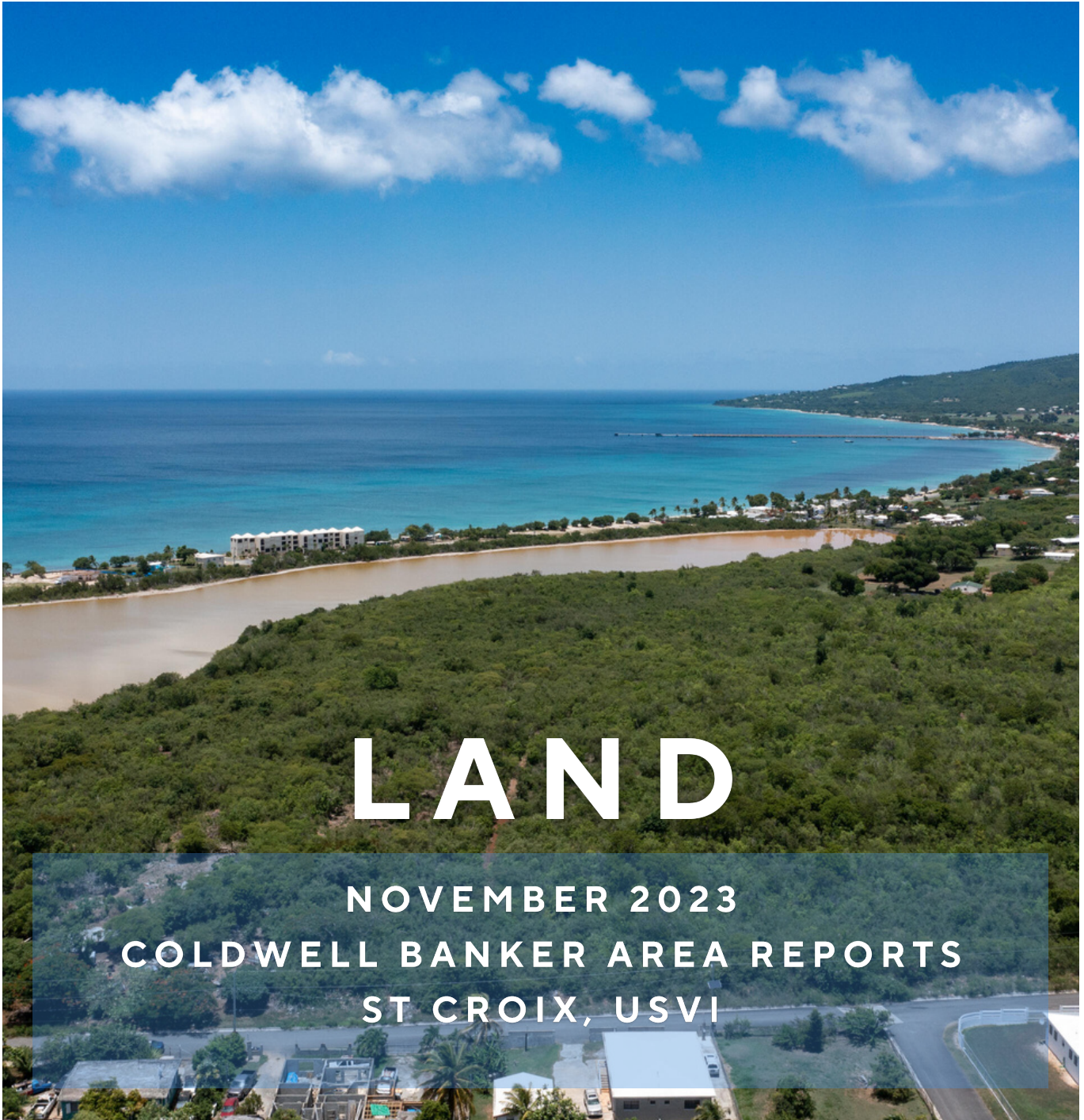




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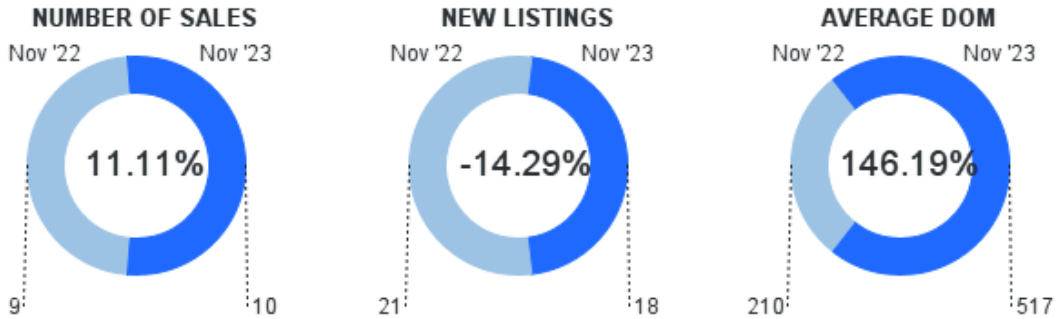
LAND

NOVEMBER 2023
COLDWELL BANKER AREA REPORTS
ST CROIX, USVI

ST. CROIX | November 2023

REAL ESTATE SNAPSHOT - Change since this time last year

Lots/Acres



-18.75% ↓

MEDIAN SALES PRICE
LOTS/ACRES

-8.47% ↓

AVERAGE SALES PRICE
LOTS/ACRES

-41.60% ↓

**MEDIAN LIST PRICE
(SOLD LISTINGS)**
LOTS/ACRES

-16.47% ↓

**AVERAGE LIST PRICE
(SOLD LISTINGS)**
LOTS/ACRES

■ Nov '22 ■ Nov '23

AREA REPORT

ST. CROIX

FULL MARKET SUMMARY

November 2023 | Lots/Acres ?

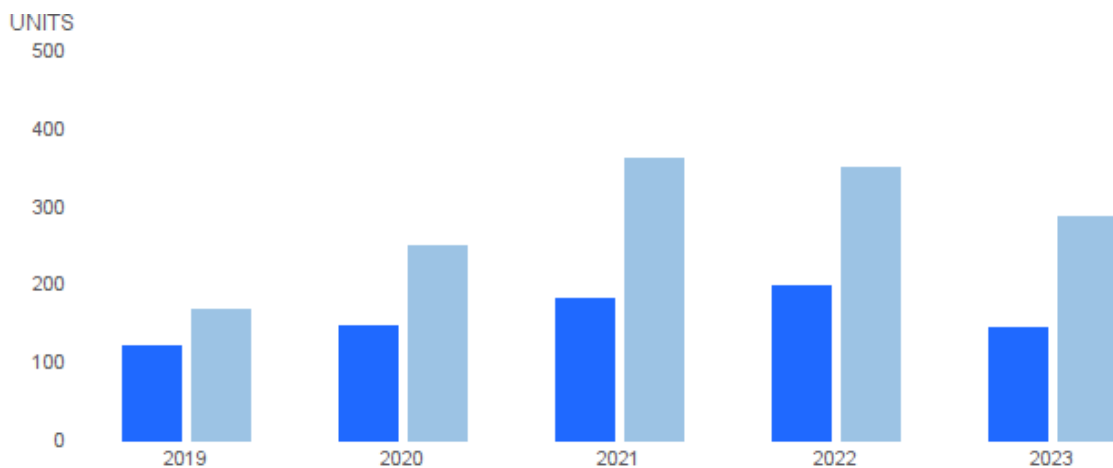
	Month to Date			Year to Date		
	November 2023	November 2022	% Change	YTD 2023	YTD 2022	% Change
New Listings	18	21	-14.29% ↓	287	321	-10.59% ↓
Sold Listings	10	9	11.11% ↑	144	183	-21.31% ↓
Median List Price (Solds)	\$69,500	\$119,000	-41.6% ↓	\$69,000	\$67,000	2.99% ↑
Median Sold Price	\$65,000	\$80,000	-18.75% ↓	\$55,000	\$60,000	-8.33% ↓
Median Days on Market	618	122	406.56% ↑	157	230	-31.74% ↓
Average List Price (Solds)	\$166,600	\$199,444	-16.47% ↓	\$128,446	\$142,733	-10.01% ↓
Average Sold Price	\$143,900	\$157,222	-8.47% ↓	\$110,427	\$123,604	-10.66% ↓
Average Days on Market	517	210	146.19% ↑	298	308	-3.25% ↓
List/Sold Price Ratio	90.5%	86.9%	4.15% ↑	86.4%	89.8%	-3.79% ↓

SOLD AND NEW PROPERTIES (UNITS)

November 2023 | Lots/Acres ?

Sold Properties | Number of properties sold during the year

New Properties | Number of properties listed during the year.

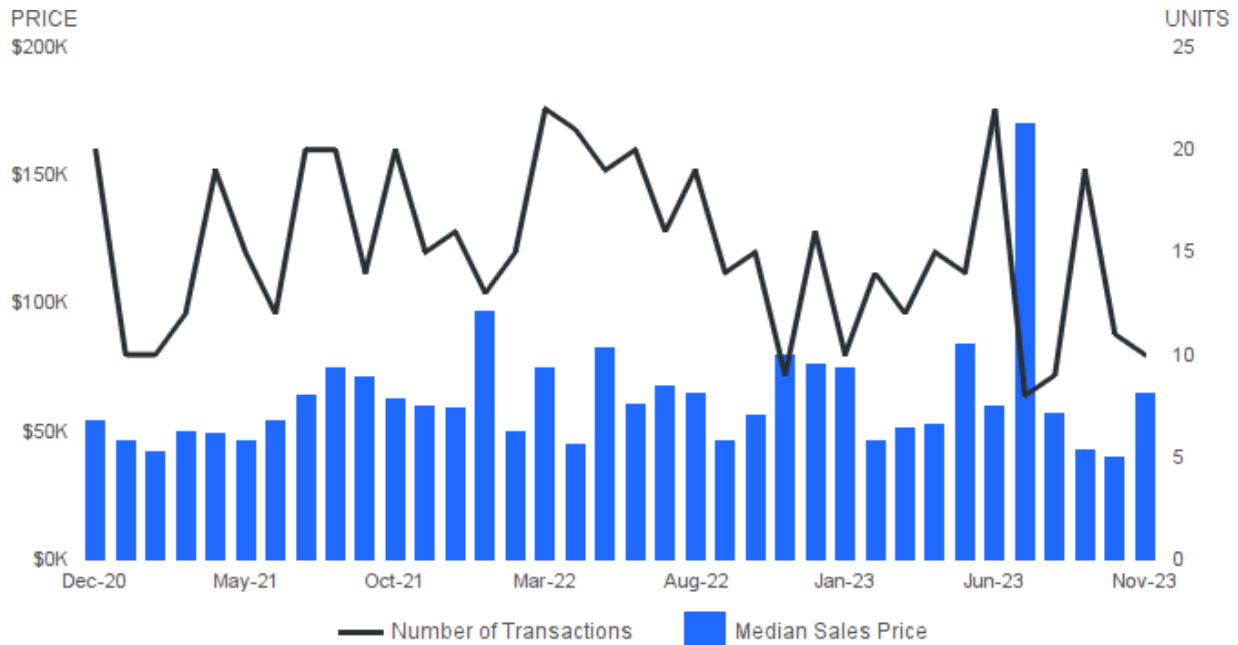


Sold Properties	122	147	183	199	144
New Properties	169	251	361	351	287
Sold Volume	\$7.83M	\$10.20M	\$23.06M	\$25.35M	\$15.90M
Listing Volume	\$24.69M	\$84.40M	\$121.23M	\$95.60M	\$52.75M
Median Sale Price	\$41K	\$40K	\$56K	\$62K	\$55K

MEDIAN SALES PRICE AND NUMBER OF SALES

November 2023 | Lots/Acres ?

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 | Lots/Acres ?

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 | Lots/Acres ?

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 | Lots/Acres ?

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

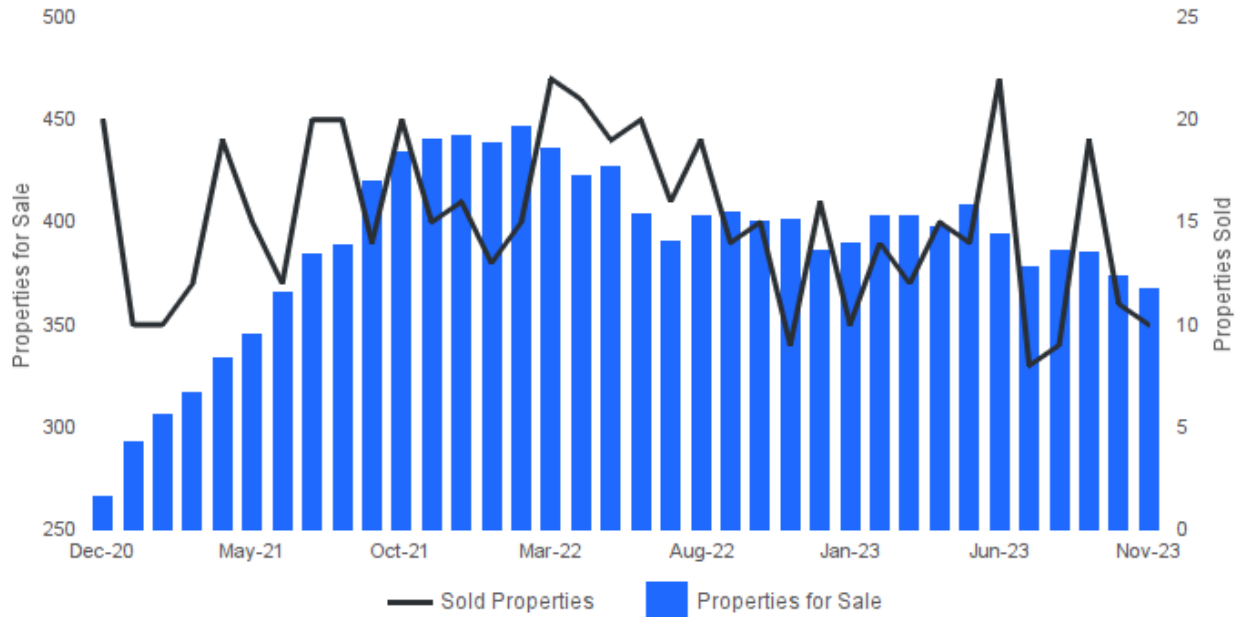
Properties for Sale | Number of properties listed for sale at the end of month.



PROPERTIES FOR SALE AND SOLD PROPERTIES

November 2023 | Lots/Acres ?

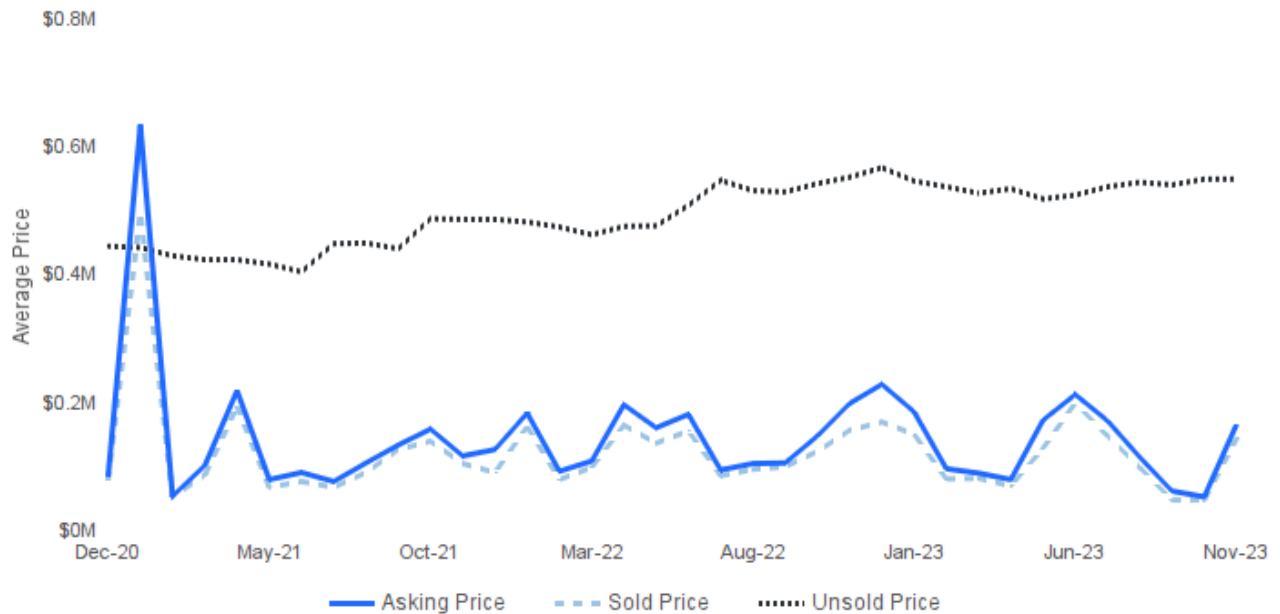
Properties for Sale | Number of properties listed for sale at the end of month.
Sold Properties | Number of properties sold.



AVERAGE ASKING/SOLD/UNSOLD PRICE

November 2023 | Lots/Acres ?

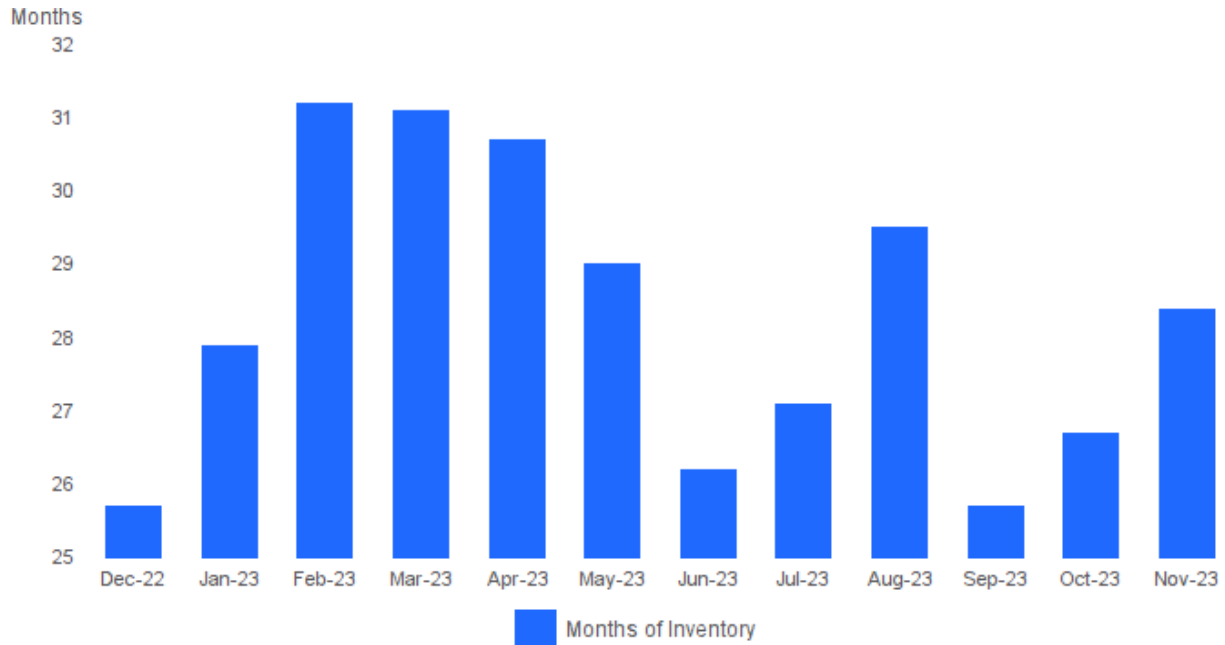
Asking Price | the average asking price of sold properties
Sold Price | the average selling price
Unsold Price | the average active list price



ABSORPTION RATE

November 2023 | Lots/Acres ?

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.



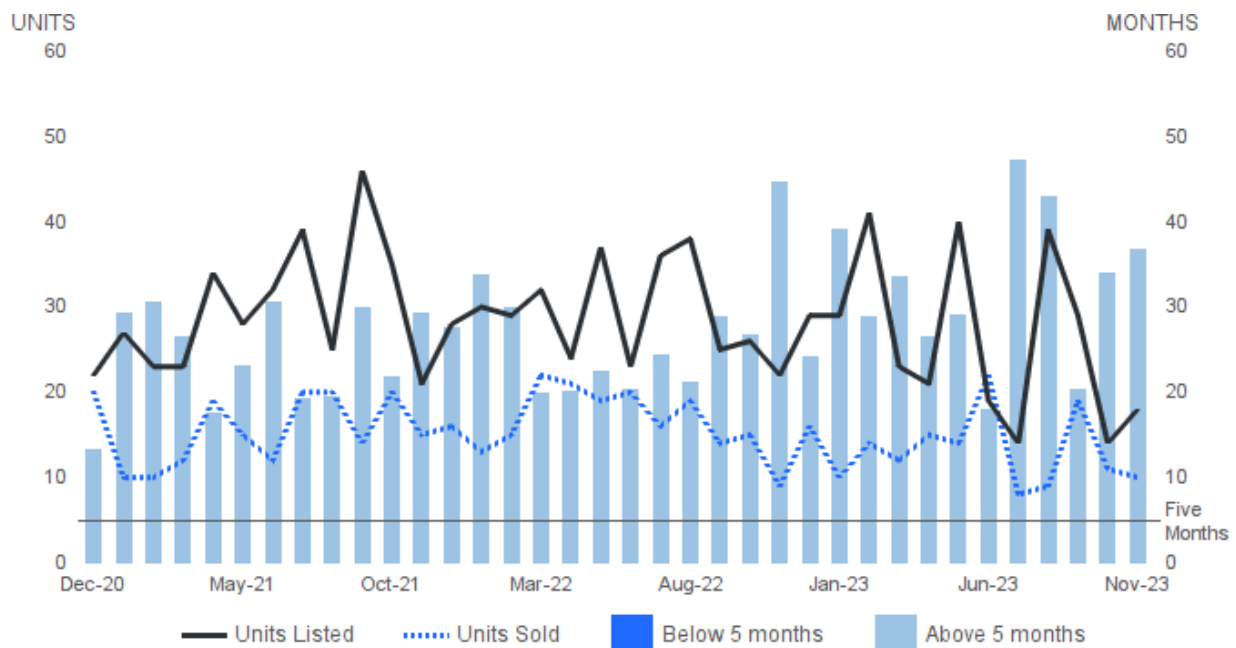
MONTHS SUPPLY OF INVENTORY

November 2023 | Lots/Acres ?

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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