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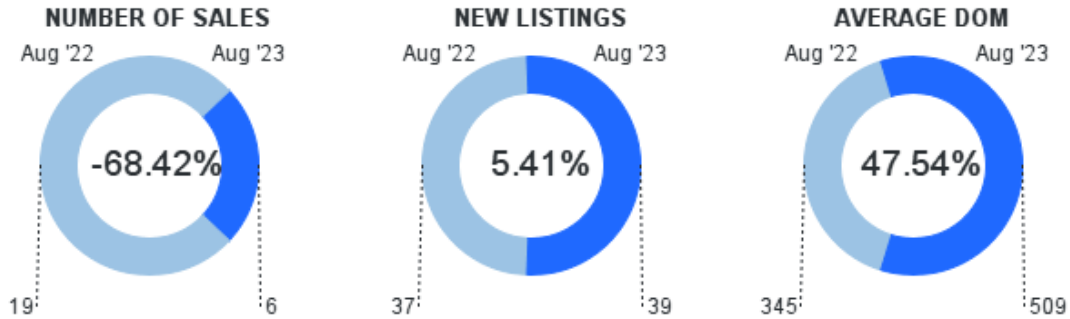
LAND

JULY 2023
COLDWELL BANKER AREA REPORTS
ST CROIX, USVI

ST. CROIX | August 2023

REAL ESTATE SNAPSHOT - Change since this time last year

Lots/Acres



47.69%

MEDIAN SALES PRICE
LOTS/ACRES

24.36%

AVERAGE SALES PRICE
LOTS/ACRES

41.33%

MEDIAN LIST PRICE
(SOLD LISTINGS)
LOTS/ACRES

33.85%

AVERAGE LIST PRICE
(SOLD LISTINGS)
LOTS/ACRES

Aug '22 Aug '23

AREA REPORT

ST. CROIX

FULL MARKET SUMMARY

August 2023 | Lots/Acres ?

	Month to Date			Year to Date		
	August 2023	August 2022	% Change	YTD 2023	YTD 2022	% Change
New Listings	39	37	5.41% ↑	226	248	-8.87% ↓
Sold Listings	6	19	-68.42% ↓	100	145	-31.03% ↓
Median List Price (Solds)	\$106,000	\$75,000	41.33% ↑	\$69,500	\$69,000	0.72% ↑
Median Sold Price	\$96,000	\$65,000	47.69% ↑	\$60,000	\$63,000	-4.76% ↓
Median Days on Market	307	340	-9.71% ↓	160	257	-37.74% ↓
Average List Price (Solds)	\$141,250	\$105,526	33.85% ↑	\$147,255	\$142,149	3.59% ↑
Average Sold Price	\$120,333	\$96,763	24.36% ↑	\$127,195	\$123,731	2.8% ↑
Average Days on Market	509	345	47.54% ↑	300	316	-5.06% ↓
List/Sold Price Ratio	87.7%	91.7%	-4.37% ↓	87.1%	90%	-3.13% ↓

SOLD AND NEW PROPERTIES (UNITS)

August 2023 | Lots/Acres ?

Sold Properties | Number of properties sold during the year

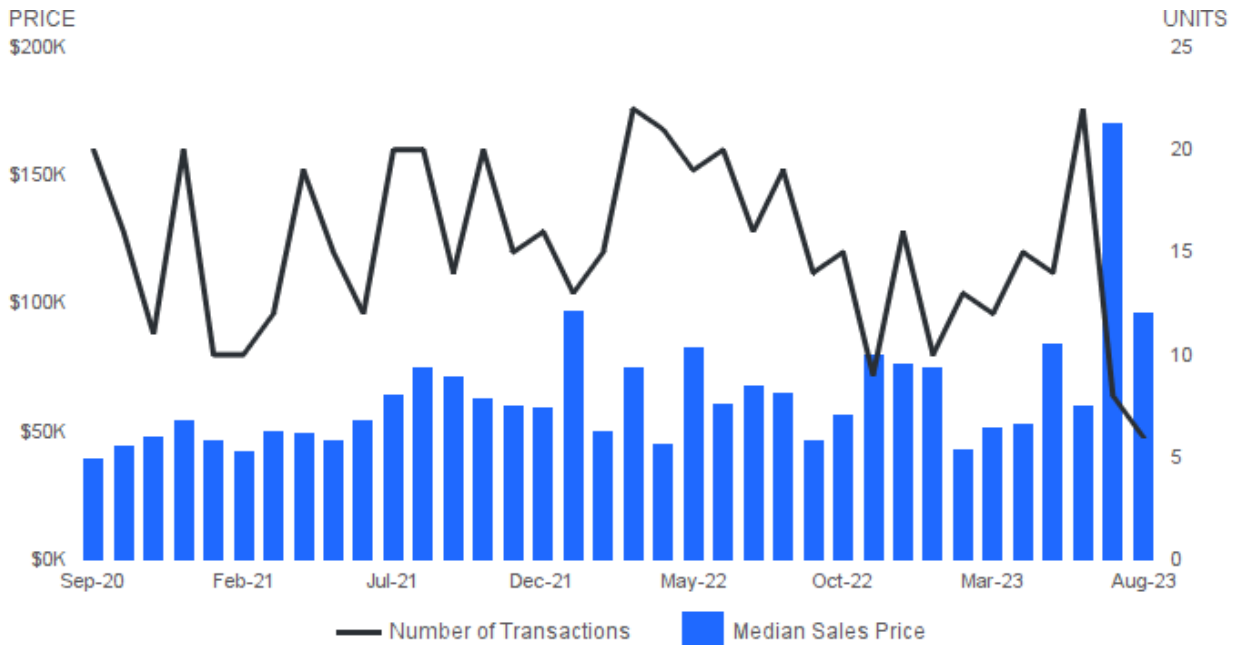
New Properties | Number of properties listed during the year.



MEDIAN SALES PRICE AND NUMBER OF SALES

August 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

August 2023 | Lots/Acres ?

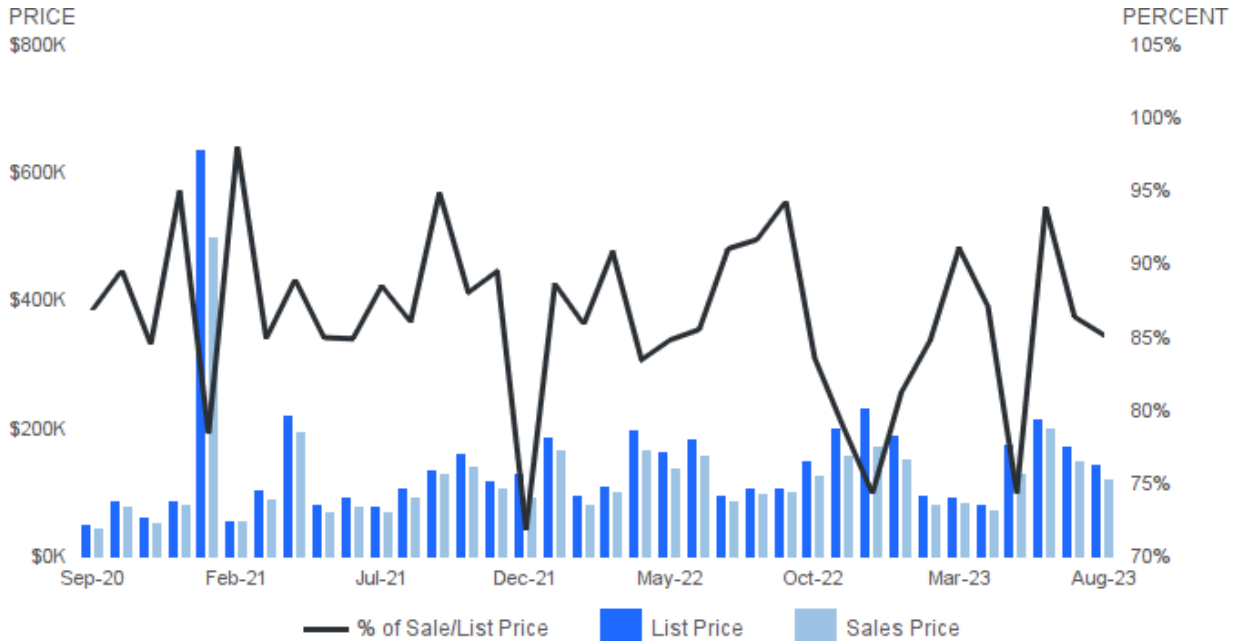
Average Sales Price | Average sales price for all properties sold.
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

August 2023 | Lots/Acres ?

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

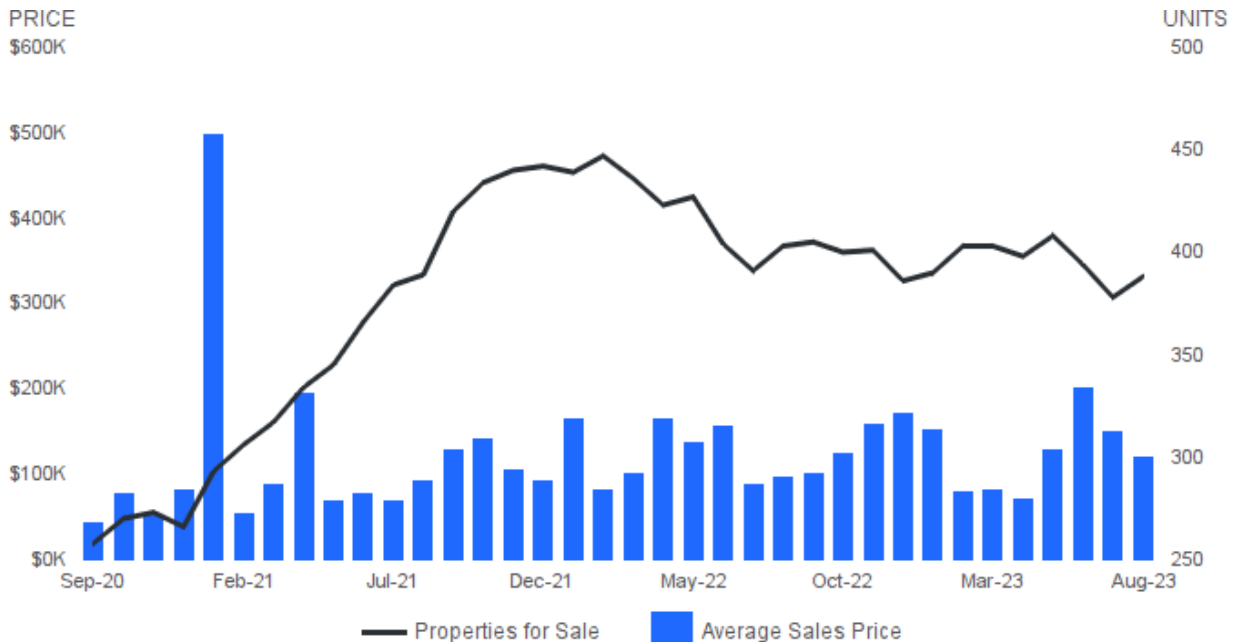


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

August 2023 | Lots/Acres ?

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

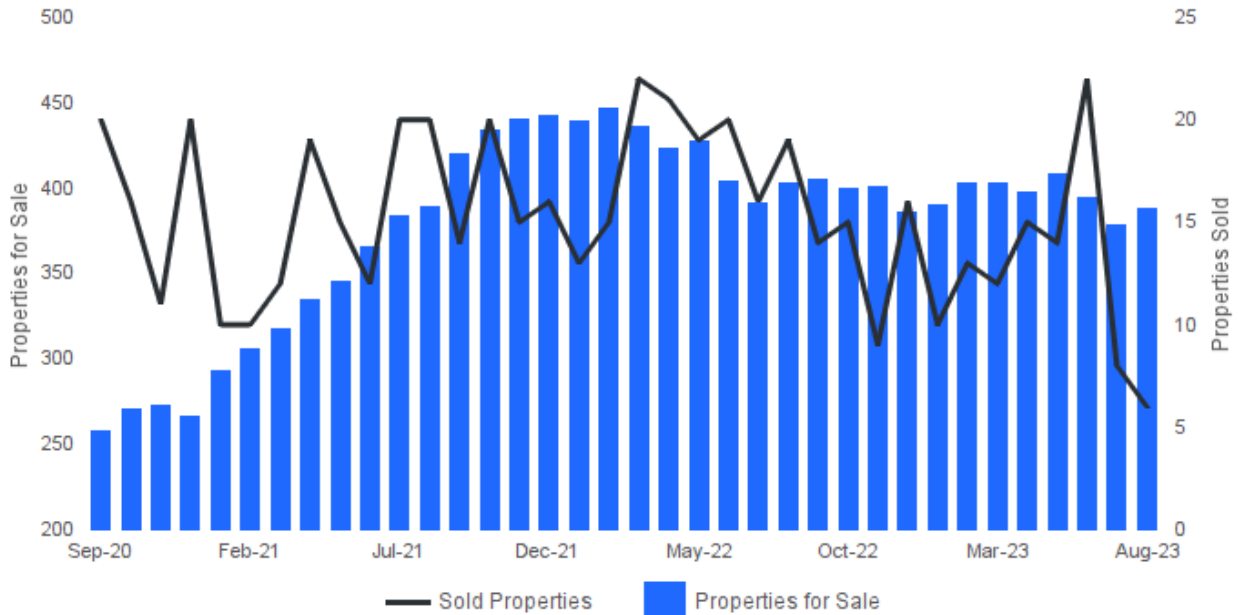
Properties for Sale | Number of properties listed for sale at the end of month.



PROPERTIES FOR SALE AND SOLD PROPERTIES

August 2023 | Lots/Acres ?

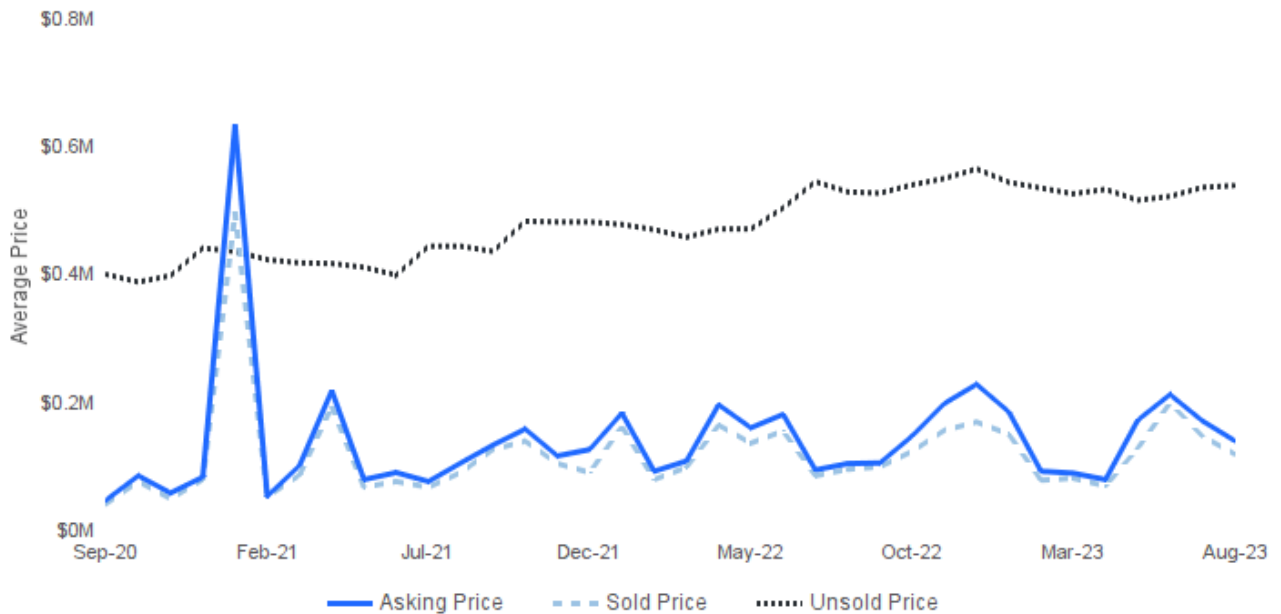
Properties for Sale | Number of properties listed for sale at the end of month.
Sold Properties | Number of properties sold.



AVERAGE ASKING/SOLD/UNSOLD PRICE

August 2023 | Lots/Acres ?

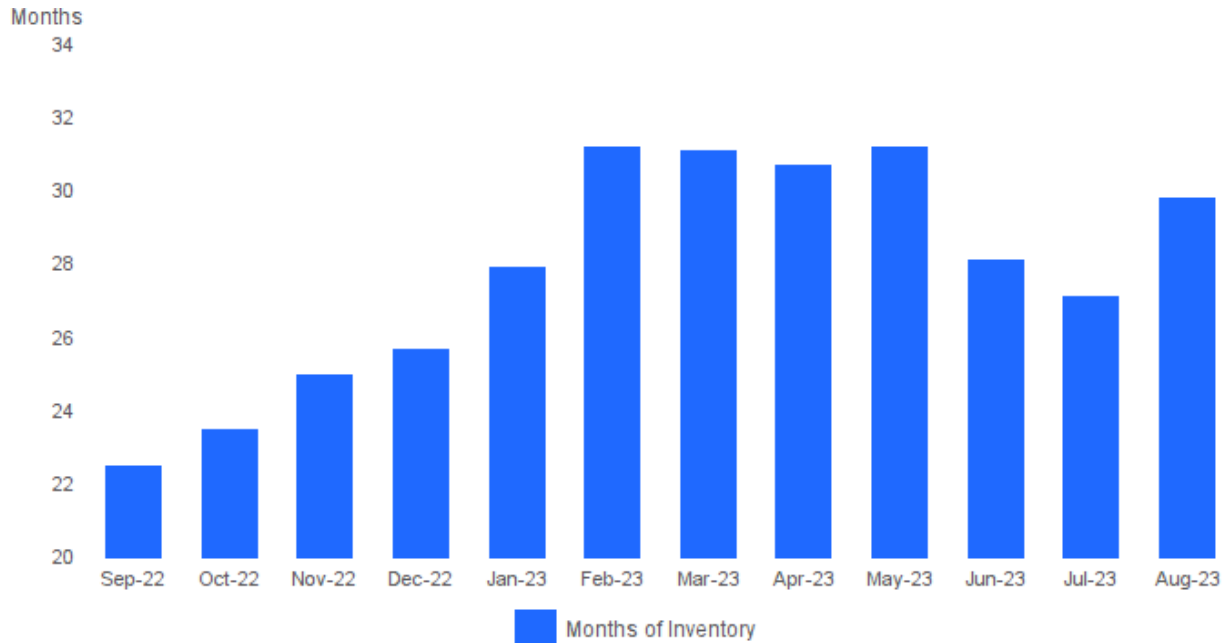
Asking Price | the average asking price of sold properties
Sold Price | the average selling price
Unsold Price | the average active list price



ABSORPTION RATE

August 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.



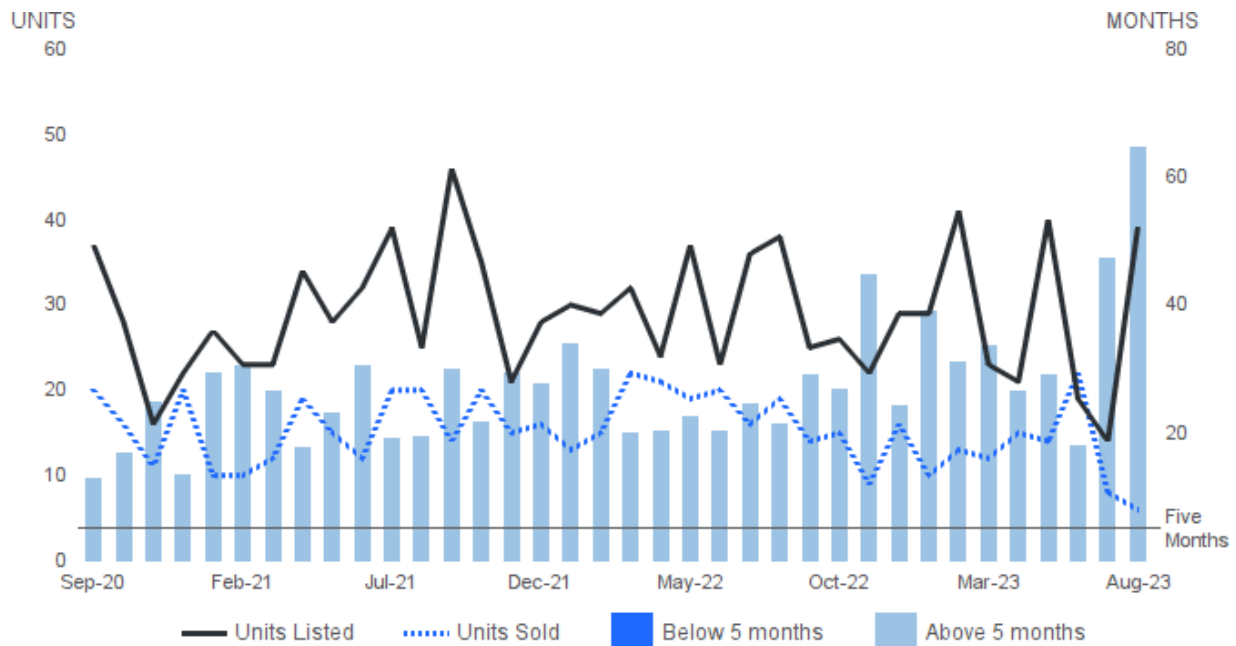
MONTHS SUPPLY OF INVENTORY

August 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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