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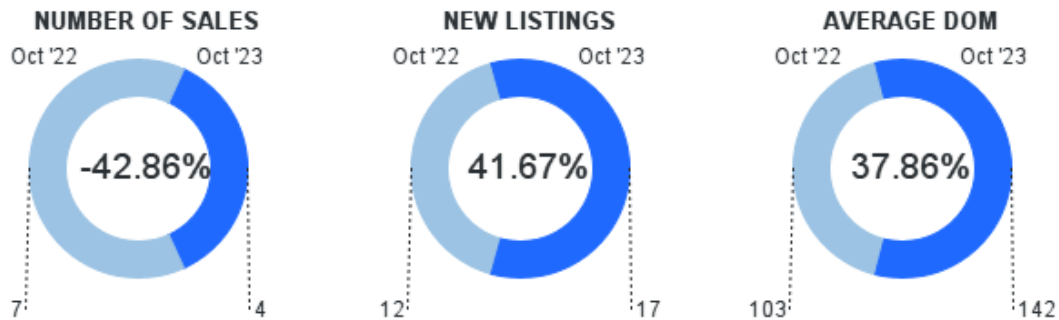
# CONDO

OCTOBER 2023  
COLDWELL BANKER AREA REPORTS  
ST CROIX, USVI

## ST. CROIX | October 2023


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


#### Condo



**18.39%**   
MEDIAN SALES PRICE  
CONDO

**39.69%**   
AVERAGE SALES PRICE  
CONDO

**12.45%**   
MEDIAN LIST PRICE  
(SOLD LISTINGS)  
CONDO

**42.22%**   
AVERAGE LIST PRICE  
(SOLD LISTINGS)  
CONDO

 Oct '22  Oct '23

# AREA REPORT

## ST. CROIX

### FULL MARKET SUMMARY

October 2023 | Condo ?

	Month to Date			Year to Date		
	October 2023	October 2022	% Change	YTD 2023	YTD 2022	% Change
New Listings	17	12	41.67% ↑	121	125	-3.2% ↓
Sold Listings	4	7	-42.86% ↓	79	127	-37.8% ↓
Median List Price (Solds)	\$369,950	\$329,000	12.45% ↑	\$269,900	\$265,000	1.85% ↑
Median Sold Price	\$367,000	\$310,000	18.39% ↑	\$260,000	\$252,000	3.17% ↑
Median Days on Market	130	105	23.81% ↑	108	103	4.85% ↑
Average List Price (Solds)	\$449,725	\$316,214	42.22% ↑	\$308,235	\$290,971	5.93% ↑
Average Sold Price	\$423,000	\$302,814	39.69% ↑	\$293,373	\$279,191	5.08% ↑
Average Days on Market	142	103	37.86% ↑	132	139	-5.04% ↓
List/Sold Price Ratio	92.5%	95.7%	-3.35% ↓	95.1%	95.6%	-0.56% ↓

### SOLD AND NEW PROPERTIES (UNITS)

October 2023 | Condo ?

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

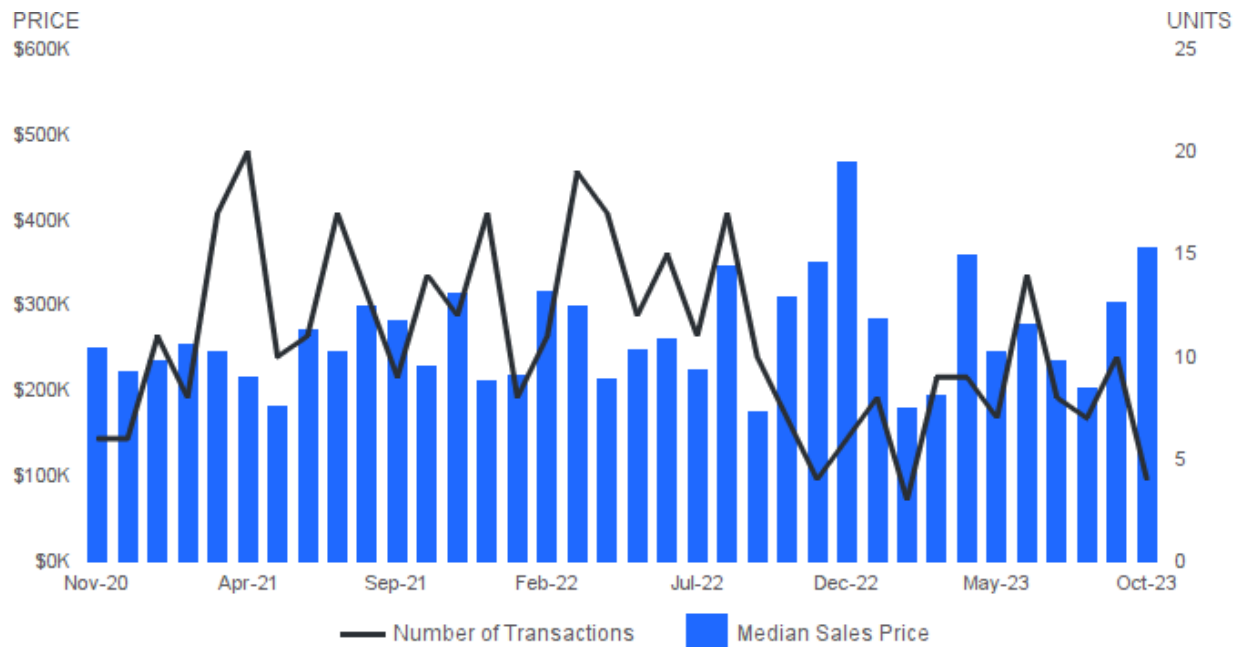


## MEDIAN SALES PRICE AND NUMBER OF SALES

October 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.

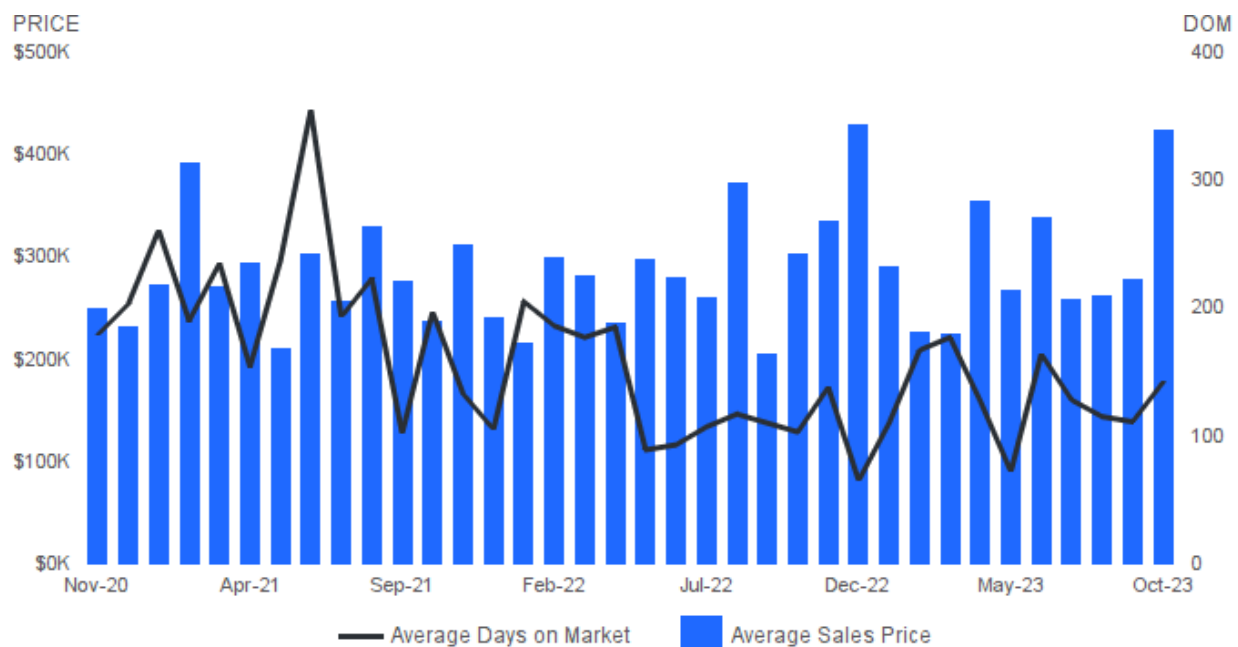


## AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

October 2023 | Condo ?

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

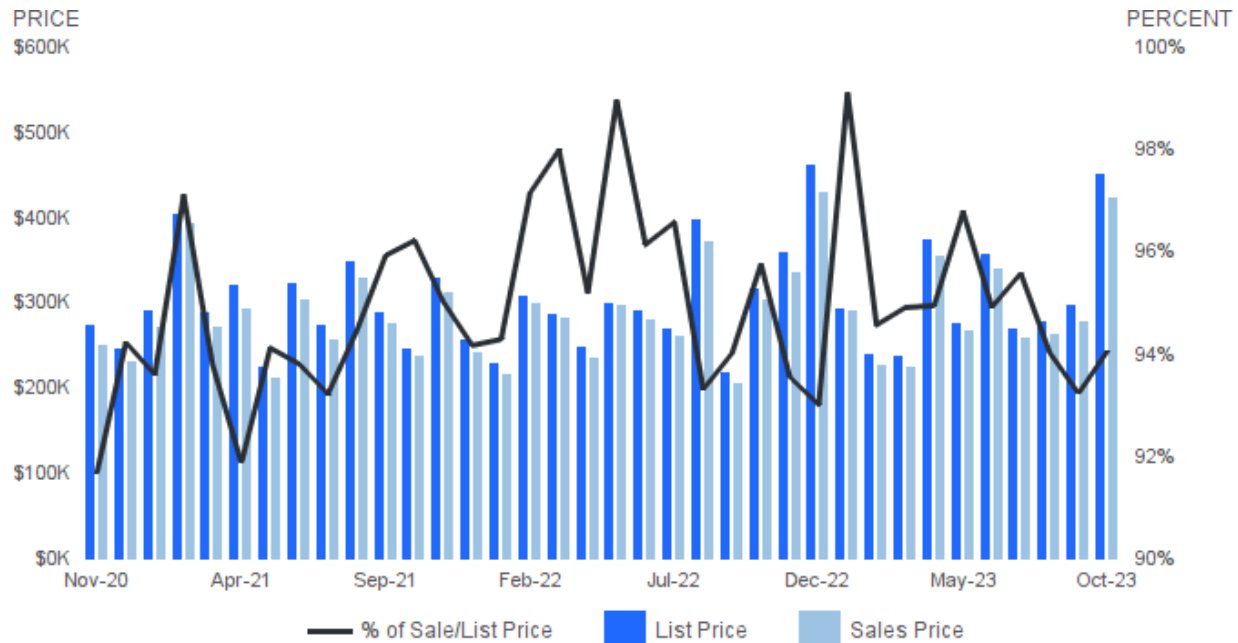
**Average Days on Market** | Average days on market for all properties sold.



## SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

October 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

October 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.

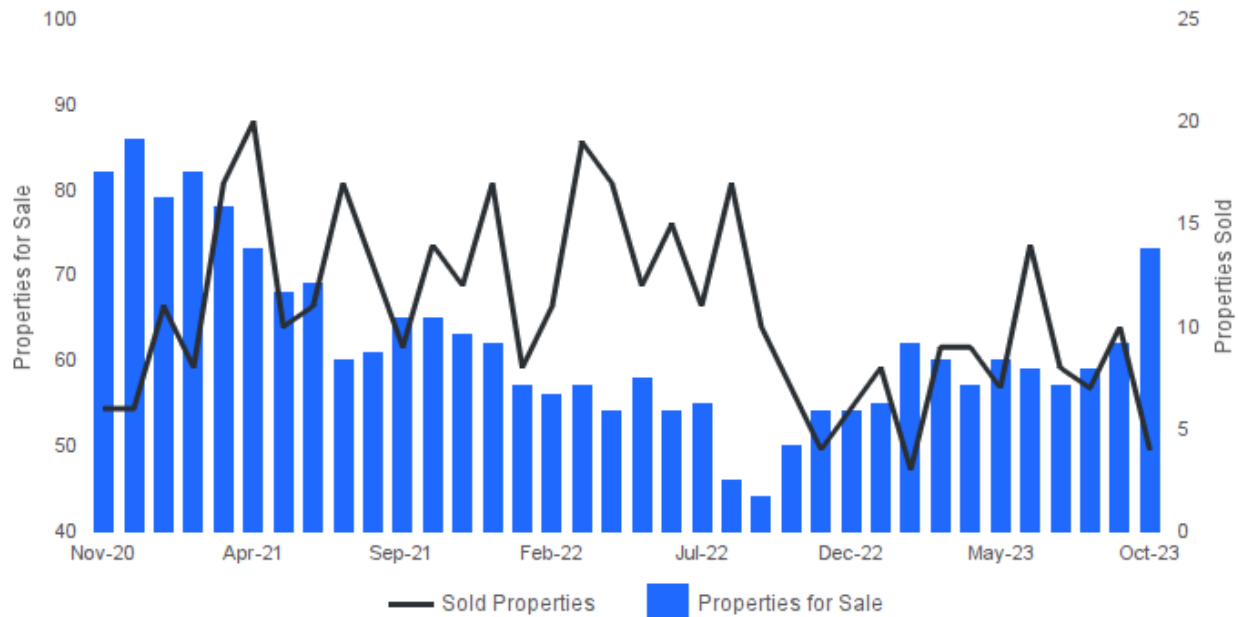


## PROPERTIES FOR SALE AND SOLD PROPERTIES

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

**Sold Properties** | Number of properties sold.



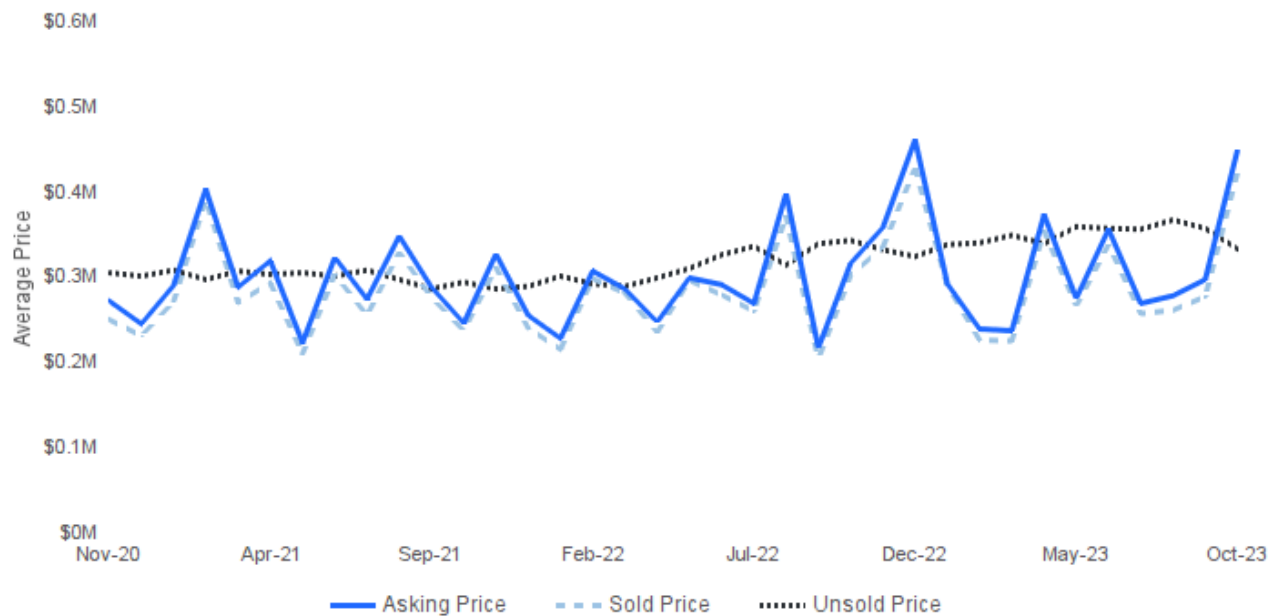
## AVERAGE ASKING/SOLD/UNSOLD PRICE

October 2023 | Condo ?

**Asking Price** | the average asking price of sold properties

**Sold Price** | the average selling price

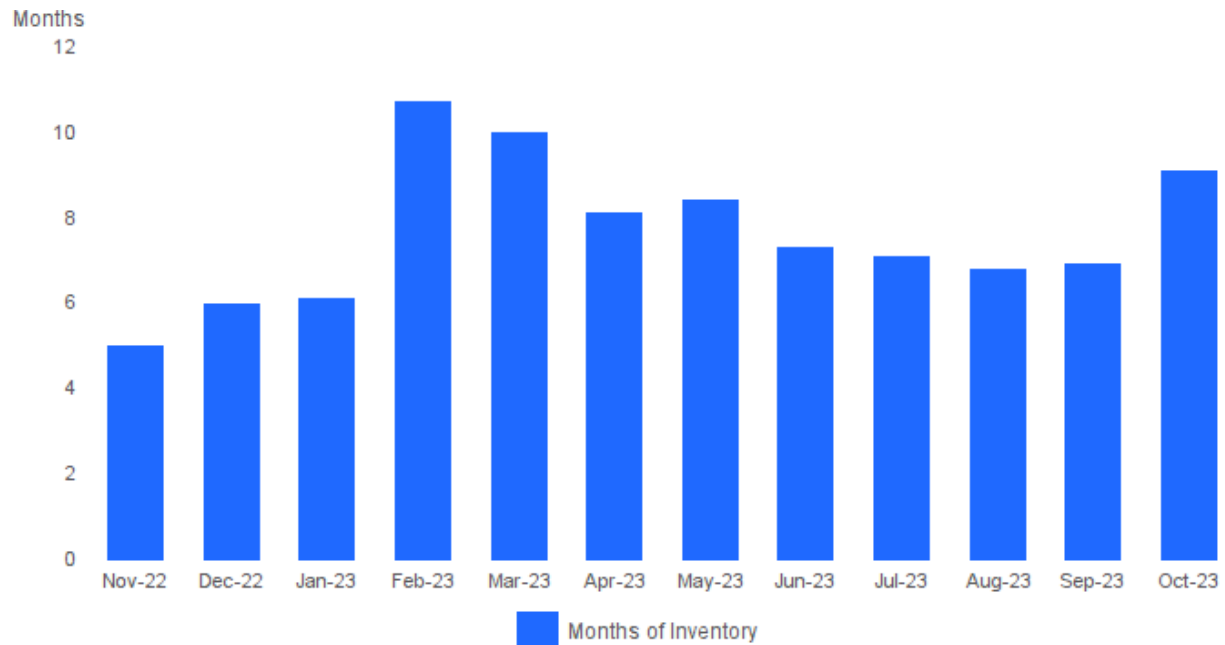
**Unsold Price** | the average active list price



## ABSORPTION RATE

October 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

October 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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