



COLDWELL BANKER
U.S. VIRGIN ISLANDS

AREA REPORT

ST. CROIX

JANUARY 2024 | ALL PROPERTY TYPES



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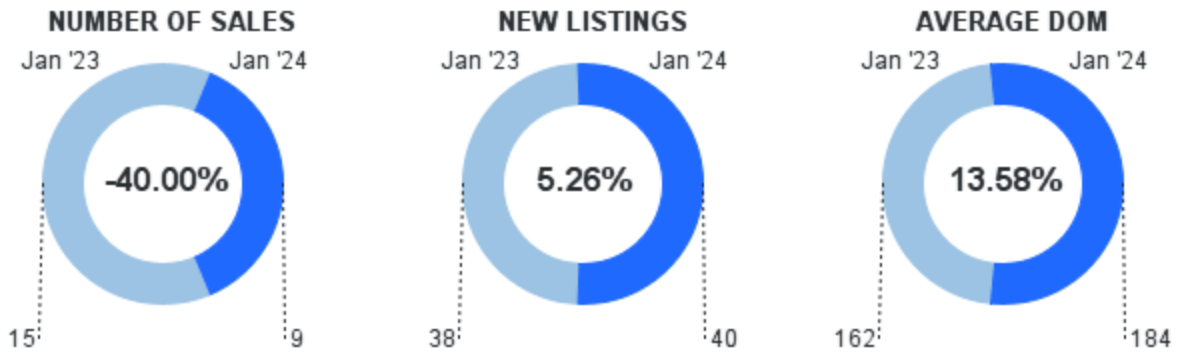



COLDWELL BANKER
ISLAND AFFILIATES


ST. CROIX | January 2024

REAL ESTATE SNAPSHOT - Change since this time last year


All Property Types



0.35% 
MEDIAN SALES PRICE
ALL PROPERTY TYPES

74.00% 
AVERAGE SALES PRICE
ALL PROPERTY TYPES

0.33% 
MEDIAN LIST PRICE
(SOLD LISTINGS)
ALL PROPERTY TYPES

74.68% 
AVERAGE LIST PRICE
(SOLD LISTINGS)
ALL PROPERTY TYPES

 Jan '23  Jan '24

AREA REPORT

St. Croix

FULL MARKET SUMMARY

January 2024 | All Property Types ?

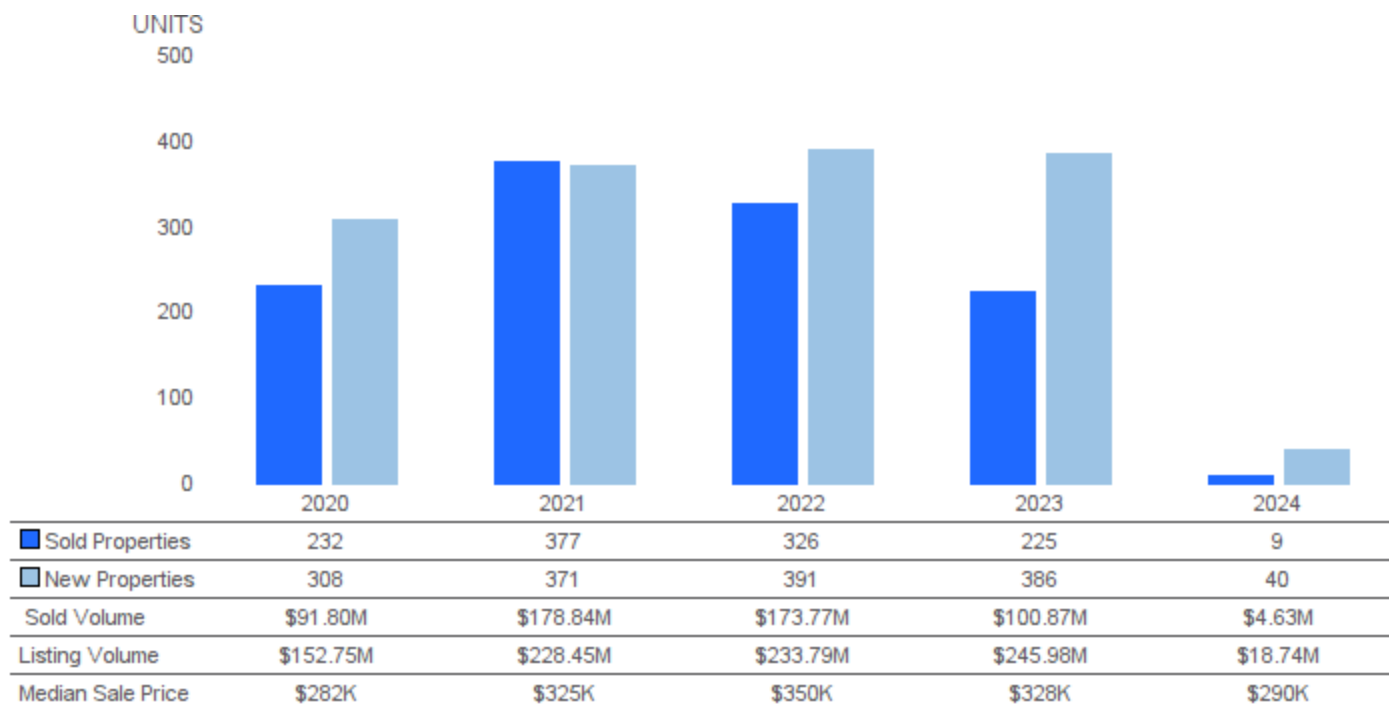
	Month to Date			Year to Date		
	January 2024	January 2023	% Change	YTD 2024	YTD 2023	% Change
New Listings	40	38	5.26% ↑	40	38	5.26% ↑
Sold Listings	9	15	-40% ↓	9	15	-40% ↓
Median List Price (Solds)	\$300,000	\$299,000	0.33% ↑	\$300,000	\$299,000	0.33% ↑
Median Sold Price	\$290,000	\$289,000	0.35% ↑	\$290,000	\$289,000	0.35% ↑
Median Days on Market	137	103	33.01% ↑	137	103	33.01% ↑
Average List Price (Solds)	\$571,555	\$327,193	74.68% ↑	\$571,555	\$327,193	74.68% ↑
Average Sold Price	\$514,816	\$295,866	74% ↑	\$514,816	\$295,866	74% ↑
Average Days on Market	184	162	13.58% ↑	184	162	13.58% ↑
List/Sold Price Ratio	91.6%	93.2%	-1.76% ↓	91.6%	93.2%	-1.76% ↓

SOLD AND NEW PROPERTIES (UNITS)

January 2024 | 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

January 2024 | 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.

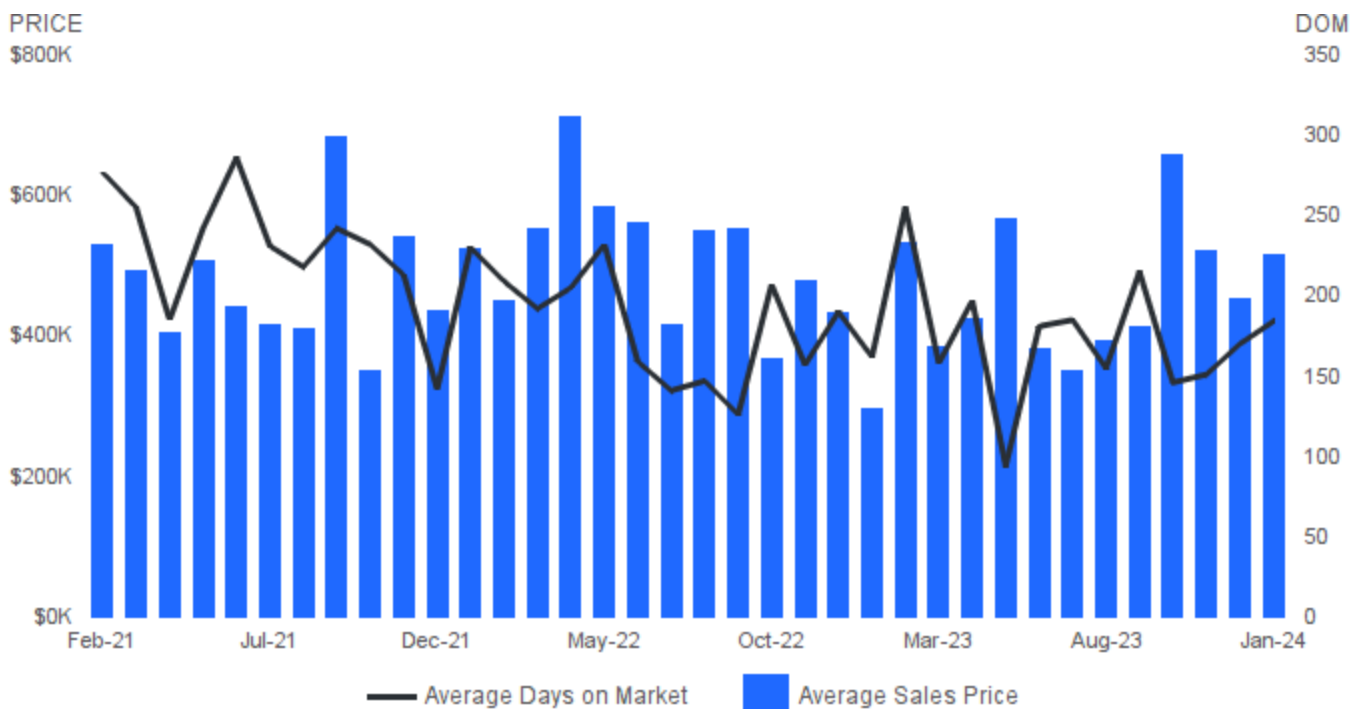


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

January 2024 | All Property Types ?

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

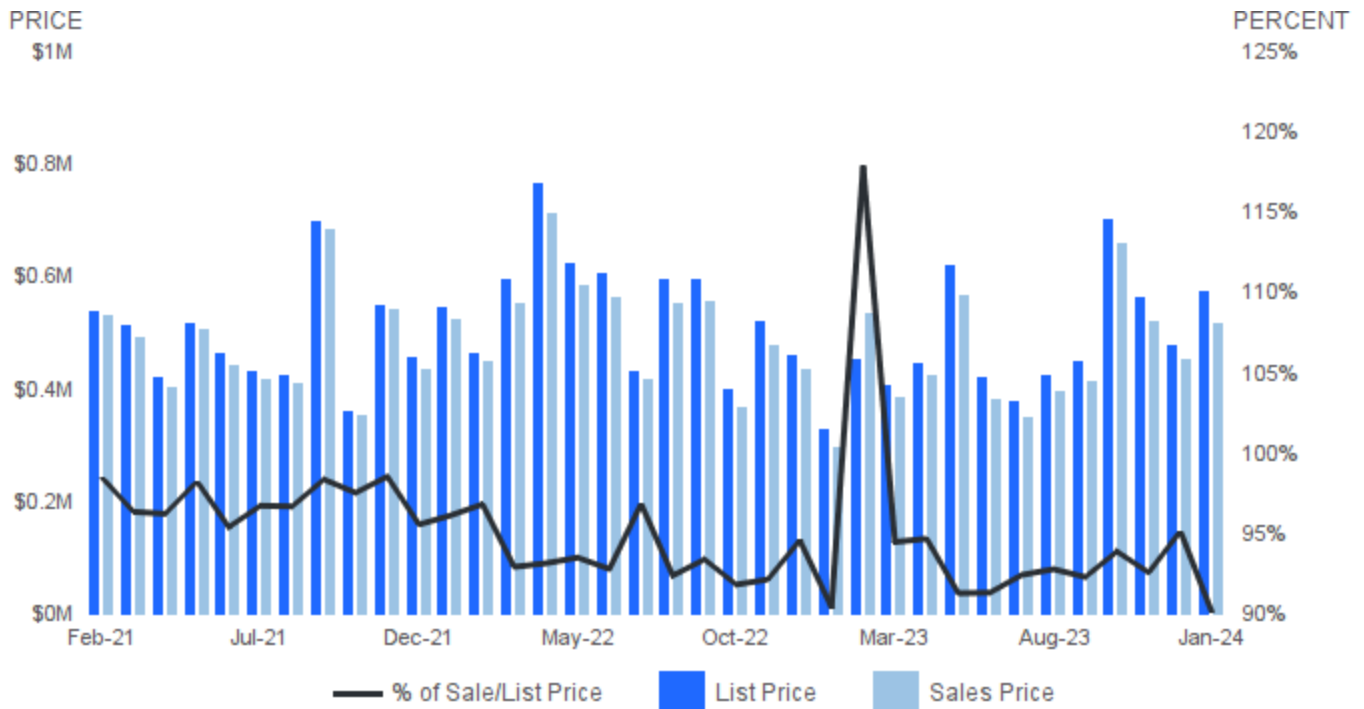
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

January 2024 | All Property Types ?

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

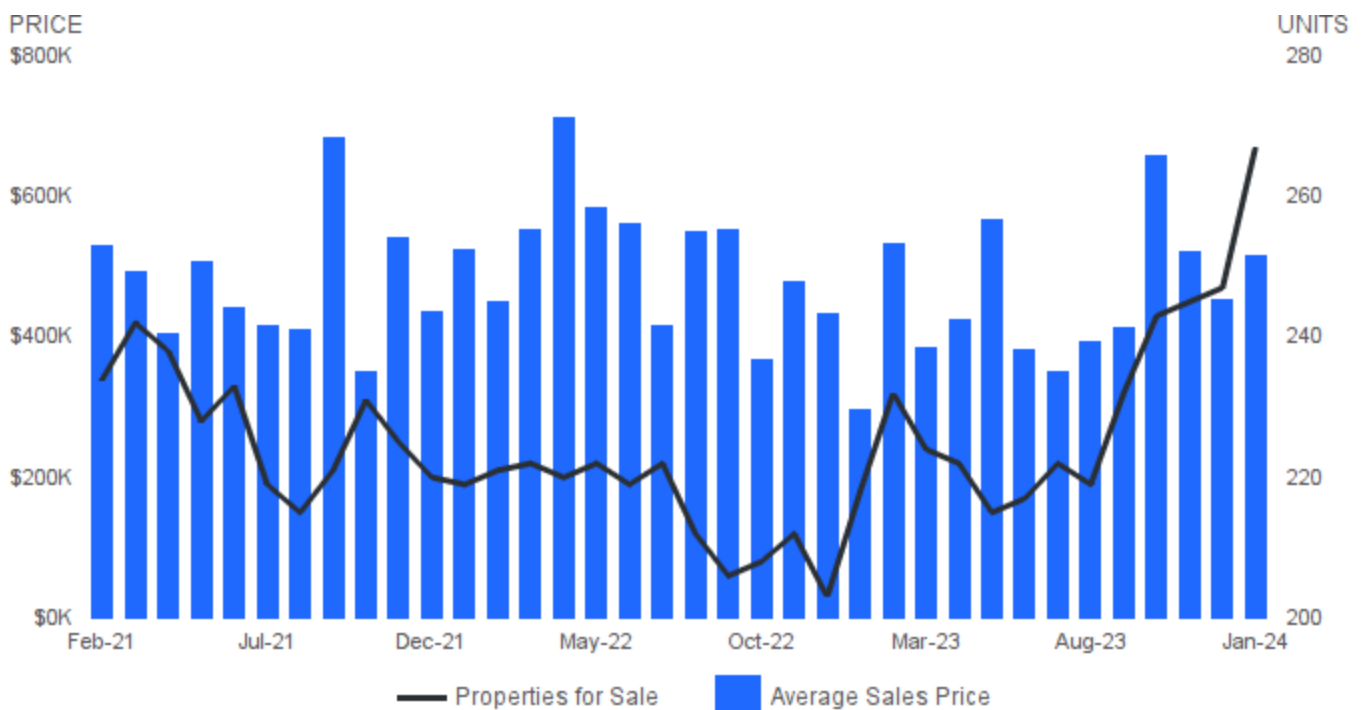


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

January 2024 | 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.

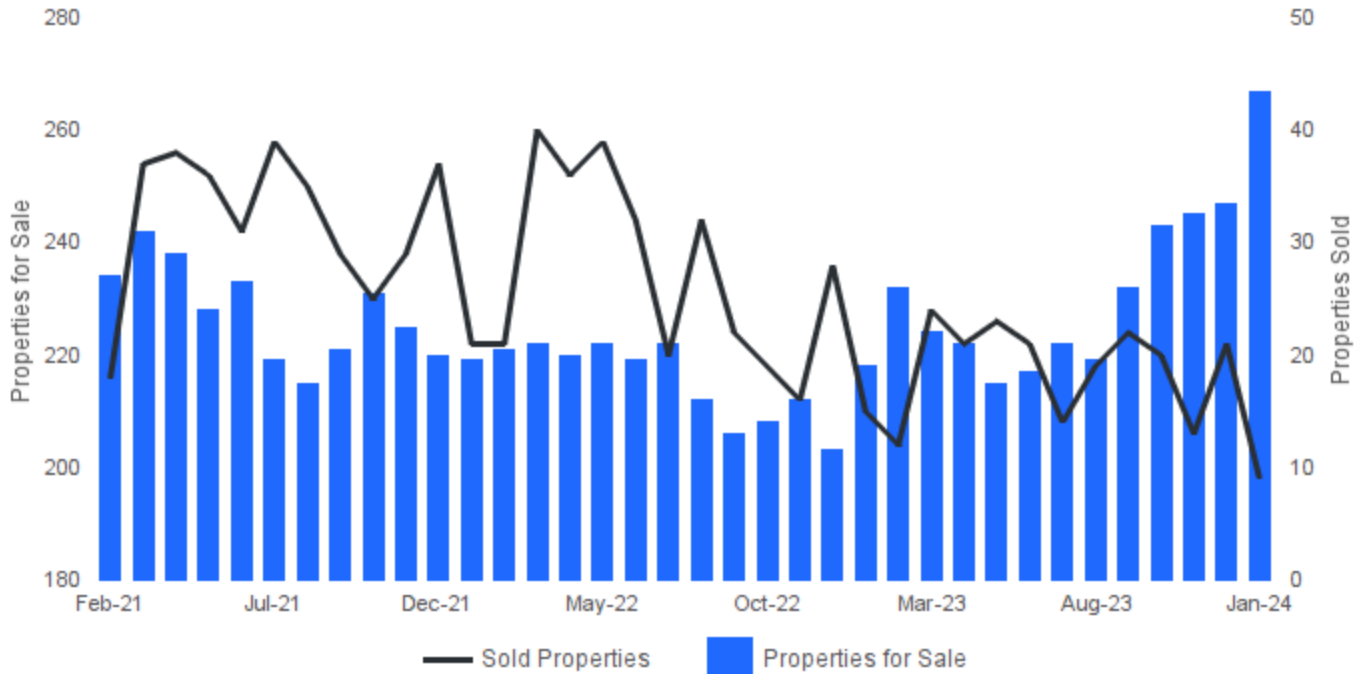


PROPERTIES FOR SALE AND SOLD PROPERTIES

January 2024 | All Property Types ?

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

Sold Properties | Number of properties sold.



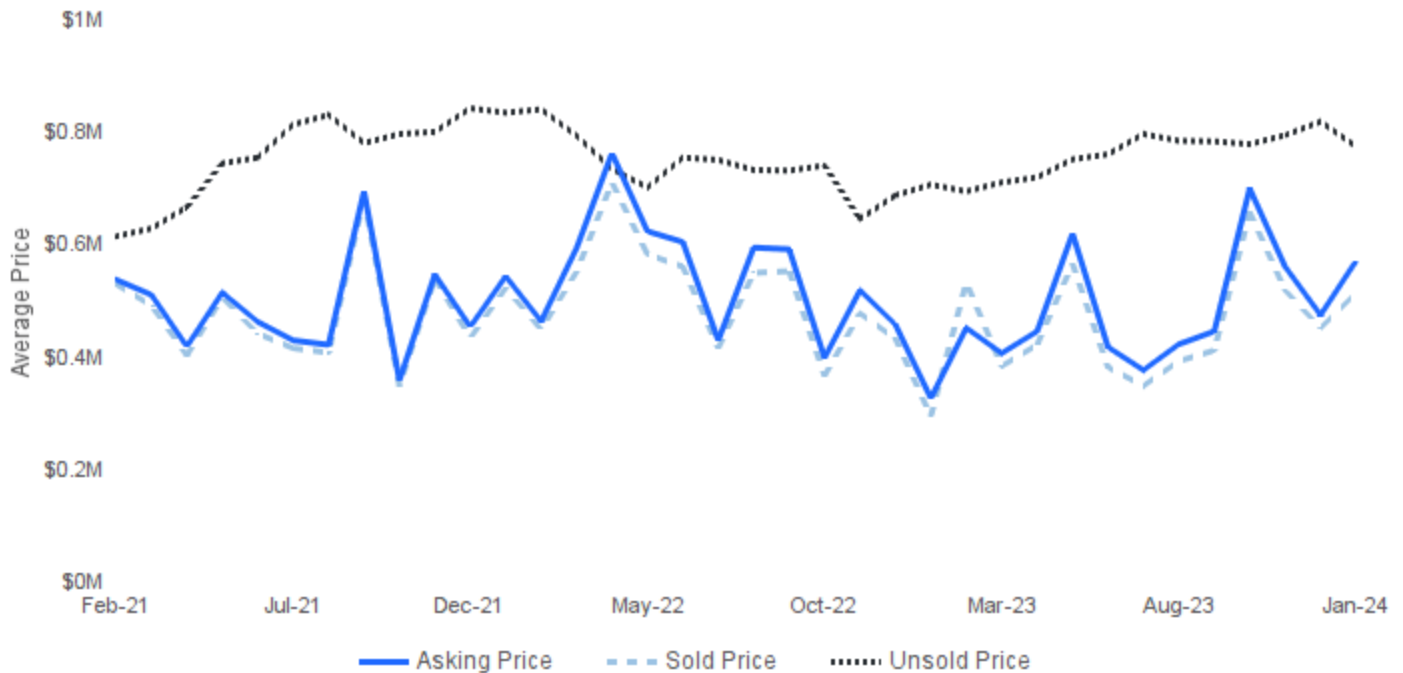
AVERAGE ASKING/SOLD/UNSOLD PRICE

January 2024 | All Property Types ?

Asking Price | the average asking price of sold properties

Sold Price | the average selling price

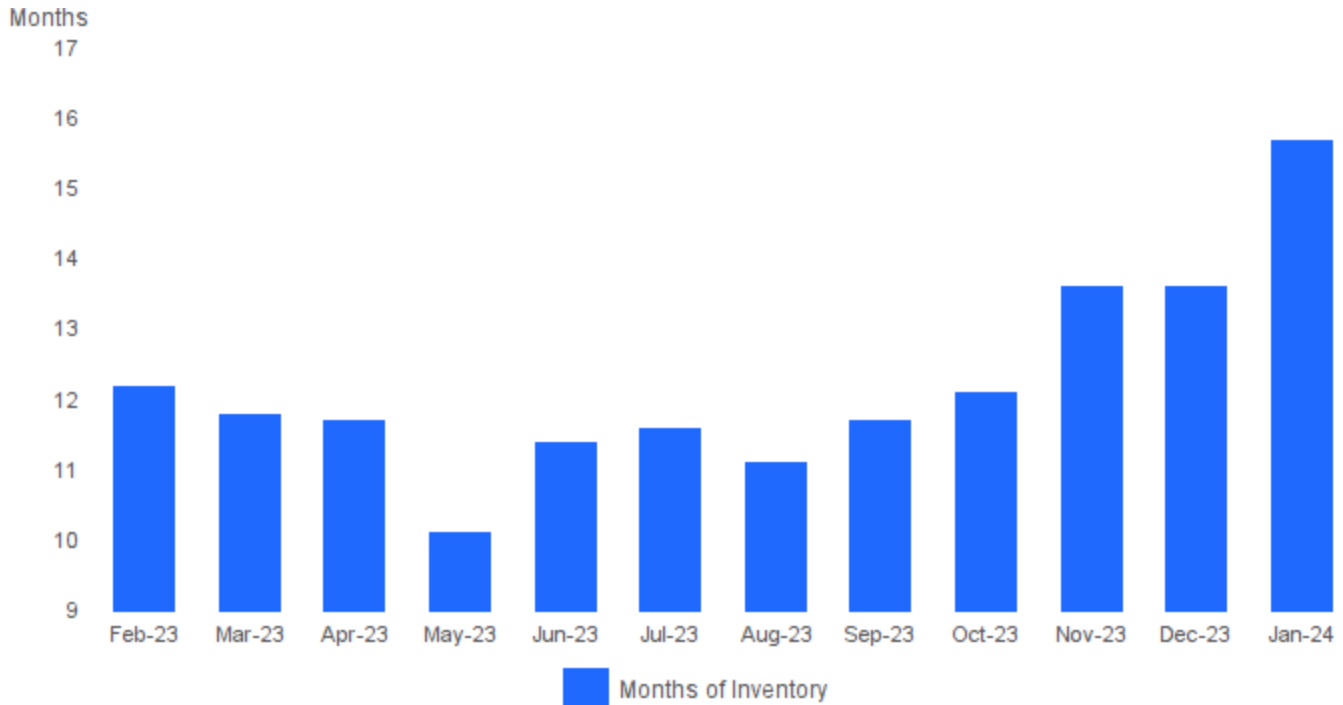
Unsold Price | the average active list price



ABSORPTION RATE

January 2024 | 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.



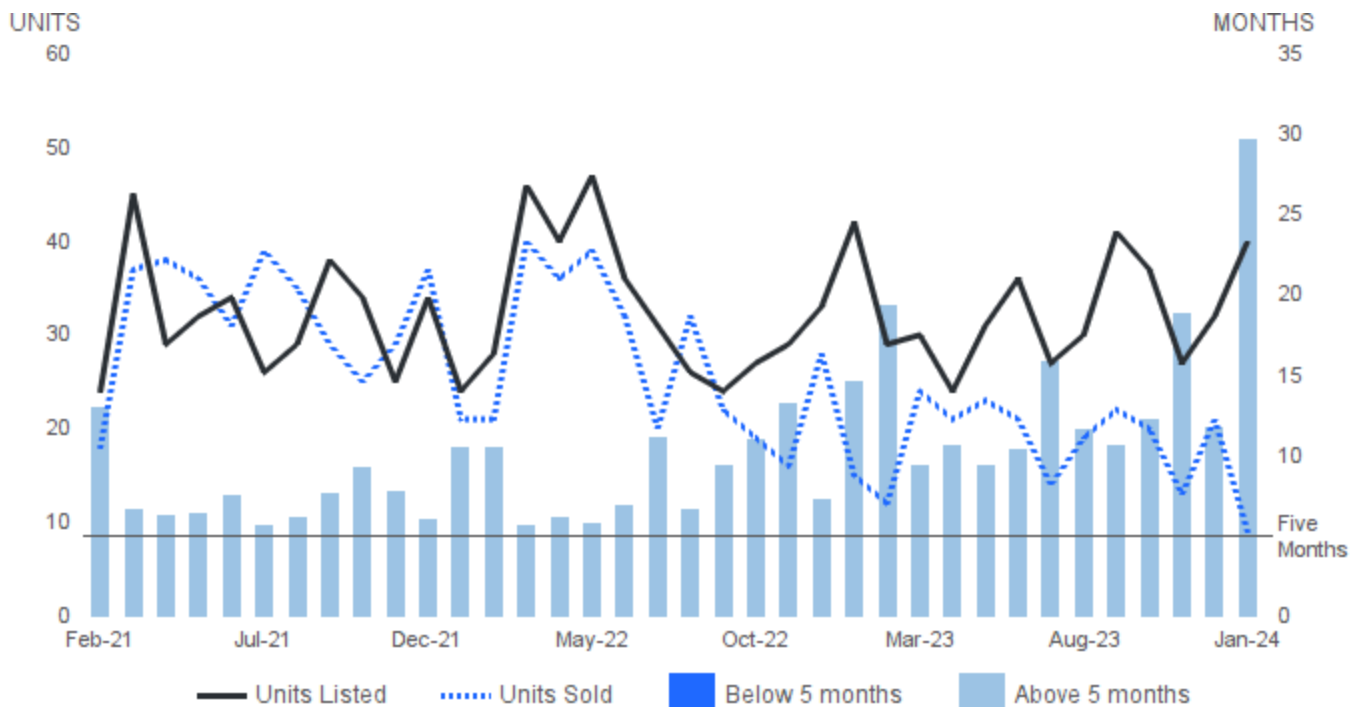
MONTHS SUPPLY OF INVENTORY

January 2024 | 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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