



COLDWELL BANKER
U.S. VIRGIN ISLANDS

AREA REPORT

ST. CROIX

JANUARY 2024 | CONDO



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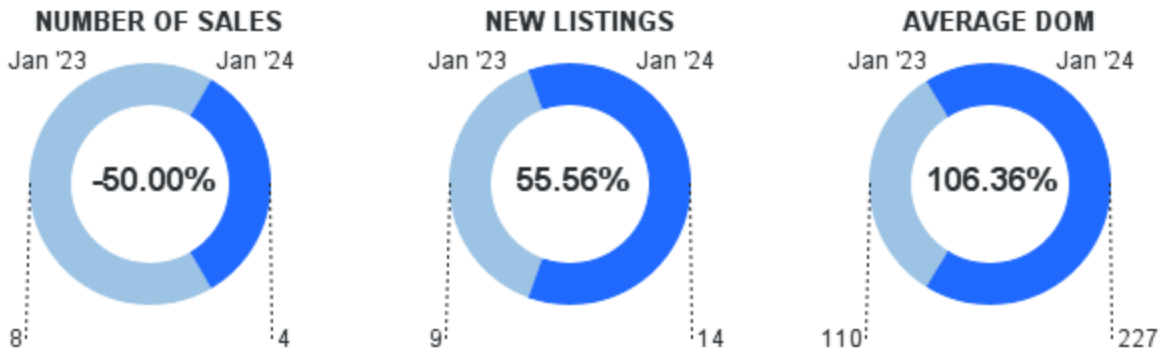



COLDWELL BANKER
ISLAND AFFILIATES

ST. CROIX | January 2024


REAL ESTATE SNAPSHOT - Change since this time last year

Condo



35.44% 


MEDIAN SALES PRICE
CONDO

32.07% 

AVERAGE SALES PRICE
CONDO

46.17% 

MEDIAN LIST PRICE
(SOLD LISTINGS)
CONDO

45.84% 

AVERAGE LIST PRICE
(SOLD LISTINGS)
CONDO

 Jan '23  Jan '24

AREA REPORT

ST. CROIX

FULL MARKET SUMMARY

January 2024 | Condo ?

	Month to Date			Year to Date		
	January 2024	January 2023	% Change	YTD 2024	YTD 2023	% Change
New Listings	14	9	55.56% ↑	14	9	55.56% ↑
Sold Listings	4	8	-50% ↓	4	8	-50% ↓
Median List Price (Solds)	\$419,500	\$287,000	46.17% ↑	\$419,500	\$287,000	46.17% ↑
Median Sold Price	\$386,000	\$285,000	35.44% ↑	\$386,000	\$285,000	35.44% ↑
Median Days on Market	189	77	145.45% ↑	189	77	145.45% ↑
Average List Price (Solds)	\$426,750	\$292,612	45.84% ↑	\$426,750	\$292,612	45.84% ↑
Average Sold Price	\$383,000	\$290,000	32.07% ↑	\$383,000	\$290,000	32.07% ↑
Average Days on Market	227	110	106.36% ↑	227	110	106.36% ↑
List/Sold Price Ratio	90.5%	97.6%	-7.3% ↓	90.5%	97.6%	-7.3% ↓

SOLD AND NEW PROPERTIES (UNITS)

January 2024 | 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

January 2024 | 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.

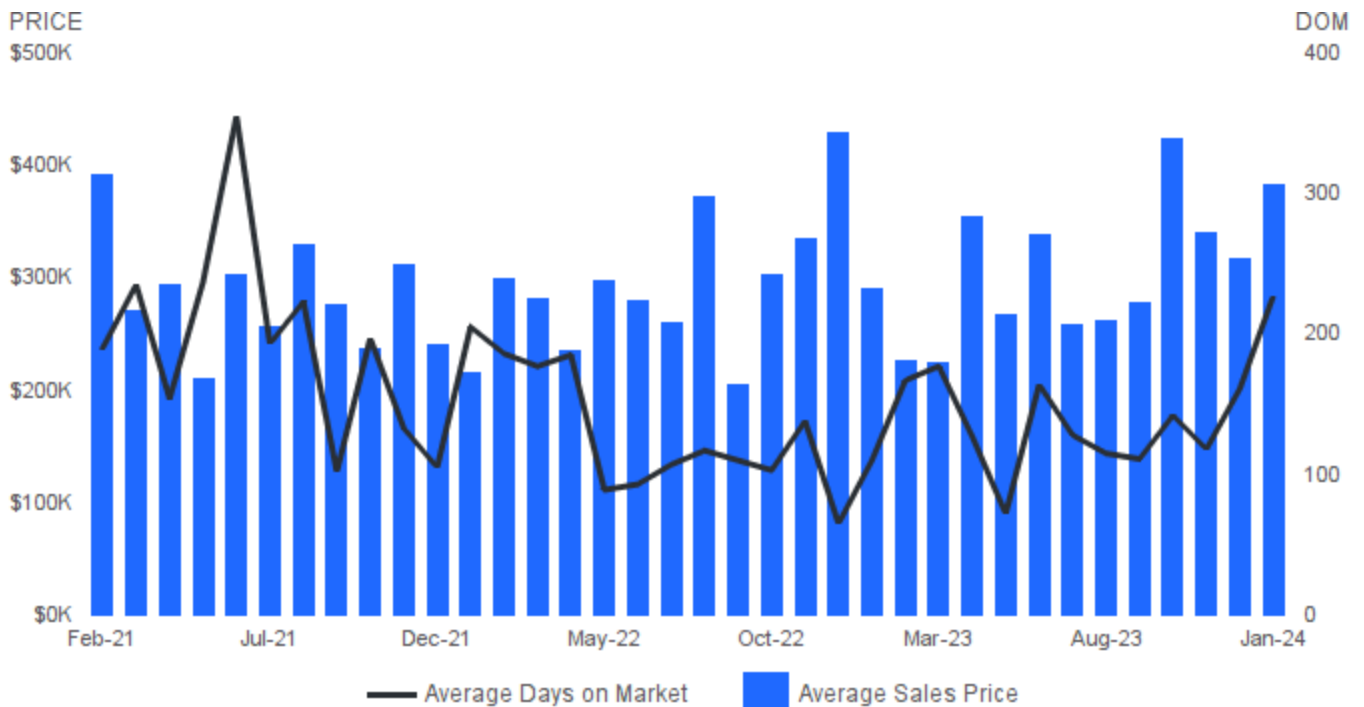


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

January 2024 | Condo ?

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

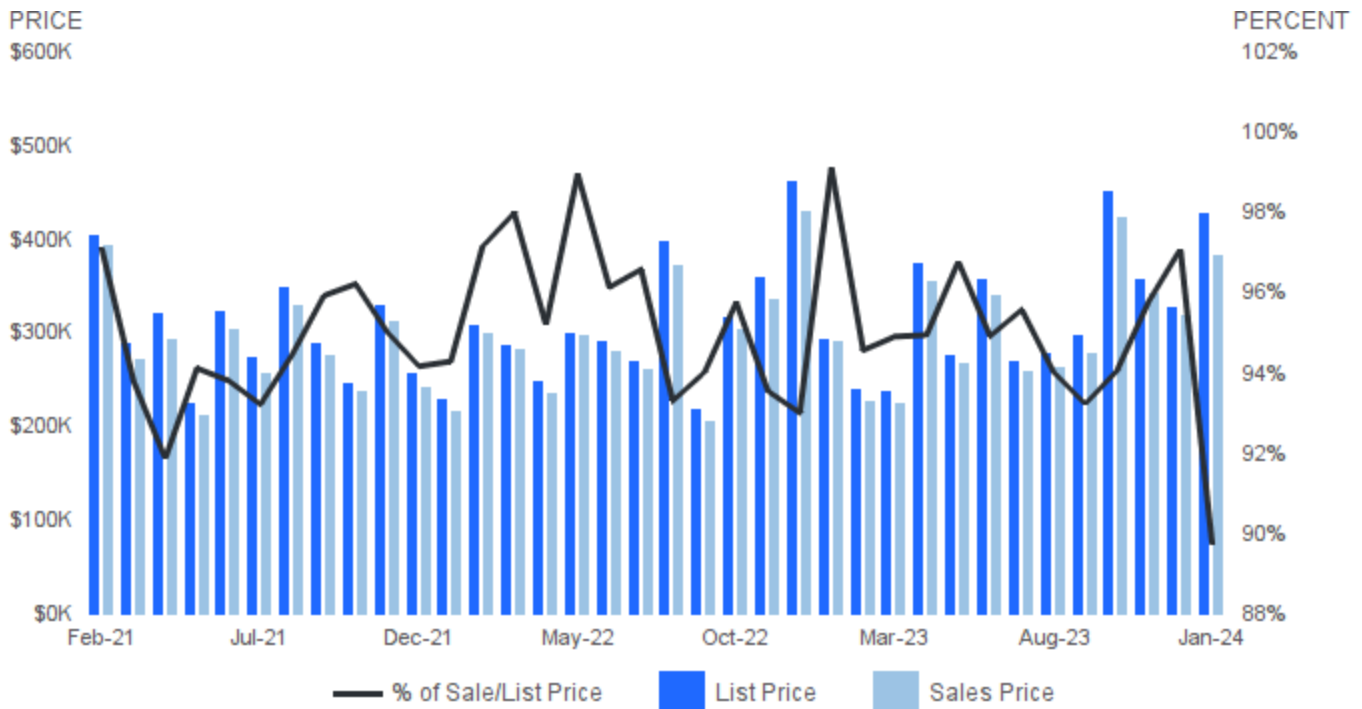
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

January 2024 | Condo ?

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

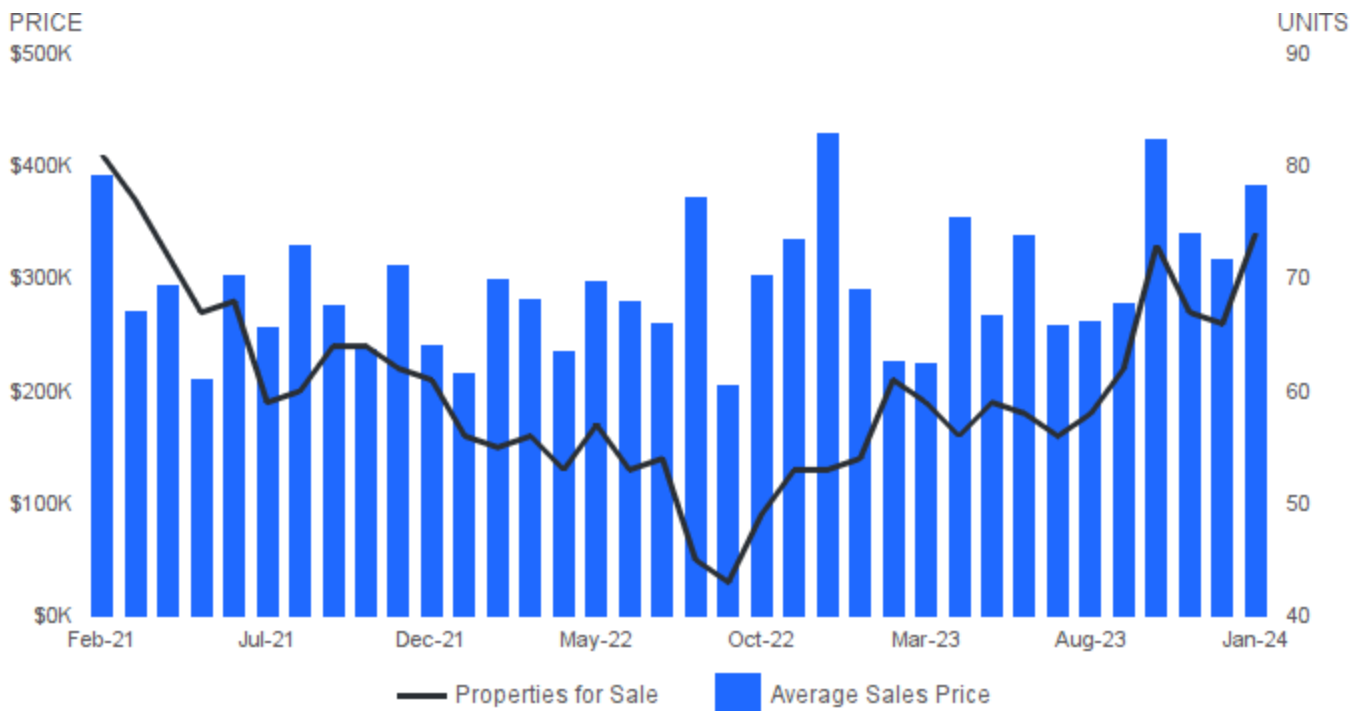


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

January 2024 | 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.

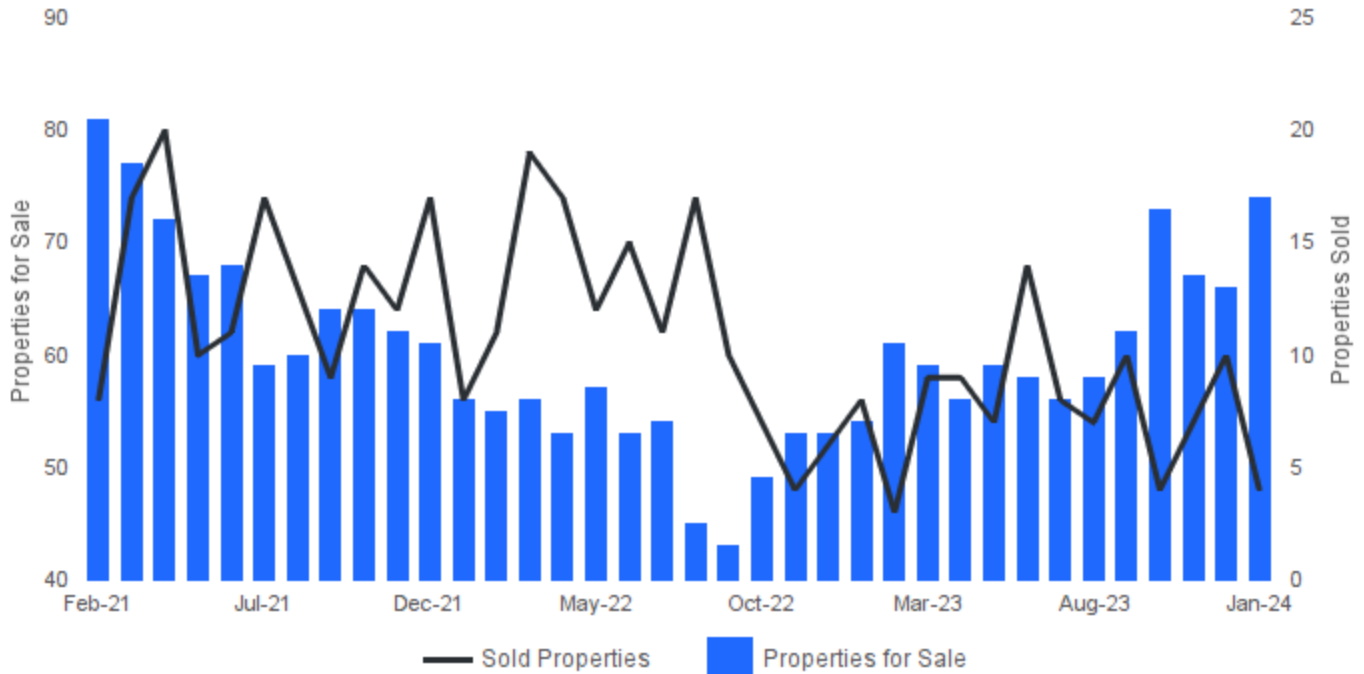


PROPERTIES FOR SALE AND SOLD PROPERTIES

January 2024 | Condo ?

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

Sold Properties | Number of properties sold.



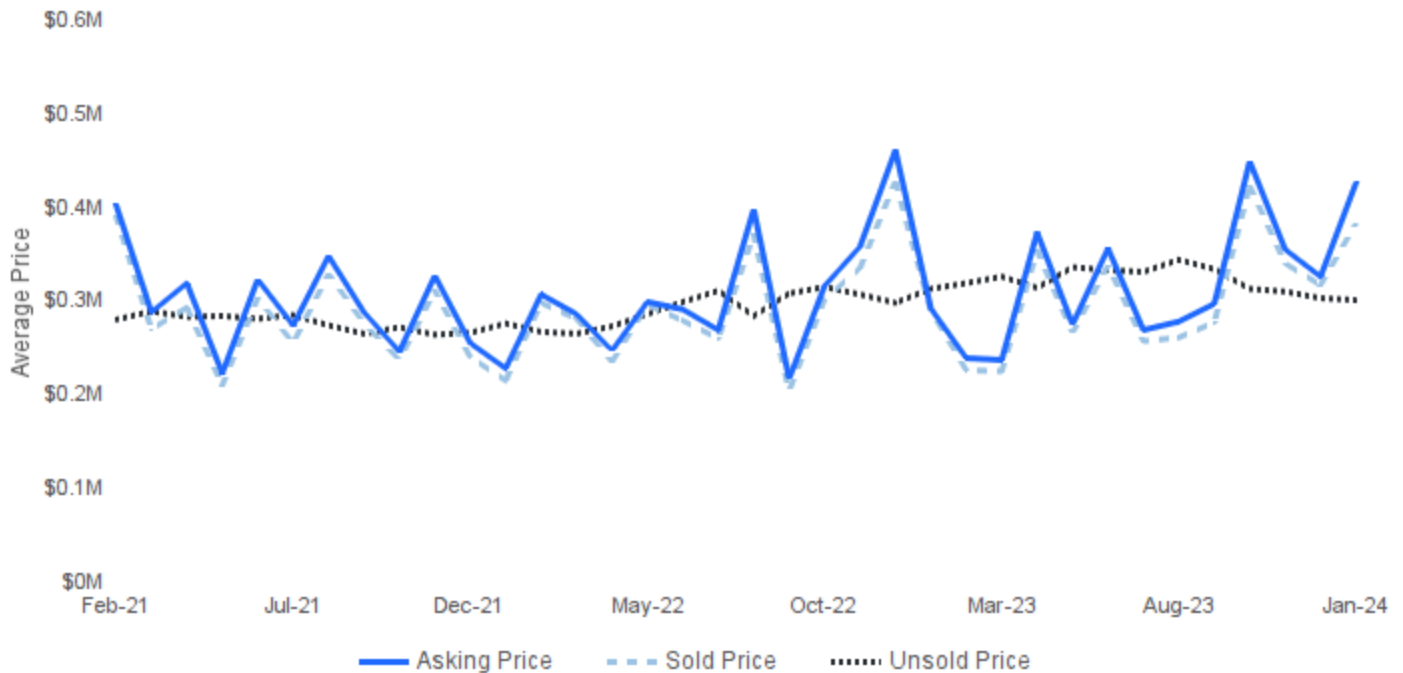
AVERAGE ASKING/SOLD/UNSOLD PRICE

January 2024 | Condo ?

Asking Price | the average asking price of sold properties

Sold Price | the average selling price

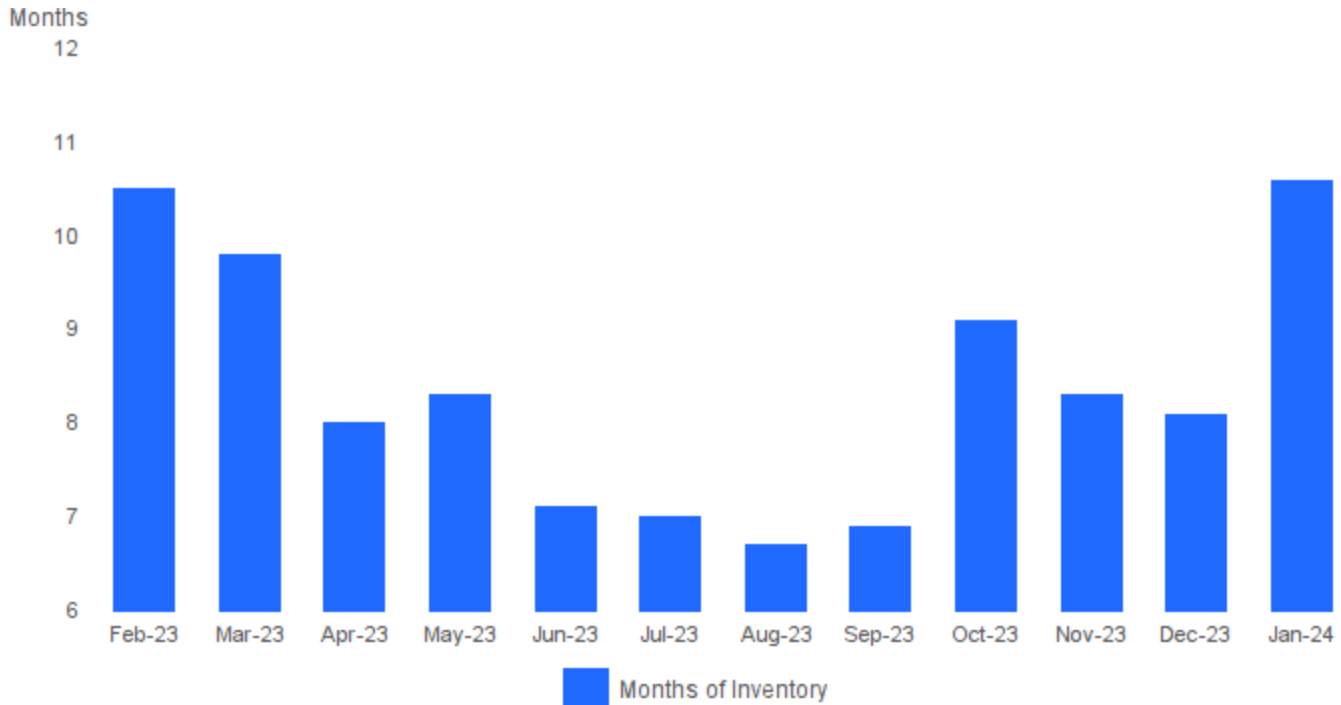
Unsold Price | the average active list price



ABSORPTION RATE

January 2024 | 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.



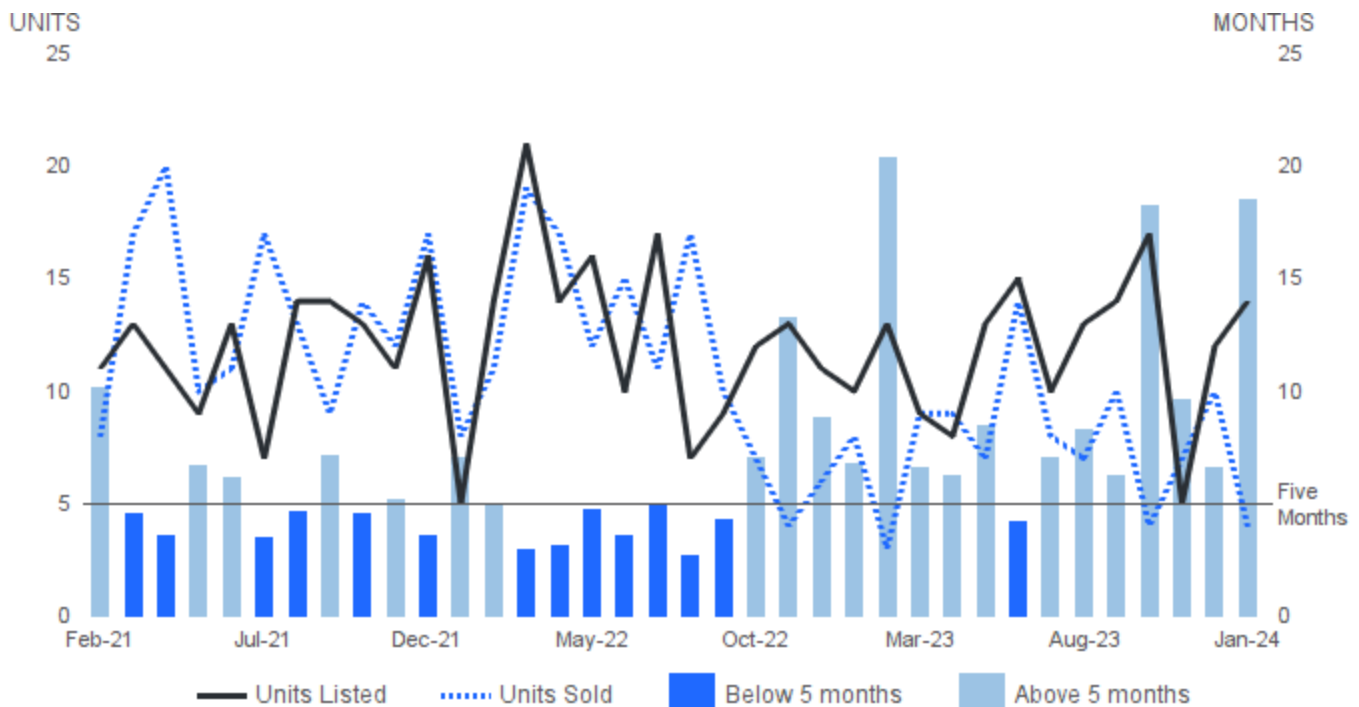
MONTHS SUPPLY OF INVENTORY

January 2024 | 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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