



COLDWELL BANKER
U.S. VIRGIN ISLANDS

AREA REPORT

ST. CROIX

FEBRUARY 2024 | CONDO



BRYONY LOCHER

Direct: 340-778-7000

Cell: 340-227-7657

bry@coldwellbankervi.com

www.coldwellbanker.com

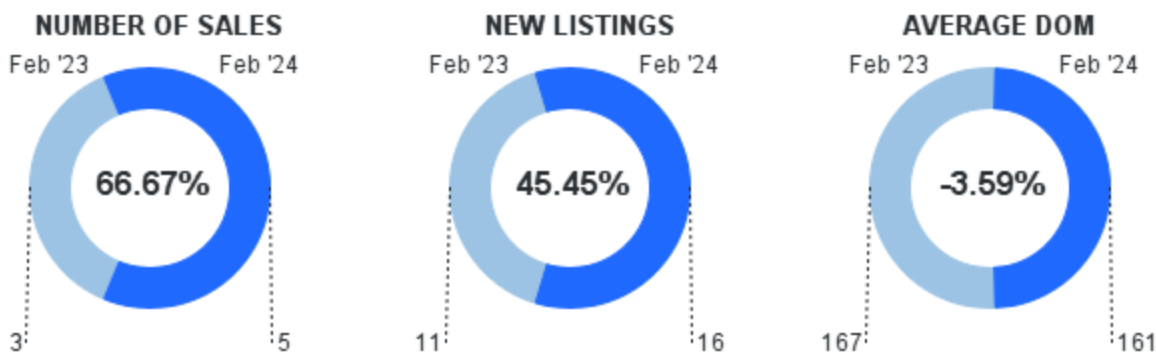


COLDWELL BANKER
ISLAND AFFILIATES

ST. CROIX | February 2024

REAL ESTATE SNAPSHOT - Change since this time last year

Condo



26.11% 


MEDIAN SALES PRICE
CONDO

5.91% 

AVERAGE SALES PRICE
CONDO

20.51% 

MEDIAN LIST PRICE
(SOLD LISTINGS)
CONDO

5.50% 

AVERAGE LIST PRICE
(SOLD LISTINGS)
CONDO

 Feb '23  Feb '24

AREA REPORT

ST. CROIX

FULL MARKET SUMMARY

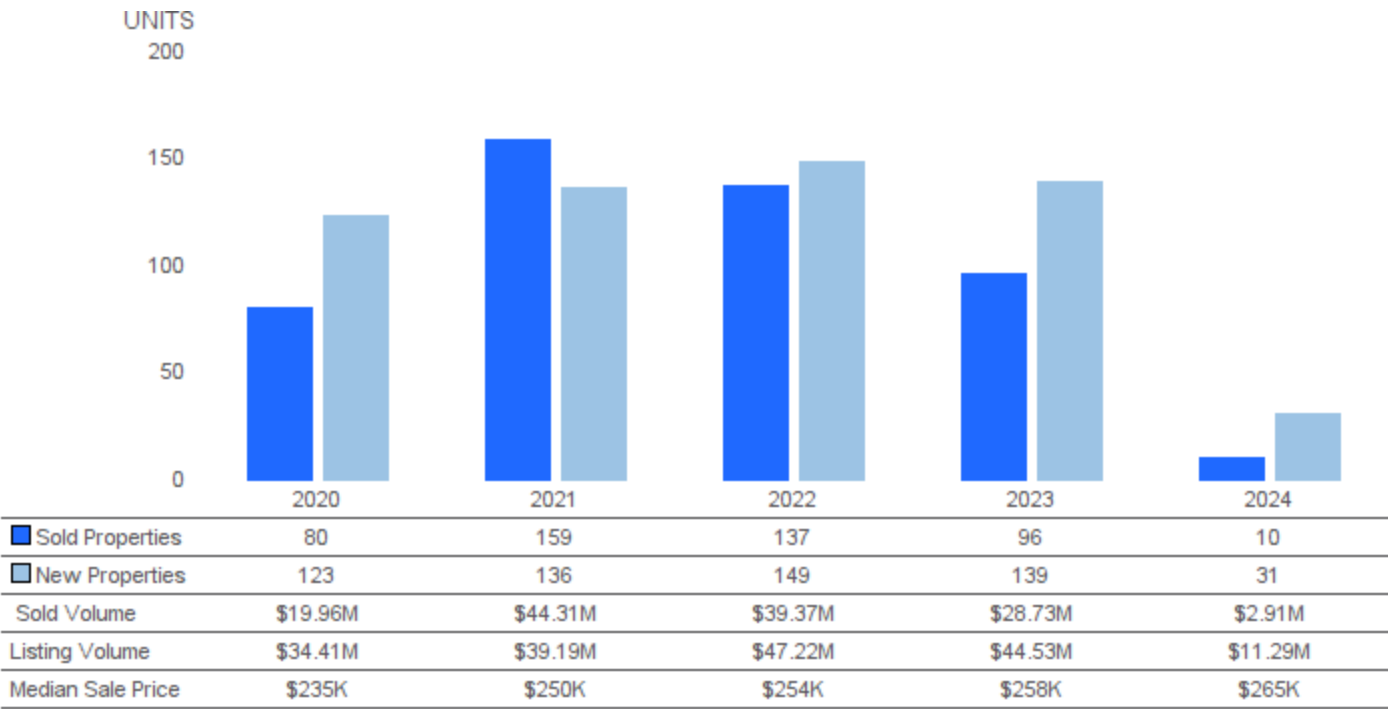
February 2024 | Condo ?

	Month to Date			Year to Date		
	February 2024	February 2023	% Change	YTD 2024	YTD 2023	% Change
New Listings	16	11	45.45% ↑	31	21	47.62% ↑
Sold Listings	5	3	66.67% ↑	10	11	-9.09% ↓
Median List Price (Solds)	\$235,000	\$195,000	20.51% ↑	\$284,500	\$249,000	14.26% ↑
Median Sold Price	\$227,000	\$180,000	26.11% ↑	\$265,000	\$245,000	8.16% ↑
Median Days on Market	132	118	11.86% ↑	136	81	67.9% ↑
Average List Price (Solds)	\$252,500	\$239,333	5.5% ↑	\$314,750	\$278,081	13.19% ↑
Average Sold Price	\$239,700	\$226,333	5.91% ↑	\$290,550	\$272,636	6.57% ↑
Average Days on Market	161	167	-3.59% ↓	181	125	44.8% ↑
List/Sold Price Ratio	93.4%	92%	1.52% ↑	92.7%	96.1%	-3.53% ↓

SOLD AND NEW PROPERTIES (UNITS)

February 2024 | Condo ?

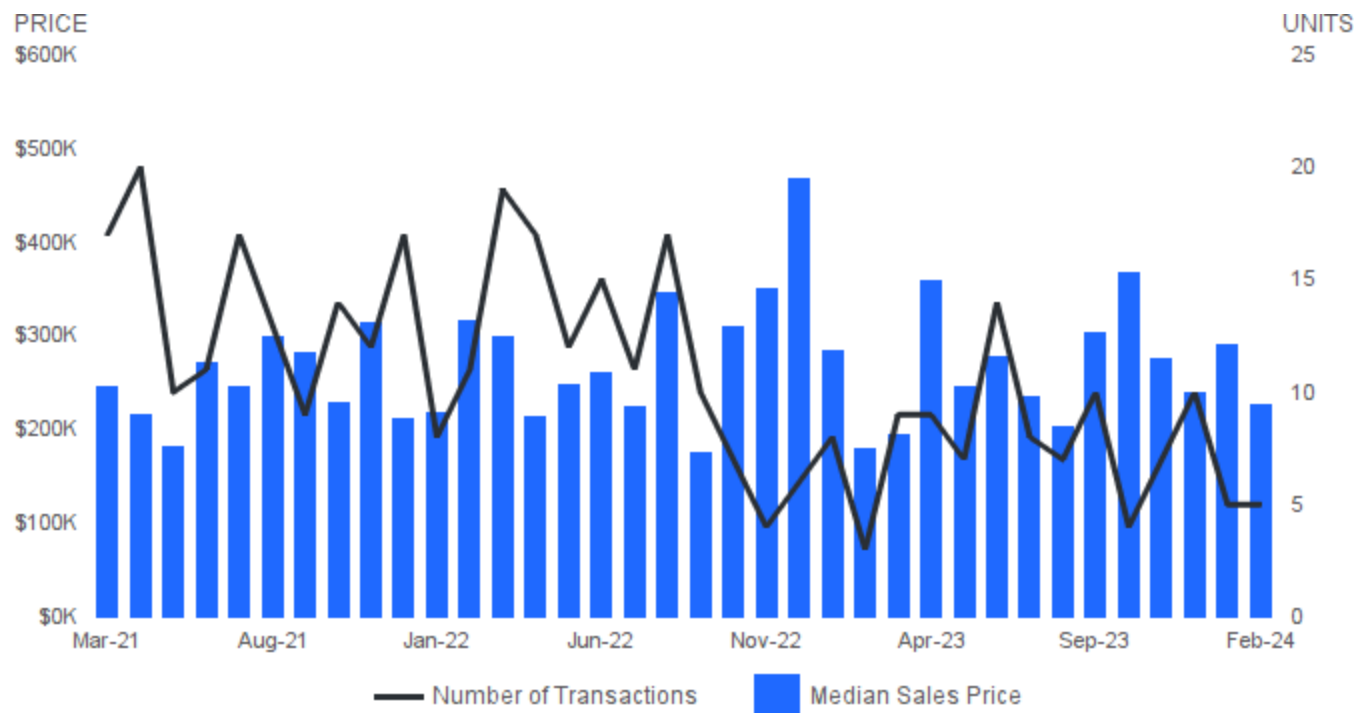
Sold Properties | Number of properties sold during the year
New Properties | Number of properties listed during the year.



MEDIAN SALES PRICE AND NUMBER OF SALES

February 2024 | Condo ?

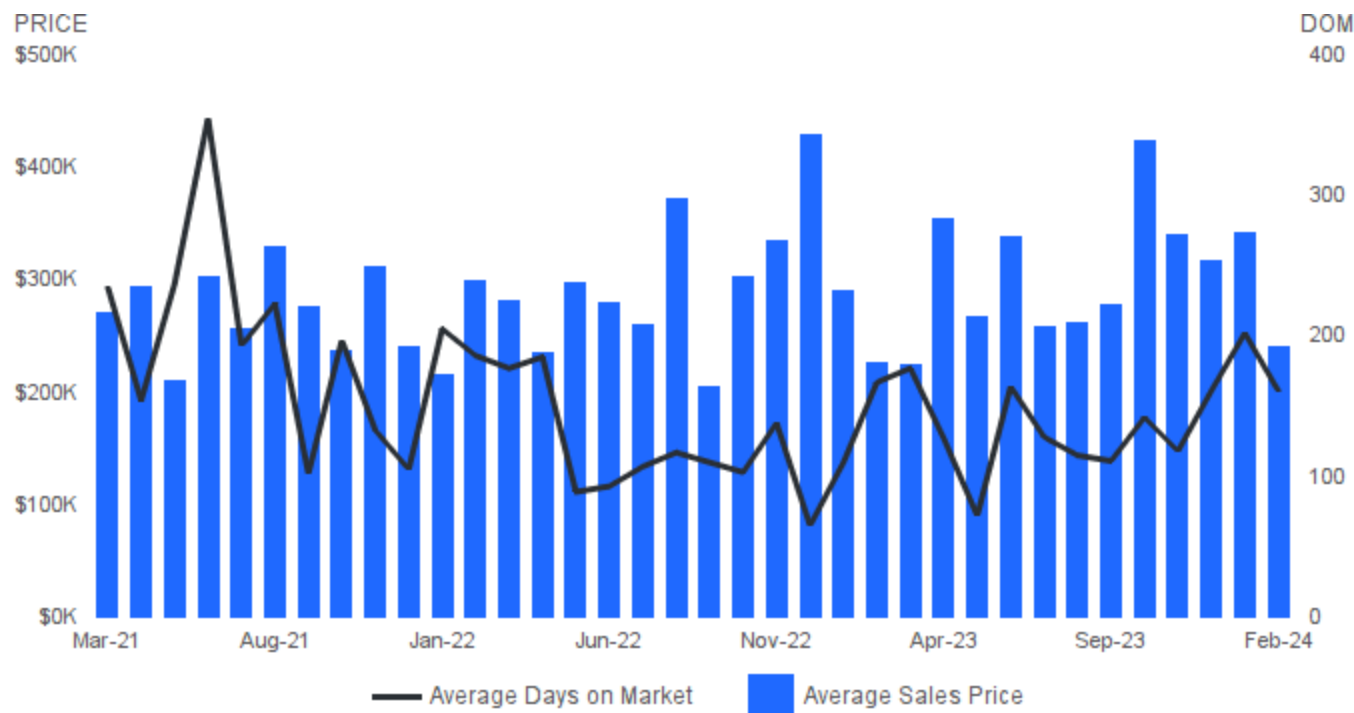
Median Sales Price | Price of the ""middle"" property sold -an equal number of sales were above and below this price.
Number of Sales | Number of properties sold.



AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

February 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

February 2024 | Condo ?

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

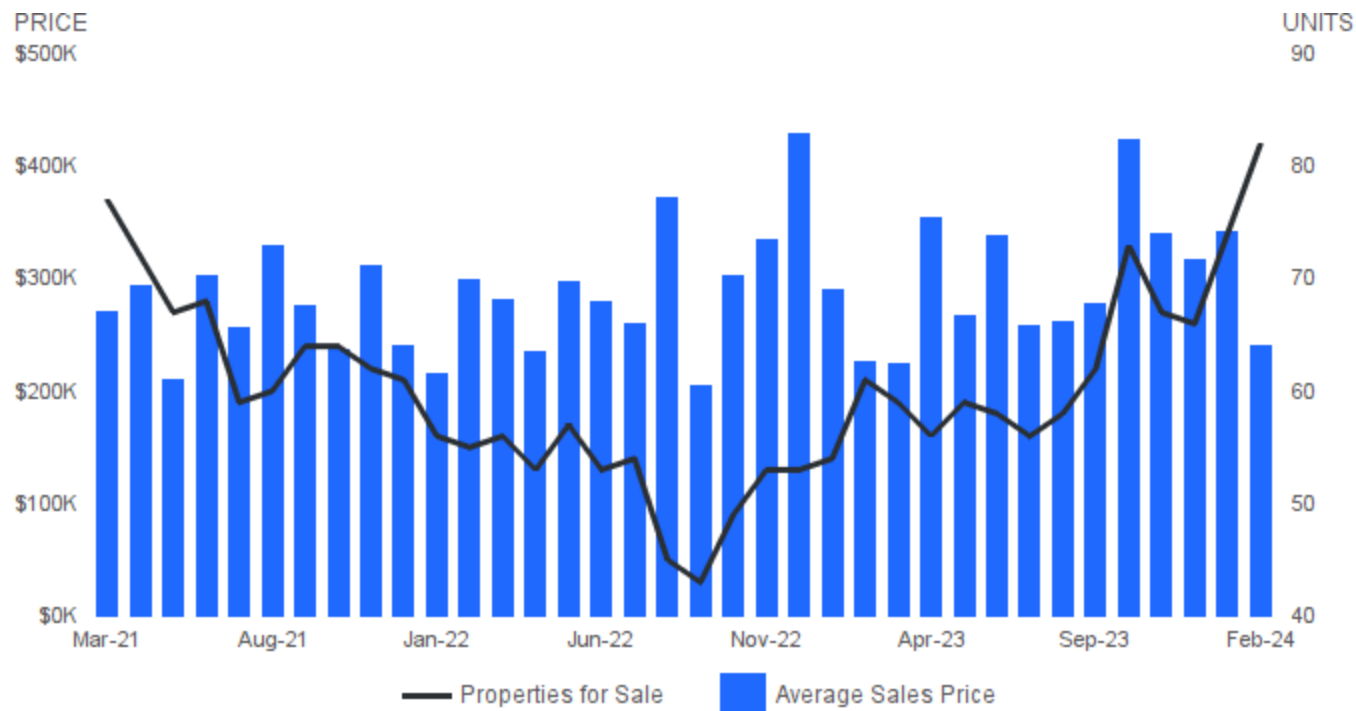


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

February 2024 | Condo ?

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

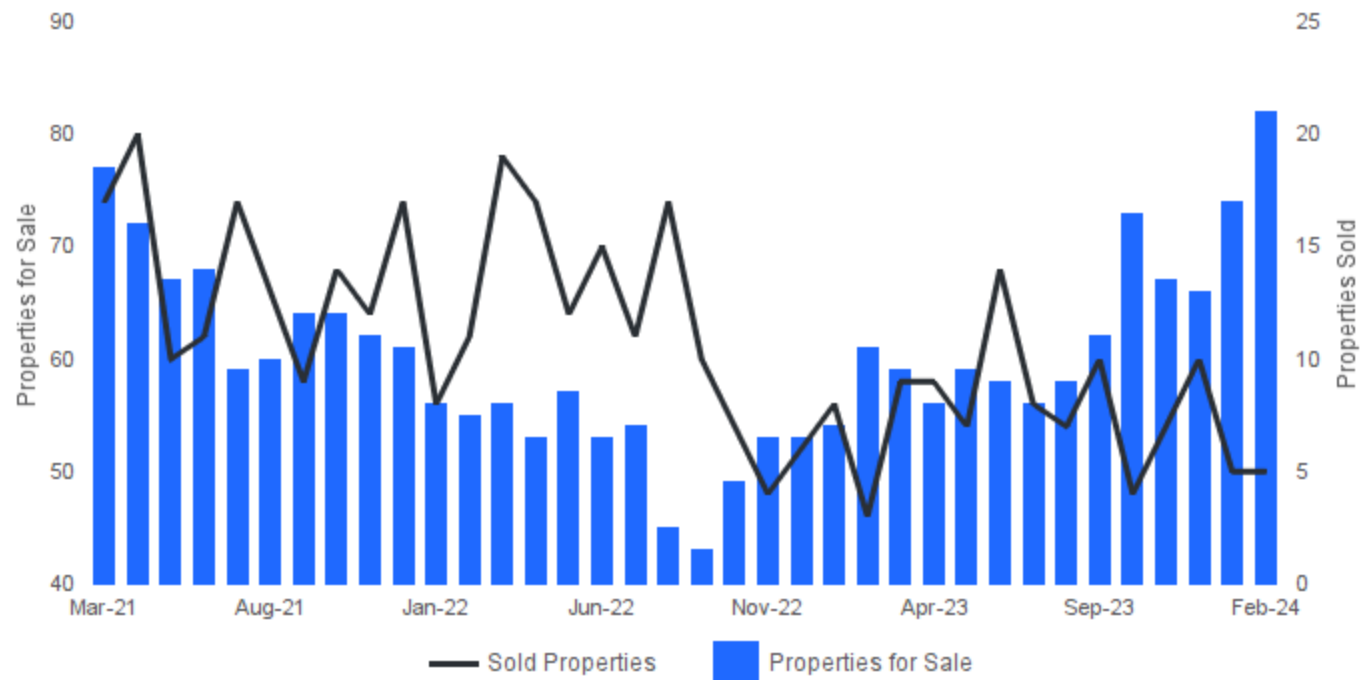
Properties for Sale | Number of properties listed for sale at the end of month.



PROPERTIES FOR SALE AND SOLD PROPERTIES

February 2024 | Condo ?

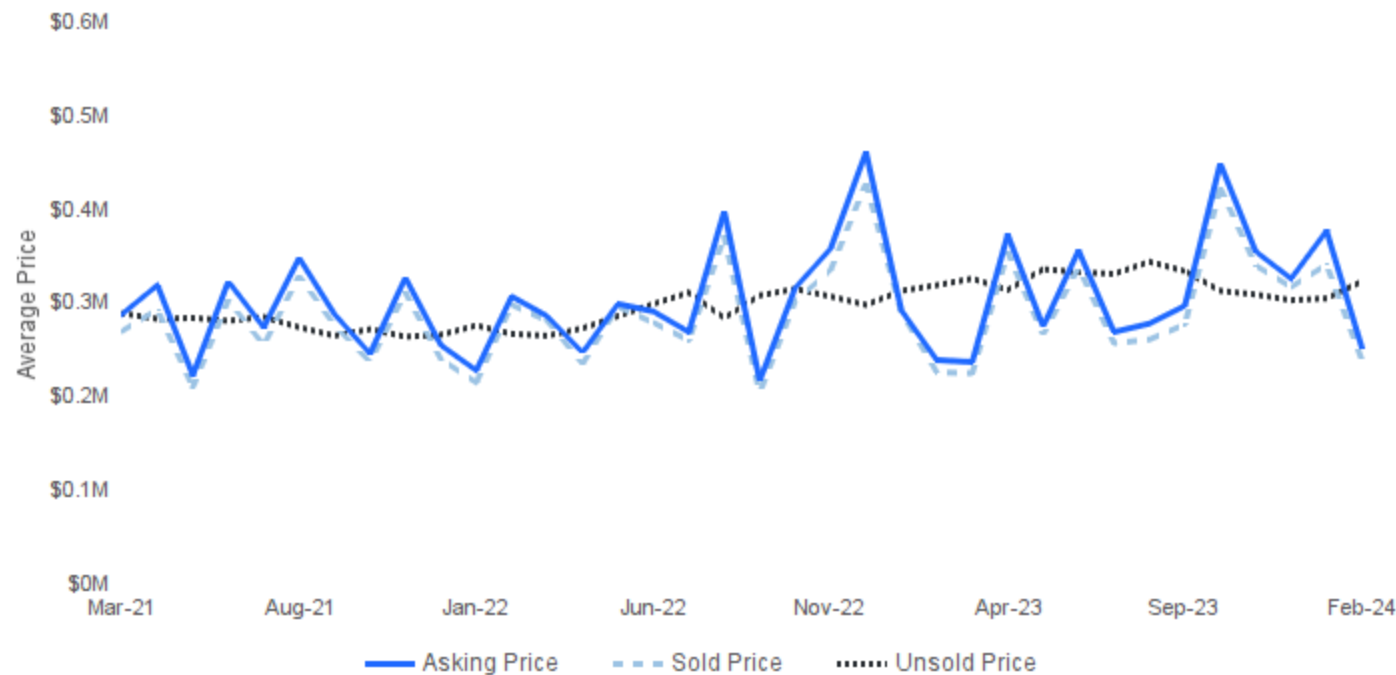
Properties for Sale | Number of properties listed for sale at the end of month.
Sold Properties | Number of properties sold.



AVERAGE ASKING/SOLD/UNSOLD PRICE

February 2024 | Condo ?

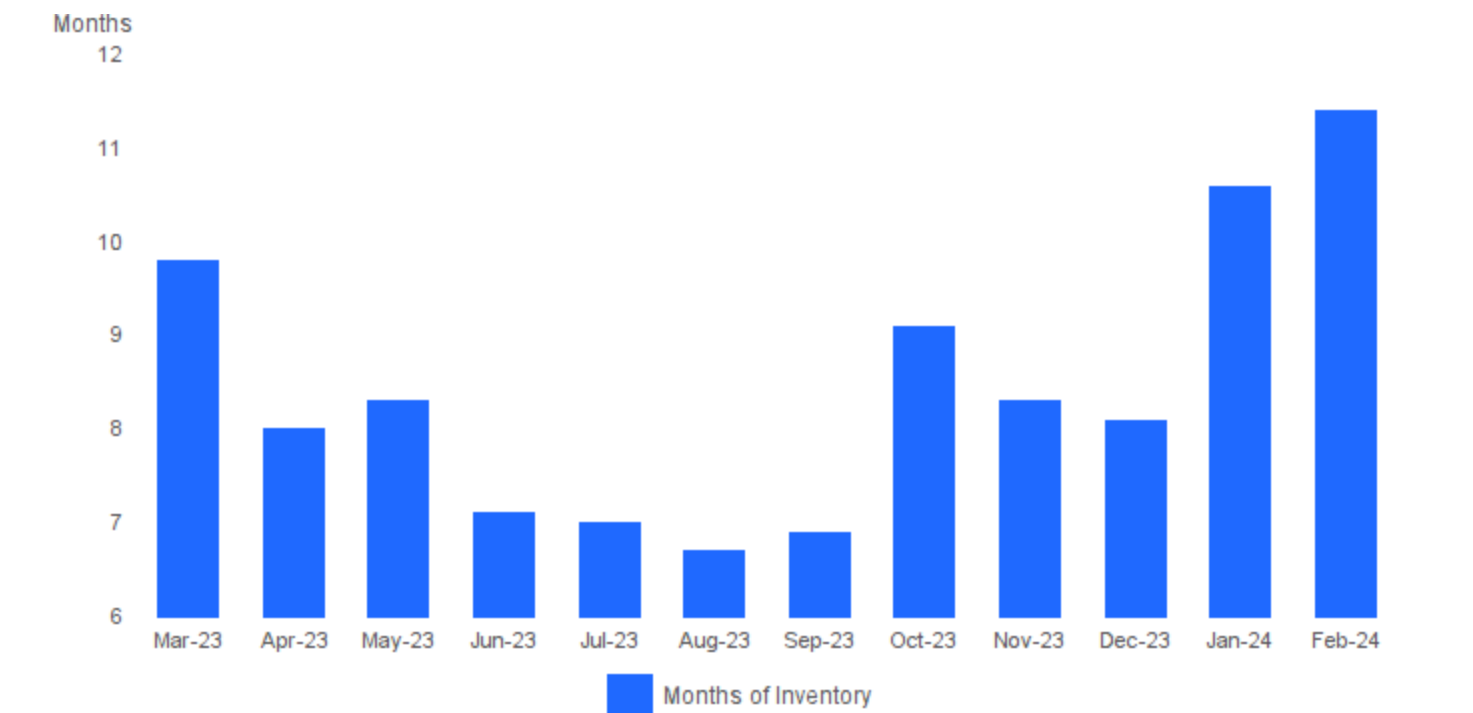
Asking Price | the average asking price of sold properties
Sold Price | the average selling price
Unsold Price | the average active list price



ABSORPTION RATE

February 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.



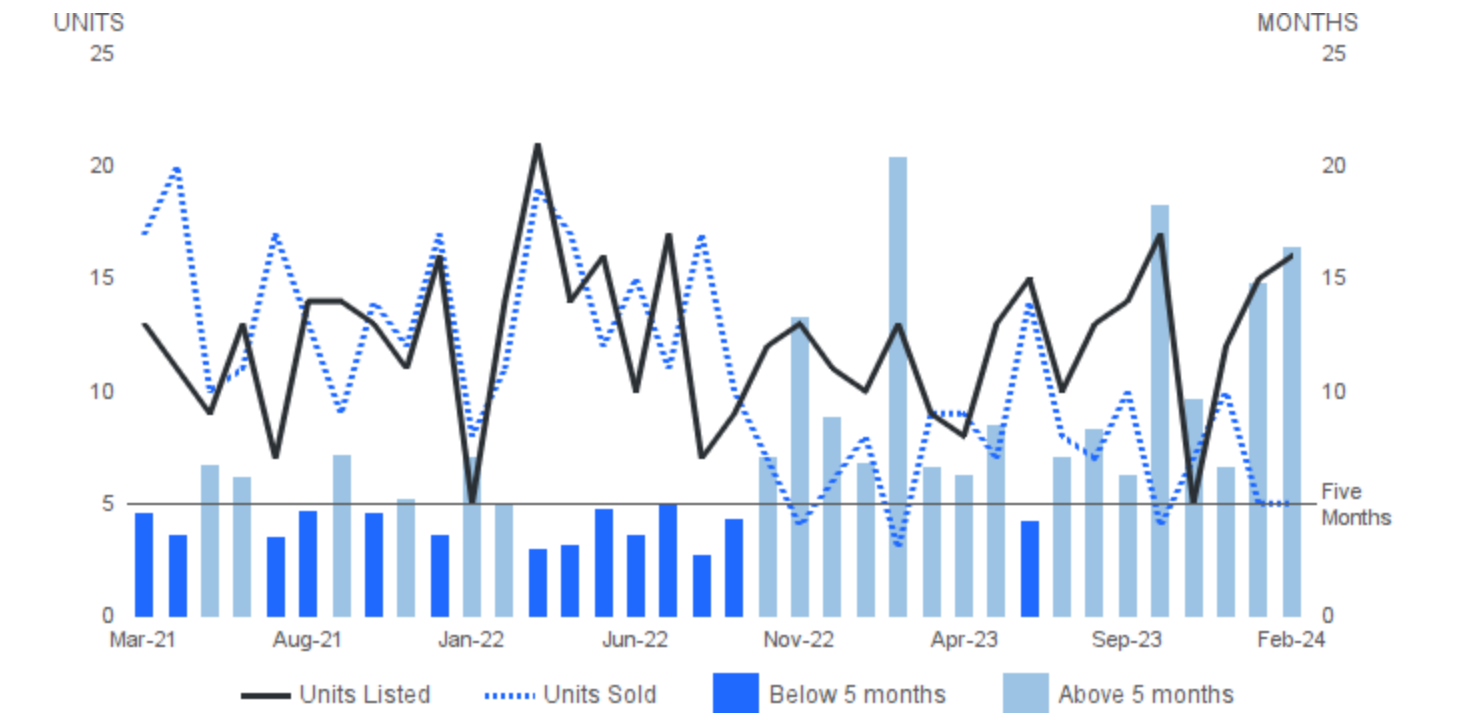
MONTHS SUPPLY OF INVENTORY

February 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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