



www.ChrisAndChristiePowers.com
christiepowersrealtor@gmail.com



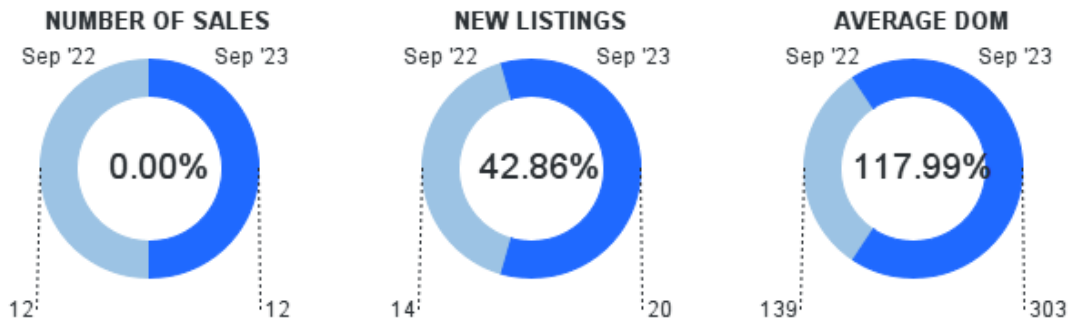
SINGLE FAMILY

SEPTEMBER 2023
COLDWELL BANKER AREA REPORTS
ST CROIX, USVI

ST. CROIX | September 2023

REAL ESTATE SNAPSHOT - Change since this time last year

Single Family



-45.52% ↓

MEDIAN SALES PRICE
SINGLE FAMILY

-37.83% ↓

AVERAGE SALES PRICE
SINGLE FAMILY

-45.19% ↓

MEDIAN LIST PRICE
(SOLD LISTINGS)
SINGLE FAMILY

-36.90% ↓

AVERAGE LIST PRICE
(SOLD LISTINGS)
SINGLE FAMILY

■ Sep '22 ■ Sep '23

AREA REPORT

ST. CROIX

FULL MARKET SUMMARY

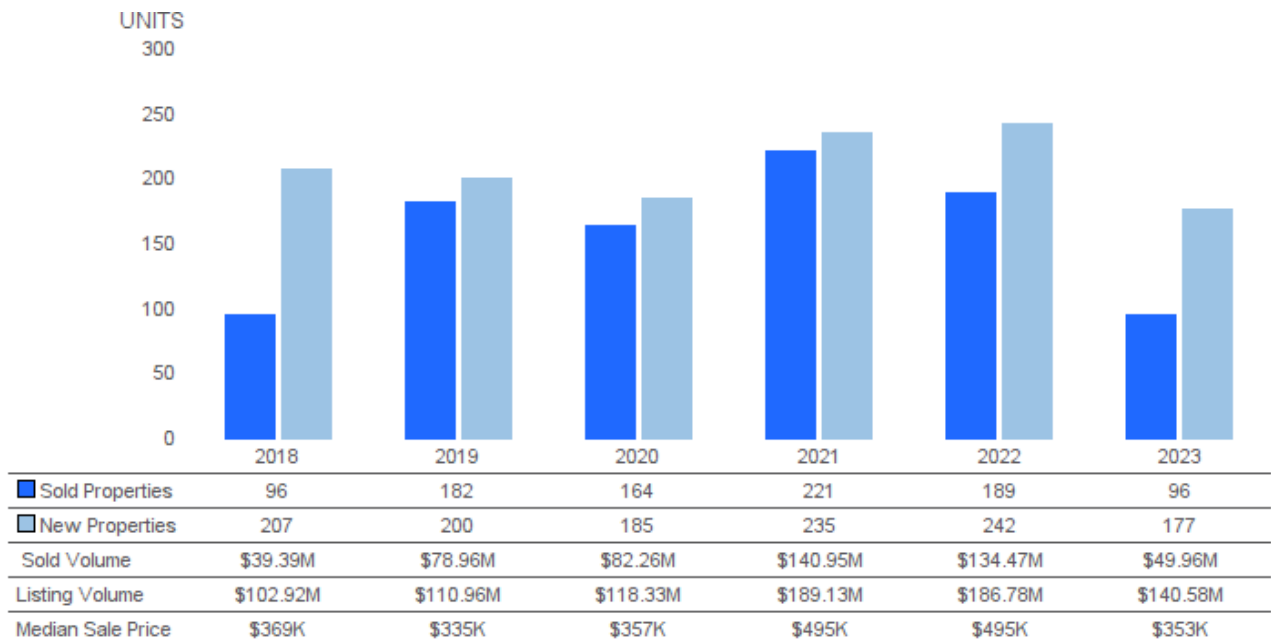
September 2023 | Single Family ?

	Month to Date			Year to Date		
	September 2023	September 2022	% Change	YTD 2023	YTD 2022	% Change
New Listings	20	14	42.86% ↑	177	188	-5.85% ↓
Sold Listings	12	12	0% ↔	96	143	-32.87% ↓
Median List Price (Solds)	\$387,500	\$707,000	-45.19% ↓	\$396,000	\$595,000	-33.45% ↓
Median Sold Price	\$360,000	\$660,750	-45.52% ↓	\$352,500	\$575,000	-38.7% ↓
Median Days on Market	241	132	82.58% ↑	153	165	-7.27% ↓
Average List Price (Solds)	\$571,241	\$905,249	-36.9% ↓	\$553,913	\$853,935	-35.13% ↓
Average Sold Price	\$524,916	\$844,375	-37.83% ↓	\$520,453	\$795,263	-34.56% ↓
Average Days on Market	303	139	117.99% ↑	206	222	-7.21% ↓
List/Sold Price Ratio	90.3%	93.8%	-3.73% ↓	92.1%	94.4%	-2.43% ↓

SOLD AND NEW PROPERTIES (UNITS)

September 2023 | Single Family ?

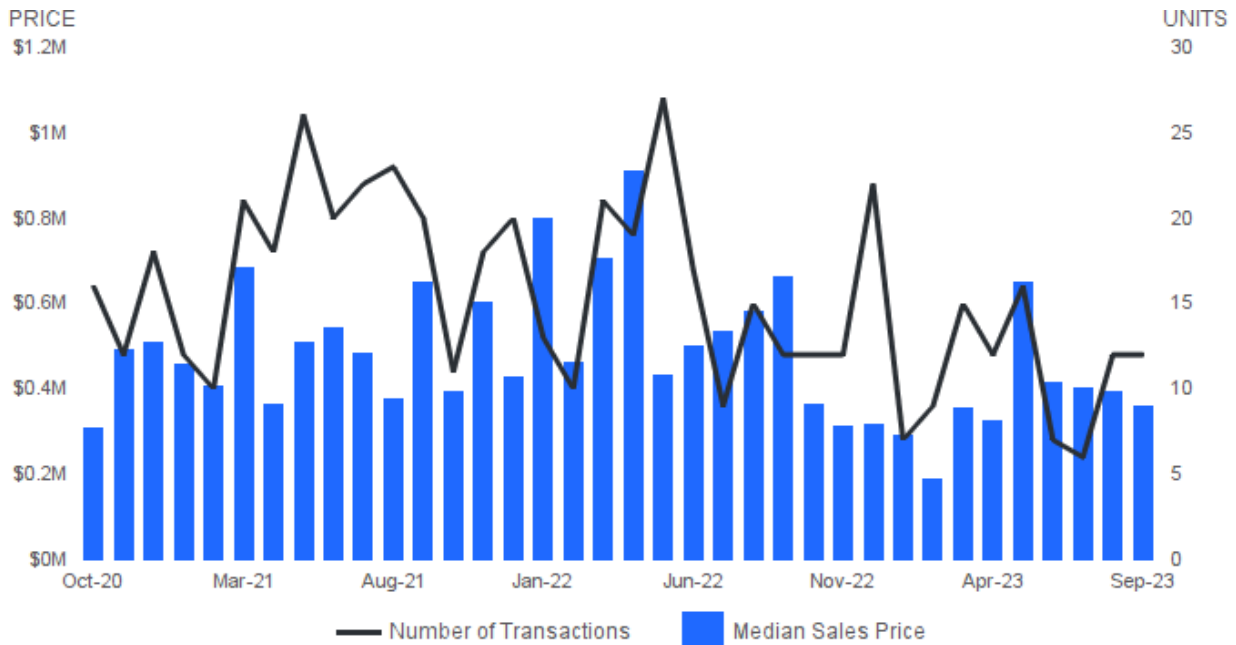
Sold Properties | Number of properties sold during the year
New Properties | Number of properties listed during the year.



MEDIAN SALES PRICE AND NUMBER OF SALES

September 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

September 2023 | Single Family ?

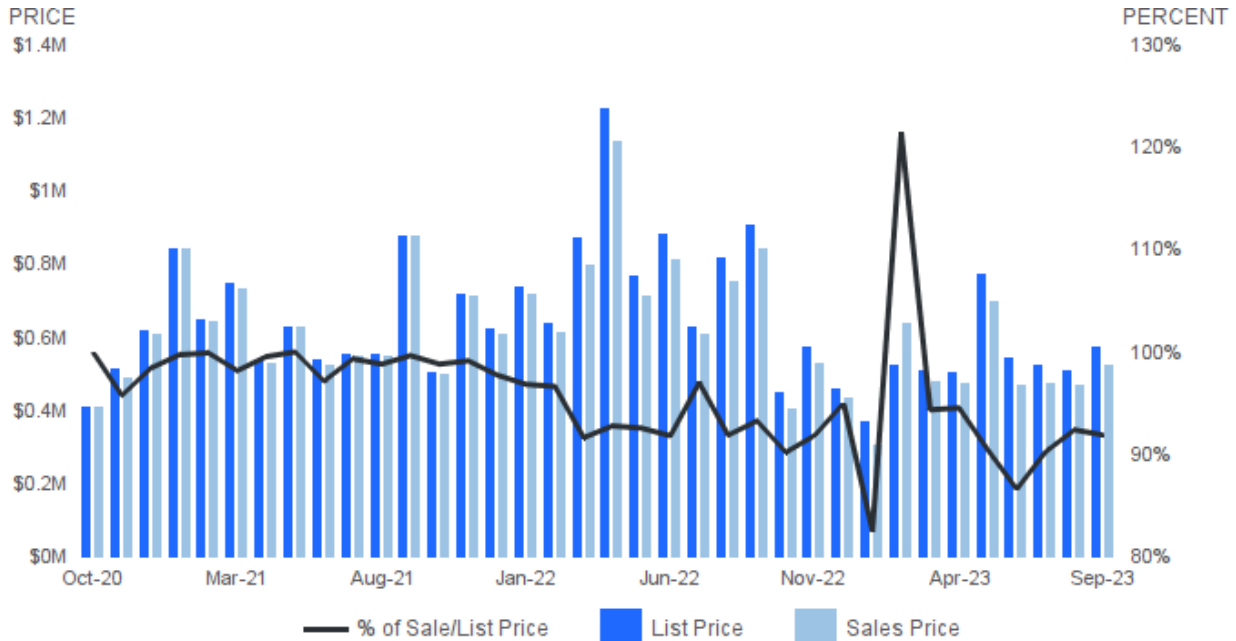
Average Sales Price | Average sales price for all properties sold.
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

September 2023 | Single Family ?

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

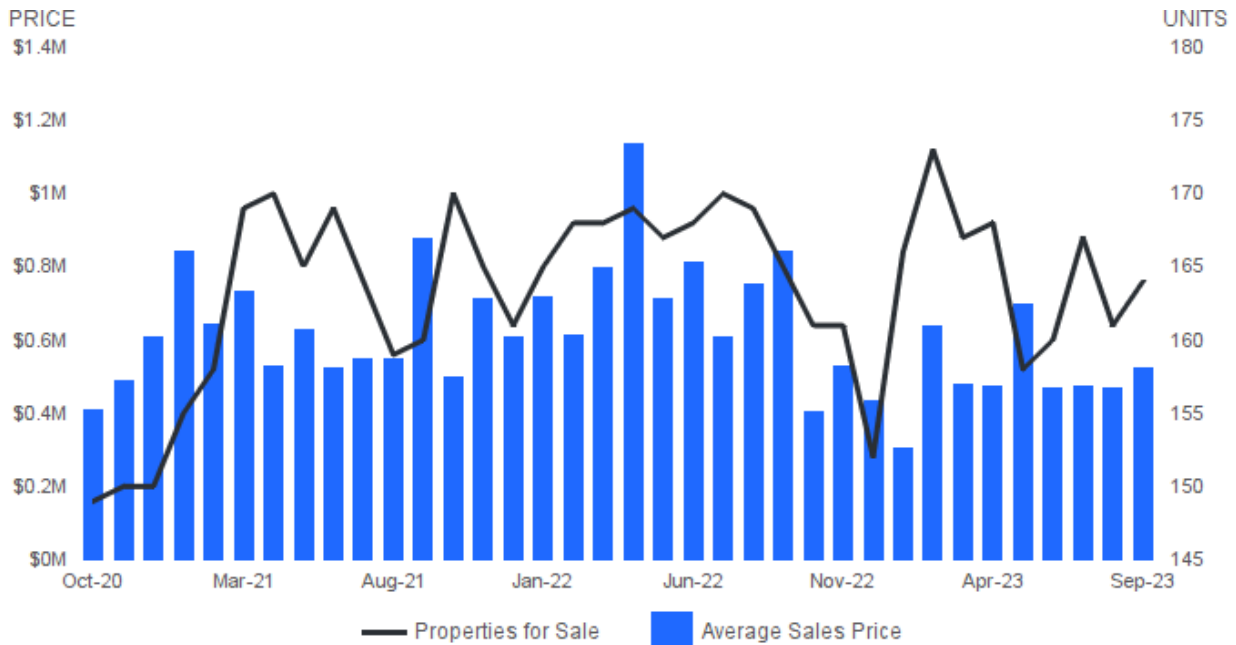


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

September 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

September 2023 | Single Family ?

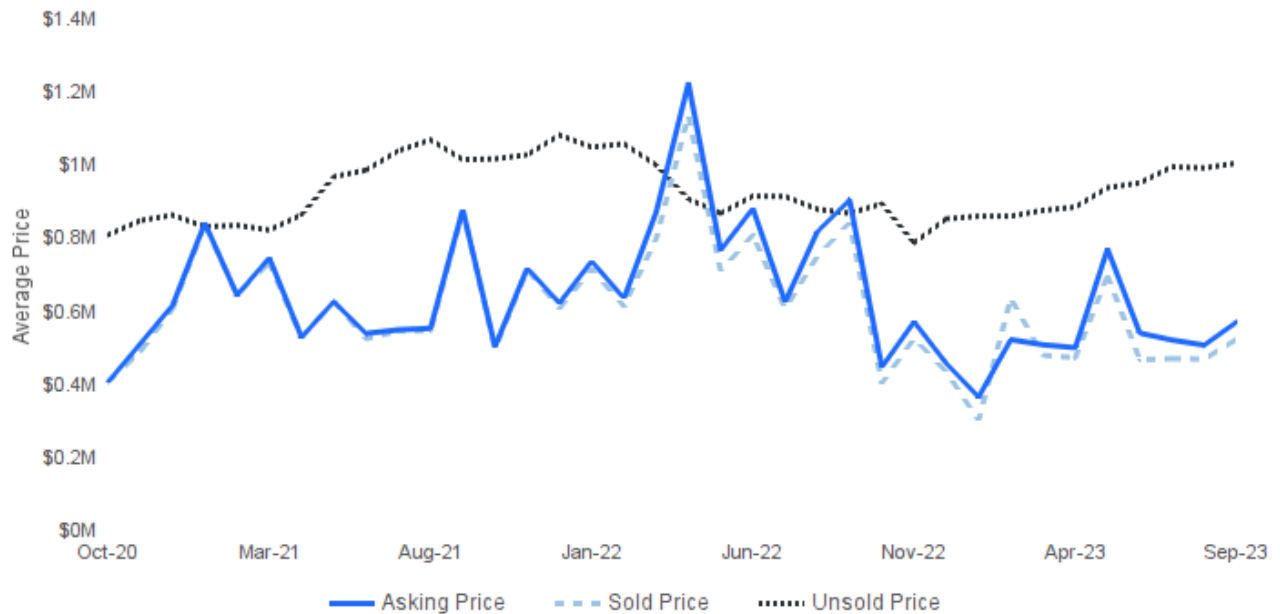
Properties for Sale | Number of properties listed for sale at the end of month.
Sold Properties | Number of properties sold.



AVERAGE ASKING/SOLD/UNSOLD PRICE

September 2023 | Single Family ?

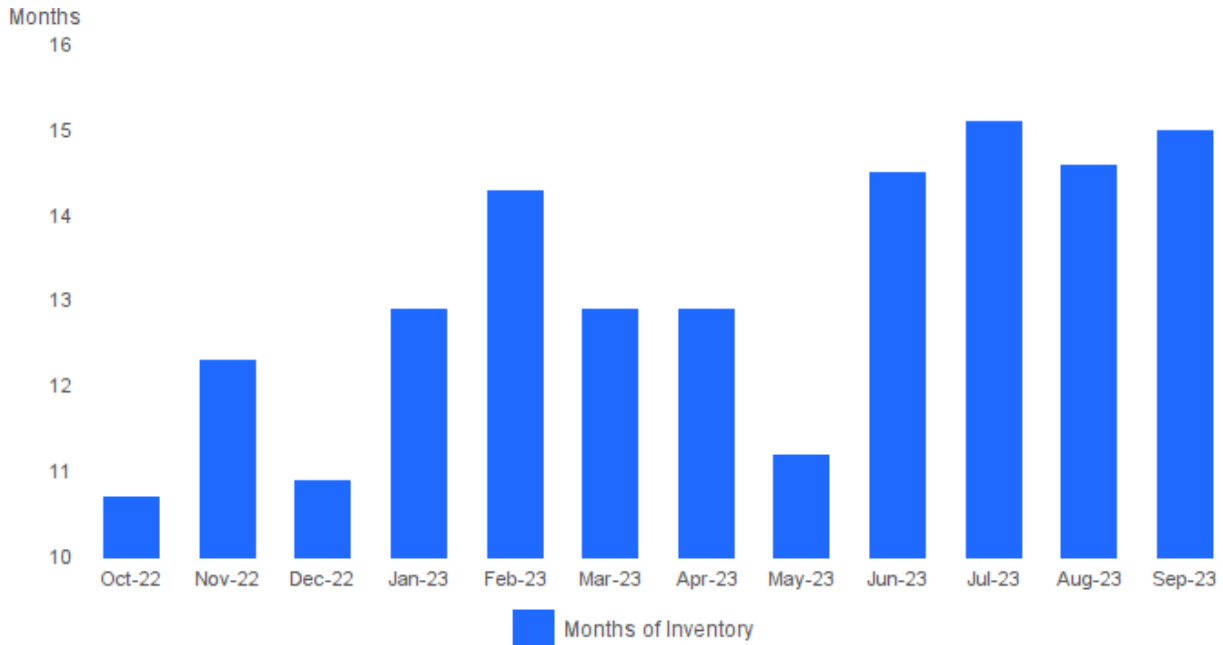
Asking Price | the average asking price of sold properties
Sold Price | the average selling price
Unsold Price | the average active list price



ABSORPTION RATE

September 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.



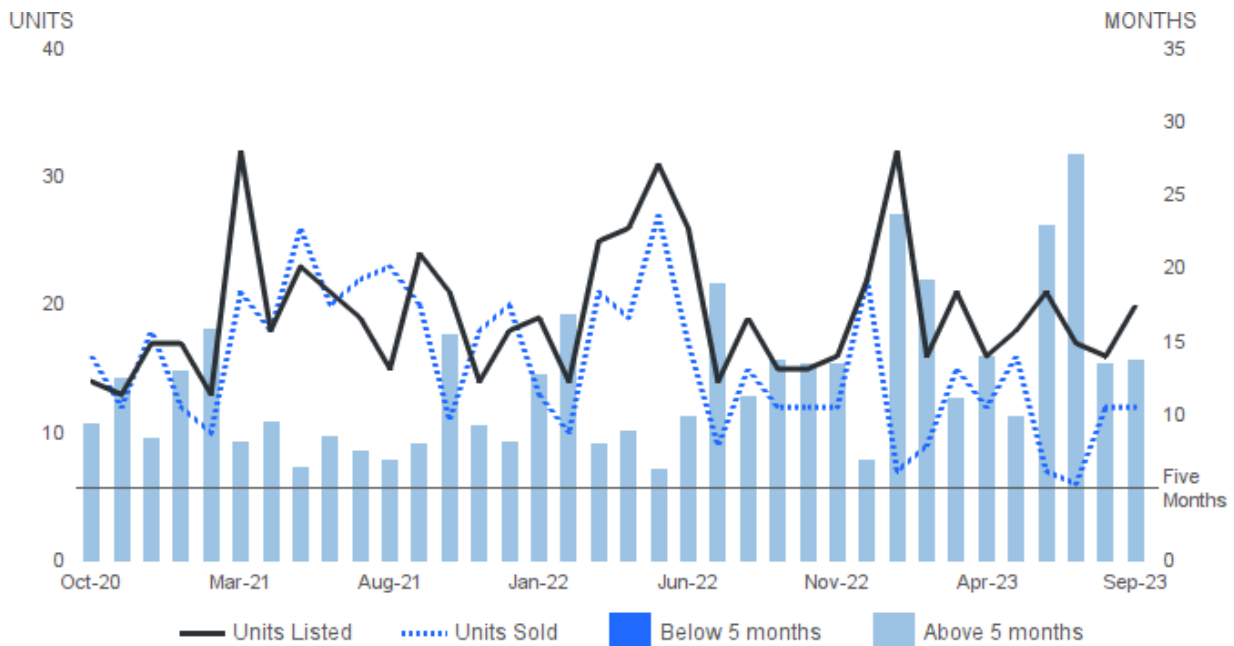
MONTHS SUPPLY OF INVENTORY

September 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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