



**COLDWELL BANKER**  
**U.S. VIRGIN ISLANDS**

**AREA  
REPORT**

**ST. CROIX**

JANUARY 2024 | SINGLE FAMILY



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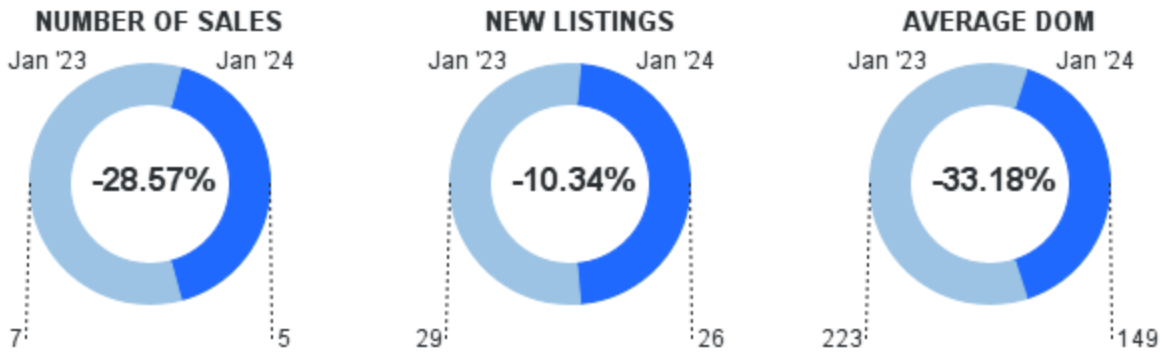


**COLDWELL BANKER**  
**ISLAND AFFILIATES**

# ST. CROIX | January 2024

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

### Single Family



**-28.37%** ↓

**MEDIAN SALES PRICE**  
SINGLE FAMILY

**105.00%** ↑

**AVERAGE SALES PRICE**  
SINGLE FAMILY

**-30.77%** ↓

**MEDIAN LIST PRICE  
(SOLD LISTINGS)**  
SINGLE FAMILY

**87.45%** ↑

**AVERAGE LIST PRICE  
(SOLD LISTINGS)**  
SINGLE FAMILY

■ Jan '23    ■ Jan '24

# AREA REPORT

## ST. CROIX

### FULL MARKET SUMMARY

January 2024 | Single Family ?

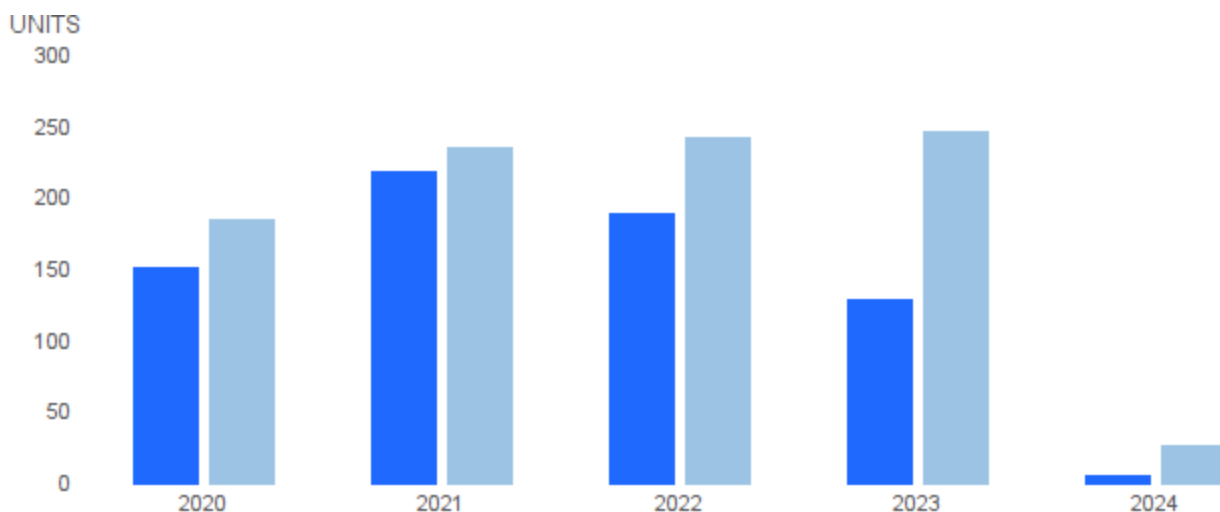
	Month to Date			Year to Date		
	January 2024	January 2023	% Change	YTD 2024	YTD 2023	% Change
New Listings	26	29	-10.34% ↓	26	29	-10.34% ↓
Sold Listings	5	7	-28.57% ↓	5	7	-28.57% ↓
Median List Price (Solds)	\$207,000	\$299,000	-30.77% ↓	\$207,000	\$299,000	-30.77% ↓
Median Sold Price	\$207,000	\$289,000	-28.37% ↓	\$207,000	\$289,000	-28.37% ↓
Median Days on Market	118	142	-16.9% ↓	118	142	-16.9% ↓
Average List Price (Solds)	\$687,400	\$366,714	87.45% ↑	\$687,400	\$366,714	87.45% ↑
Average Sold Price	\$620,270	\$302,571	105% ↑	\$620,270	\$302,571	105% ↑
Average Days on Market	149	223	-33.18% ↓	149	223	-33.18% ↓
List/Sold Price Ratio	92.4%	88.1%	4.83% ↑	92.4%	88.1%	4.83% ↑

### SOLD AND NEW PROPERTIES (UNITS)

January 2024 | Single Family ?

**Sold Properties** | Number of properties sold during the year

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



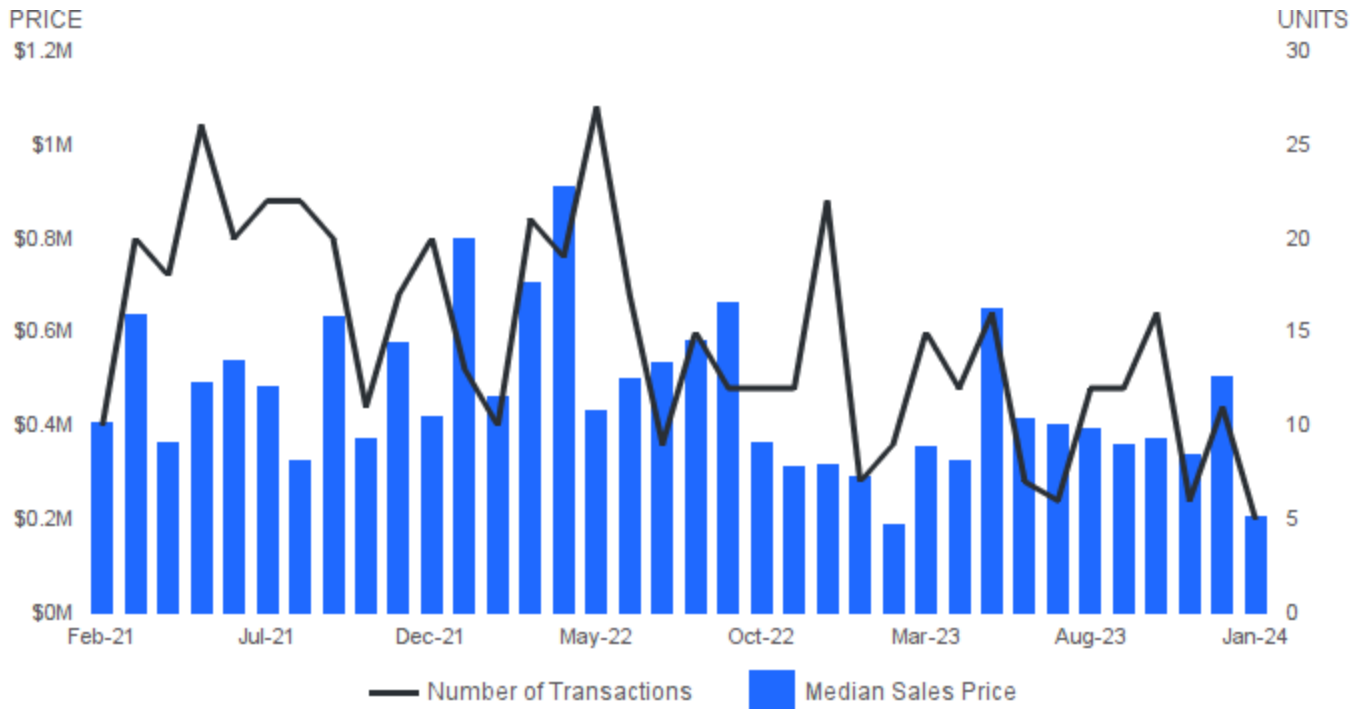
Sold Properties	152	218	189	129	5
New Properties	185	235	242	247	26
Sold Volume	\$71.84M	\$134.54M	\$134.39M	\$72.13M	\$3.10M
Listing Volume	\$118.33M	\$189.26M	\$186.56M	\$201.42M	\$14.21M
Median Sale Price	\$350K	\$487K	\$495K	\$370K	\$207K

## MEDIAN SALES PRICE AND NUMBER OF SALES

January 2024 | 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.

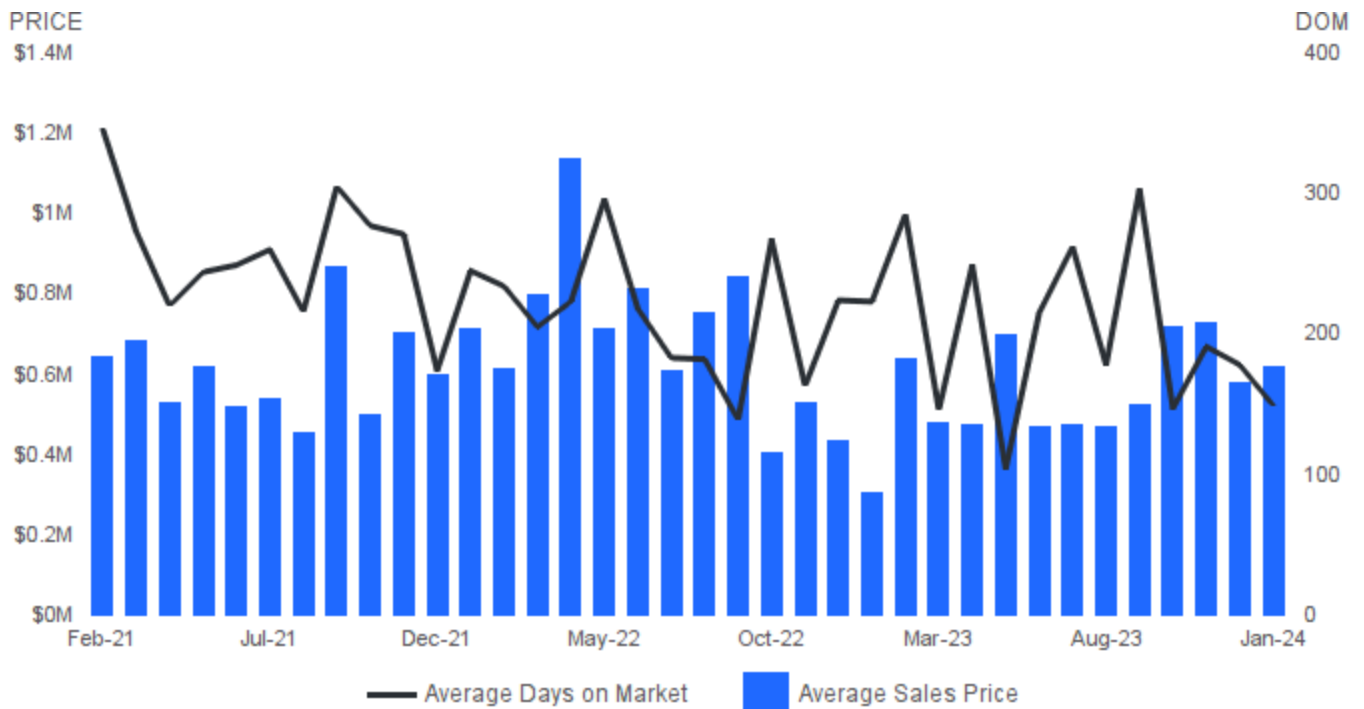


## AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

January 2024 | Single Family ?

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

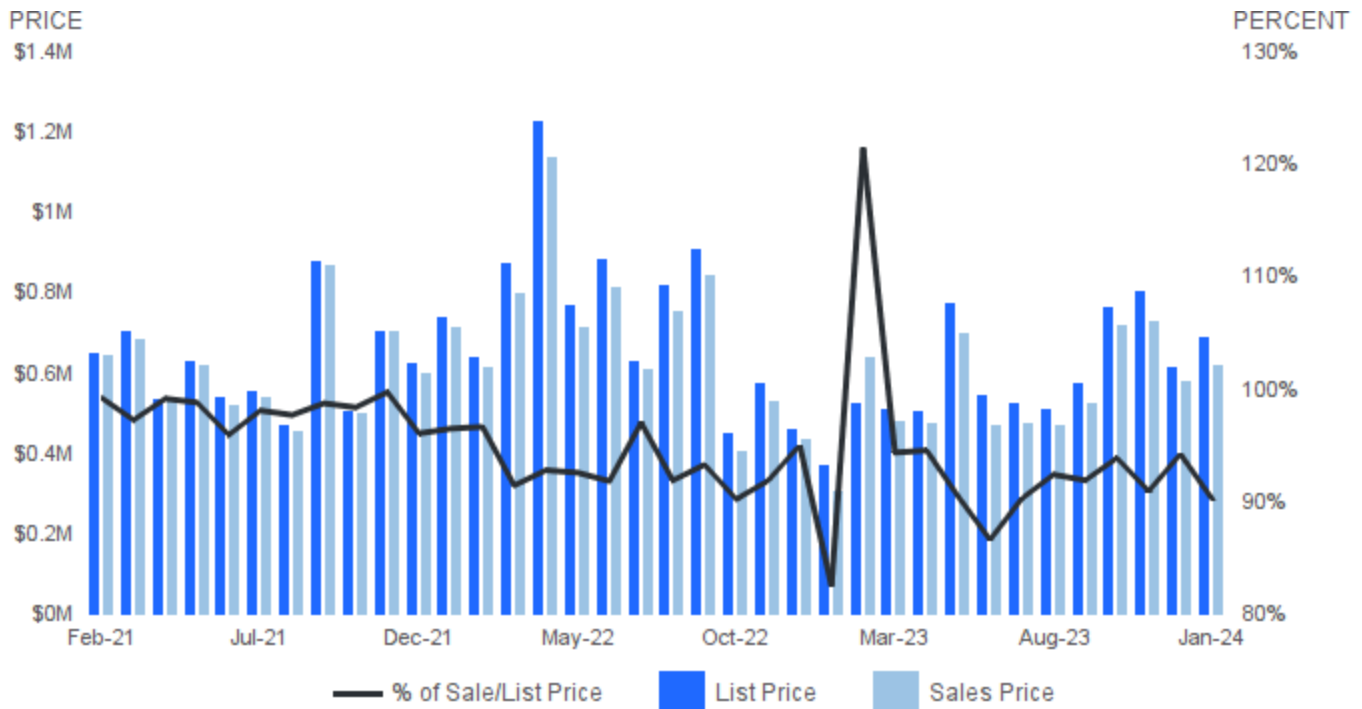
**Average Days on Market** | Average days on market for all properties sold.



# SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

January 2024 | Single Family ?

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

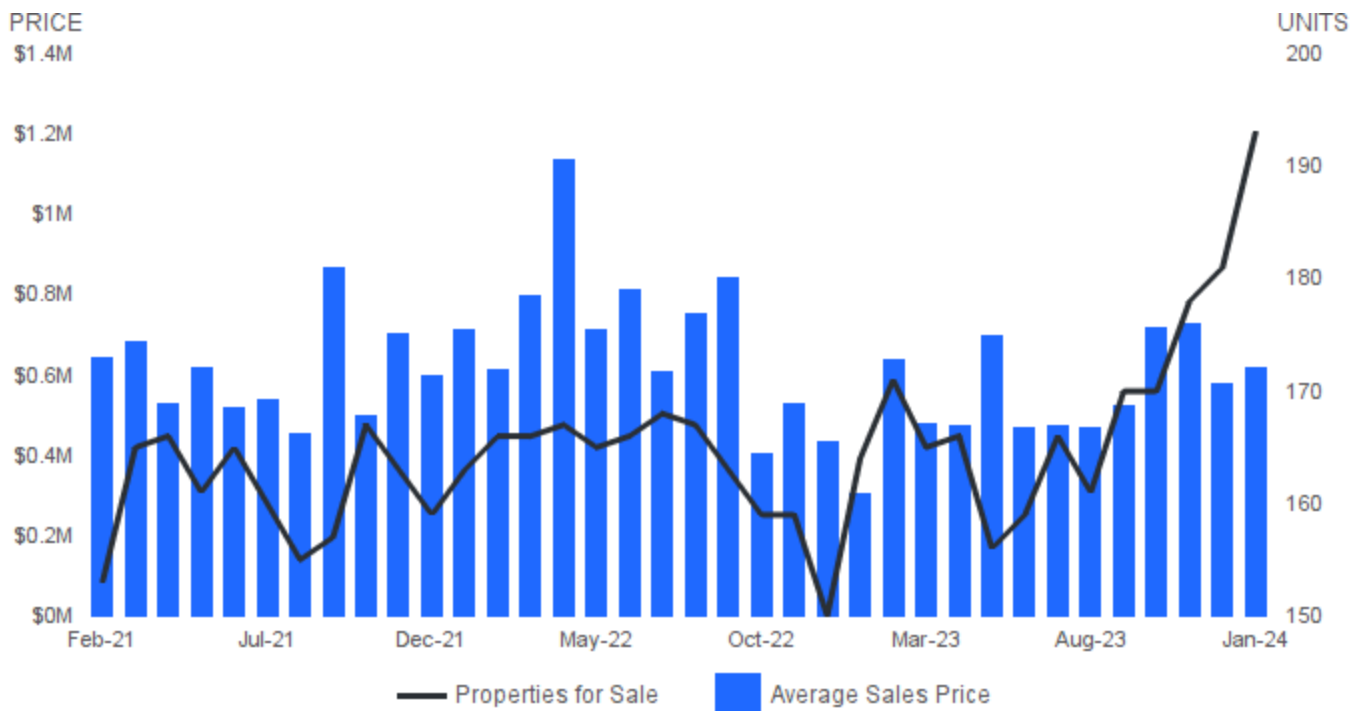


# AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

January 2024 | 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.

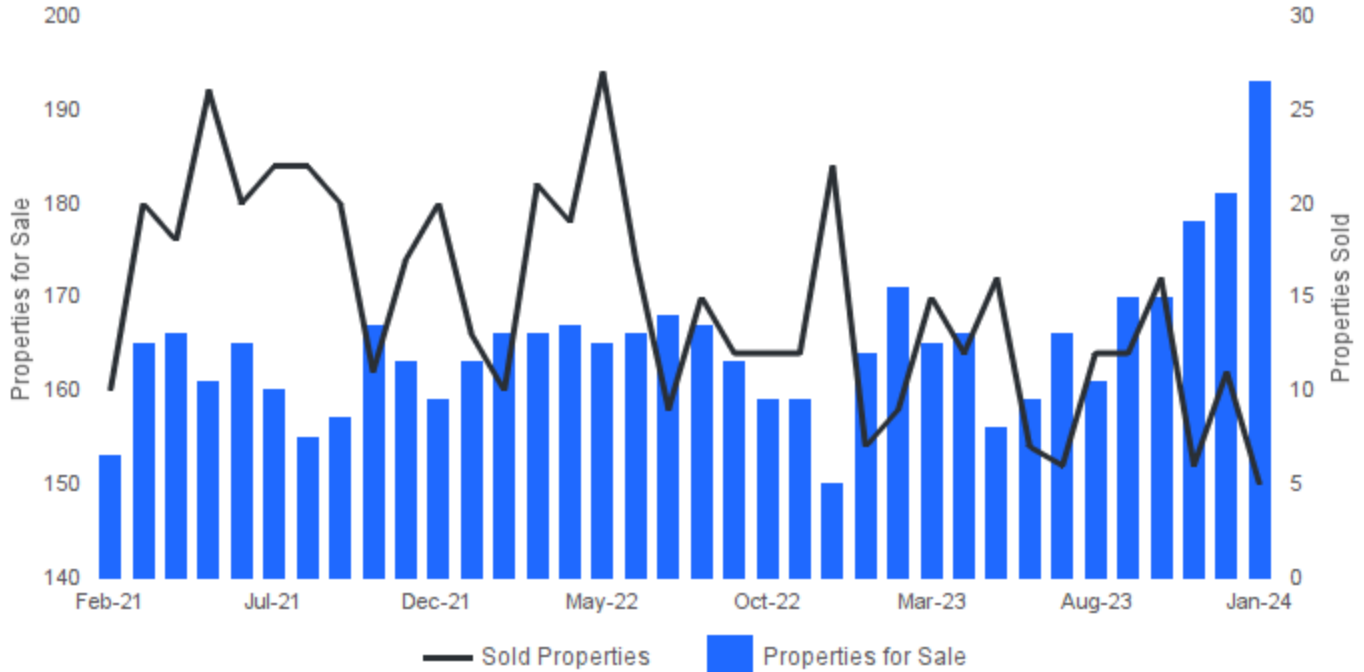


# PROPERTIES FOR SALE AND SOLD PROPERTIES

January 2024 | 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

January 2024 | Single Family ?

**Asking Price** | the average asking price of sold properties

**Sold Price** | the average selling price

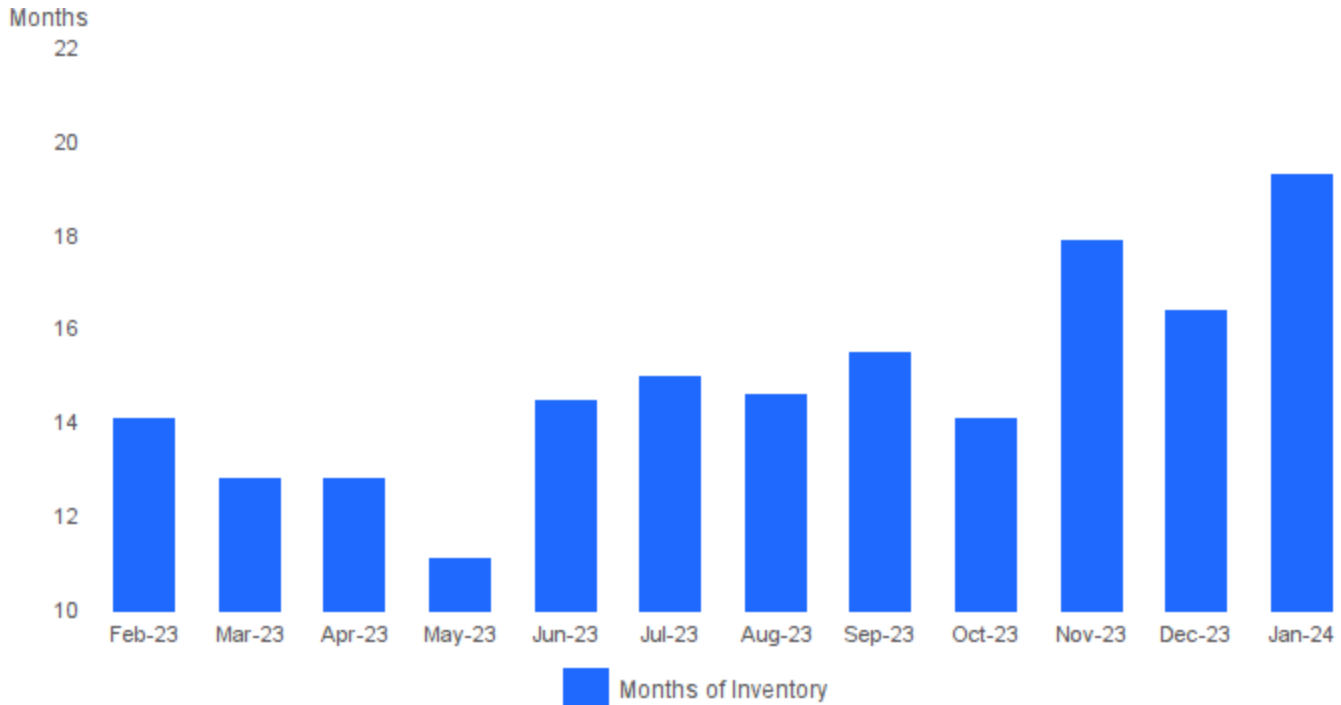
**Unsold Price** | the average active list price



# ABSORPTION RATE

January 2024 | 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.



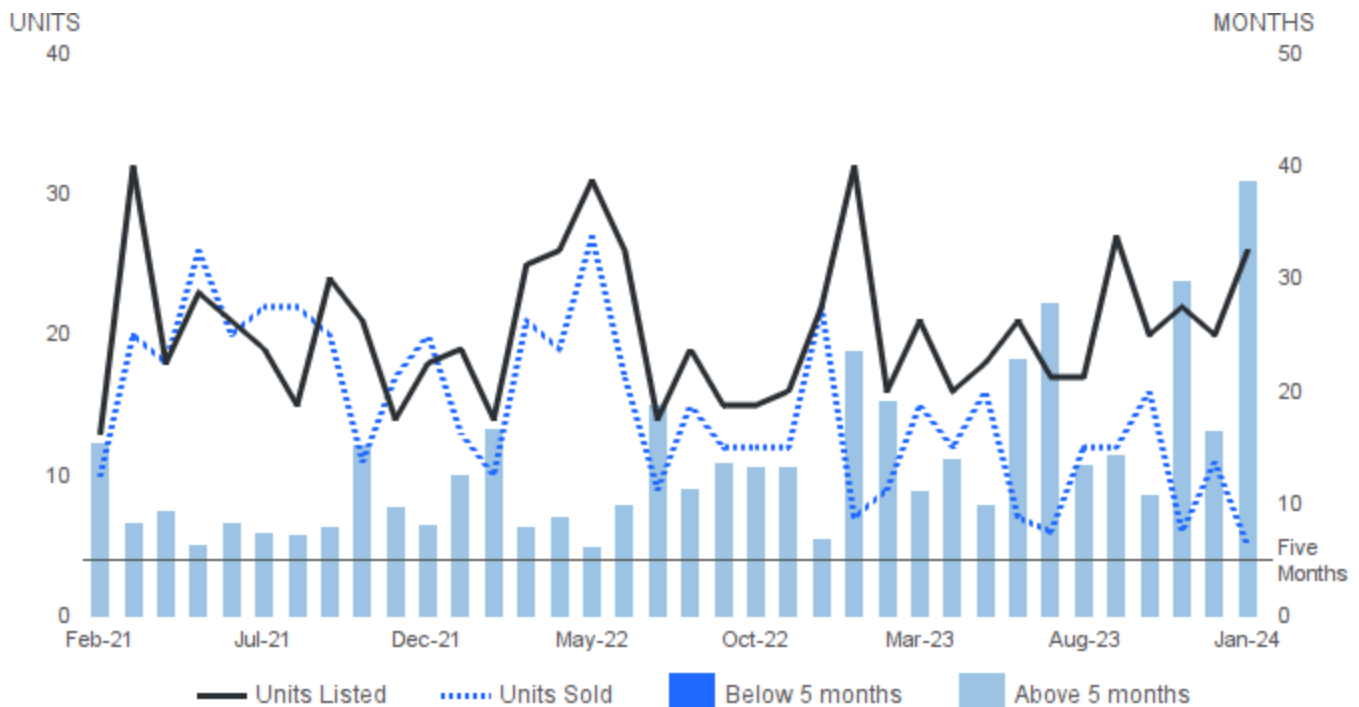
# MONTHS SUPPLY OF INVENTORY

January 2024 | 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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