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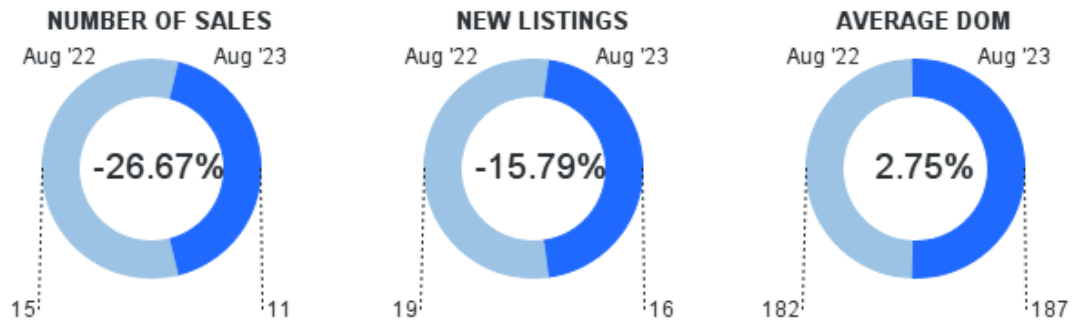
SINGLE FAMILY

AUGUST 2023
COLDWELL BANKER AREA REPORTS
ST CROIX, USVI

ST. CROIX | August 2023

REAL ESTATE SNAPSHOT - Change since this time last year

Single Family



-15.52% ↓

MEDIAN SALES PRICE
SINGLE FAMILY

-35.06% ↓

AVERAGE SALES PRICE
SINGLE FAMILY

-15.23% ↓

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

-35.30% ↓

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

■ Aug '22 ■ Aug '23

AREA REPORT

ST. CROIX

FULL MARKET SUMMARY

August 2023 | Single Family ?

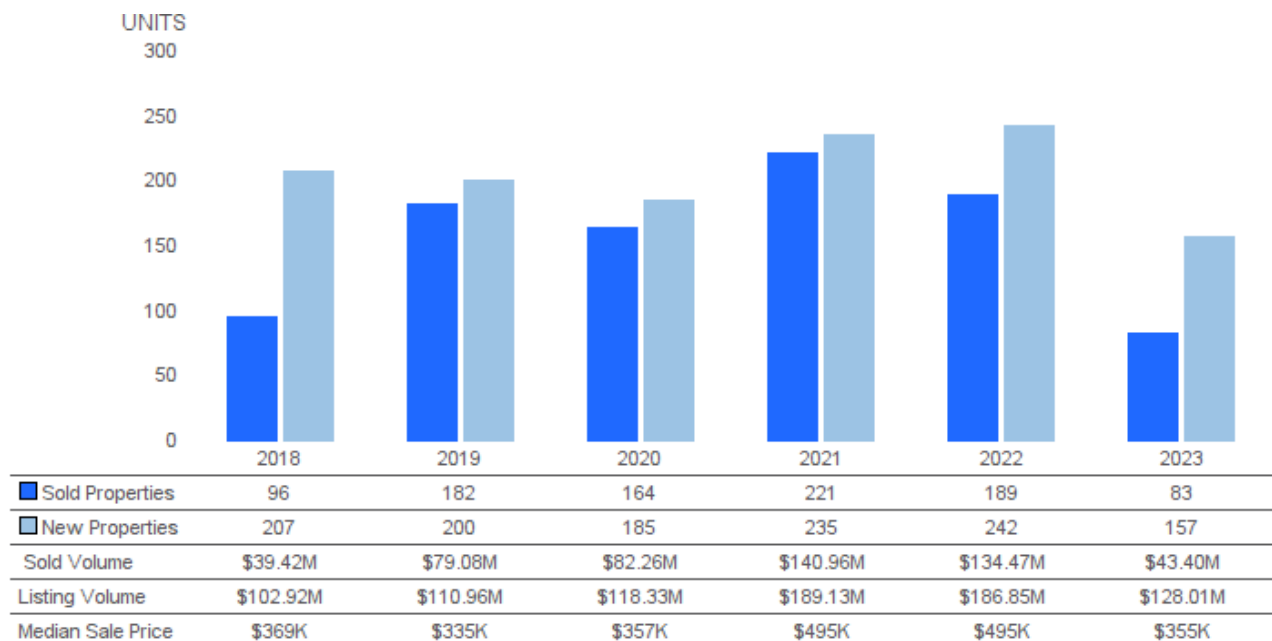
	Month to Date			Year to Date		
	August 2023	August 2022	% Change	YTD 2023	YTD 2022	% Change
New Listings	16	19	-15.79% ↓	157	174	-9.77% ↓
Sold Listings	11	15	-26.67% ↓	83	131	-36.64% ↓
Median List Price (Solds)	\$499,999	\$589,800	-15.23% ↓	\$419,000	\$575,000	-27.13% ↓
Median Sold Price	\$490,000	\$580,000	-15.52% ↓	\$355,000	\$535,000	-33.64% ↓
Median Days on Market	102	145	-29.66% ↓	142	173	-17.92% ↓
Average List Price (Solds)	\$530,090	\$819,286	-35.3% ↓	\$554,768	\$849,235	-34.67% ↓
Average Sold Price	\$488,818	\$752,766	-35.06% ↓	\$522,885	\$790,764	-33.88% ↓
Average Days on Market	187	182	2.75% ↑	194	230	-15.65% ↓
List/Sold Price Ratio	90%	93.7%	-3.98% ↓	92.3%	94.4%	-2.27% ↓

SOLD AND NEW PROPERTIES (UNITS)

August 2023 | Single Family ?

Sold Properties | Number of properties sold during the year

New Properties | Number of properties listed during the year.

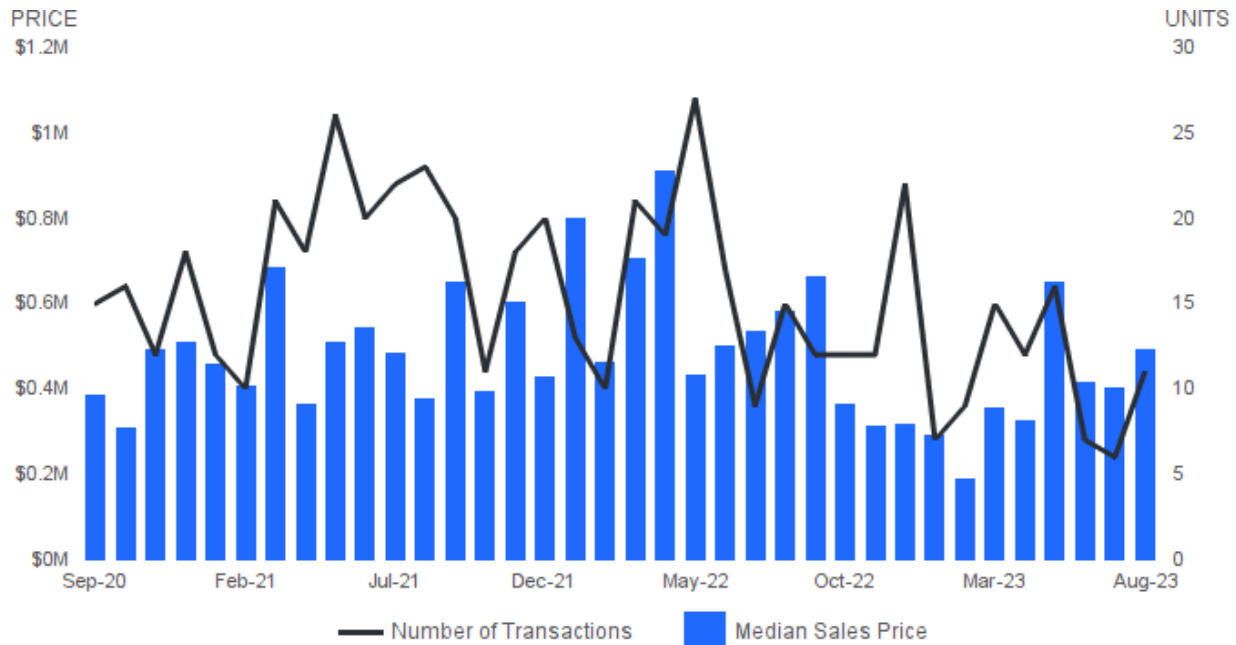


MEDIAN SALES PRICE AND NUMBER OF SALES

August 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

August 2023 | Single Family ?

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

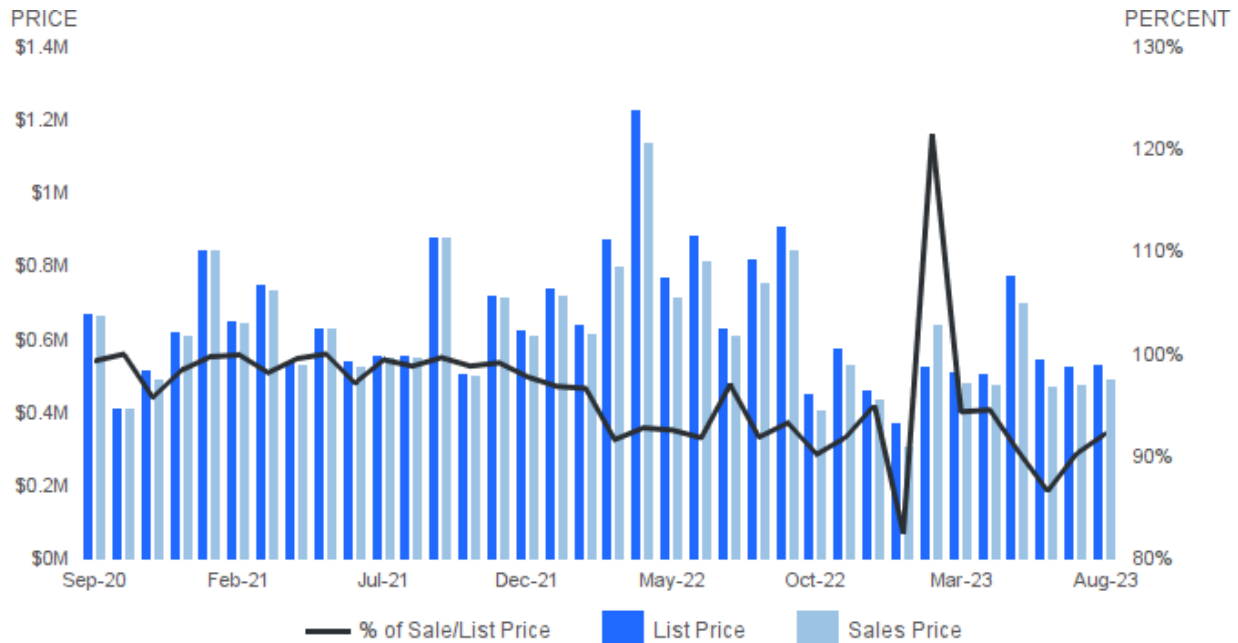
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

August 2023 | Single Family ?

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

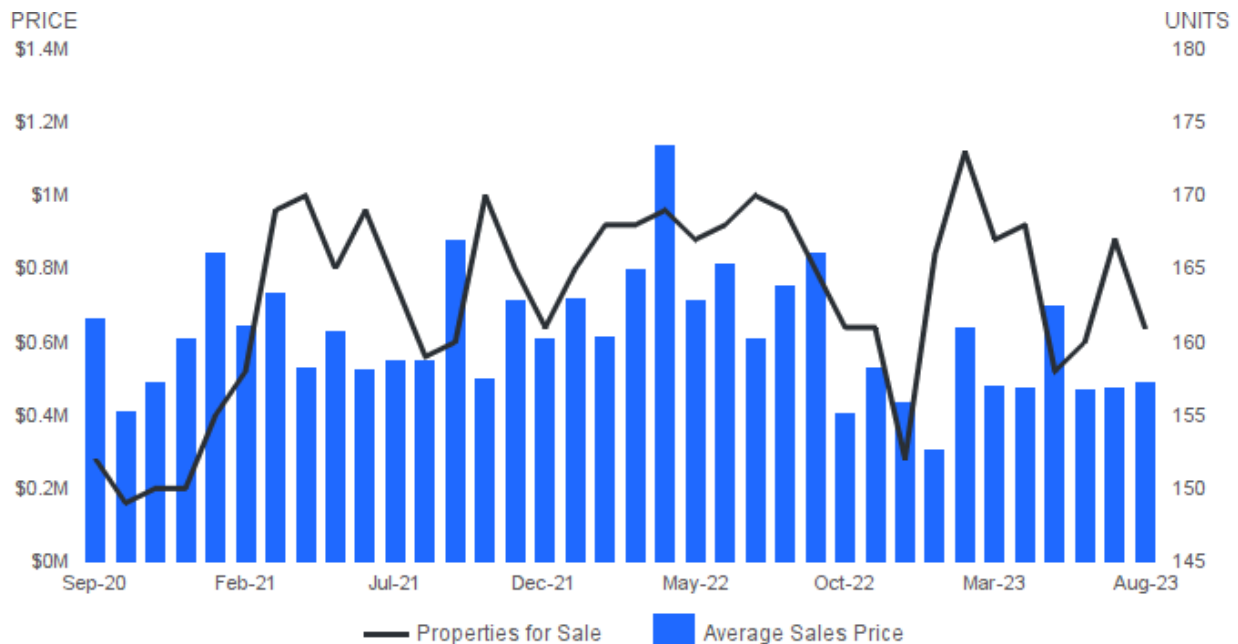


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

August 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.

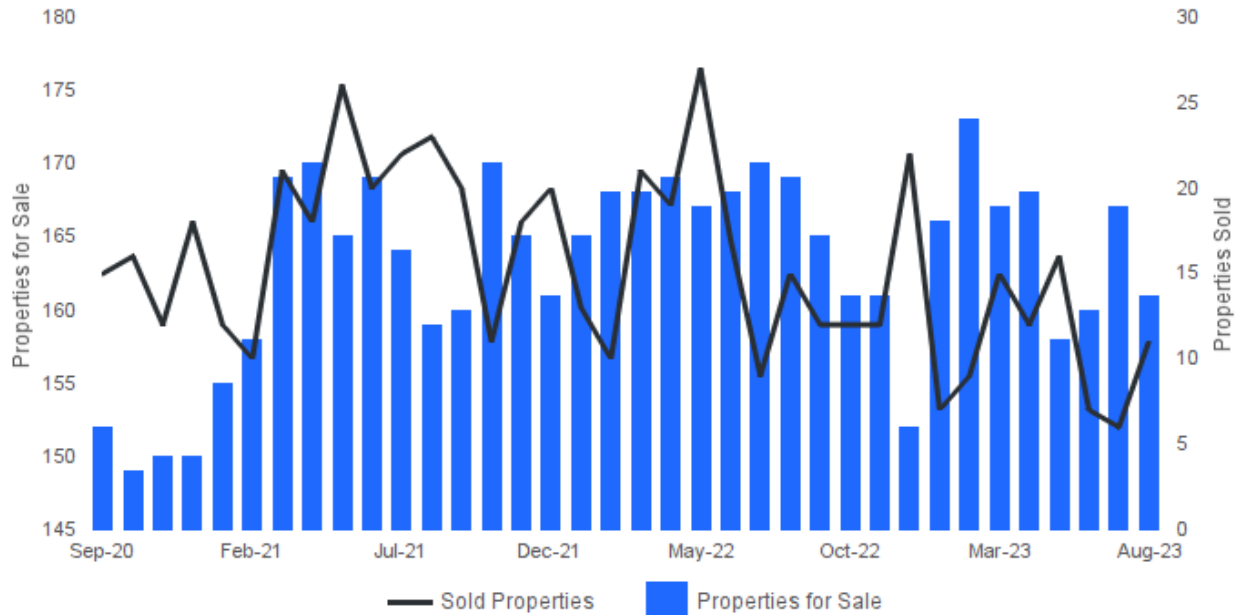


PROPERTIES FOR SALE AND SOLD PROPERTIES

August 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

August 2023 | Single Family ?

Asking Price | the average asking price of sold properties

Sold Price | the average selling price

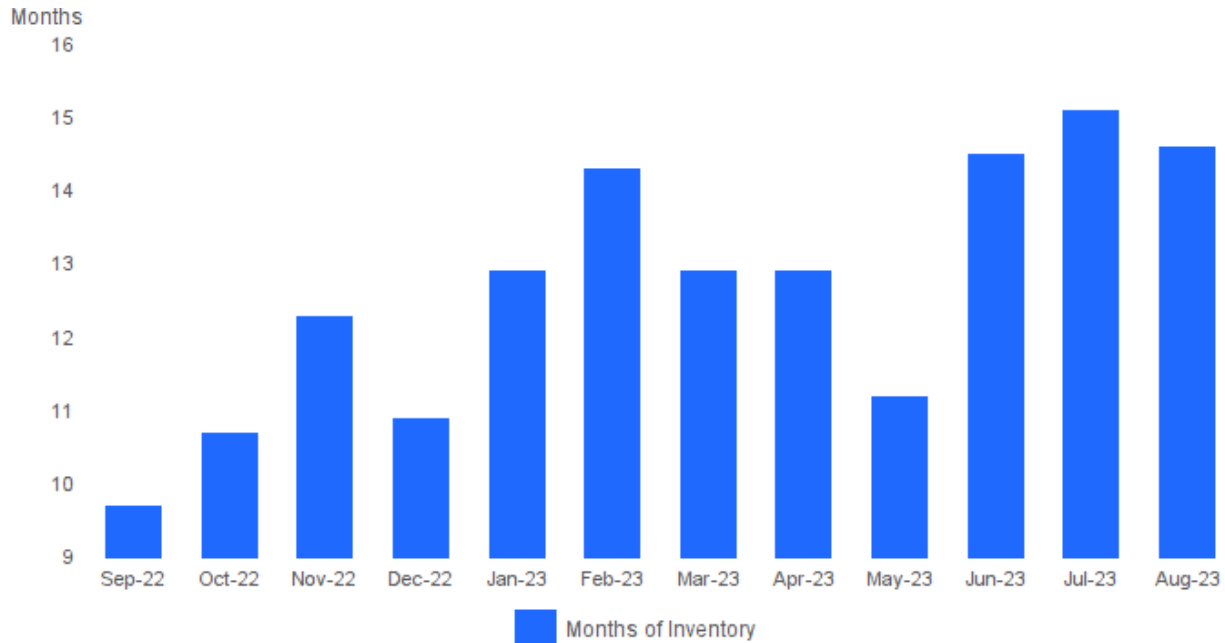
Unsold Price | the average active list price



ABSORPTION RATE

August 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.



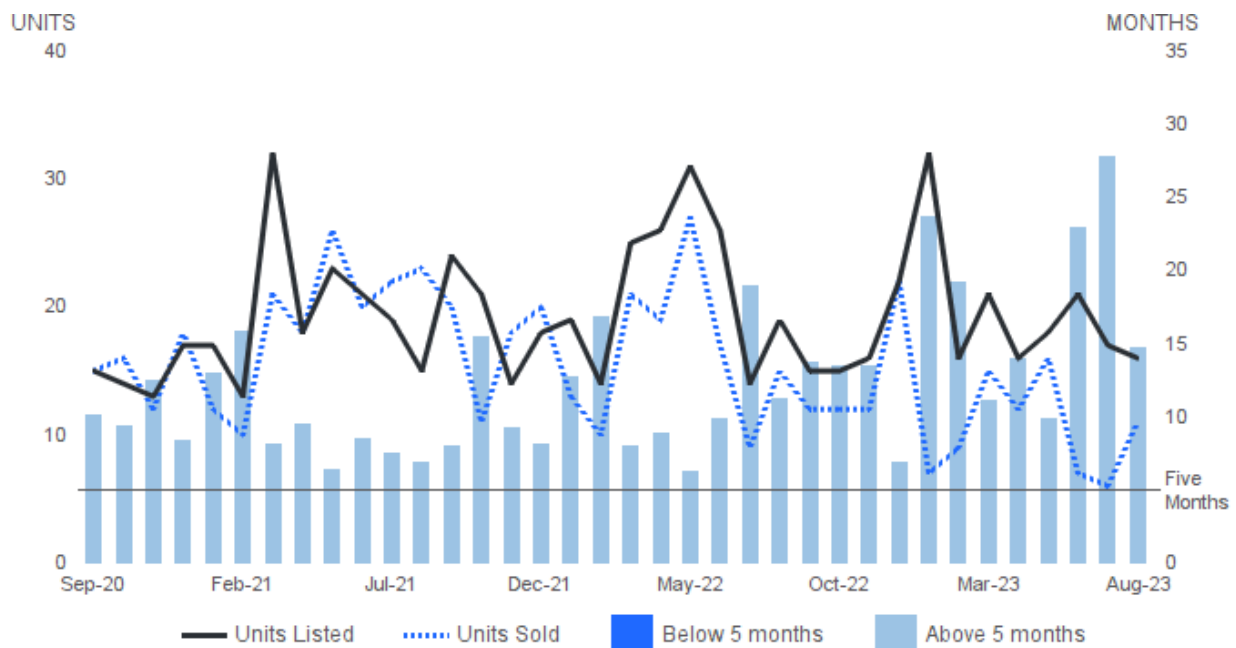
MONTHS SUPPLY OF INVENTORY

August 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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