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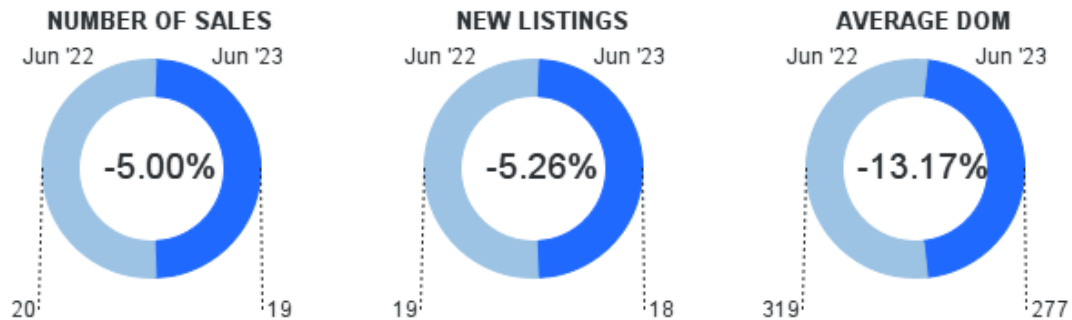
LAND

JUNE 2023
COLDWELL BANKER AREA REPORTS
ST CROIX, USVI

ST. CROIX | June 2023


REAL ESTATE SNAPSHOT - Change since this time last year


Lots/Acres



16.18% 
MEDIAN SALES PRICE
LOTS/ACRES

45.05% 
AVERAGE SALES PRICE
LOTS/ACRES

30.86% 
MEDIAN LIST PRICE
(SOLD LISTINGS)
LOTS/ACRES

31.27% 
AVERAGE LIST PRICE
(SOLD LISTINGS)
LOTS/ACRES

 Jun '22  Jun '23

AREA REPORT

ST. CROIX

FULL MARKET SUMMARY

June 2023 | Lots/Acres ?

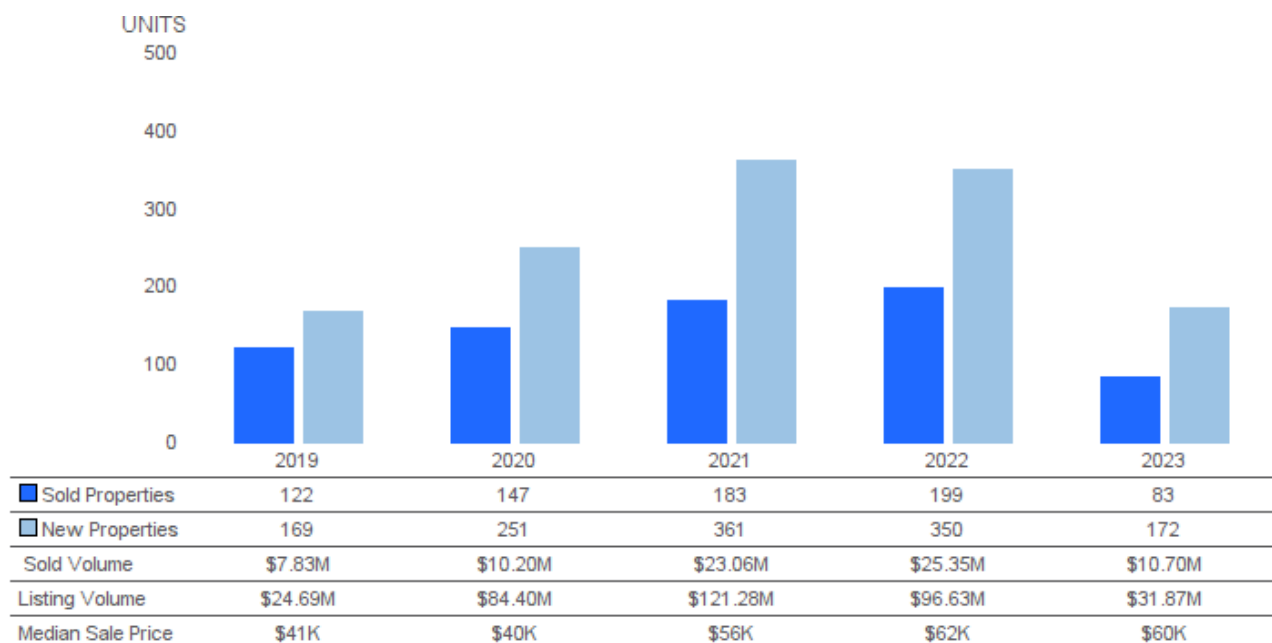
	Month to Date			Year to Date		
	June 2023	June 2022	% Change	YTD 2023	YTD 2022	% Change
New Listings	18	19	-5.26% ↓	172	171	0.58% ↑
Sold Listings	19	20	-5% ↓	83	110	-24.55% ↓
Median List Price (Solds)	\$79,500	\$60,750	30.86% ↑	\$70,000	\$65,950	6.14% ↑
Median Sold Price	\$70,000	\$60,250	16.18% ↑	\$60,000	\$61,500	-2.44% ↓
Median Days on Market	197	268	-26.49% ↓	168	255	-34.12% ↓
Average List Price (Solds)	\$239,626	\$182,550	31.27% ↑	\$148,888	\$155,320	-4.14% ↓
Average Sold Price	\$226,526	\$156,172	45.05% ↑	\$128,918	\$133,789	-3.64% ↓
Average Days on Market	277	319	-13.17% ↓	293	314	-6.69% ↓
List/Sold Price Ratio	89.9%	90.8%	-0.95% ↓	87.5%	89.4%	-2.13% ↓

SOLD AND NEW PROPERTIES (UNITS)

June 2023 | Lots/Acres ?

Sold Properties | Number of properties sold during the year

New Properties | Number of properties listed during the year.

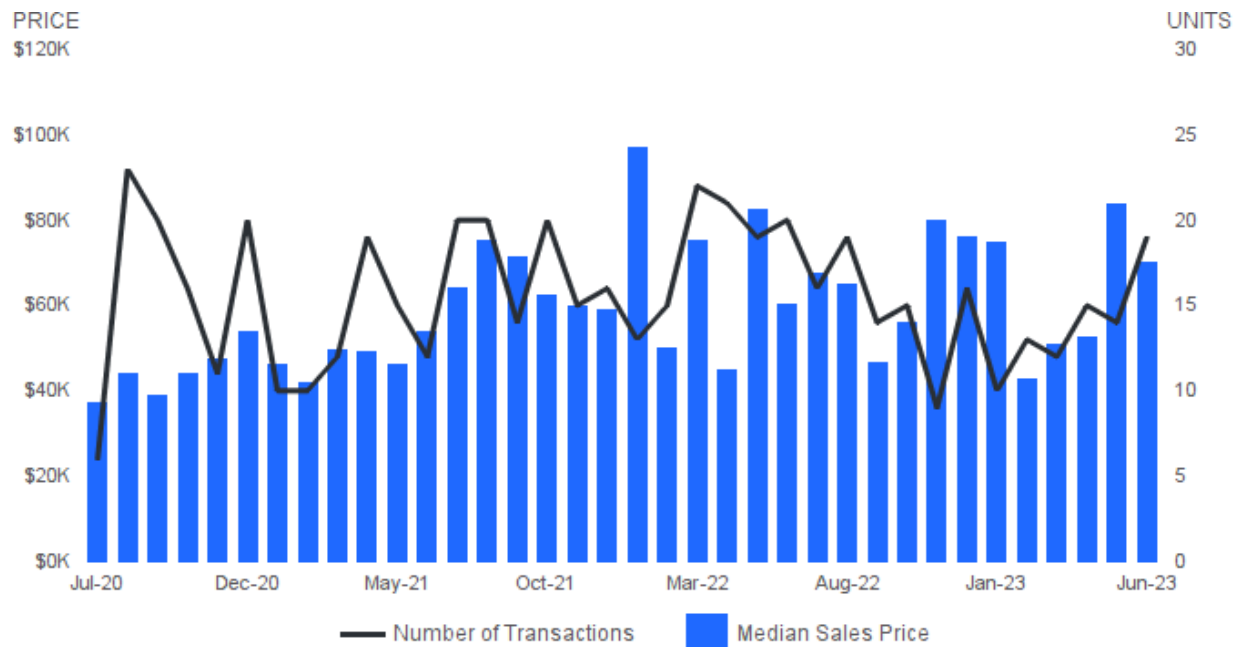


MEDIAN SALES PRICE AND NUMBER OF SALES

June 2023 | 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.

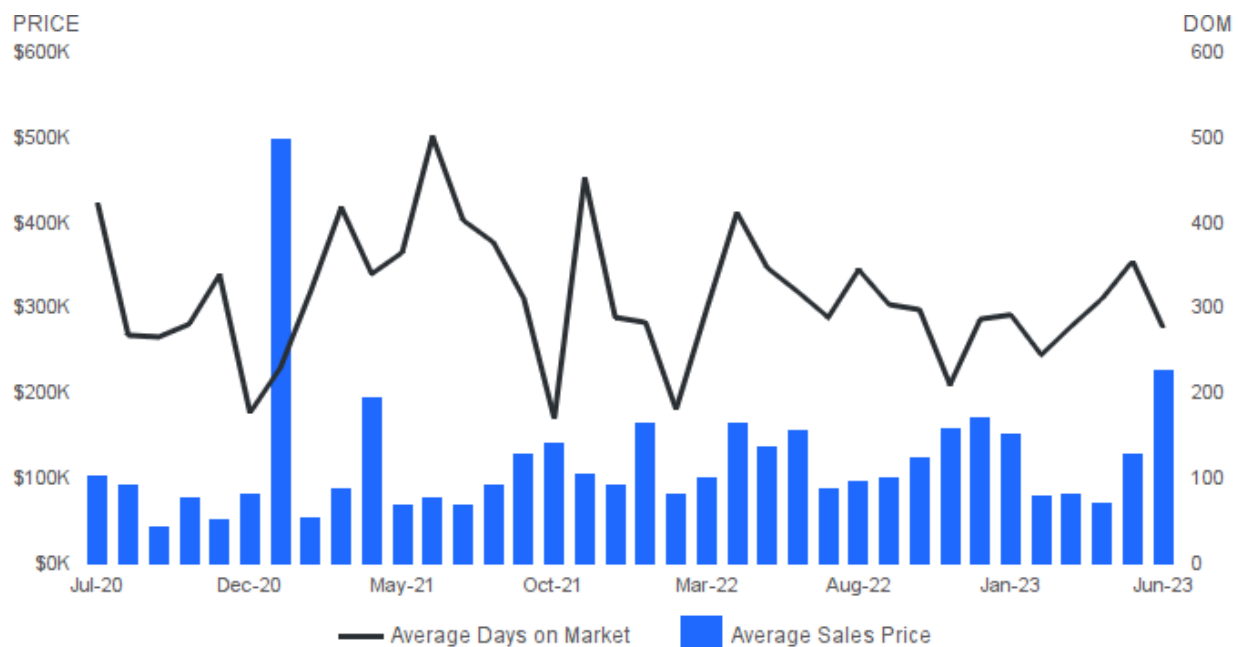


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

June 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

June 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

June 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.

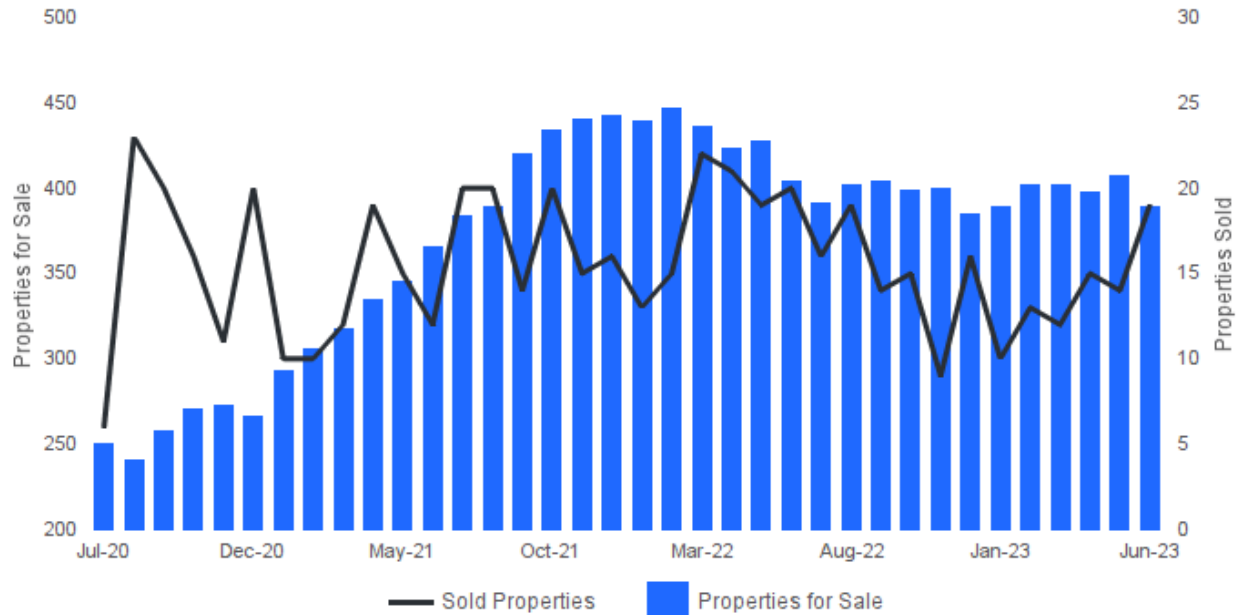


PROPERTIES FOR SALE AND SOLD PROPERTIES

June 2023 | Lots/Acres ?

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

Sold Properties | Number of properties sold.



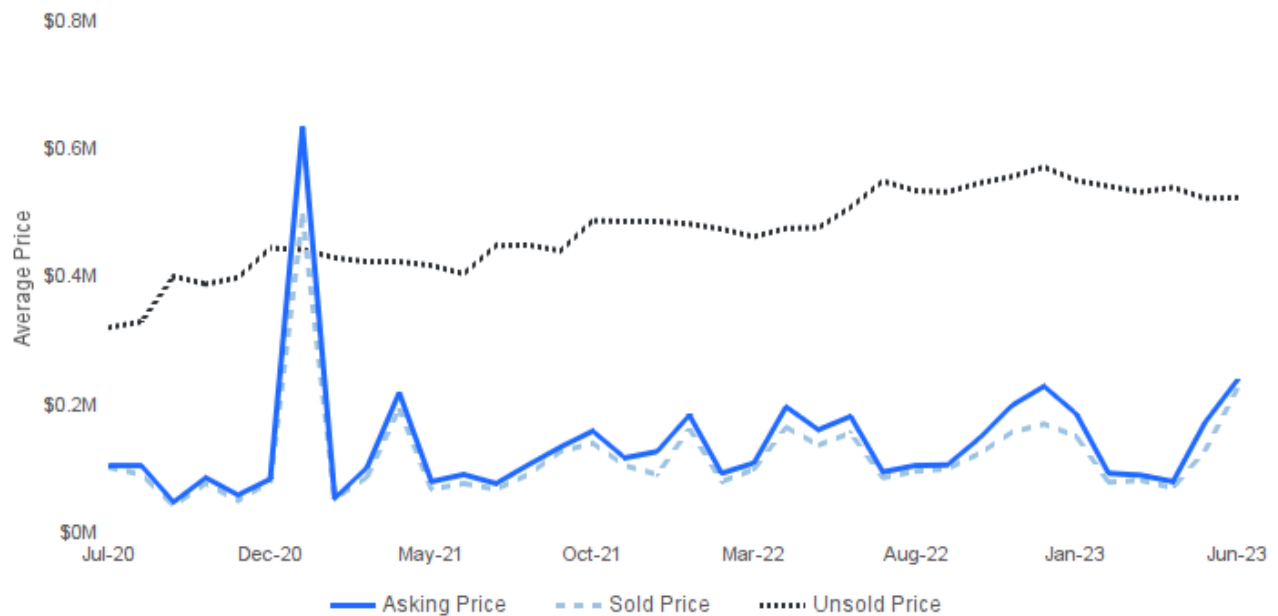
AVERAGE ASKING/SOLD/UNSOLD PRICE

June 2023 | Lots/Acres ?

Asking Price | the average asking price of sold properties

Sold Price | the average selling price

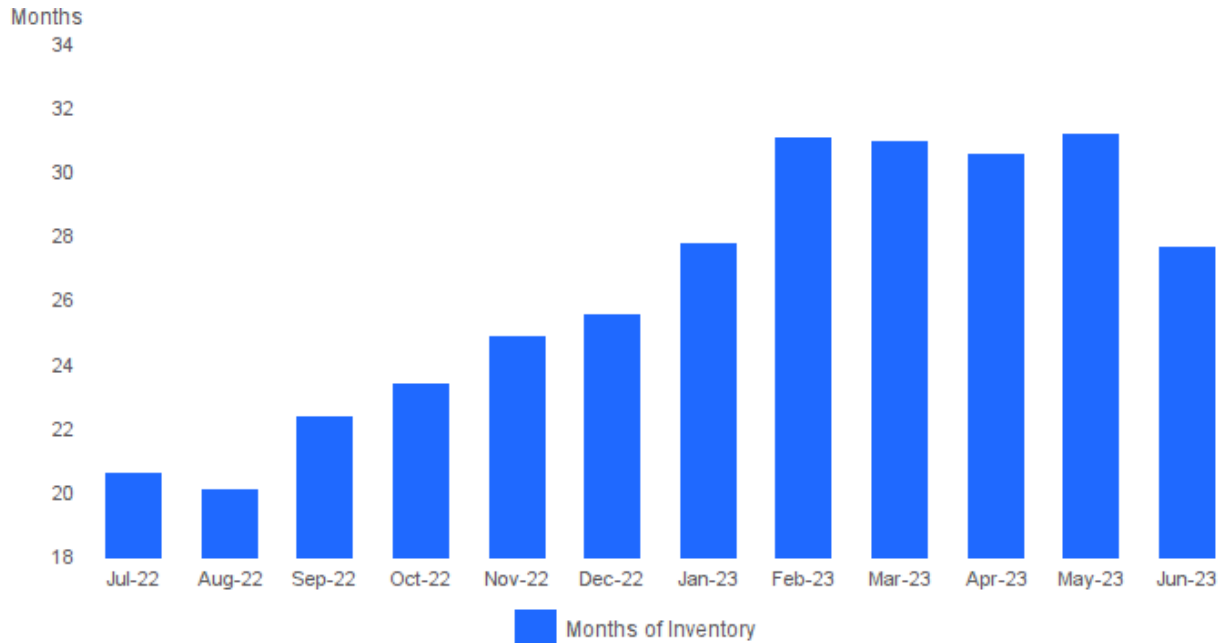
Unsold Price | the average active list price



ABSORPTION RATE

June 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.



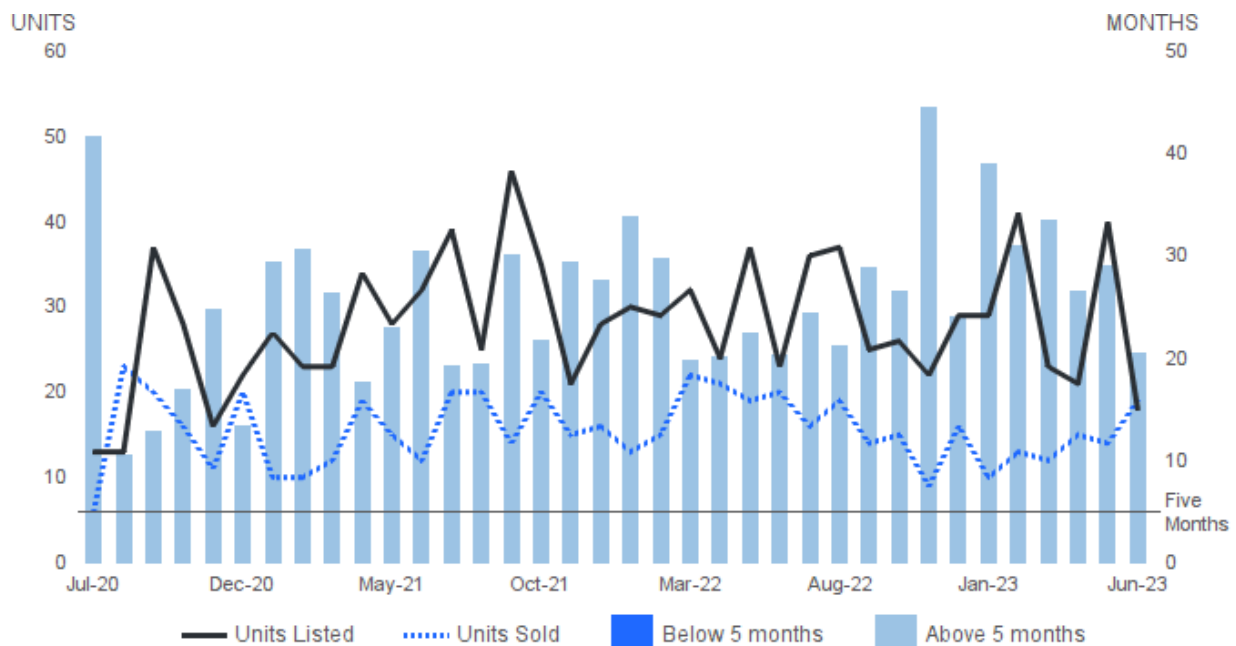
MONTHS SUPPLY OF INVENTORY

June 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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