



[www.ChrisAndChristiePowers.com](http://www.ChrisAndChristiePowers.com)  
[christiepowersrealtor@gmail.com](mailto:christiepowersrealtor@gmail.com)



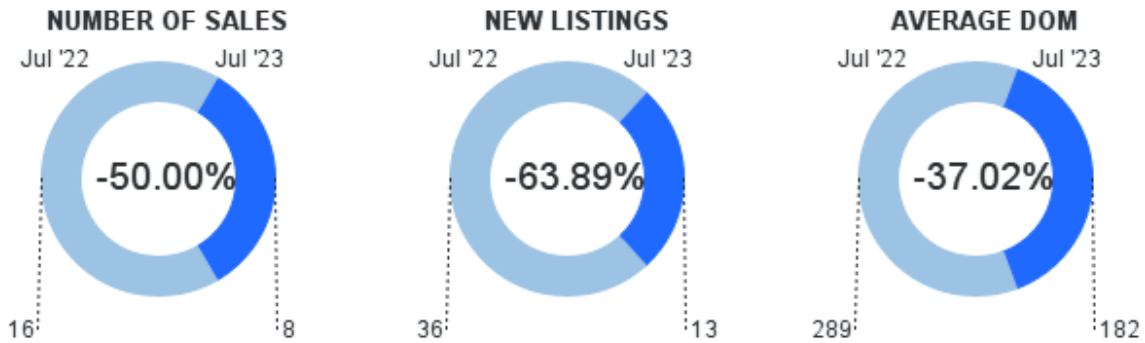
# LAND

JULY 2023  
COLDWELL BANKER AREA REPORTS  
ST CROIX, USVI

## ST. CROIX | July 2023

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

#### Lots/Acres



151.85%

MEDIAN SALES PRICE  
LOTS/ACRES

71.78%

AVERAGE SALES PRICE  
LOTS/ACRES

152.82%

MEDIAN LIST PRICE  
(SOLD LISTINGS)  
LOTS/ACRES

81.08%

AVERAGE LIST PRICE  
(SOLD LISTINGS)  
LOTS/ACRES

Jul '22    Jul '23

# AREA REPORT

## ST. CROIX

### FULL MARKET SUMMARY

July 2023 | Lots/Acres ?

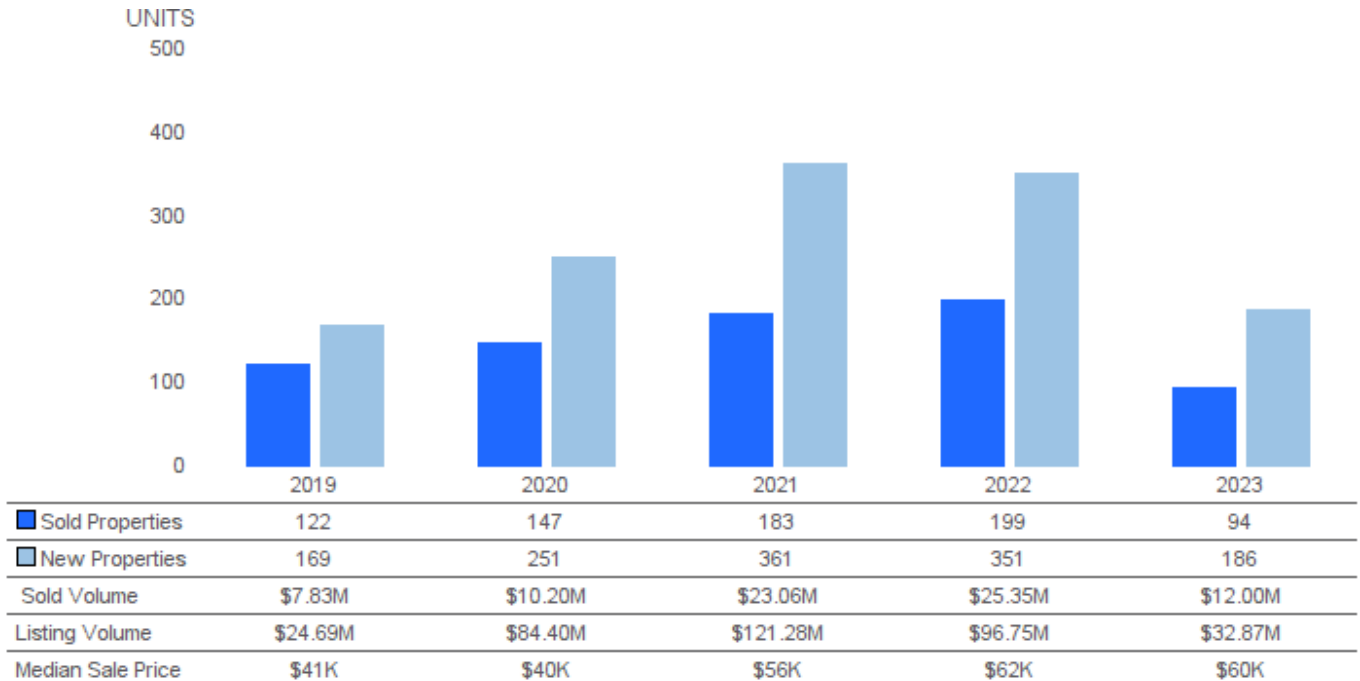
	Month to Date			Year to Date		
	July 2023	July 2022	% Change	YTD 2023	YTD 2022	% Change
New Listings	13	36	-63.89% ↓	186	211	-11.85% ↓
Sold Listings	8	16	-50% ↓	94	126	-25.4% ↓
Median List Price (Solds)	\$179,500	\$71,000	152.82% ↑	\$69,500	\$66,500	4.51% ↑
Median Sold Price	\$170,000	\$67,500	151.85% ↑	\$60,000	\$62,500	-4% ↓
Median Days on Market	156	185	-15.68% ↓	157	236	-33.47% ↓
Average List Price (Solds)	\$172,187	\$95,087	81.08% ↑	\$147,638	\$147,672	-0.02% ↓
Average Sold Price	\$148,781	\$86,609	71.78% ↑	\$127,633	\$127,798	-0.13% ↓
Average Days on Market	182	289	-37.02% ↓	287	311	-7.72% ↓
List/Sold Price Ratio	88.8%	91.9%	-3.41% ↓	87.1%	89.7%	-2.89% ↓

### SOLD AND NEW PROPERTIES (UNITS)

July 2023 | Lots/Acres ?

**Sold Properties** | Number of properties sold during the year

**New Properties** | Number of properties listed during the year.

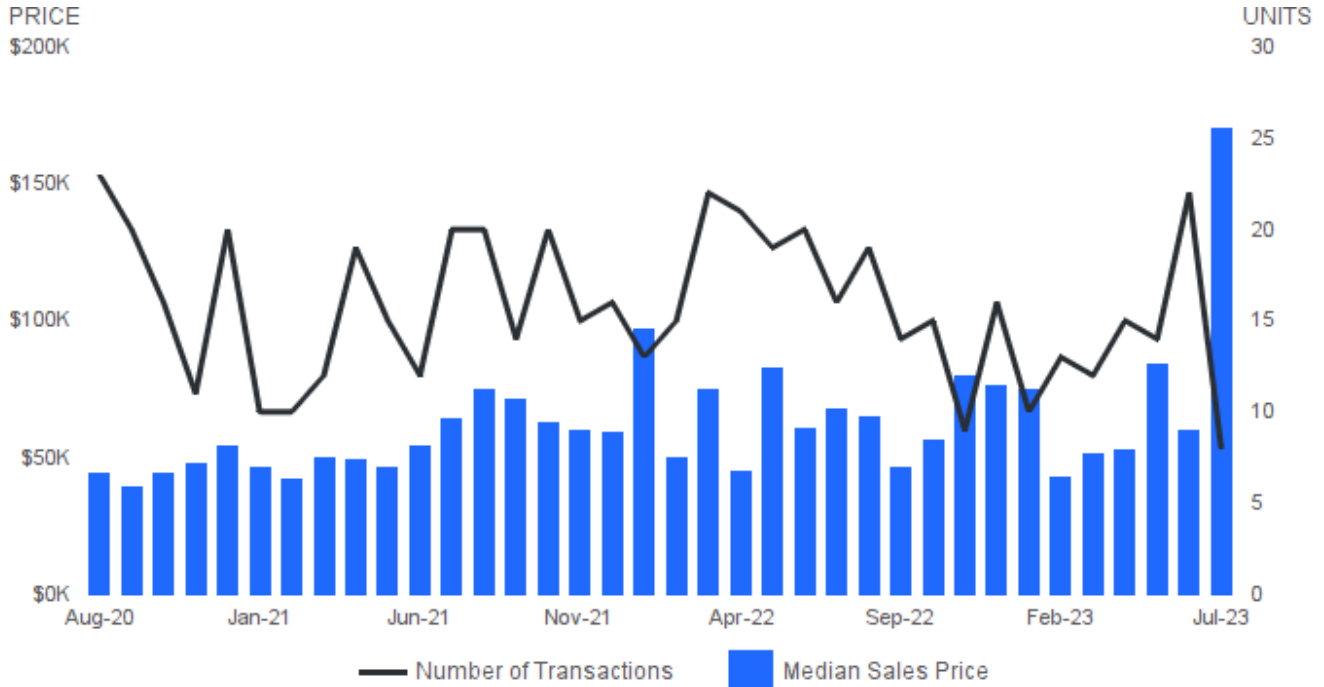


## MEDIAN SALES PRICE AND NUMBER OF SALES

July 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.

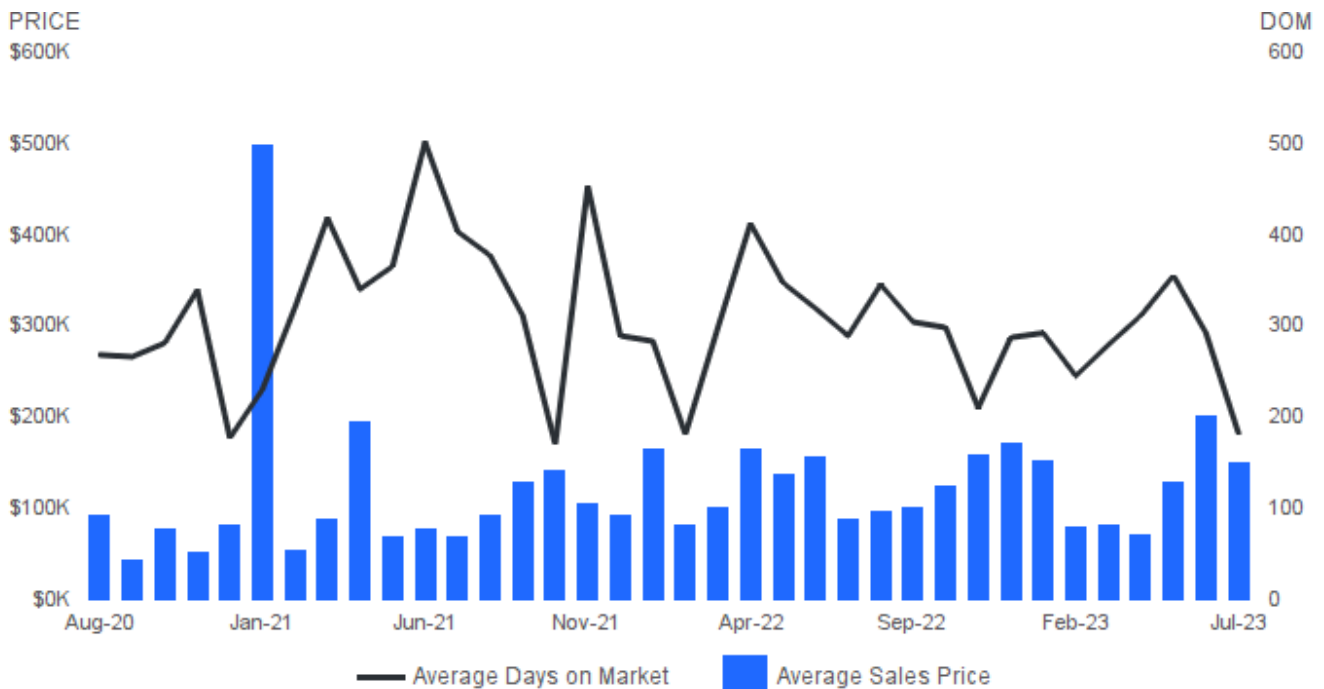


## AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

July 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

July 2023 | Lots/Acres ?

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

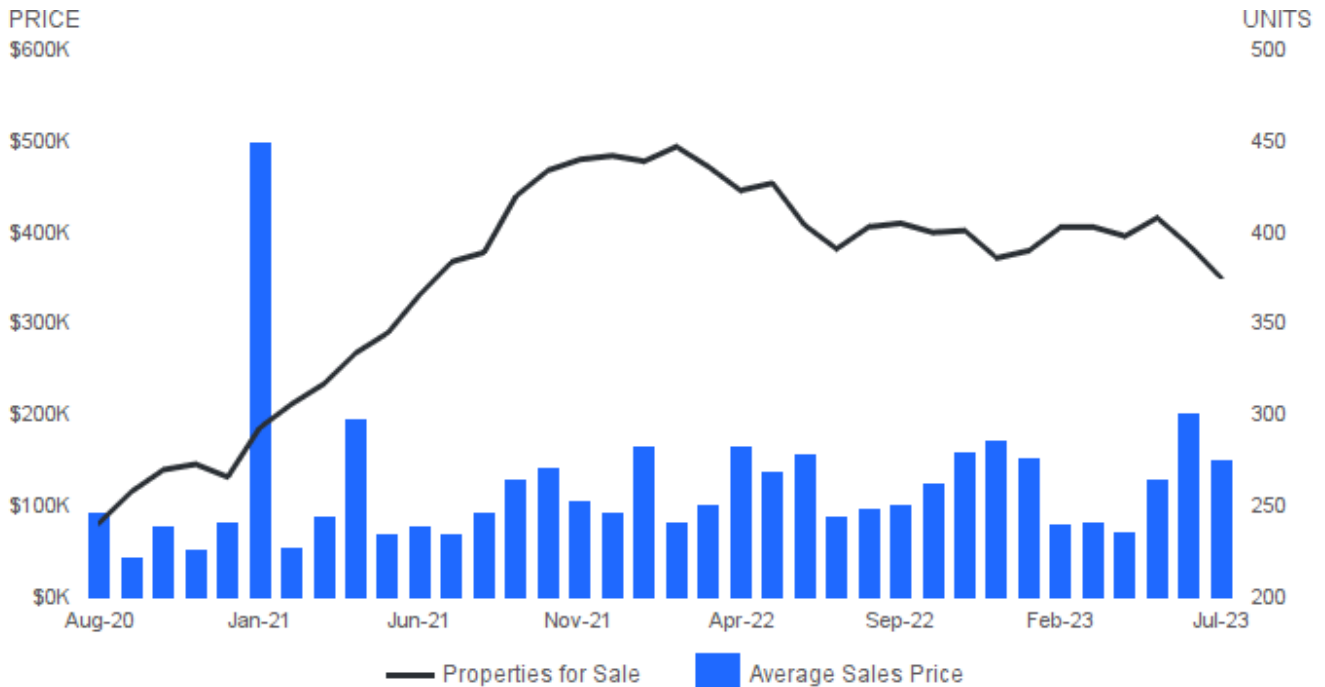


## AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

July 2023 | Lots/Acres ?

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

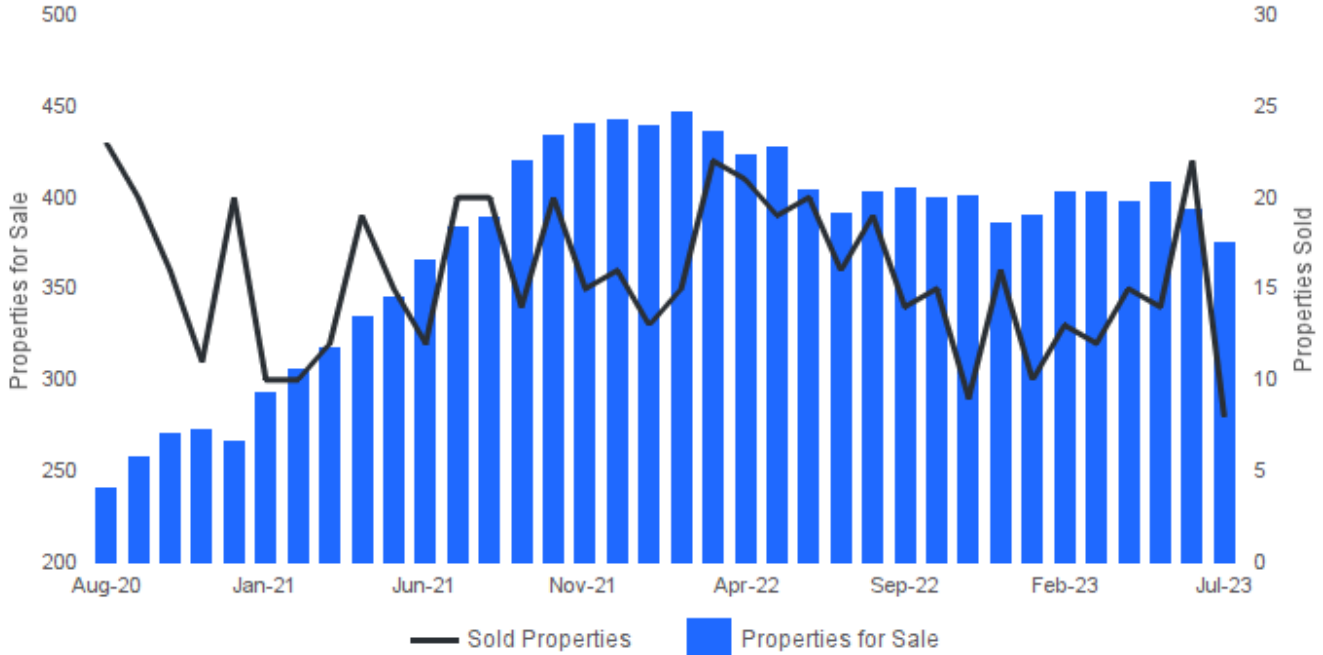
**Properties for Sale** | Number of properties listed for sale at the end of month.



## PROPERTIES FOR SALE AND SOLD PROPERTIES

July 2023 | Lots/Acres ?

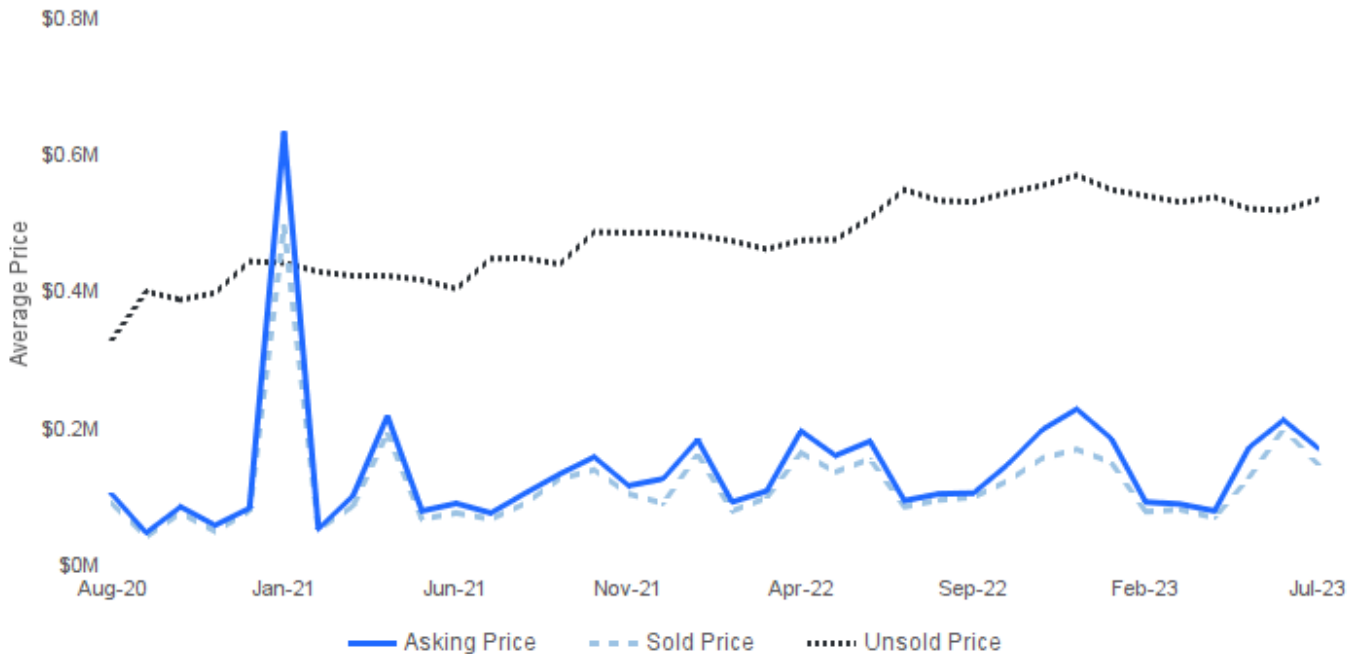
**Properties for Sale** | Number of properties listed for sale at the end of month.  
**Sold Properties** | Number of properties sold.



## AVERAGE ASKING/SOLD/UNSOLD PRICE

July 2023 | Lots/Acres ?

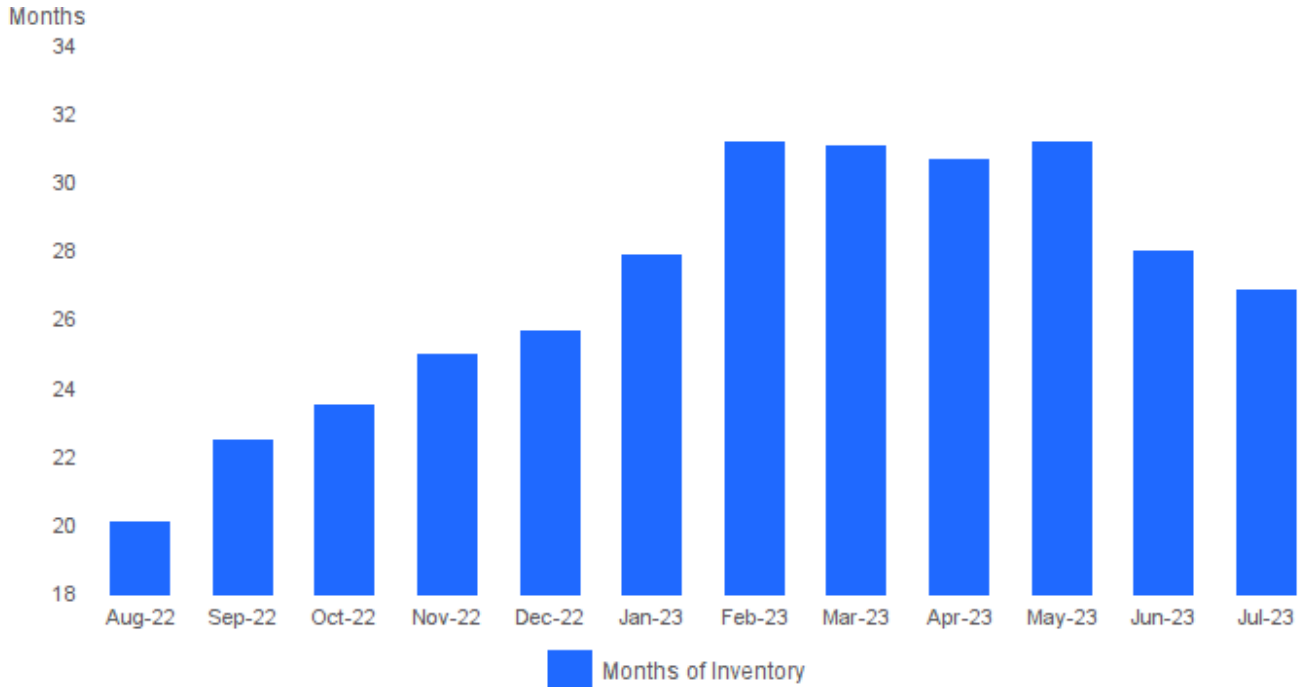
**Asking Price** | the average asking price of sold properties  
**Sold Price** | the average selling price  
**Unsold Price** | the average active list price



## ABSORPTION RATE

July 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.



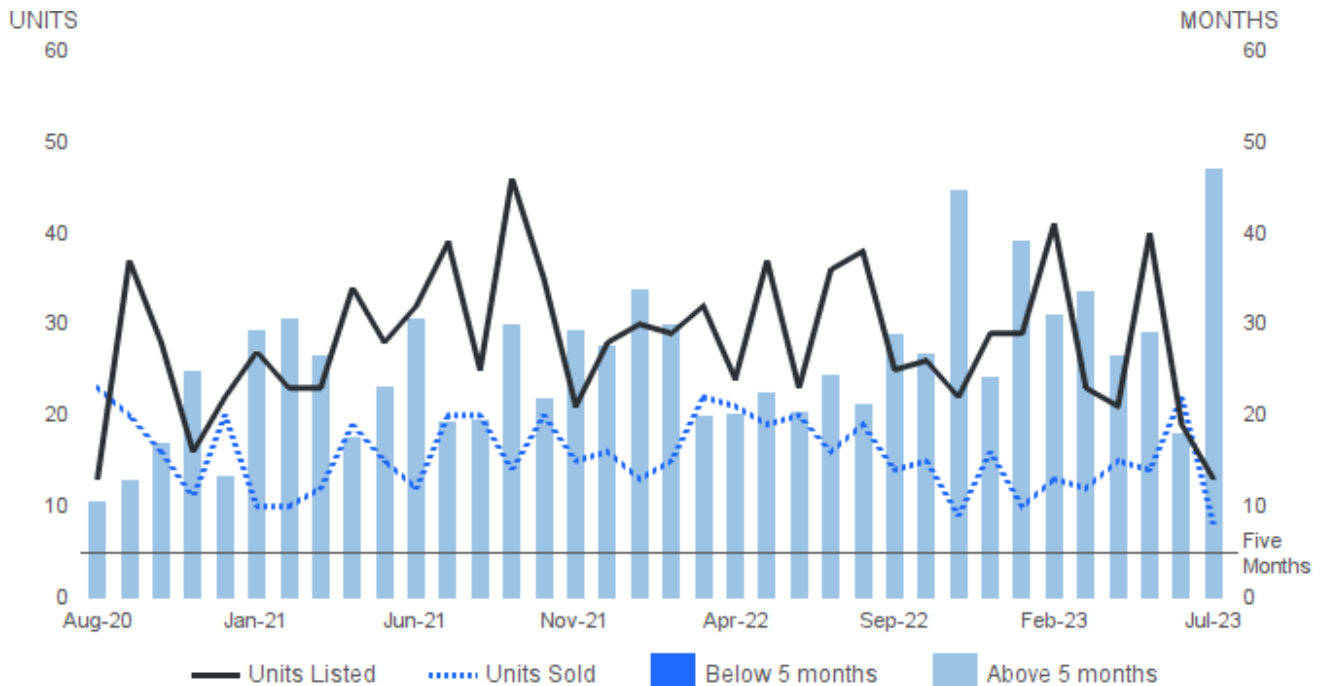
## MONTHS SUPPLY OF INVENTORY

July 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.



The property information herein is derived from various sources that may include, but not be limited to, county records and the Multiple Listing Service, and it may include approximations. Although the information is believed to be accurate, it is not warranted and you should not rely upon it without personal verification. ©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. 