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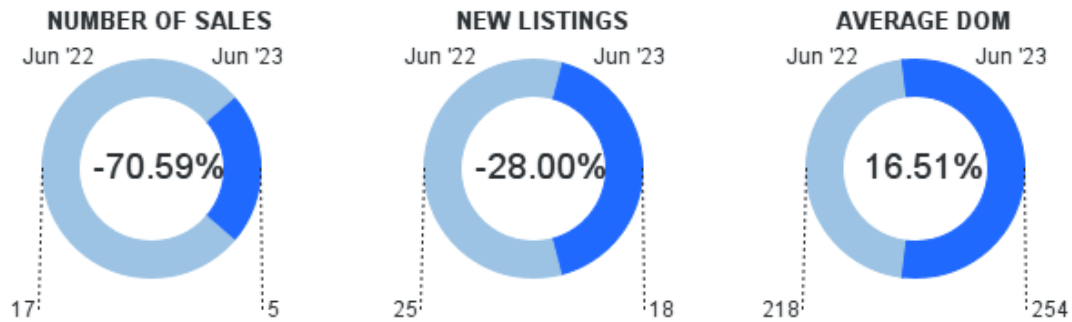


JUNE 2023  
COLDWELL BANKER AREA REPORTS  
ST CROIX, USVI

## ST. CROIX | June 2023

### REAL ESTATE SNAPSHOT - Change since this time last year

#### Single Family



**-1.00%** ↓

**MEDIAN SALES PRICE**  
SINGLE FAMILY

**-28.29%** ↓

**AVERAGE SALES PRICE**  
SINGLE FAMILY

**-5.71%** ↓

**MEDIAN LIST PRICE  
(SOLD LISTINGS)**  
SINGLE FAMILY

**-23.06%** ↓

**AVERAGE LIST PRICE  
(SOLD LISTINGS)**  
SINGLE FAMILY

■ Jun '22    ■ Jun '23

# AREA REPORT

## ST. CROIX

### FULL MARKET SUMMARY

June 2023 | Single Family ?

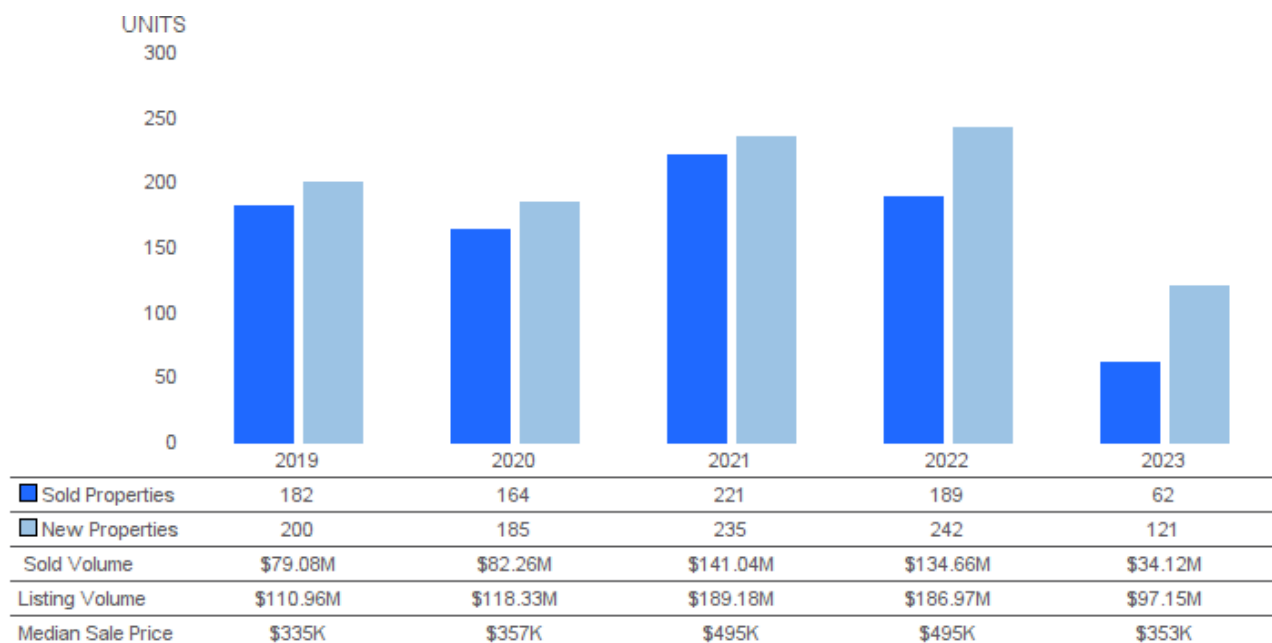
	Month to Date			Year to Date		
	June 2023	June 2022	% Change	YTD 2023	YTD 2022	% Change
New Listings	18	25	-28% ↓	121	140	-13.57% ↓
Sold Listings	5	17	-70.59% ↓	62	107	-42.06% ↓
Median List Price (Solds)	\$495,000	\$525,000	-5.71% ↓	\$404,000	\$535,000	-24.49% ↓
Median Sold Price	\$495,000	\$500,000	-1% ↓	\$352,500	\$525,000	-32.86% ↓
Median Days on Market	227	177	28.25% ↑	130	188	-30.85% ↓
Average List Price (Solds)	\$678,900	\$882,352	-23.06% ↓	\$579,496	\$872,172	-33.56% ↓
Average Sold Price	\$581,000	\$810,205	-28.29% ↓	\$550,314	\$813,313	-32.34% ↓
Average Days on Market	254	218	16.51% ↑	189	241	-21.58% ↓
List/Sold Price Ratio	89.6%	92.7%	-3.29% ↓	93.1%	94.5%	-1.51% ↓

### SOLD AND NEW PROPERTIES (UNITS)

June 2023 | Single Family ?

**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 | 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.

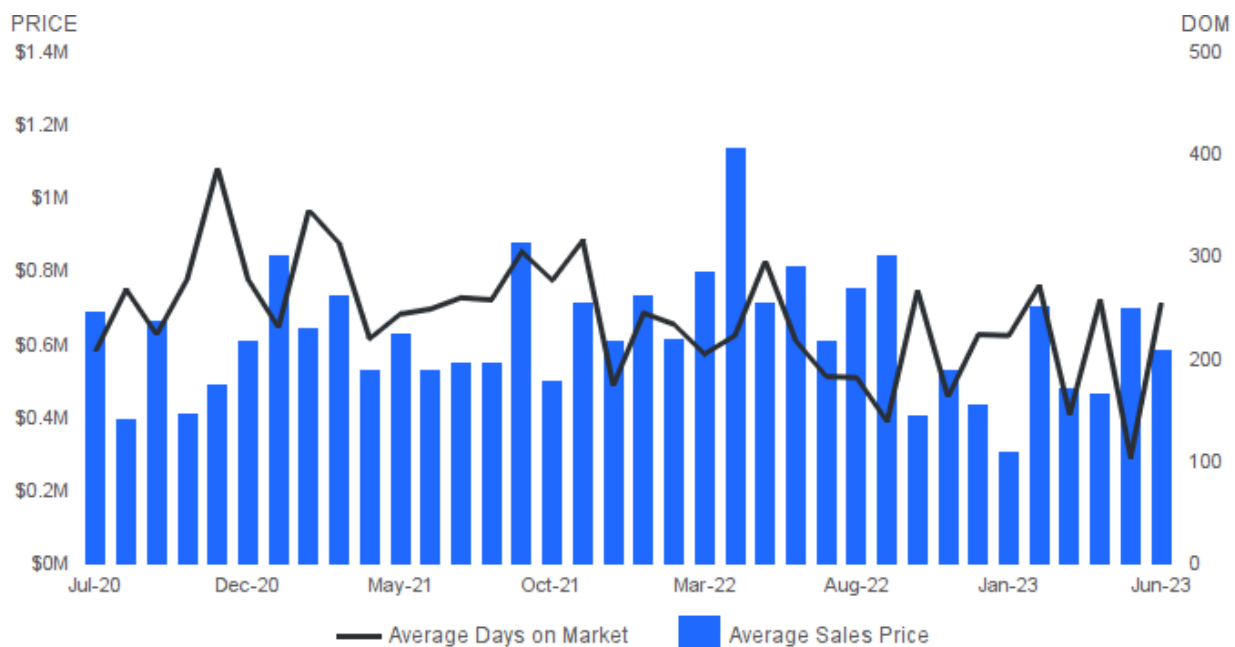


## AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

June 2023 | Single Family ?

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

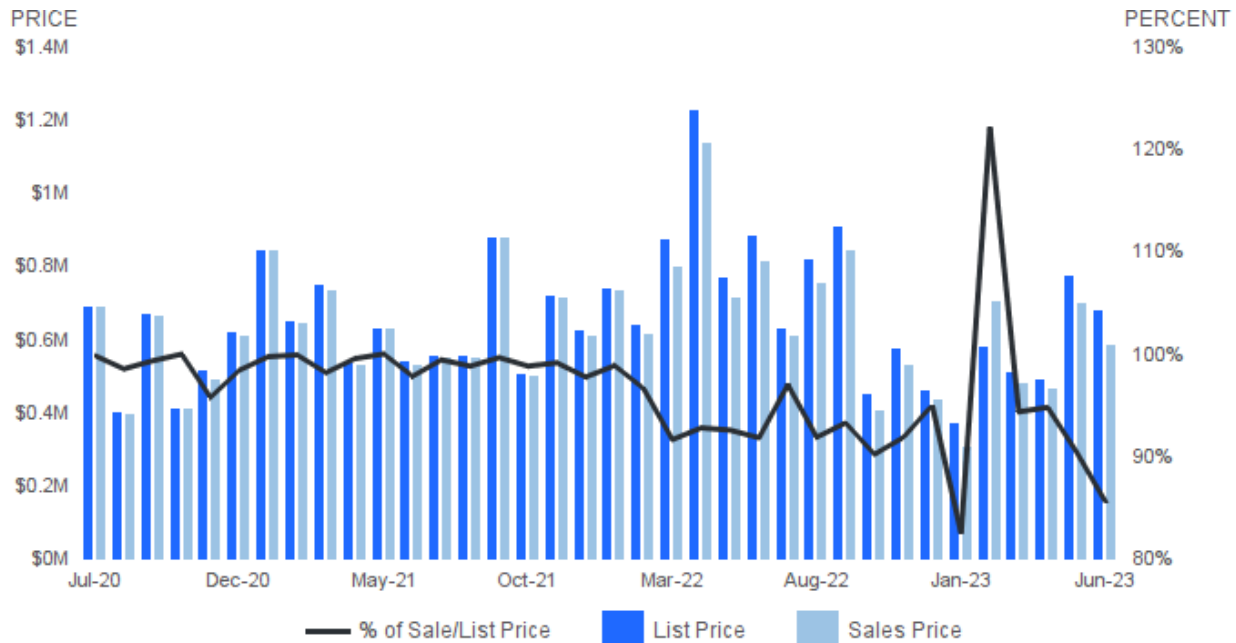
**Average Days on Market** | Average days on market for all properties sold.



## SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

June 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

June 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.

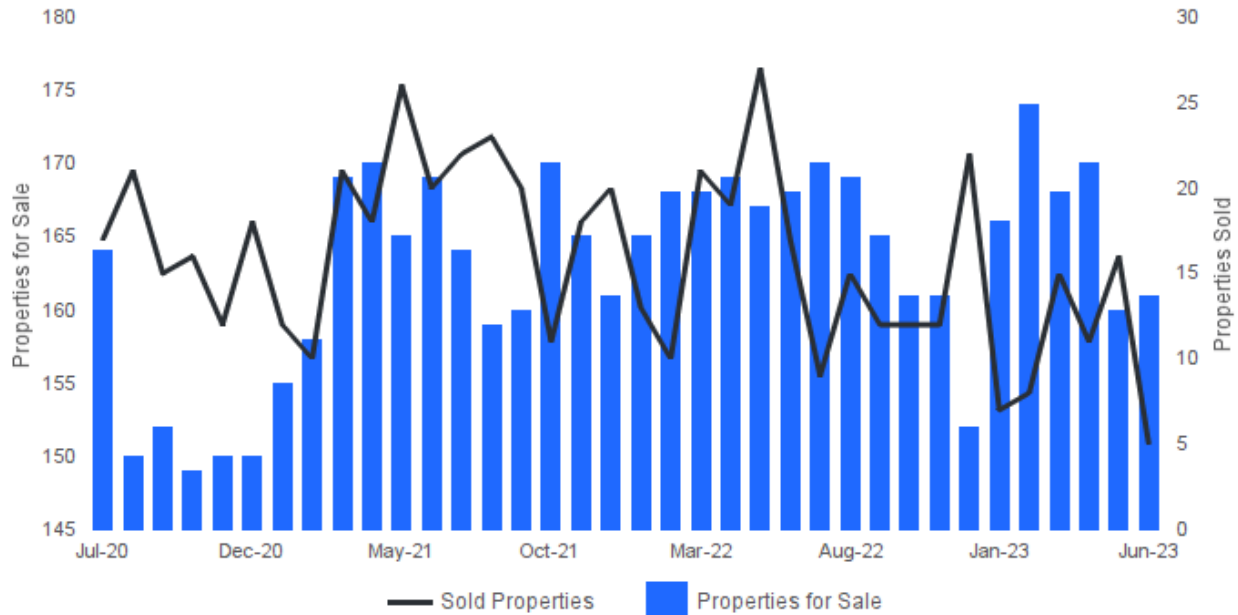


## PROPERTIES FOR SALE AND SOLD PROPERTIES

June 2023 | Single Family ?

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

**Sold Properties** | Number of properties sold.



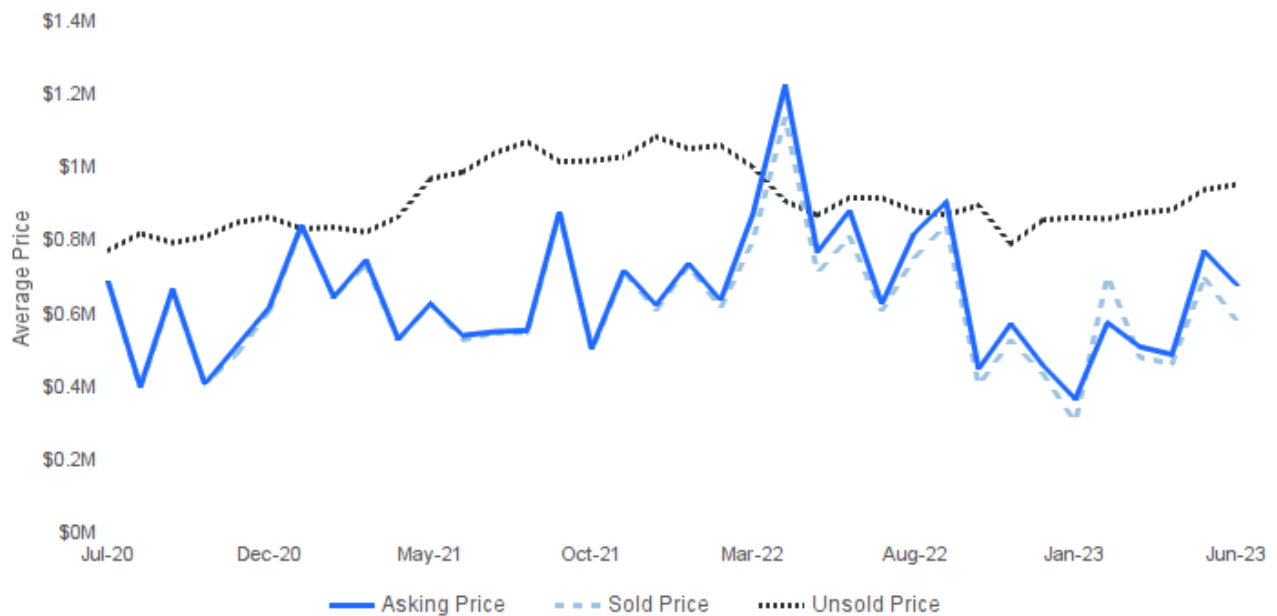
## AVERAGE ASKING/SOLD/UNSOLD PRICE

June 2023 | Single Family ?

**Asking Price** | the average asking price of sold properties

**Sold Price** | the average selling price

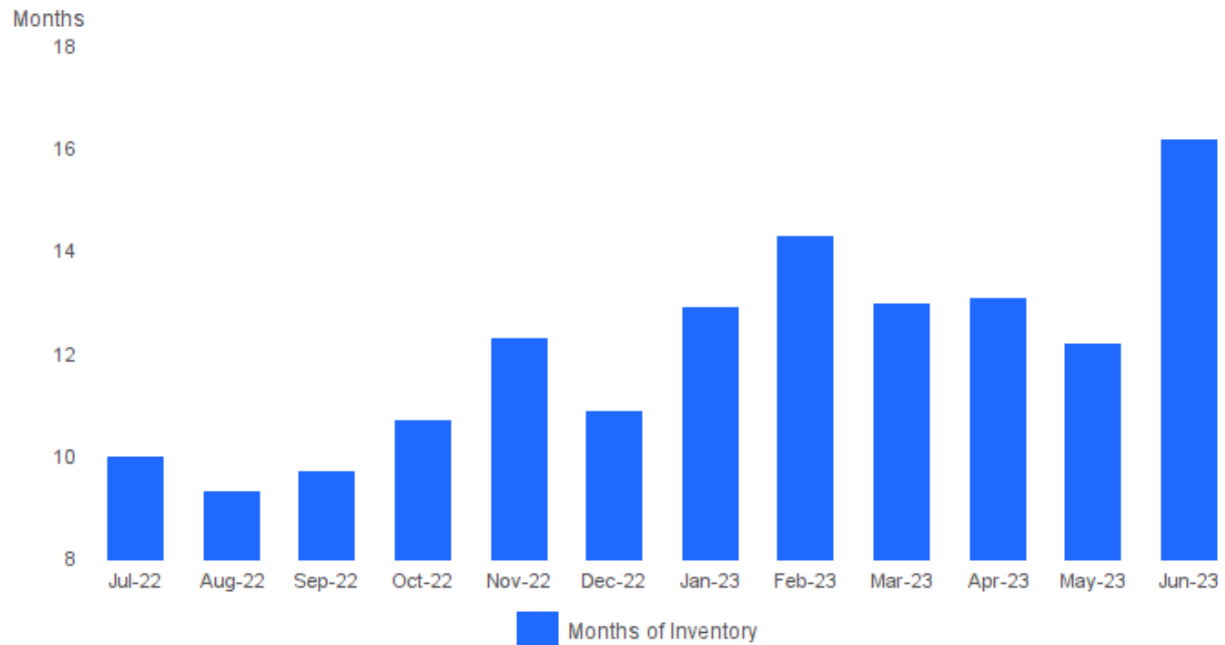
**Unsold Price** | the average active list price



## ABSORPTION RATE

June 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.



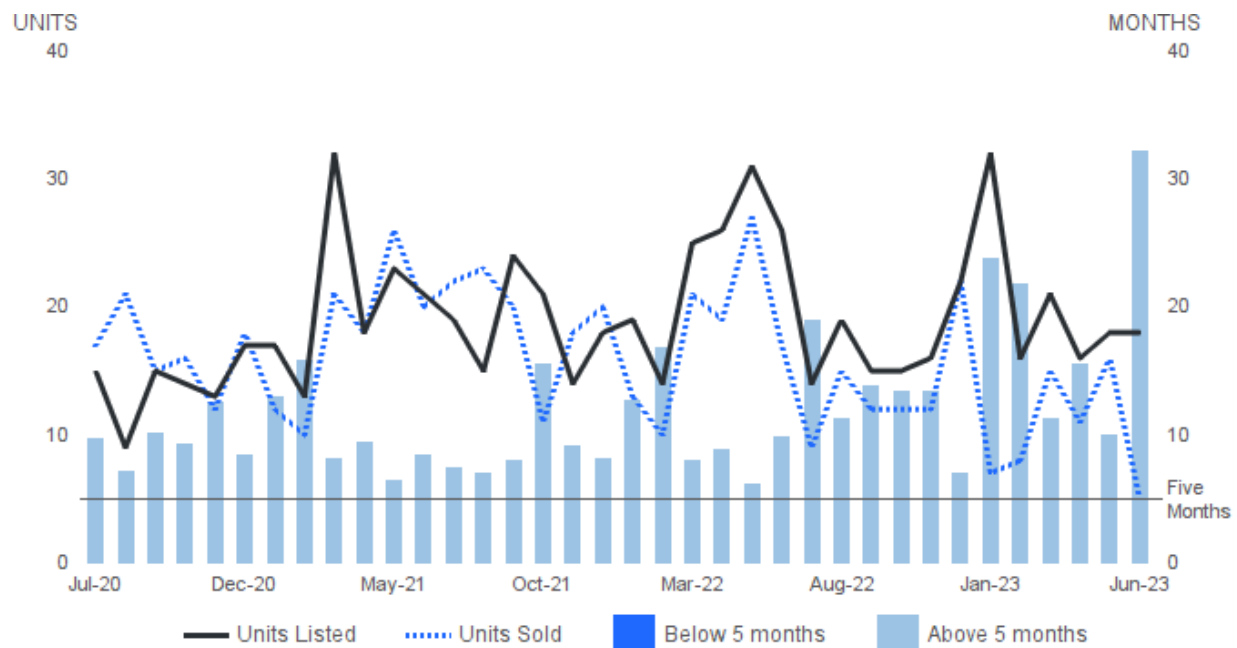
## MONTHS SUPPLY OF INVENTORY

June 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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