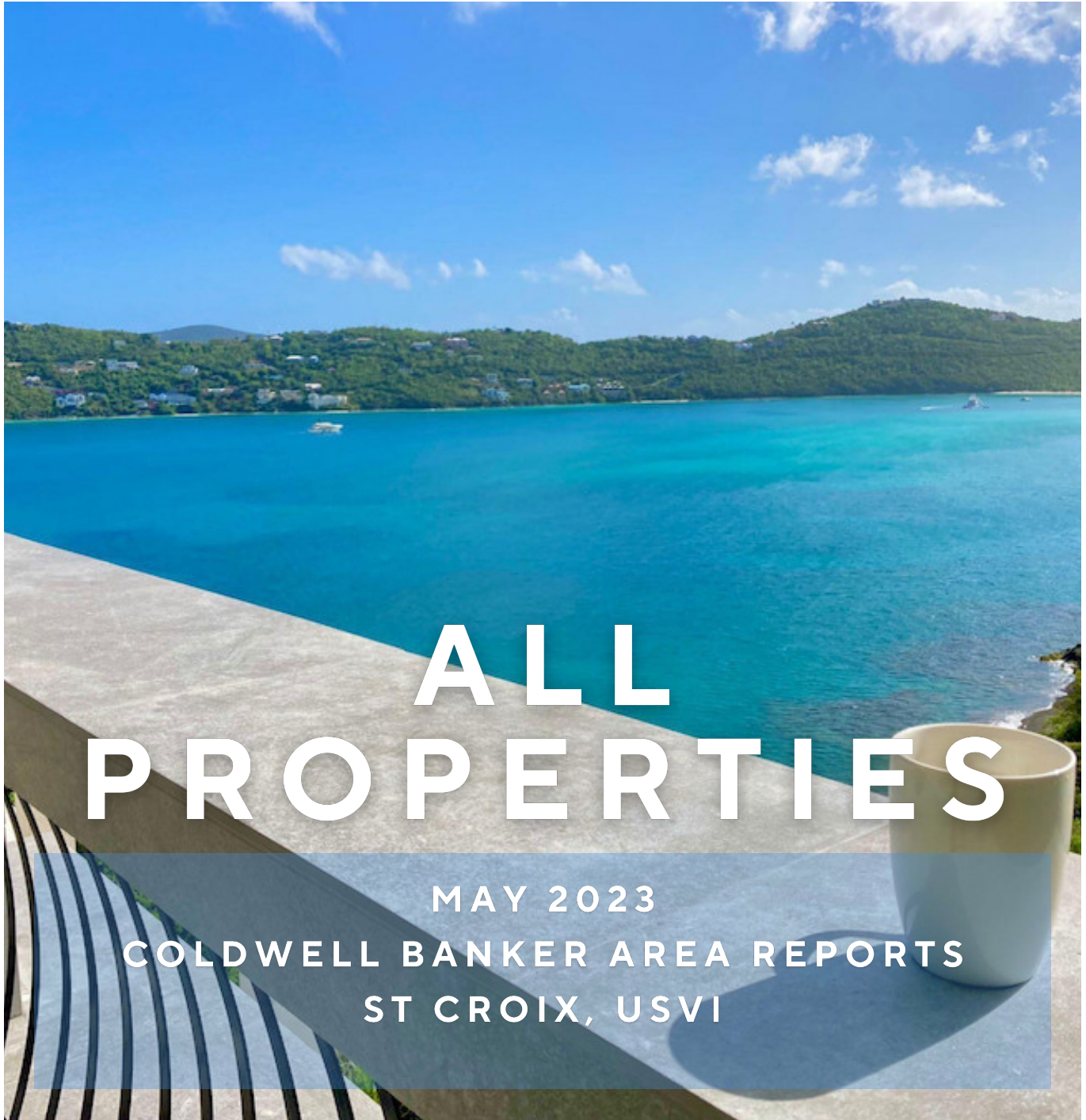




[www.ChrisAndChristiePowers.com](http://www.ChrisAndChristiePowers.com)  
[christiepowersrealtor@gmail.com](mailto:christiepowersrealtor@gmail.com)



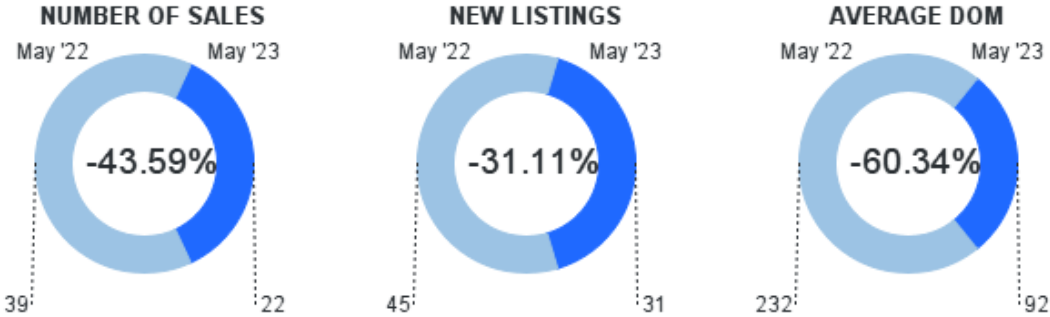
# ALL PROPERTIES

MAY 2023  
COLDWELL BANKER AREA REPORTS  
ST CROIX, USVI

# ST. CROIX | May 2023

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

All Property Types



**-4.14%** ↓

**MEDIAN SALES PRICE**  
ALL PROPERTY TYPES

**-1.58%** ↓

**AVERAGE SALES PRICE**  
ALL PROPERTY TYPES

**0.67%** ↑

**MEDIAN LIST PRICE  
(SOLD LISTINGS)**  
ALL PROPERTY TYPES

**0.61%** ↑

**AVERAGE LIST PRICE  
(SOLD LISTINGS)**  
ALL PROPERTY TYPES

■ May '22   ■ May '23

# AREA REPORT

## St. Croix

### FULL MARKET SUMMARY

May 2023 | All Property Types [?](#)

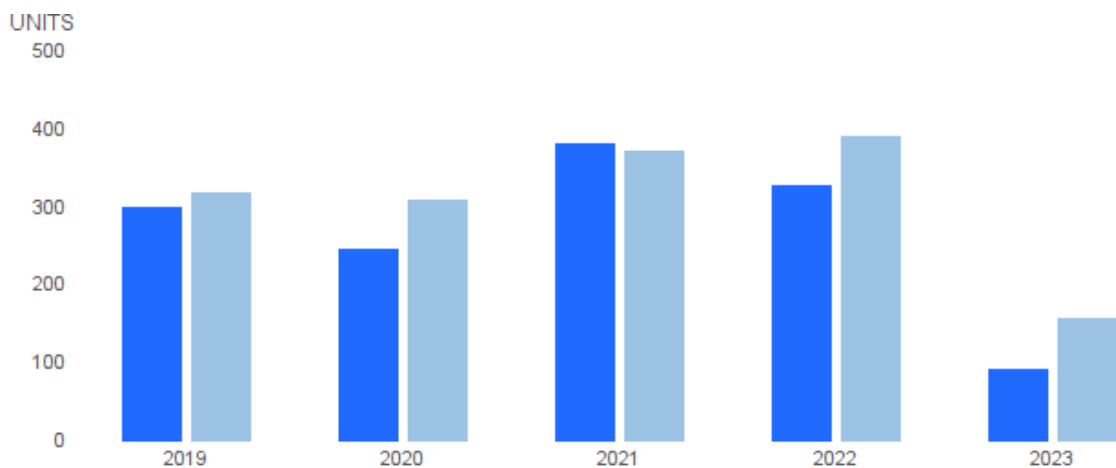
	Month to Date			Year to Date		
	May 2023	May 2022	% Change	YTD 2023	YTD 2022	% Change
New Listings	31	45	-31.11% ↓	156	183	-14.75% ↓
Sold Listings	22	39	-43.59% ↓	91	157	-42.04% ↓
Median List Price (Solds)	\$377,500	\$375,000	0.67% ↑	\$325,000	\$359,000	-9.47% ↓
Median Sold Price	\$360,450	\$376,000	-4.14% ↓	\$292,500	\$359,000	-18.52% ↓
Median Days on Market	80	120	-33.33% ↓	117	159	-26.42% ↓
Average List Price (Solds)	\$628,272	\$624,435	0.61% ↑	\$464,361	\$616,477	-24.68% ↓
Average Sold Price	\$574,677	\$583,923	-1.58% ↓	\$446,438	\$580,675	-23.12% ↓
Average Days on Market	92	232	-60.34% ↓	162	212	-23.58% ↓
List/Sold Price Ratio	95.1%	95%	0.15% ↑	94.6%	95.5%	-0.9% ↓

### SOLD AND NEW PROPERTIES (UNITS)

May 2023 | All Property Types [?](#)

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

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



Sold Properties	299	246	380	326	91
New Properties	318	308	371	391	156
Sold Volume	\$104.01M	\$102.62M	\$185.34M	\$174.03M	\$40.63M
Listing Volume	\$140.21M	\$152.75M	\$228.37M	\$234.23M	\$101.11M
Median Sale Price	\$247K	\$282K	\$329K	\$350K	\$293K

### MEDIAN SALES PRICE AND NUMBER OF SALES

May 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

May 2023 | All Property Types ?

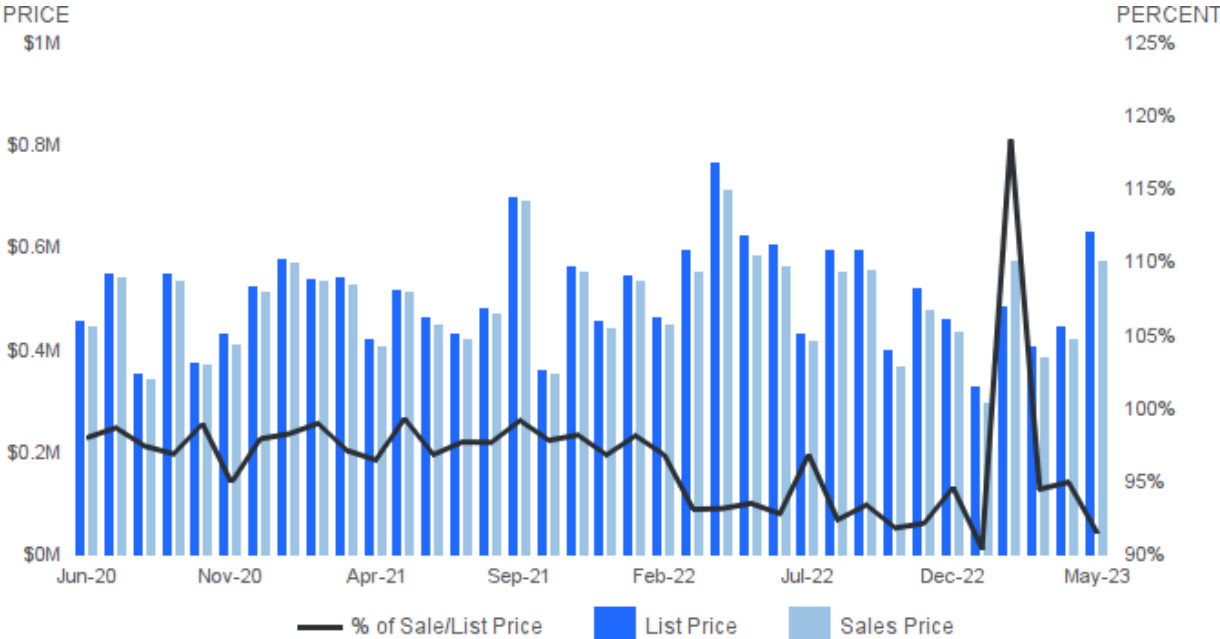
**Average Sales Price** | Average sales price for all properties sold.  
**Average Days on Market** | Average days on market for all properties sold.



### SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

May 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

May 2023 | All Property Types ?

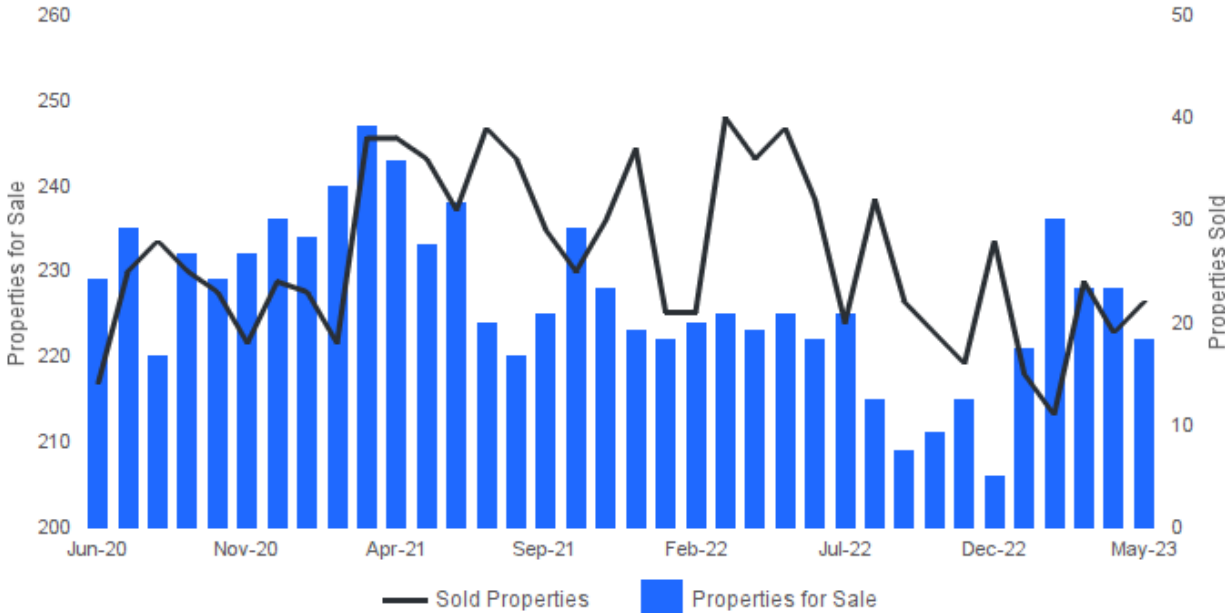
Average Sales Price | Average sales price for all properties sold.  
Properties for Sale | Number of properties listed for sale at the end of month.



# PROPERTIES FOR SALE AND SOLD PROPERTIES

May 2023 | All Property Types ?

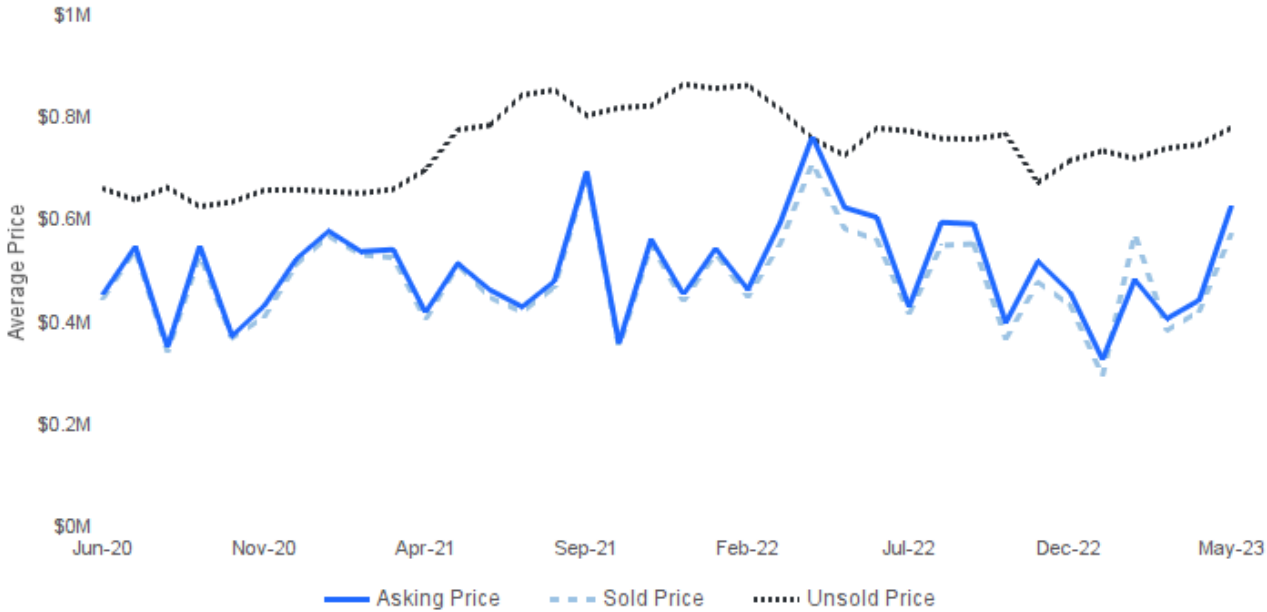
**Properties for Sale** | Number of properties listed for sale at the end of month.  
**Sold Properties** | Number of properties sold.



# AVERAGE ASKING/SOLD/UNSOLD PRICE

May 2023 | All Property Types ?

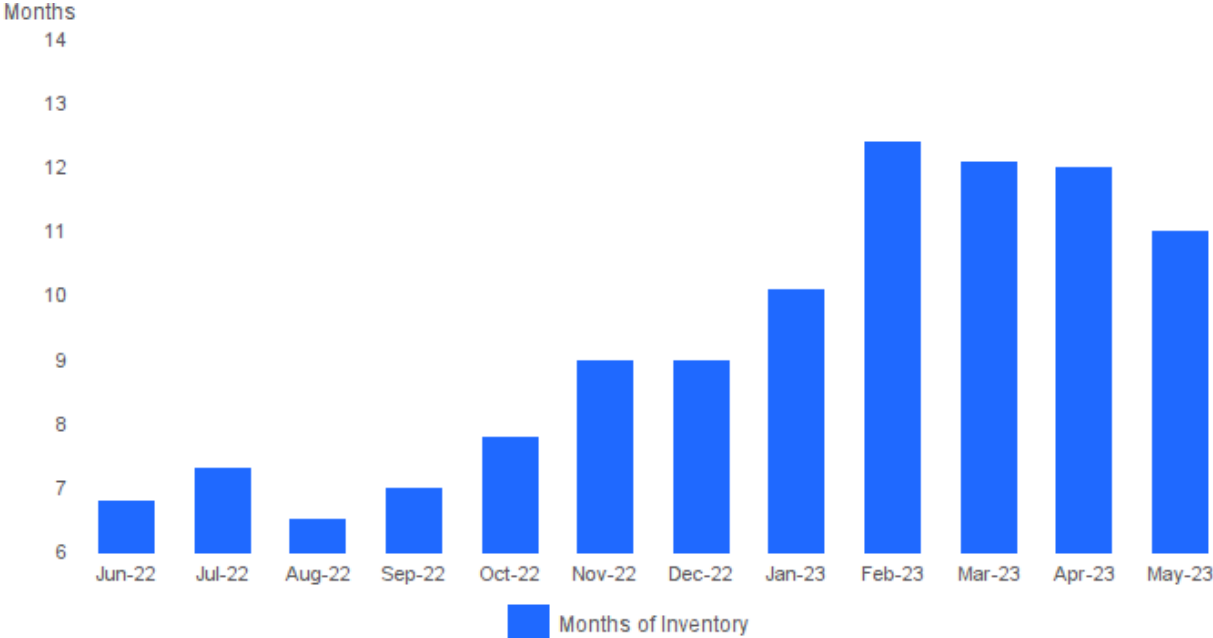
**Asking Price** | the average asking price of sold properties  
**Sold Price** | the average selling price  
**Unsold Price** | the average active list price



# ABSORPTION RATE

May 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.



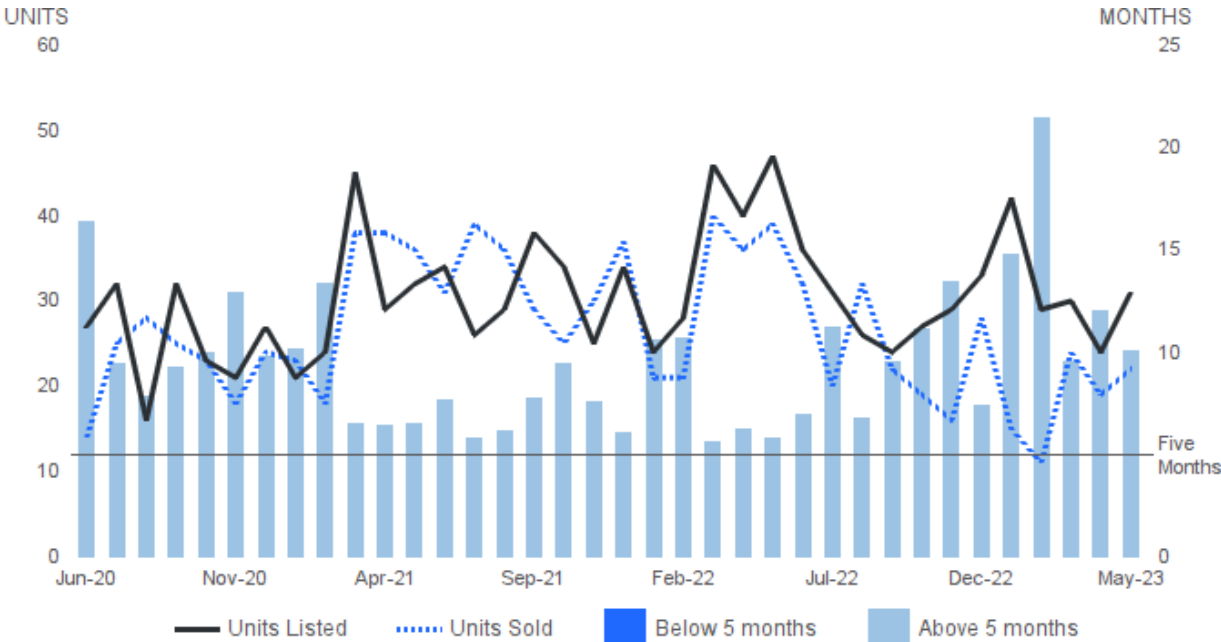
# MONTHS SUPPLY OF INVENTORY

May 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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