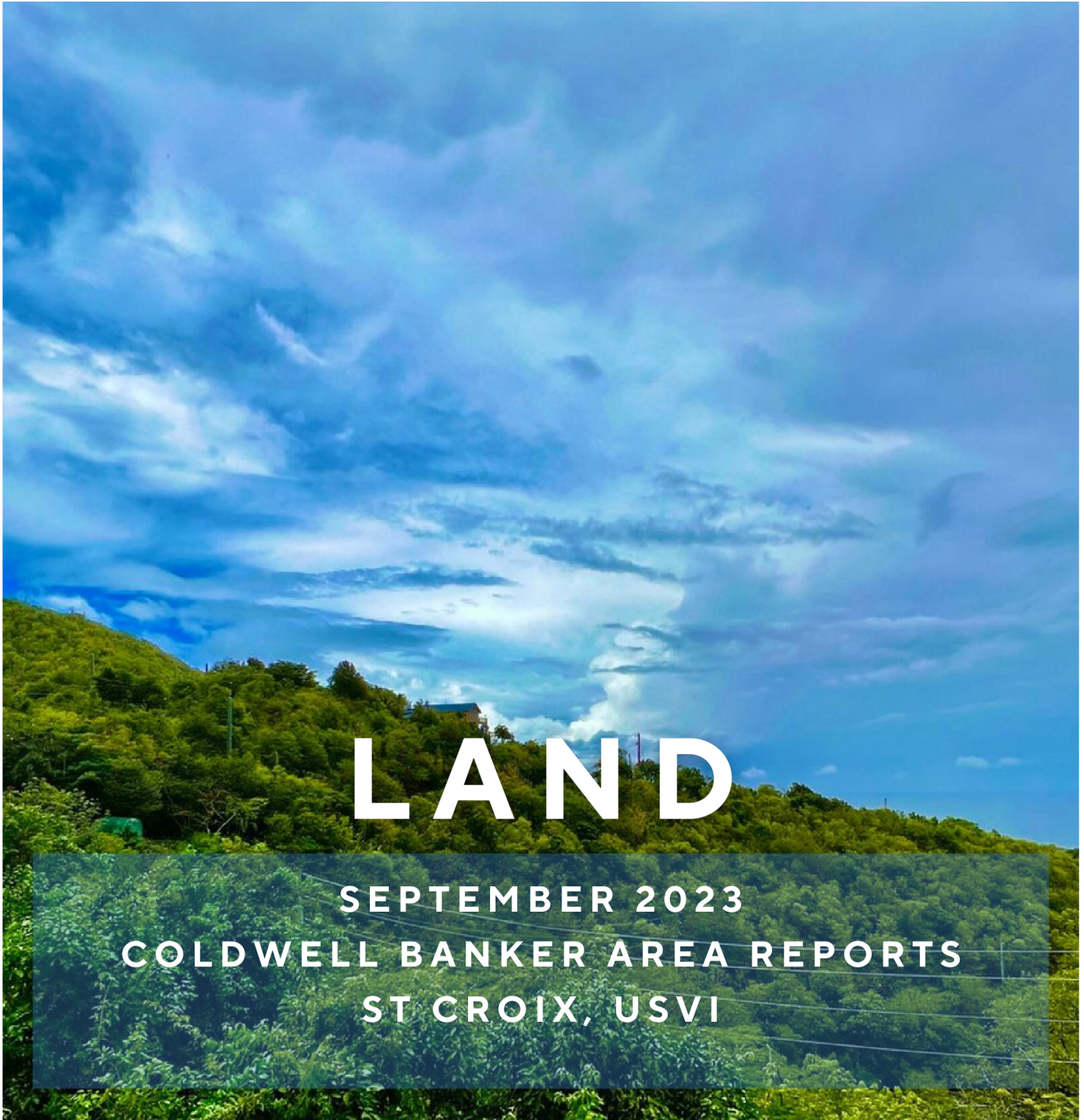




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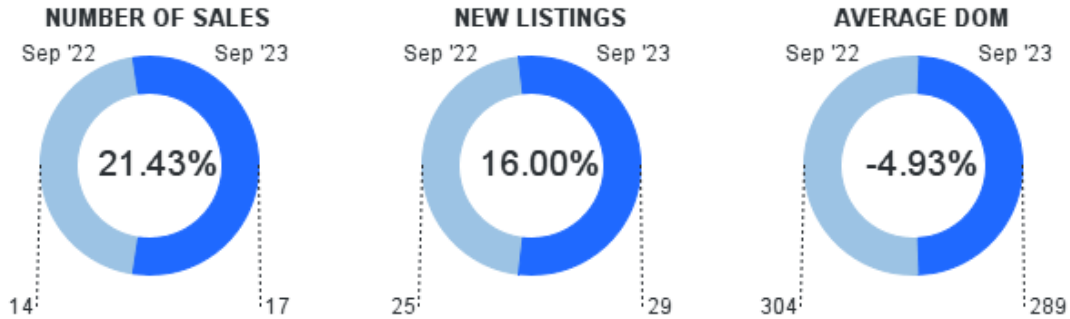
# LAND

SEPTEMBER 2023  
COLDWELL BANKER AREA REPORTS  
ST CROIX, USVI

## ST. CROIX | September 2023

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

Lots/Acres



**-17.56%** ↓

**MEDIAN SALES PRICE**  
LOTS/ACRES

**-52.08%** ↓

**AVERAGE SALES PRICE**  
LOTS/ACRES

**31.43%** ↑

**MEDIAN LIST PRICE**  
**(SOLD LISTINGS)**  
LOTS/ACRES

**-41.73%** ↓

**AVERAGE LIST PRICE**  
**(SOLD LISTINGS)**  
LOTS/ACRES

■ Sep '22   ■ Sep '23

# AREA REPORT

## ST. CROIX

### FULL MARKET SUMMARY

September 2023 | Lots/Acres ?

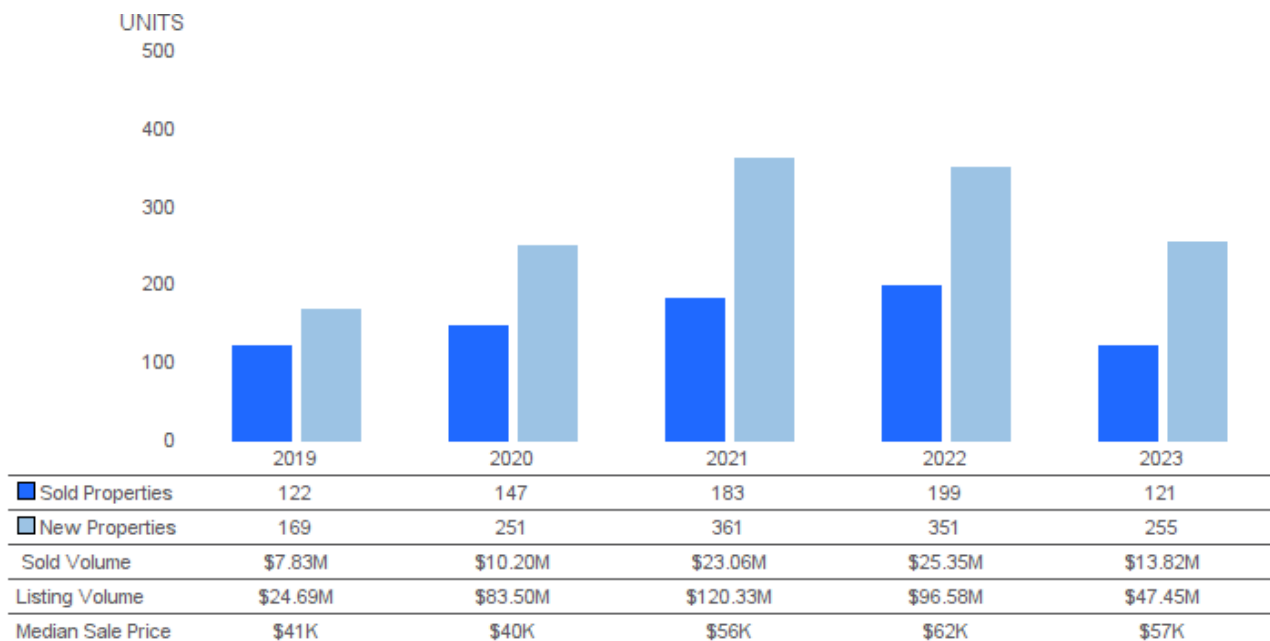
	Month to Date			Year to Date		
	September 2023	September 2022	% Change	YTD 2023	YTD 2022	% Change
New Listings	29	25	16% <span>↑</span>	255	274	-6.93% <span>↓</span>
Sold Listings	17	14	21.43% <span>↑</span>	121	159	-23.9% <span>↓</span>
Median List Price (Solds)	\$69,000	\$52,500	31.43% <span>↑</span>	\$69,000	\$66,000	4.55% <span>↑</span>
Median Sold Price	\$38,333	\$46,500	-17.56% <span>↓</span>	\$57,000	\$60,000	-5% <span>↓</span>
Median Days on Market	162	157	3.18% <span>↑</span>	157	253	-37.94% <span>↓</span>
Average List Price (Solds)	\$61,852	\$106,142	-41.73% <span>↓</span>	\$133,206	\$138,979	-4.15% <span>↓</span>
Average Sold Price	\$47,970	\$100,107	-52.08% <span>↓</span>	\$114,181	\$121,651	-6.14% <span>↓</span>
Average Days on Market	289	304	-4.93% <span>↓</span>	290	315	-7.94% <span>↓</span>
List/Sold Price Ratio	76.2%	91.9%	-17.13% <span>↓</span>	85.6%	90.1%	-5.07% <span>↓</span>

### SOLD AND NEW PROPERTIES (UNITS)

September 2023 | Lots/Acres ?

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

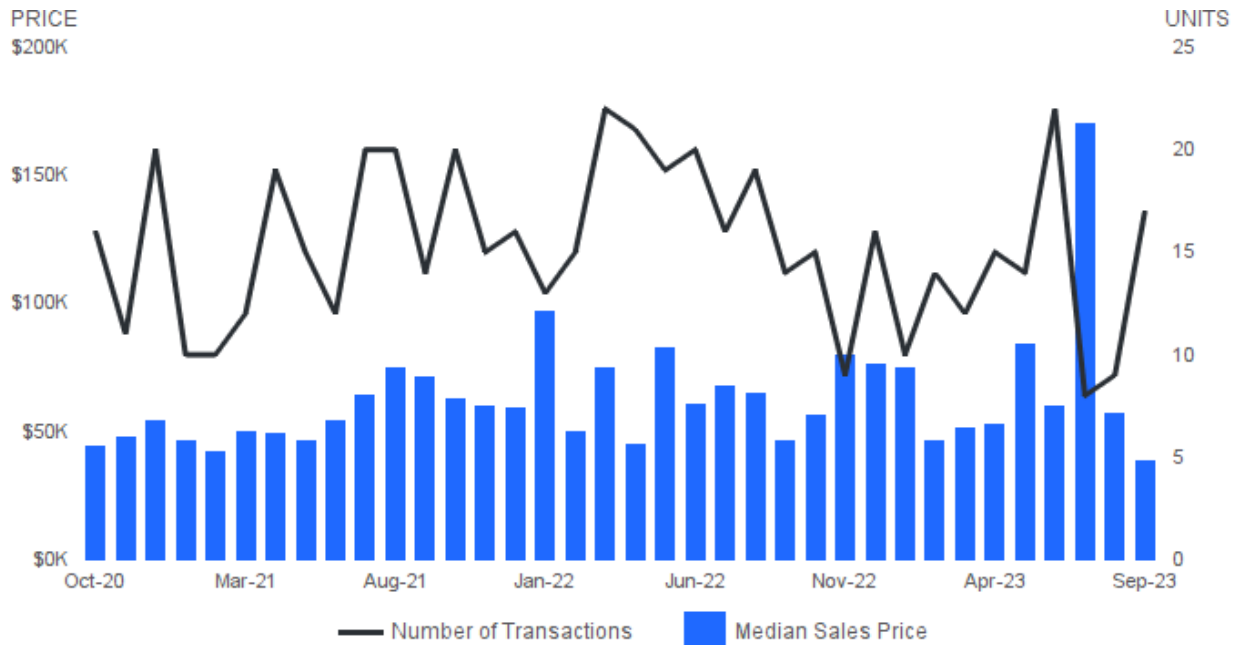
**New Properties** | Number of properties listed during the year.



## MEDIAN SALES PRICE AND NUMBER OF SALES

September 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

September 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

September 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

September 2023 | Lots/Acres ?

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

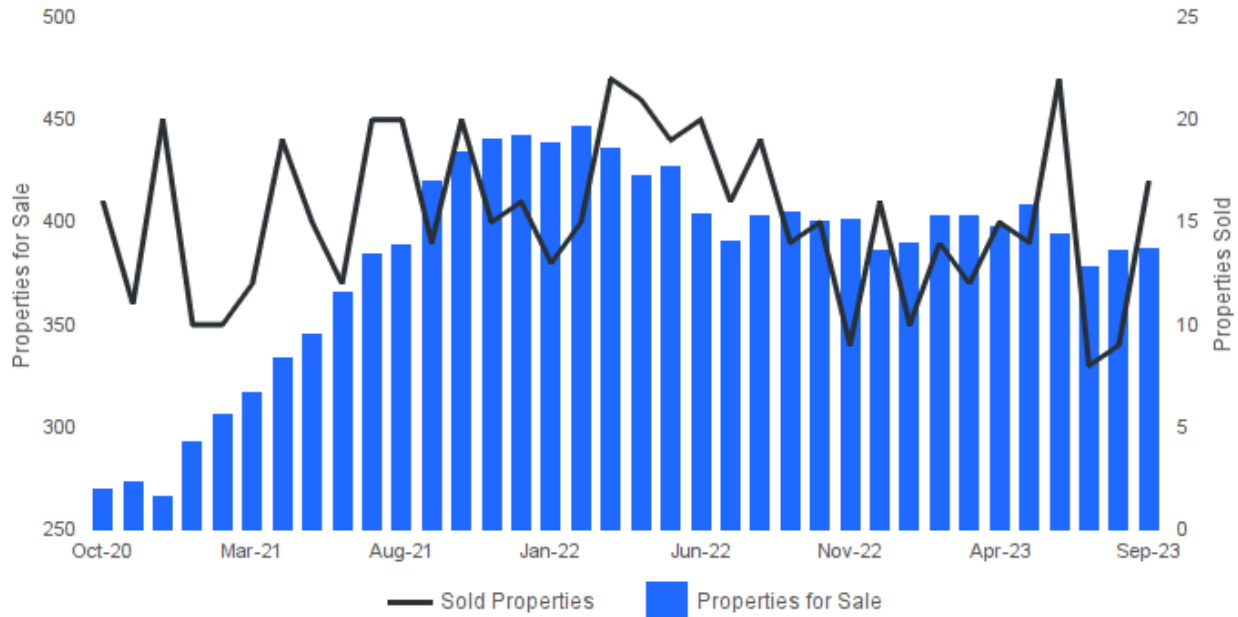
**Properties for Sale** | Number of properties listed for sale at the end of month.



## PROPERTIES FOR SALE AND SOLD PROPERTIES

September 2023 | Lots/Acres ?

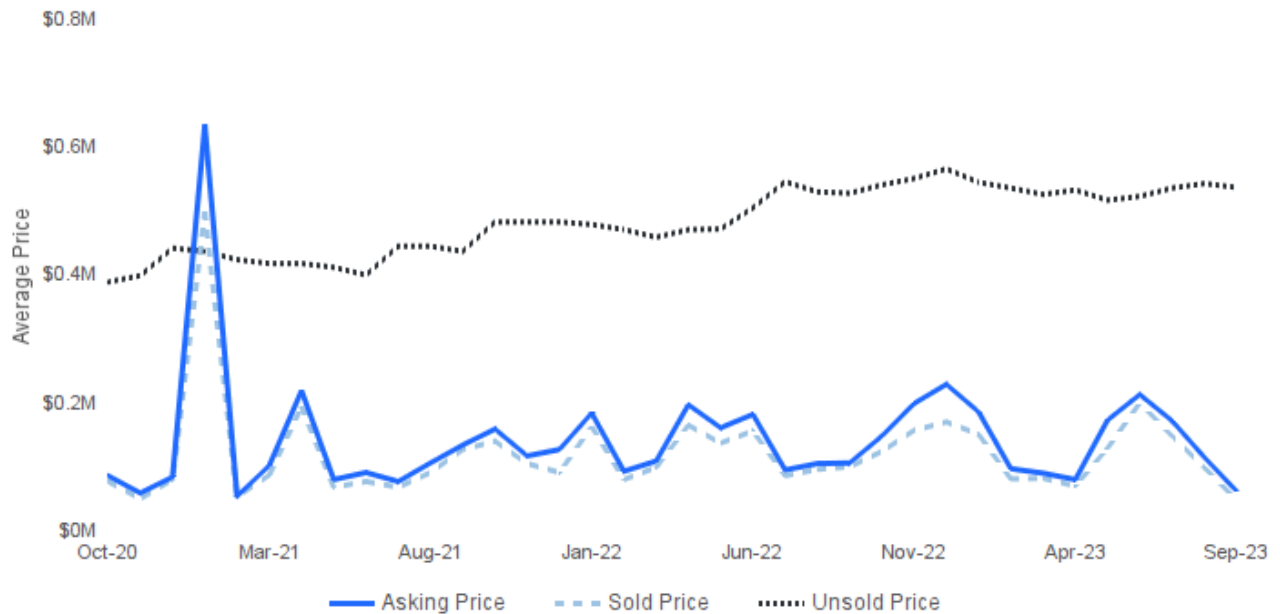
**Properties for Sale** | Number of properties listed for sale at the end of month.  
**Sold Properties** | Number of properties sold.



## AVERAGE ASKING/SOLD/UNSOLD PRICE

September 2023 | Lots/Acres ?

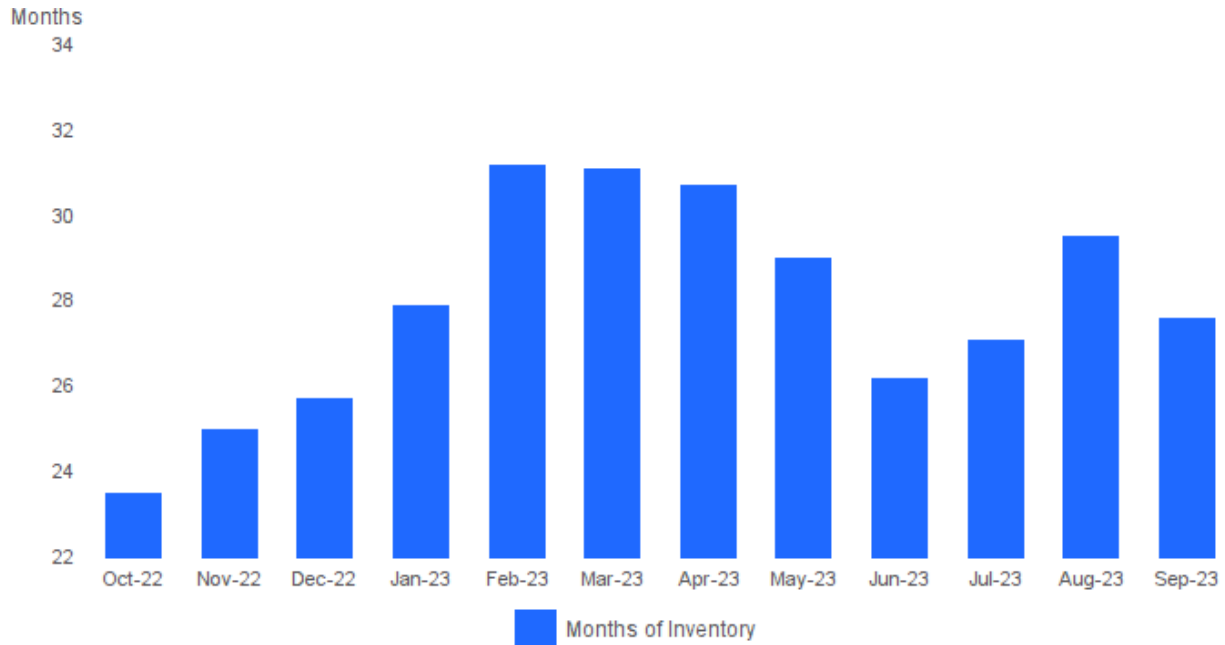
**Asking Price** | the average asking price of sold properties  
**Sold Price** | the average selling price  
**Unsold Price** | the average active list price



## ABSORPTION RATE

September 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.



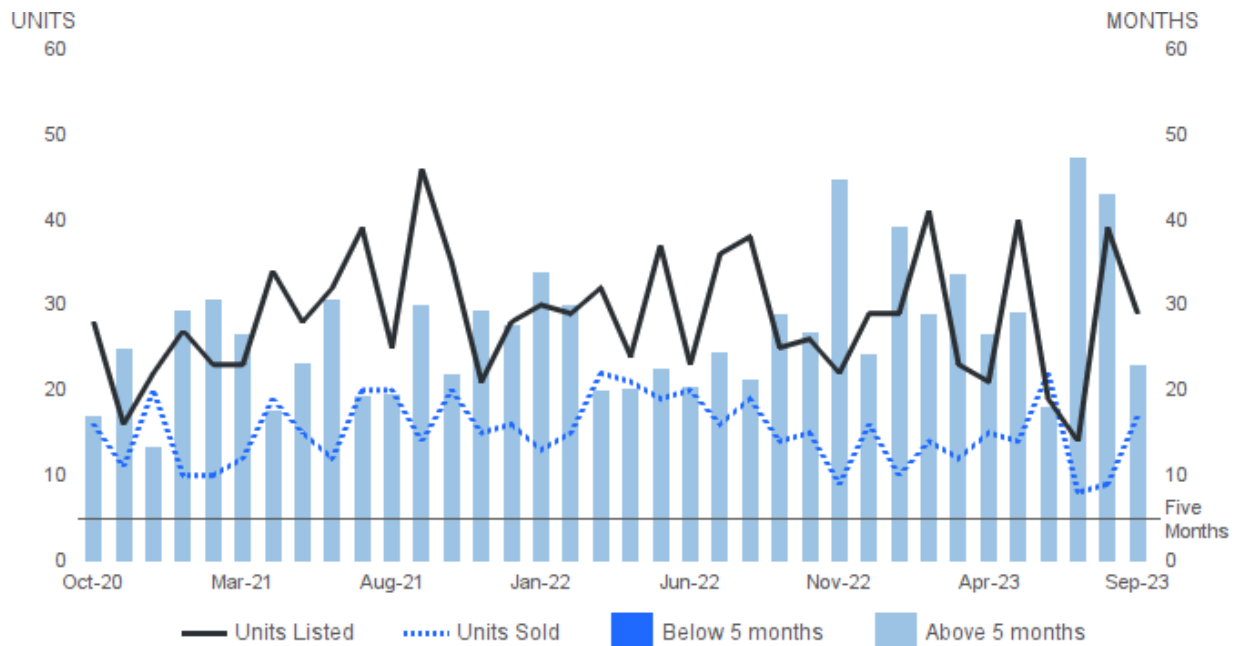
## MONTHS SUPPLY OF INVENTORY

September 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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