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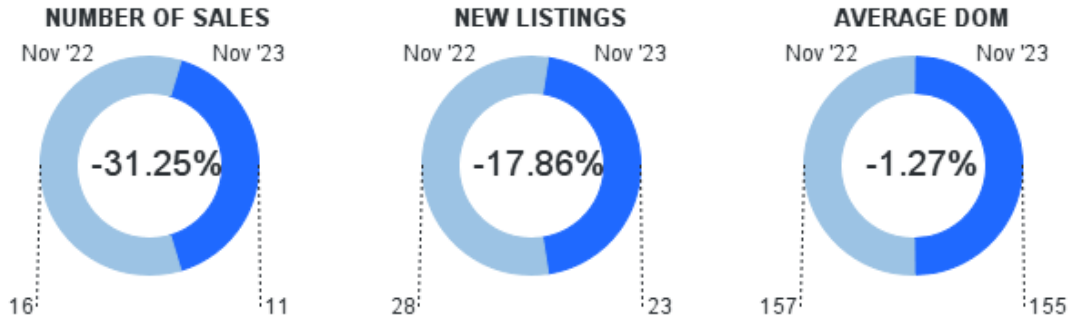
# HOMES & CONDOS

NOVEMBER 2023  
COLDWELL BANKER AREA REPORTS  
ST CROIX, USVI

## ST. CROIX | November 2023

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

All Property Types



0.78%

MEDIAN SALES PRICE  
ALL PROPERTY TYPES

17.59%

AVERAGE SALES PRICE  
ALL PROPERTY TYPES

-9.60%

MEDIAN LIST PRICE  
(SOLD LISTINGS)  
ALL PROPERTY TYPES

16.83%

AVERAGE LIST PRICE  
(SOLD LISTINGS)  
ALL PROPERTY TYPES

Nov '22    Nov '23

# AREA REPORT

## St. Croix

### FULL MARKET SUMMARY

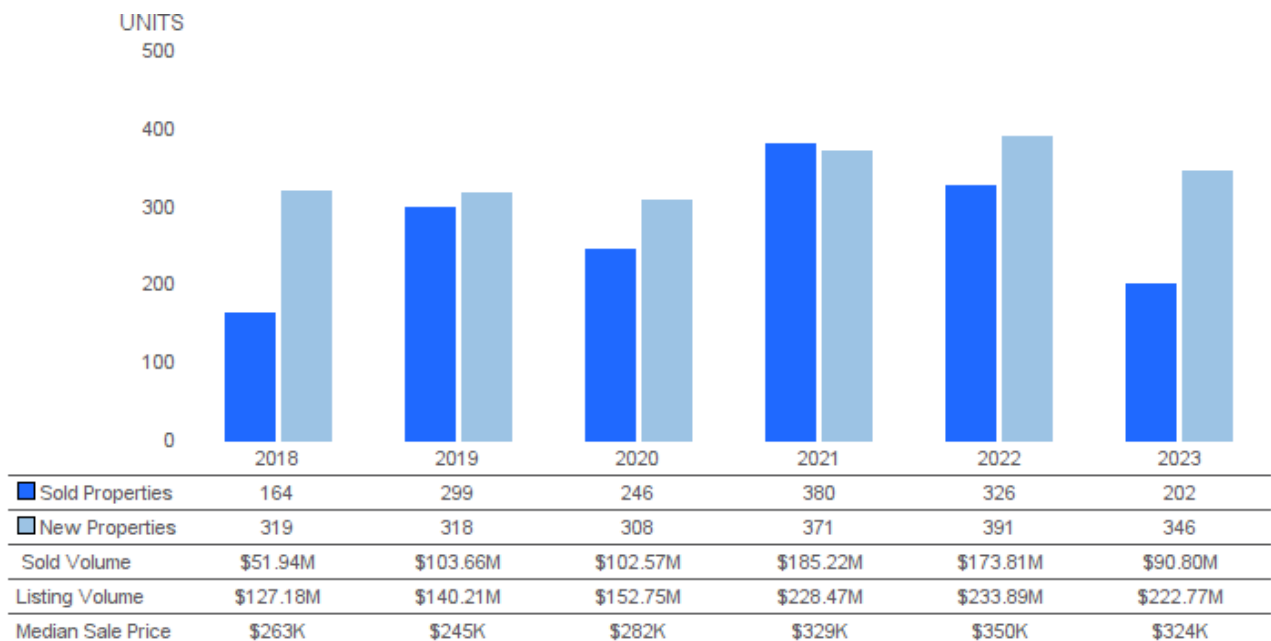
November 2023 | All Property Types [?](#)

	Month to Date			Year to Date		
	November 2023	November 2022	% Change	YTD 2023	YTD 2022	% Change
New Listings	23	28	-17.86% ↓	346	357	-3.08% ↓
Sold Listings	11	16	-31.25% ↓	202	298	-32.21% ↓
Median List Price (Solds)	\$325,000	\$359,500	-9.6% ↓	\$347,450	\$369,000	-5.84% ↓
Median Sold Price	\$325,000	\$322,500	0.78% ↑	\$323,500	\$354,000	-8.62% ↓
Median Days on Market	78	141	-44.68% ↓	126	132	-4.55% ↓
Average List Price (Solds)	\$606,718	\$519,312	16.83% ↑	\$477,312	\$579,725	-17.67% ↓
Average Sold Price	\$562,718	\$478,531	17.59% ↑	\$449,494	\$542,478	-17.14% ↓
Average Days on Market	155	157	-1.27% ↓	170	185	-8.11% ↓
List/Sold Price Ratio	94.5%	92.9%	1.62% ↑	93.5%	94.6%	-1.16% ↓

### SOLD AND NEW PROPERTIES (UNITS)

November 2023 | All Property Types [?](#)

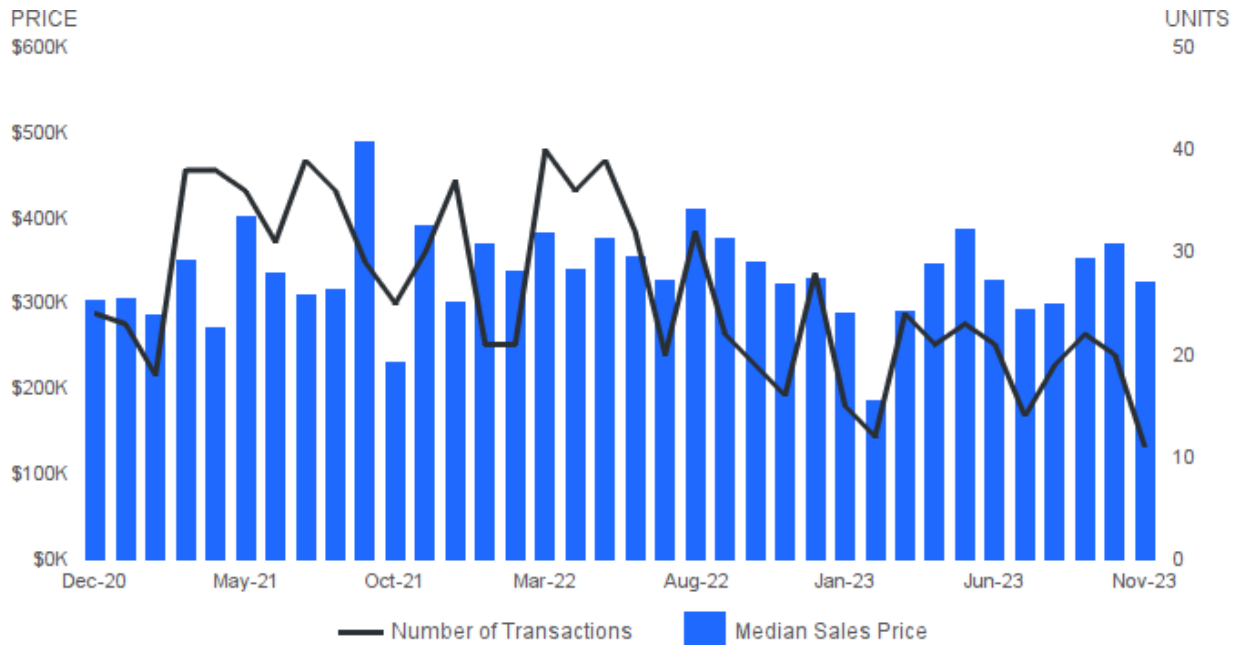
**Sold Properties** | Number of properties sold during the year  
**New Properties** | Number of properties listed during the year.



## MEDIAN SALES PRICE AND NUMBER OF SALES

November 2023 | All Property Types ?

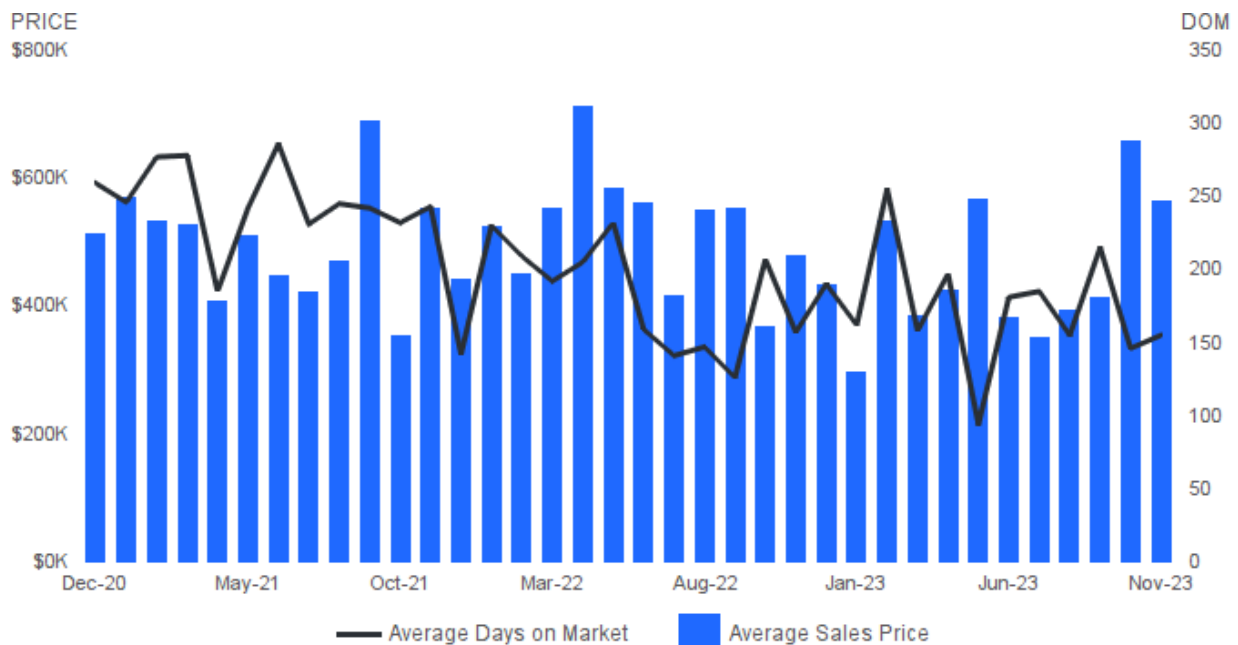
**Median Sales Price** | Price of the "middle" property sold -an equal number of sales were above and below this price.  
**Number of Sales** | Number of properties sold.



## AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

November 2023 | All Property Types ?

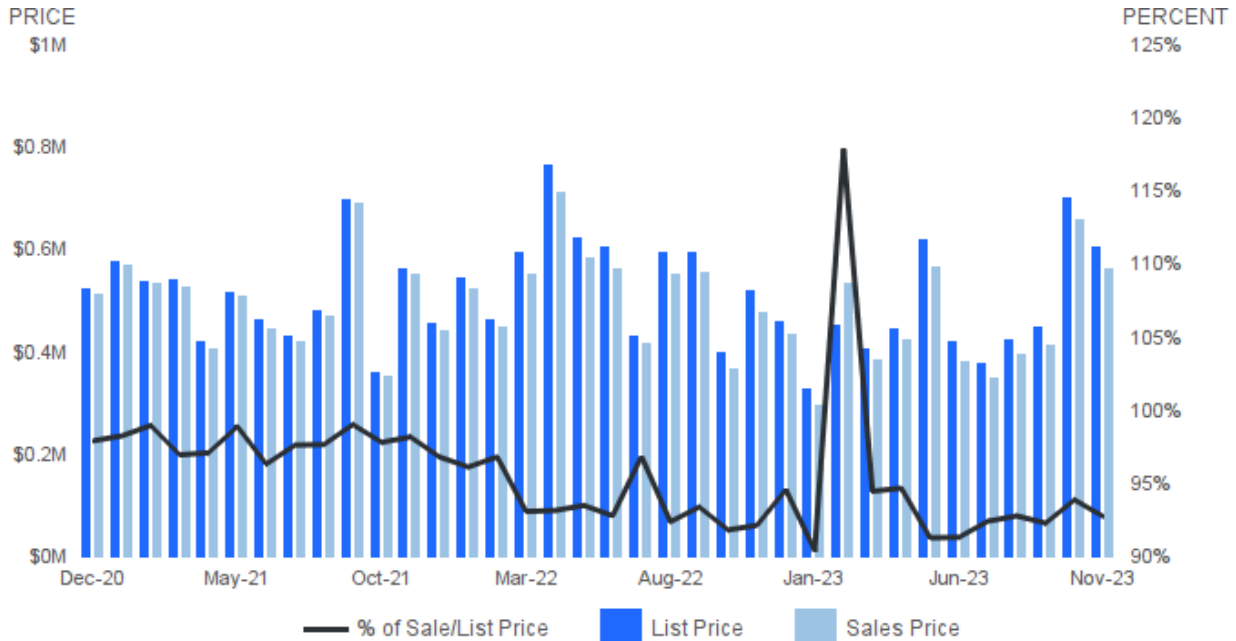
**Average Sales Price** | Average sales price for all properties sold.  
**Average Days on Market** | Average days on market for all properties sold.



## SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

November 2023 | All Property Types ?

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

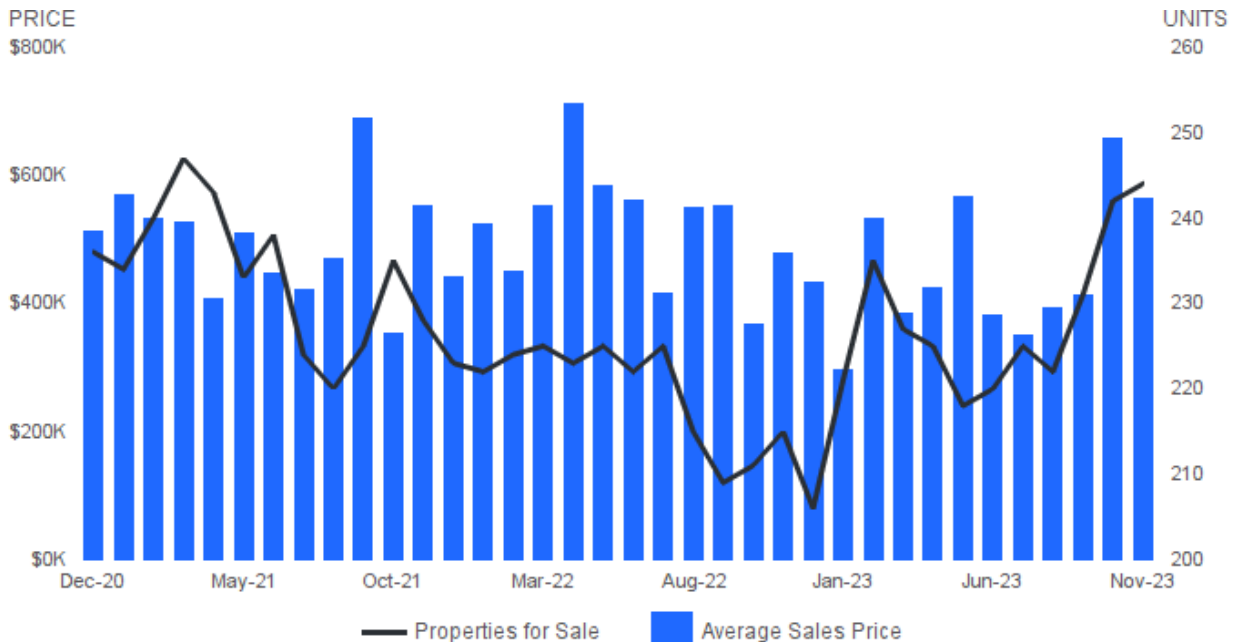


## AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

November 2023 | All Property Types ?

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

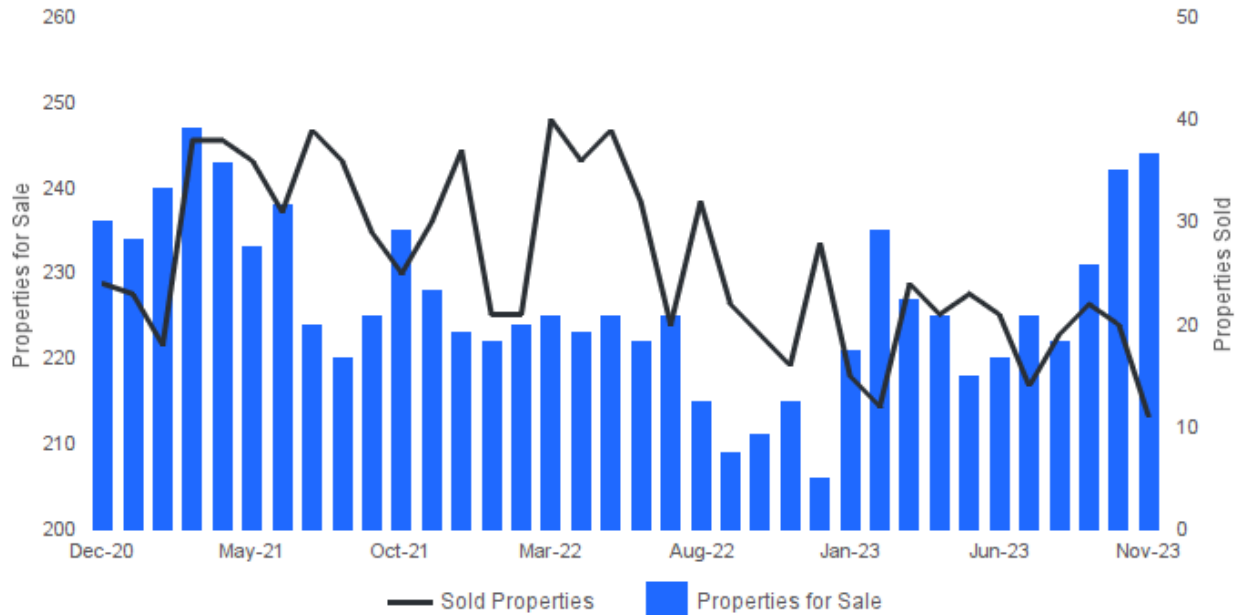
**Properties for Sale** | Number of properties listed for sale at the end of month.



## PROPERTIES FOR SALE AND SOLD PROPERTIES

November 2023 | All Property Types ?

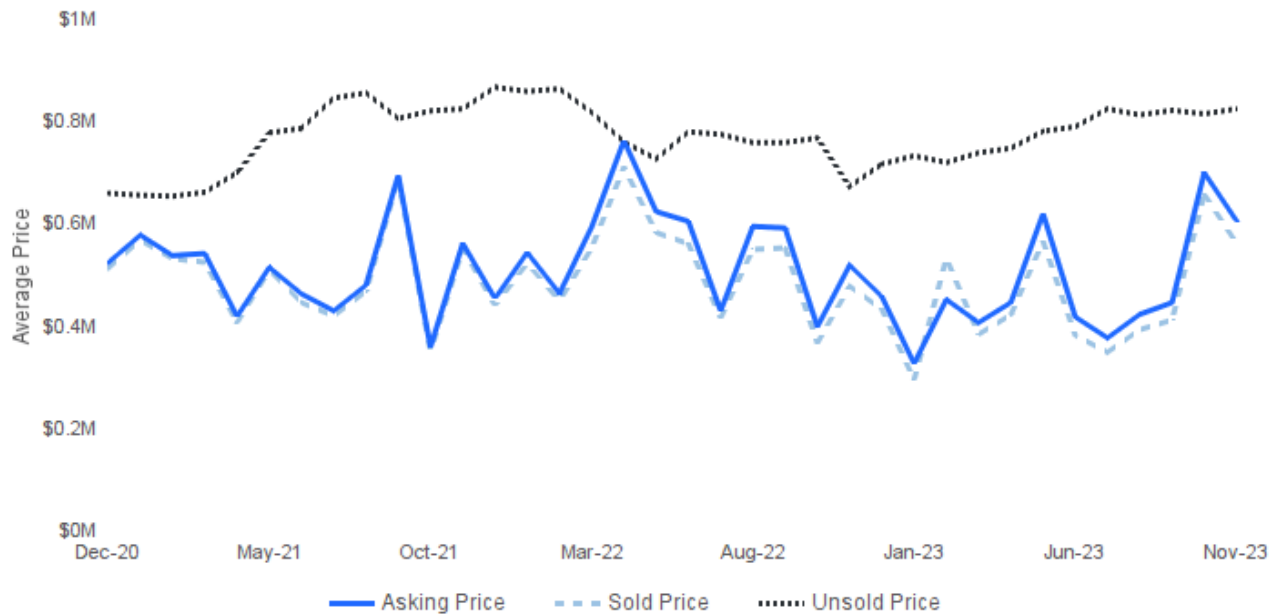
**Properties for Sale** | Number of properties listed for sale at the end of month.  
**Sold Properties** | Number of properties sold.



## AVERAGE ASKING/SOLD/UNSOLD PRICE

November 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

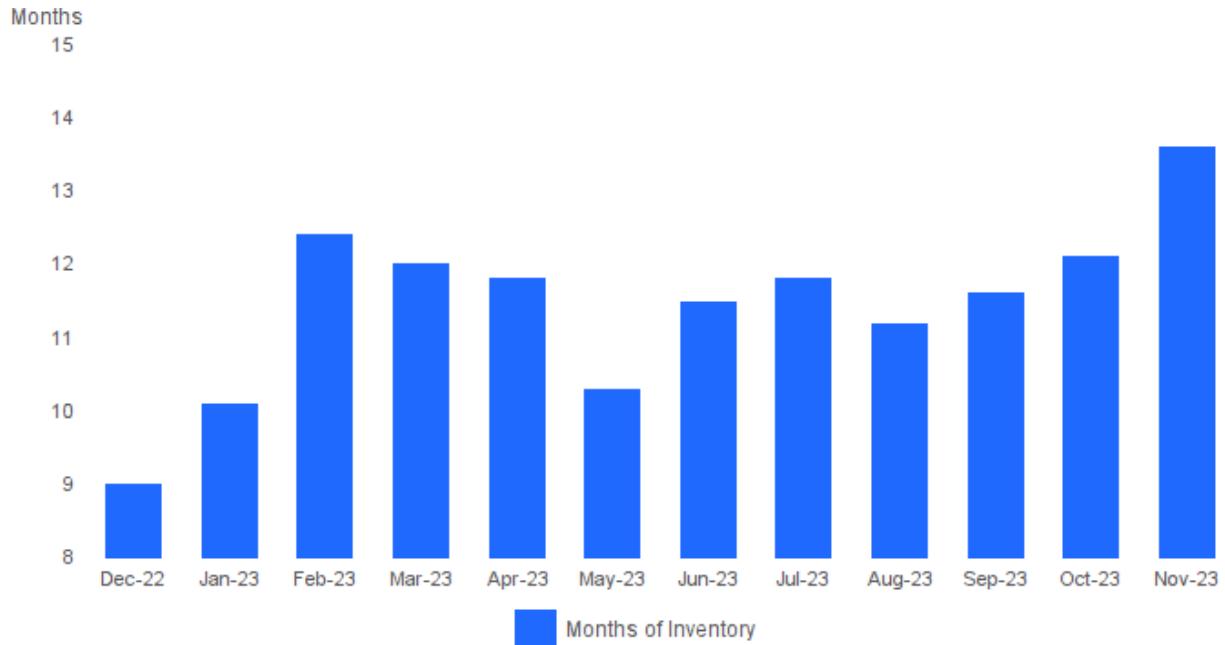




## ABSORPTION RATE

November 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.



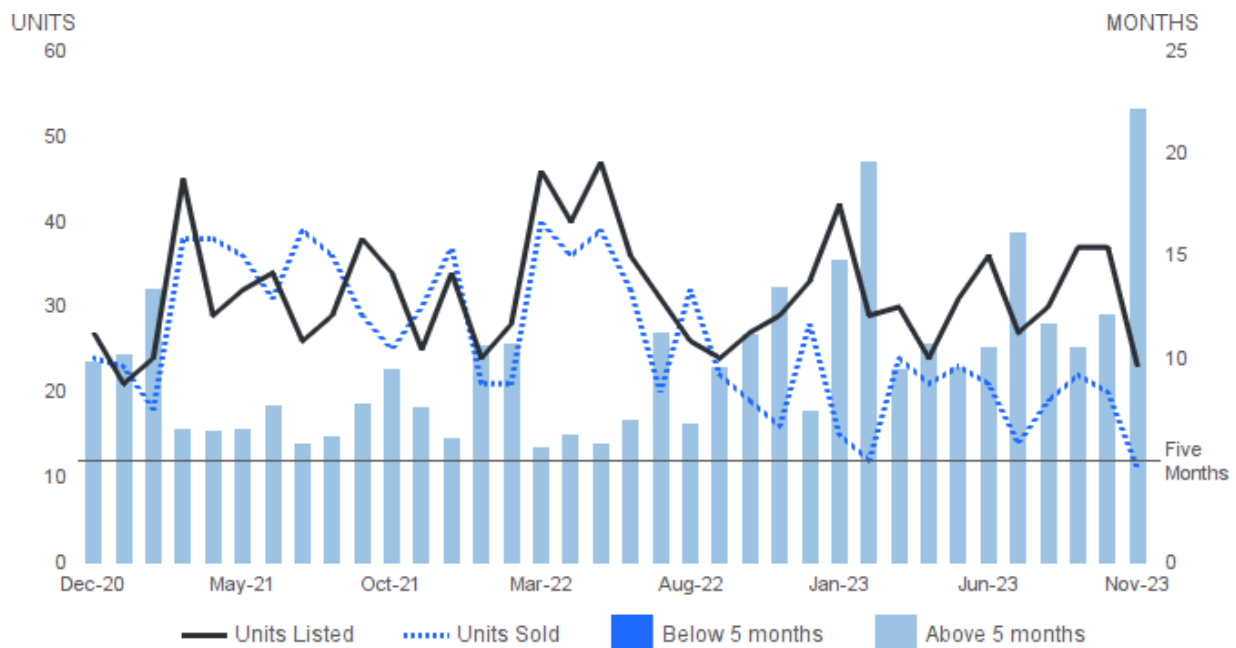
## MONTHS SUPPLY OF INVENTORY

November 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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