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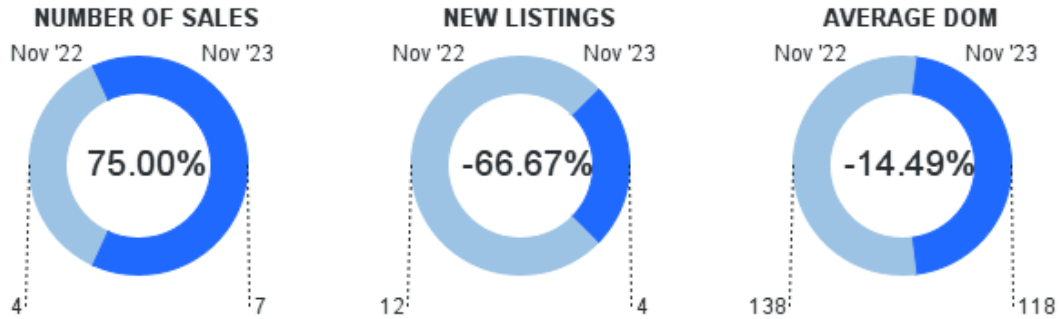
CONDO

NOVEMBER 2023
COLDWELL BANKER AREA REPORTS
ST CROIX, USVI

ST. CROIX | November 2023

REAL ESTATE SNAPSHOT - Change since this time last year

Condo



-21.32% ↓

MEDIAN SALES PRICE
CONDO

1.59% ↑

AVERAGE SALES PRICE
CONDO

-19.62% ↓

MEDIAN LIST PRICE
(SOLD LISTINGS)
CONDO

-0.78% ↓

AVERAGE LIST PRICE
(SOLD LISTINGS)
CONDO

■ Nov '22

■ Nov '23

AREA REPORT

ST. CROIX

FULL MARKET SUMMARY

November 2023 | Condo ?

	Month to Date			Year to Date		
	November 2023	November 2022	% Change	YTD 2023	YTD 2022	% Change
New Listings	4	12	-66.67% ↓	125	137	-8.76% ↓
Sold Listings	7	4	75% ↑	86	131	-34.35% ↓
Median List Price (Solds)	\$299,000	\$372,000	-19.62% ↓	\$279,950	\$265,000	5.64% ↑
Median Sold Price	\$275,000	\$349,500	-21.32% ↓	\$262,900	\$252,500	4.12% ↑
Median Days on Market	76	129	-41.09% ↓	107	103	3.88% ↑
Average List Price (Solds)	\$355,700	\$358,500	-0.78% ↓	\$312,098	\$293,033	6.51% ↑
Average Sold Price	\$340,700	\$335,375	1.59% ↑	\$297,225	\$280,906	5.81% ↑
Average Days on Market	118	138	-14.49% ↓	131	139	-5.76% ↓
List/Sold Price Ratio	95.1%	93%	2.3% ↑	95.1%	95.6%	-0.48% ↓

SOLD AND NEW PROPERTIES (UNITS)

November 2023 | Condo ?

Sold Properties | Number of properties sold during the year

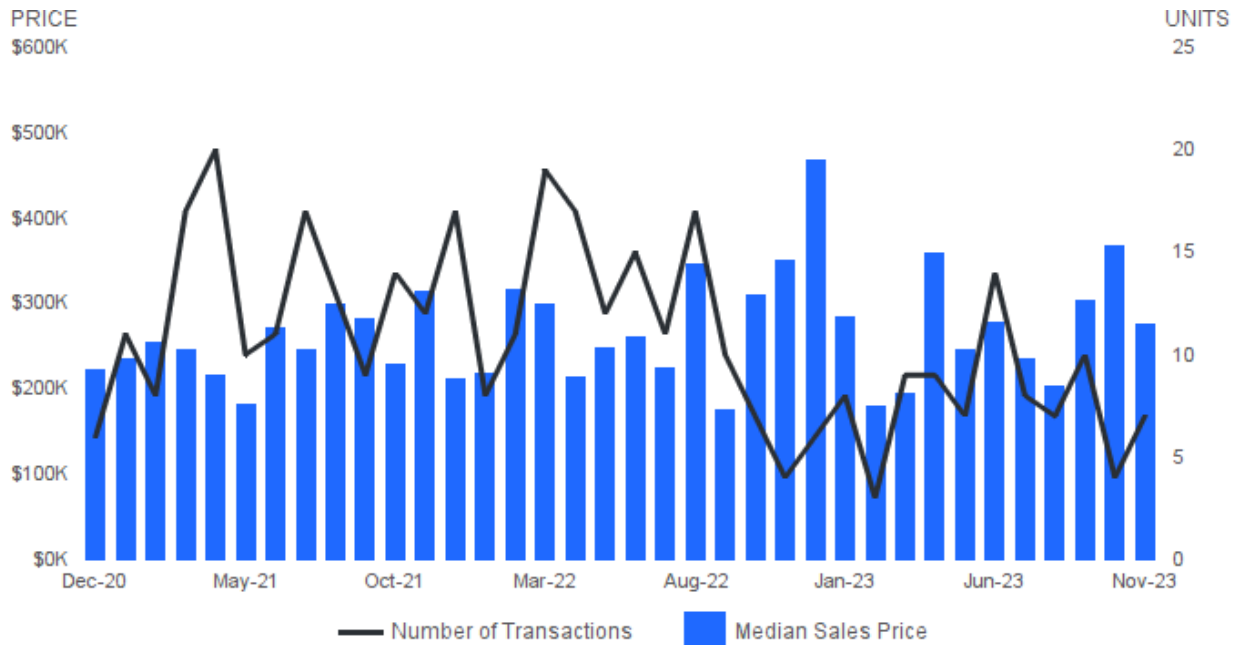
New Properties | Number of properties listed during the year.



MEDIAN SALES PRICE AND NUMBER OF SALES

November 2023 | Condo ?

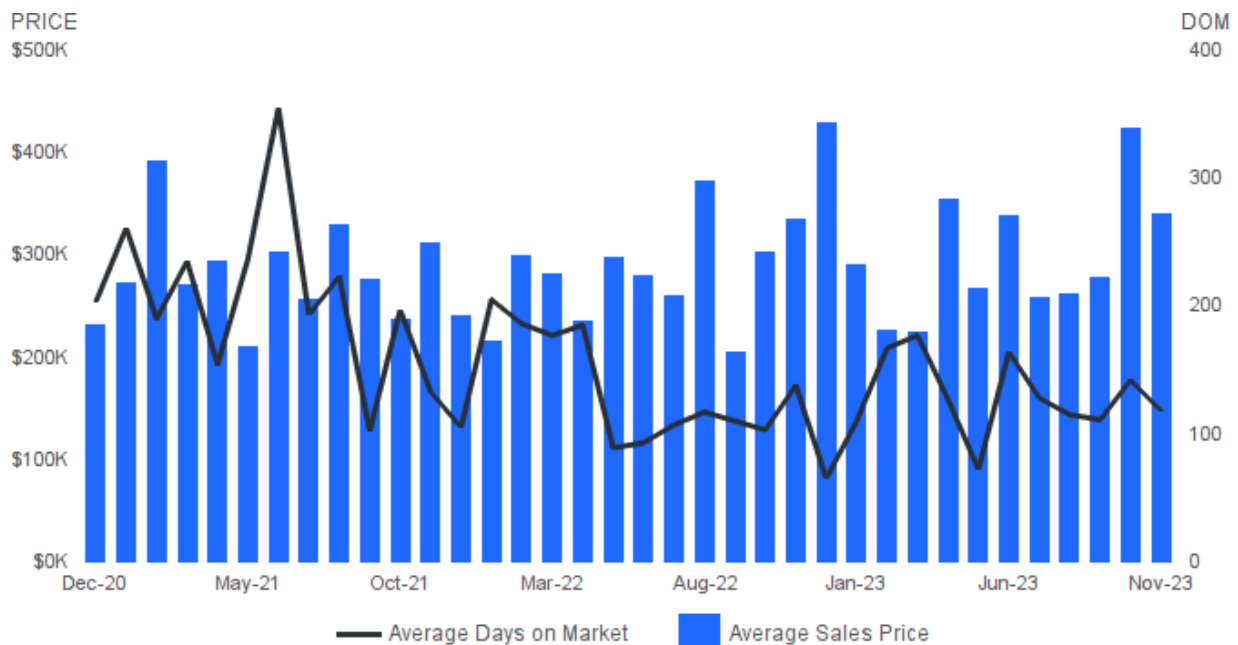
Median Sales Price | Price of the "middle" property sold -an equal number of sales were above and below this price.
Number of Sales | Number of properties sold.



AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

November 2023 | Condo ?

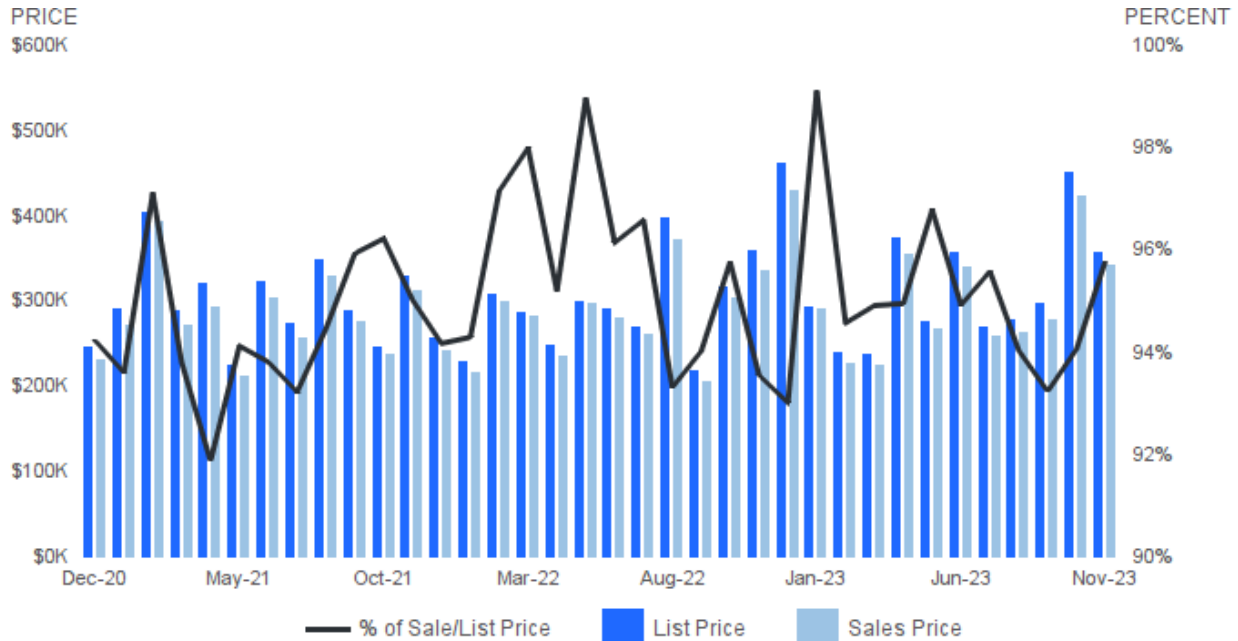
Average Sales Price | Average sales price for all properties sold.
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

November 2023 | Condo ?

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

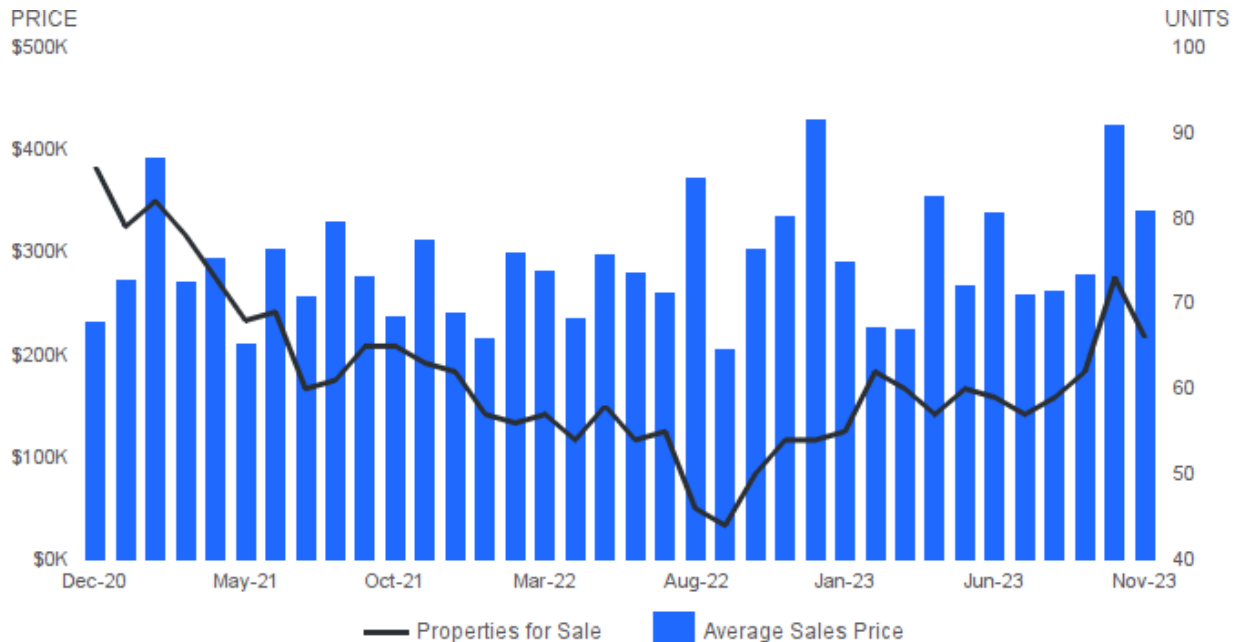


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

November 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.

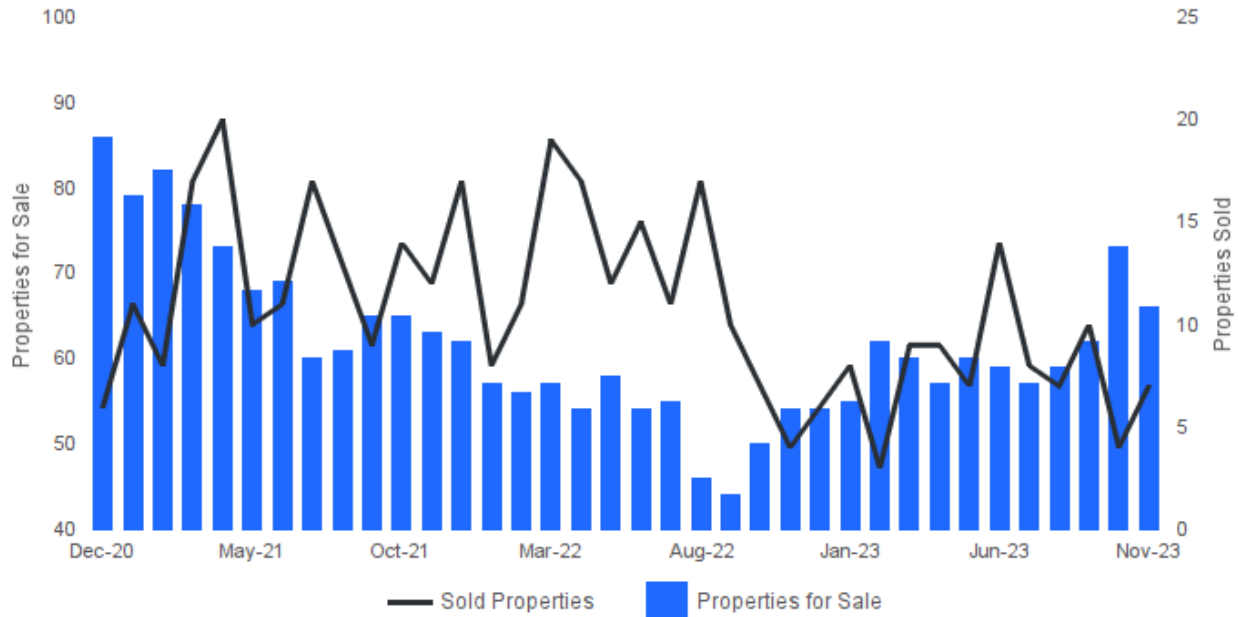


PROPERTIES FOR SALE AND SOLD PROPERTIES

November 2023 | Condo ?

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

Sold Properties | Number of properties sold.



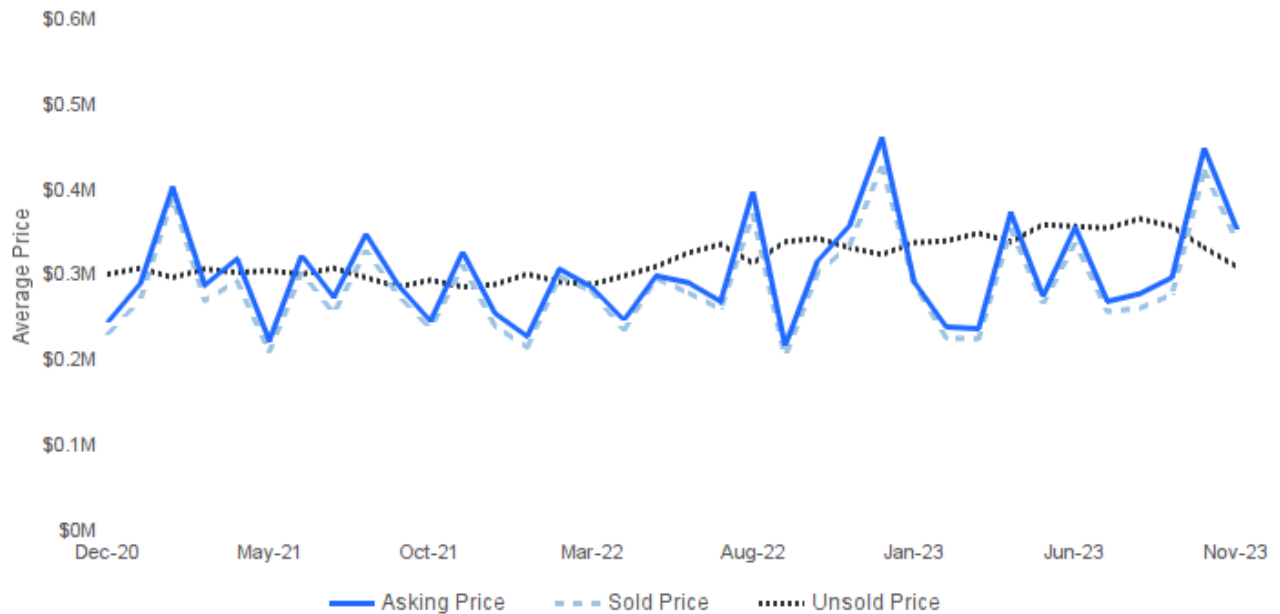
AVERAGE ASKING/SOLD/UNSOLD PRICE

November 2023 | Condo ?

Asking Price | the average asking price of sold properties

Sold Price | the average selling price

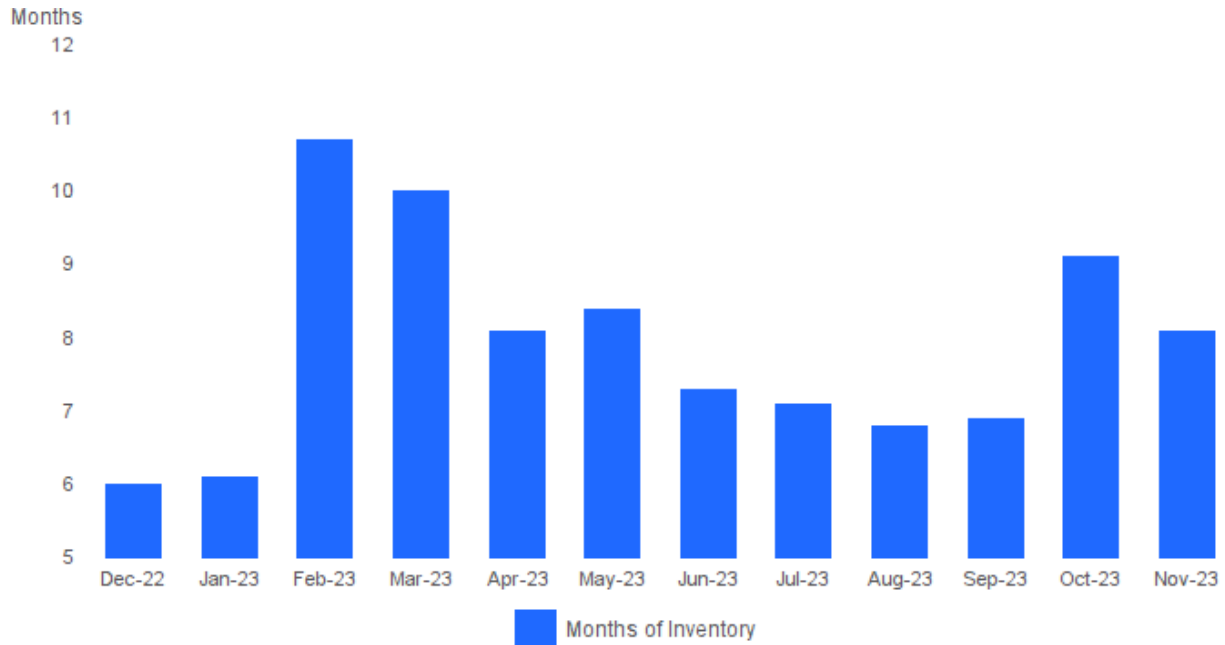
Unsold Price | the average active list price



ABSORPTION RATE

November 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.



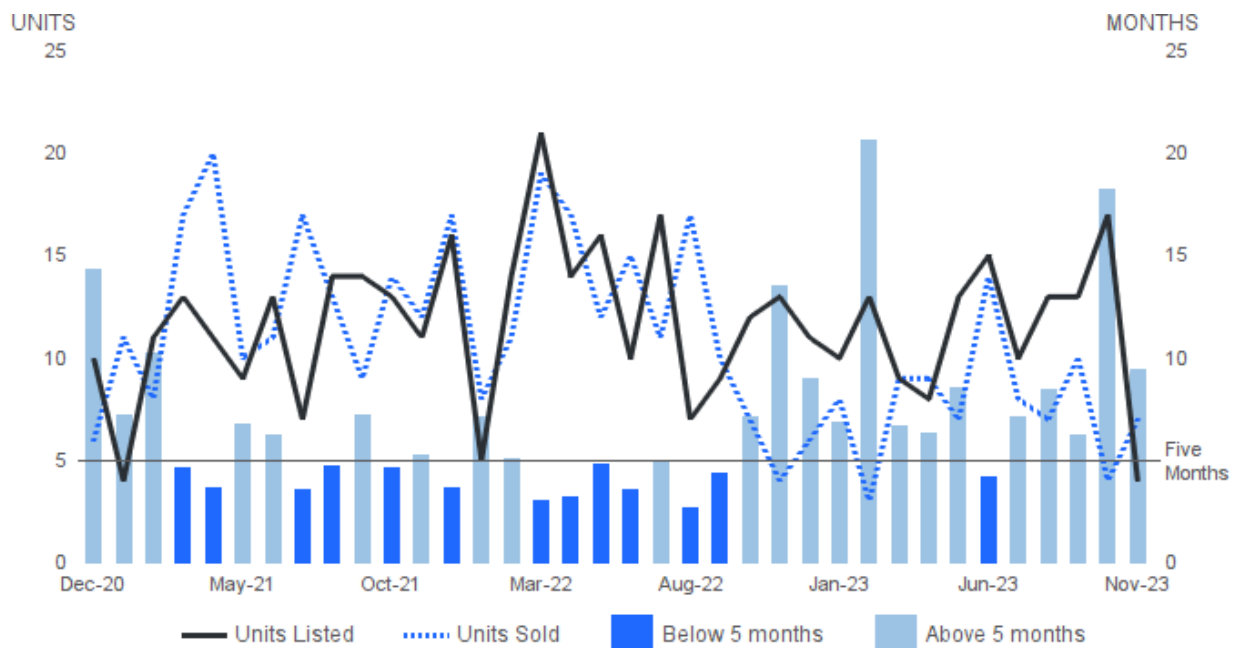
MONTHS SUPPLY OF INVENTORY

November 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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