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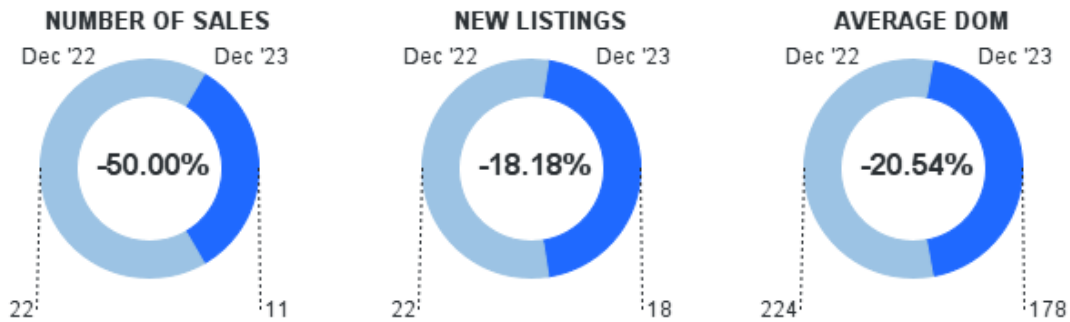
# SINGLE FAMILY

DECEMBER 2023  
COLDWELL BANKER AREA REPORTS  
ST CROIX, USVI

## ST. CROIX | December 2023

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

#### Single Family



58.43%

MEDIAN SALES PRICE  
SINGLE FAMILY

32.29%

AVERAGE SALES PRICE  
SINGLE FAMILY

66.36%

MEDIAN LIST PRICE  
(SOLD LISTINGS)  
SINGLE FAMILY

33.41%

AVERAGE LIST PRICE  
(SOLD LISTINGS)  
SINGLE FAMILY

Dec '22 Dec '23



# AREA REPORT

## ST. CROIX

### FULL MARKET SUMMARY

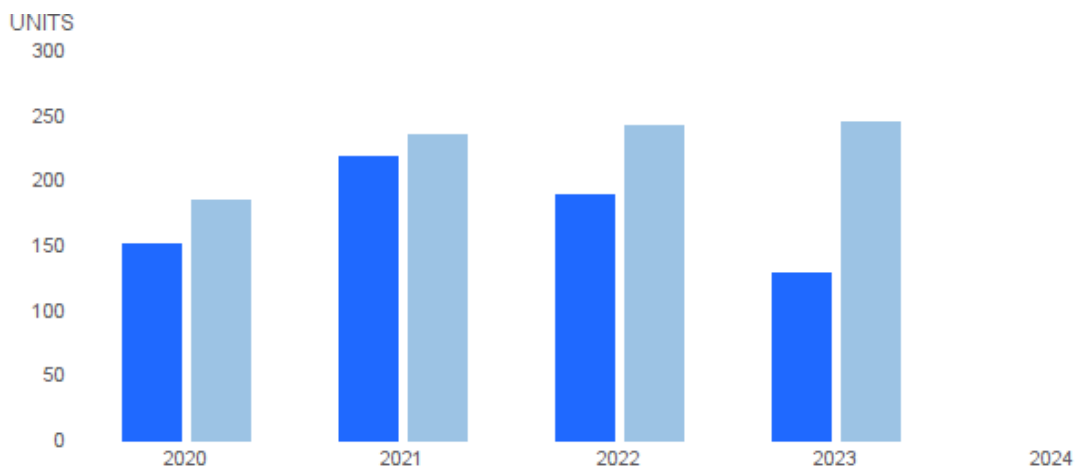
December 2023 | Single Family ?

	Month to Date			Year to Date		
	December 2023	December 2022	% Change	YTD 2023	YTD 2022	% Change
New Listings	18	22	-18.18% <span>↓</span>	245	242	1.24% <span>↑</span>
Sold Listings	11	22	-50% <span>↓</span>	129	189	-31.75% <span>↓</span>
Median List Price (Solds)	\$549,000	\$330,000	66.36% <span>↑</span>	\$415,000	\$510,000	-18.63% <span>↓</span>
Median Sold Price	\$503,000	\$317,500	58.43% <span>↑</span>	\$370,000	\$495,000	-25.25% <span>↓</span>
Median Days on Market	92	221	-58.37% <span>↓</span>	143	161	-11.18% <span>↓</span>
Average List Price (Solds)	\$611,000	\$458,000	33.41% <span>↑</span>	\$596,275	\$764,268	-21.98% <span>↓</span>
Average Sold Price	\$575,727	\$435,211	32.29% <span>↑</span>	\$559,181	\$711,082	-21.36% <span>↓</span>
Average Days on Market	178	224	-20.54% <span>↓</span>	196	222	-11.71% <span>↓</span>
List/Sold Price Ratio	94.1%	93.7%	0.38% <span>↑</span>	92.5%	93.9%	-1.48% <span>↓</span>

### SOLD AND NEW PROPERTIES (UNITS)

December 2023 | Single Family ?

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

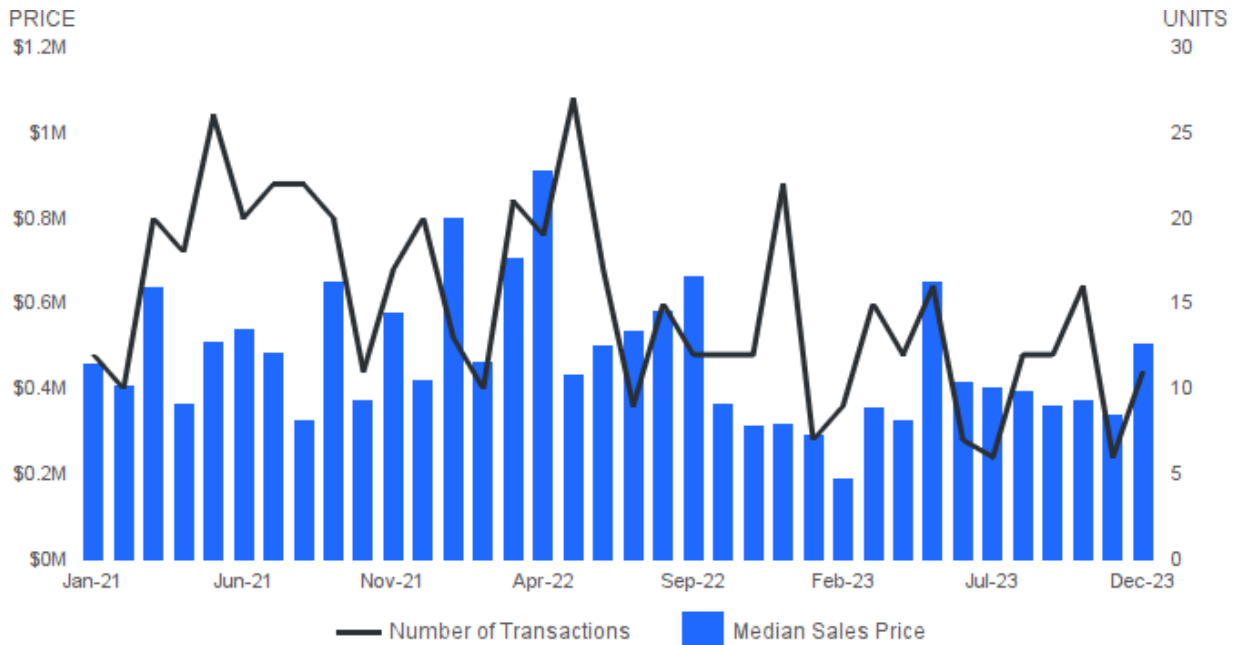


Sold Properties	152	218	189	129	0
New Properties	185	235	242	245	0
Sold Volume	\$71.88M	\$134.78M	\$134.39M	\$72.13M	\$0
Listing Volume	\$118.33M	\$189.28M	\$186.56M	\$201.41M	\$0
Median Sale Price	\$350K	\$489K	\$495K	\$370K	\$0

## MEDIAN SALES PRICE AND NUMBER OF SALES

December 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

December 2023 | Single Family ?

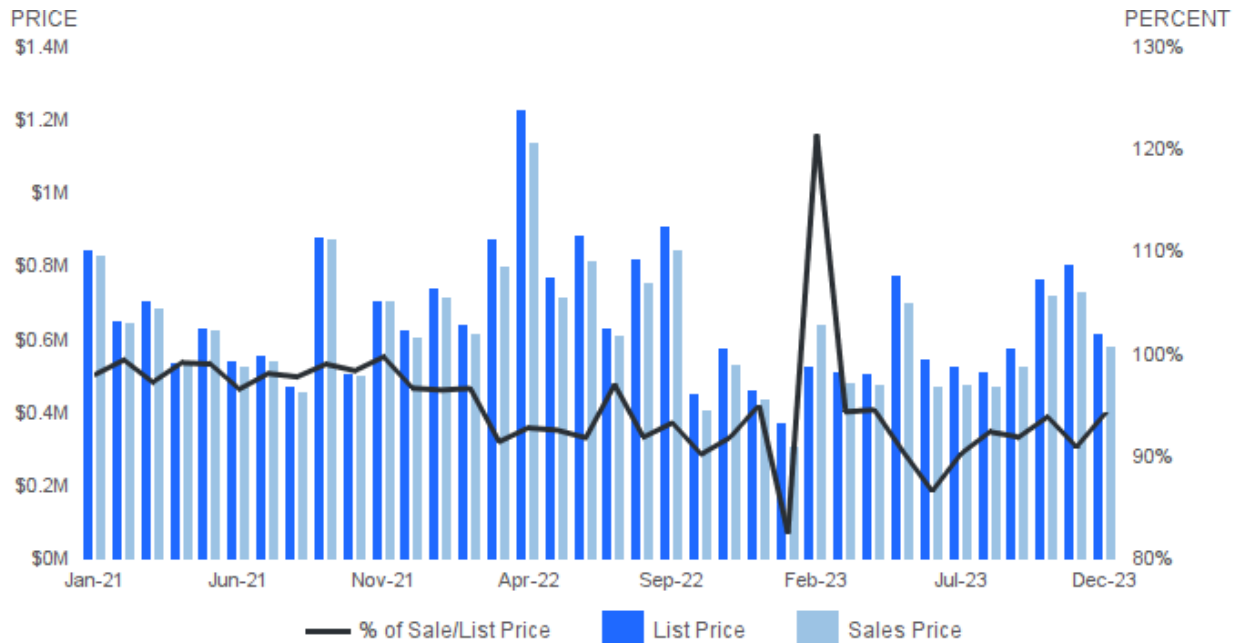
**Average Sales Price** | Average sales price for all properties sold.  
**Average Days on Market** | Average days on market for all properties sold.



## SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

December 2023 | Single Family ?

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

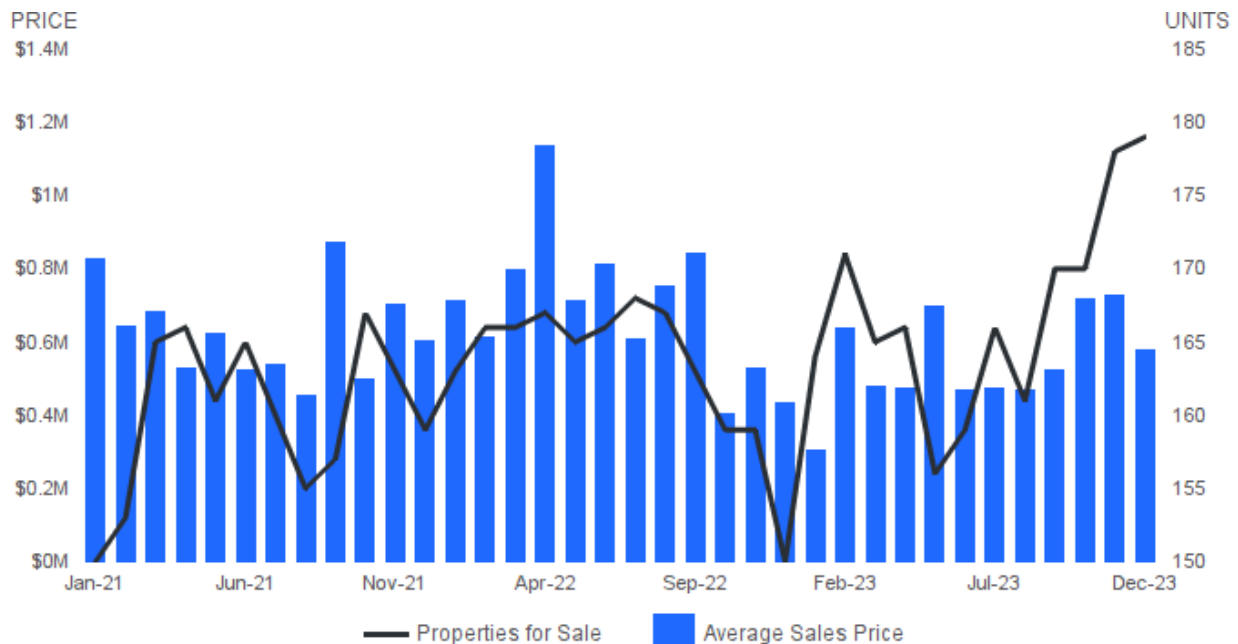


## AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

December 2023 | Single Family ?

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

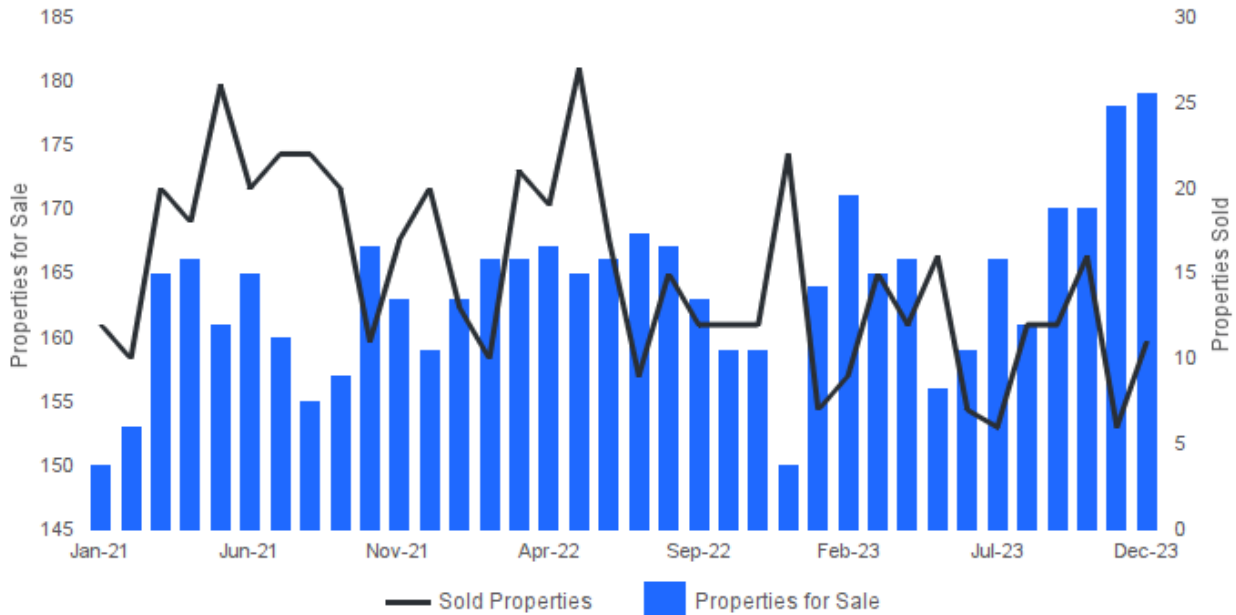
**Properties for Sale** | Number of properties listed for sale at the end of month.



## PROPERTIES FOR SALE AND SOLD PROPERTIES

December 2023 | Single Family ?

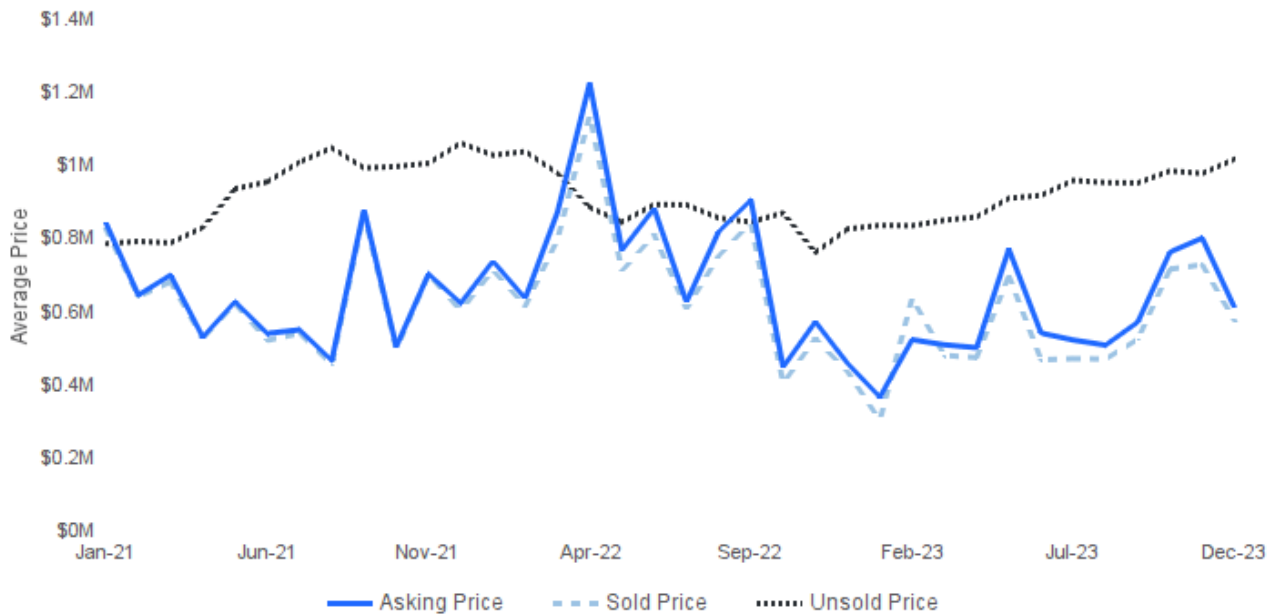
**Properties for Sale** | Number of properties listed for sale at the end of month.  
**Sold Properties** | Number of properties sold.



## AVERAGE ASKING/SOLD/UNSOLD PRICE

December 2023 | Single Family ?

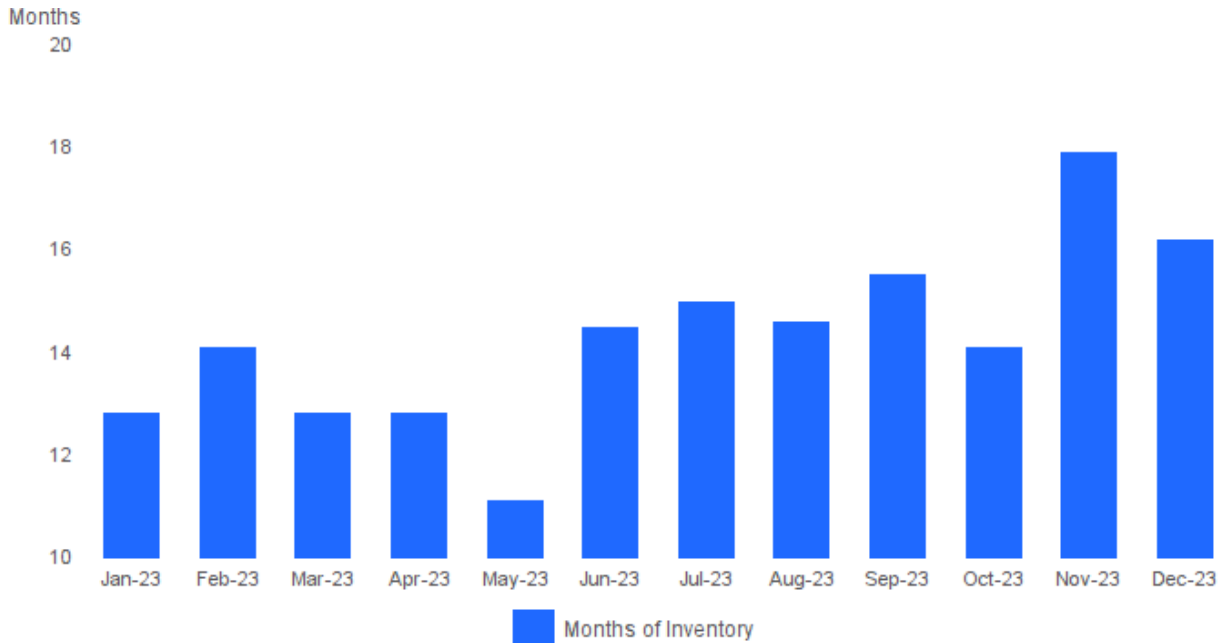
**Asking Price** | the average asking price of sold properties  
**Sold Price** | the average selling price  
**Unsold Price** | the average active list price



## ABSORPTION RATE

December 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.



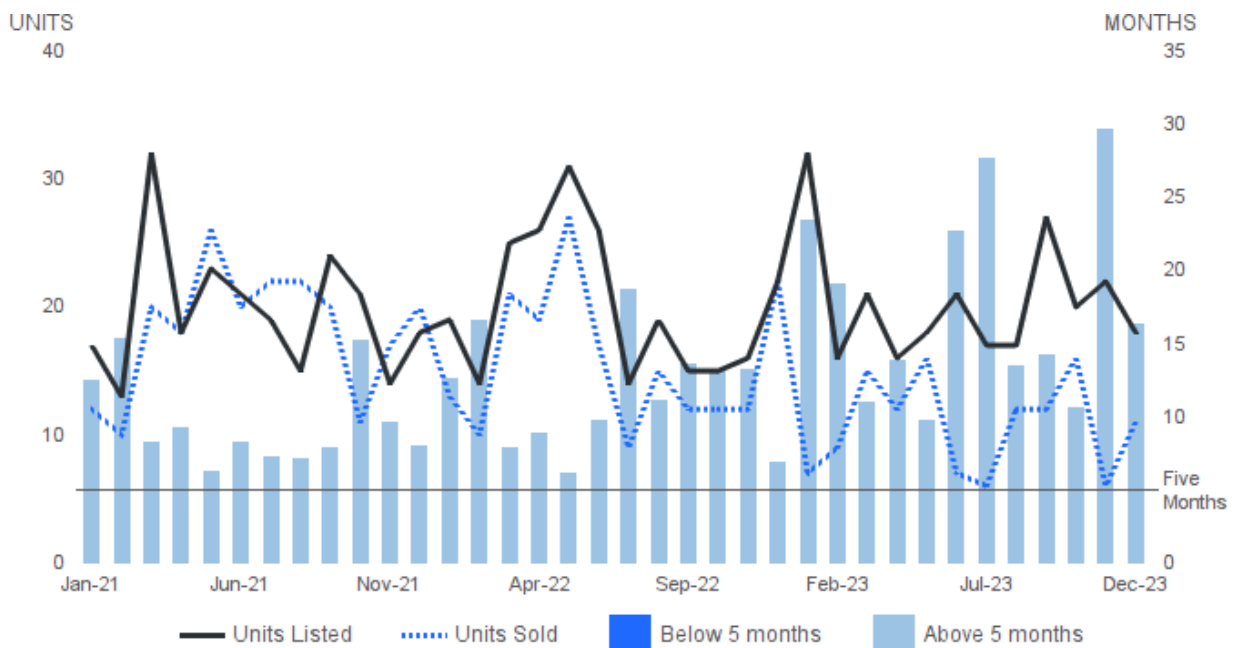
## MONTHS SUPPLY OF INVENTORY

December 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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