



COLDWELL BANKER
U.S. VIRGIN ISLANDS

**AREA
REPORT**

ST. CROIX

MARCH 2024 | CONDO



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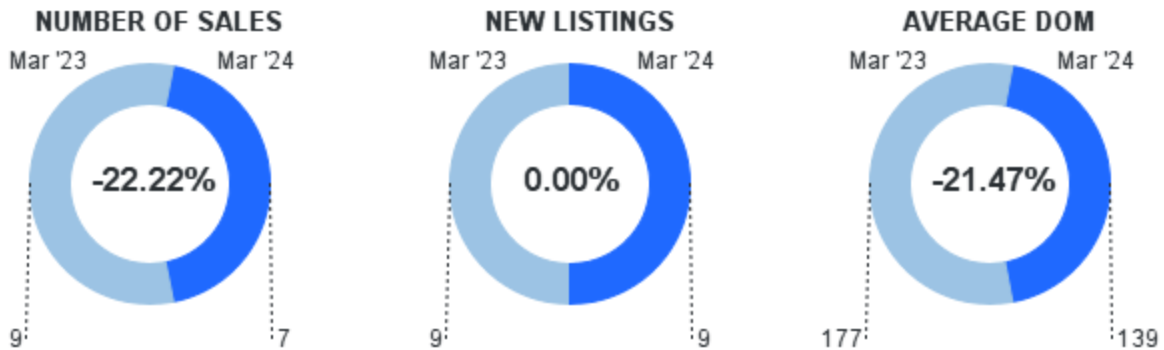


COLDWELL BANKER
ISLAND AFFILIATES

ST. CROIX | March 2024

REAL ESTATE SNAPSHOT - Change since this time last year

Condo



94.87%

MEDIAN SALES PRICE
CONDO

45.87%

AVERAGE SALES PRICE
CONDO

97.50%

MEDIAN LIST PRICE
(SOLD LISTINGS)
CONDO

47.81%

AVERAGE LIST PRICE
(SOLD LISTINGS)
CONDO

Mar '23 Mar '24

AREA REPORT

ST. CROIX

FULL MARKET SUMMARY

March 2024 | Condo ?

	Month to Date			Year to Date		
	March 2024	March 2023	% Change	YTD 2024	YTD 2023	% Change
New Listings	9	9	0%	40	32	25% ↑
Sold Listings	7	9	-22.22% ↓	17	20	-15% ↓
Median List Price (Solds)	\$395,000	\$200,000	97.5% ↑	\$325,000	\$224,500	44.77% ↑
Median Sold Price	\$380,000	\$195,000	94.87% ↑	\$310,000	\$220,000	40.91% ↑
Median Days on Market	87	182	-52.2% ↓	132	110	20% ↑
Average List Price (Solds)	\$350,428	\$237,077	47.81% ↑	\$329,441	\$259,630	26.89% ↑
Average Sold Price	\$328,214	\$225,000	45.87% ↑	\$306,058	\$251,200	21.84% ↑
Average Days on Market	139	177	-21.47% ↓	164	149	10.07% ↑
List/Sold Price Ratio	93.1%	94.9%	-1.84% ↓	92.9%	95.6%	-2.79% ↓

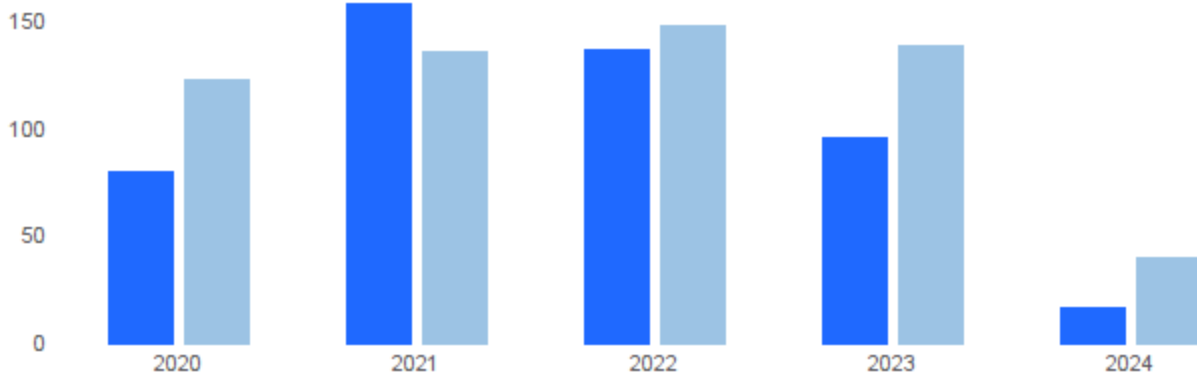
SOLD AND NEW PROPERTIES (UNITS)

March 2024 | Condo ?

Sold Properties | Number of properties sold during the year

New Properties | Number of properties listed during the year.

UNITS
200



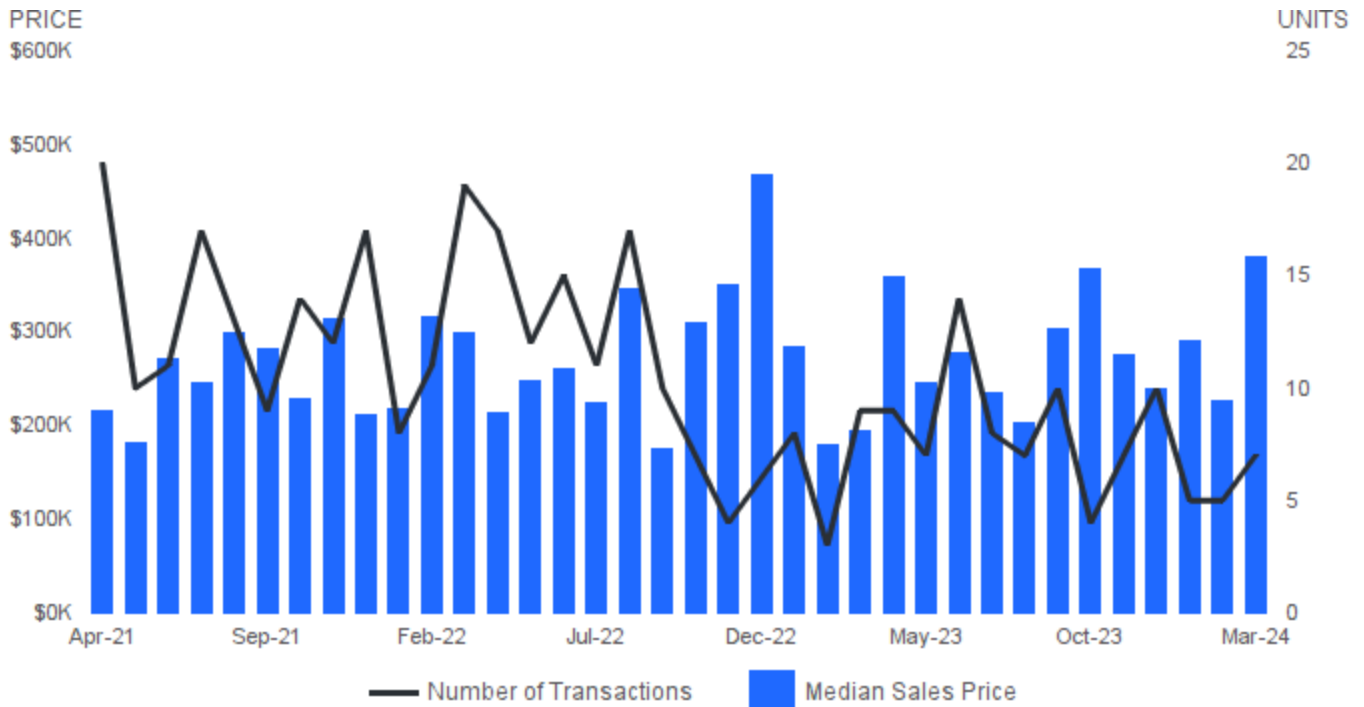
Sold Properties	80	159	137	96	17
New Properties	123	136	149	139	40
Sold Volume	\$19.96M	\$44.31M	\$39.37M	\$28.73M	\$5.20M
Listing Volume	\$34.41M	\$39.19M	\$47.22M	\$44.42M	\$14.34M
Median Sale Price	\$235K	\$250K	\$254K	\$258K	\$310K

MEDIAN SALES PRICE AND NUMBER OF SALES

March 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.

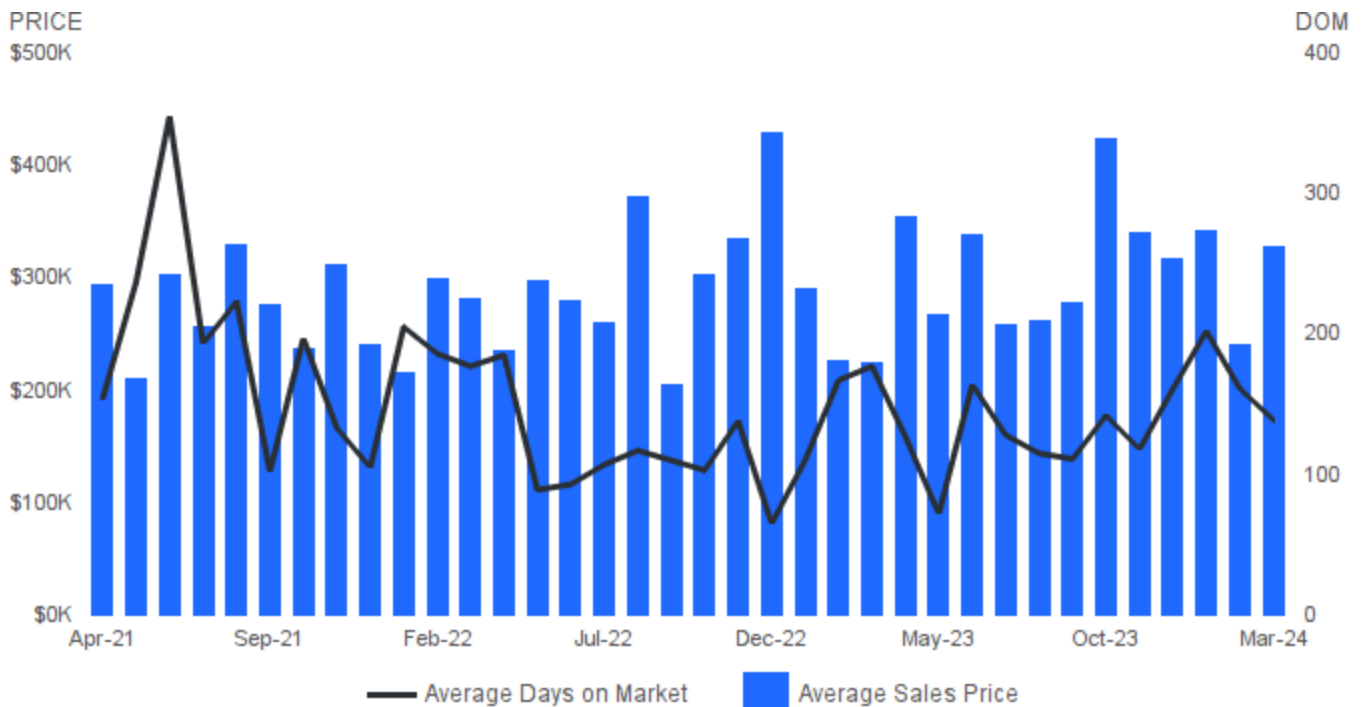


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

March 2024 | Condo ?

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

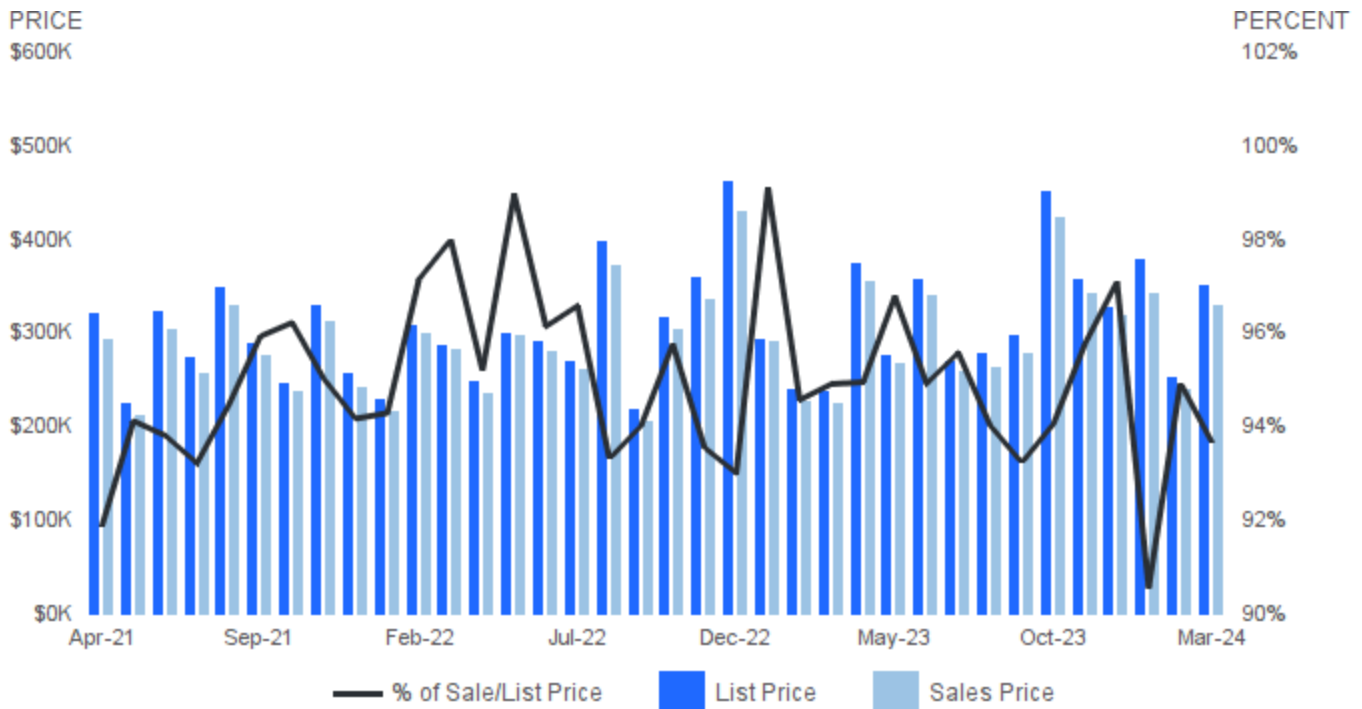
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

March 2024 | Condo ?

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

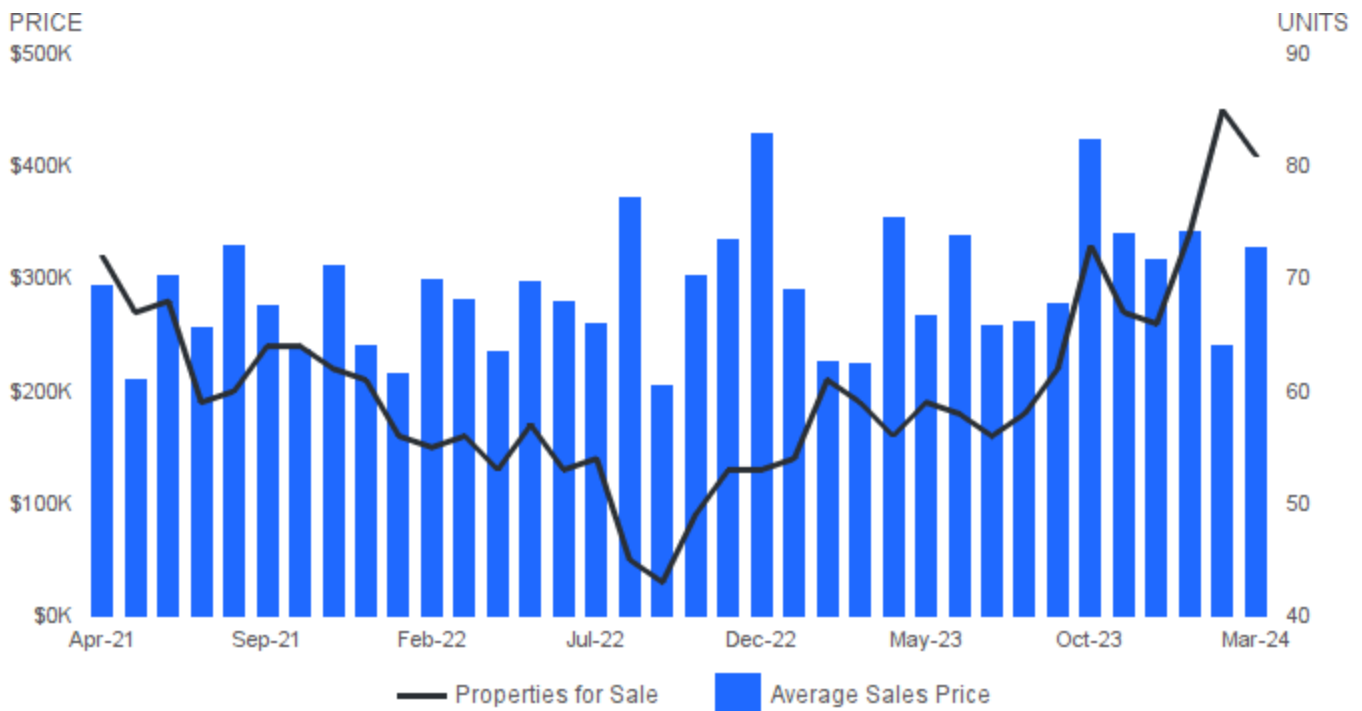


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

March 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.

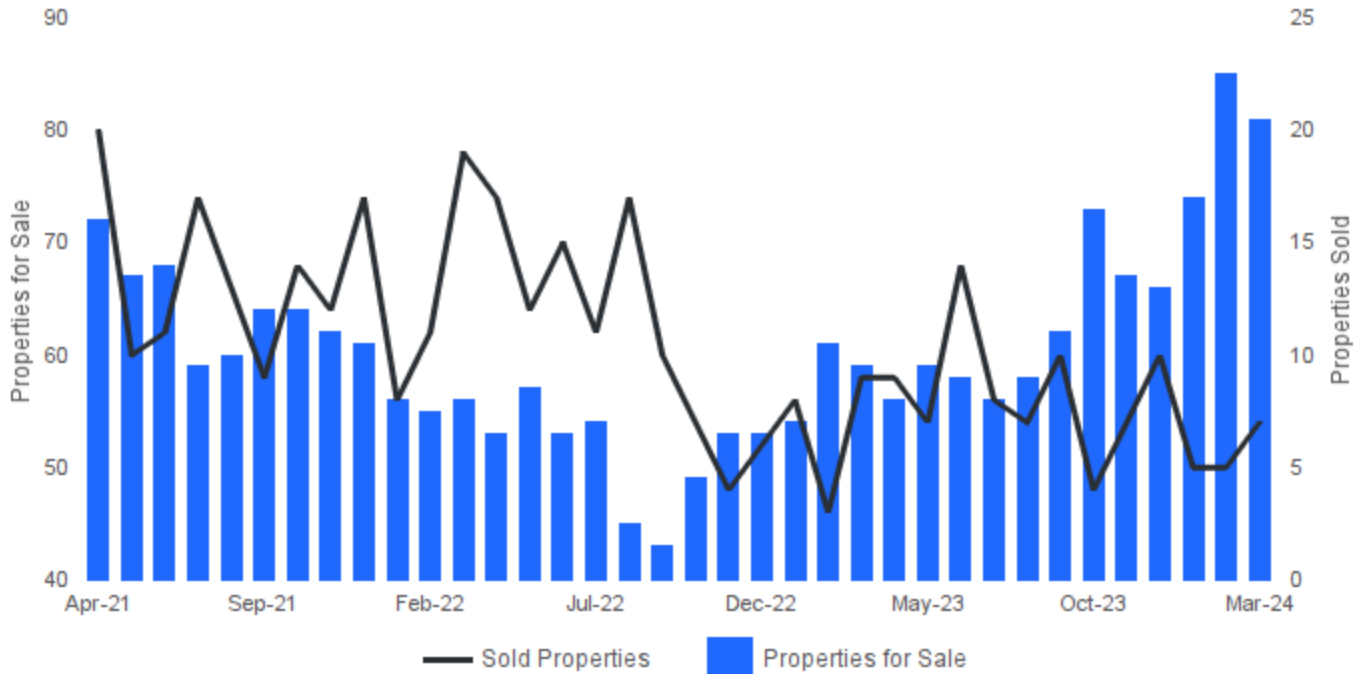


PROPERTIES FOR SALE AND SOLD PROPERTIES

March 2024 | Condo ?

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

Sold Properties | Number of properties sold.



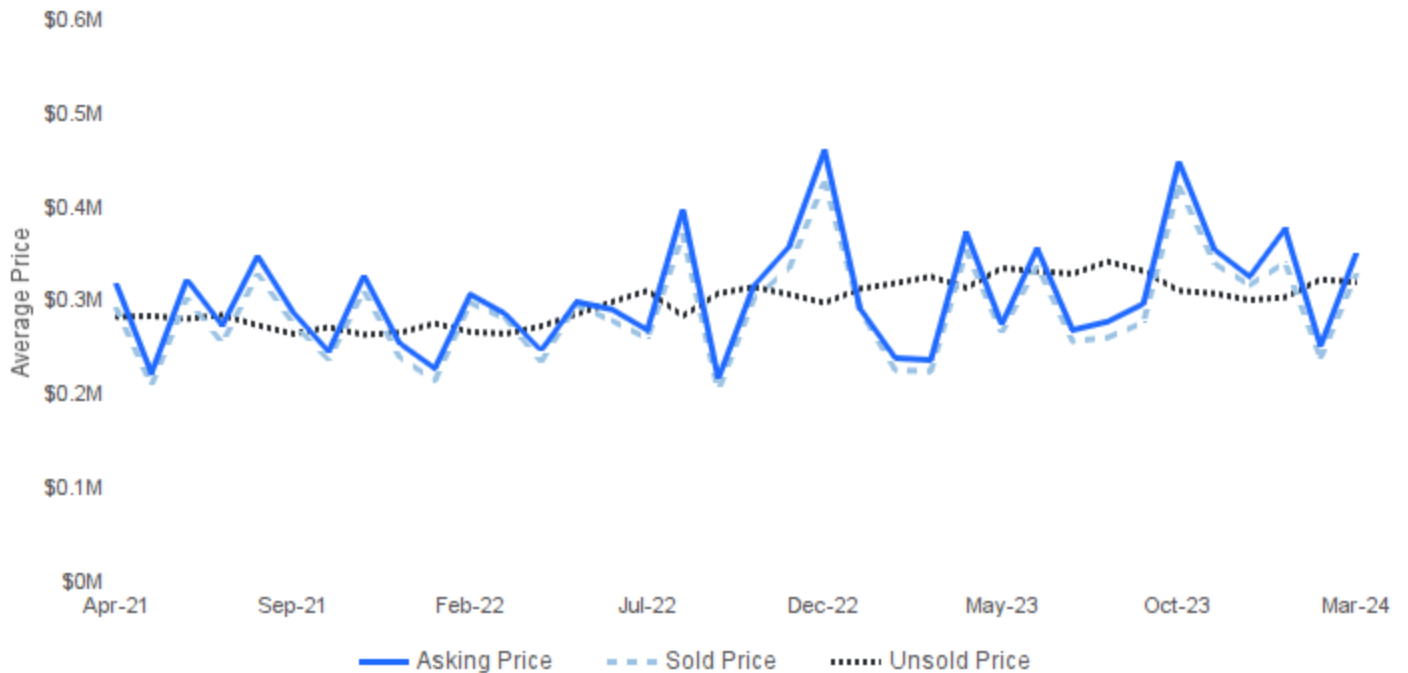
AVERAGE ASKING/SOLD/UNSOLD PRICE

March 2024 | Condo ?

Asking Price | the average asking price of sold properties

Sold Price | the average selling price

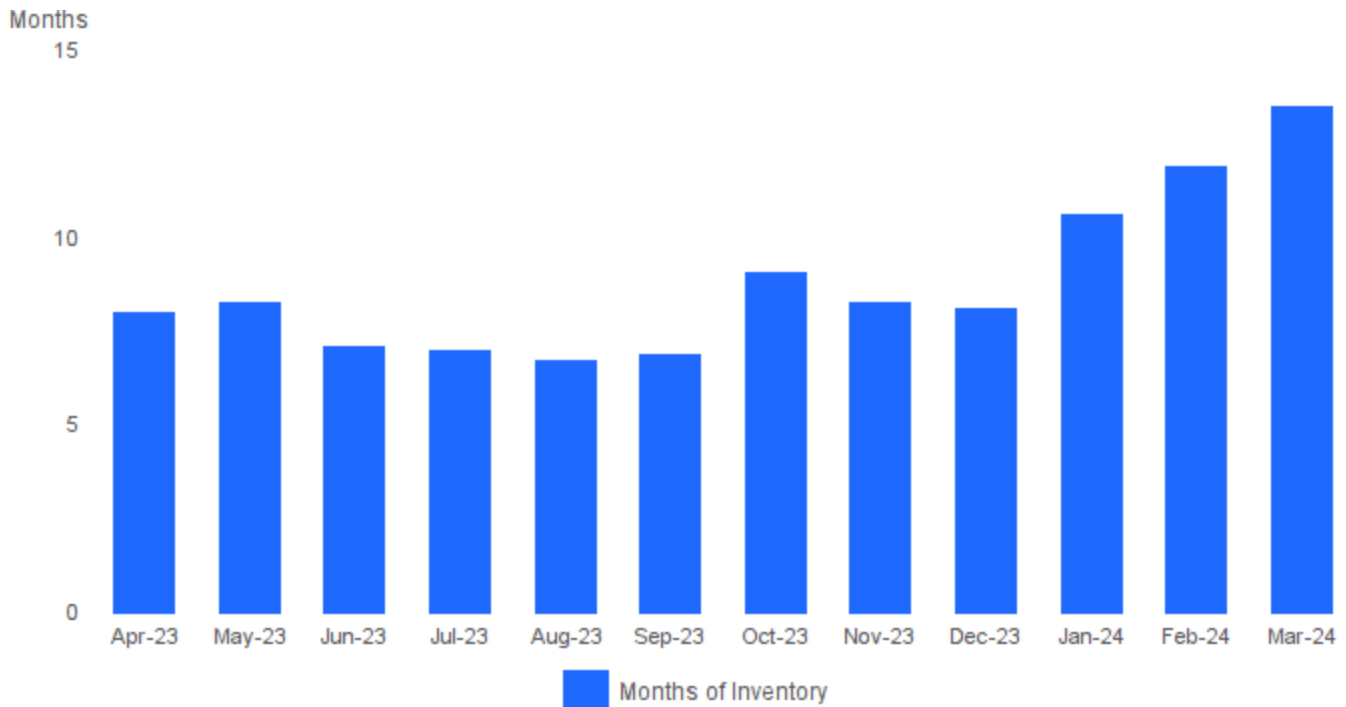
Unsold Price | the average active list price



ABSORPTION RATE

March 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.



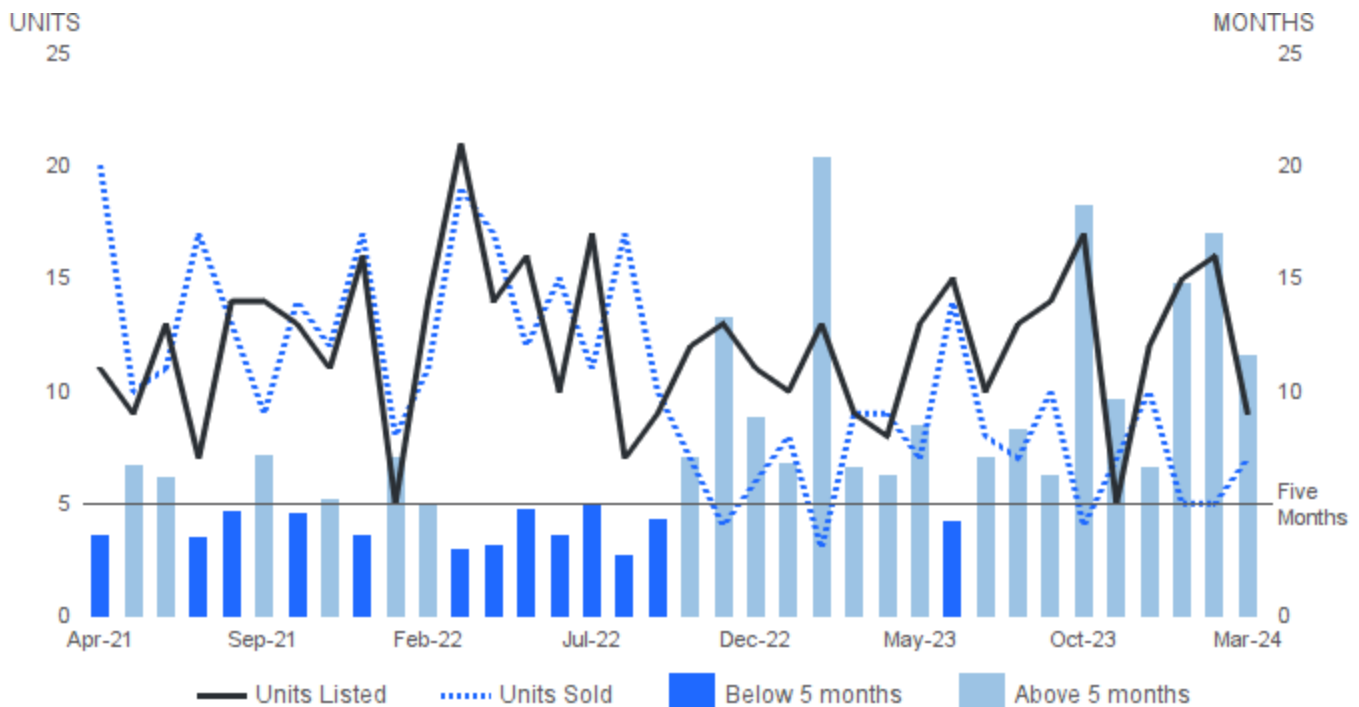
MONTHS SUPPLY OF INVENTORY

March 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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