



COLDWELL BANKER
U.S. VIRGIN ISLANDS

AREA REPORT

ST. CROIX

JANUARY 2024 | LOTS/ACRES



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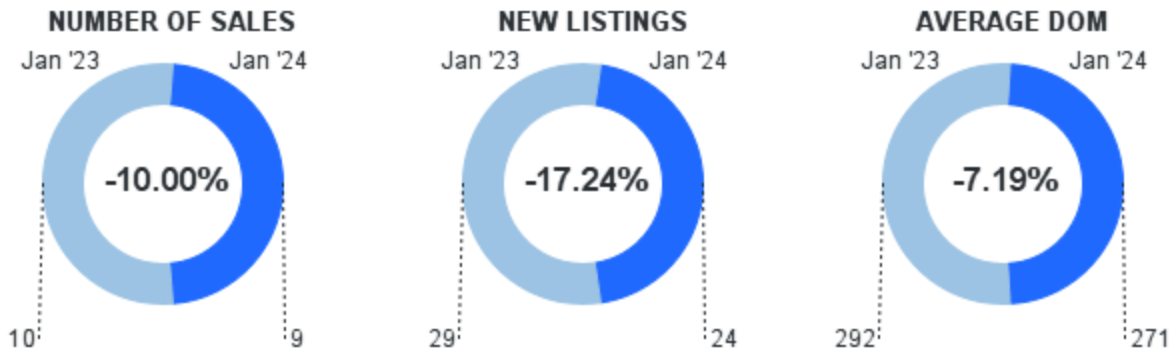


COLDWELL BANKER
ISLAND AFFILIATES

ST. CROIX | January 2024

REAL ESTATE SNAPSHOT - Change since this time last year

Lots/Acres



-26.42% ↓

MEDIAN SALES PRICE
LOTS/ACRES

-40.04% ↓

AVERAGE SALES PRICE
LOTS/ACRES

-20.85% ↓

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

-42.12% ↓

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

■ Jan '23

■ Jan '24

AREA REPORT

ST. CROIX

FULL MARKET SUMMARY

January 2024 | Lots/Acres ?

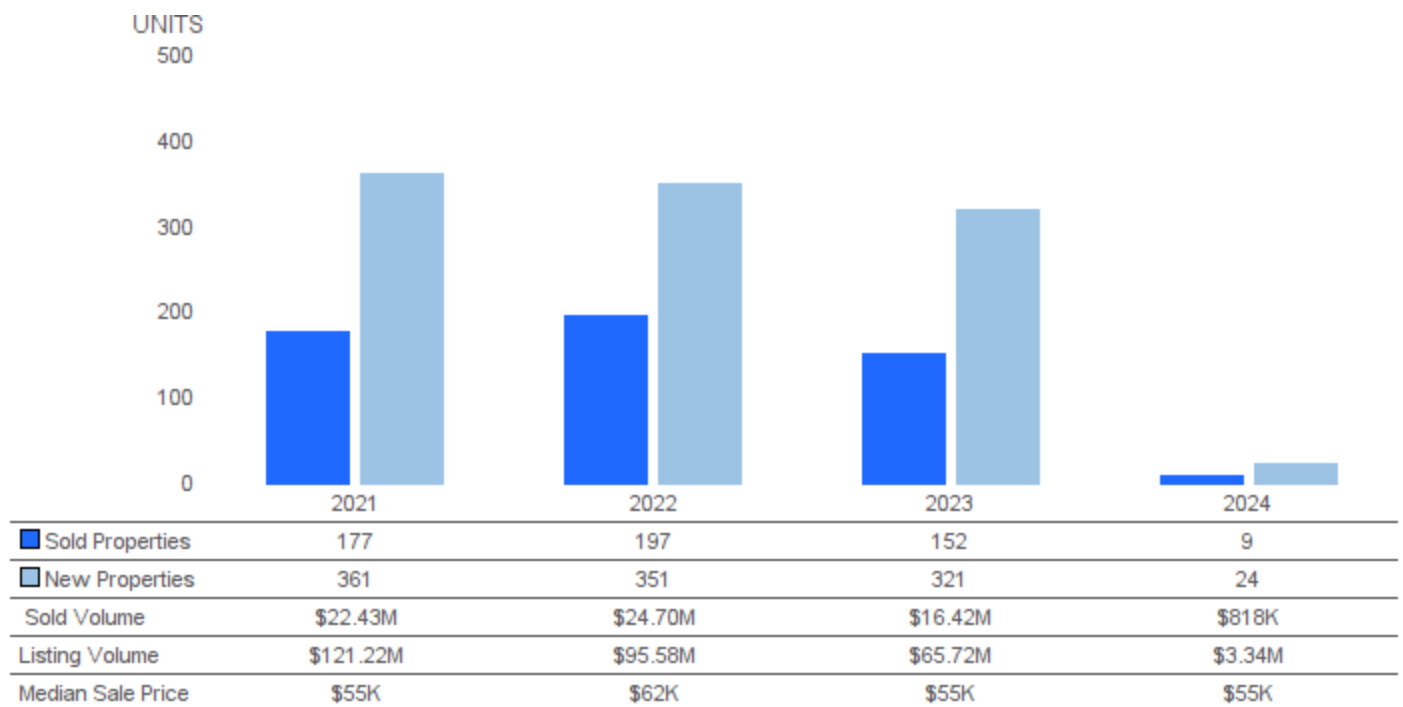
	Month to Date			Year to Date		
	January 2024	January 2023	% Change	YTD 2024	YTD 2023	% Change
New Listings	24	29	-17.24% ↓	24	29	-17.24% ↓
Sold Listings	9	10	-10% ↓	9	10	-10% ↓
Median List Price (Solds)	\$64,900	\$82,000	-20.85% ↓	\$64,900	\$82,000	-20.85% ↓
Median Sold Price	\$55,000	\$74,750	-26.42% ↓	\$55,000	\$74,750	-26.42% ↓
Median Days on Market	148	215	-31.16% ↓	148	215	-31.16% ↓
Average List Price (Solds)	\$107,977	\$186,550	-42.12% ↓	\$107,977	\$186,550	-42.12% ↓
Average Sold Price	\$90,866	\$151,550	-40.04% ↓	\$90,866	\$151,550	-40.04% ↓
Average Days on Market	271	292	-7.19% ↓	271	292	-7.19% ↓
List/Sold Price Ratio	86.3%	86.6%	-0.31% ↓	86.3%	86.6%	-0.31% ↓

SOLD AND NEW PROPERTIES (UNITS)

January 2024 | Lots/Acres ?

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 | 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.

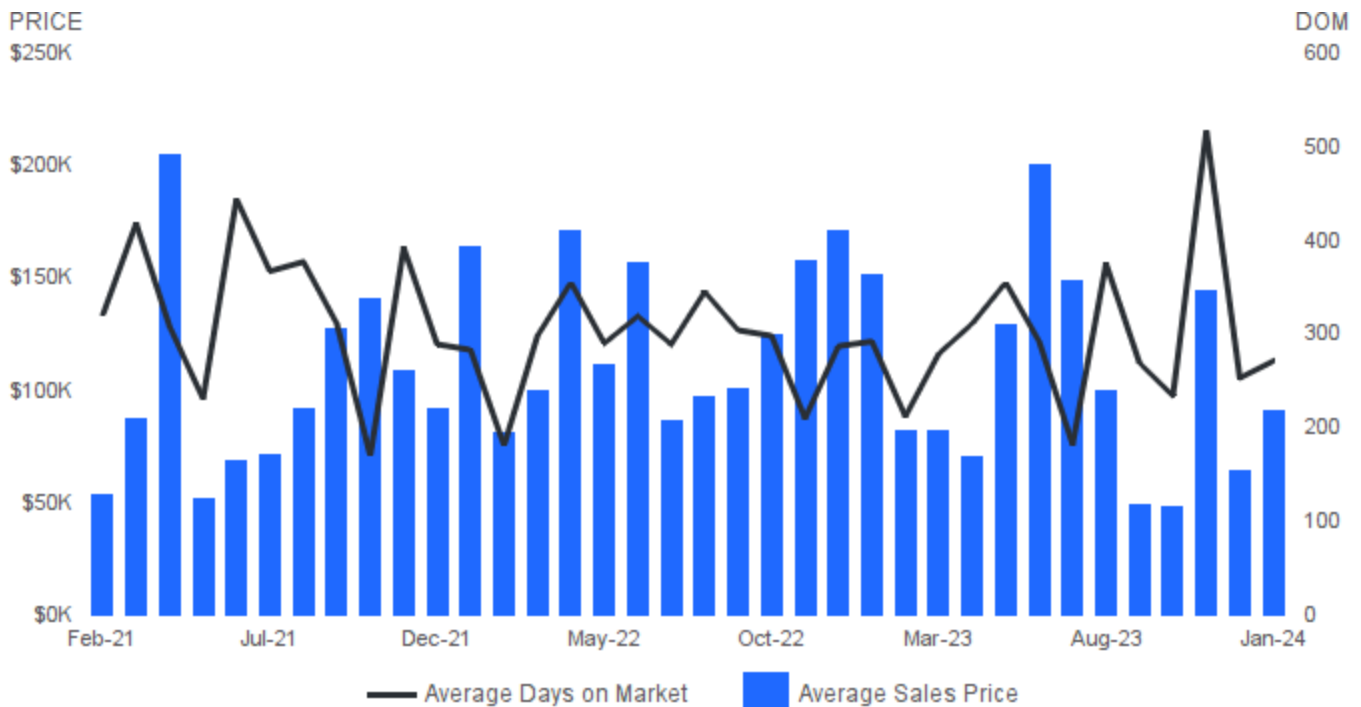


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

January 2024 | Lots/Acres ?

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

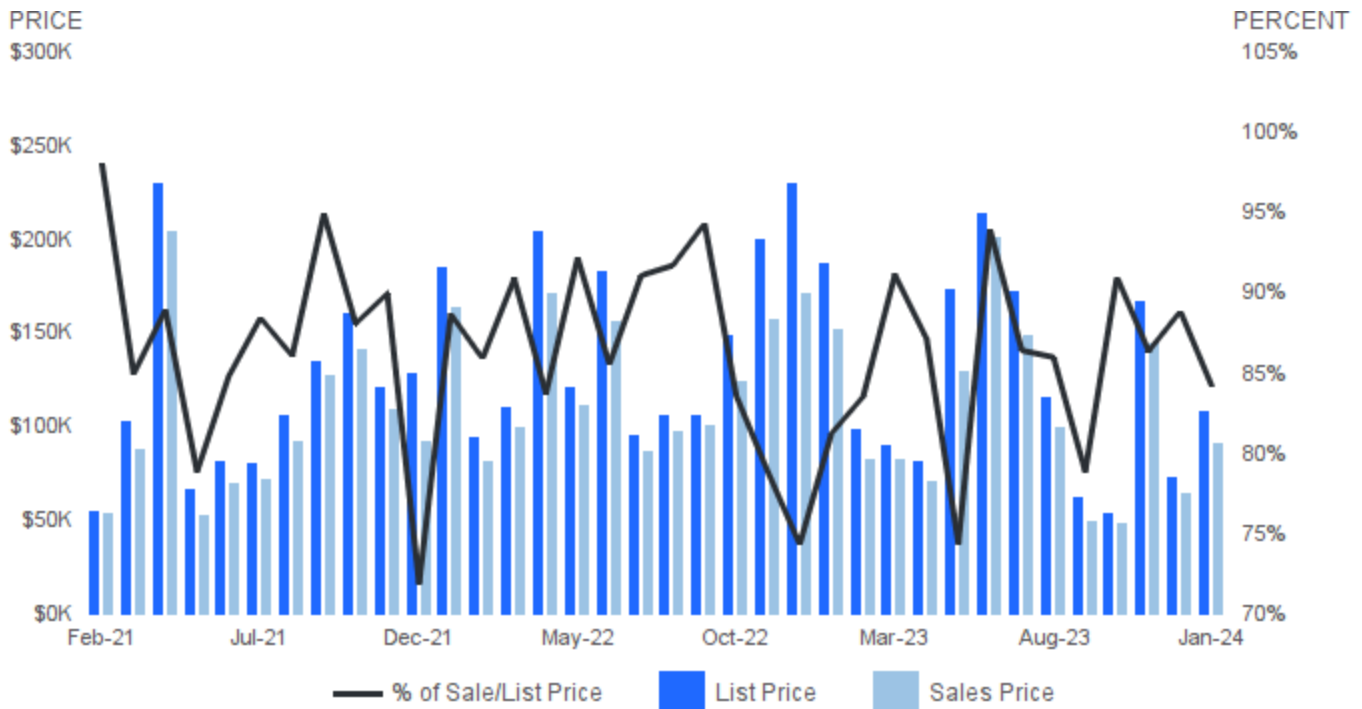
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

January 2024 | Lots/Acres ?

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

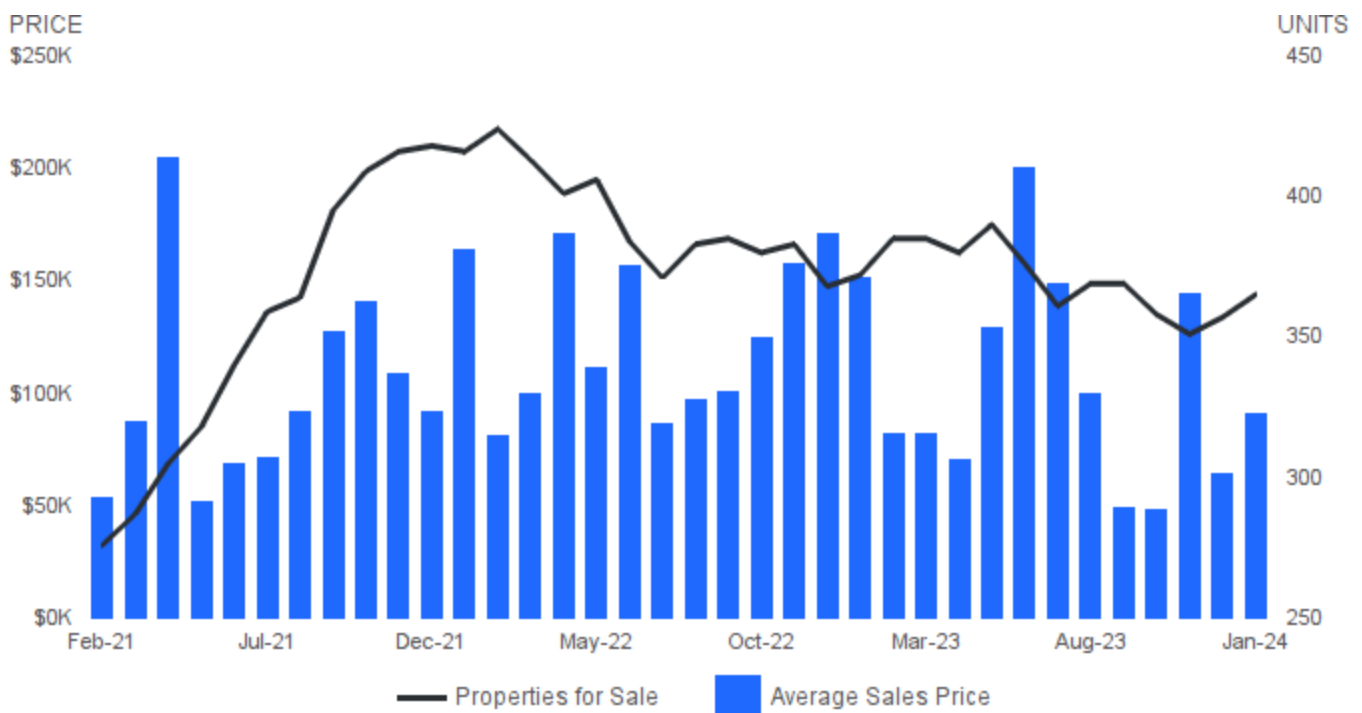


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

January 2024 | 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.

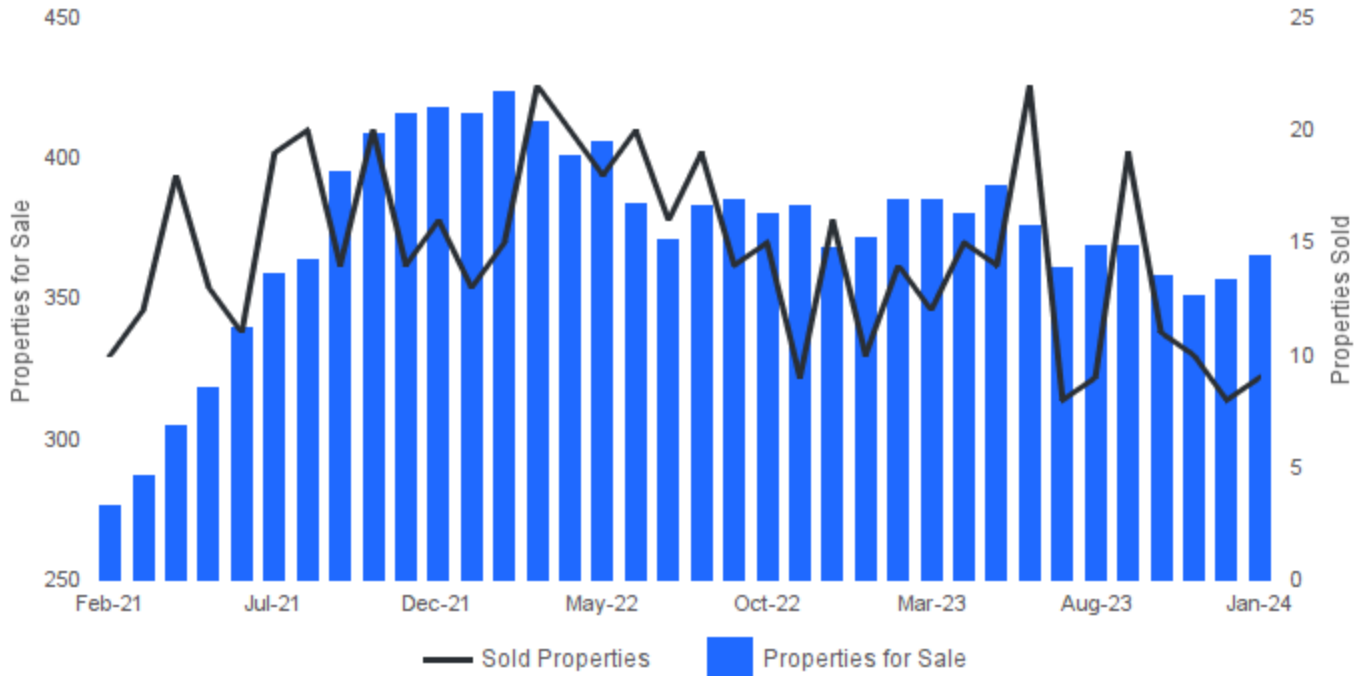


PROPERTIES FOR SALE AND SOLD PROPERTIES

January 2024 | Lots/Acres ?

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

Sold Properties | Number of properties sold.



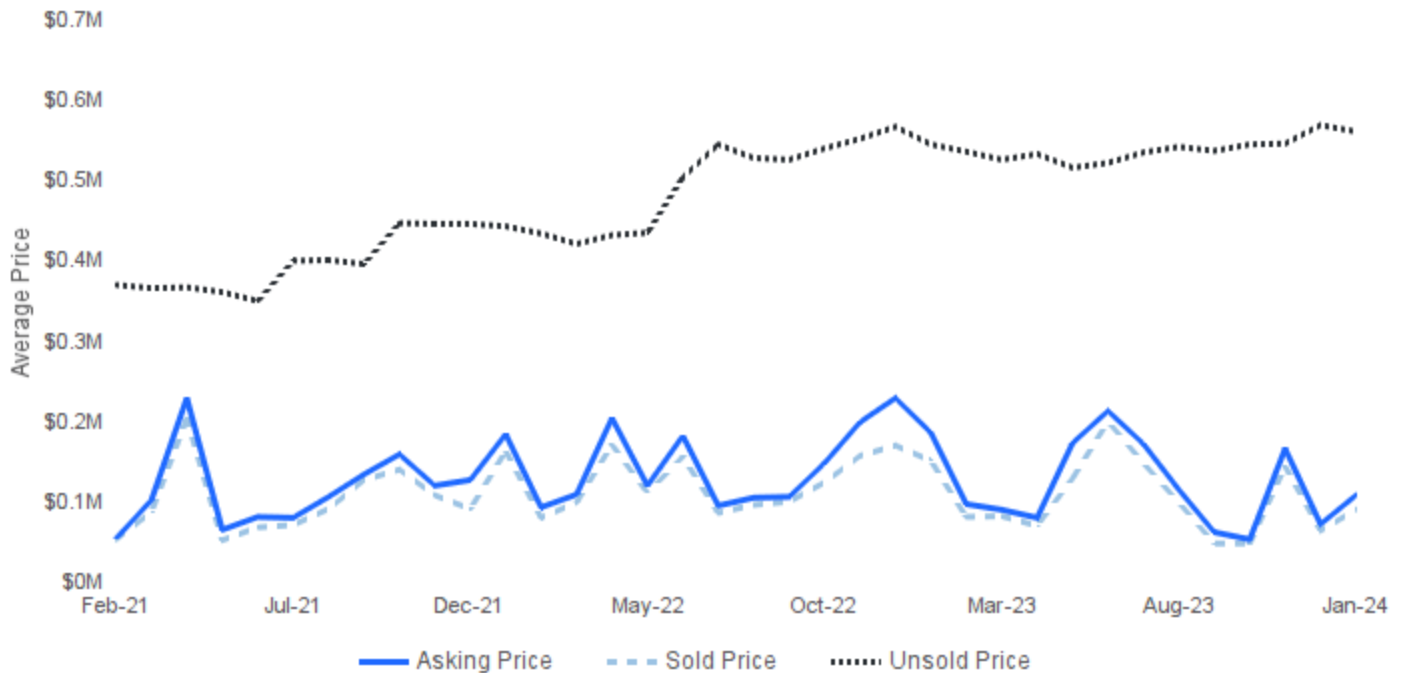
AVERAGE ASKING/SOLD/UNSOLD PRICE

January 2024 | Lots/Acres ?

Asking Price | the average asking price of sold properties

Sold Price | the average selling price

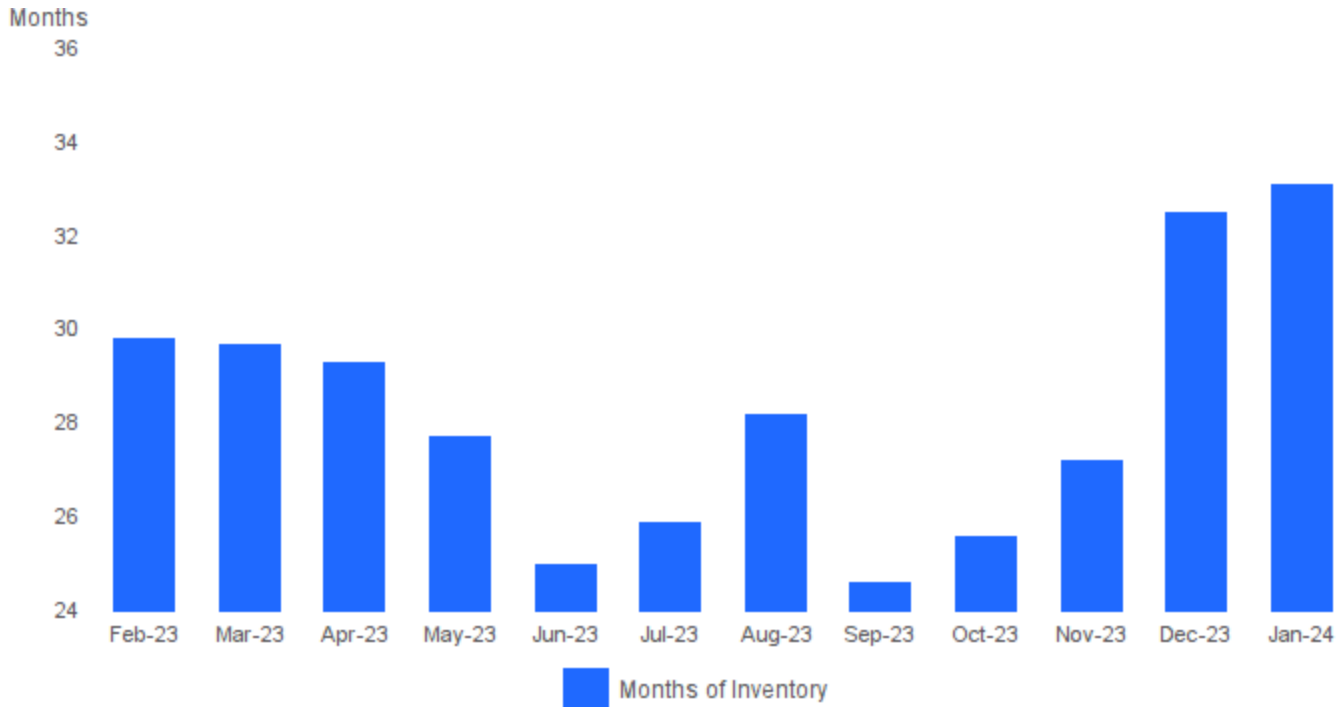
Unsold Price | the average active list price



ABSORPTION RATE

January 2024 | 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.



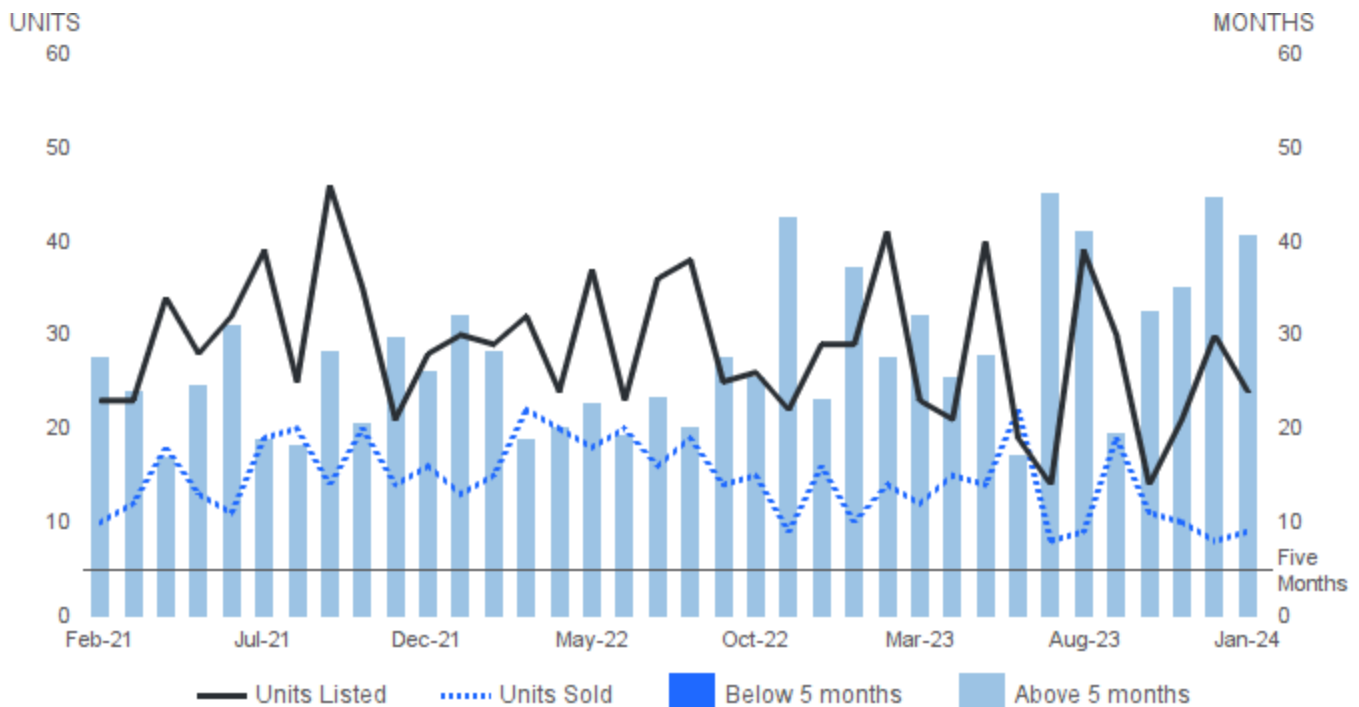
MONTHS SUPPLY OF INVENTORY

January 2024 | 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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