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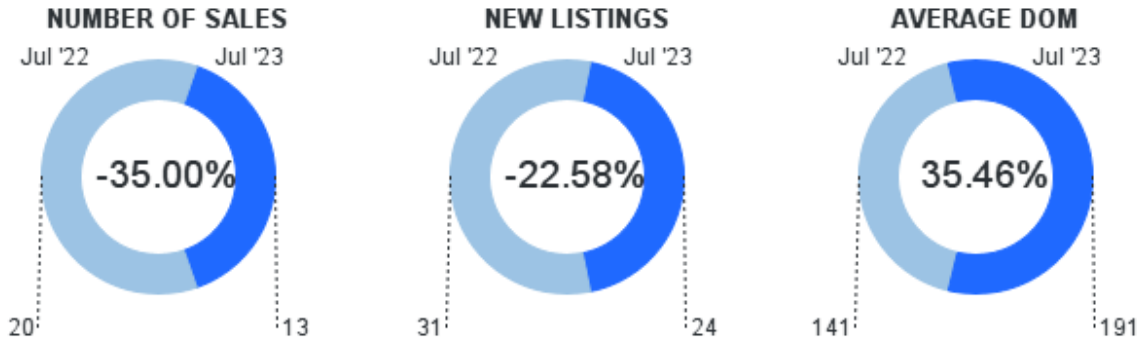
ALL PROPERTIES

JULY 2023
COLDWELL BANKER AREA REPORTS
ST CROIX, USVI

ST. CROIX | July 2023

REAL ESTATE SNAPSHOT - Change since this time last year

All Property Types



-12.84% ↓

MEDIAN SALES PRICE
ALL PROPERTY TYPES

-22.48% ↓

AVERAGE SALES PRICE
ALL PROPERTY TYPES

-1.02% ↓

MEDIAN LIST PRICE
(SOLD LISTINGS)
ALL PROPERTY TYPES

-17.92% ↓

AVERAGE LIST PRICE
(SOLD LISTINGS)
ALL PROPERTY TYPES

■ Jul '22 ■ Jul '23

AREA REPORT

St. Croix

FULL MARKET SUMMARY

July 2023 | All Property Types ?

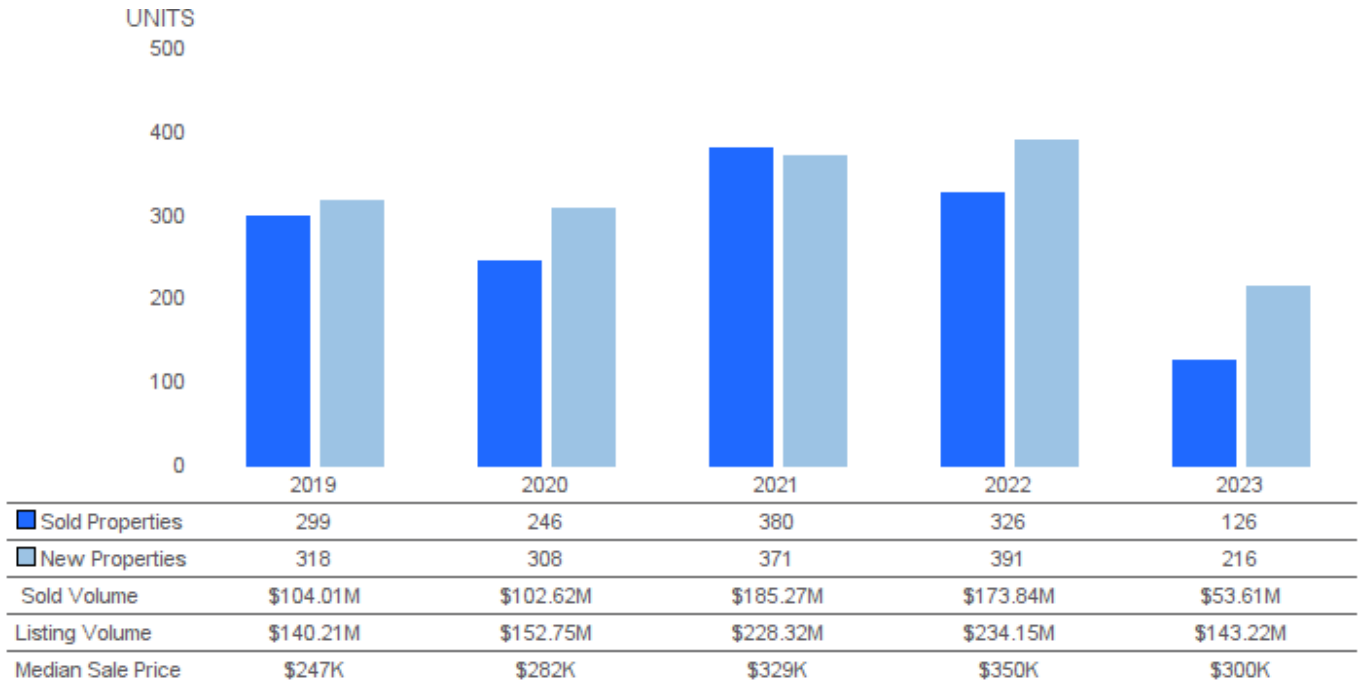
	Month to Date			Year to Date		
	July 2023	July 2022	% Change	YTD 2023	YTD 2022	% Change
New Listings	24	31	-22.58% ↓	216	252	-14.29% ↓
Sold Listings	13	20	-35% ↓	126	209	-39.71% ↓
Median List Price (Solds)	\$339,000	\$342,500	-1.02% ↓	\$327,500	\$359,000	-8.77% ↓
Median Sold Price	\$285,000	\$327,000	-12.84% ↓	\$300,000	\$358,000	-16.2% ↓
Median Days on Market	162	116	39.66% ↑	128	144	-11.11% ↓
Average List Price (Solds)	\$353,153	\$430,270	-17.92% ↓	\$448,453	\$596,927	-24.87% ↓
Average Sold Price	\$323,061	\$416,755	-22.48% ↓	\$425,456	\$561,132	-24.18% ↓
Average Days on Market	191	141	35.46% ↑	170	197	-13.71% ↓
List/Sold Price Ratio	93%	95.3%	-2.36% ↓	94%	95.2%	-1.24% ↓

SOLD AND NEW PROPERTIES (UNITS)

July 2023 | All Property Types ?

Sold Properties | Number of properties sold during the year

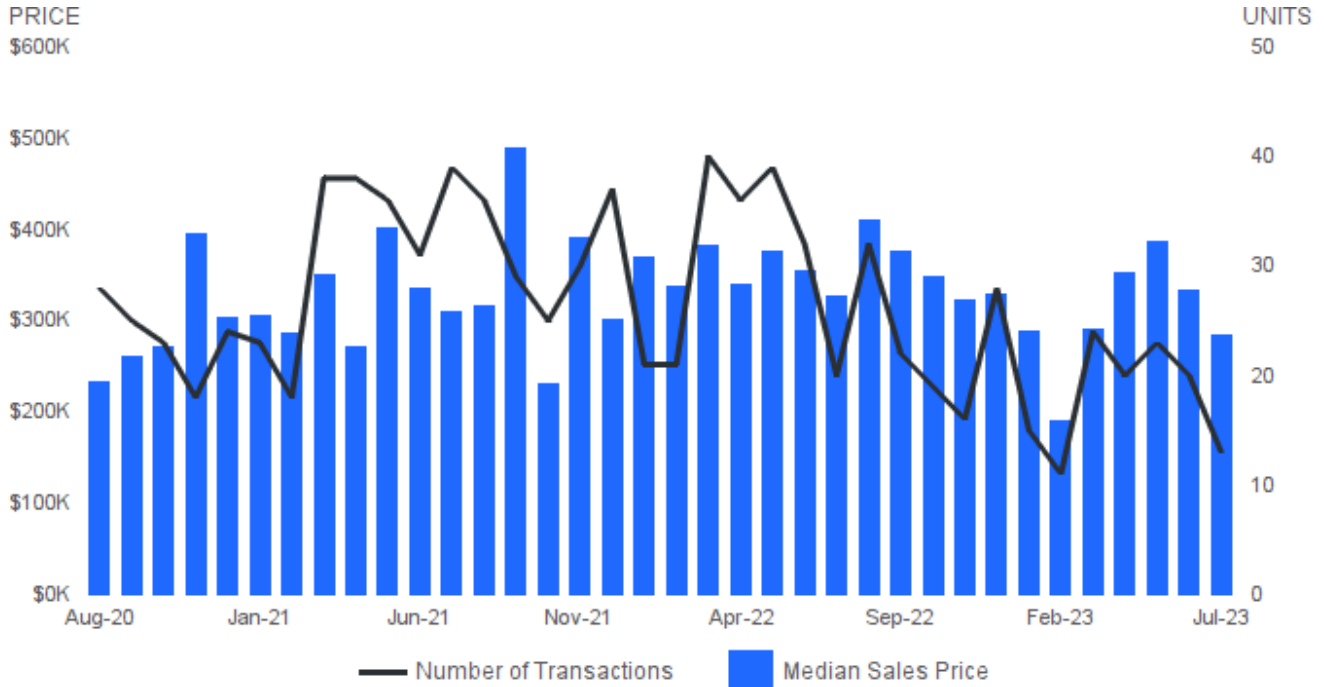
New Properties | Number of properties listed during the year.



MEDIAN SALES PRICE AND NUMBER OF SALES

July 2023 | All Property Types ?

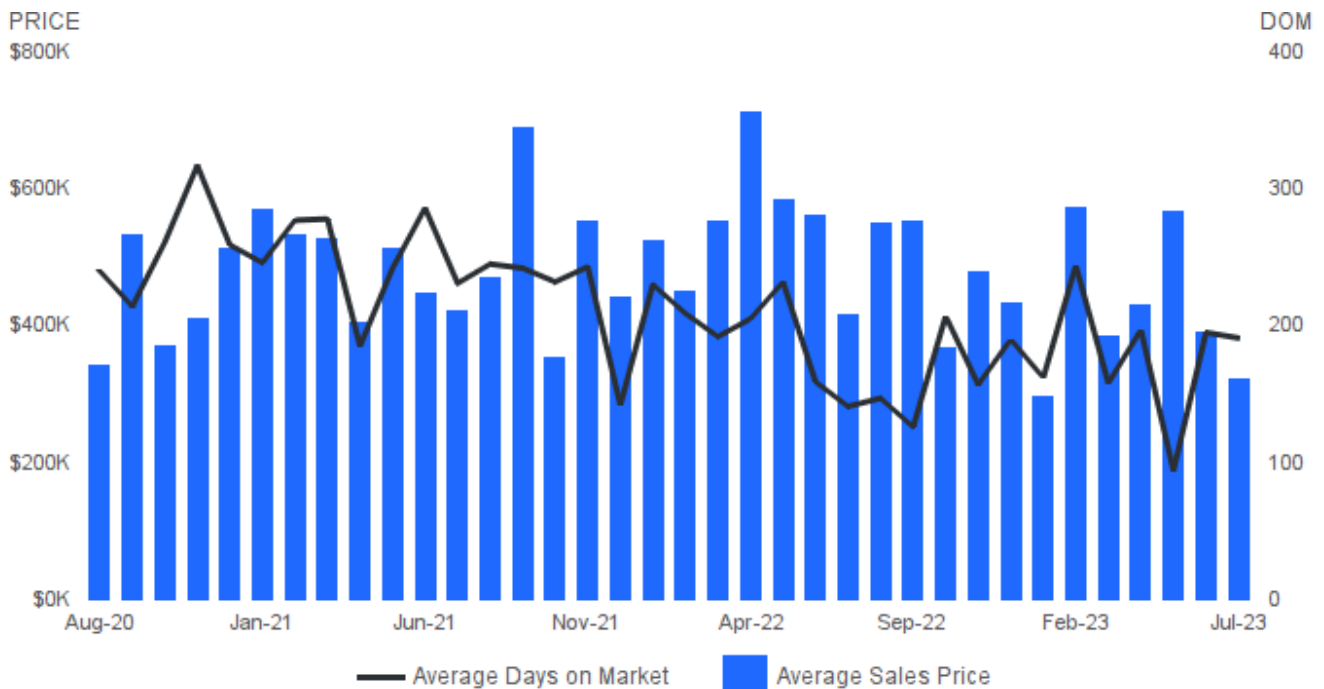
Median Sales Price | Price of the "middle" property sold - an equal number of sales were above and below this price.
Number of Sales | Number of properties sold.



AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

July 2023 | All Property Types ?

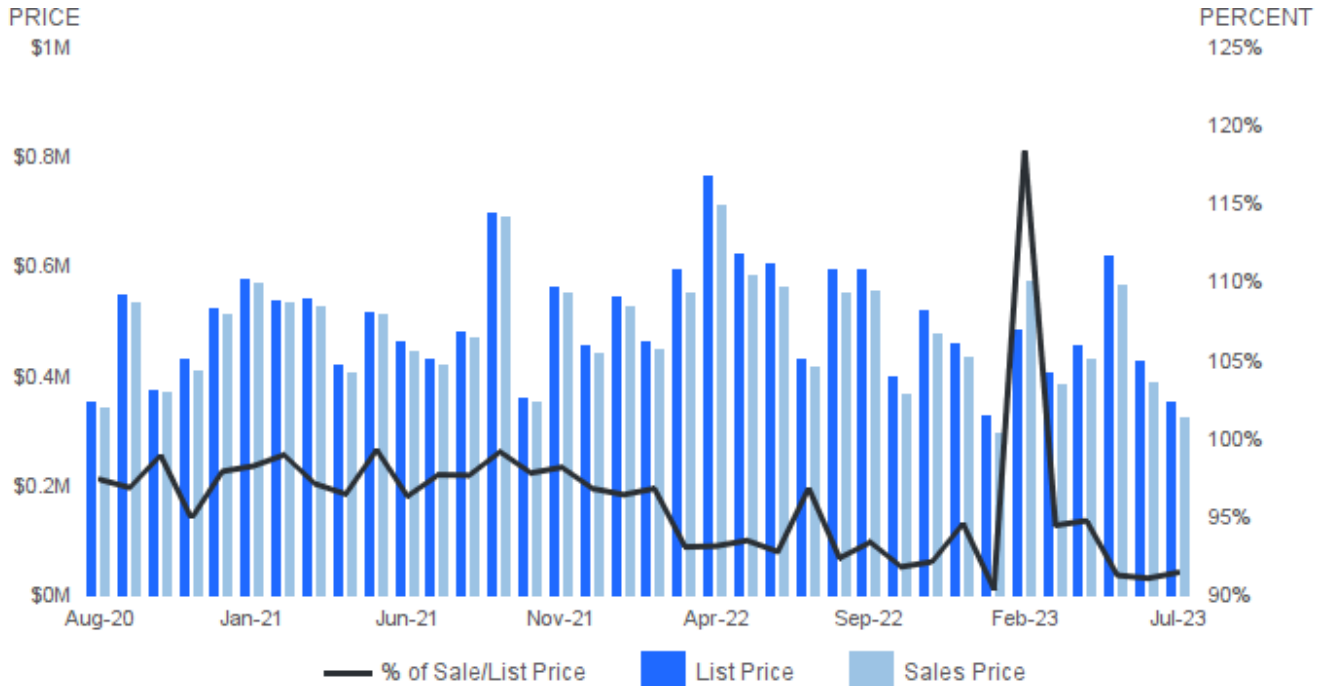
Average Sales Price | Average sales price for all properties sold.
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

July 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

July 2023 | All Property Types ?

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

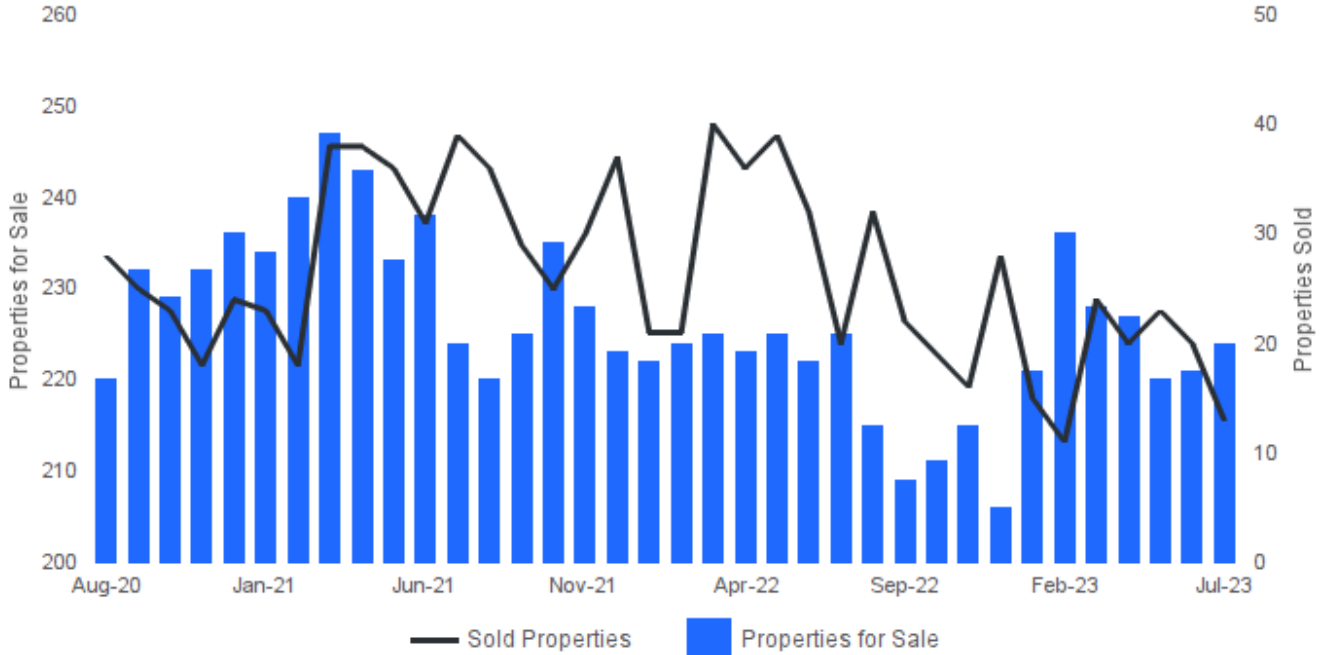
Properties for Sale | Number of properties listed for sale at the end of month.



PROPERTIES FOR SALE AND SOLD PROPERTIES

July 2023 | All Property Types ?

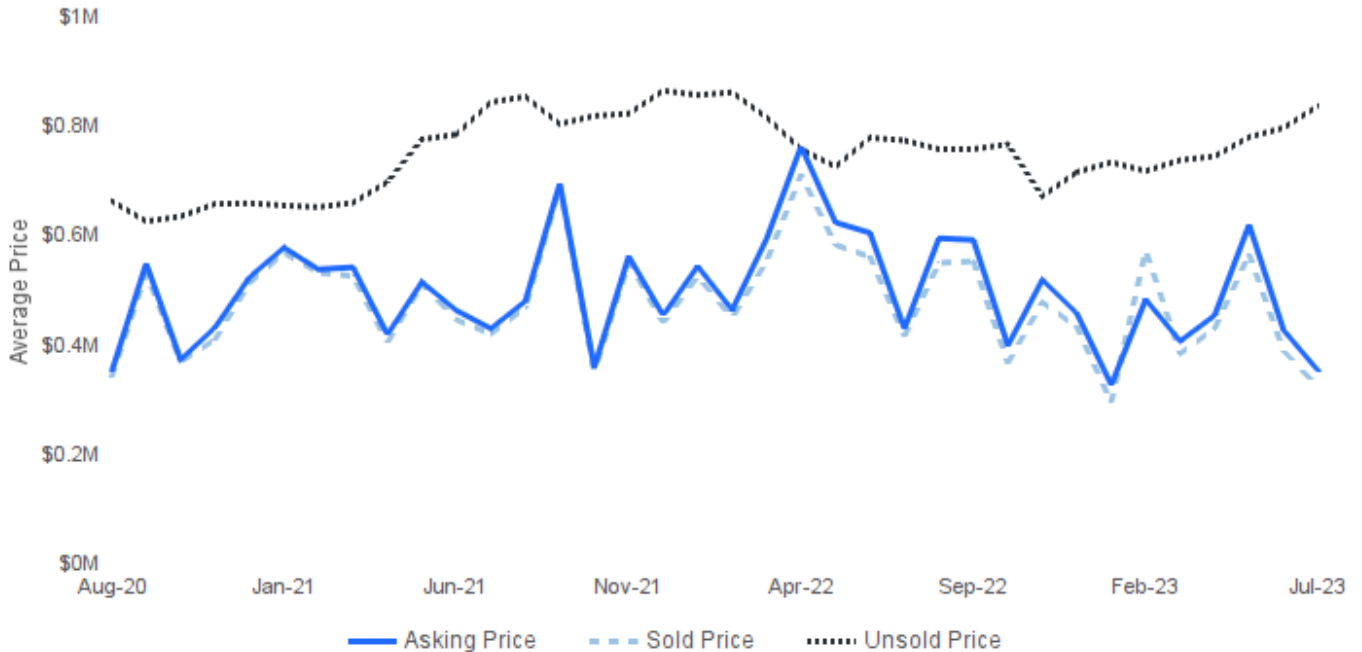
Properties for Sale | Number of properties listed for sale at the end of month.
Sold Properties | Number of properties sold.



AVERAGE ASKING/SOLD/UNSOLD PRICE

July 2023 | All Property Types ?

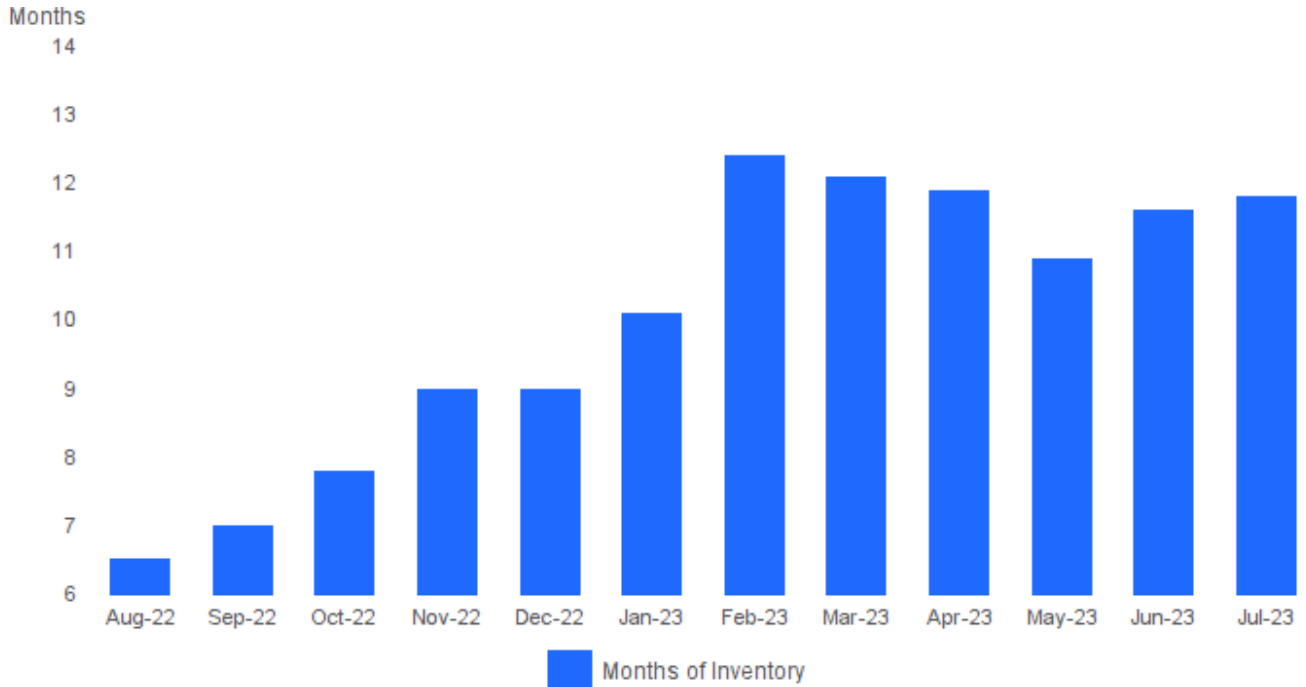
Asking Price | the average asking price of sold properties
Sold Price | the average selling price
Unsold Price | the average active list price



ABSORPTION RATE

July 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.



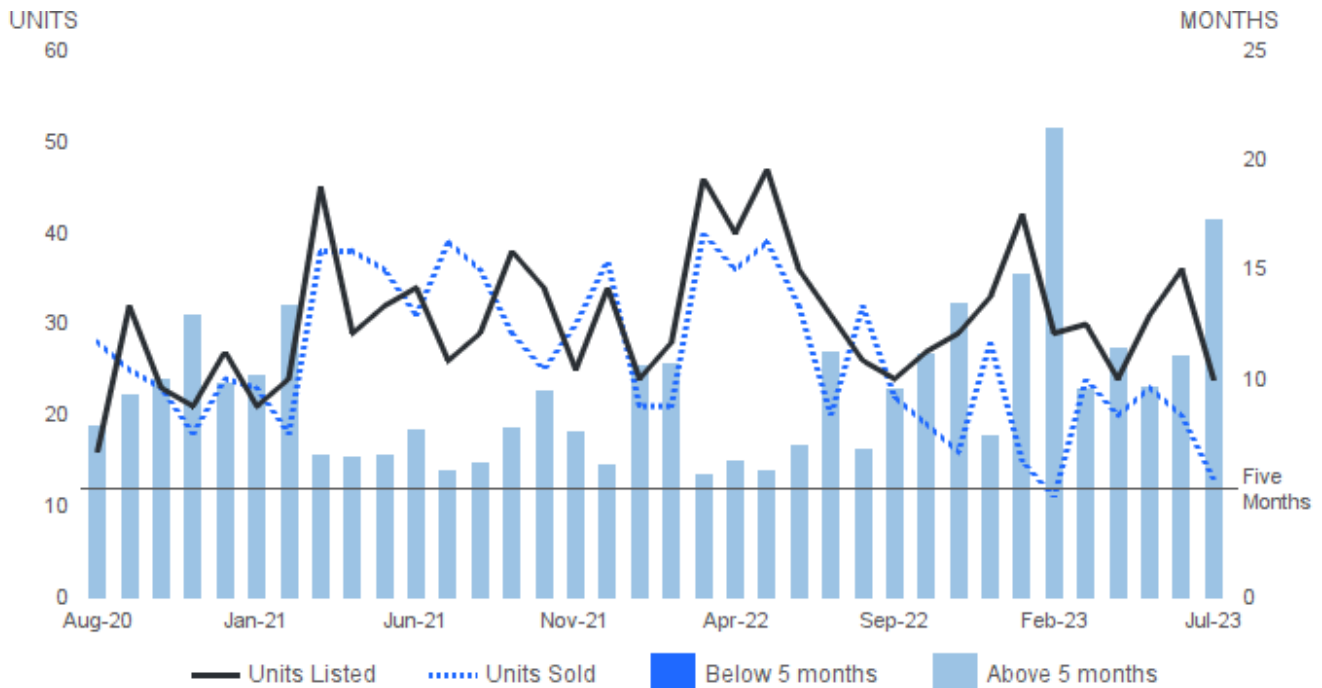
MONTHS SUPPLY OF INVENTORY

July 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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