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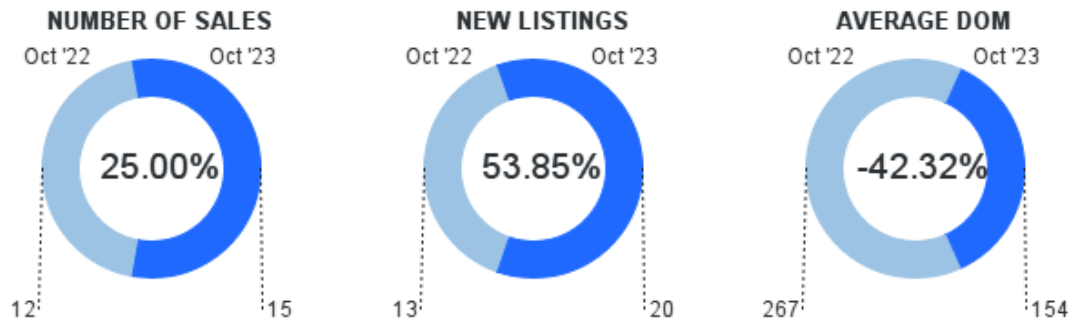
# SINGLE FAMILY

OCTOBER 2023  
COLDWELL BANKER AREA REPORTS  
ST CROIX, USVI

## ST. CROIX | October 2023

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

#### Single Family



7.73% ↑

MEDIAN SALES PRICE  
SINGLE FAMILY

86.29% ↑

AVERAGE SALES PRICE  
SINGLE FAMILY

6.55% ↑

MEDIAN LIST PRICE  
(SOLD LISTINGS)  
SINGLE FAMILY

78.59% ↑

AVERAGE LIST PRICE  
(SOLD LISTINGS)  
SINGLE FAMILY

Oct '22 Oct '23

# AREA REPORT

## ST. CROIX

### FULL MARKET SUMMARY

October 2023 | Single Family ?

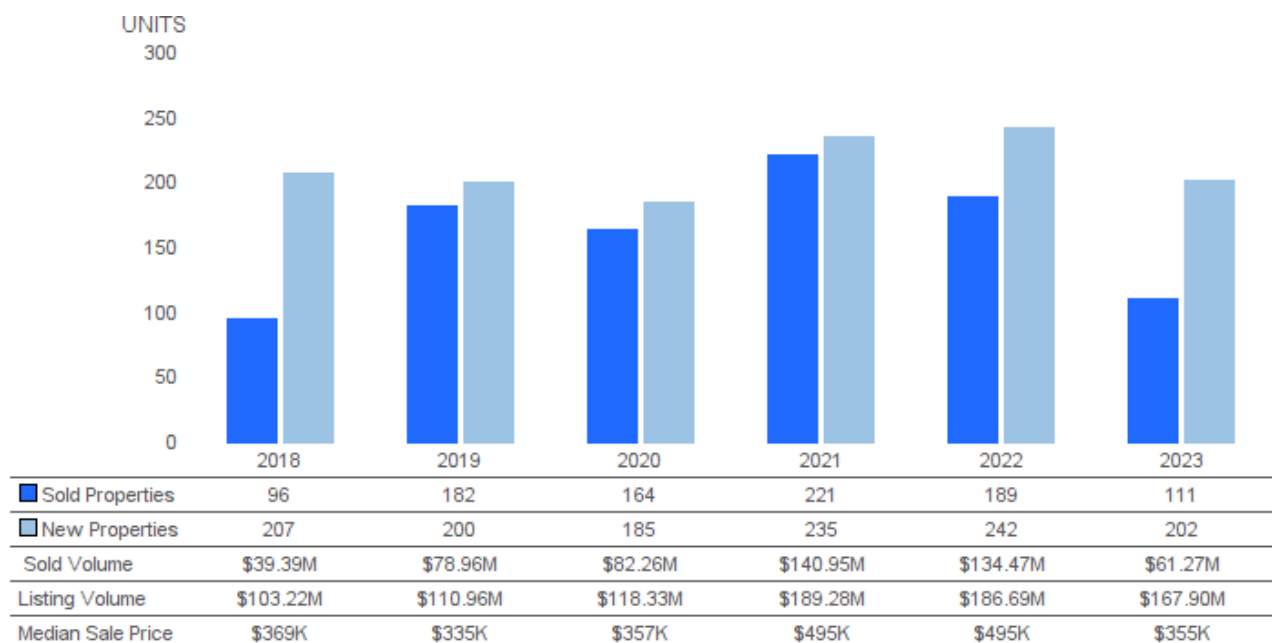
	Month to Date			Year to Date		
	October 2023	October 2022	% Change	YTD 2023	YTD 2022	% Change
New Listings	20	13	53.85% ↑	202	202	0%
Sold Listings	15	12	25% ↑	111	155	-28.39% ↓
Median List Price (Solds)	\$415,000	\$389,500	6.55% ↑	\$397,000	\$549,000	-27.69% ↓
Median Sold Price	\$390,000	\$362,000	7.73% ↑	\$355,000	\$525,000	-32.38% ↓
Median Days on Market	105	141	-25.53% ↓	151	165	-8.48% ↓
Average List Price (Solds)	\$801,126	\$448,575	78.59% ↑	\$587,320	\$822,552	-28.6% ↓
Average Sold Price	\$753,860	\$404,679	86.29% ↑	\$551,994	\$765,024	-27.85% ↓
Average Days on Market	154	267	-42.32% ↓	199	226	-11.95% ↓
List/Sold Price Ratio	94.8%	89.9%	5.43% ↑	92.5%	94%	-1.68% ↓

### SOLD AND NEW PROPERTIES (UNITS)

October 2023 | Single Family ?

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

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

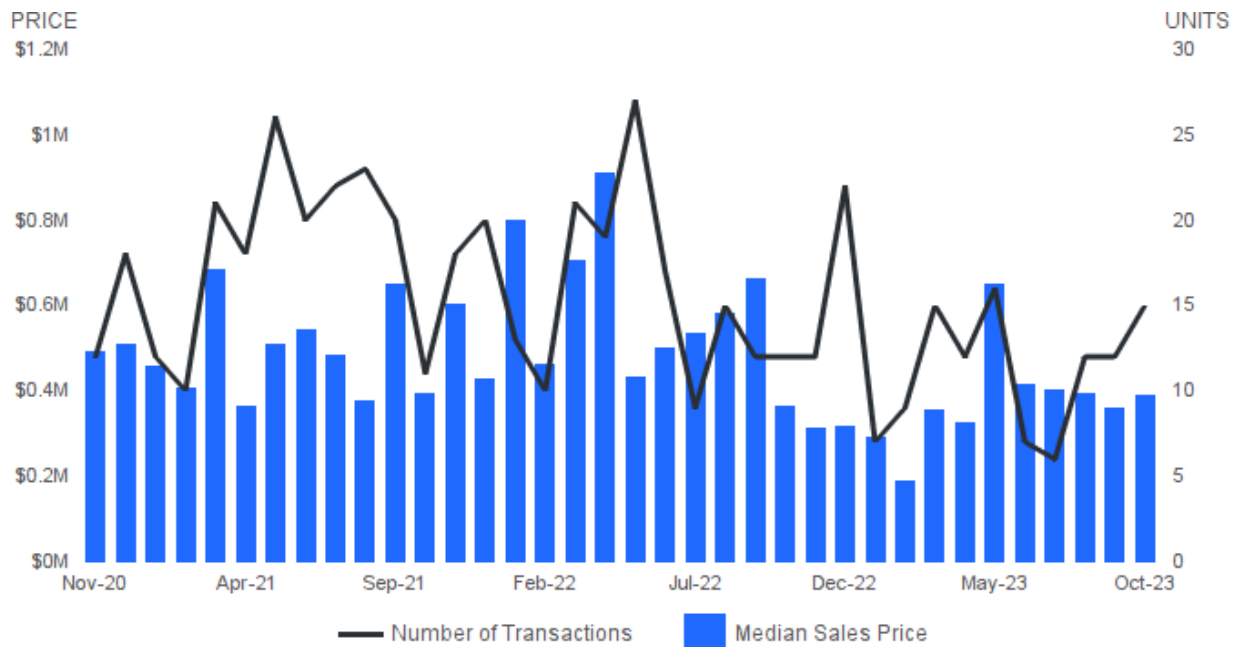


## MEDIAN SALES PRICE AND NUMBER OF SALES

October 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

October 2023 | Single Family ?

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

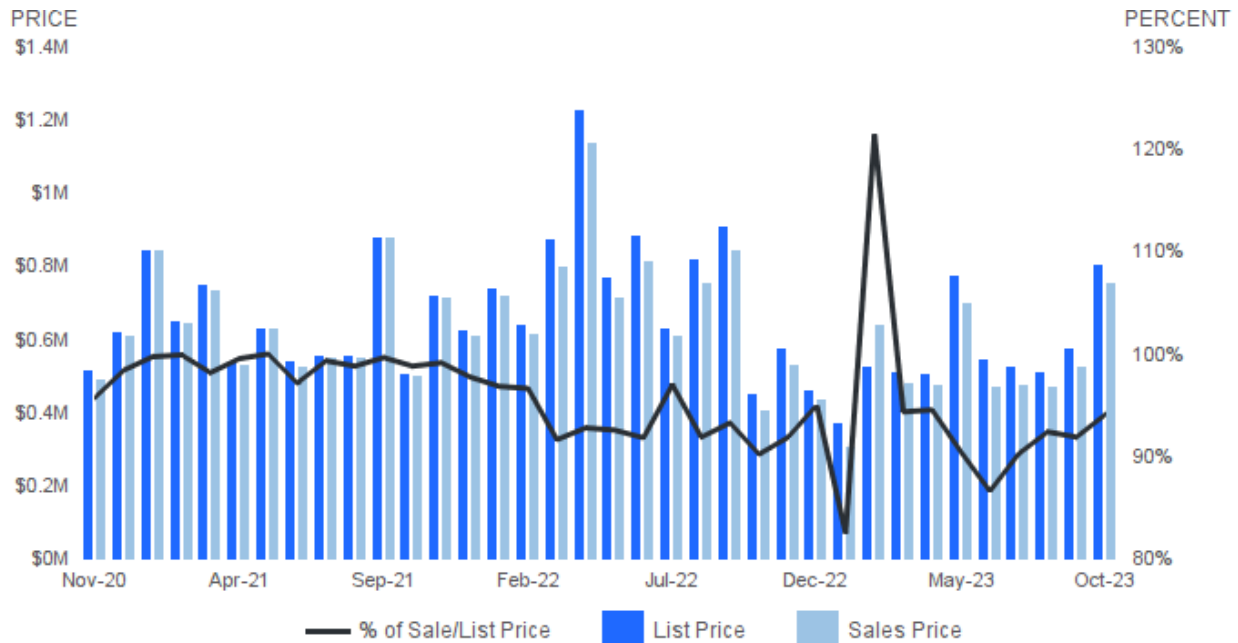
**Average Days on Market** | Average days on market for all properties sold.



## SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

October 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

October 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.

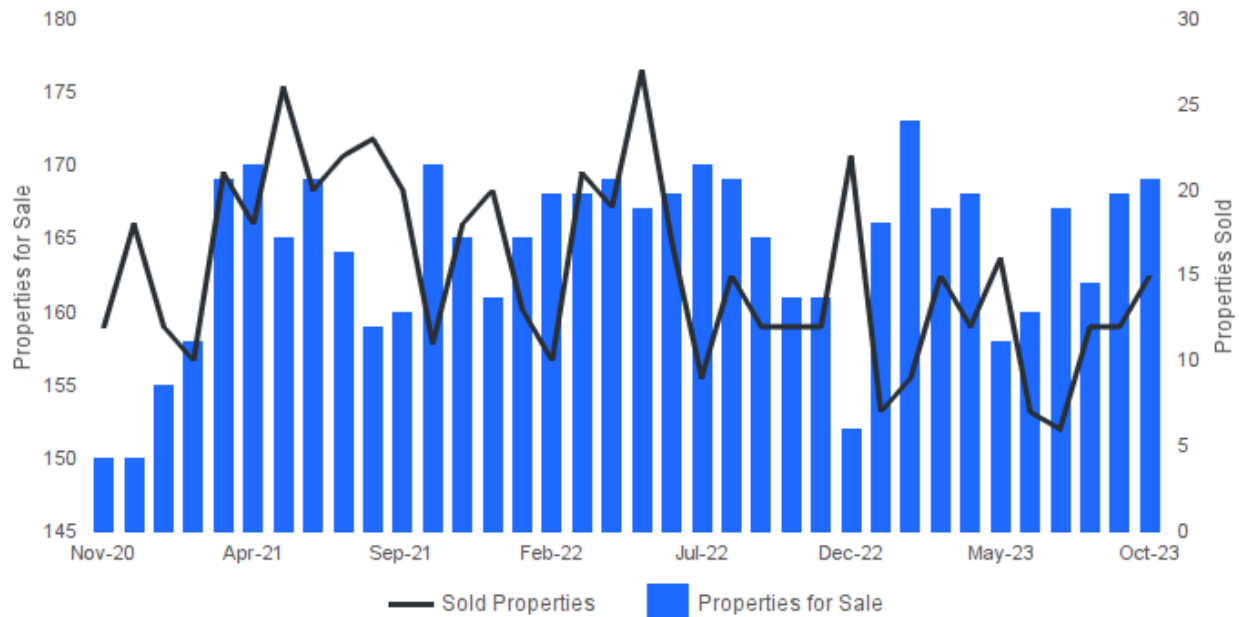


## PROPERTIES FOR SALE AND SOLD PROPERTIES

October 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

October 2023 | Single Family ?

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

**Sold Price** | the average selling price

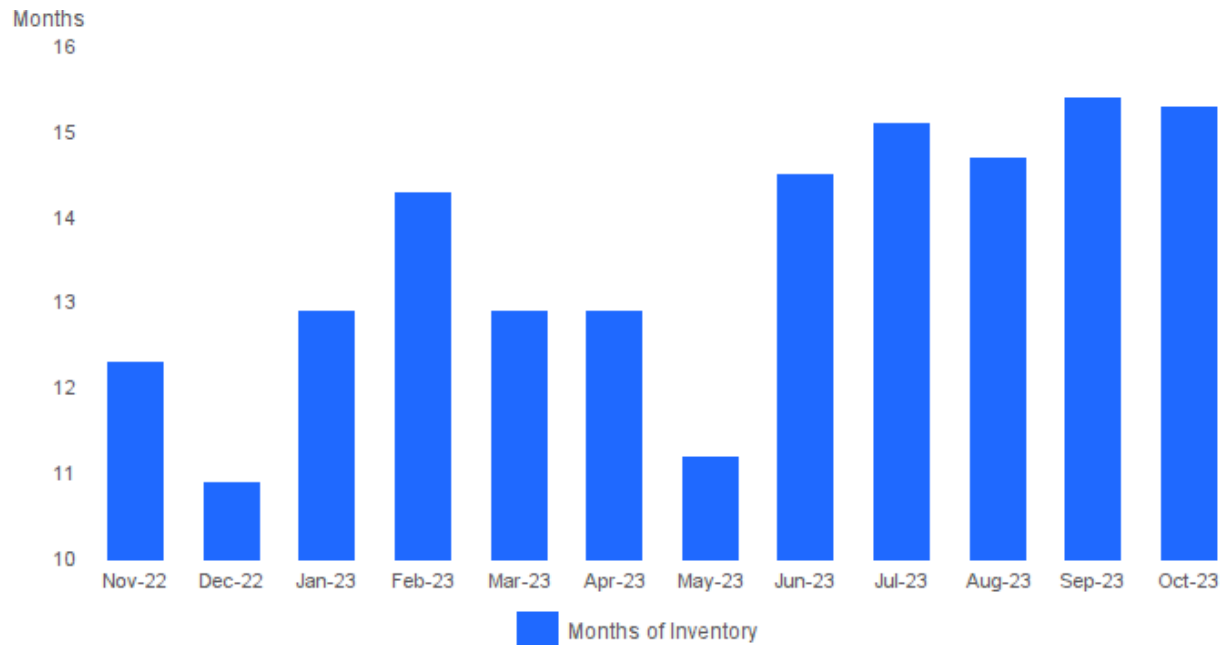
**Unsold Price** | the average active list price



## ABSORPTION RATE

October 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.



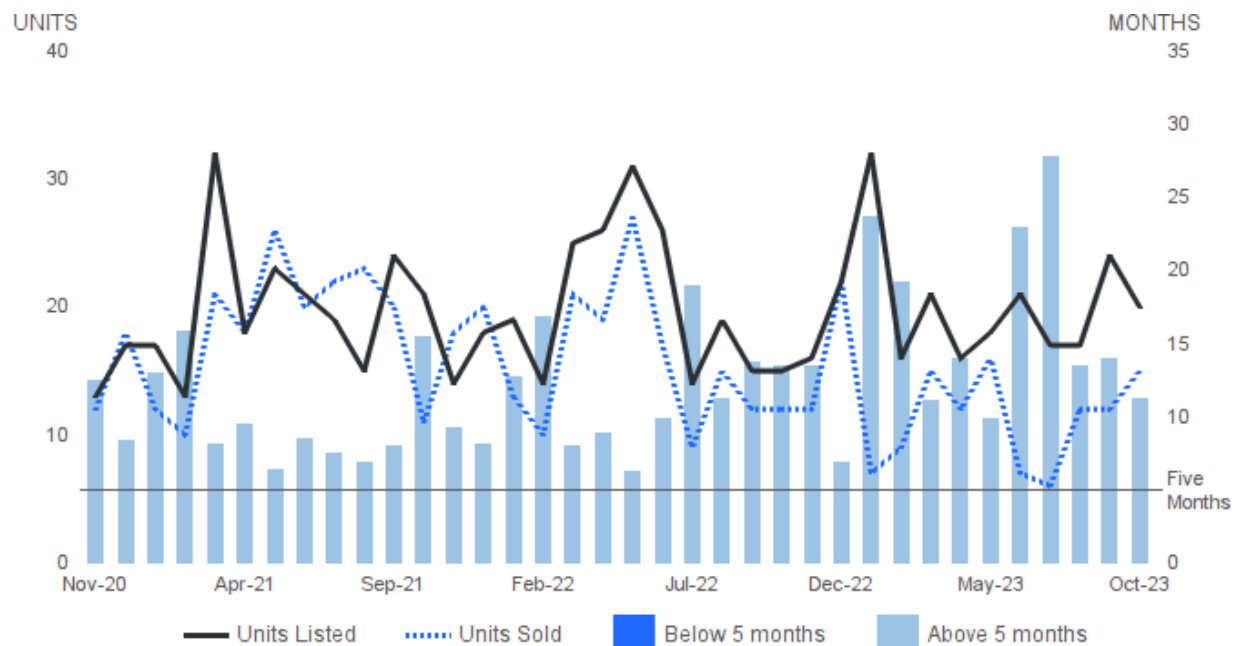
## MONTHS SUPPLY OF INVENTORY

October 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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