



**COLDWELL BANKER**  
**U.S. VIRGIN ISLANDS**

# AREA REPORT

**ST. CROIX**

MARCH 2024 | LOTS/ACRES



**BRYONY LOCHER**

Direct: 340-778-7000

Cell: 340-227-7657

[bry@coldwellbankervi.com](mailto:bry@coldwellbankervi.com)

[www.coldwellbanker.com](http://www.coldwellbanker.com)

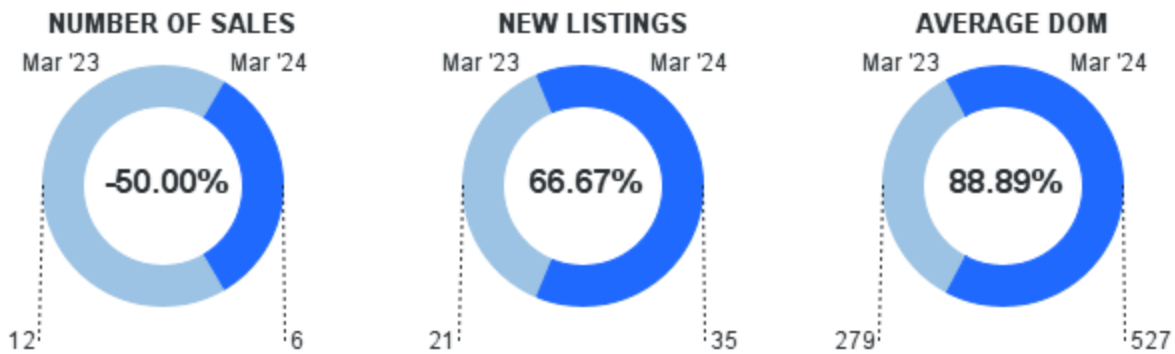


**COLDWELL BANKER**  
**ISLAND AFFILIATES**

# ST. CROIX | March 2024

## REAL ESTATE SNAPSHOT - Change since this time last year

Lots/Acres



83.33%

MEDIAN SALES PRICE  
LOTS/ACRES

2.06%

AVERAGE SALES PRICE  
LOTS/ACRES

88.98%

MEDIAN LIST PRICE  
(SOLD LISTINGS)  
LOTS/ACRES

56.45%

AVERAGE LIST PRICE  
(SOLD LISTINGS)  
LOTS/ACRES

Mar '23 Mar '24

# AREA REPORT

## ST. CROIX

### FULL MARKET SUMMARY

March 2024 | Lots/Acres ?

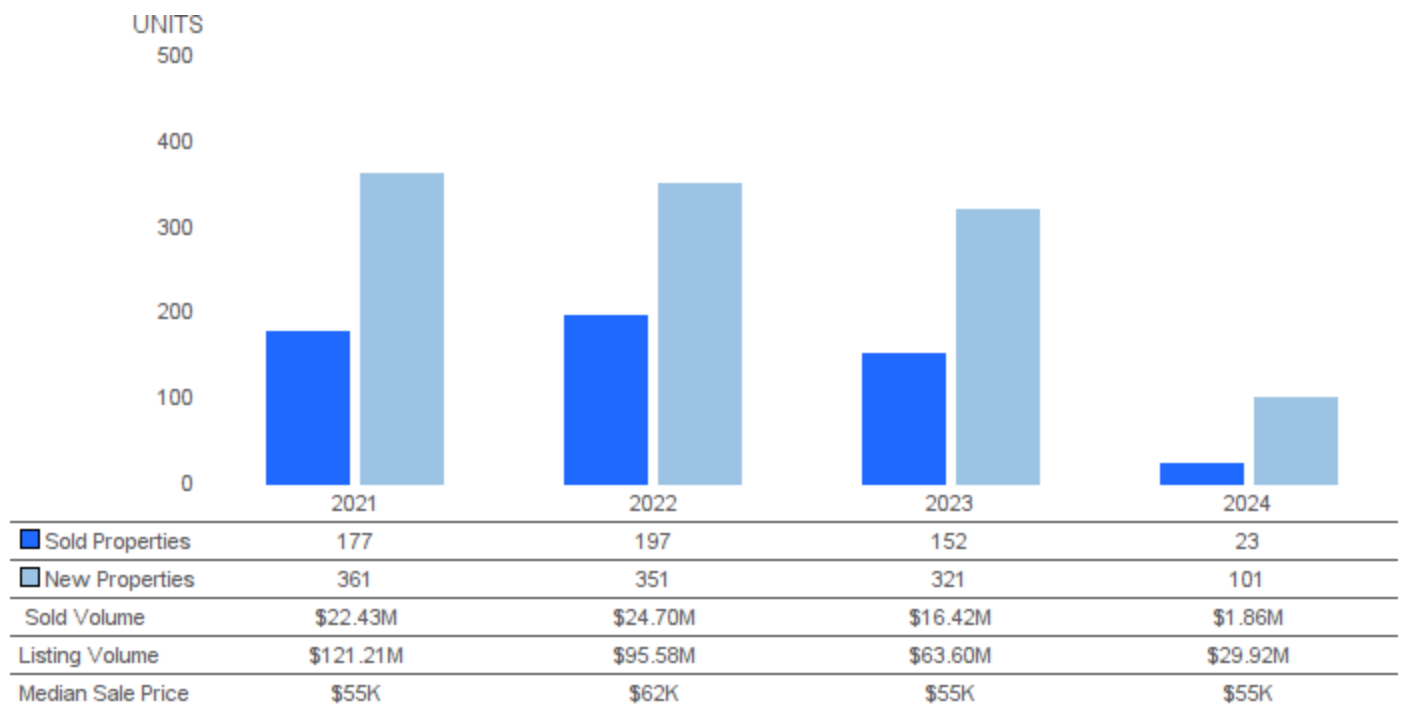
	Month to Date			Year to Date		
	March 2024	March 2023	% Change	YTD 2024	YTD 2023	% Change
New Listings	35	21	66.67% <span>↑</span>	101	91	10.99% <span>↑</span>
Sold Listings	6	12	-50% <span>↓</span>	23	36	-36.11% <span>↓</span>
Median List Price (Solds)	\$111,500	\$59,000	88.98% <span>↑</span>	\$64,900	\$67,000	-3.13% <span>↓</span>
Median Sold Price	\$93,500	\$51,000	83.33% <span>↑</span>	\$55,000	\$53,500	2.8% <span>↑</span>
Median Days on Market	267	202	32.18% <span>↑</span>	224	170	31.76% <span>↑</span>
Average List Price (Solds)	\$141,000	\$90,125	56.45% <span>↑</span>	\$105,204	\$119,916	-12.27% <span>↓</span>
Average Sold Price	\$83,816	\$82,125	2.06% <span>↑</span>	\$80,856	\$101,263	-20.15% <span>↓</span>
Average Days on Market	527	279	88.89% <span>↑</span>	330	257	28.4% <span>↑</span>
List/Sold Price Ratio	73.8%	92.4%	-20.11% <span>↓</span>	84.7%	87.9%	-3.6% <span>↓</span>

### SOLD AND NEW PROPERTIES (UNITS)

March 2024 | Lots/Acres ?

**Sold Properties** | Number of properties sold during the year

**New Properties** | Number of properties listed during the year.

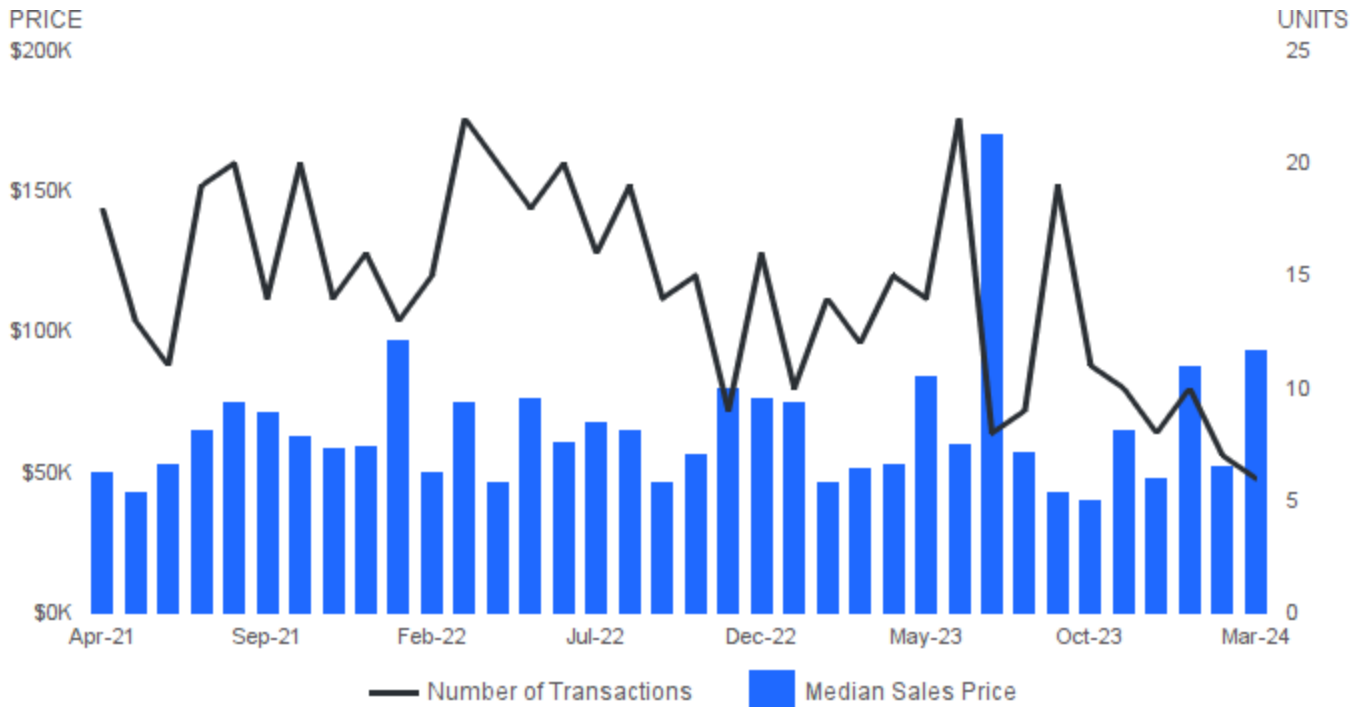


## MEDIAN SALES PRICE AND NUMBER OF SALES

March 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.

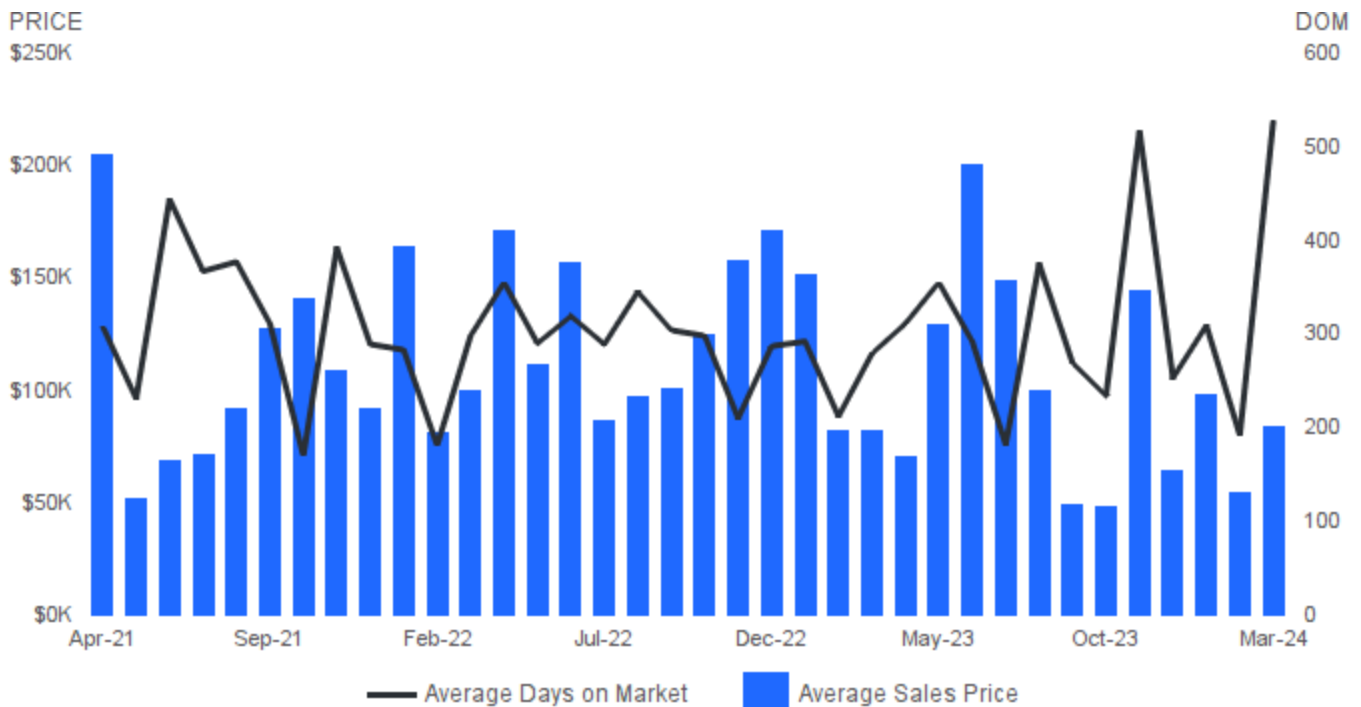


## AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

March 2024 | Lots/Acres ?

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

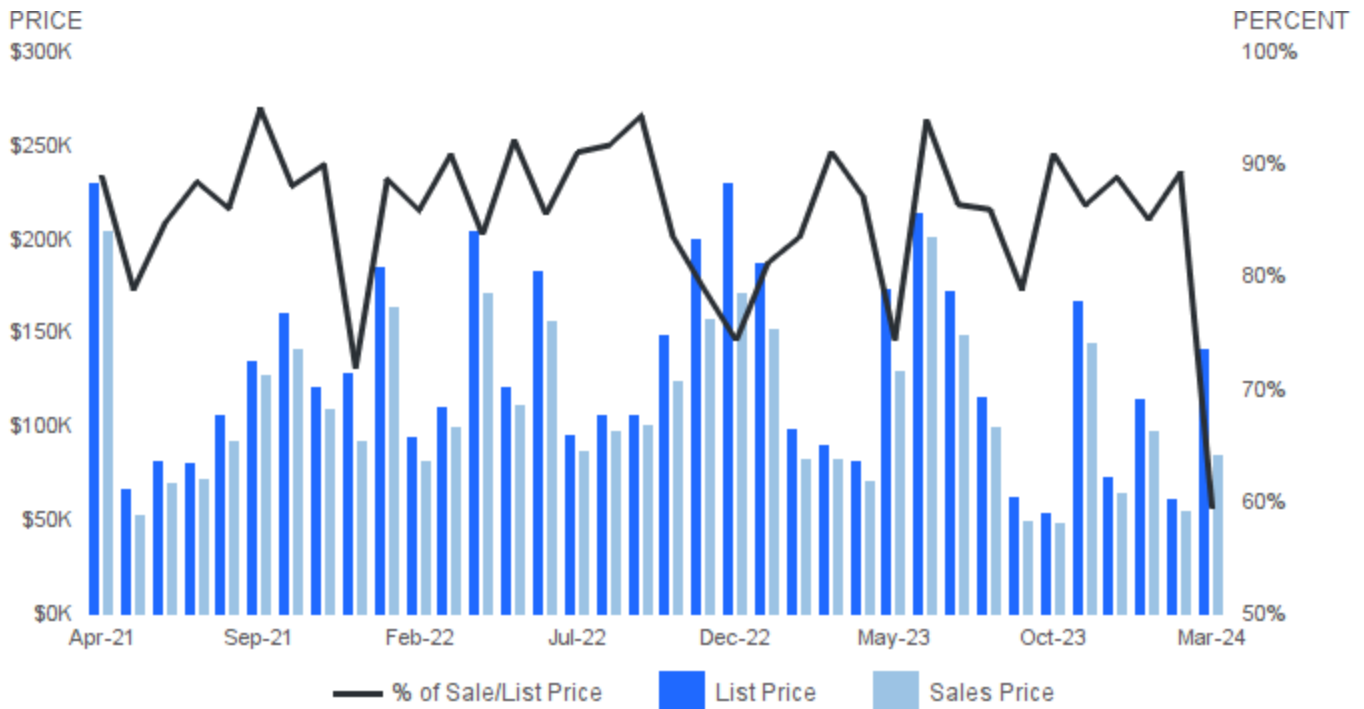
**Average Days on Market** | Average days on market for all properties sold.



# SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

March 2024 | Lots/Acres ?

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

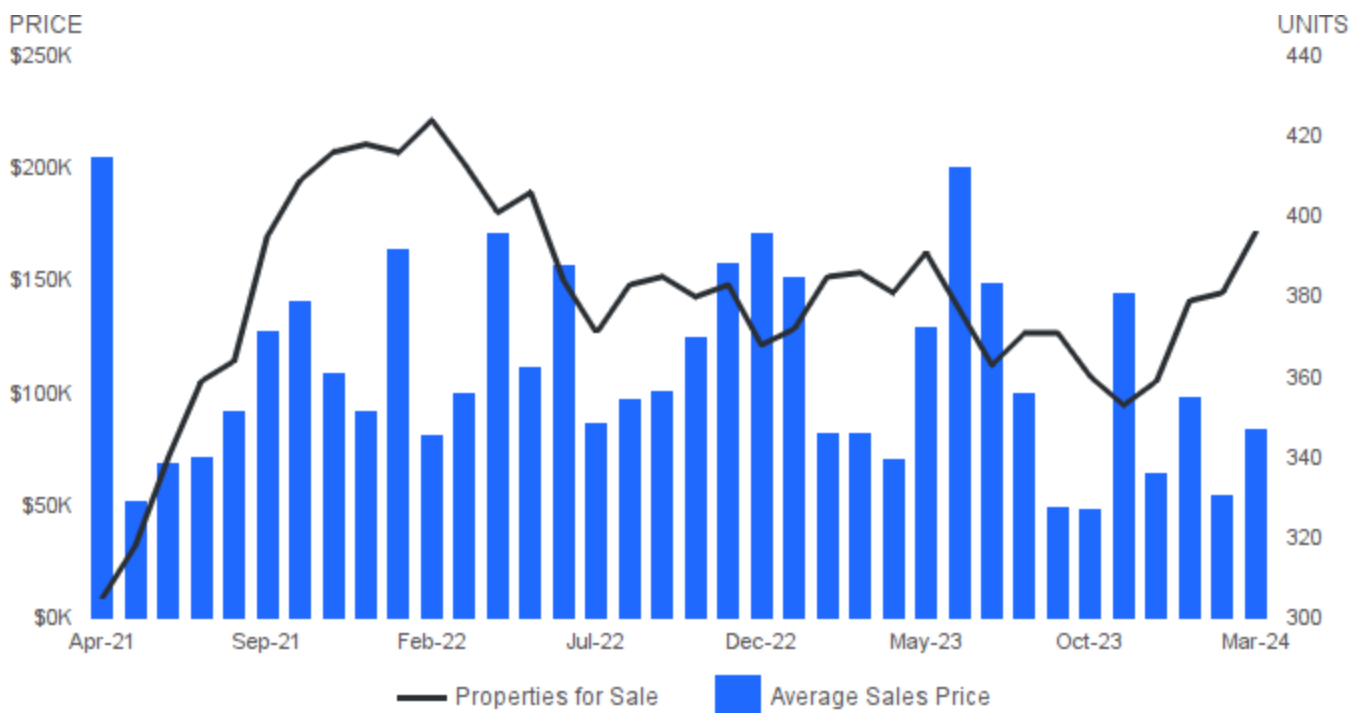


# AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

March 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.

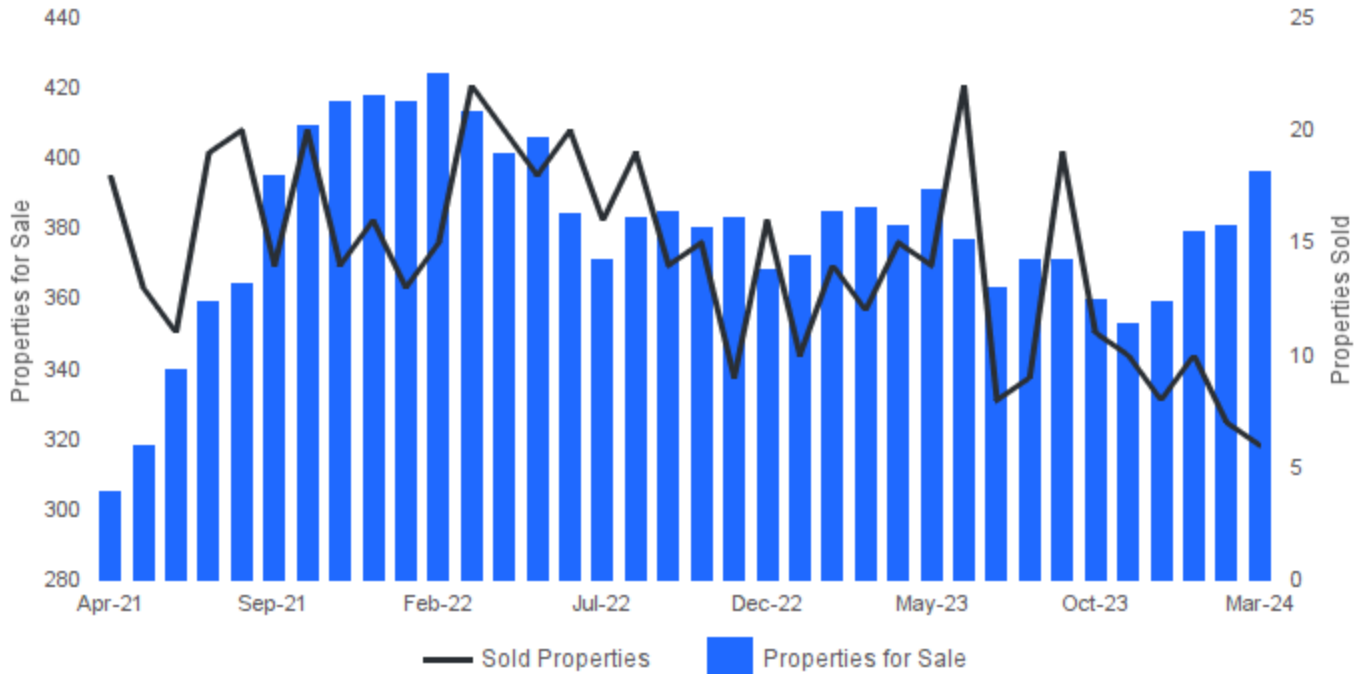


# PROPERTIES FOR SALE AND SOLD PROPERTIES

March 2024 | Lots/Acres ?

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

**Sold Properties** | Number of properties sold.



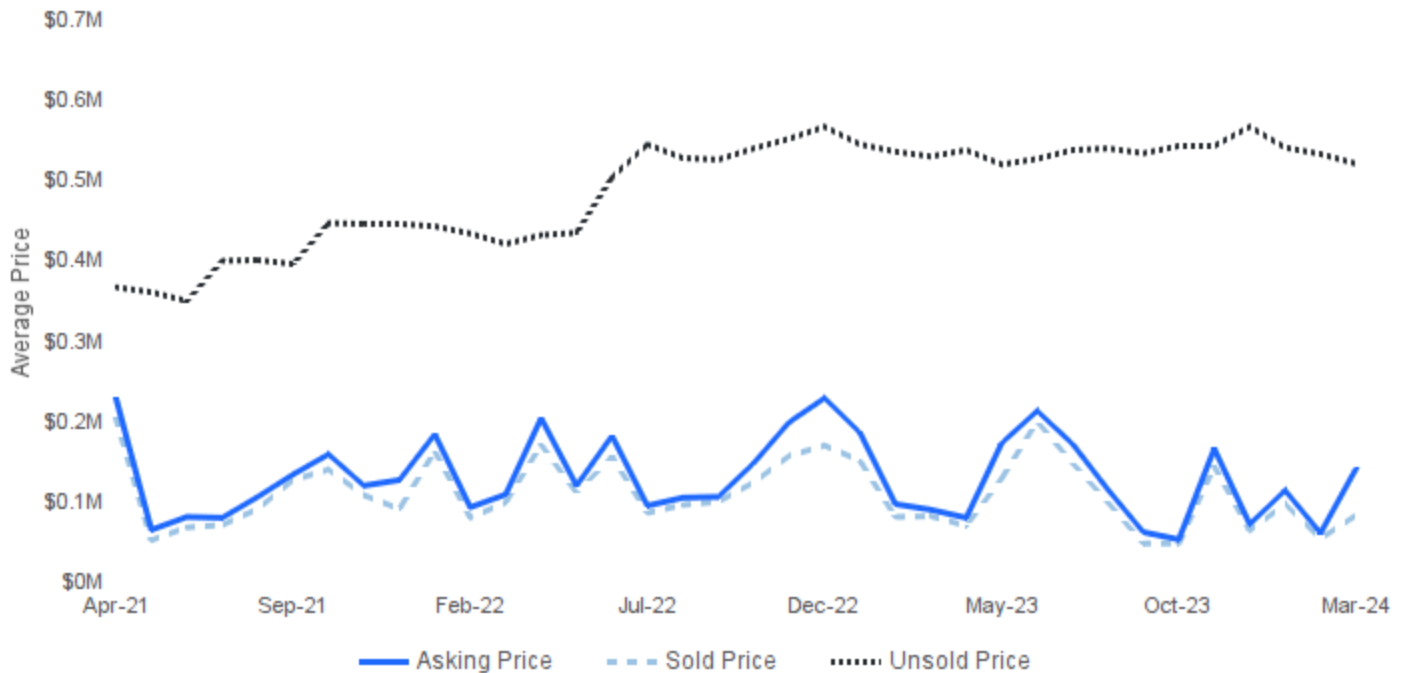
# AVERAGE ASKING/SOLD/UNSOLD PRICE

March 2024 | Lots/Acres ?

**Asking Price** | the average asking price of sold properties

**Sold Price** | the average selling price

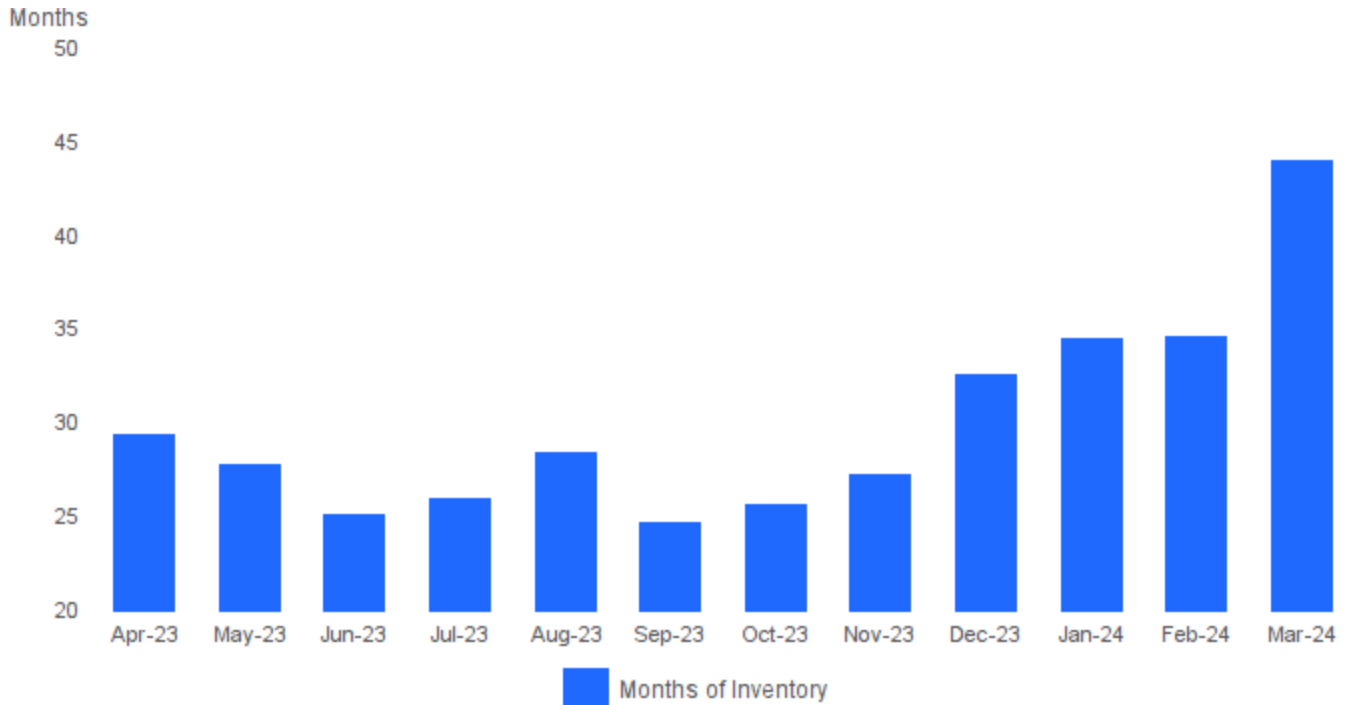
**Unsold Price** | the average active list price



# ABSORPTION RATE

March 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.



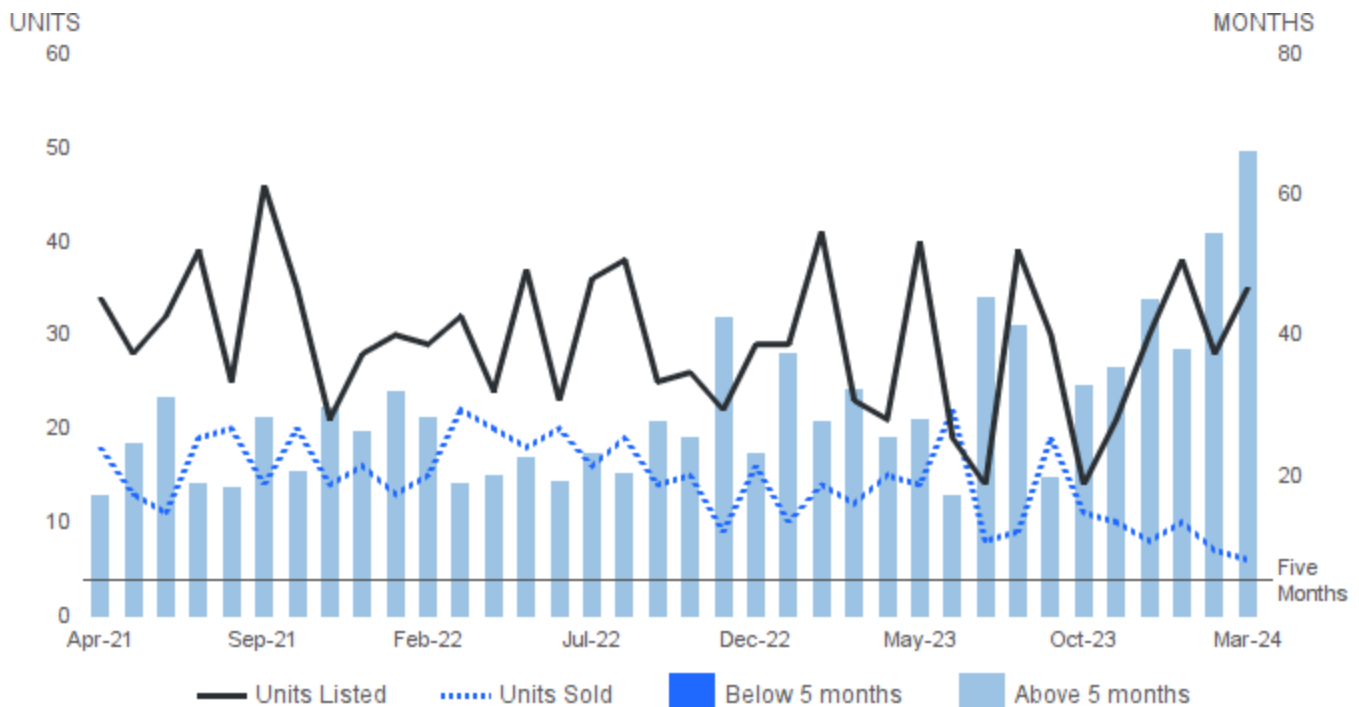
# MONTHS SUPPLY OF INVENTORY

March 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.



The property information herein is derived from various sources that may include, but not be limited to, county records and the Multiple Listing Service, and it may include approximations. Although the information is believed to be accurate, it is not warranted and you should not rely upon it without personal verification. ©2024 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Fair Housing Act and the Equal Opportunity Act.  