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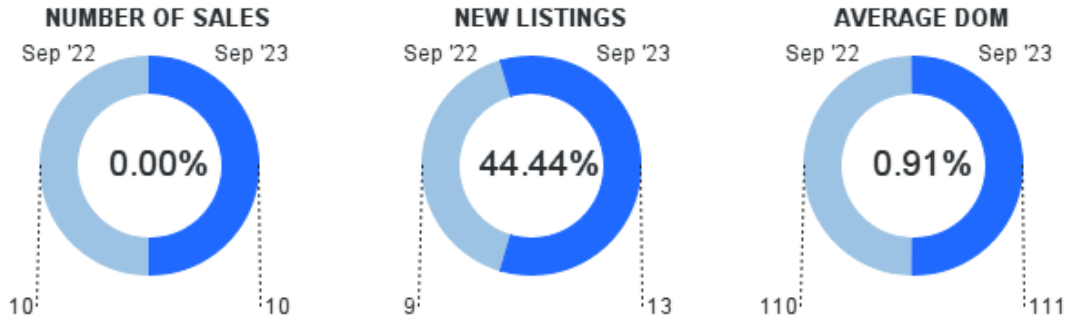
# CONDO

SEPTEMBER 2023  
COLDWELL BANKER AREA REPORTS  
ST CROIX, USVI

## ST. CROIX | September 2023

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

Condo



73.35%

MEDIAN SALES PRICE  
CONDO

35.71%

AVERAGE SALES PRICE  
CONDO

91.42%

MEDIAN LIST PRICE  
(SOLD LISTINGS)  
CONDO

36.86%

AVERAGE LIST PRICE  
(SOLD LISTINGS)  
CONDO

Sep '22    Sep '23

# AREA REPORT

## ST. CROIX

### FULL MARKET SUMMARY

September 2023 | Condo ?

	Month to Date			Year to Date		
	September 2023	September 2022	% Change	YTD 2023	YTD 2022	% Change
New Listings	13	9	44.44% <span>↑</span>	104	113	-7.96% <span>↓</span>
Sold Listings	10	10	0% <span>↔</span>	75	120	-37.5% <span>↓</span>
Median List Price (Solds)	\$324,450	\$169,500	91.42% <span>↑</span>	\$269,000	\$264,950	1.53% <span>↑</span>
Median Sold Price	\$302,500	\$174,500	73.35% <span>↑</span>	\$255,500	\$251,000	1.79% <span>↑</span>
Median Days on Market	105	95	10.53% <span>↑</span>	108	102	5.88% <span>↑</span>
Average List Price (Solds)	\$297,490	\$217,370	36.86% <span>↑</span>	\$300,689	\$289,499	3.87% <span>↑</span>
Average Sold Price	\$277,350	\$204,365	35.71% <span>↑</span>	\$286,459	\$277,813	3.11% <span>↑</span>
Average Days on Market	111	110	0.91% <span>↑</span>	131	141	-7.09% <span>↓</span>
List/Sold Price Ratio	92.5%	93.3%	-0.86% <span>↓</span>	95.2%	95.6%	-0.42% <span>↓</span>

### SOLD AND NEW PROPERTIES (UNITS)

September 2023 | Condo ?

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

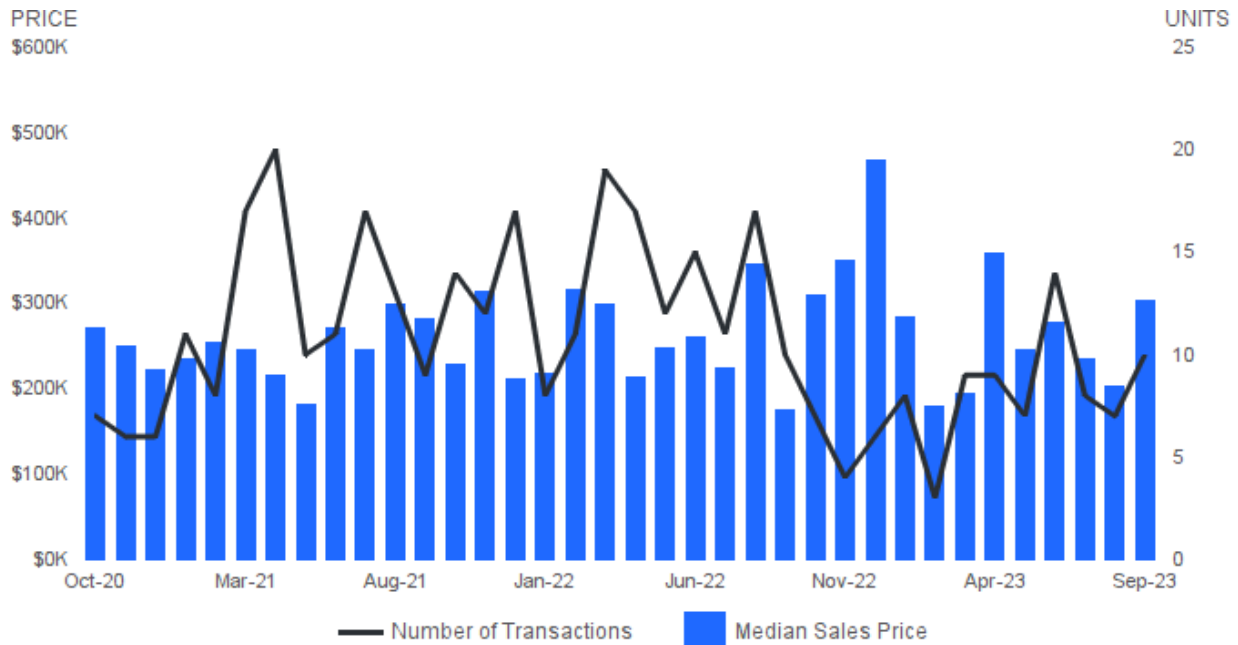
**New Properties** | Number of properties listed during the year.



## MEDIAN SALES PRICE AND NUMBER OF SALES

September 2023 | Condo ?

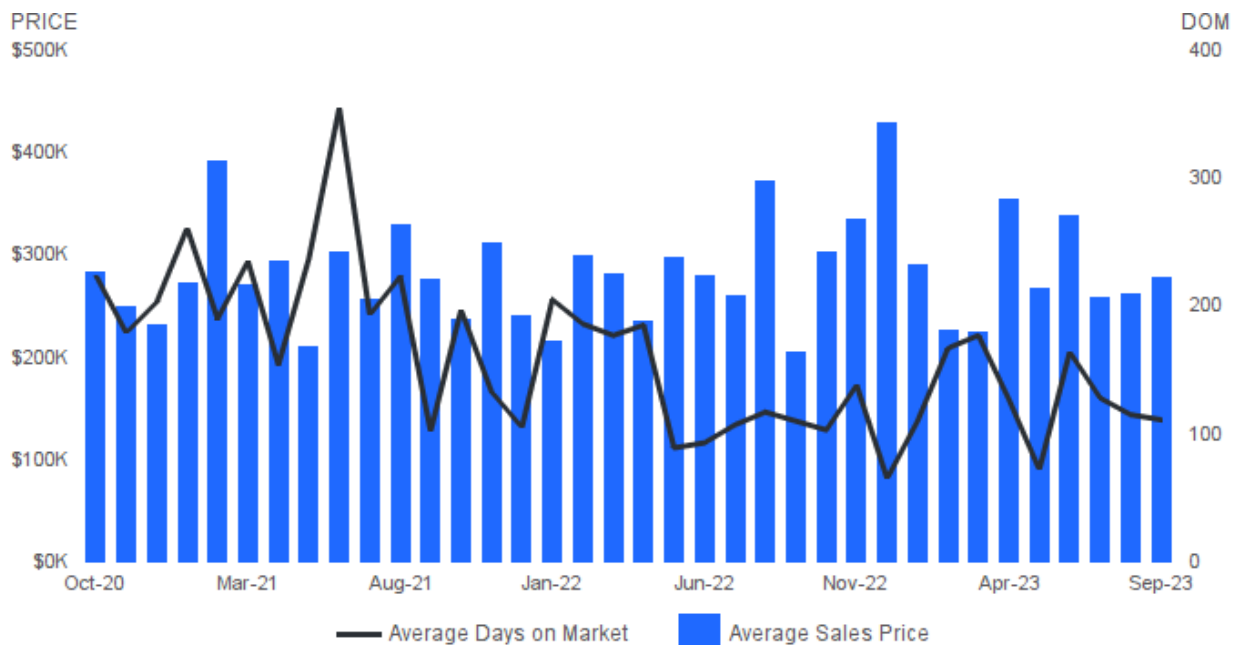
**Median Sales Price** | Price of the "middle" property sold -an equal number of sales were above and below this price.  
**Number of Sales** | Number of properties sold.



## AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

September 2023 | Condo ?

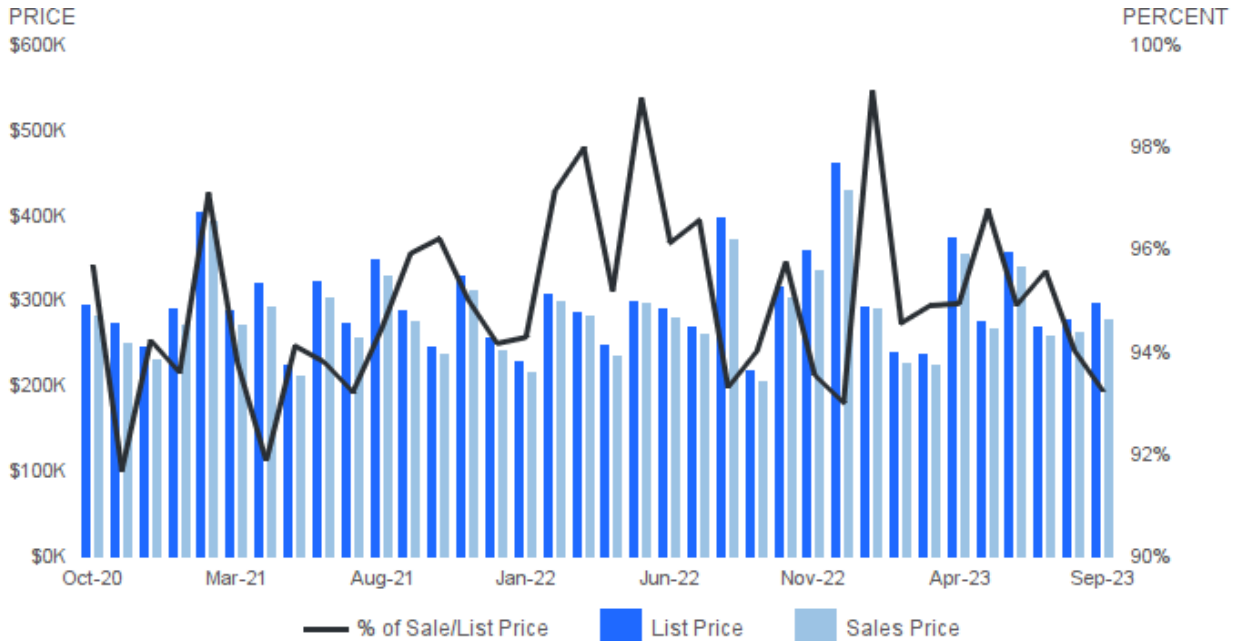
**Average Sales Price** | Average sales price for all properties sold.  
**Average Days on Market** | Average days on market for all properties sold.



## SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

September 2023 | Condo ?

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

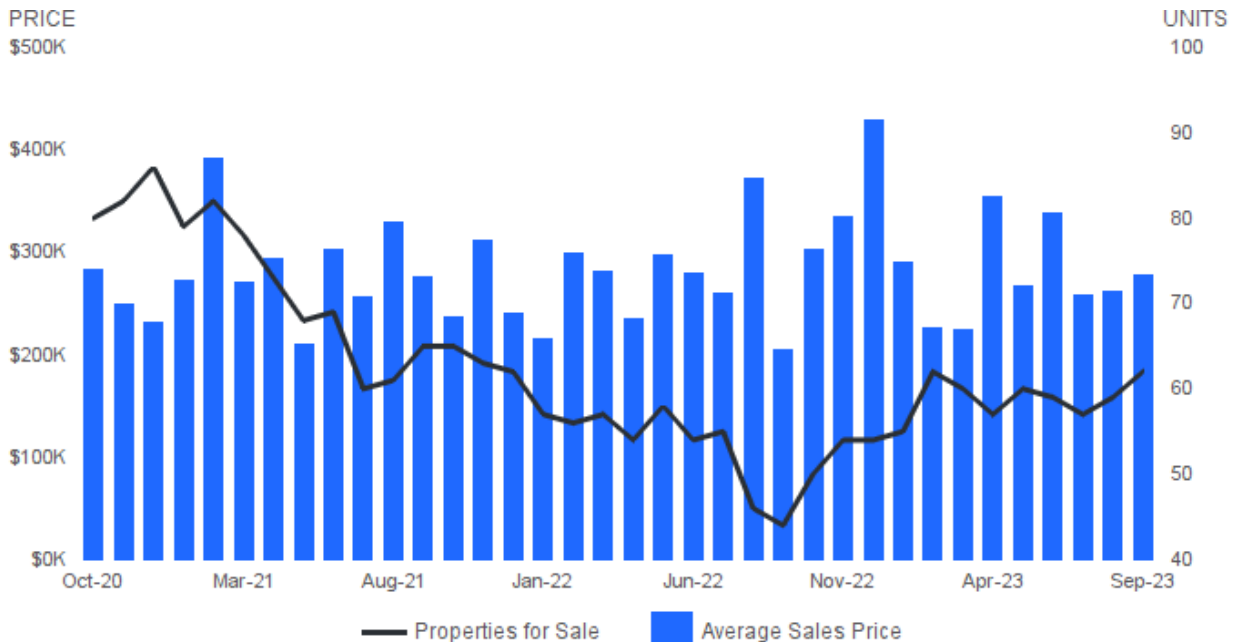


## AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

September 2023 | Condo ?

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

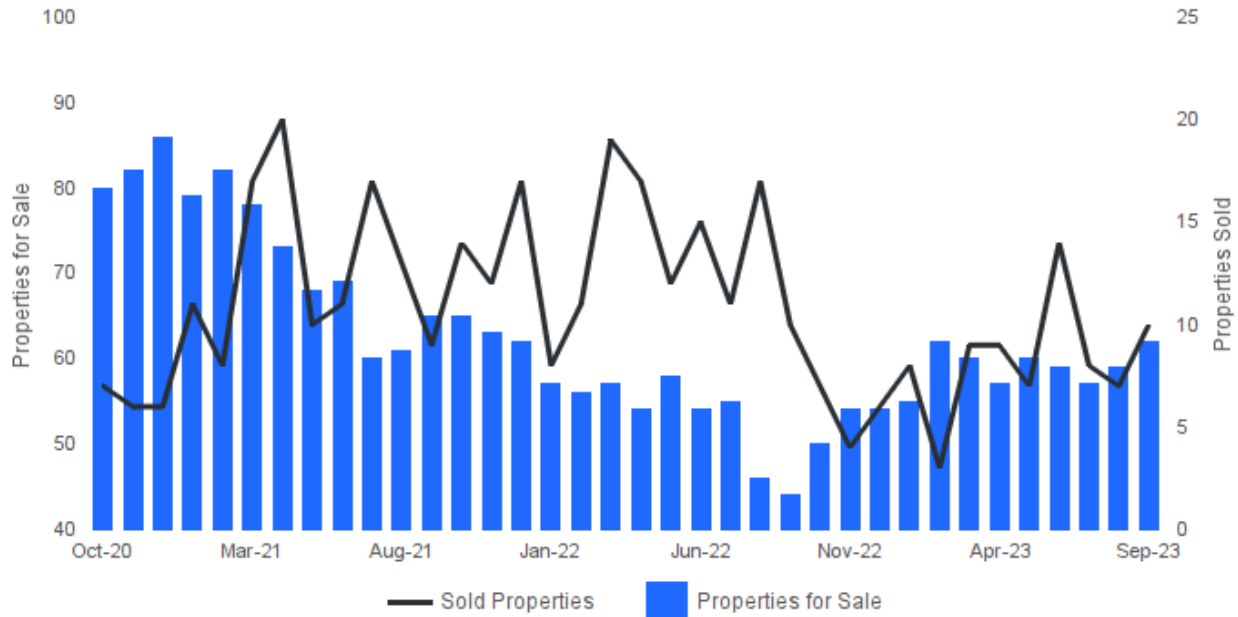
**Properties for Sale** | Number of properties listed for sale at the end of month.



## PROPERTIES FOR SALE AND SOLD PROPERTIES

September 2023 | Condo ?

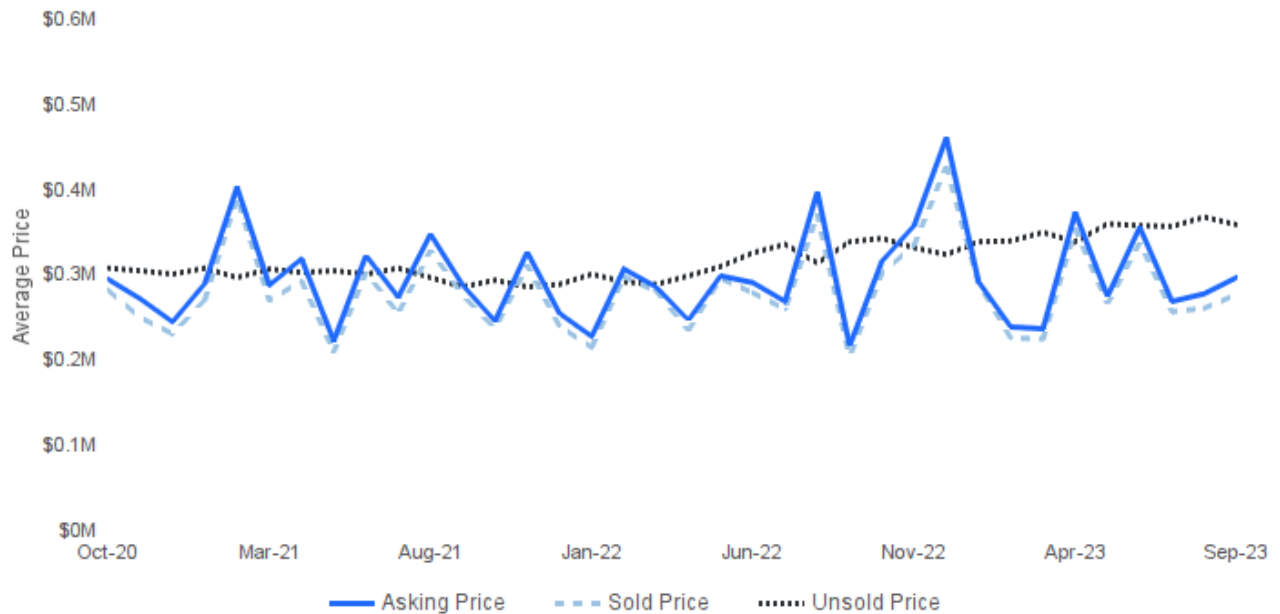
**Properties for Sale** | Number of properties listed for sale at the end of month.  
**Sold Properties** | Number of properties sold.



## AVERAGE ASKING/SOLD/UNSOLD PRICE

September 2023 | Condo ?

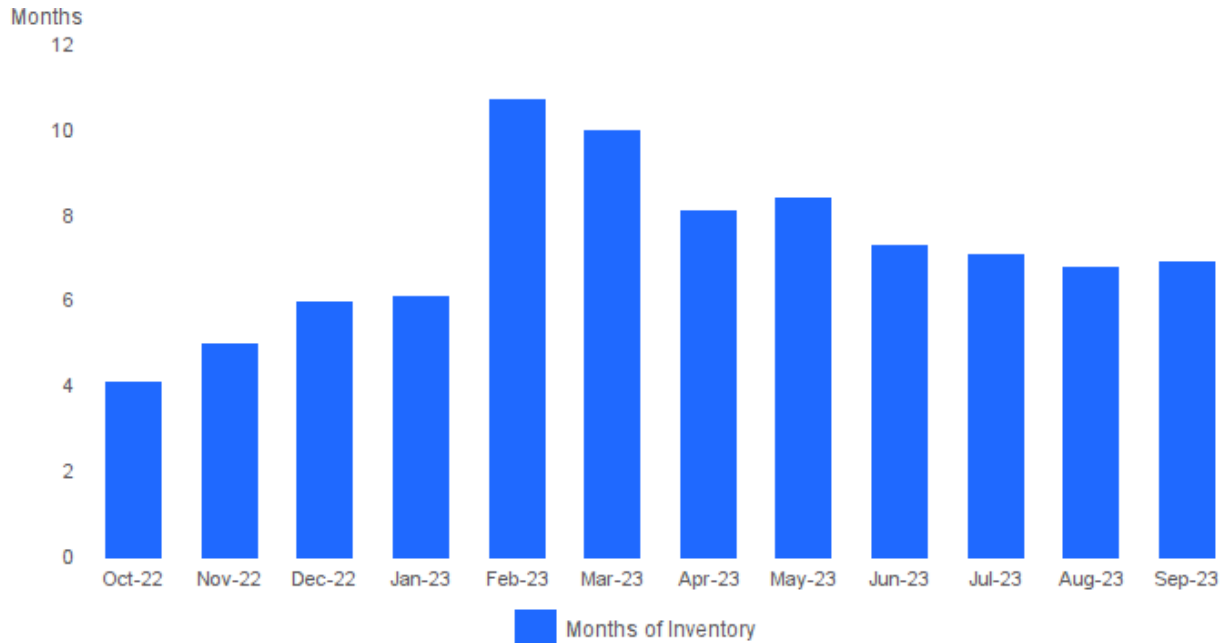
**Asking Price** | the average asking price of sold properties  
**Sold Price** | the average selling price  
**Unsold Price** | the average active list price



## ABSORPTION RATE

September 2023 | Condo ?

**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.



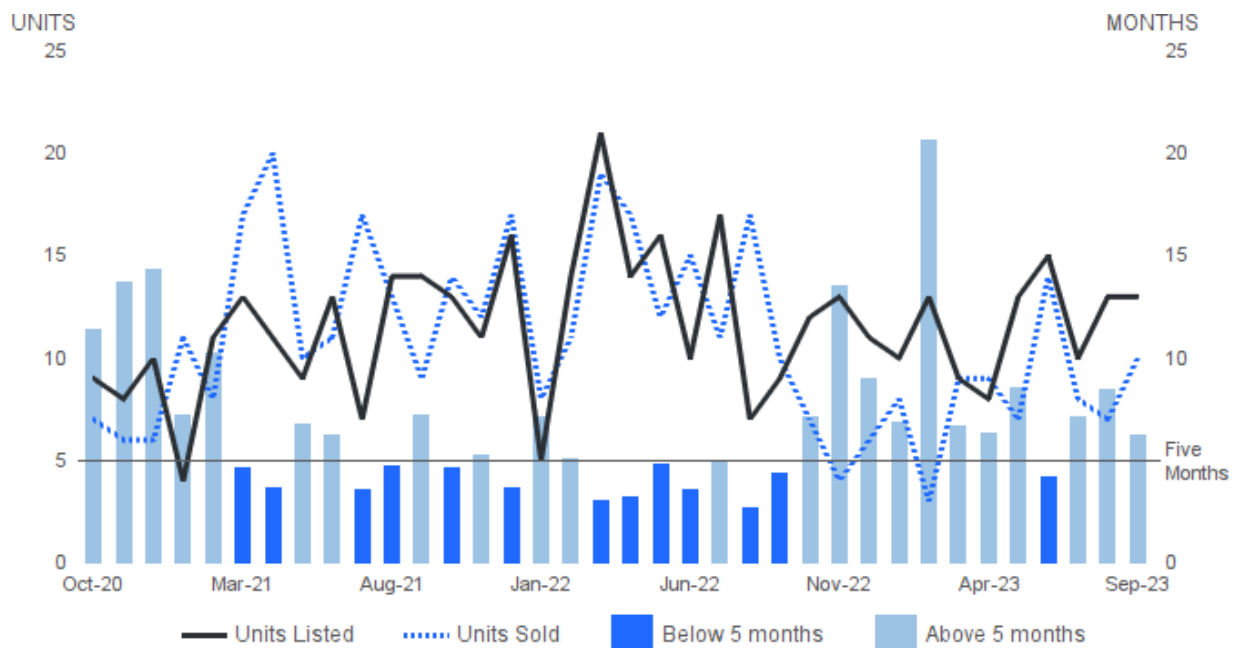
## MONTHS SUPPLY OF INVENTORY

September 2023 | Condo ?

**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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