



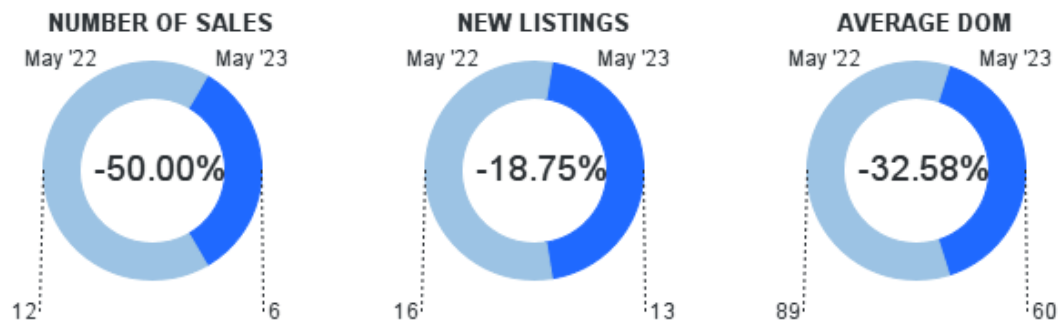
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CONDO

MAY 2023
COLDWELL BANKER AREA REPORTS
ST CROIX, USVI

ST. CROIX | May 2023
REAL ESTATE SNAPSHOT - Change since this time last year
Condo



-3.85% ↓

MEDIAN SALES PRICE
CONDO

-17.14% ↓

AVERAGE SALES PRICE
CONDO

-6.62% ↓

**MEDIAN LIST PRICE
(SOLD LISTINGS)**
CONDO

-18.17% ↓

**AVERAGE LIST PRICE
(SOLD LISTINGS)**
CONDO

■ May '22 ■ May '23

AREA REPORT

ST. CROIX

FULL MARKET SUMMARY

May 2023 | Condo ?

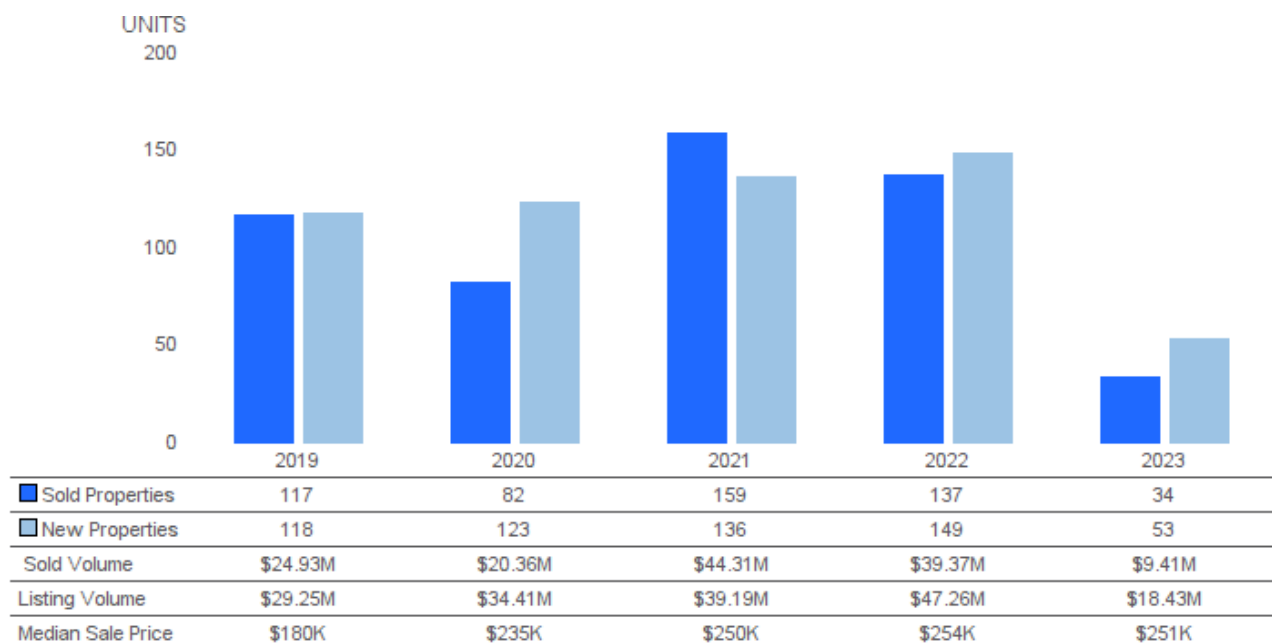
	Month to Date			Year to Date		
	May 2023	May 2022	% Change	YTD 2023	YTD 2022	% Change
New Listings	13	16	-18.75% ↓	53	70	-24.29% ↓
Sold Listings	6	12	-50% ↓	34	67	-49.25% ↓
Median List Price (Solds)	\$239,999	\$257,000	-6.62% ↓	\$267,000	\$249,000	7.23% ↑
Median Sold Price	\$237,500	\$247,000	-3.85% ↓	\$250,750	\$245,000	2.35% ↑
Median Days on Market	64	76	-15.79% ↓	98	113	-13.27% ↓
Average List Price (Solds)	\$245,333	\$299,791	-18.17% ↓	\$285,958	\$275,589	3.76% ↑
Average Sold Price	\$245,816	\$296,666	-17.14% ↓	\$276,805	\$267,388	3.52% ↑
Average Days on Market	60	89	-32.58% ↓	126	168	-25% ↓
List/Sold Price Ratio	102.2%	98.1%	4.17% ↑	96.6%	96.3%	0.36% ↑

SOLD AND NEW PROPERTIES (UNITS)

May 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

May 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

May 2023 | Condo ?

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

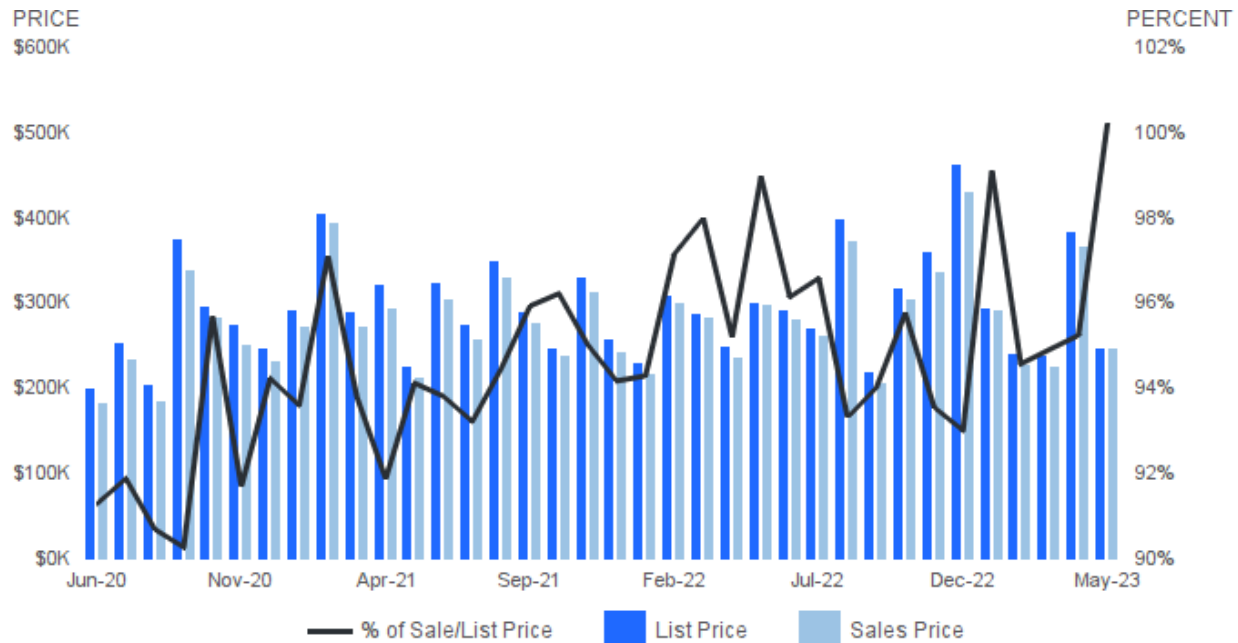
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

May 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

May 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.

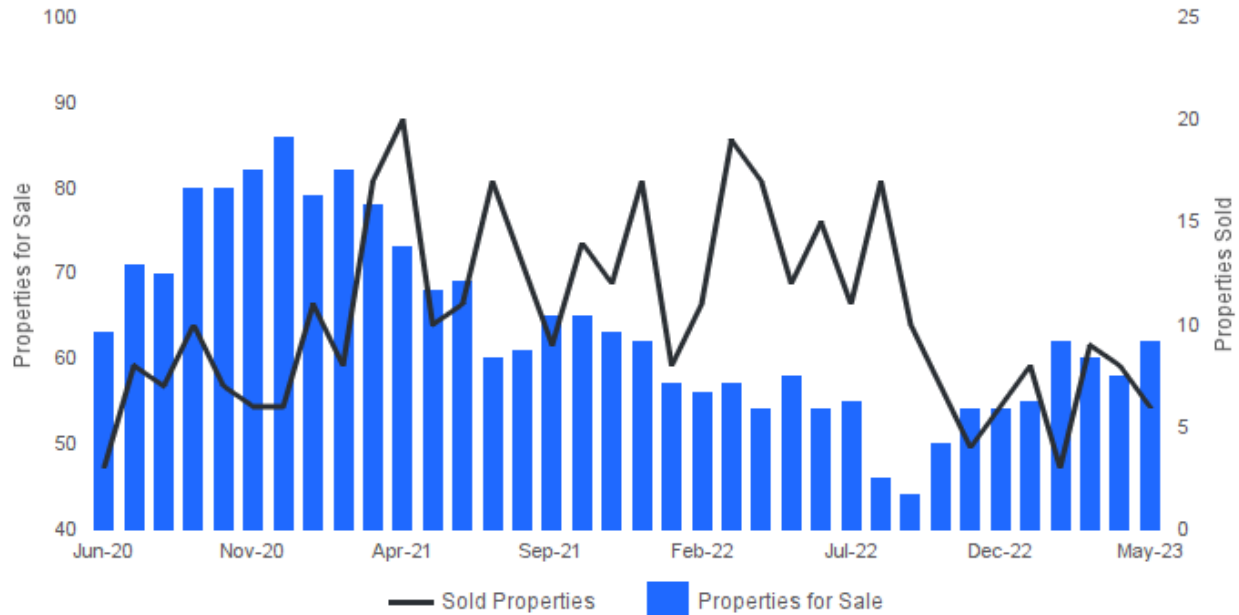


PROPERTIES FOR SALE AND SOLD PROPERTIES

May 2023 | Condo ?

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

Sold Properties | Number of properties sold.



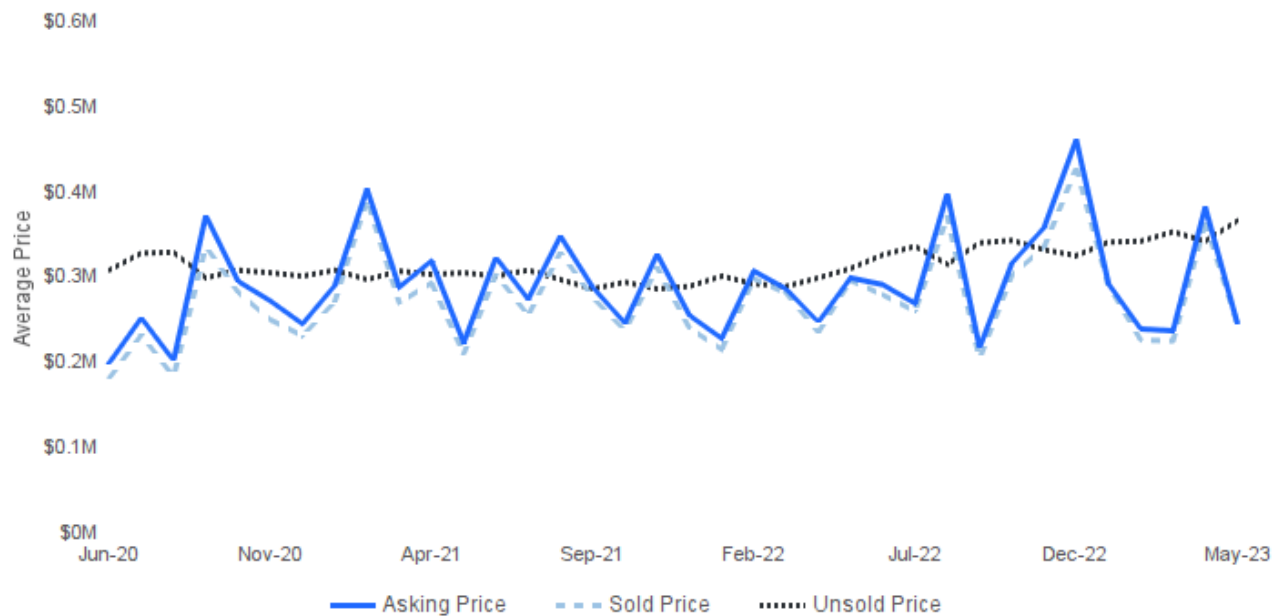
AVERAGE ASKING/SOLD/UNSOLD PRICE

May 2023 | Condo ?

Asking Price | the average asking price of sold properties

Sold Price | the average selling price

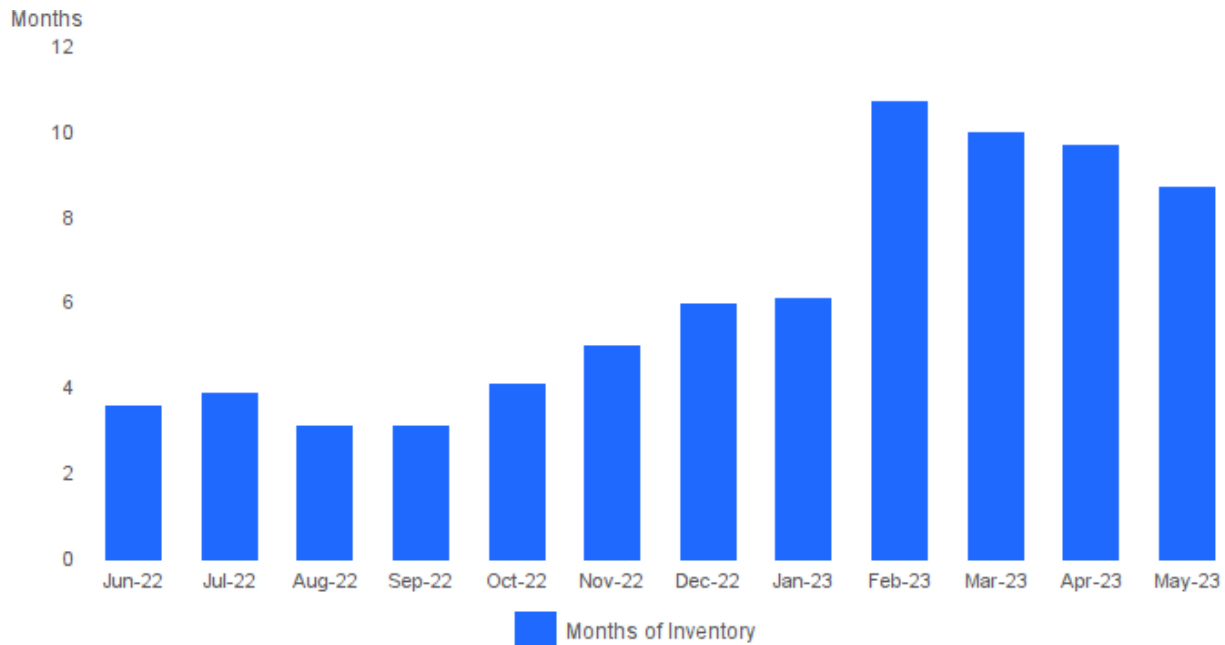
Unsold Price | the average active list price



ABSORPTION RATE

May 2023 | 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

May 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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