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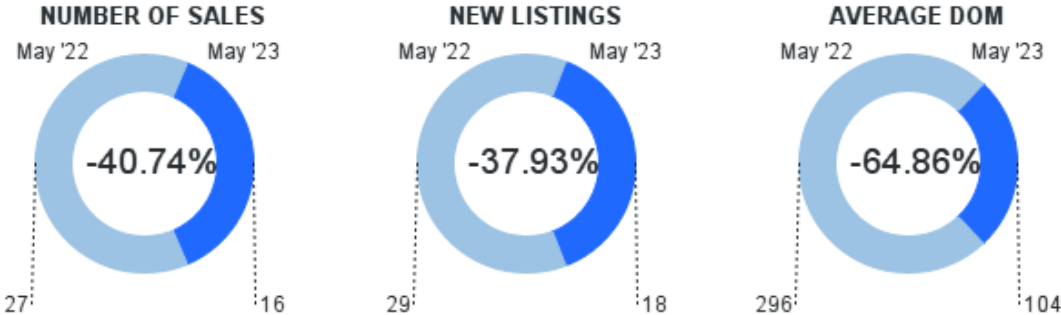
SINGLE FAMILY

MAY 2023
COLDWELL BANKER AREA REPORTS
ST CROIX, USVI

ST. CROIX | May 2023

REAL ESTATE SNAPSHOT - Change since this time last year

Single Family



49.54%

MEDIAN SALES PRICE
SINGLE FAMILY

-1.91%

AVERAGE SALES PRICE
SINGLE FAMILY

60.13%

MEDIAN LIST PRICE
(SOLD LISTINGS)
SINGLE FAMILY

0.41%

AVERAGE LIST PRICE
(SOLD LISTINGS)
SINGLE FAMILY

May '22 May '23

AREA REPORT

ST. CROIX

FULL MARKET SUMMARY

May 2023 | Single Family ?

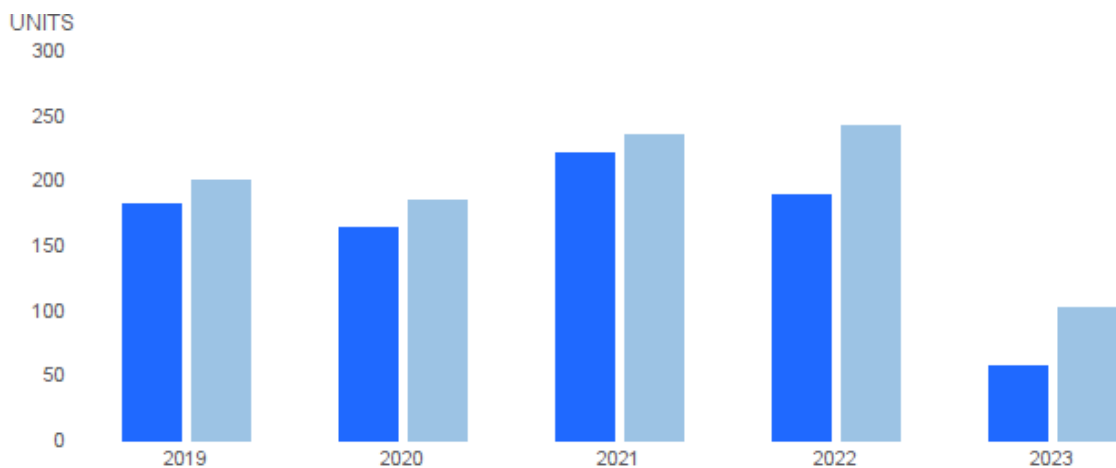
	Month to Date			Year to Date		
	May 2023	May 2022	% Change	YTD 2023	YTD 2022	% Change
New Listings	18	29	-37.93% ↓	103	113	-8.85% ↓
Sold Listings	16	27	-40.74% ↓	57	90	-36.67% ↓
Median List Price (Solds)	\$735,000	\$459,000	60.13% ↑	\$375,000	\$647,500	-42.08% ↓
Median Sold Price	\$647,500	\$433,000	49.54% ↑	\$345,000	\$607,500	-43.21% ↓
Median Days on Market	100	218	-54.13% ↓	118	191	-38.22% ↓
Average List Price (Solds)	\$771,875	\$768,722	0.41% ↑	\$570,777	\$870,250	-34.41% ↓
Average Sold Price	\$698,000	\$711,592	-1.91% ↓	\$547,622	\$813,900	-32.72% ↓
Average Days on Market	104	296	-64.86% ↓	183	245	-25.31% ↓
List/Sold Price Ratio	92.4%	93.6%	-1.2% ↓	93.4%	94.9%	-1.56% ↓

SOLD AND NEW PROPERTIES (UNITS)

May 2023 | Single Family ?

Sold Properties | Number of properties sold during the year

New Properties | Number of properties listed during the year.

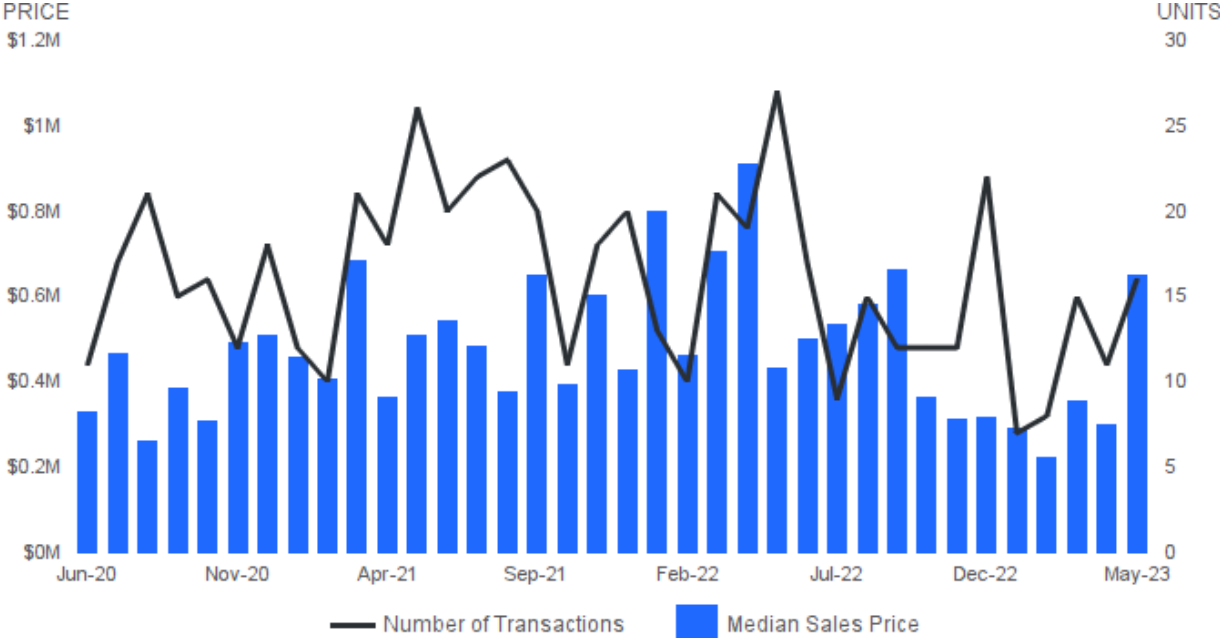


Sold Properties	182	164	221	189	57
New Properties	200	185	235	242	103
Sold Volume	\$79.08M	\$82.26M	\$141.04M	\$134.66M	\$31.21M
Listing Volume	\$110.96M	\$118.33M	\$189.18M	\$186.97M	\$82.68M
Median Sale Price	\$335K	\$357K	\$495K	\$495K	\$345K

MEDIAN SALES PRICE AND NUMBER OF SALES

May 2023 | Single Family ?

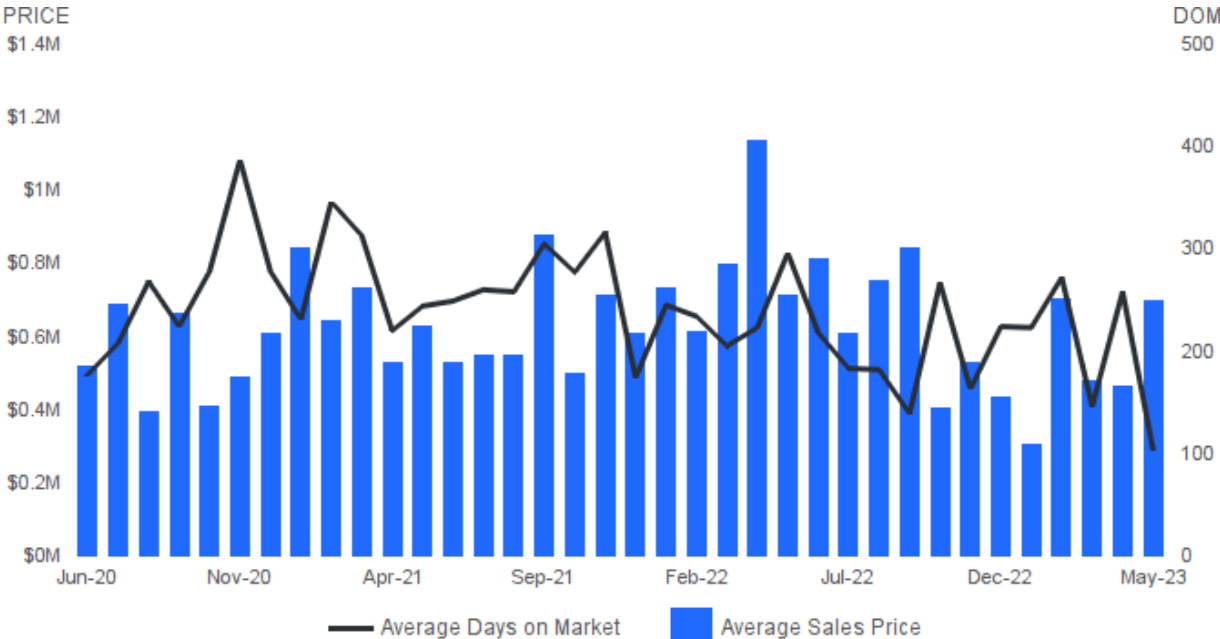
Median Sales Price | Price of the "middle" property sold -an equal number of sales were above and below this price.
Number of Sales | Number of properties sold.



AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

May 2023 | Single Family ?

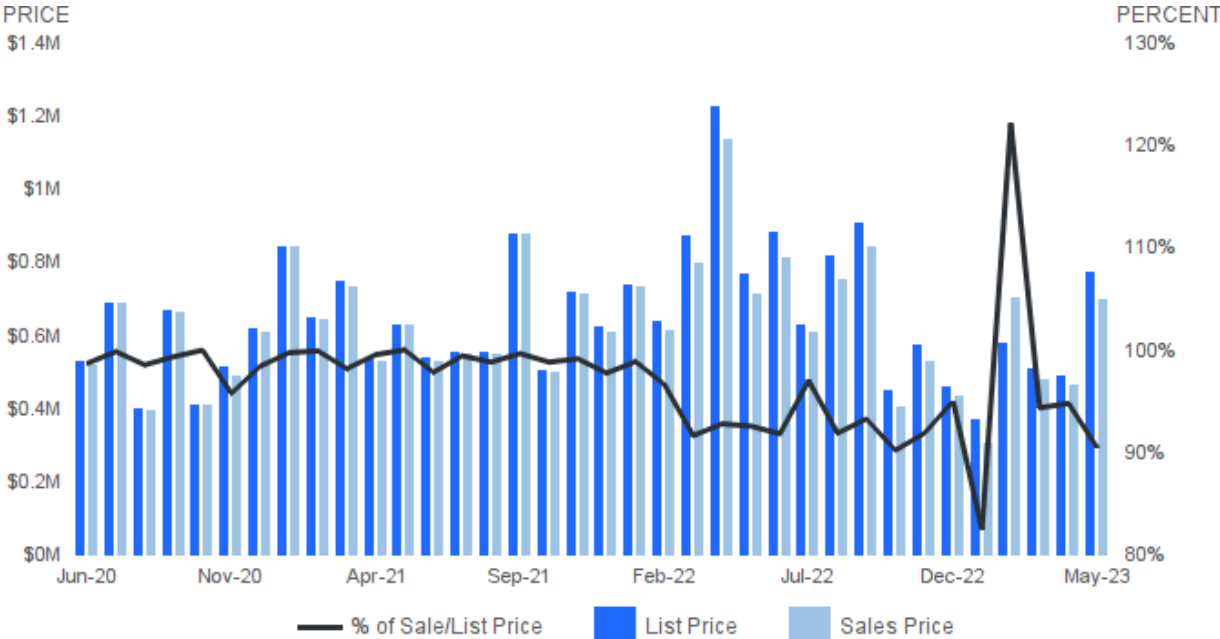
Average Sales Price | Average sales price for all properties sold.
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

May 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

May 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

May 2023 | Single Family ?

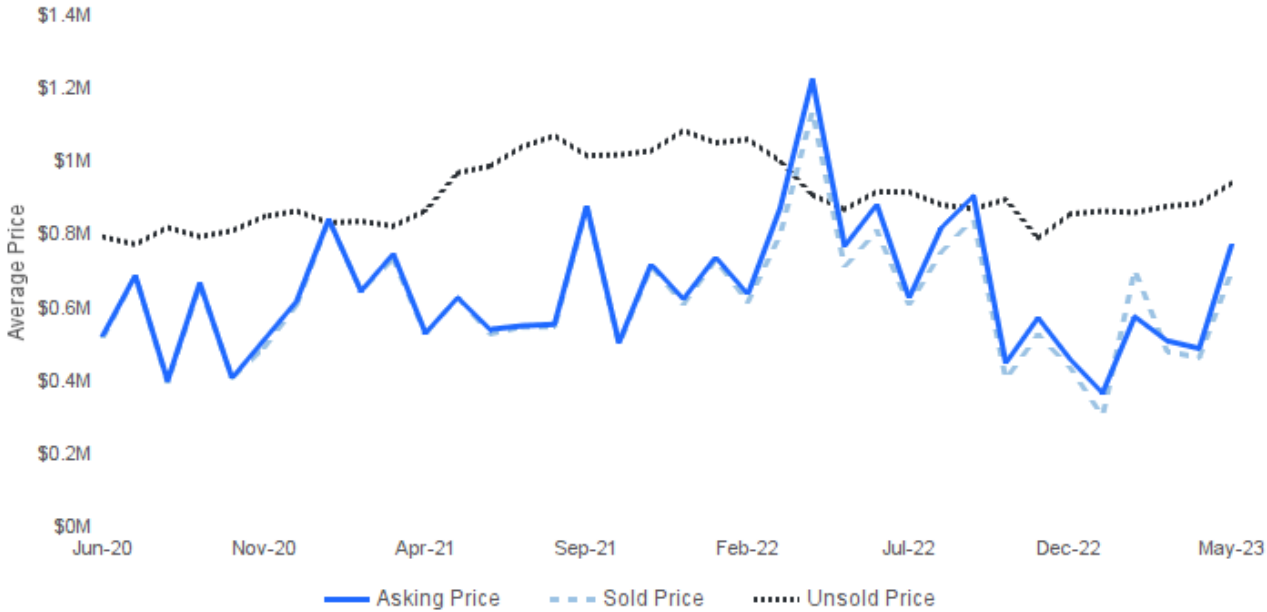
Properties for Sale | Number of properties listed for sale at the end of month.
Sold Properties | Number of properties sold.



AVERAGE ASKING/SOLD/UNSOLD PRICE

May 2023 | Single Family ?

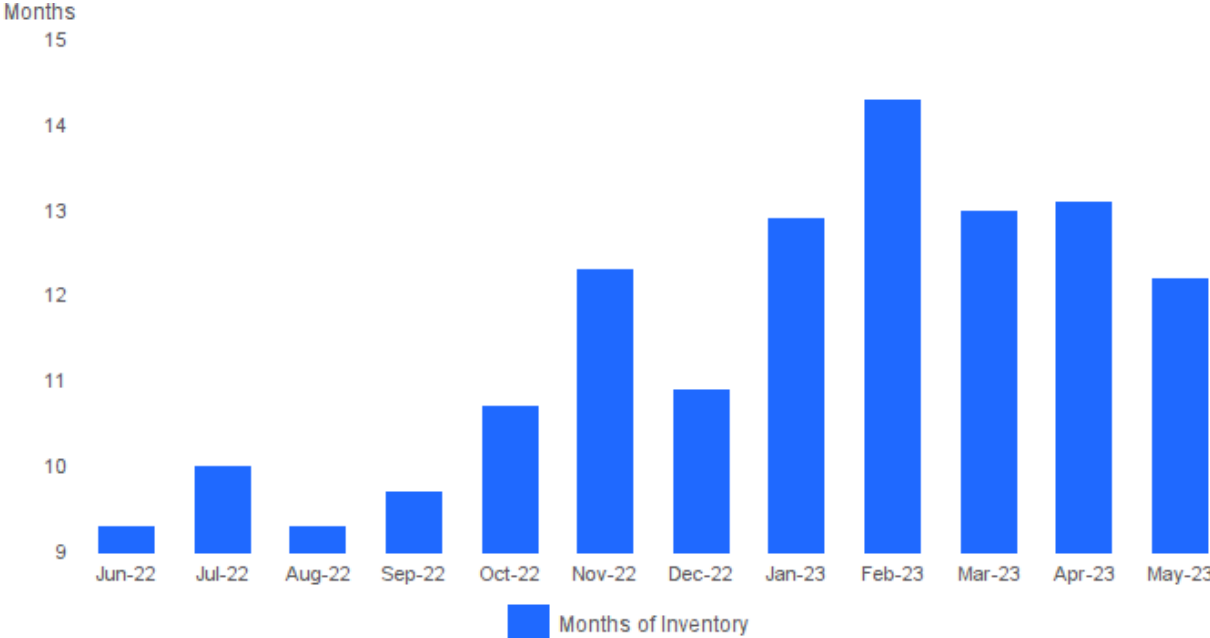
Asking Price | the average asking price of sold properties
Sold Price | the average selling price
Unsold Price | the average active list price



ABSORPTION RATE

May 2023 | 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.



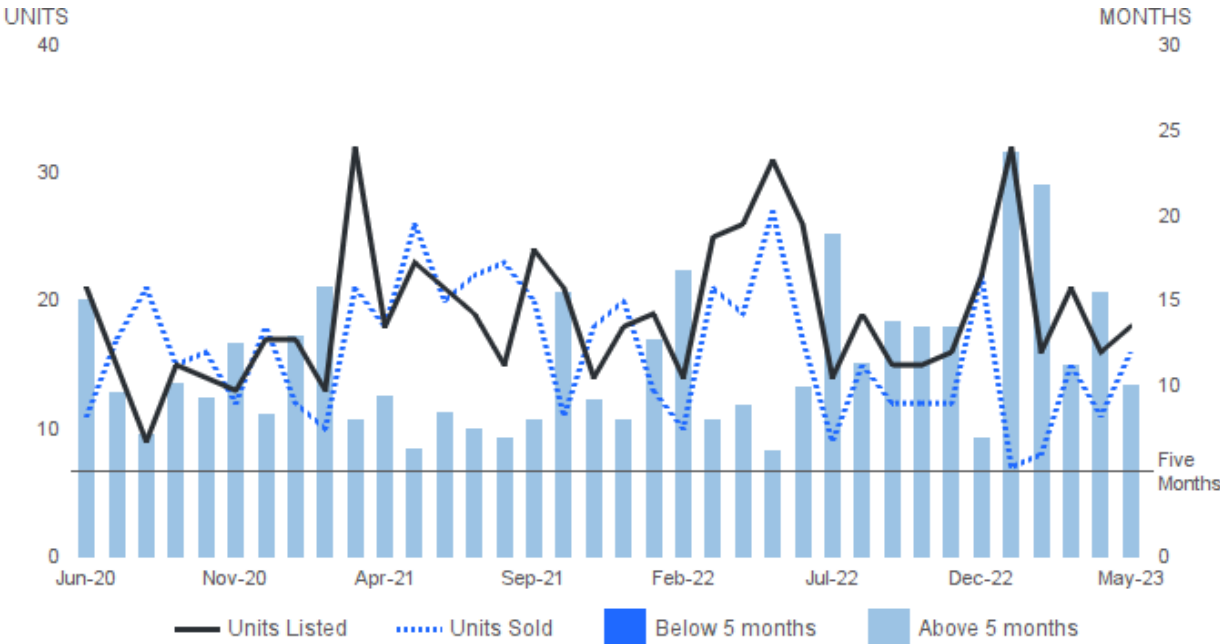
MONTHS SUPPLY OF INVENTORY

May 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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