



COLDWELL BANKER
U.S. VIRGIN ISLANDS

AREA REPORT

ST. CROIX

FEBRUARY 2024 | SINGLE FAMILY



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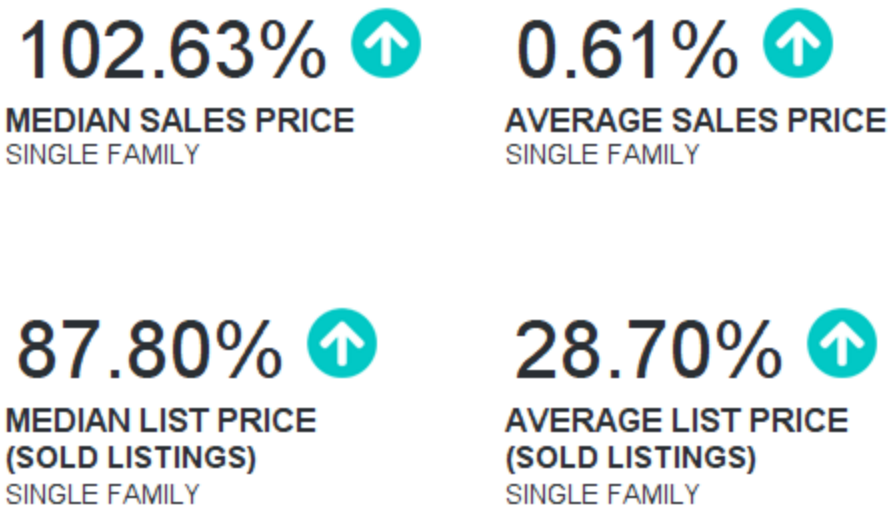
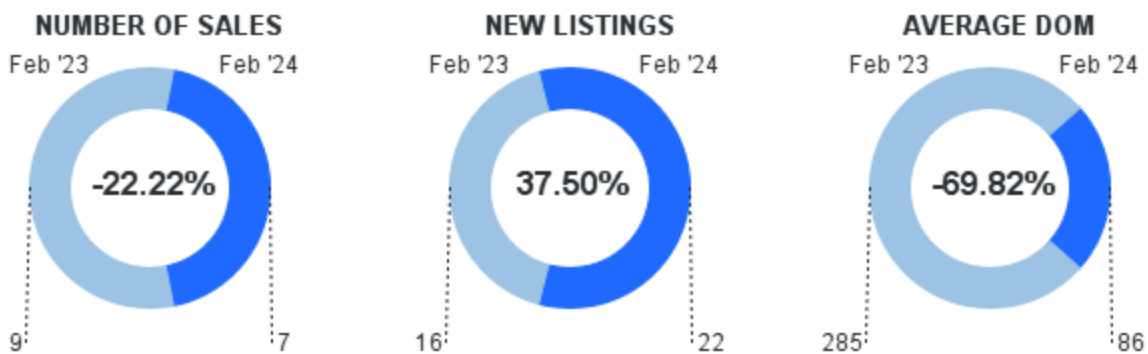


COLDWELL BANKER
ISLAND AFFILIATES

ST. CROIX | February 2024

REAL ESTATE SNAPSHOT - Change since this time last year

Single Family



Feb '23 Feb '24

AREA REPORT

ST. CROIX

FULL MARKET SUMMARY

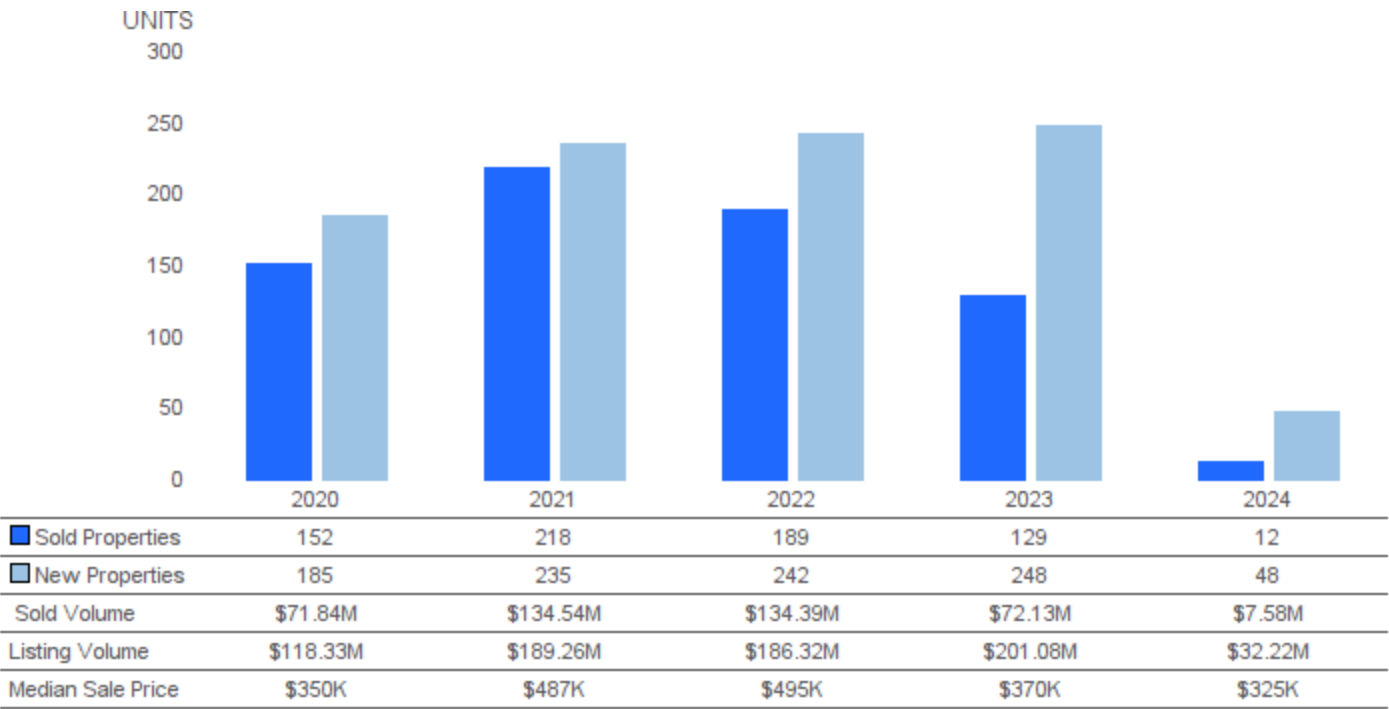
February 2024 | Single Family ?

	Month to Date			Year to Date		
	February 2024	February 2023	% Change	YTD 2024	YTD 2023	% Change
New Listings	22	16	37.5% ↑	48	48	0%
Sold Listings	7	9	-22.22% ↓	12	16	-25% ↓
Median List Price (Solds)	\$385,000	\$205,000	87.8% ↑	\$340,250	\$270,500	25.79% ↑
Median Sold Price	\$385,000	\$190,000	102.63% ↑	\$325,000	\$232,500	39.78% ↑
Median Days on Market	80	260	-69.23% ↓	99	203	-51.23% ↓
Average List Price (Solds)	\$674,214	\$523,877	28.7% ↑	\$679,708	\$455,118	49.35% ↑
Average Sold Price	\$640,000	\$636,111	0.61% ↑	\$631,779	\$490,187	28.89% ↑
Average Days on Market	86	285	-69.82% ↓	112	258	-56.59% ↓
List/Sold Price Ratio	93.9%	97.8%	-4.01% ↓	93.3%	93.6%	-0.33% ↓

SOLD AND NEW PROPERTIES (UNITS)

February 2024 | Single Family ?

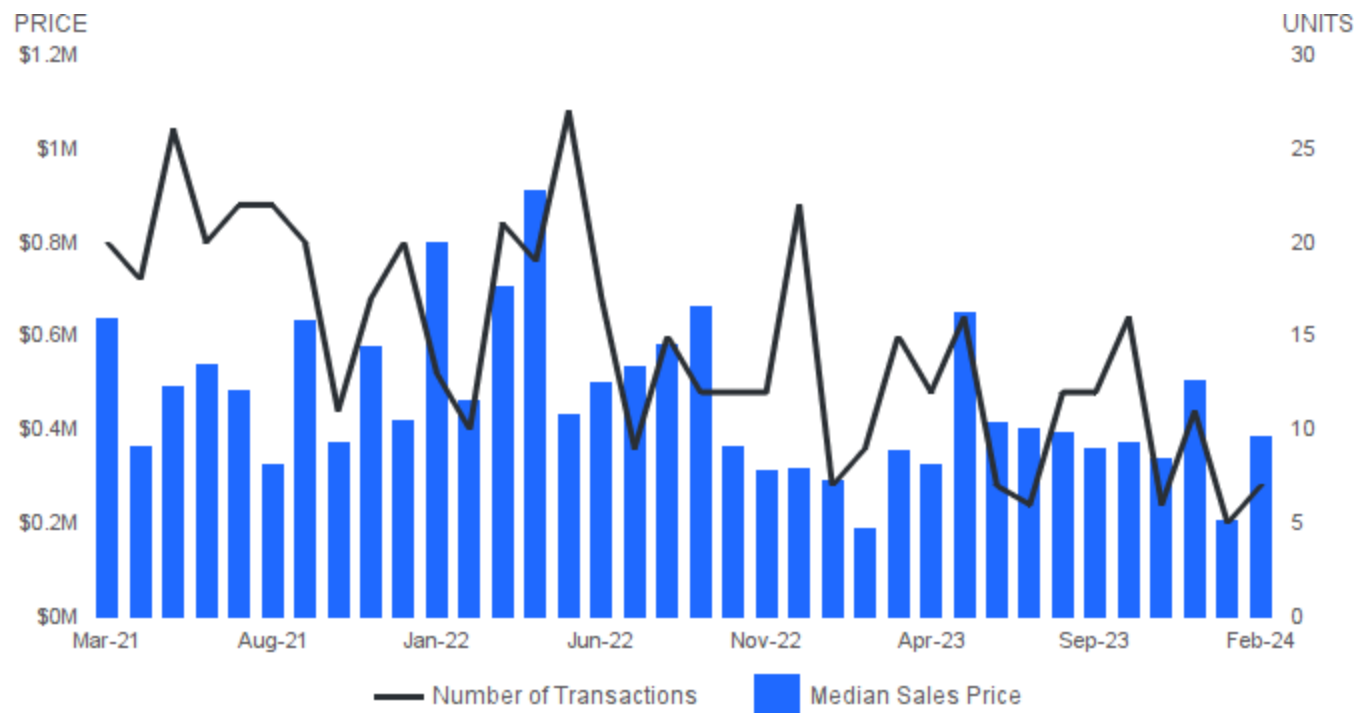
Sold Properties | Number of properties sold during the year
New Properties | Number of properties listed during the year.



MEDIAN SALES PRICE AND NUMBER OF SALES

February 2024 | Single Family ?

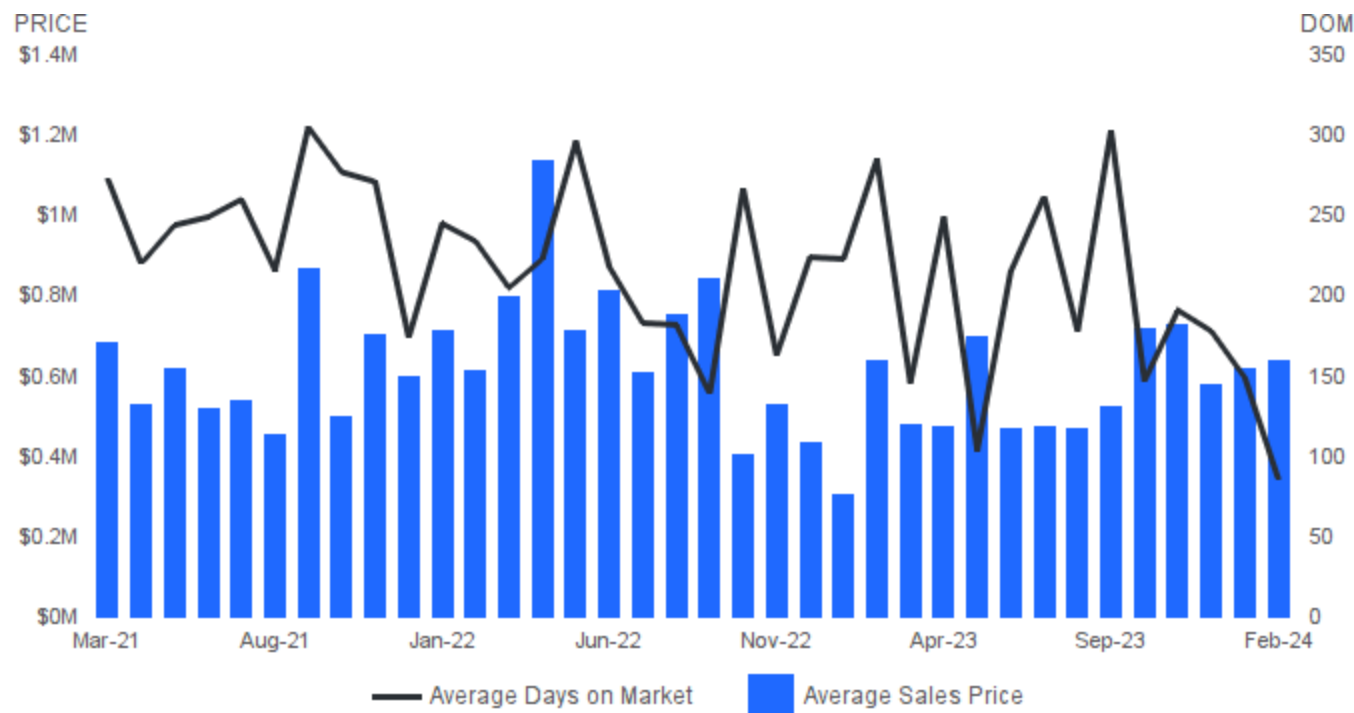
Median Sales Price | Price of the ""middle"" property sold -an equal number of sales were above and below this price.
Number of Sales | Number of properties sold.



AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

February 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

February 2024 | Single Family ?

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

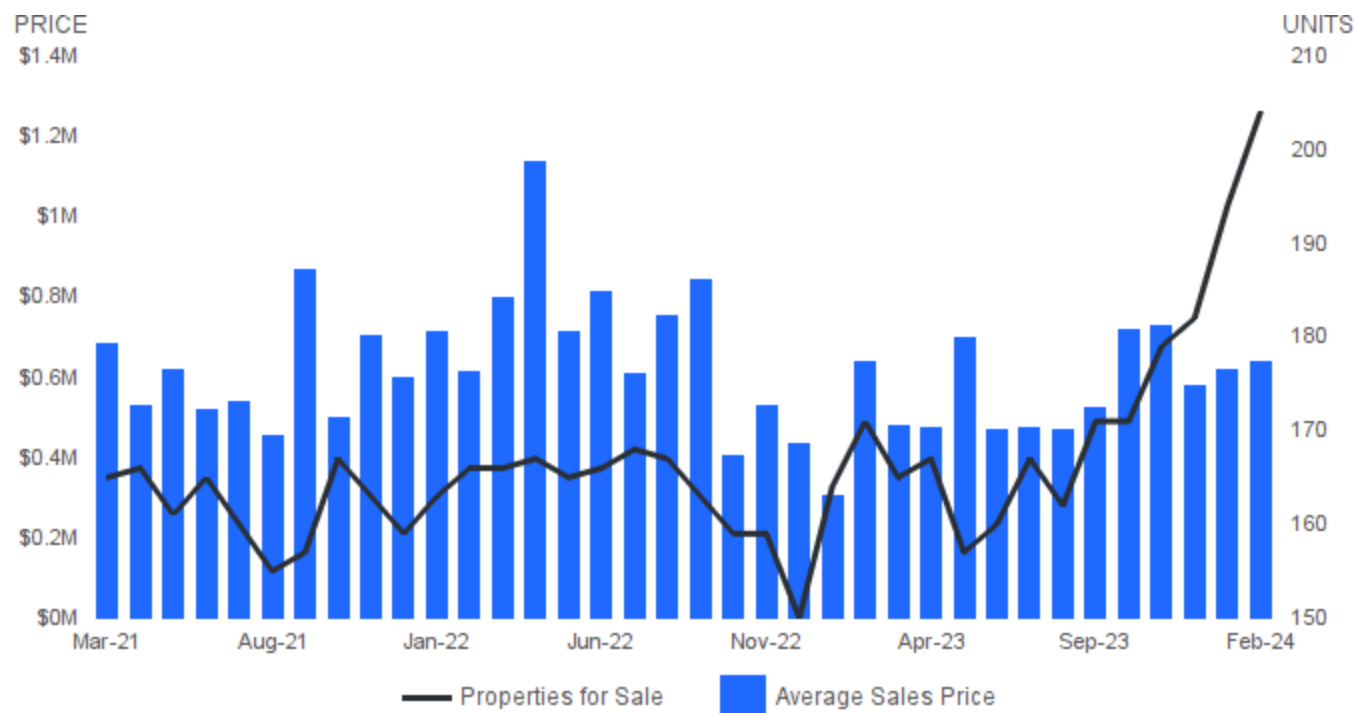


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

February 2024 | Single Family ?

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

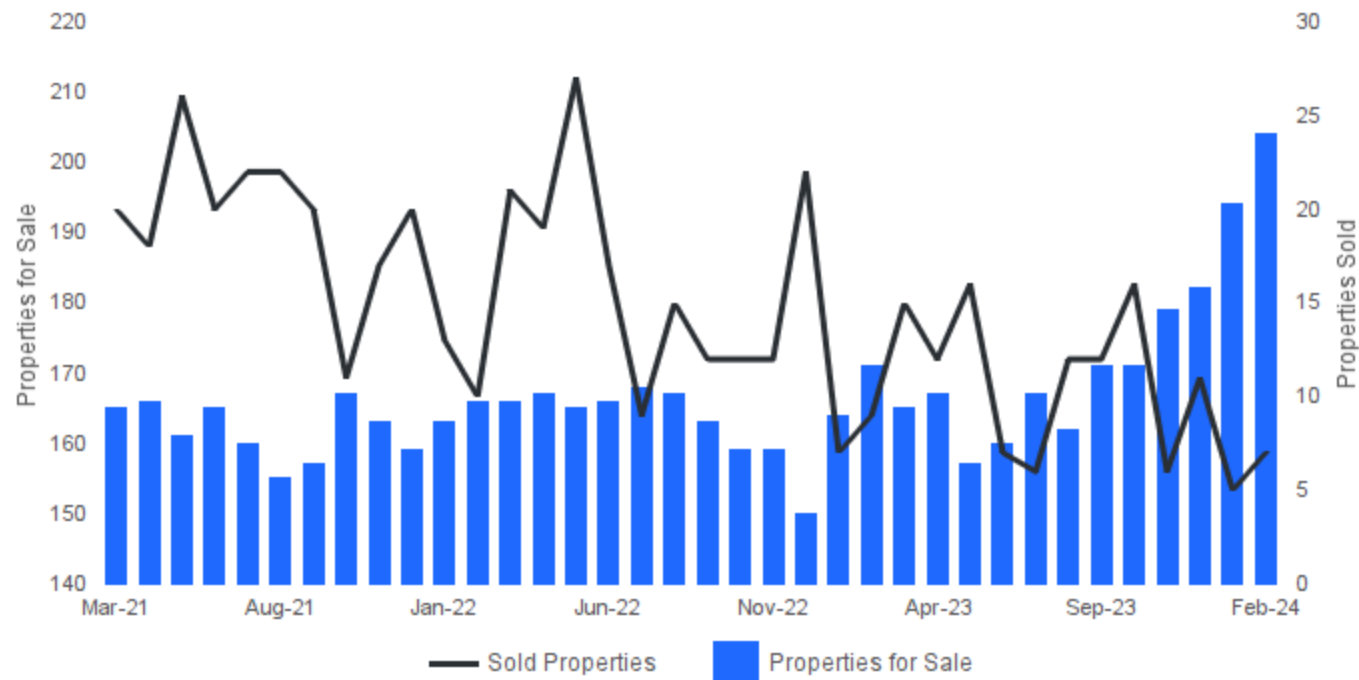
Properties for Sale | Number of properties listed for sale at the end of month.



PROPERTIES FOR SALE AND SOLD PROPERTIES

February 2024 | Single Family ?

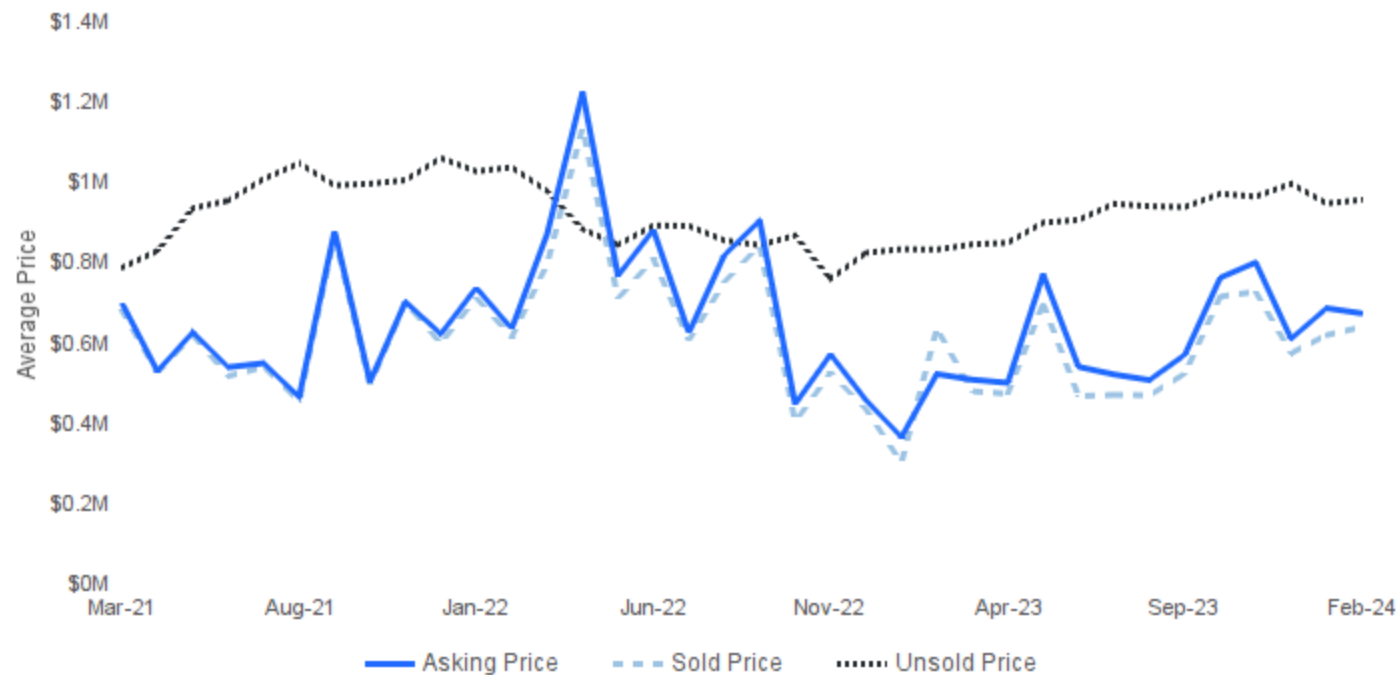
Properties for Sale | Number of properties listed for sale at the end of month.
Sold Properties | Number of properties sold.



AVERAGE ASKING/SOLD/UNSOLD PRICE

February 2024 | Single Family ?

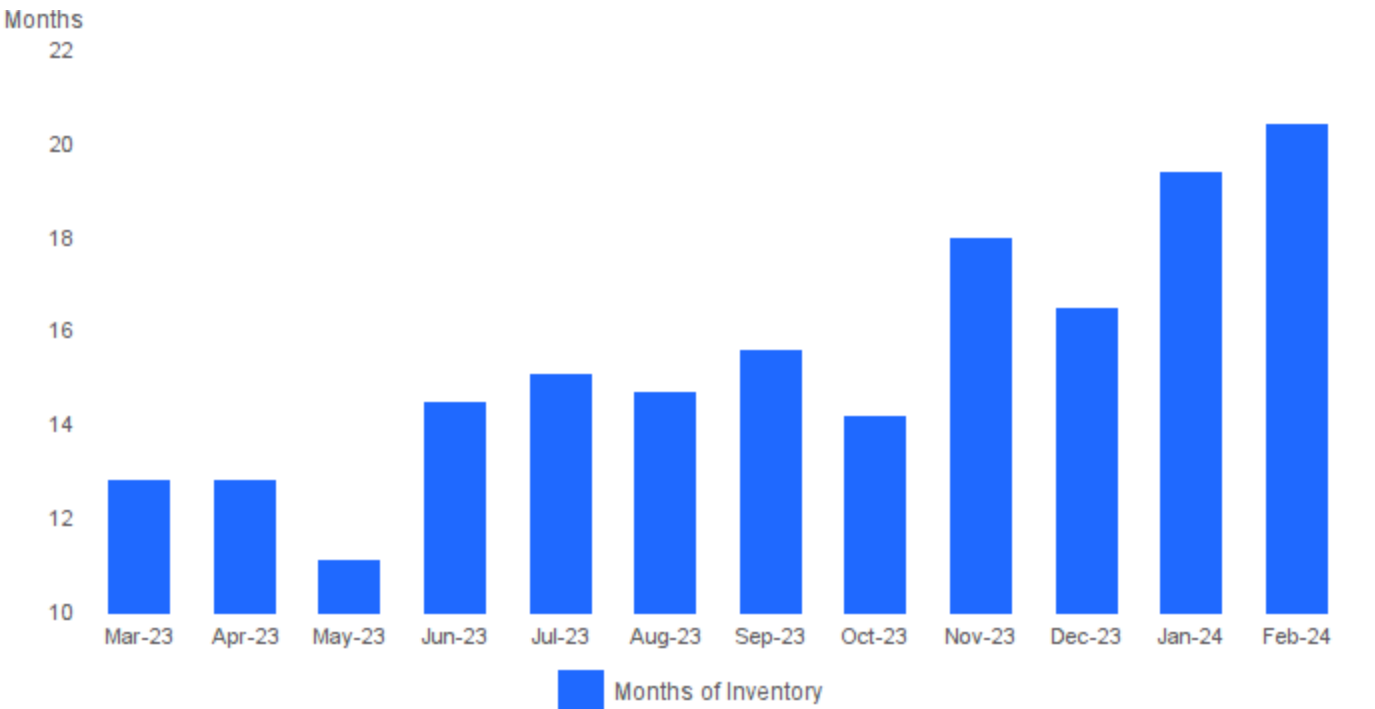
Asking Price | the average asking price of sold properties
Sold Price | the average selling price
Unsold Price | the average active list price



ABSORPTION RATE

February 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.



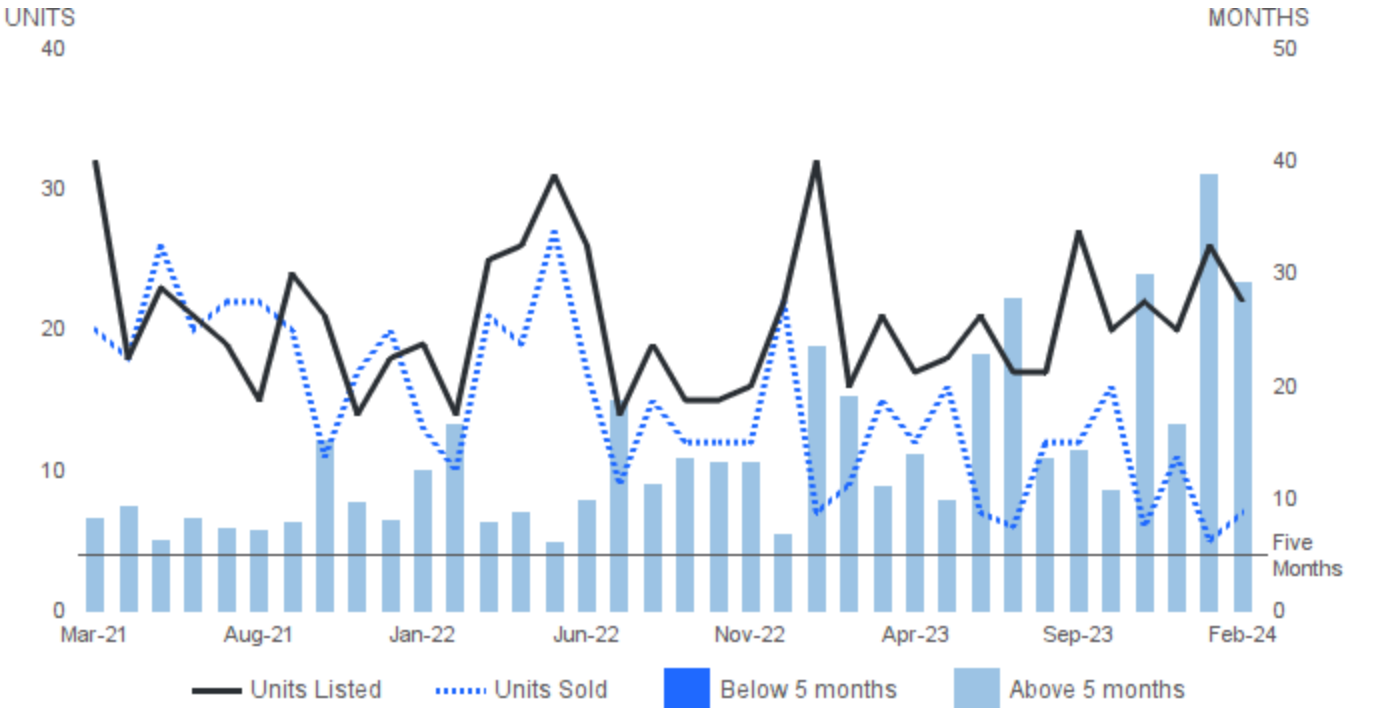
MONTHS SUPPLY OF INVENTORY

February 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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