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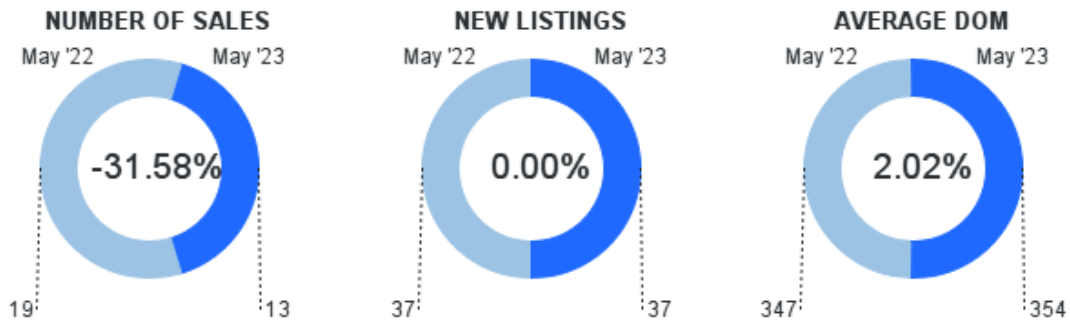
LAND

MAY 2023
COLDWELL BANKER AREA REPORTS
ST CROIX, USVI

ST. CROIX | May 2023

REAL ESTATE SNAPSHOT - Change since this time last year

Lots/Acres



6.06%

MEDIAN SALES PRICE
LOTS/ACRES

-1.59%

AVERAGE SALES PRICE
LOTS/ACRES

26.14%

MEDIAN LIST PRICE
(SOLD LISTINGS)
LOTS/ACRES

12.38%

AVERAGE LIST PRICE
(SOLD LISTINGS)
LOTS/ACRES

May '22 May '23

AREA REPORT

ST. CROIX

FULL MARKET SUMMARY

May 2023 | Lots/Acres ?

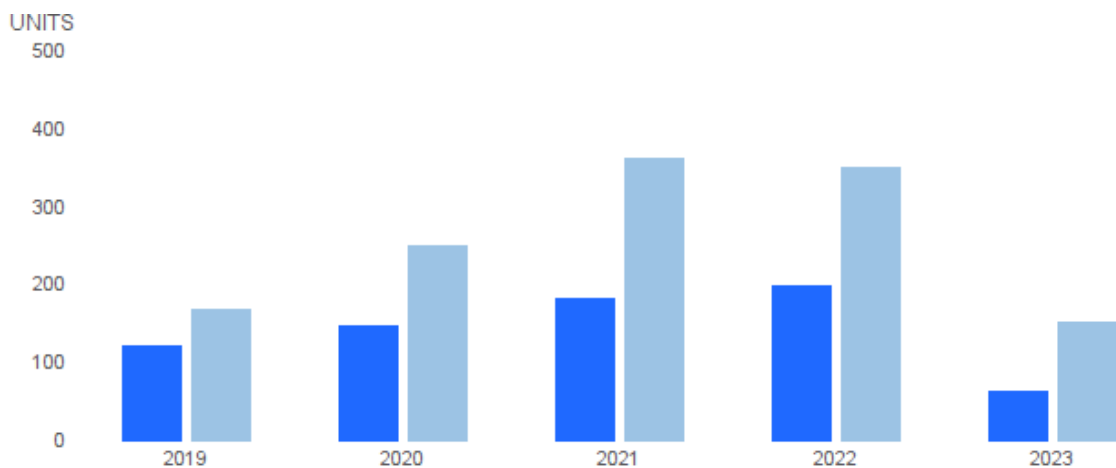
	Month to Date			Year to Date		
	May 2023	May 2022	% Change	YTD 2023	YTD 2022	% Change
New Listings	37	37	0%	151	152	-0.66% ↓
Sold Listings	13	19	-31.58% ↓	63	90	-30% ↓
Median List Price (Solds)	\$111,000	\$88,000	26.14% ↑	\$69,000	\$67,500	2.22% ↑
Median Sold Price	\$87,500	\$82,500	6.06% ↑	\$60,000	\$62,000	-3.23% ↓
Median Days on Market	149	272	-45.22% ↓	163	228	-28.51% ↓
Average List Price (Solds)	\$181,440	\$161,447	12.38% ↑	\$122,774	\$149,270	-17.75% ↓
Average Sold Price	\$134,789	\$136,973	-1.59% ↓	\$100,654	\$128,815	-21.86% ↓
Average Days on Market	354	347	2.02% ↑	297	313	-5.11% ↓
List/Sold Price Ratio	83.6%	92.3%	-9.42% ↓	86.9%	89.1%	-2.46% ↓

SOLD AND NEW PROPERTIES (UNITS)

May 2023 | Lots/Acres ?

Sold Properties | Number of properties sold during the year

New Properties | Number of properties listed during the year.

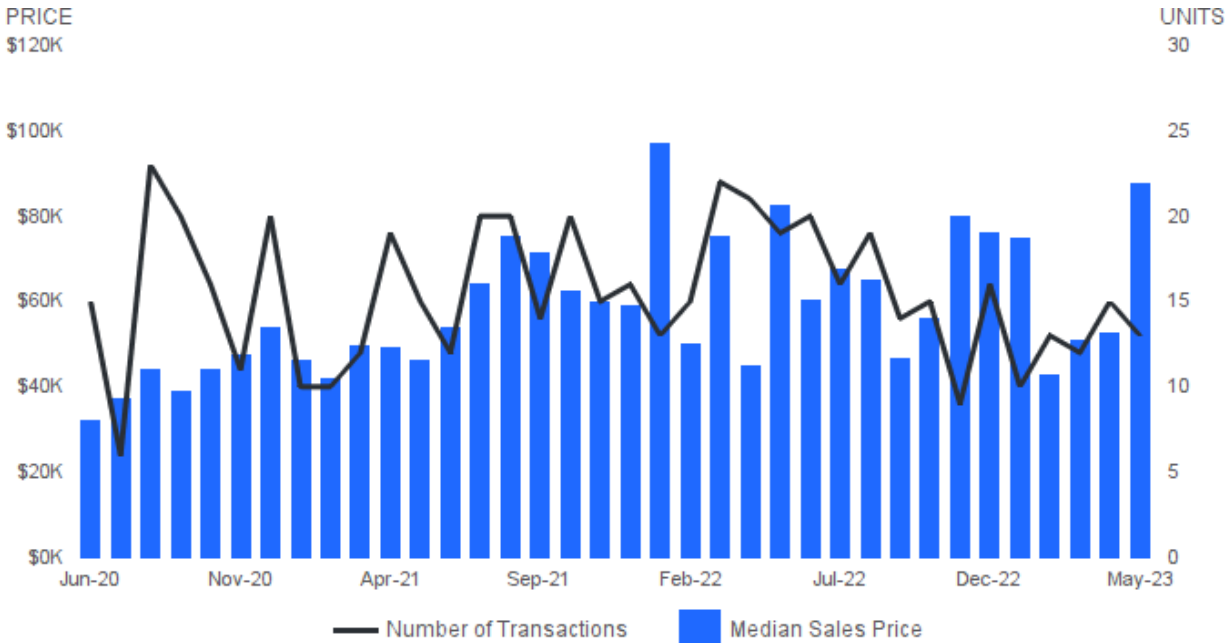


Sold Properties	122	147	183	199	63
New Properties	169	251	361	350	151
Sold Volume	\$7.83M	\$10.20M	\$23.06M	\$25.35M	\$6.34M
Listing Volume	\$24.69M	\$84.40M	\$121.28M	\$96.66M	\$27.75M
Median Sale Price	\$41K	\$40K	\$56K	\$62K	\$60K

MEDIAN SALES PRICE AND NUMBER OF SALES

May 2023 | Lots/Acres ?

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 | Lots/Acres ?

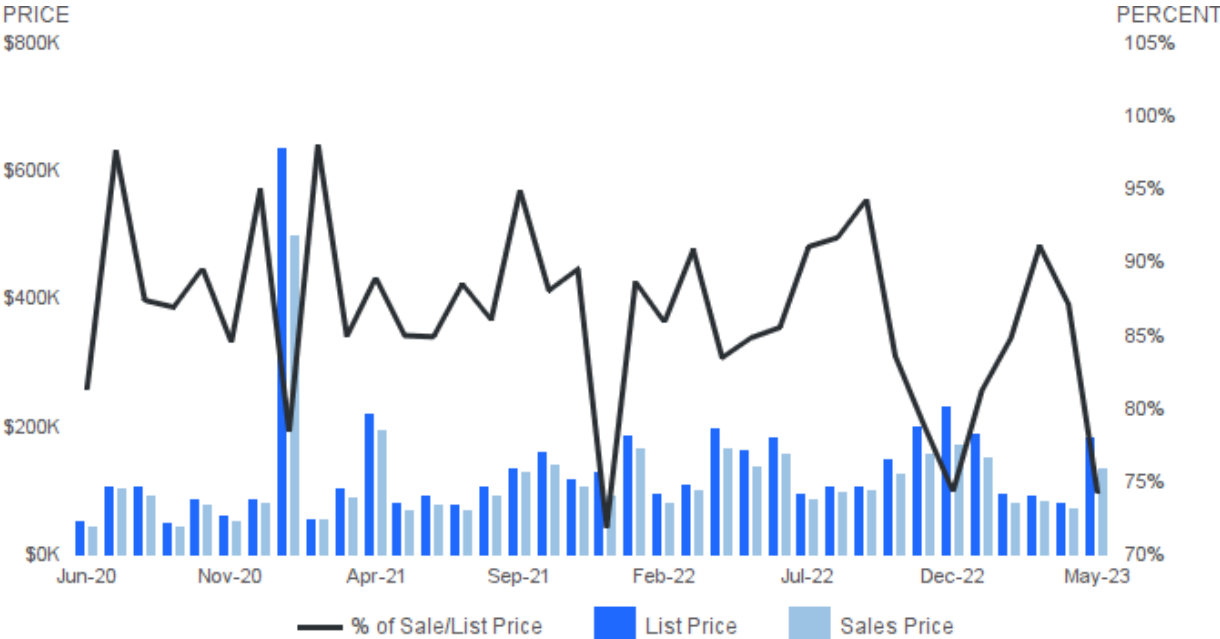
Average Sales Price | Average sales price for all properties sold.
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

May 2023 | Lots/Acres ?

Sale Price as a Percentage of Original Price | Average sale price of property as percentage of final list price.

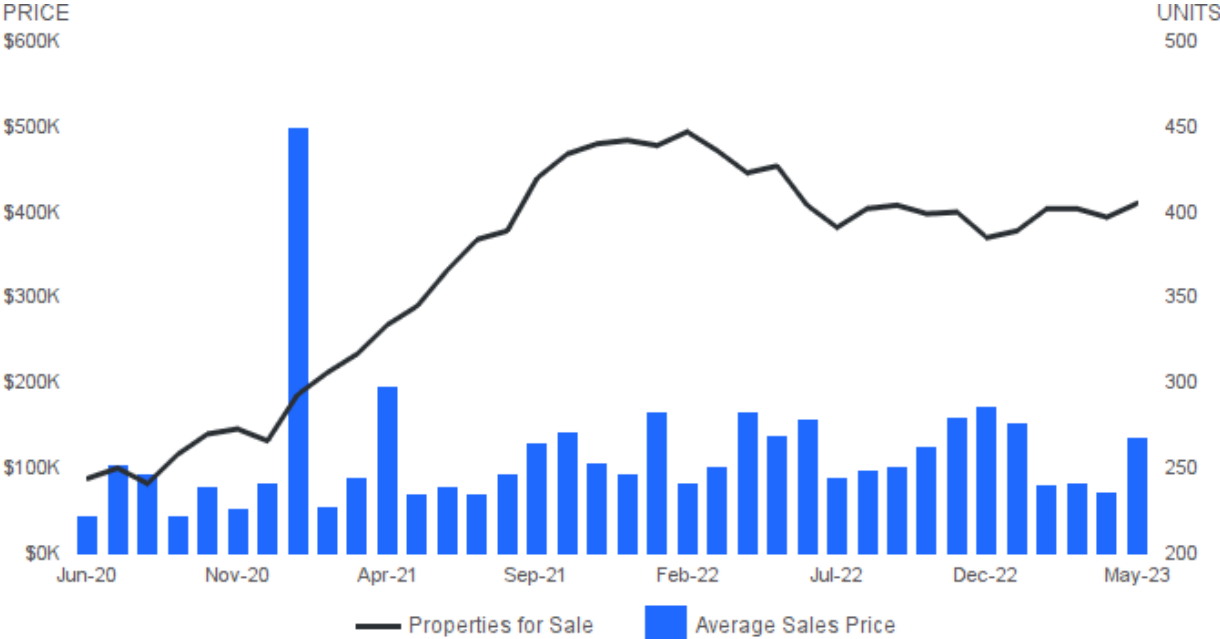


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

May 2023 | Lots/Acres ?

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

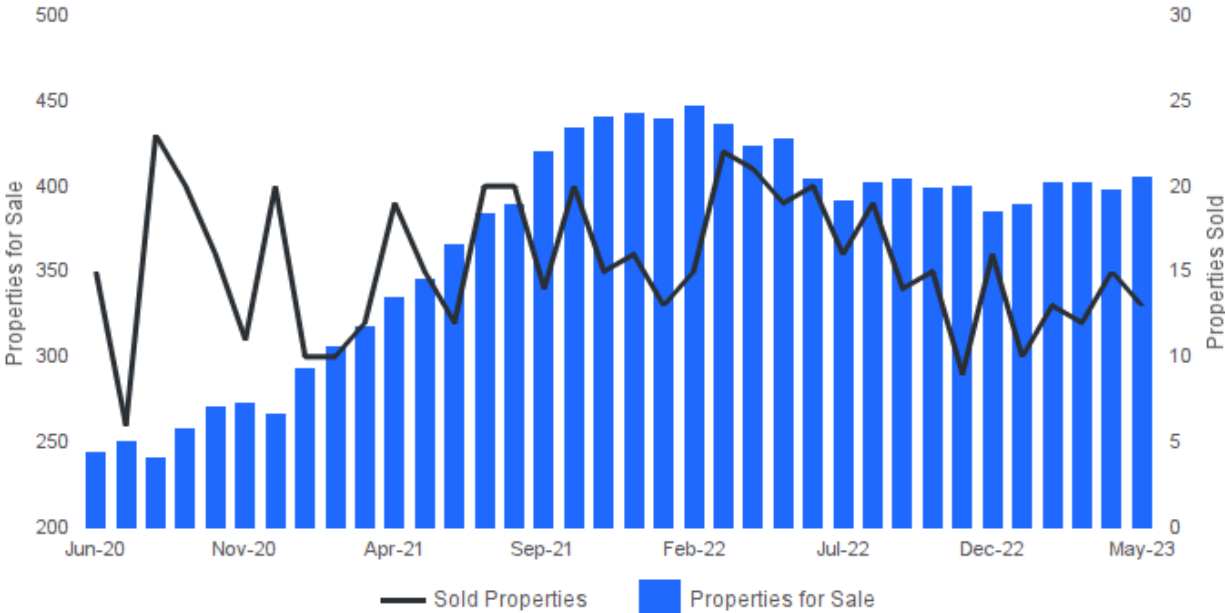
Properties for Sale | Number of properties listed for sale at the end of month.



PROPERTIES FOR SALE AND SOLD PROPERTIES

May 2023 | Lots/Acres ?

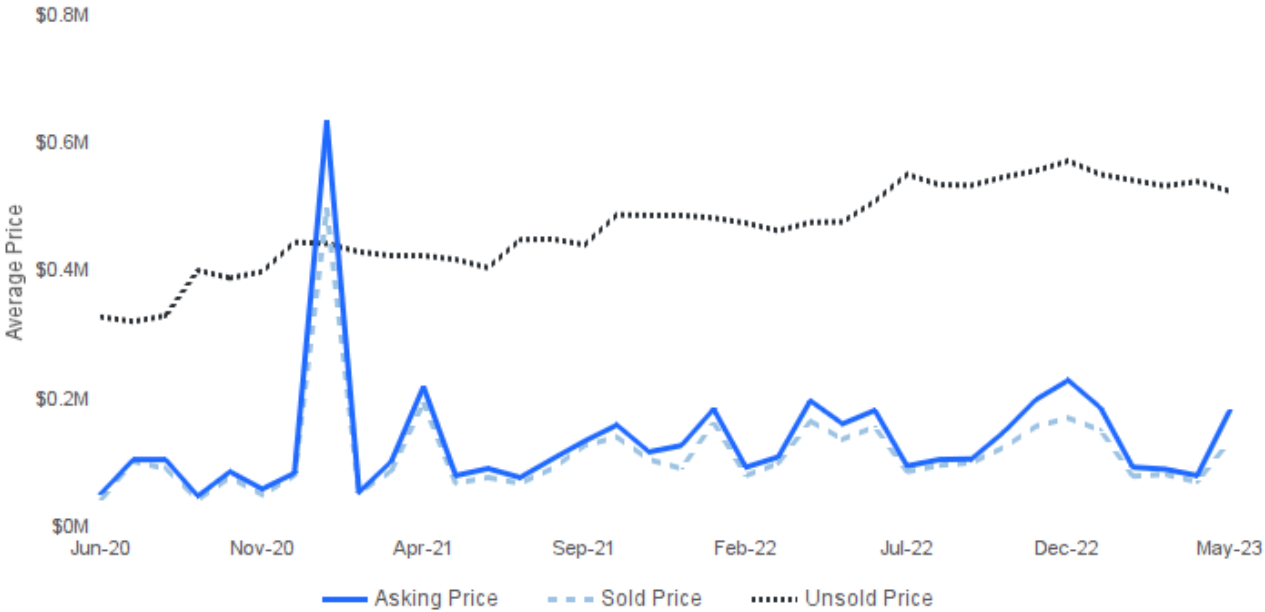
Properties for Sale | Number of properties listed for sale at the end of month.
Sold Properties | Number of properties sold.



AVERAGE ASKING/SOLD/UNSOLD PRICE

May 2023 | Lots/Acres ?

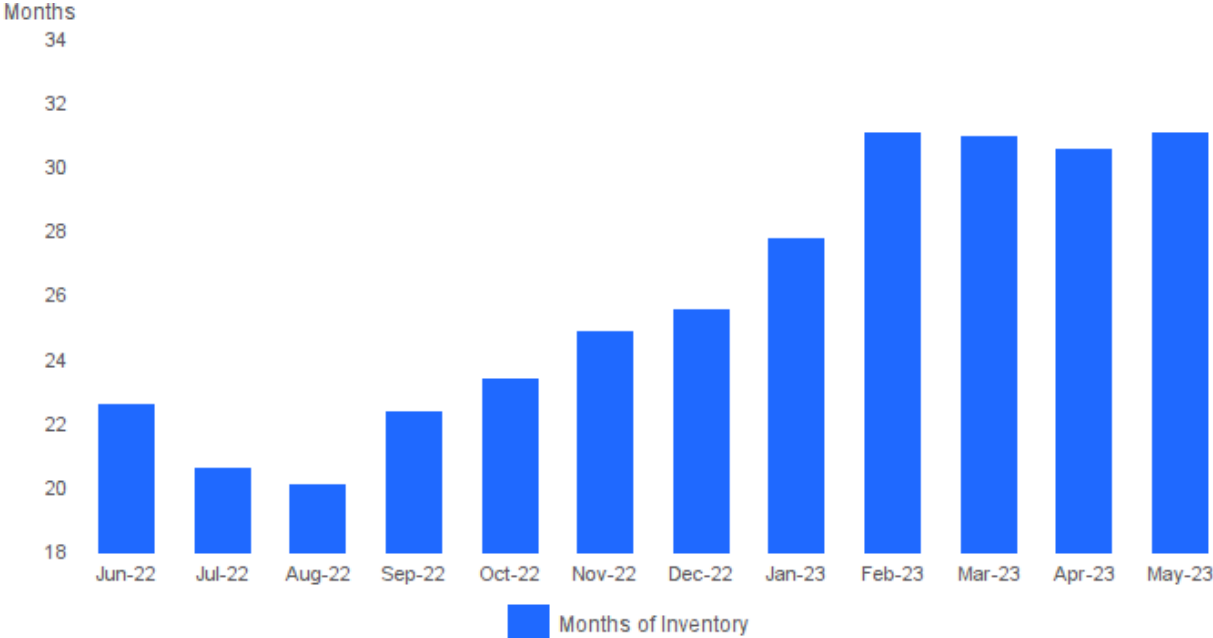
Asking Price | the average asking price of sold properties
Sold Price | the average selling price
Unsold Price | the average active list price



ABSORPTION RATE

May 2023 | Lots/Acres ?

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.



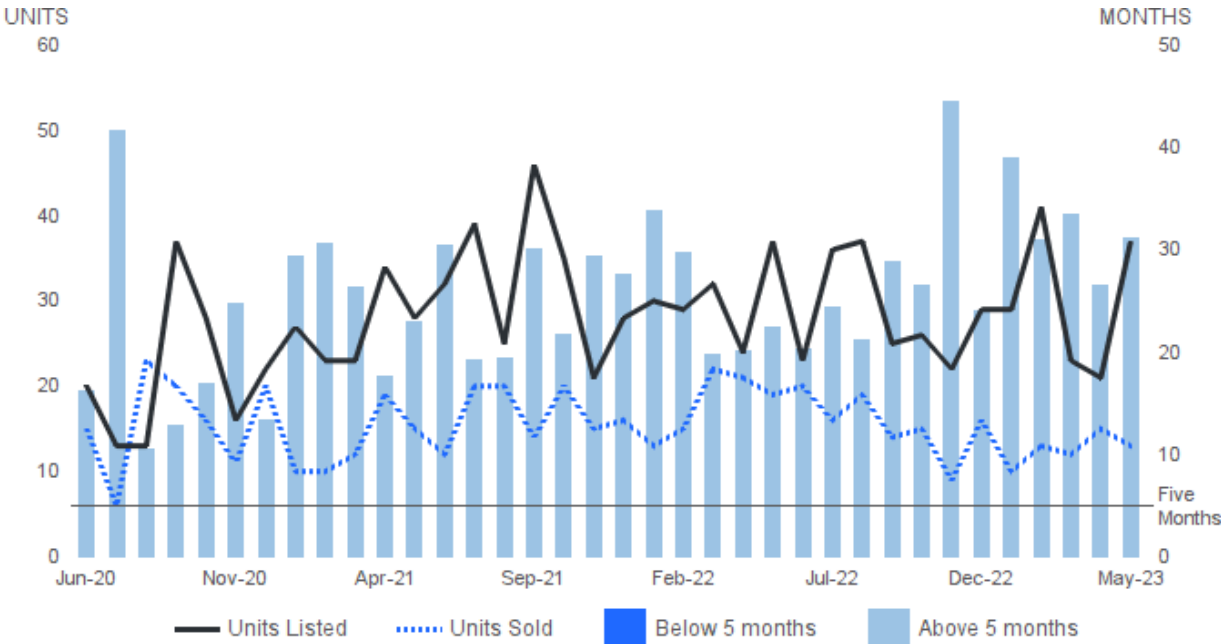
MONTHS SUPPLY OF INVENTORY

May 2023 | Lots/Acres ?

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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