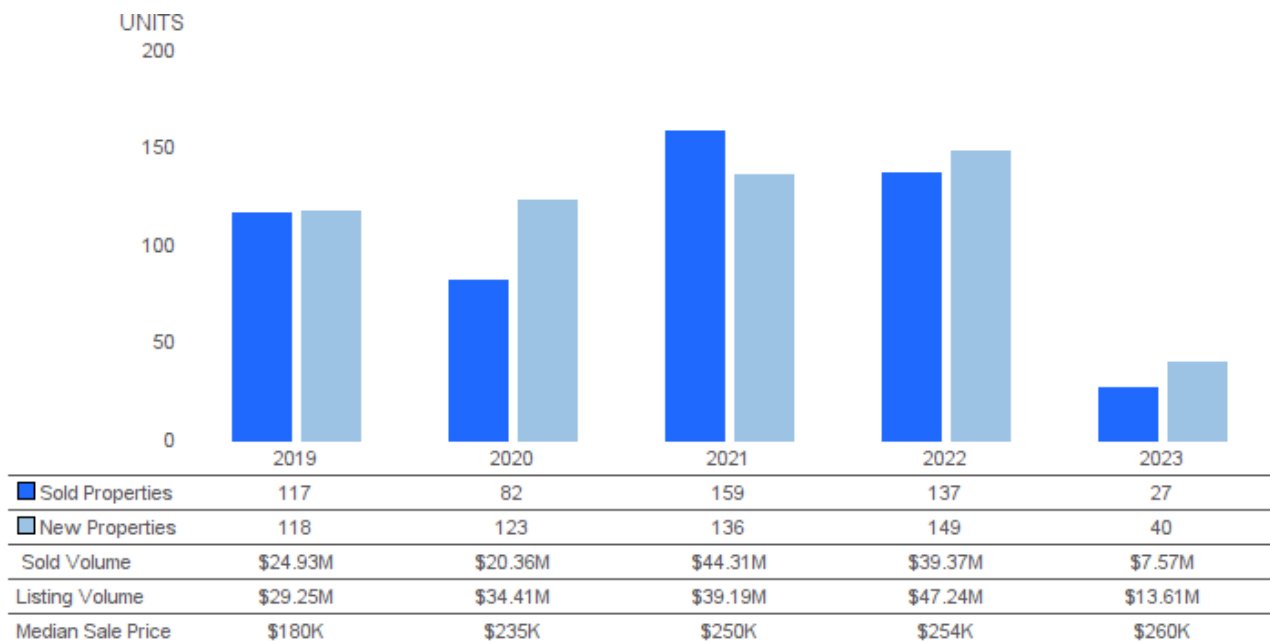
	Month to Date			Year to Date		
	April 2023	April 2022	% Change	YTD 2023	YTD 2022	% Change
New Listings	8	13	-38.46% ↓	40	53	-24.53% ↓
Sold Listings	7	17	-58.82% ↓	27	55	-50.91% ↓
Median List Price (Solds)	\$359,000	\$224,900	59.63% ↑	\$269,900	\$245,000	10.16% ↑
Median Sold Price	\$359,000	\$212,500	68.94% ↑	\$260,000	\$240,000	8.33% ↑
Median Days on Market	125	165	-24.24% ↓	118	122	-3.28% ↓
Average List Price (Solds)	\$382,571	\$247,341	54.67% ↑	\$291,503	\$270,309	7.84% ↑
Average Sold Price	\$363,214	\$235,470	54.25% ↑	\$280,240	\$261,000	7.37% ↑
Average Days on Market	118	185	-36.22% ↓	140	186	-24.73% ↓
List/Sold Price Ratio	94.9%	95.3%	-0.45% ↓	95.4%	95.9%	-0.52% ↓

SOLD AND NEW PROPERTIES (UNITS)

April 2023 | Condo ?

Sold Properties | Number of properties sold during the year

New Properties | Number of properties listed during the year.

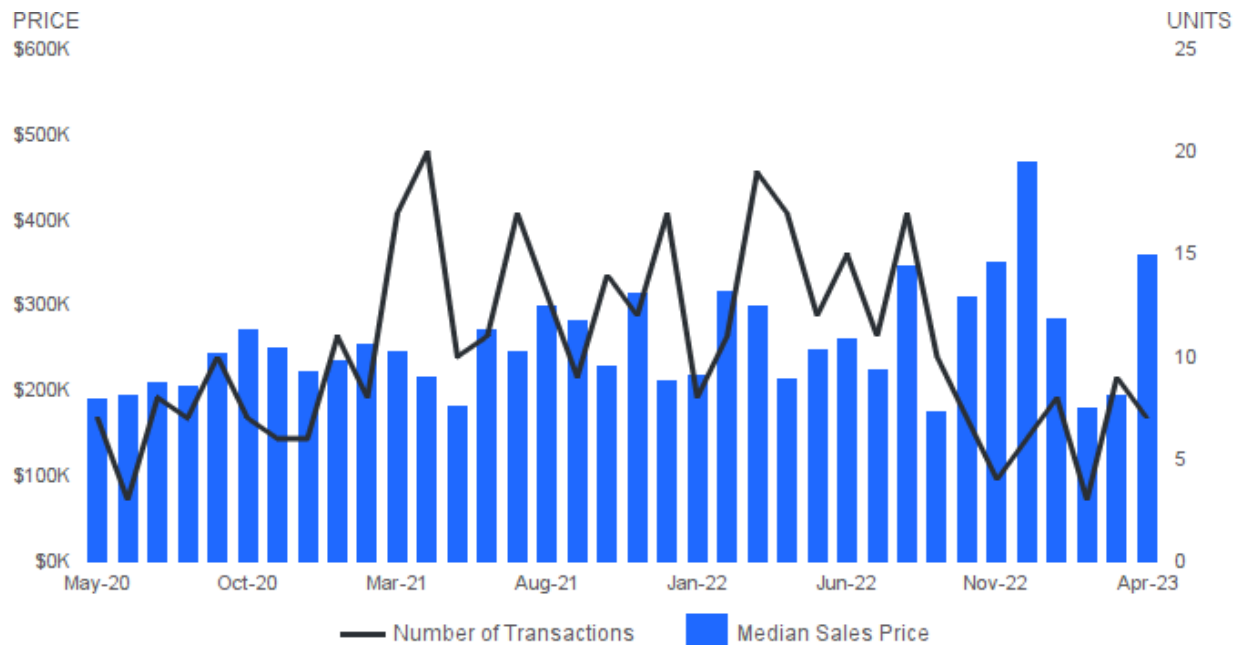


MEDIAN SALES PRICE AND NUMBER OF SALES

April 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.

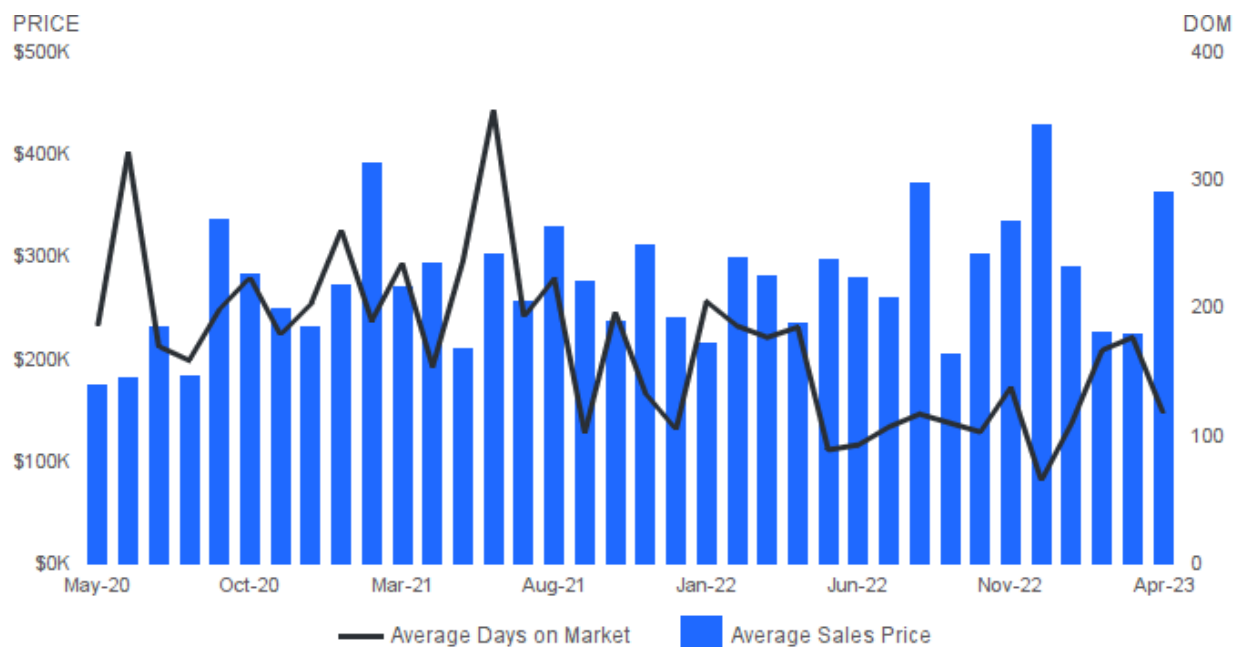


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

April 2023 | Condo ?

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

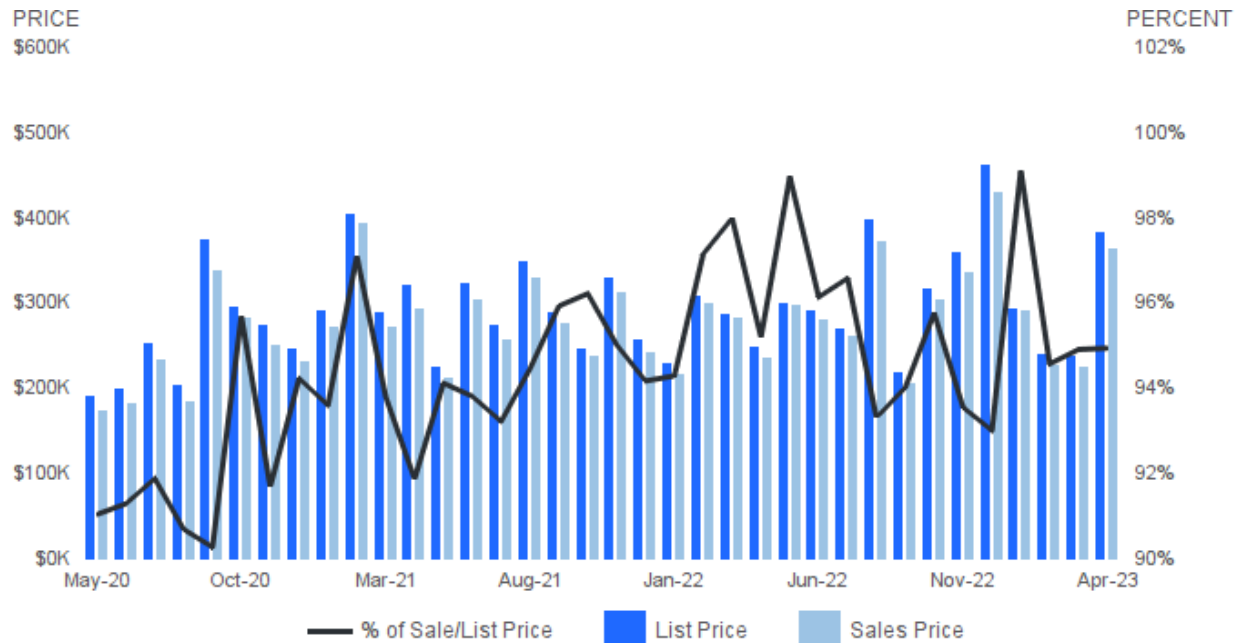
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

April 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

April 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.

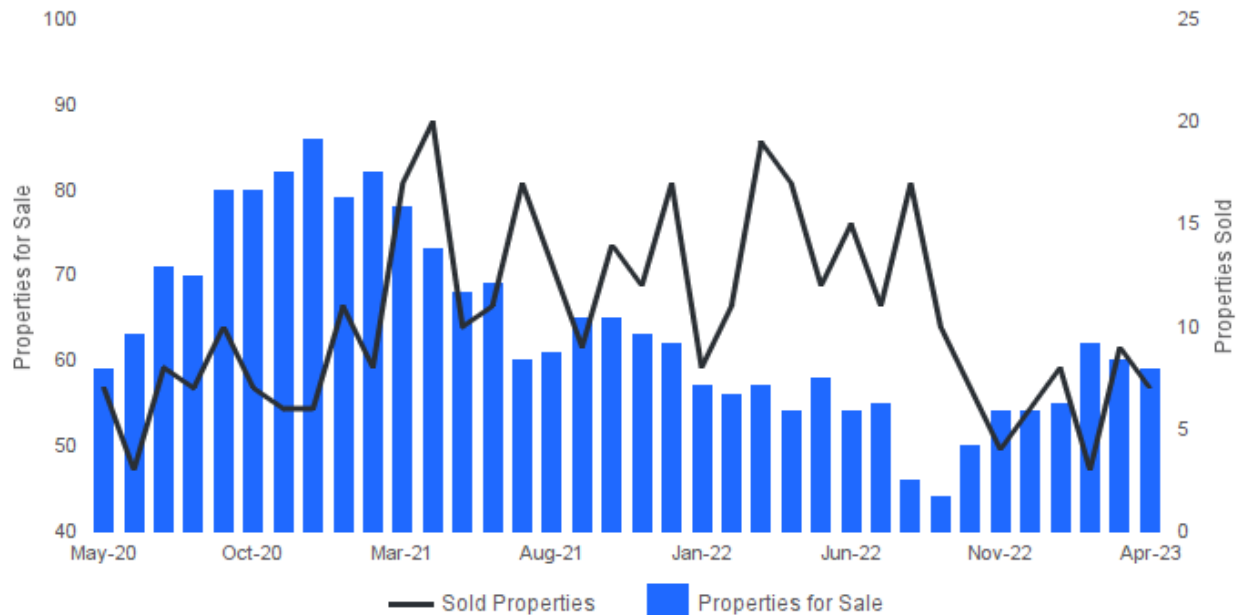


PROPERTIES FOR SALE AND SOLD PROPERTIES

April 2023 | Condo ?

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

Sold Properties | Number of properties sold.



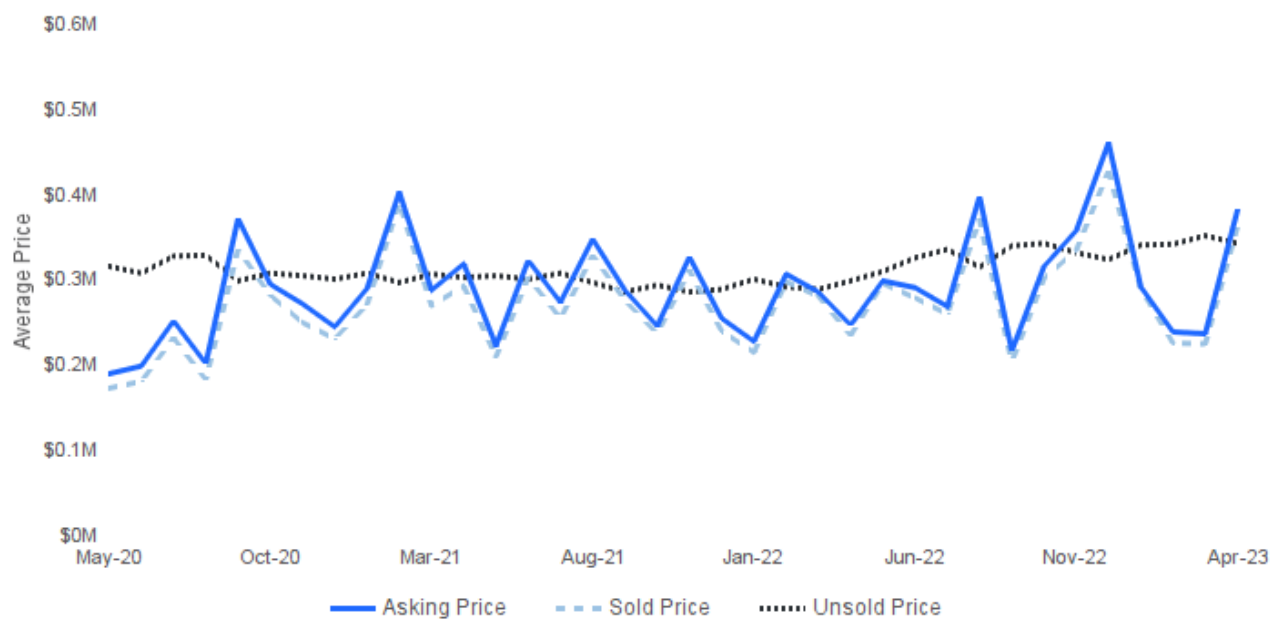
AVERAGE ASKING/SOLD/UNSOLD PRICE

April 2023 | Condo ?

Unsold Price | the average active list price

Asking Price | the average asking price of sold properties

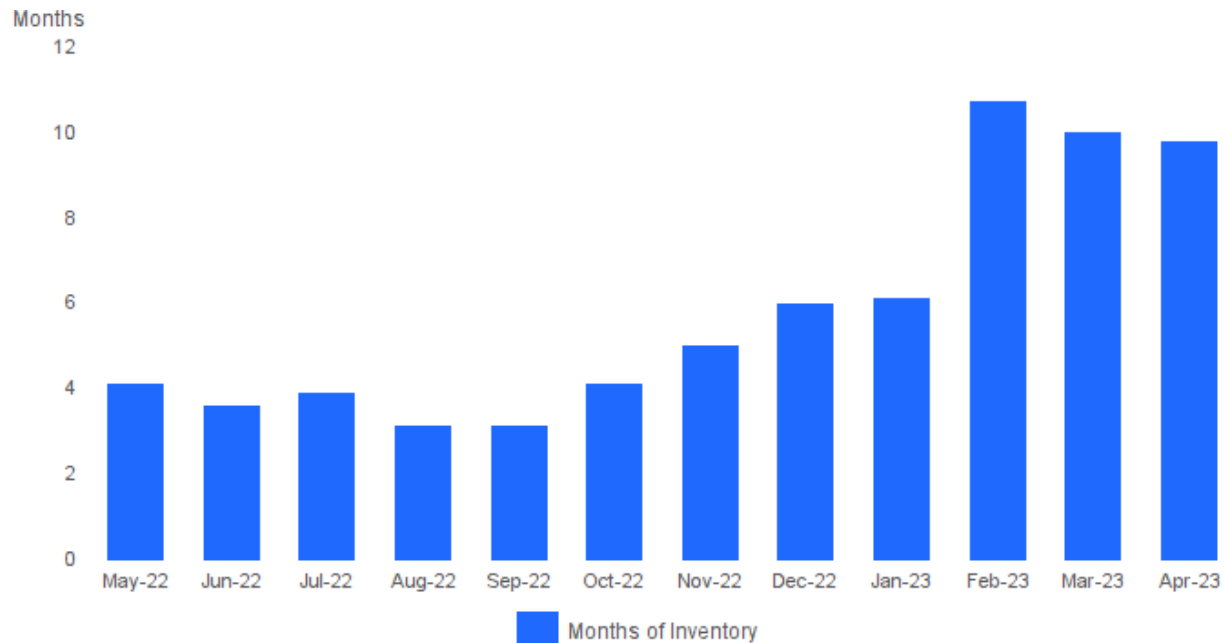
Sold Price | the average selling price



ABSORPTION RATE

April 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.



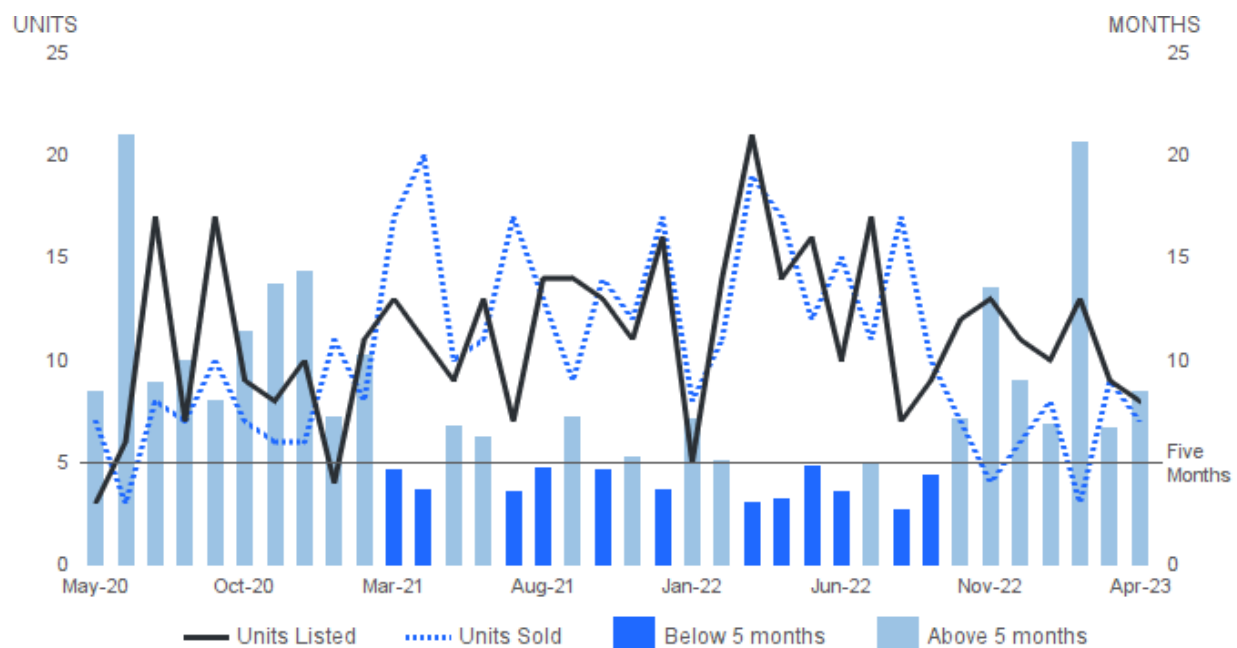
MONTHS SUPPLY OF INVENTORY

April 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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