



COLDWELL BANKER
U.S. VIRGIN ISLANDS

AREA REPORT

ST. CROIX

FEBRUARY 2024 | LOTS/ACRES



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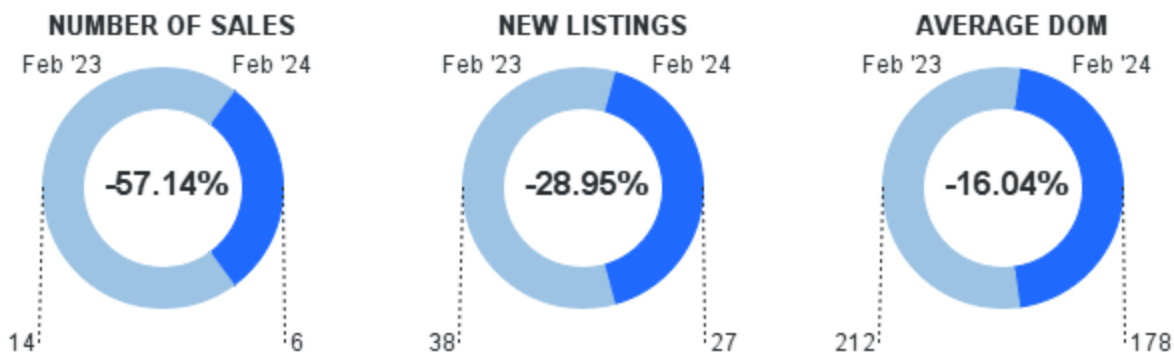


COLDWELL BANKER
ISLAND AFFILIATES

ST. CROIX | February 2024

REAL ESTATE SNAPSHOT - Change since this time last year

Lots/Acres



-7.03% ↓

MEDIAN SALES PRICE
LOTS/ACRES

-33.54% ↓

AVERAGE SALES PRICE
LOTS/ACRES

-8.93% ↓

MEDIAN LIST PRICE
(SOLD LISTINGS)
LOTS/ACRES

-37.34% ↓

AVERAGE LIST PRICE
(SOLD LISTINGS)
LOTS/ACRES

Feb '23 Feb '24

AREA
REPORT
ST. CROIX

FULL MARKET SUMMARY

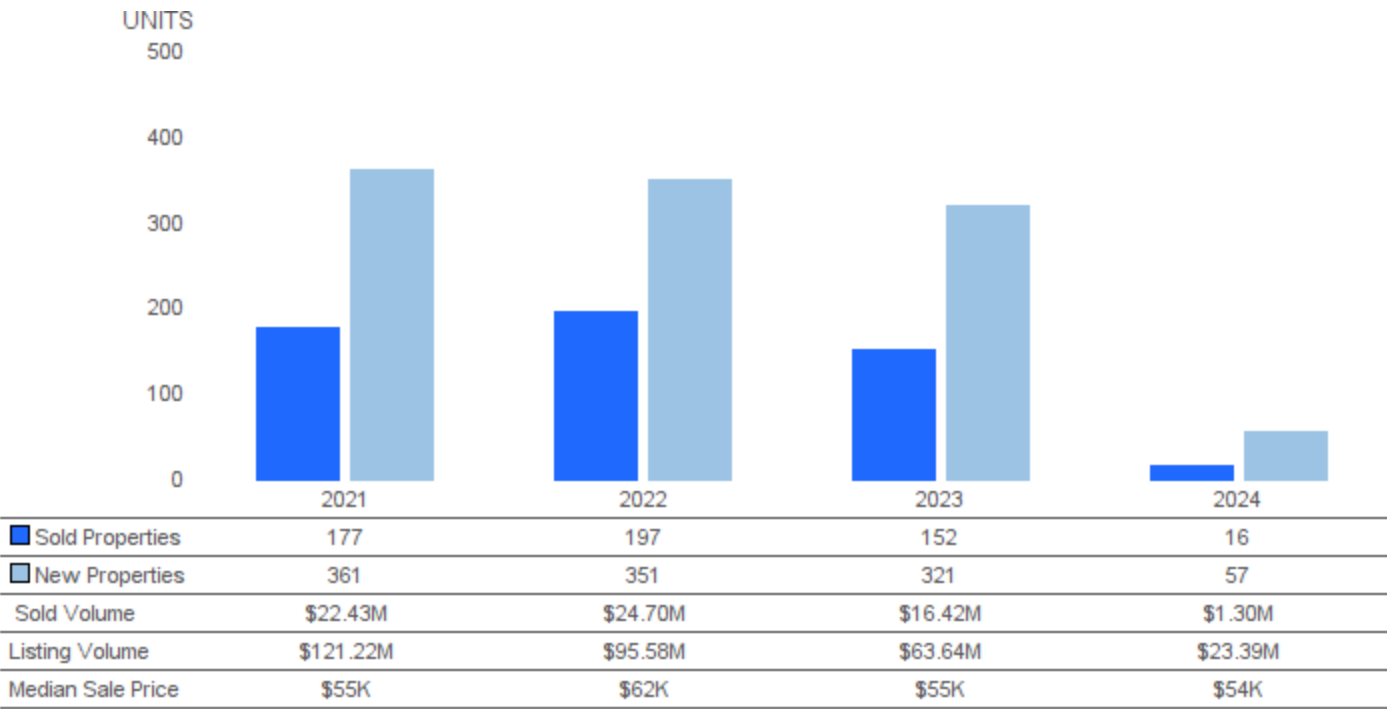
February 2024 | Lots/Acres ?

	Month to Date			Year to Date		
	February 2024	February 2023	% Change	YTD 2024	YTD 2023	% Change
New Listings	27	38	-28.95% ⬇️	57	67	-14.93% ⬇️
Sold Listings	6	14	-57.14% ⬇️	16	24	-33.33% ⬇️
Median List Price (Solds)	\$51,000	\$56,000	-8.93% ⬇️	\$63,450	\$69,000	-8.04% ⬇️
Median Sold Price	\$43,000	\$46,250	-7.03% ⬇️	\$53,500	\$58,750	-8.94% ⬇️
Median Days on Market	189	116	62.93% ⬆️	166	146	13.7% ⬆️
Average List Price (Solds)	\$61,316	\$97,857	-37.34% ⬇️	\$94,668	\$134,812	-29.78% ⬇️
Average Sold Price	\$54,333	\$81,750	-33.54% ⬇️	\$81,362	\$110,833	-26.59% ⬇️
Average Days on Market	178	212	-16.04% ⬇️	260	245	6.12% ⬆️
List/Sold Price Ratio	90.8%	84.9%	7.04% ⬆️	88.3%	85.6%	3.12% ⬆️


SOLD AND NEW PROPERTIES (UNITS)

February 2024 | Lots/Acres ?

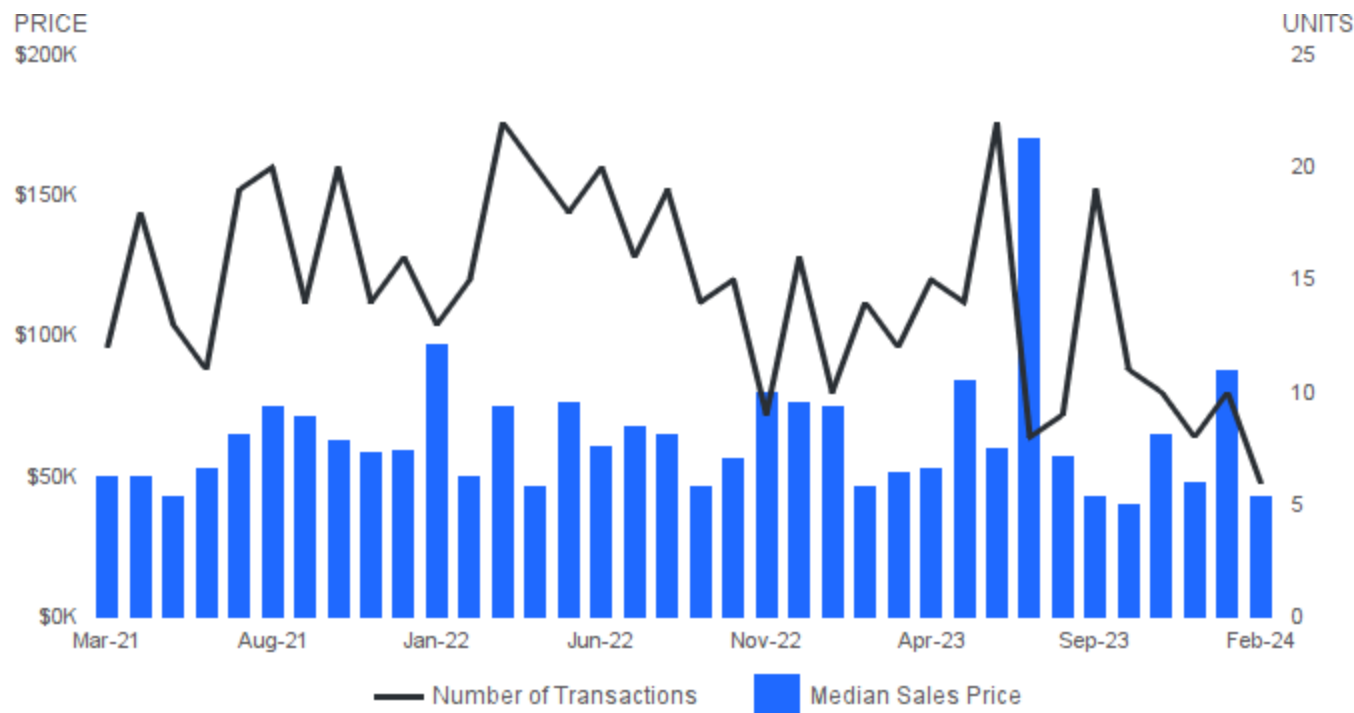
Sold Properties | Number of properties sold during the year
New Properties | Number of properties listed during the year.




MEDIAN SALES PRICE AND NUMBER OF SALES

February 2024 | Lots/Acres 

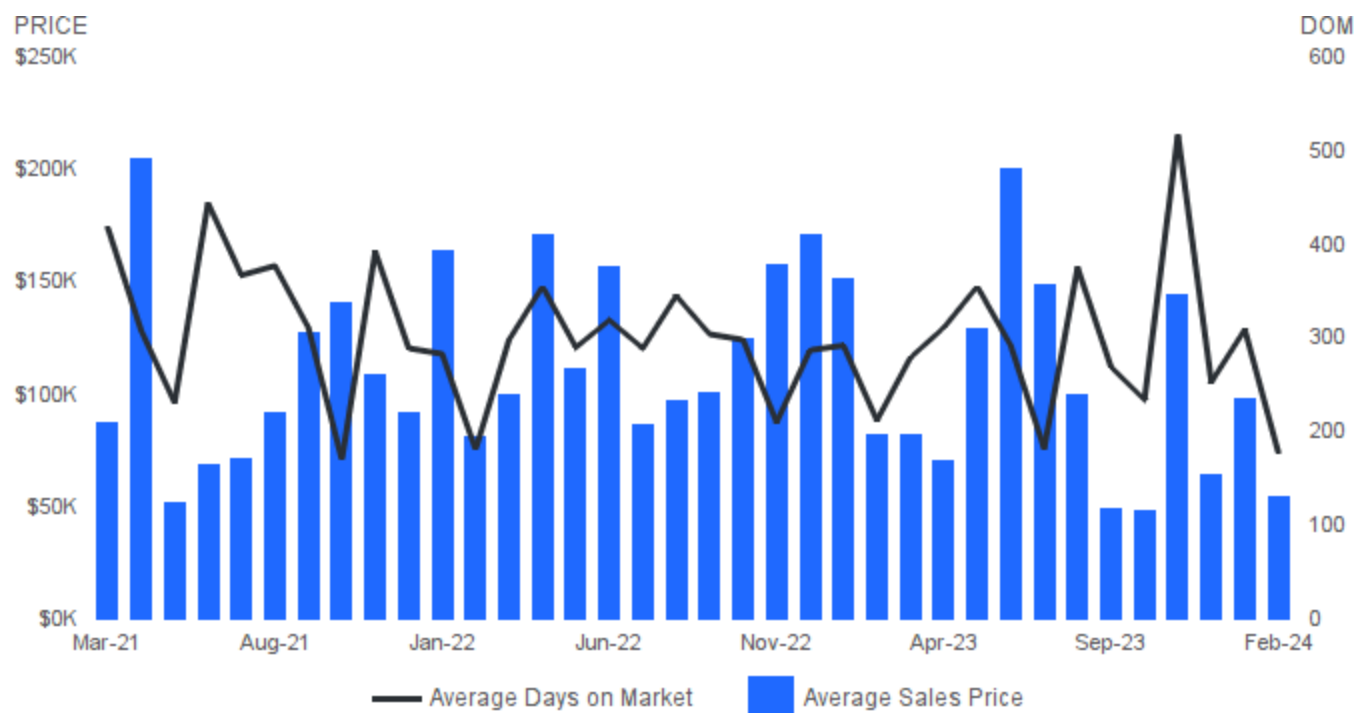
Median Sales Price | Price of the ""middle"" property sold -an equal number of sales were above and below this price.
Number of Sales | Number of properties sold.



AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

February 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

February 2024 | Lots/Acres ?

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

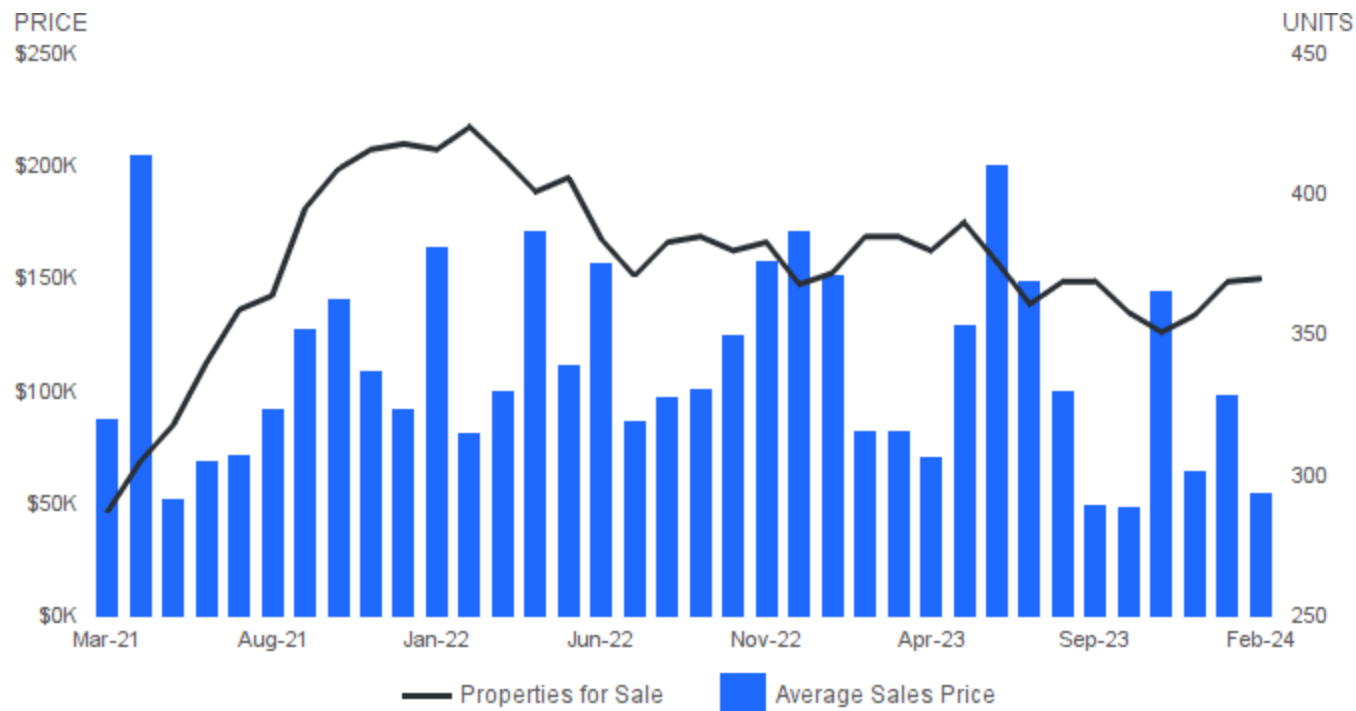


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

February 2024 | Lots/Acres ?

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

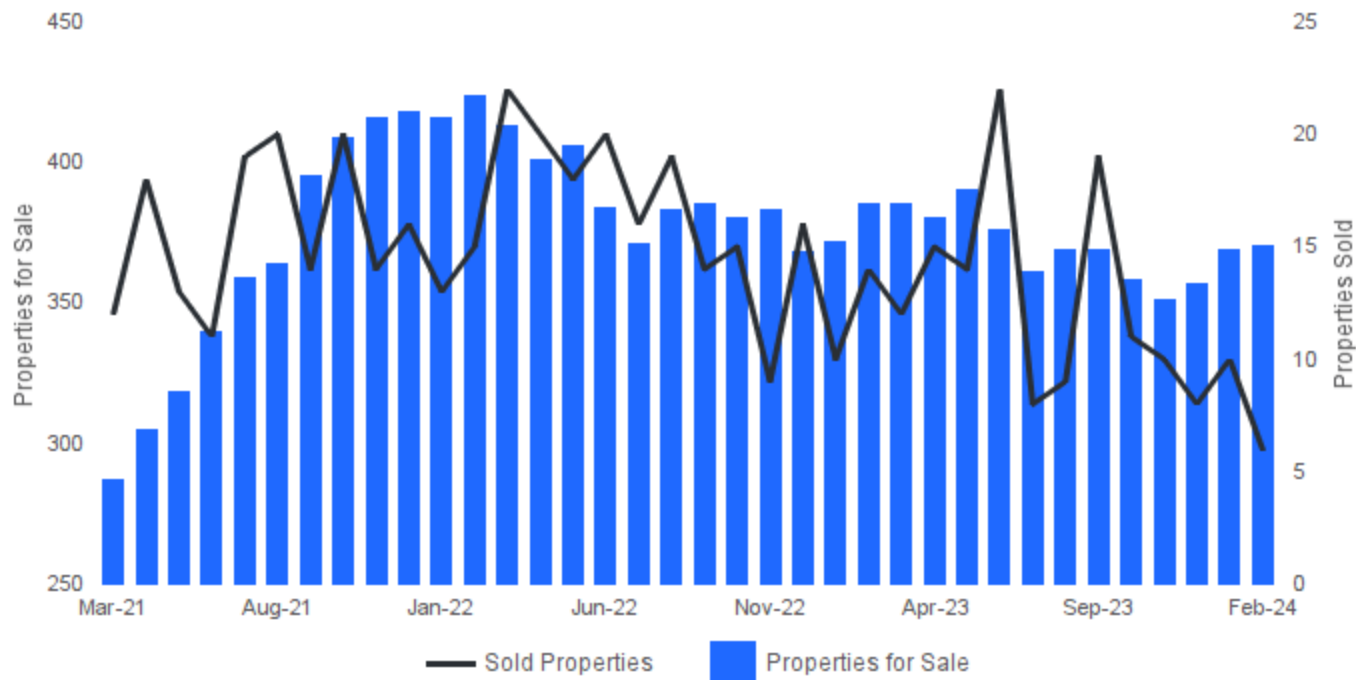
Properties for Sale | Number of properties listed for sale at the end of month.



PROPERTIES FOR SALE AND SOLD PROPERTIES

February 2024 | Lots/Acres ?

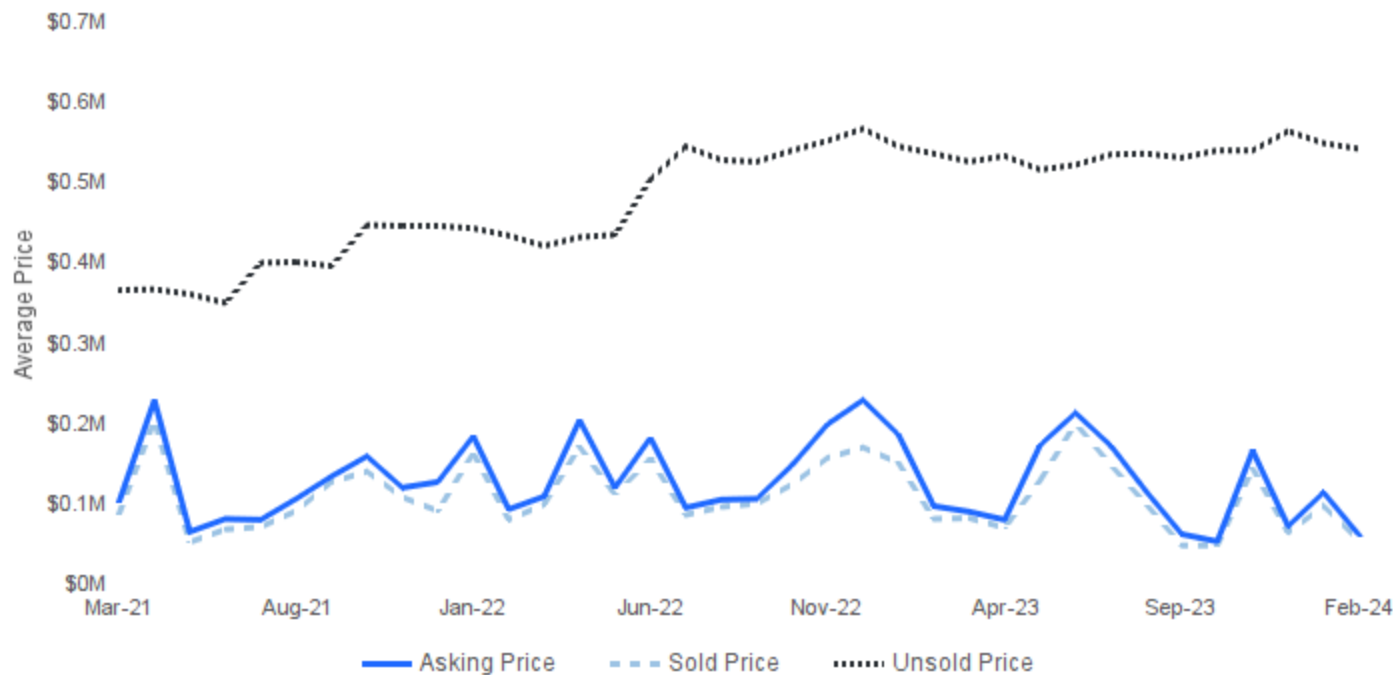
Properties for Sale | Number of properties listed for sale at the end of month.
Sold Properties | Number of properties sold.



AVERAGE ASKING/SOLD/UNSOLD PRICE

February 2024 | Lots/Acres ?

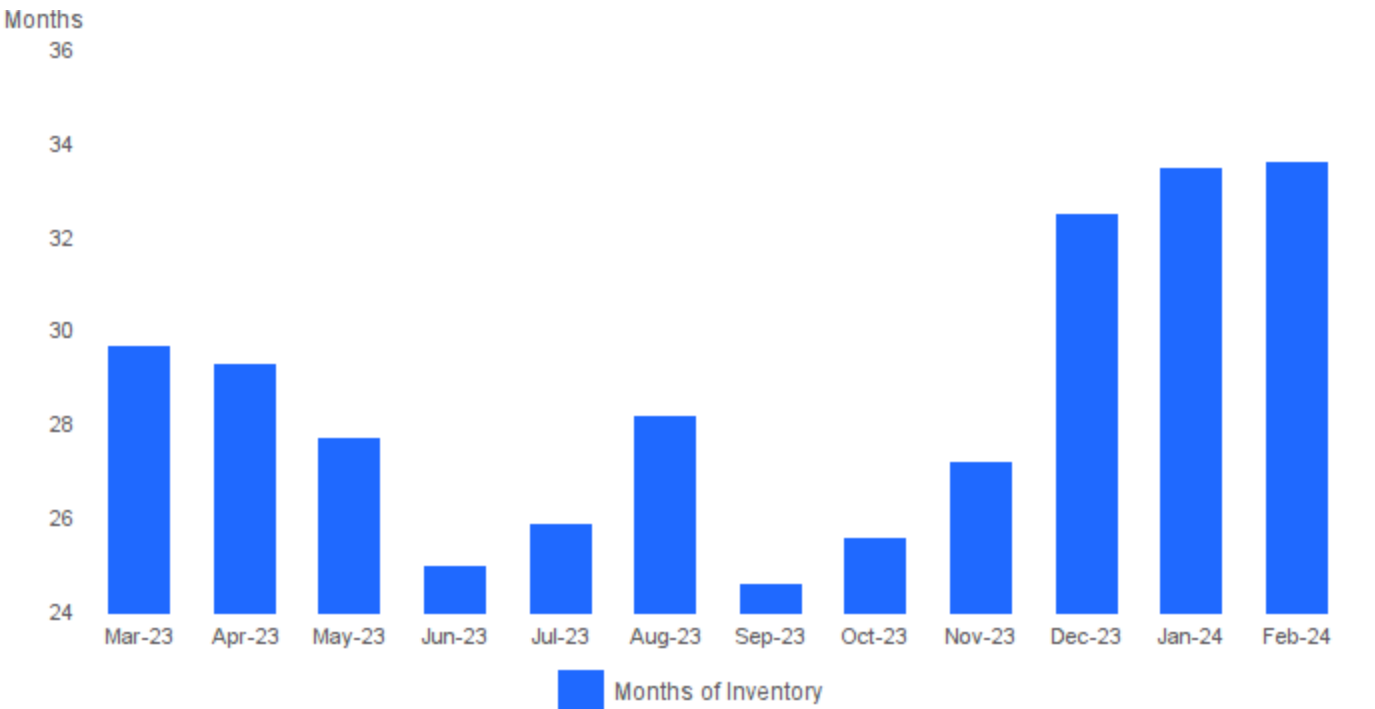
Asking Price | the average asking price of sold properties
Sold Price | the average selling price
Unsold Price | the average active list price



ABSORPTION RATE

February 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.



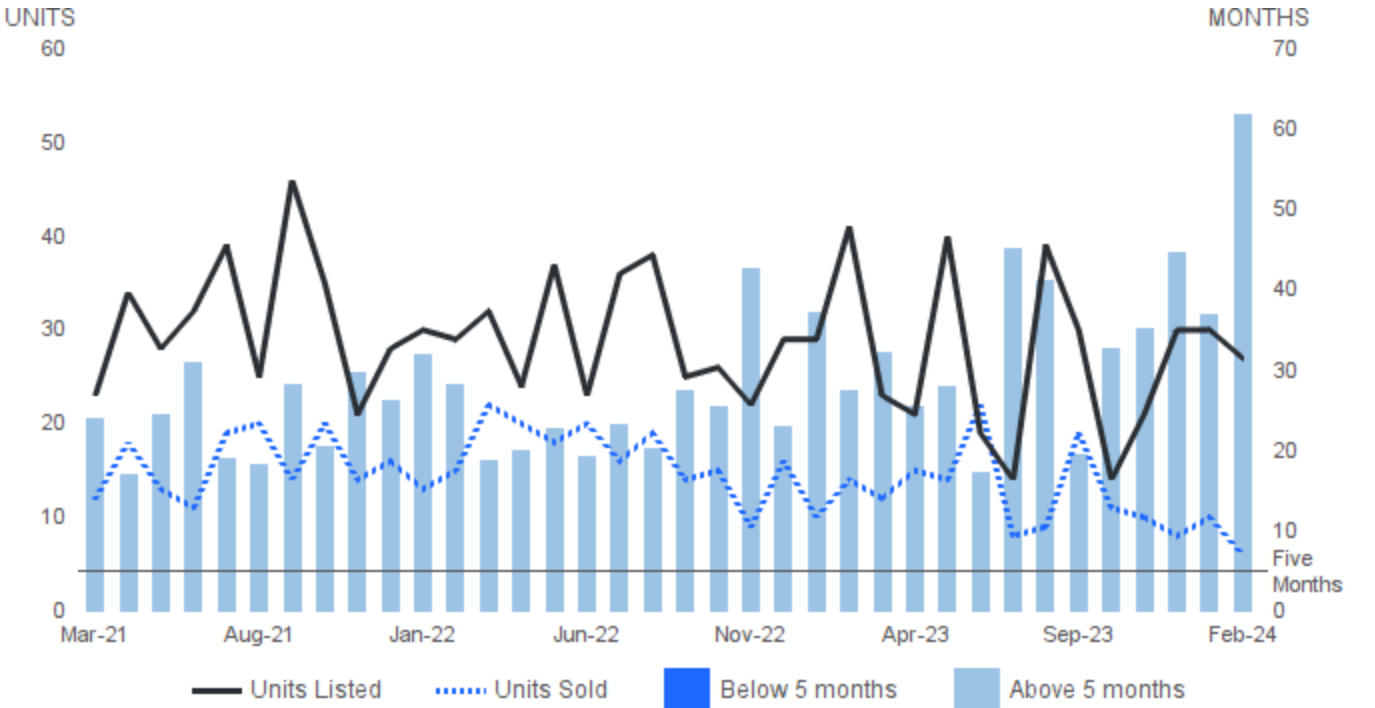
MONTHS SUPPLY OF INVENTORY

February 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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