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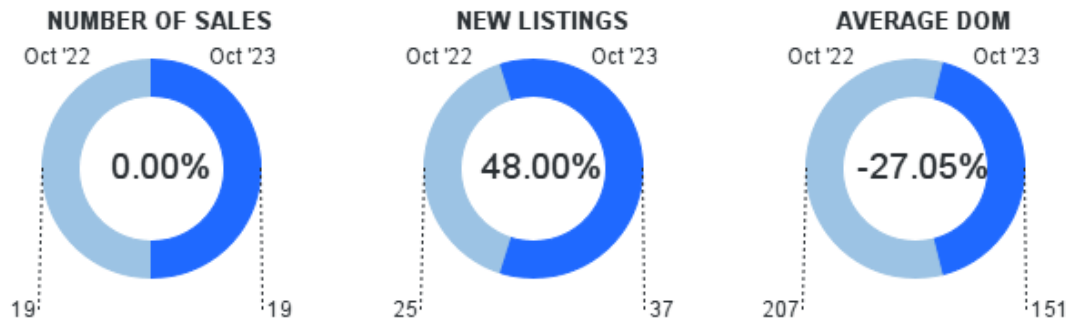
# HOMES & CONDOS

OCTOBER 2023  
COLDWELL BANKER AREA REPORTS  
ST CROIX, USVI

## ST. CROIX | October 2023

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

All Property Types



11.46% ↑

MEDIAN SALES PRICE  
ALL PROPERTY TYPES

86.36% ↑

AVERAGE SALES PRICE  
ALL PROPERTY TYPES

2.88% ↑

MEDIAN LIST PRICE  
(SOLD LISTINGS)  
ALL PROPERTY TYPES

81.87% ↑

AVERAGE LIST PRICE  
(SOLD LISTINGS)  
ALL PROPERTY TYPES

Oct '22 Oct '23

# AREA REPORT

St. Croix

## FULL MARKET SUMMARY

October 2023 | All Property Types ?

	Month to Date			Year to Date		
	October 2023	October 2022	% Change	YTD 2023	YTD 2022	% Change
New Listings	37	25	48% ↑	323	327	-1.22% ↓
Sold Listings	19	19	0%	190	282	-32.62% ↓
Median List Price (Solds)	\$389,900	\$379,000	2.88% ↑	\$349,950	\$369,000	-5.16% ↓
Median Sold Price	\$389,000	\$349,000	11.46% ↑	\$323,500	\$359,000	-9.89% ↓
Median Days on Market	105	130	-19.23% ↓	128	128	0%
Average List Price (Solds)	\$727,146	\$399,810	81.87% ↑	\$471,279	\$583,152	-19.18% ↓
Average Sold Price	\$684,205	\$367,150	86.36% ↑	\$444,462	\$546,227	-18.63% ↓
Average Days on Market	151	207	-27.05% ↓	171	187	-8.56% ↓
List/Sold Price Ratio	94.3%	92.1%	2.47% ↑	93.6%	94.8%	-1.28% ↓

## SOLD AND NEW PROPERTIES (UNITS)

October 2023 | All Property Types ?

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

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

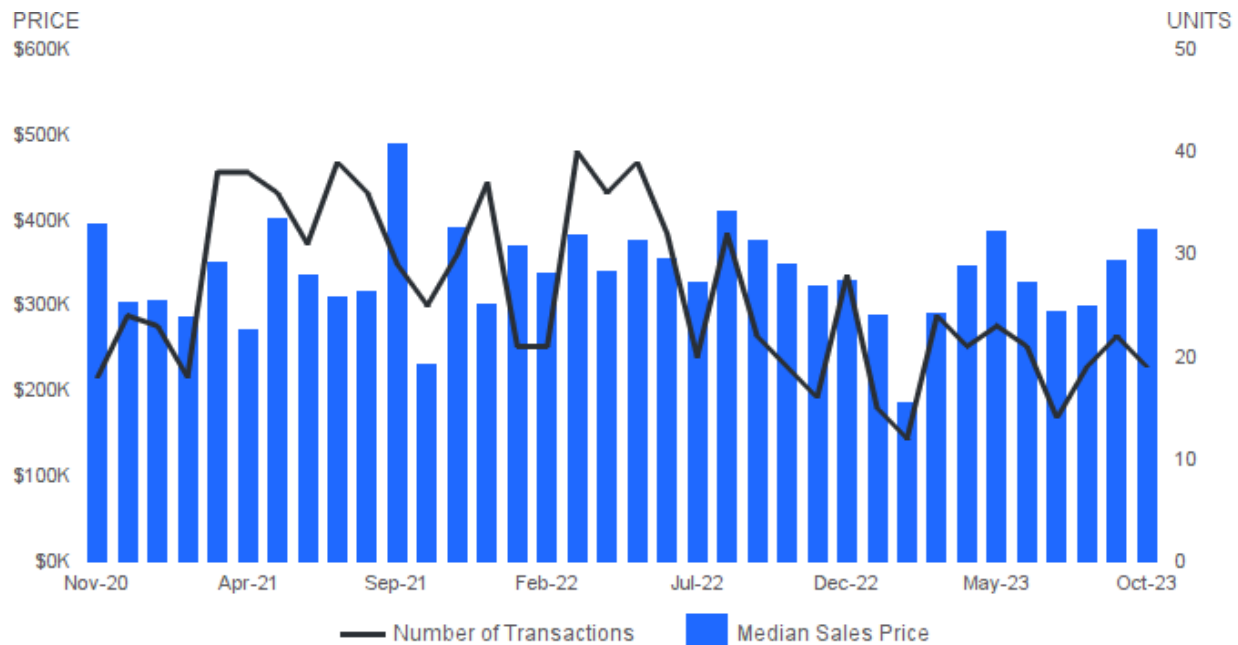


## MEDIAN SALES PRICE AND NUMBER OF SALES

October 2023 | All Property Types ?

**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.

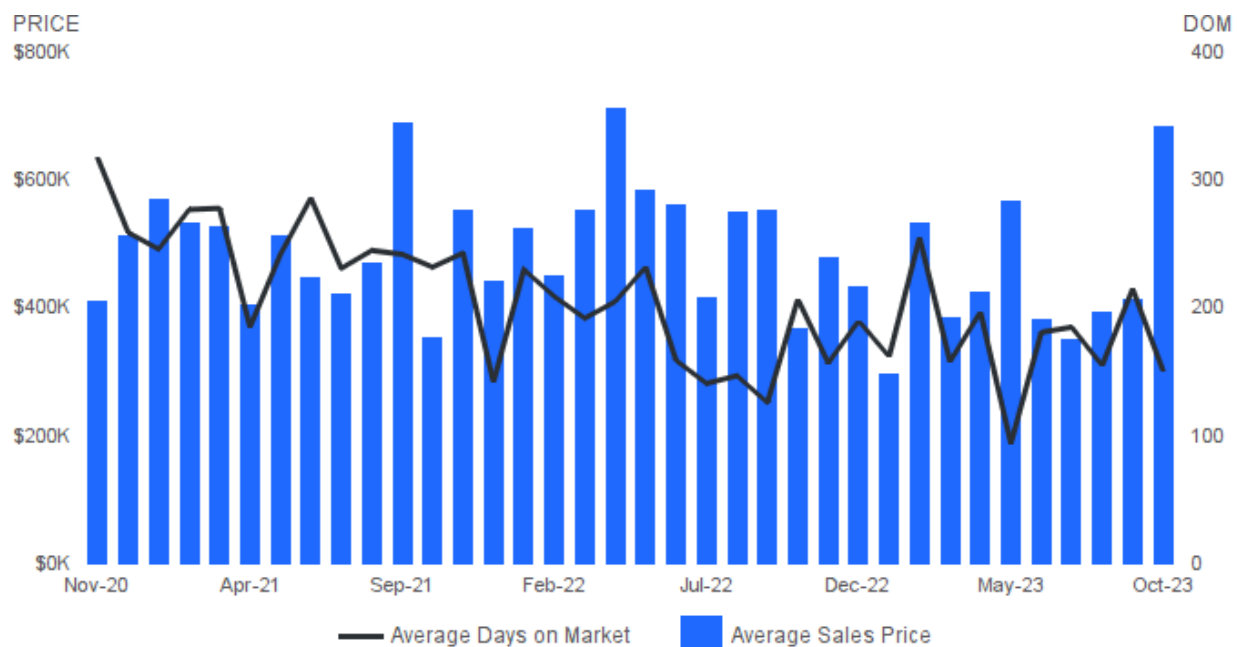


## AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

October 2023 | All Property Types ?

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

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

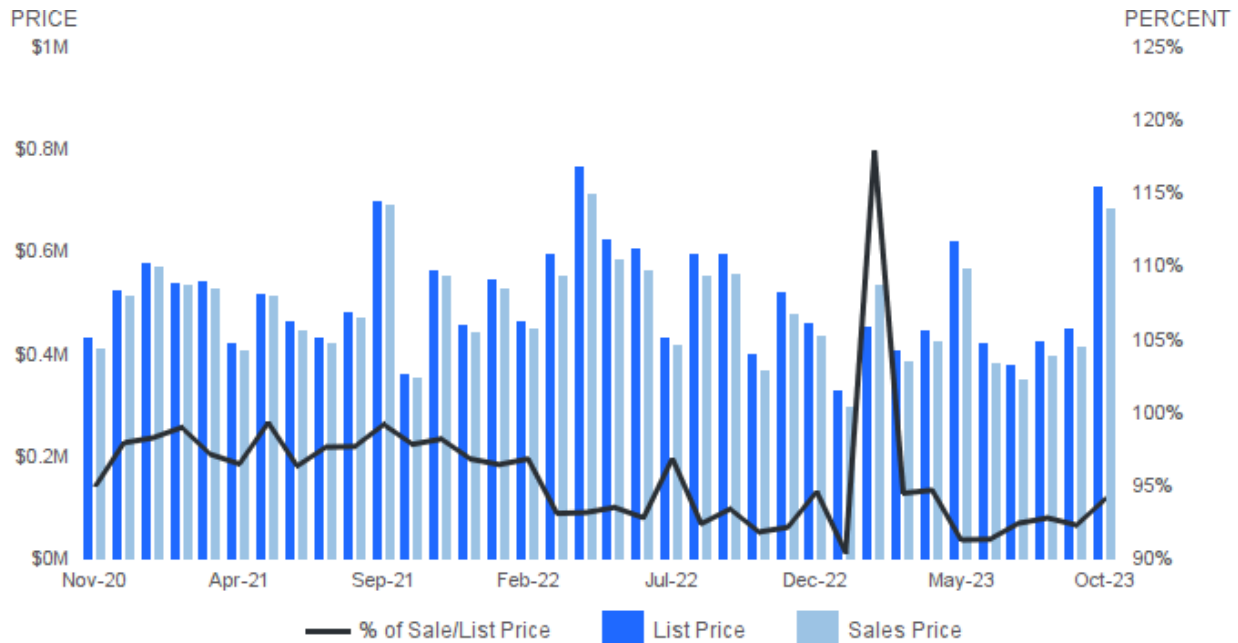




## SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

October 2023 | All Property Types ?

**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 | All Property Types ?

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

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

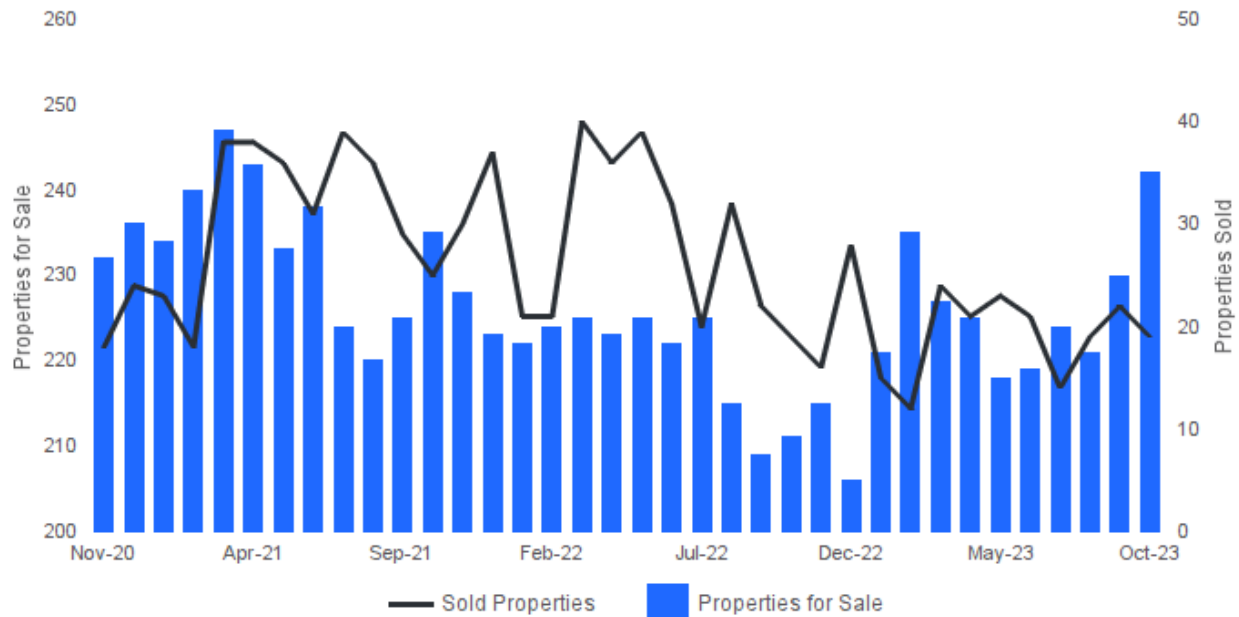


## PROPERTIES FOR SALE AND SOLD PROPERTIES

October 2023 | All Property Types ?

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

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



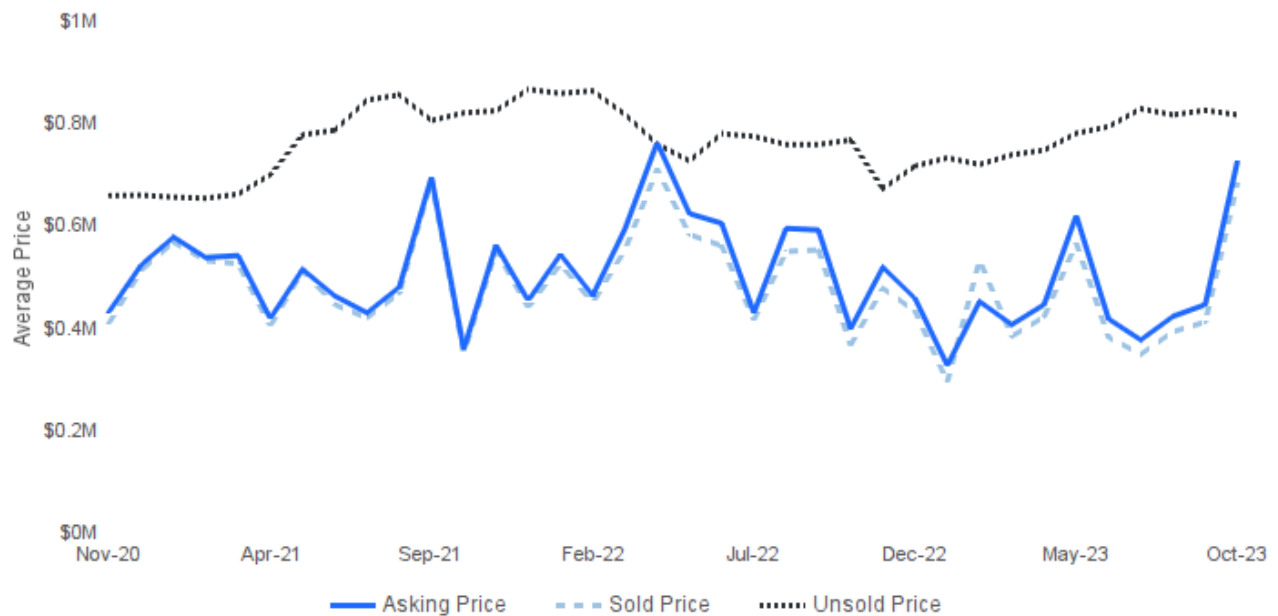
## AVERAGE ASKING/SOLD/UNSOLD PRICE

October 2023 | All Property Types ?

**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 | All Property Types ?

**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.



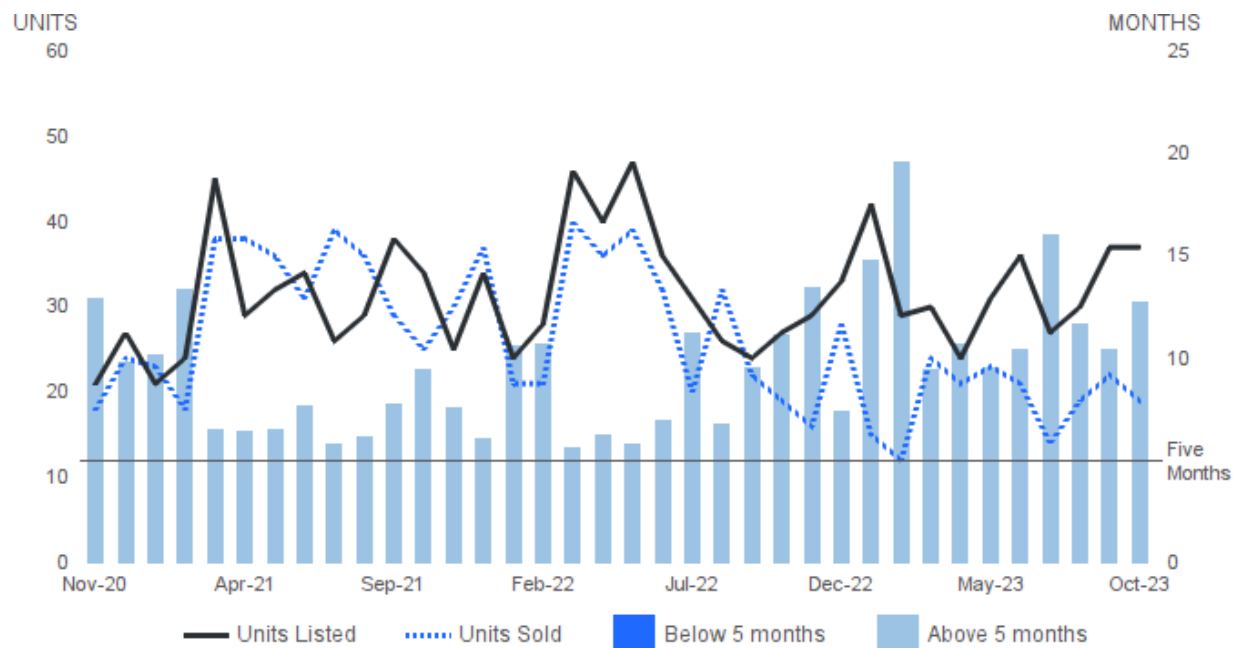
## MONTHS SUPPLY OF INVENTORY

October 2023 | All Property Types ?

**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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