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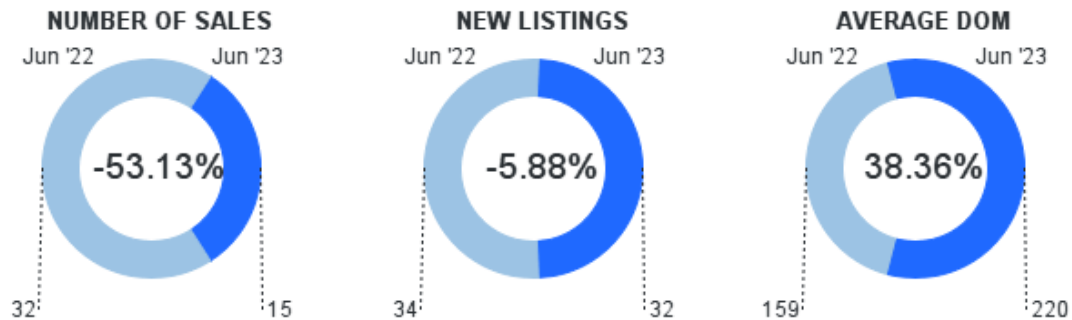
ALL PROPERTIES

JUNE 2023
COLDWELL BANKER AREA REPORTS
ST CROIX, USVI

ST. CROIX | June 2023

REAL ESTATE SNAPSHOT - Change since this time last year

All Property Types



-7.36% ↓

MEDIAN SALES PRICE
ALL PROPERTY TYPES

-28.67% ↓

AVERAGE SALES PRICE
ALL PROPERTY TYPES

-1.88% ↓

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

-26.11% ↓

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

■ Jun '22 ■ Jun '23

AREA REPORT

St. Croix

FULL MARKET SUMMARY

June 2023 | All Property Types ?

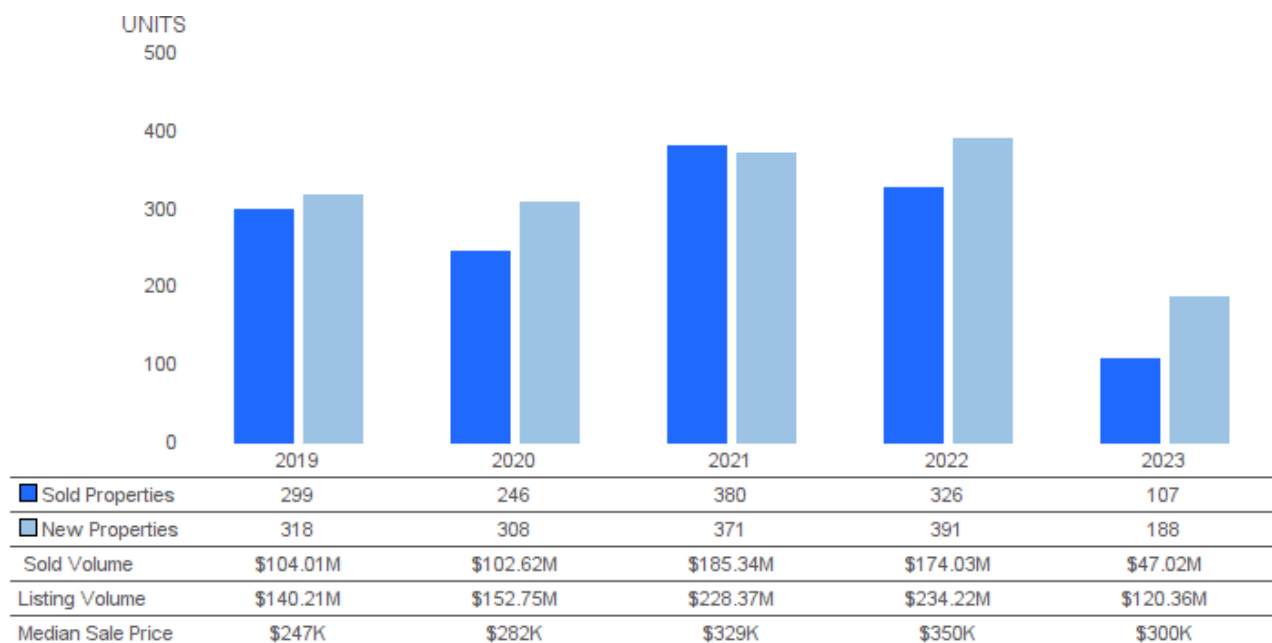
	Month to Date			Year to Date		
	June 2023	June 2022	% Change	YTD 2023	YTD 2022	% Change
New Listings	32	34	-5.88% ↓	188	219	-14.16% ↓
Sold Listings	15	32	-53.13% ↓	107	189	-43.39% ↓
Median List Price (Solds)	\$365,000	\$372,000	-1.88% ↓	\$325,000	\$364,000	-10.71% ↓
Median Sold Price	\$327,500	\$353,500	-7.36% ↓	\$300,000	\$359,000	-16.43% ↓
Median Days on Market	208	112	85.71% ↑	125	147	-14.97% ↓
Average List Price (Solds)	\$447,153	\$605,168	-26.11% ↓	\$461,861	\$614,562	-24.85% ↓
Average Sold Price	\$400,553	\$561,578	-28.67% ↓	\$439,478	\$577,441	-23.89% ↓
Average Days on Market	220	159	38.36% ↑	170	203	-16.26% ↓
List/Sold Price Ratio	92.3%	94.1%	-1.9% ↓	94.2%	95.2%	-1.08% ↓

SOLD AND NEW PROPERTIES (UNITS)

June 2023 | All Property Types ?

Sold Properties | Number of properties sold during the year

New Properties | Number of properties listed during the year.

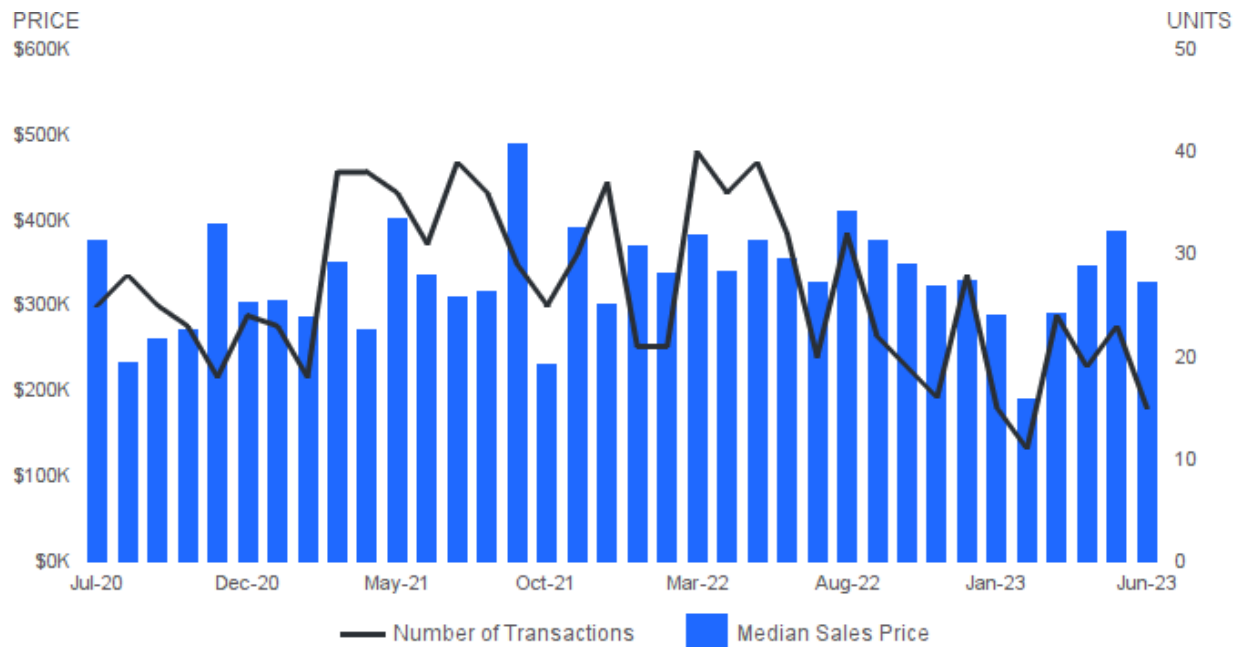


MEDIAN SALES PRICE AND NUMBER OF SALES

June 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.

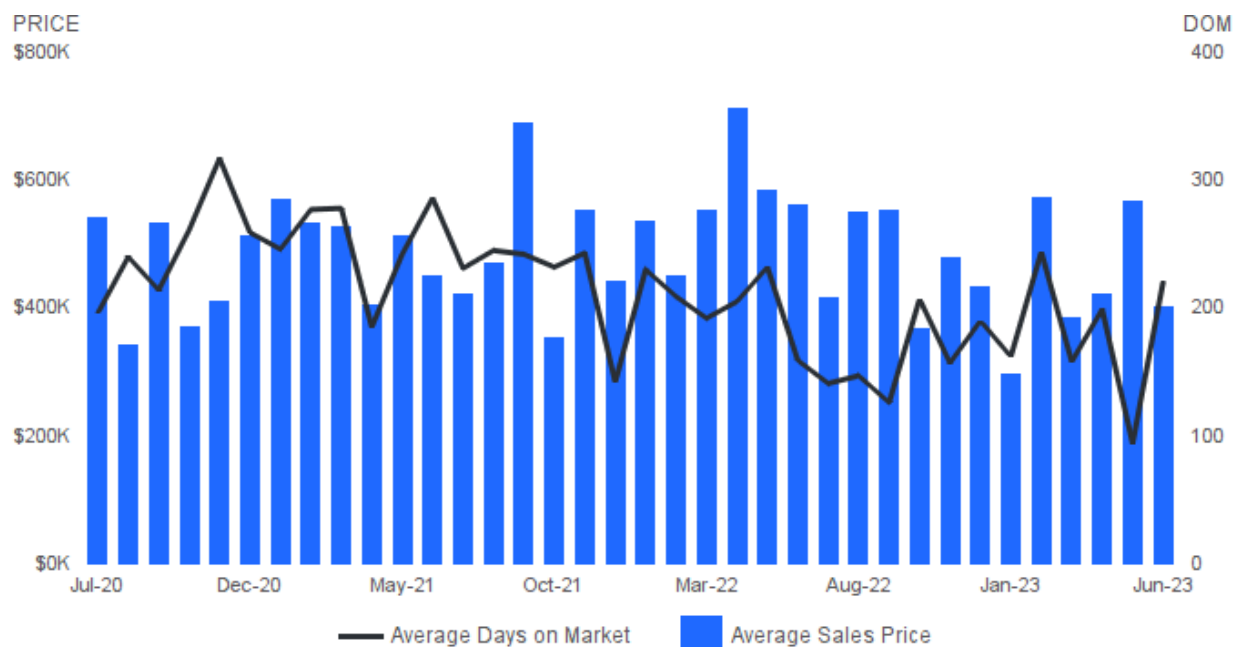


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

June 2023 | All Property Types ?

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

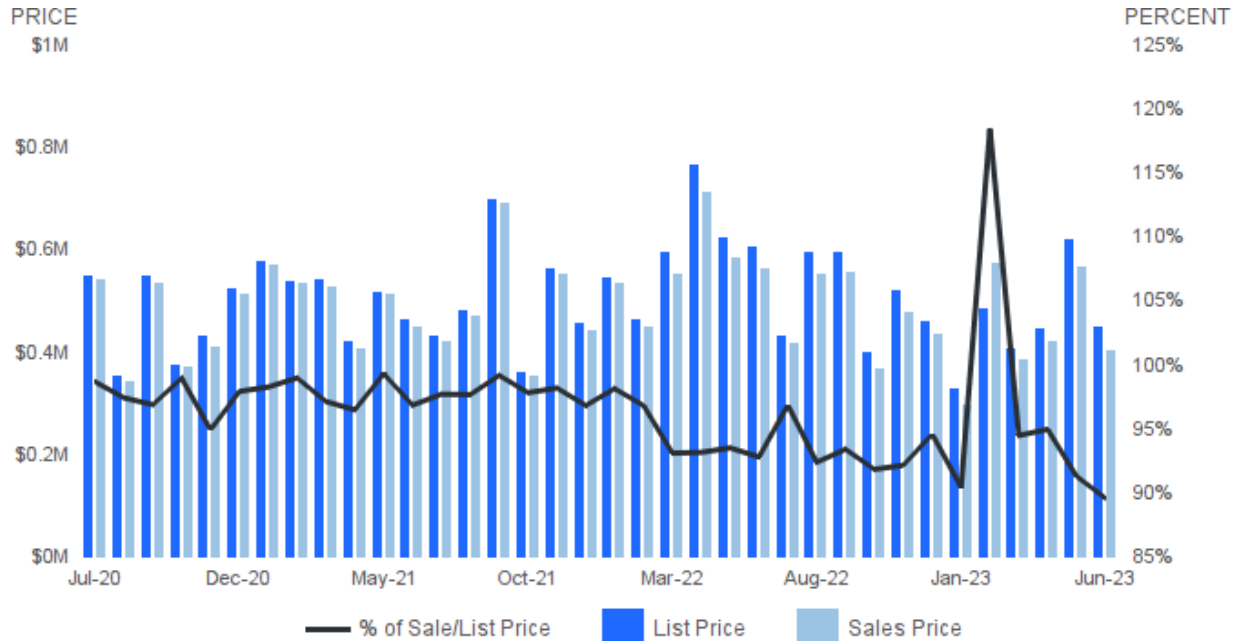
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

June 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

June 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.

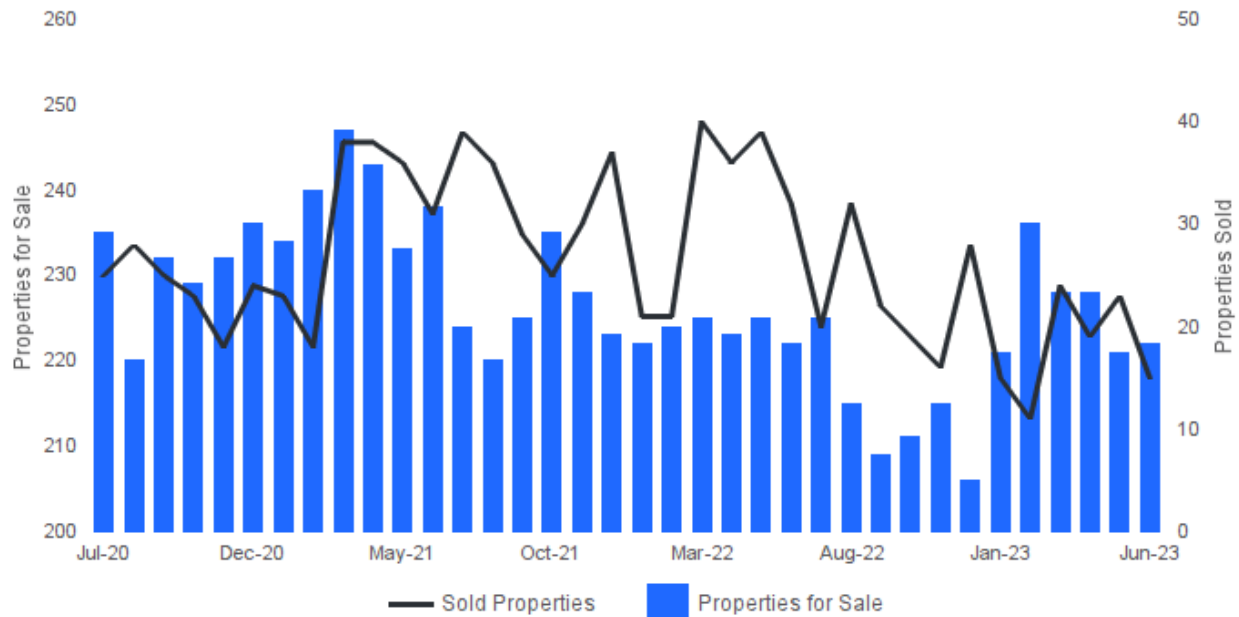


PROPERTIES FOR SALE AND SOLD PROPERTIES

June 2023 | All Property Types ?

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

Sold Properties | Number of properties sold.



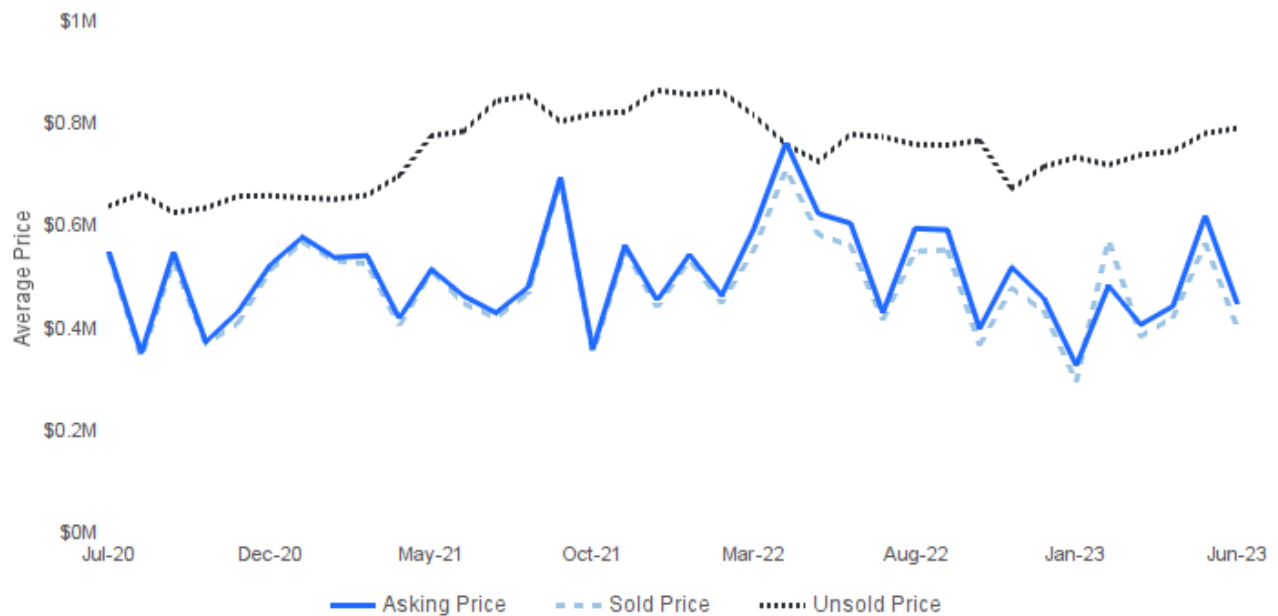
AVERAGE ASKING/SOLD/UNSOLD PRICE

June 2023 | All Property Types ?

Asking Price | the average asking price of sold properties

Sold Price | the average selling price

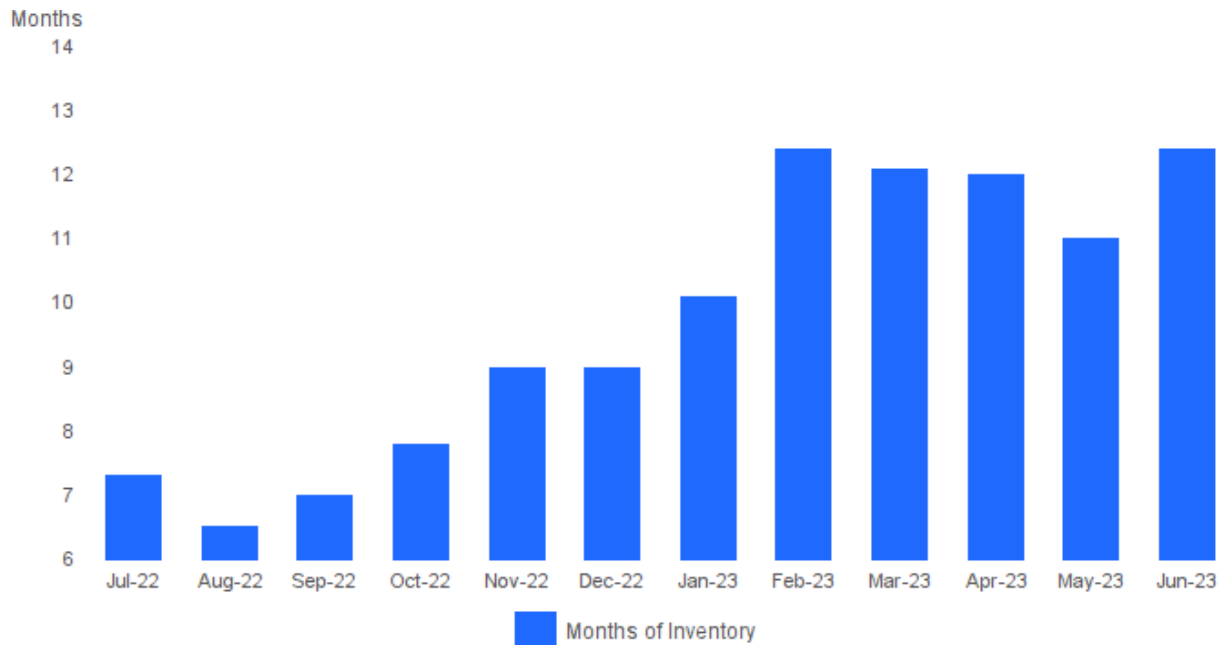
Unsold Price | the average active list price



ABSORPTION RATE

June 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.



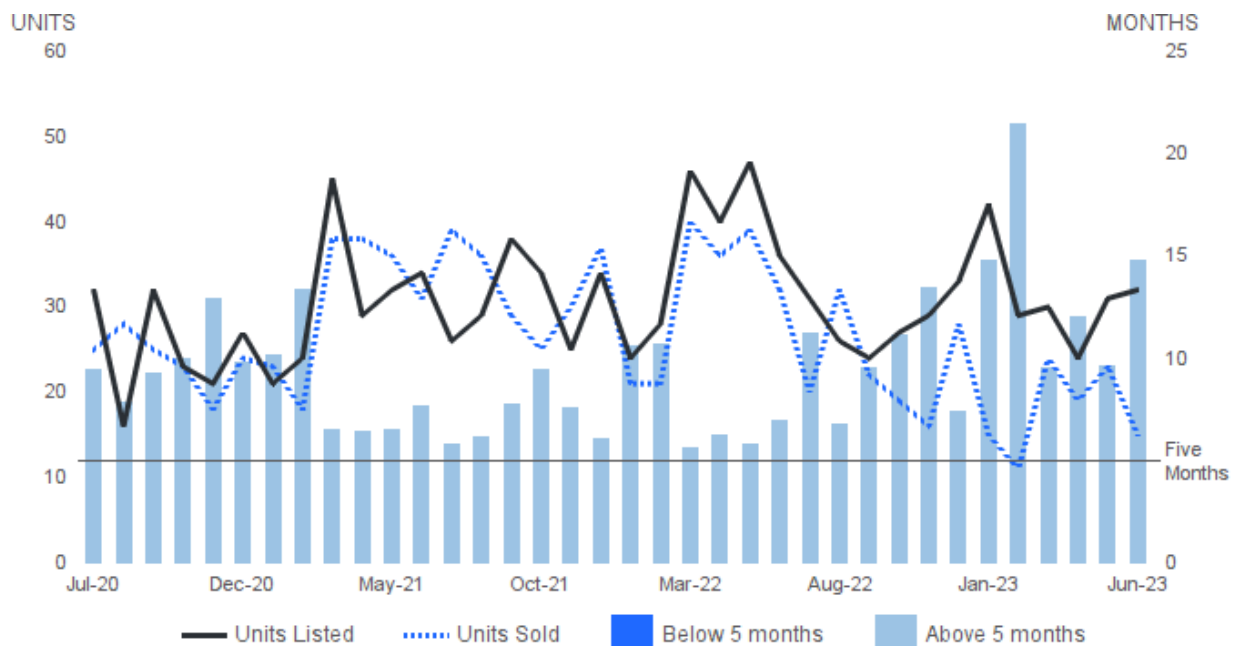
MONTHS SUPPLY OF INVENTORY

June 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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