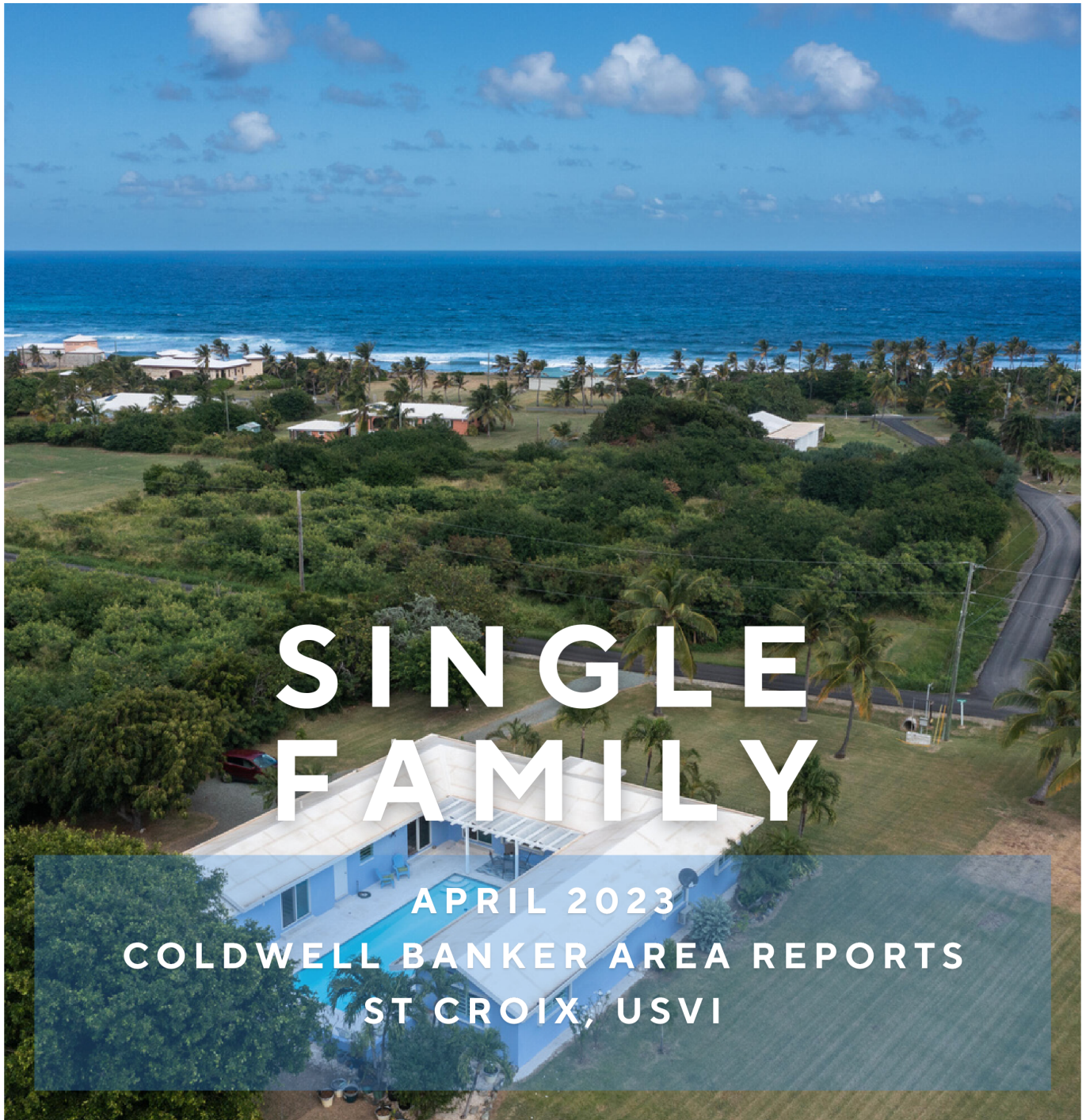


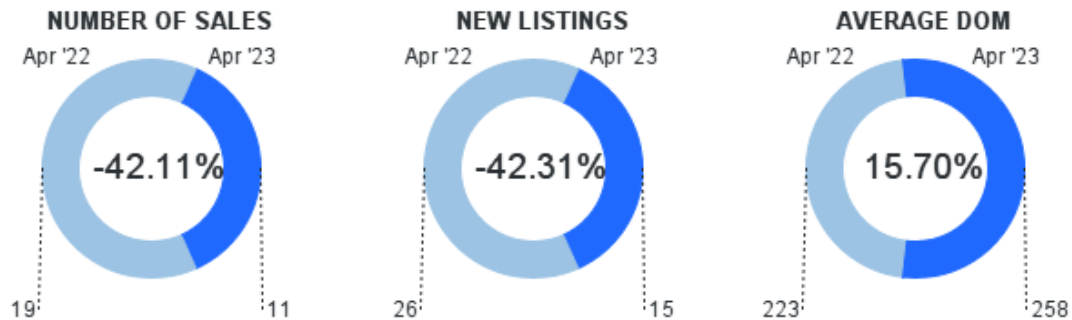


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SINGLE FAMILY

APRIL 2023
COLDWELL BANKER AREA REPORTS
ST CROIX, USVI

ST. CROIX | April 2023**REAL ESTATE SNAPSHOT - Change since this time last year****Single Family****-67.03%** ↓**MEDIAN SALES PRICE**
SINGLE FAMILY**-59.28%** ↓**AVERAGE SALES PRICE**
SINGLE FAMILY**-65.75%** ↓**MEDIAN LIST PRICE
(SOLD LISTINGS)**
SINGLE FAMILY**-60.14%** ↓**AVERAGE LIST PRICE
(SOLD LISTINGS)**
SINGLE FAMILY

Apr '22 Apr '23

AREA REPORT

ST. CROIX

FULL MARKET SUMMARY

April 2023 | Single Family ?

	Month to Date			Year to Date		
	April 2023	April 2022	% Change	YTD 2023	YTD 2022	% Change
New Listings	15	26	-42.31% ↓	84	84	0%
Sold Listings	11	19	-42.11% ↓	41	63	-34.92% ↓
Median List Price (Solds)	\$325,000	\$949,000	-65.75% ↓	\$330,000	\$705,000	-53.19% ↓
Median Sold Price	\$300,000	\$910,000	-67.03% ↓	\$300,000	\$705,000	-57.45% ↓
Median Days on Market	188	173	8.67% ↑	142	185	-23.24% ↓
Average List Price (Solds)	\$488,445	\$1,225,526	-60.14% ↓	\$492,300	\$913,761	-46.12% ↓
Average Sold Price	\$463,045	\$1,137,210	-59.28% ↓	\$488,939	\$861,777	-43.26% ↓
Average Days on Market	258	223	15.7% ↑	214	223	-4.04% ↓
List/Sold Price Ratio	93.5%	93.7%	-0.31% ↓	93.8%	95.9%	-2.23% ↓

SOLD AND NEW PROPERTIES (UNITS)

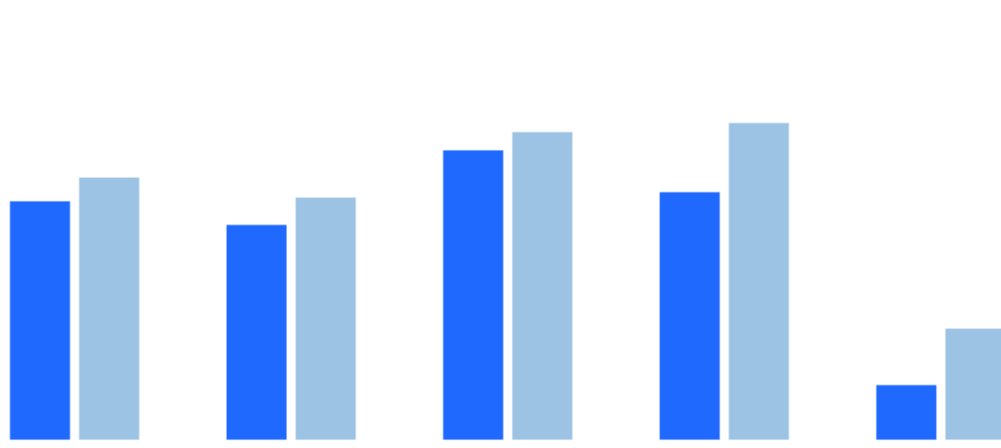
April 2023 | Single Family ?

Sold Properties | Number of properties sold during the year

New Properties | Number of properties listed during the year.

UNITS
300

250
200
150
100
50
0



Sold Properties	182	164	221	189	41
New Properties	200	185	235	242	84
Sold Volume	\$79.33M	\$82.77M	\$141.41M	\$134.92M	\$20.05M
Listing Volume	\$110.96M	\$118.33M	\$189.18M	\$187.22M	\$62.43M
Median Sale Price	\$335K	\$366K	\$495K	\$495K	\$300K

MEDIAN SALES PRICE AND NUMBER OF SALES

April 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.

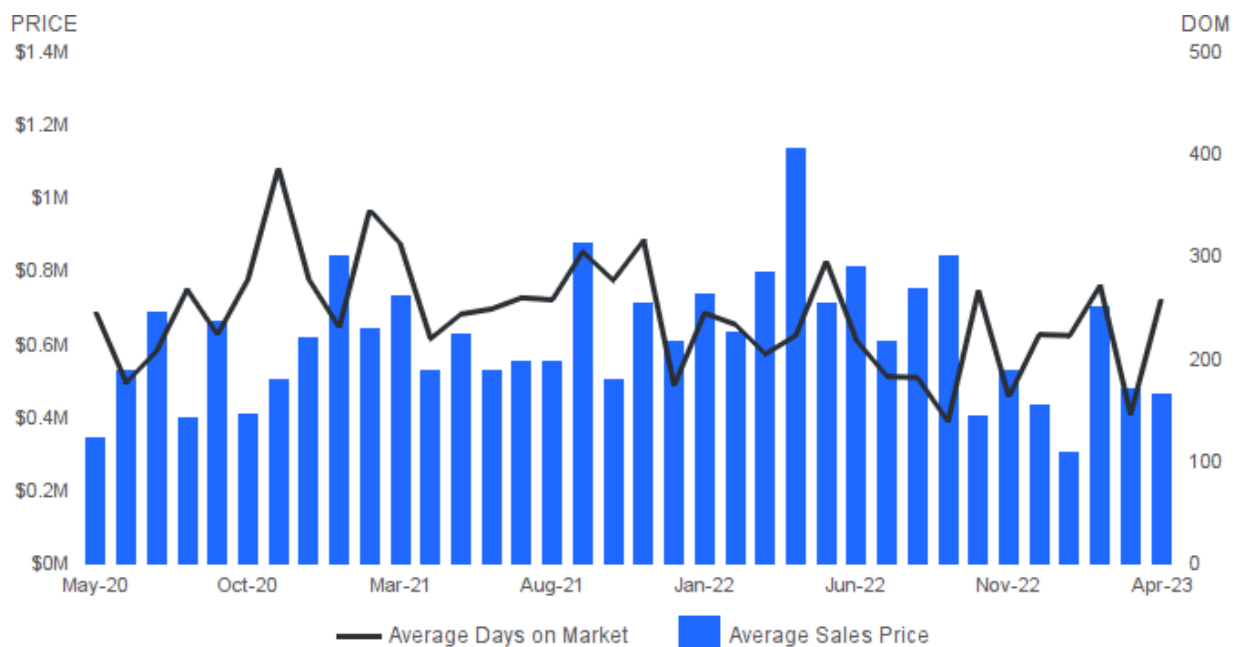


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

April 2023 | Single Family ?

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

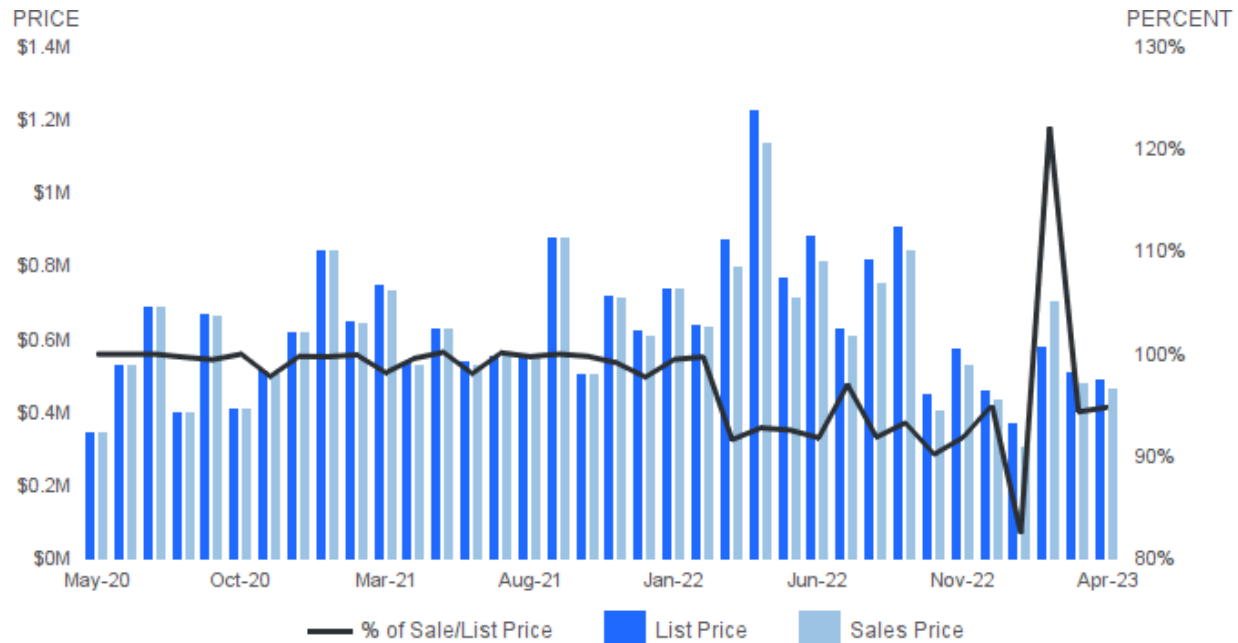
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

April 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

April 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.

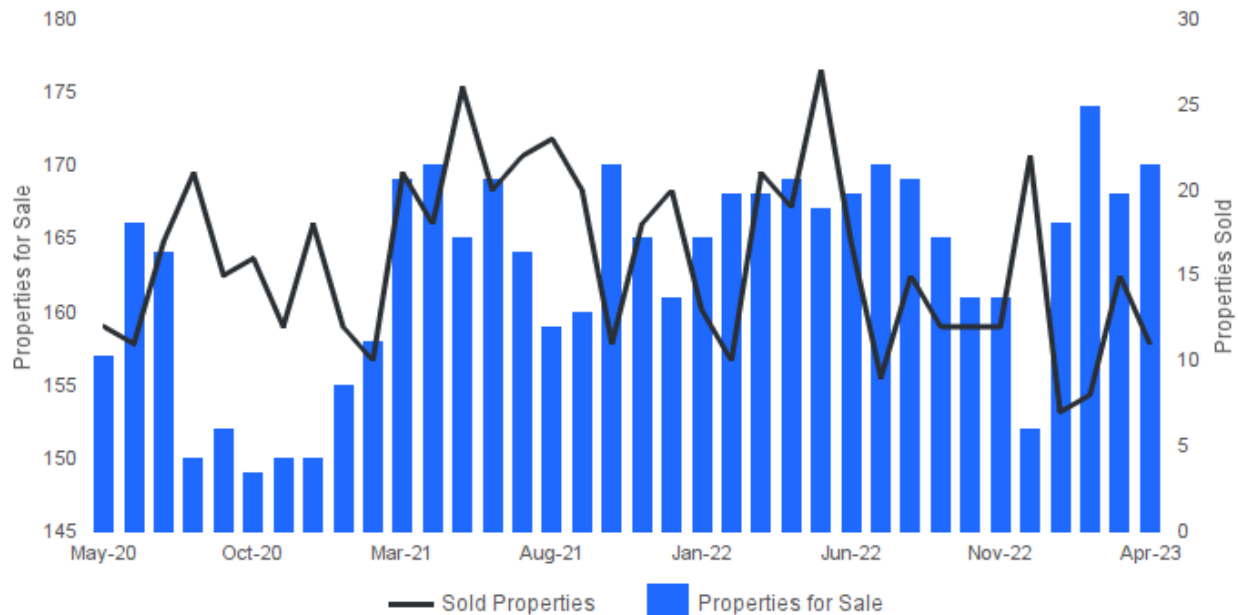


PROPERTIES FOR SALE AND SOLD PROPERTIES

April 2023 | Single Family ?

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

Sold Properties | Number of properties sold.



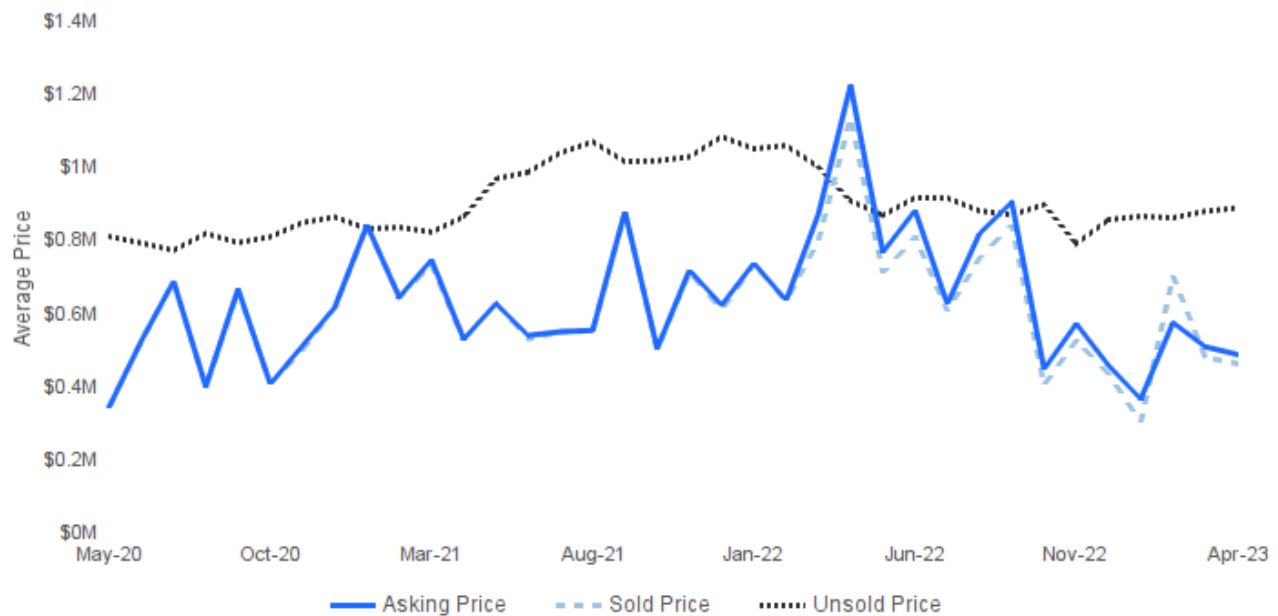
AVERAGE ASKING/SOLD/UNSOLD PRICE

April 2023 | Single Family ?

Unsold Price | the average active list price

Asking Price | the average asking price of sold properties

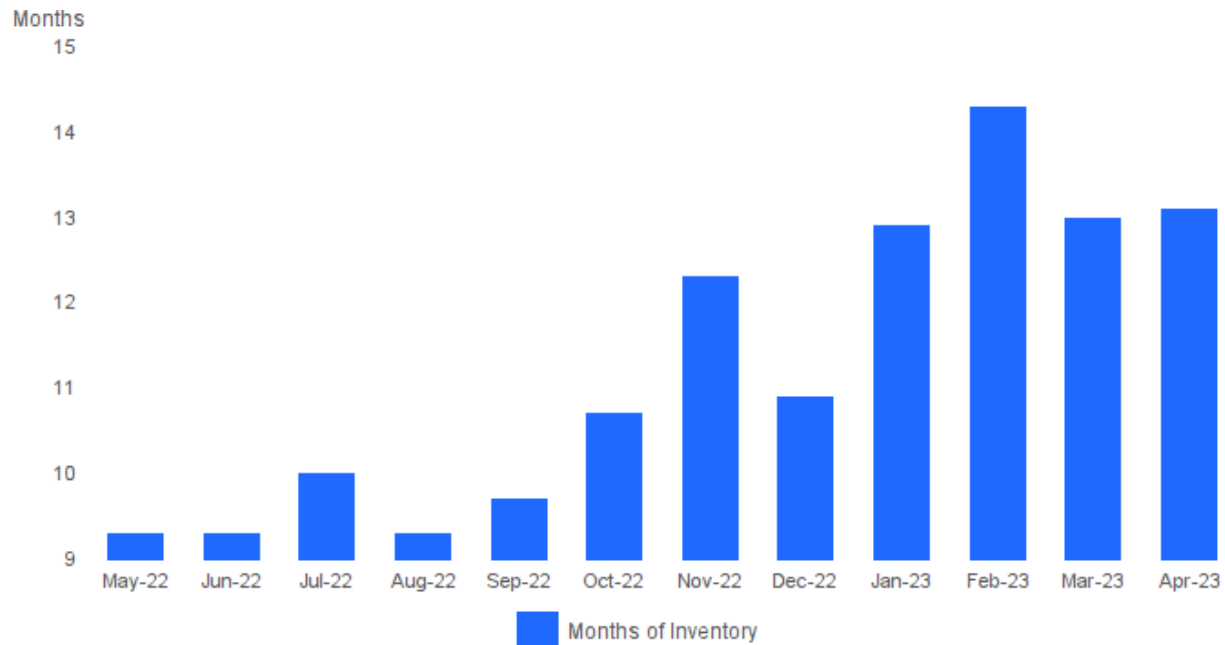
Sold Price | the average selling price



ABSORPTION RATE

April 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.



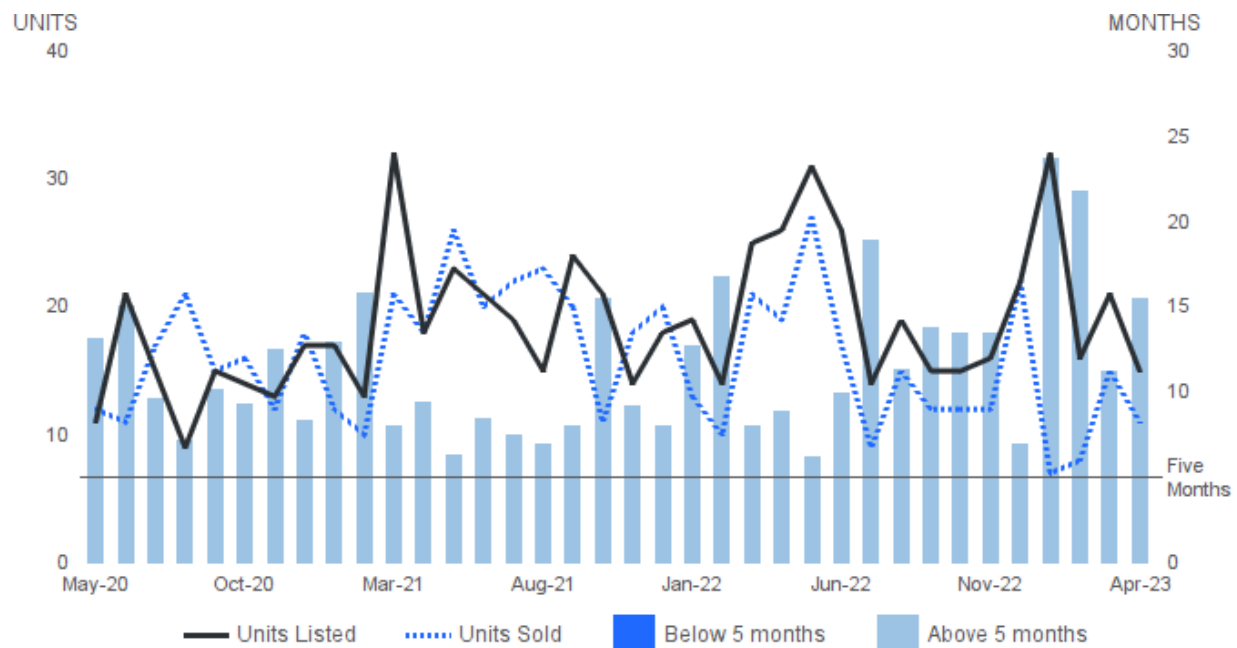
MONTHS SUPPLY OF INVENTORY

April 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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