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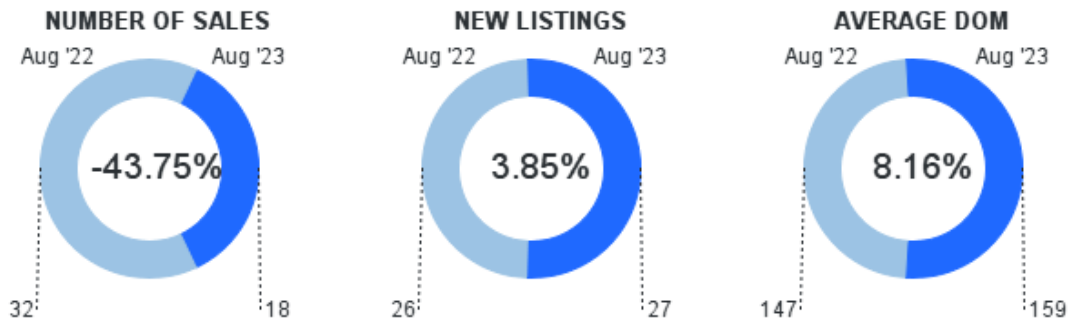
HOMES & CONDOS

AUGUST 2023
COLDWELL BANKER AREA REPORTS
ST CROIX, USVI

ST. CROIX | August 2023

REAL ESTATE SNAPSHOT - Change since this time last year

All Property Types



-20.73% ↓

MEDIAN SALES PRICE
ALL PROPERTY TYPES

-27.21% ↓

AVERAGE SALES PRICE
ALL PROPERTY TYPES

-1.23% ↓

**MEDIAN LIST PRICE
(SOLD LISTINGS)**
ALL PROPERTY TYPES

-27.43% ↓

**AVERAGE LIST PRICE
(SOLD LISTINGS)**
ALL PROPERTY TYPES

■ Aug '22 ■ Aug '23

AREA REPORT

St. Croix

FULL MARKET SUMMARY

August 2023 | All Property Types ?

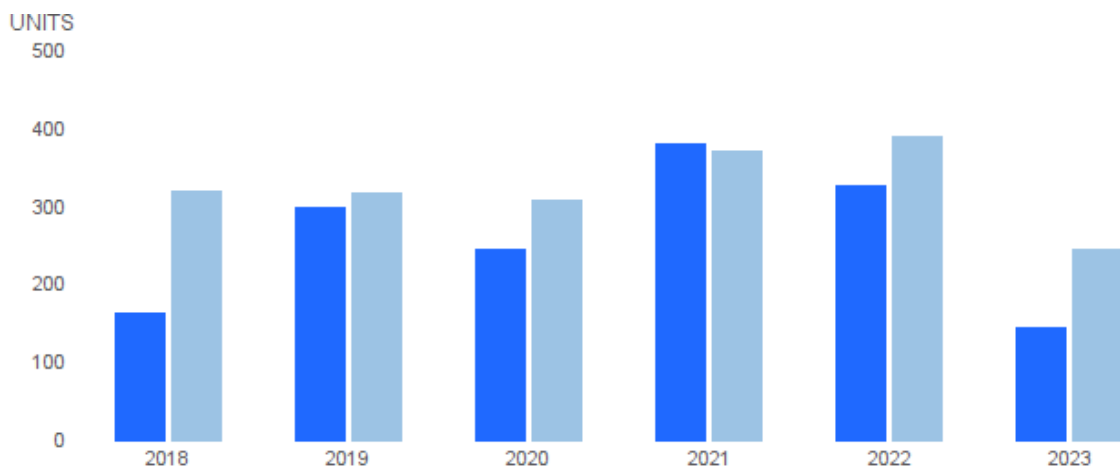
	Month to Date			Year to Date		
	August 2023	August 2022	% Change	YTD 2023	YTD 2022	% Change
New Listings	27	26	3.85% ↑	246	278	-11.51% ↓
Sold Listings	18	32	-43.75% ↓	146	241	-39.42% ↓
Median List Price (Solds)	\$402,500	\$407,500	-1.23% ↓	\$334,500	\$369,000	-9.35% ↓
Median Sold Price	\$324,999	\$410,000	-20.73% ↓	\$300,000	\$360,000	-16.67% ↓
Median Days on Market	102	117	-12.82% ↓	125	132	-5.3% ↓
Average List Price (Solds)	\$432,188	\$595,568	-27.43% ↓	\$445,846	\$596,746	-25.29% ↓
Average Sold Price	\$400,499	\$550,234	-27.21% ↓	\$421,955	\$559,685	-24.61% ↓
Average Days on Market	159	147	8.16% ↑	169	191	-11.52% ↓
List/Sold Price Ratio	91.7%	94.3%	-2.77% ↓	93.7%	95.1%	-1.4% ↓

SOLD AND NEW PROPERTIES (UNITS)

August 2023 | All Property Types ?

Sold Properties | Number of properties sold during the year

New Properties | Number of properties listed during the year.

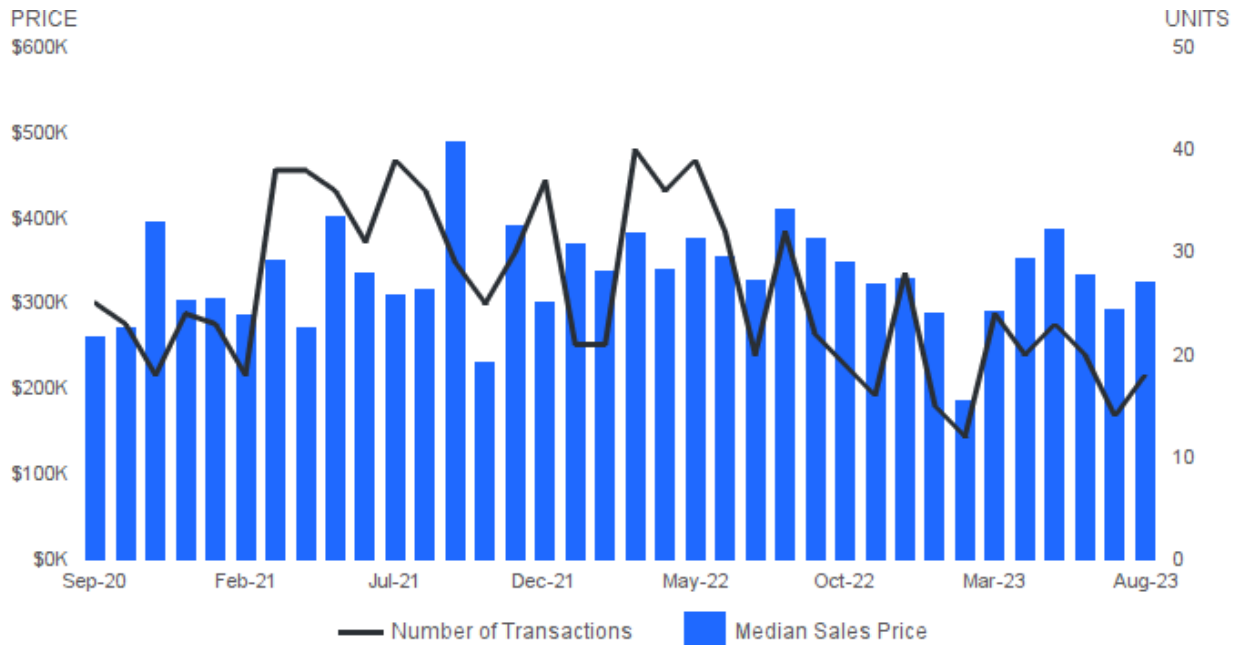


Sold Properties	164	299	246	380	326	146
New Properties	319	318	308	371	391	246
Sold Volume	\$51.99M	\$104.01M	\$102.62M	\$185.27M	\$173.84M	\$61.61M
Listing Volume	\$126.88M	\$140.21M	\$152.75M	\$228.32M	\$234.08M	\$157.97M
Median Sale Price	\$263K	\$247K	\$282K	\$329K	\$350K	\$300K

MEDIAN SALES PRICE AND NUMBER OF SALES

August 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

August 2023 | All Property Types ?

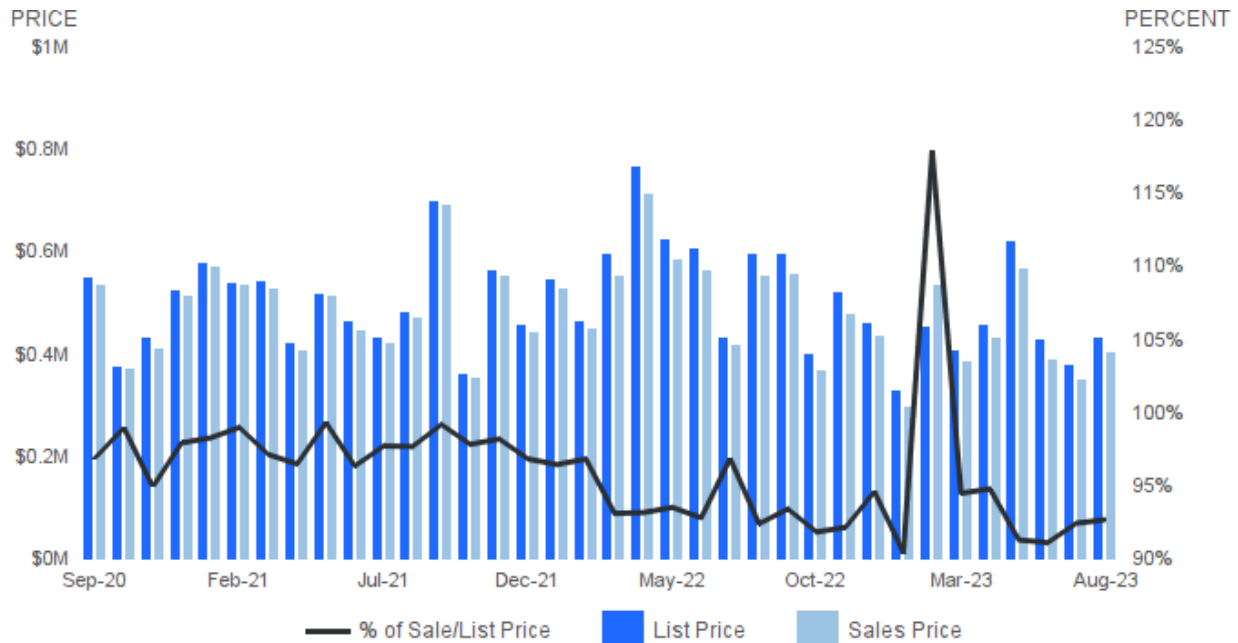
Average Sales Price | Average sales price for all properties sold.
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

August 2023 | All Property Types ?

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

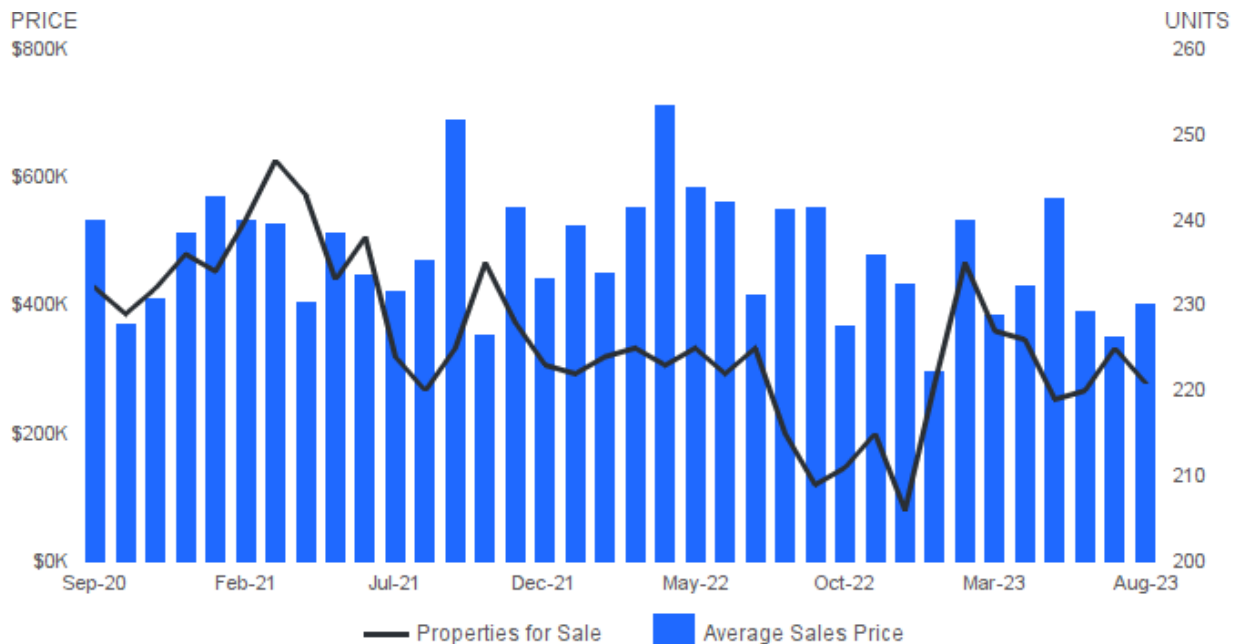


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

August 2023 | All Property Types ?

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

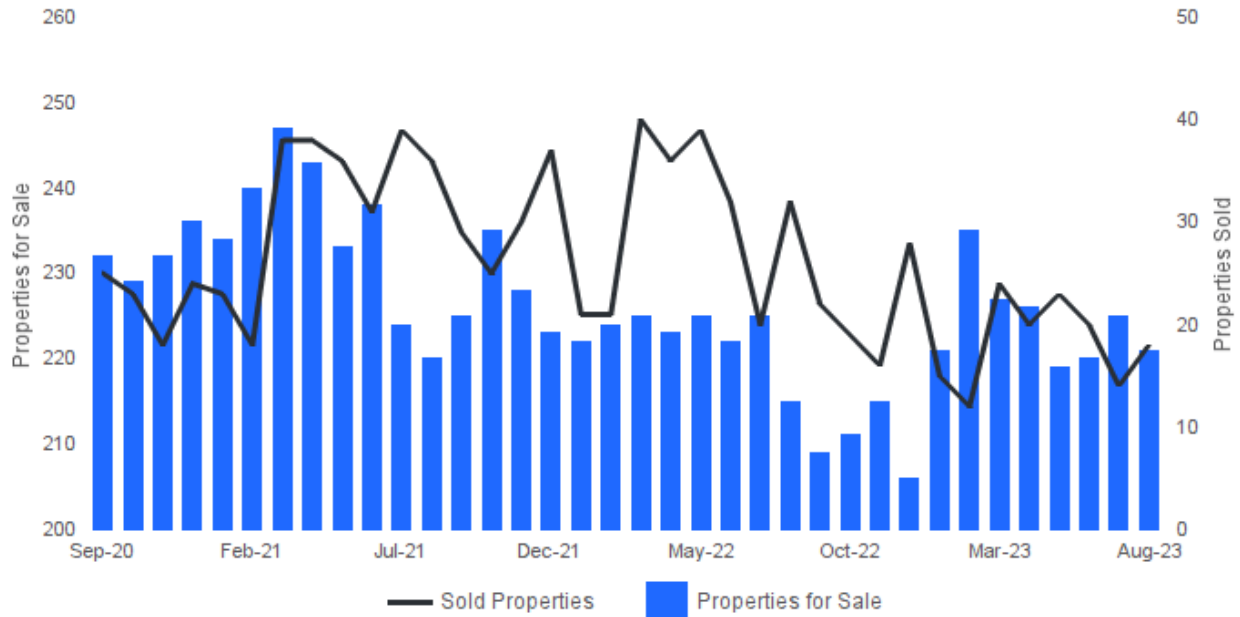
Properties for Sale | Number of properties listed for sale at the end of month.



PROPERTIES FOR SALE AND SOLD PROPERTIES

August 2023 | All Property Types ?

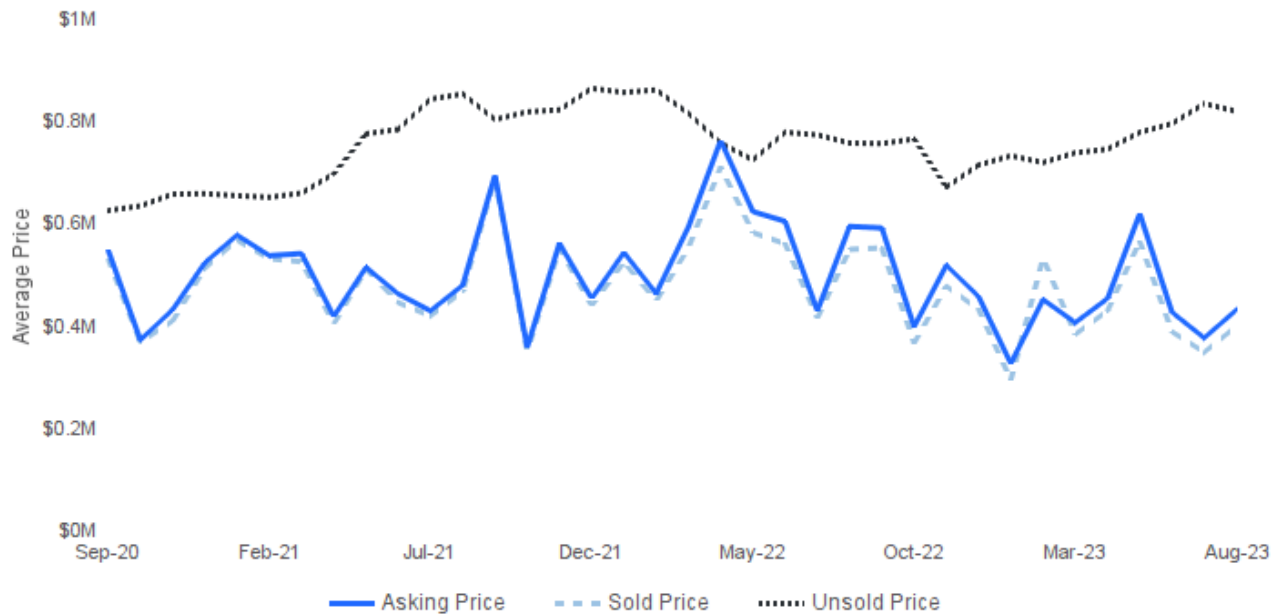
Properties for Sale | Number of properties listed for sale at the end of month.
Sold Properties | Number of properties sold.



AVERAGE ASKING/SOLD/UNSOLD PRICE

August 2023 | All Property Types ?

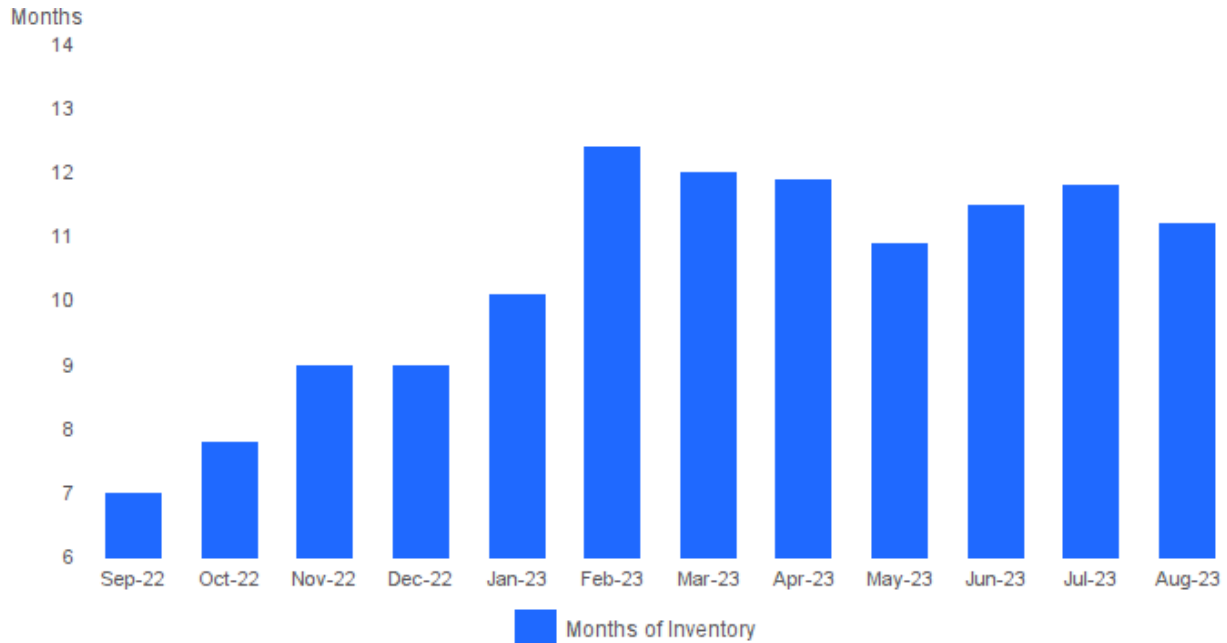
Asking Price | the average asking price of sold properties
Sold Price | the average selling price
Unsold Price | the average active list price



ABSORPTION RATE

August 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.



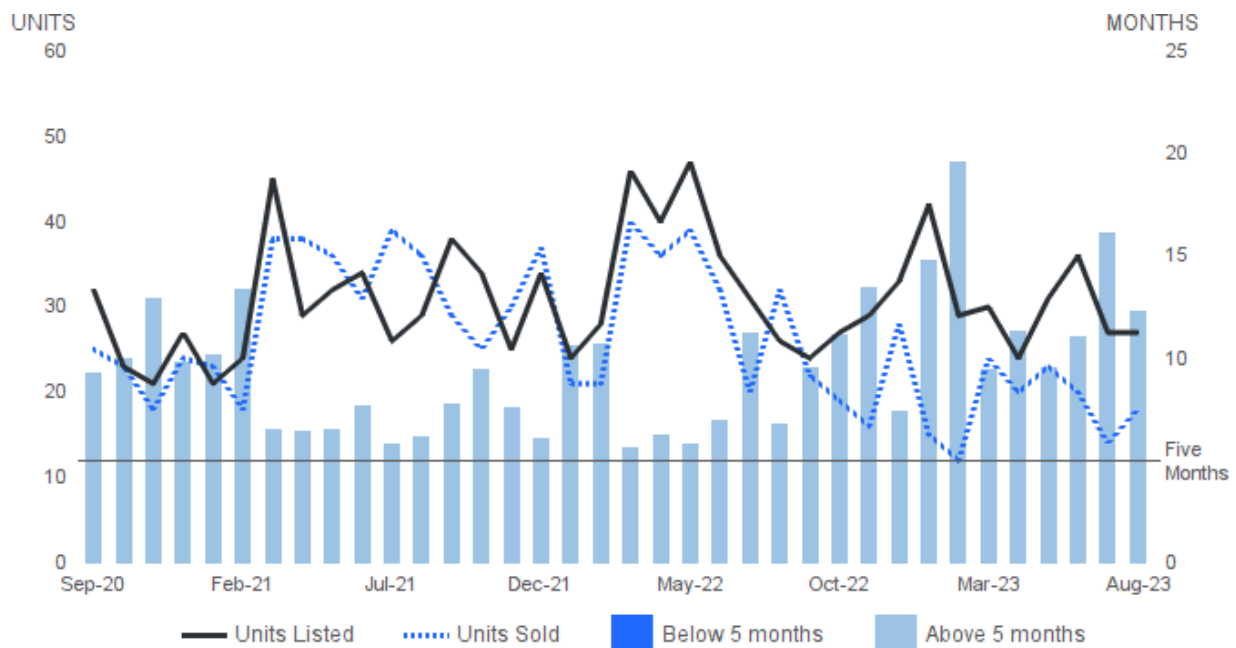
MONTHS SUPPLY OF INVENTORY

August 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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