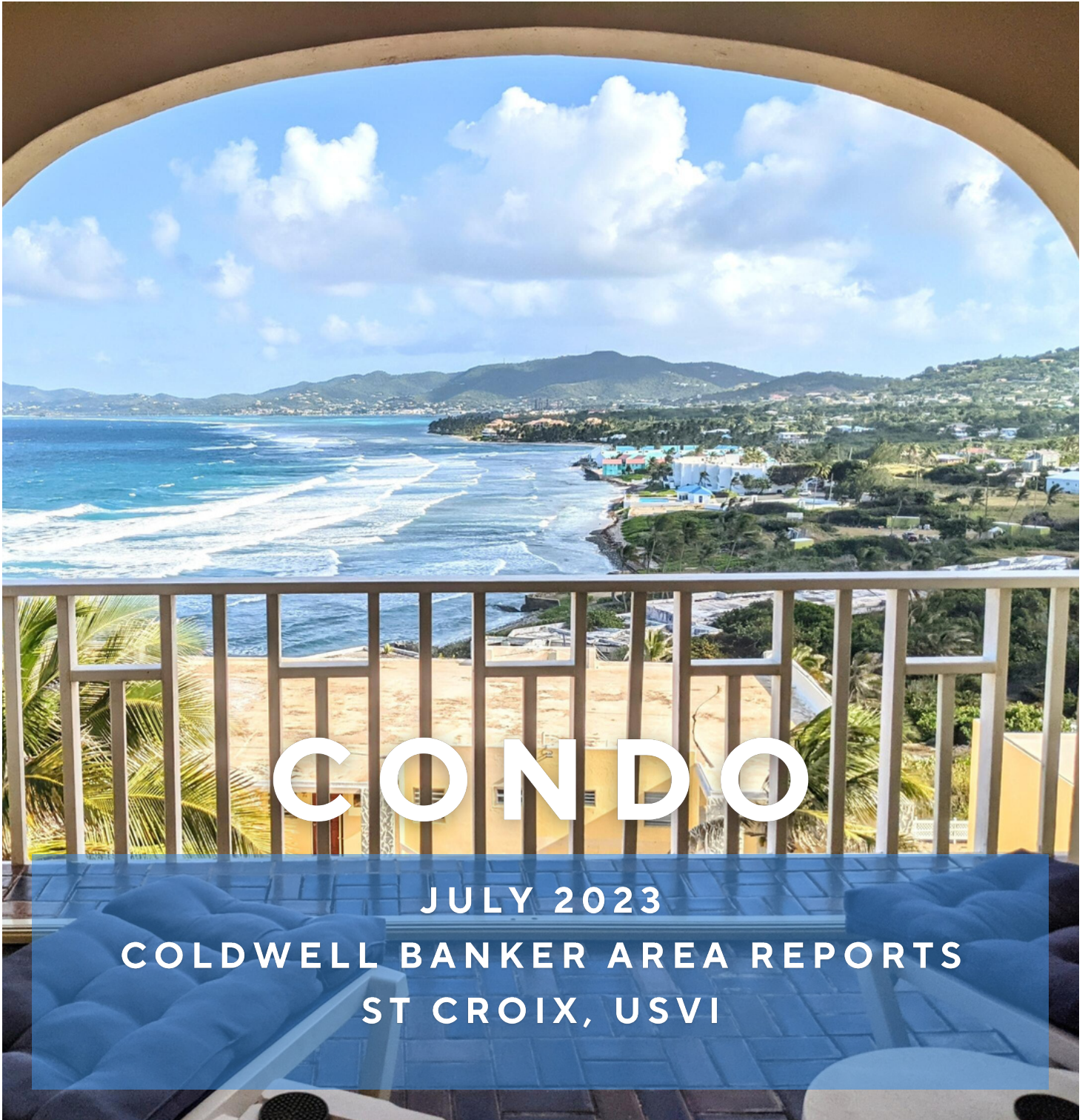




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CONDO

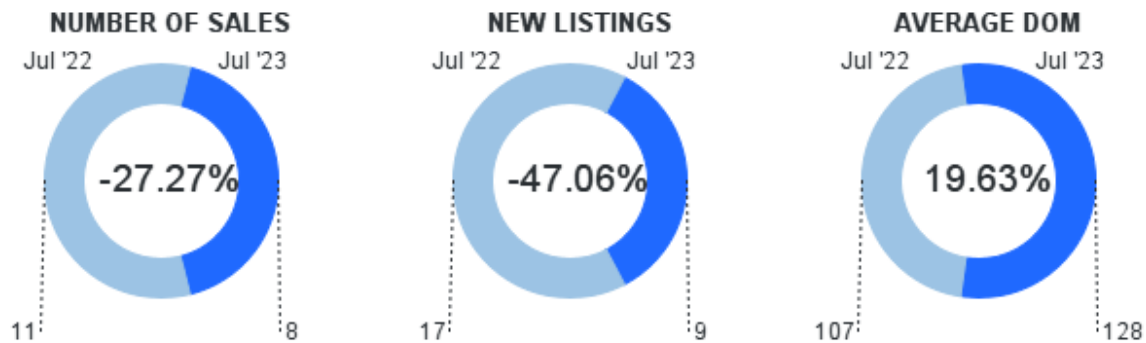
JULY 2023

COLDWELL BANKER AREA REPORTS
ST CROIX, USVI

ST. CROIX | July 2023


REAL ESTATE SNAPSHOT - Change since this time last year

Condo




4.40% 

MEDIAN SALES PRICE
CONDO

-1.17% 

AVERAGE SALES PRICE
CONDO

-0.82% 

MEDIAN LIST PRICE
(SOLD LISTINGS)
CONDO

-0.14% 

AVERAGE LIST PRICE
(SOLD LISTINGS)
CONDO

 Jul '22  Jul '23

AREA REPORT

ST. CROIX

FULL MARKET SUMMARY

July 2023 | Condo ?

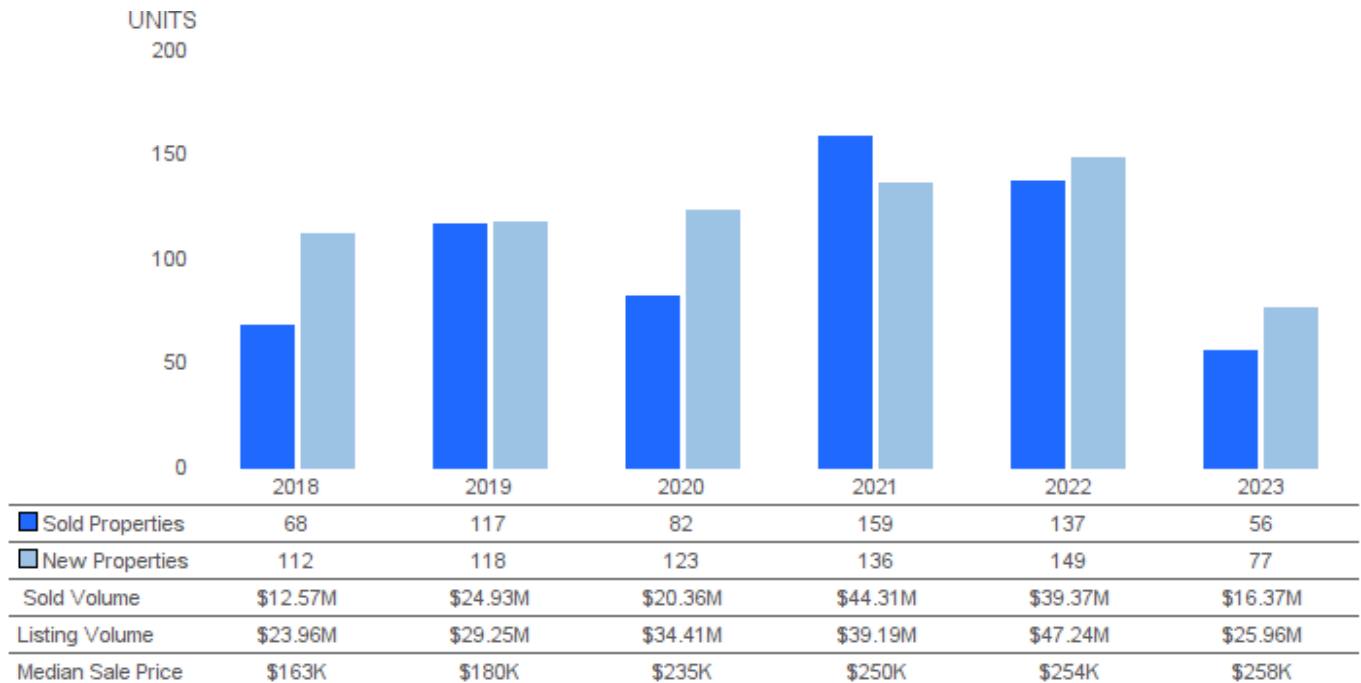
	Month to Date			Year to Date		
	July 2023	July 2022	% Change	YTD 2023	YTD 2022	% Change
New Listings	9	17	-47.06% ↓	77	97	-20.62% ↓
Sold Listings	8	11	-27.27% ↓	56	93	-39.78% ↓
Median List Price (Solds)	\$243,000	\$245,000	-0.82% ↓	\$269,450	\$250,000	7.78% ↑
Median Sold Price	\$234,900	\$225,000	4.4% ↑	\$257,750	\$245,000	5.2% ↑
Median Days on Market	133	84	58.33% ↑	120	103	16.5% ↑
Average List Price (Solds)	\$269,375	\$269,763	-0.14% ↓	\$305,346	\$277,390	10.08% ↑
Average Sold Price	\$257,475	\$260,536	-1.17% ↓	\$292,392	\$268,579	8.87% ↑
Average Days on Market	128	107	19.63% ↑	140	149	-6.04% ↓
List/Sold Price Ratio	96.3%	95.1%	1.22% ↑	95.8%	96%	-0.24% ↓

SOLD AND NEW PROPERTIES (UNITS)

July 2023 | Condo ?

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 | Condo ?

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.

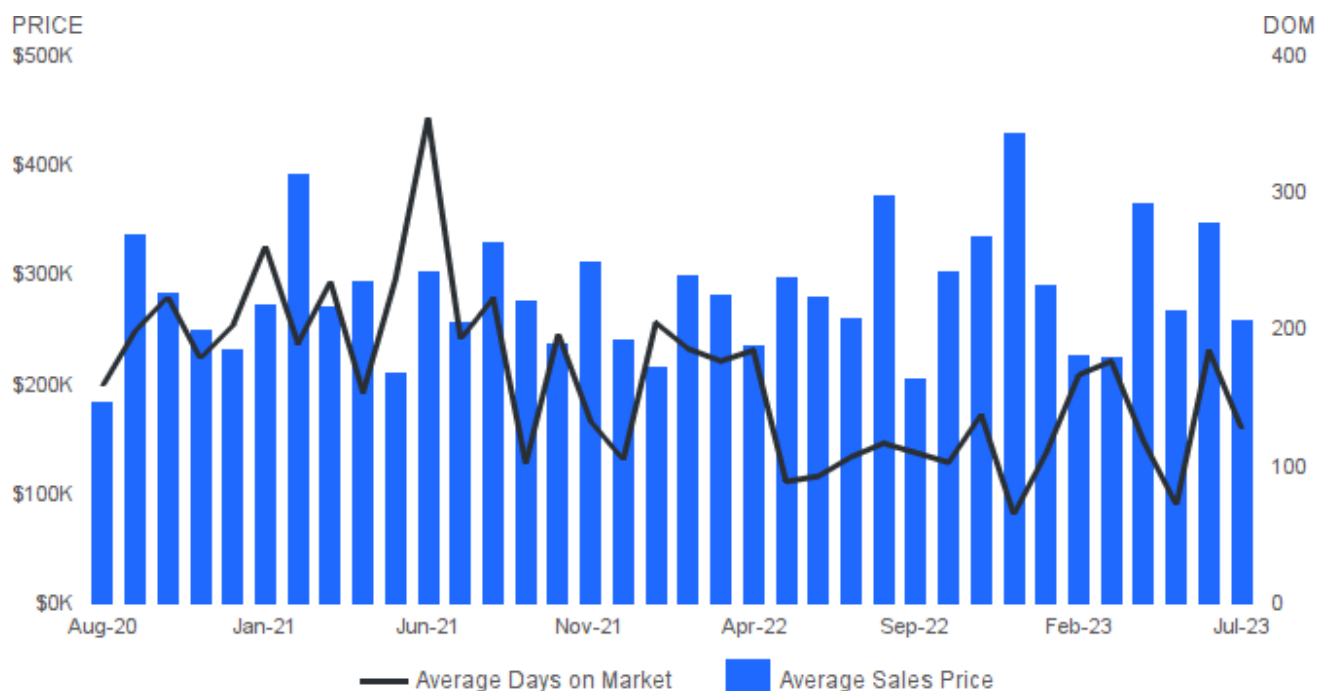


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

July 2023 | Condo ?

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

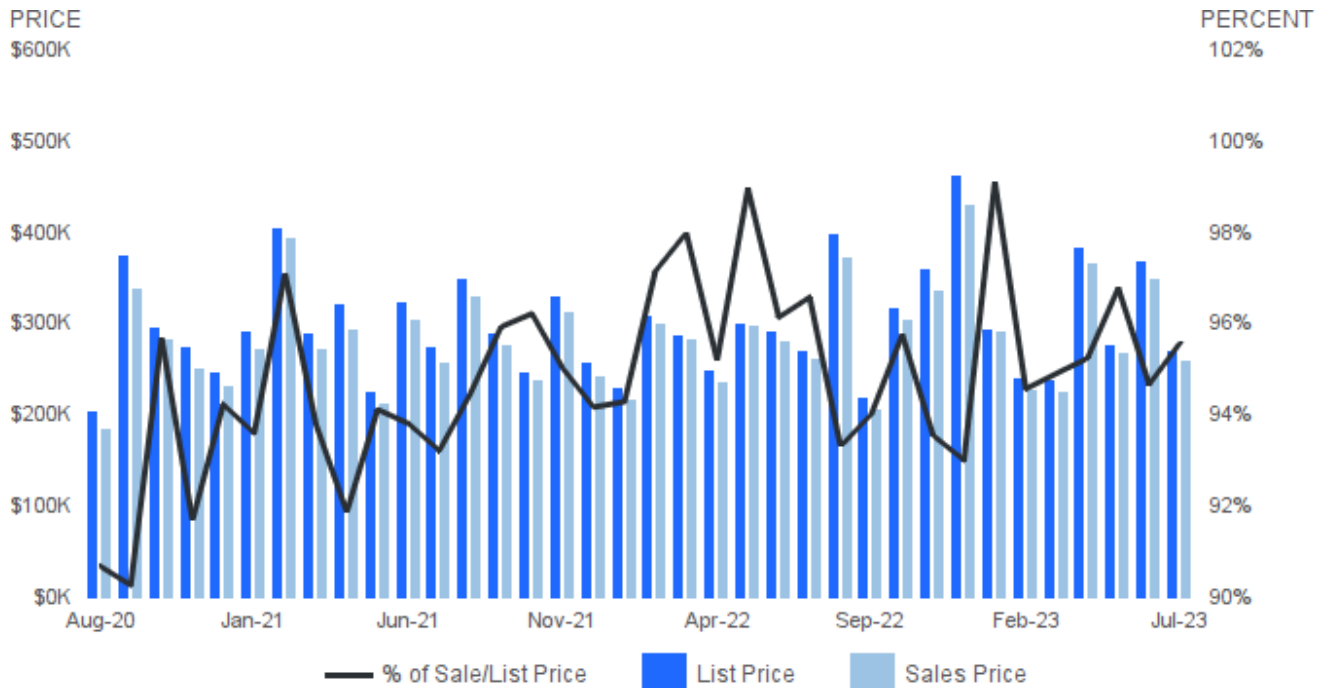
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

July 2023 | Condo ?

Sale Price as a Percentage of Original Price | Average sale price of property as percentage of final list price.

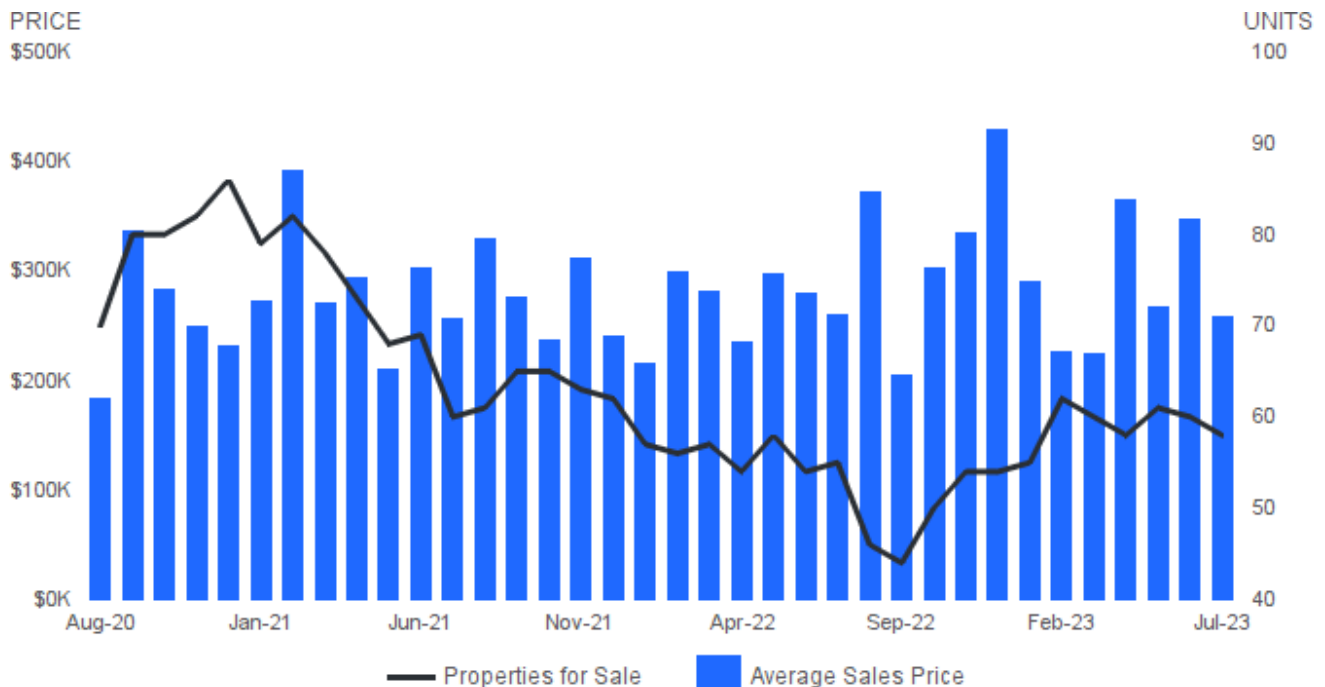


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

July 2023 | Condo ?

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 | Condo ?

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

Sold Properties | Number of properties sold.



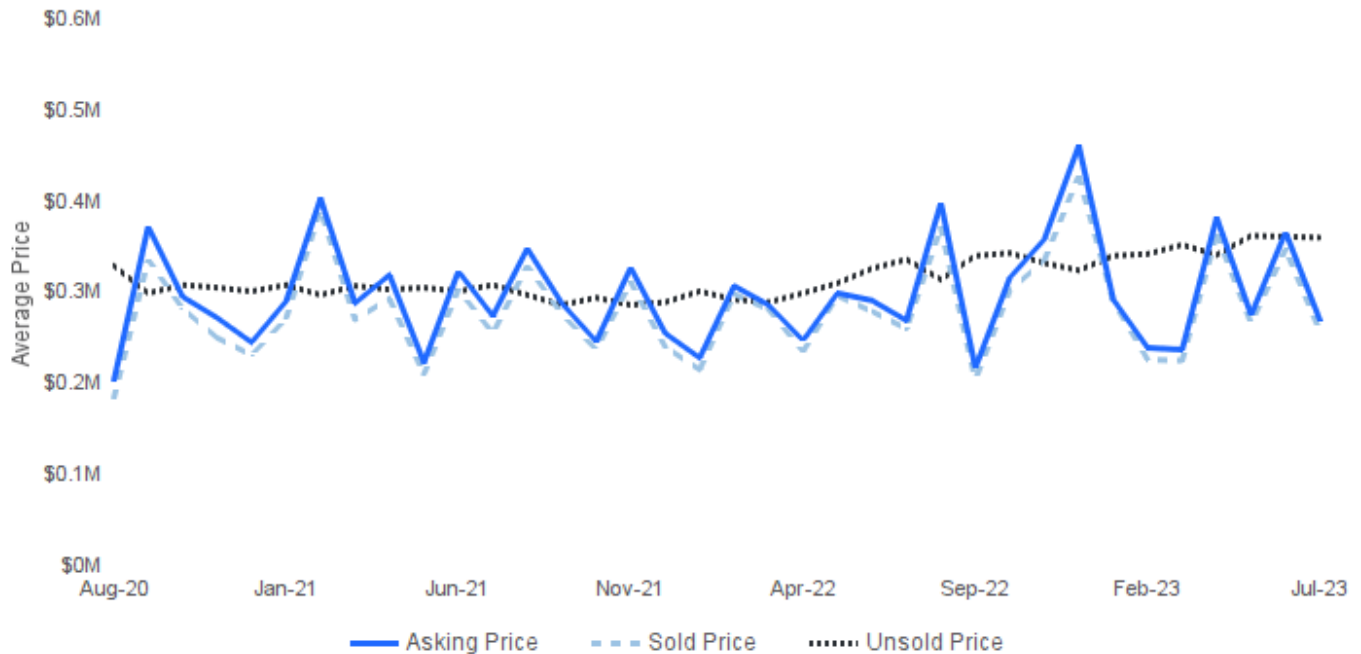
AVERAGE ASKING/SOLD/UNSOLD PRICE

July 2023 | Condo ?

Asking Price | the average asking price of sold properties

Sold Price | the average selling price

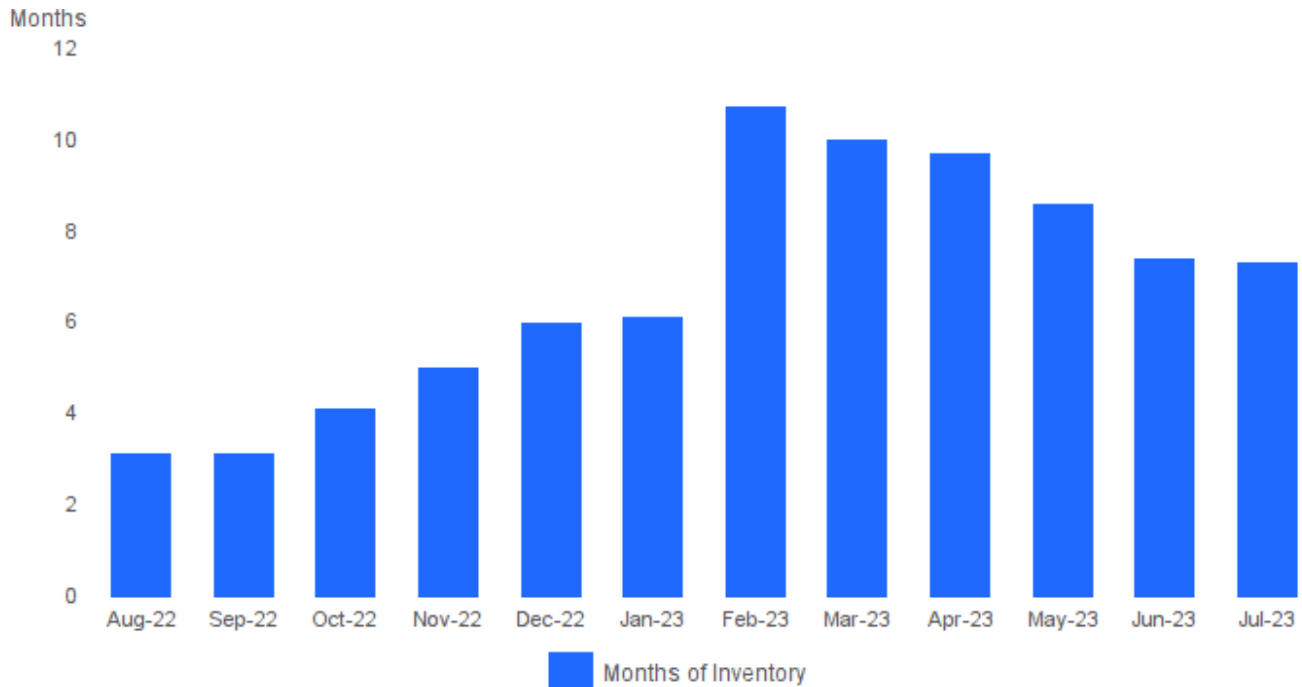
Unsold Price | the average active list price



ABSORPTION RATE

July 2023 | Condo ?

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.



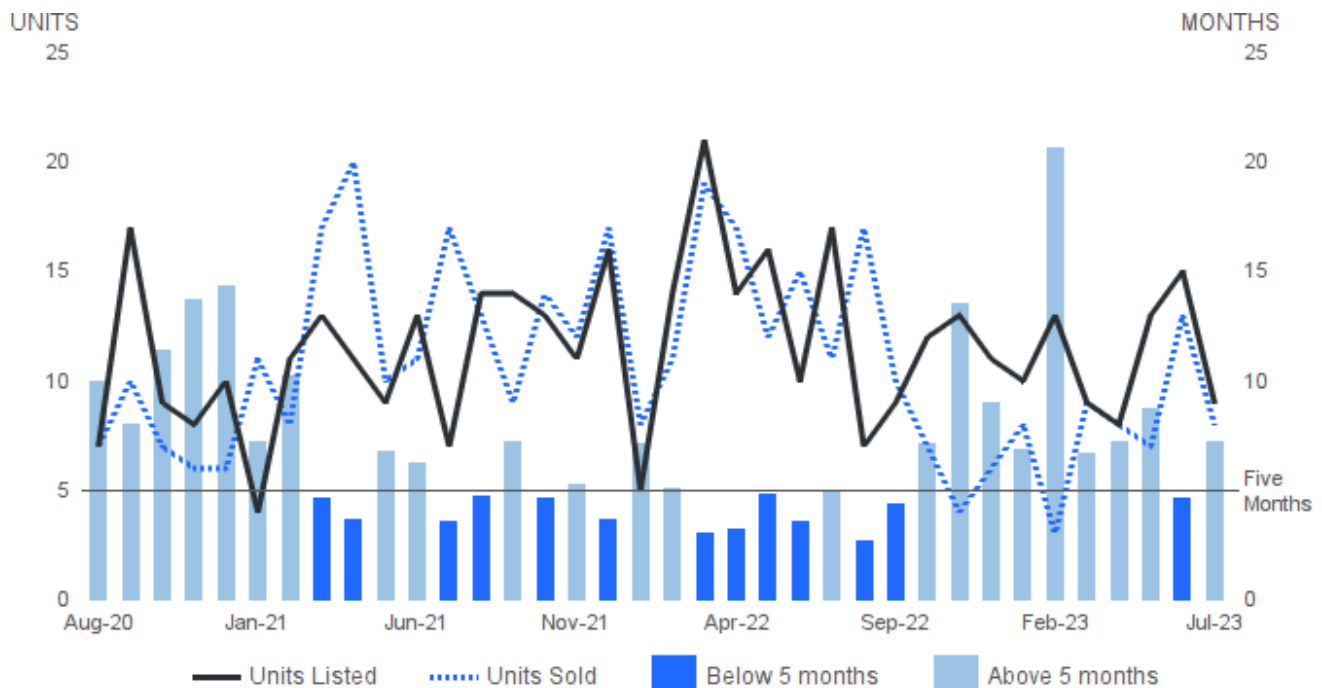
MONTHS SUPPLY OF INVENTORY

July 2023 | Condo ?

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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