



COLDWELL BANKER
U.S. VIRGIN ISLANDS

**AREA
REPORT**

ST. CROIX

MARCH 2024 | SINGLE FAMILY



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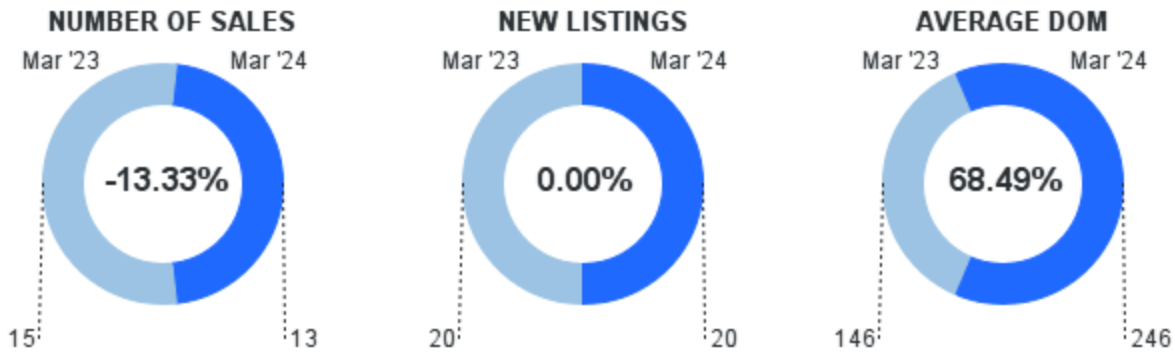


COLDWELL BANKER
ISLAND AFFILIATES

ST. CROIX | March 2024

REAL ESTATE SNAPSHOT - Change since this time last year

Single Family



-5.63% ↓
MEDIAN SALES PRICE
SINGLE FAMILY

6.55% ↑
AVERAGE SALES PRICE
SINGLE FAMILY

-10.28% ↓
MEDIAN LIST PRICE
(SOLD LISTINGS)
SINGLE FAMILY

11.83% ↑
AVERAGE LIST PRICE
(SOLD LISTINGS)
SINGLE FAMILY

■ Mar '23 ■ Mar '24

AREA REPORT

ST. CROIX

FULL MARKET SUMMARY

March 2024 | Single Family ?

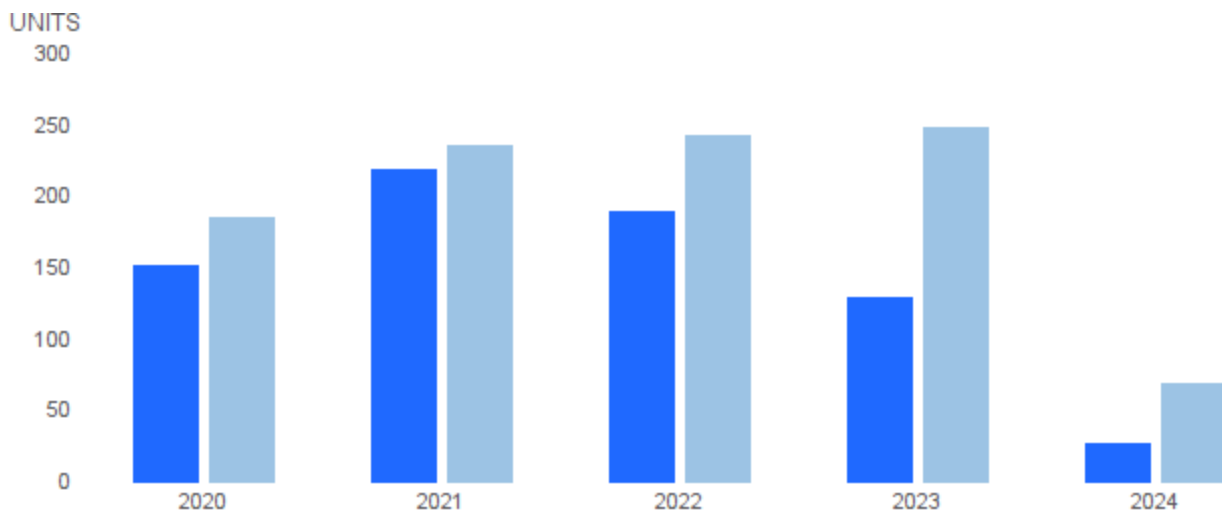
	Month to Date			Year to Date		
	March 2024	March 2023	% Change	YTD 2024	YTD 2023	% Change
New Listings	20	20	0%	68	68	0%
Sold Listings	13	15	-13.33% ↓	26	31	-16.13% ↓
Median List Price (Solds)	\$349,000	\$389,000	-10.28% ↓	\$347,000	\$330,000	5.15% ↑
Median Sold Price	\$335,000	\$355,000	-5.63% ↓	\$347,500	\$290,000	19.83% ↑
Median Days on Market	231	108	113.89% ↑	172	142	21.13% ↑
Average List Price (Solds)	\$569,530	\$509,300	11.83% ↑	\$611,746	\$481,335	27.09% ↑
Average Sold Price	\$512,076	\$480,600	6.55% ↑	\$561,475	\$485,548	15.64% ↑
Average Days on Market	246	146	68.49% ↑	179	204	-12.25% ↓
List/Sold Price Ratio	91.4%	94.1%	-2.86% ↓	92.7%	93.8%	-1.15% ↓

SOLD AND NEW PROPERTIES (UNITS)

March 2024 | Single Family ?

Sold Properties | Number of properties sold during the year

New Properties | Number of properties listed during the year.



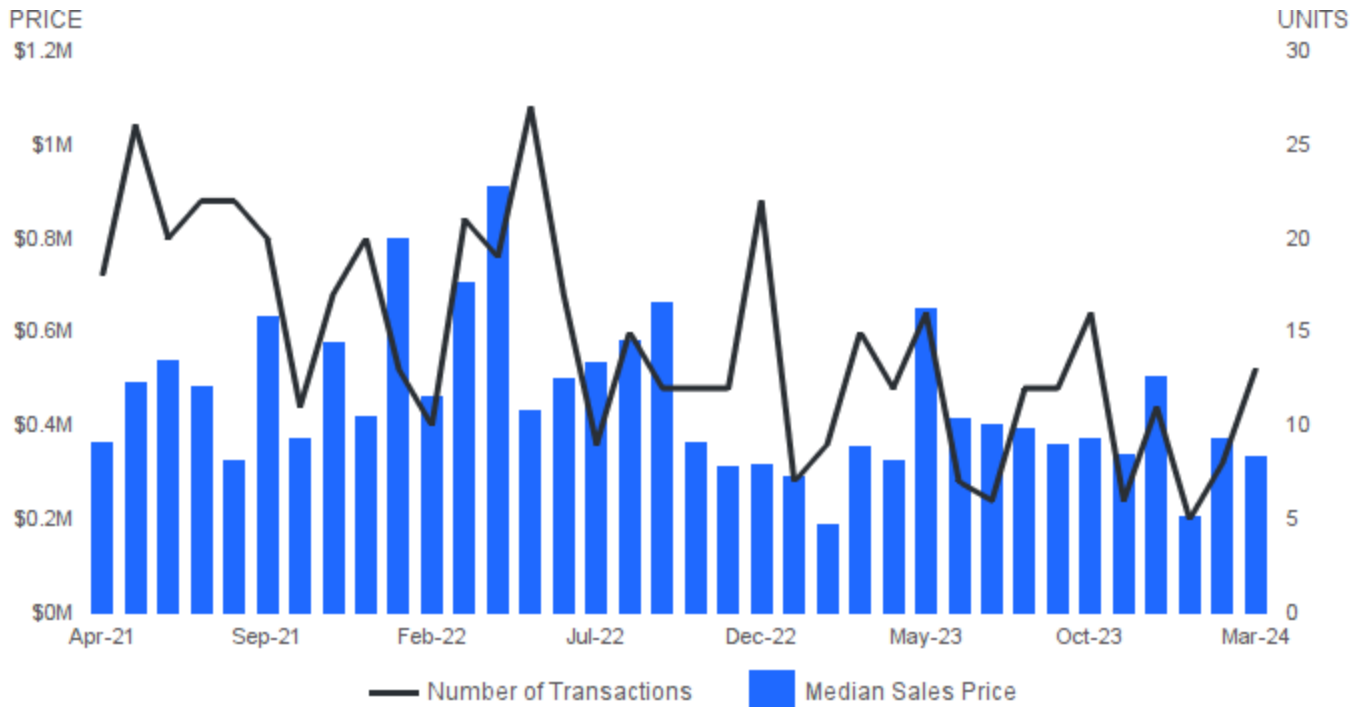
Sold Properties	152	218	189	129	26
New Properties	185	235	242	248	68
Sold Volume	\$71.84M	\$134.54M	\$134.39M	\$72.13M	\$14.60M
Listing Volume	\$118.33M	\$189.26M	\$185.95M	\$200.89M	\$44.50M
Median Sale Price	\$350K	\$487K	\$495K	\$370K	\$348K

MEDIAN SALES PRICE AND NUMBER OF SALES

March 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.

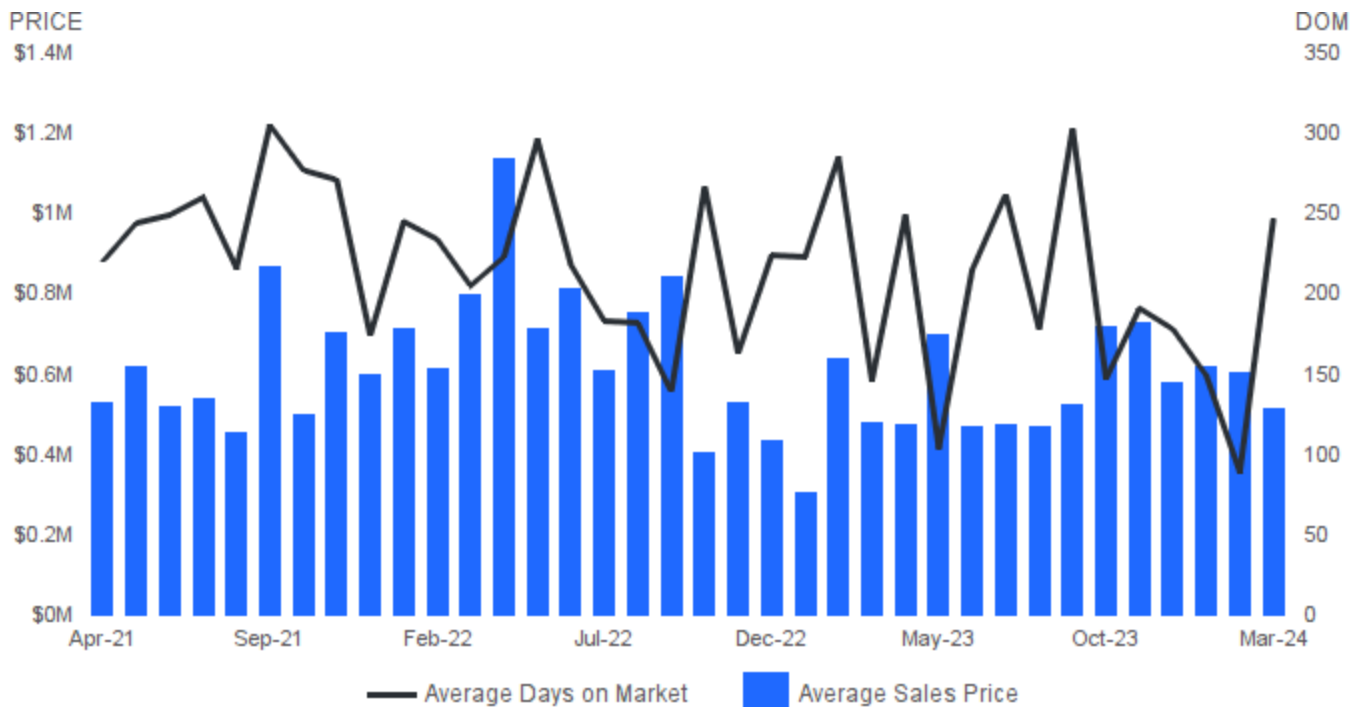


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

March 2024 | Single Family ?

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

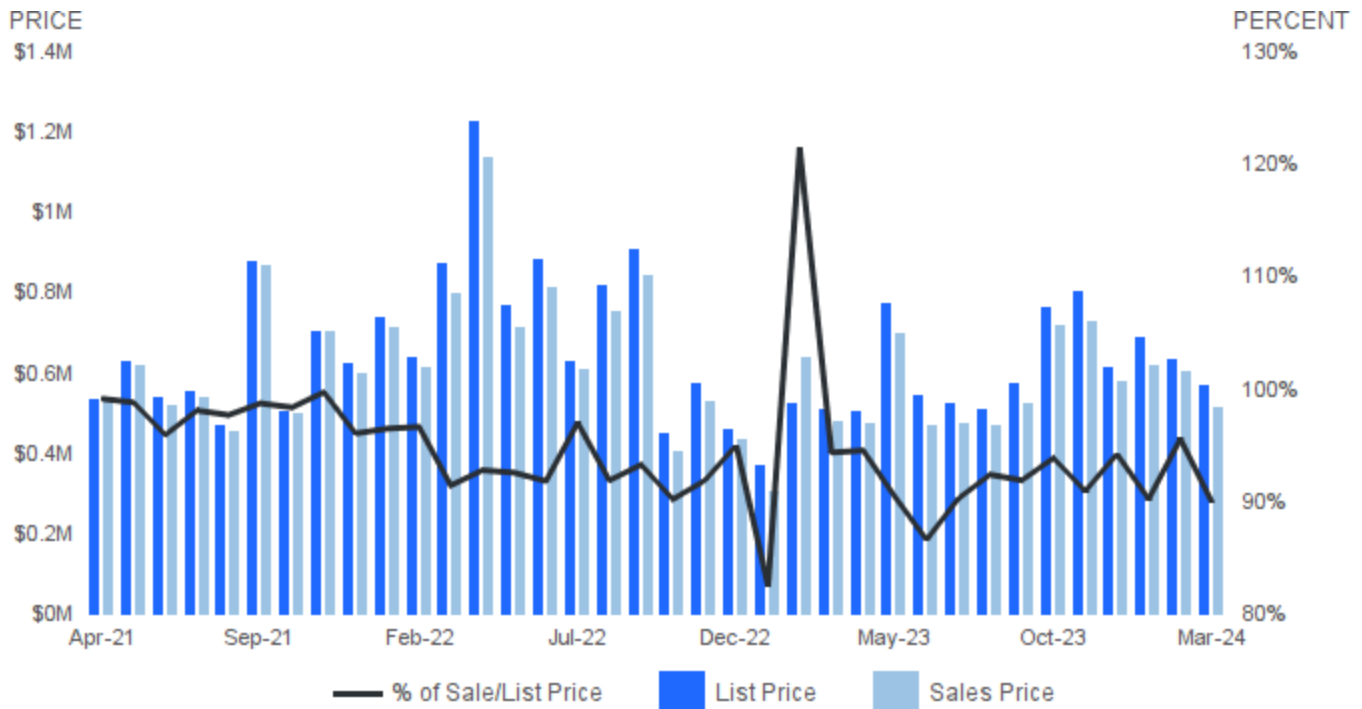
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

March 2024 | Single Family ?

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

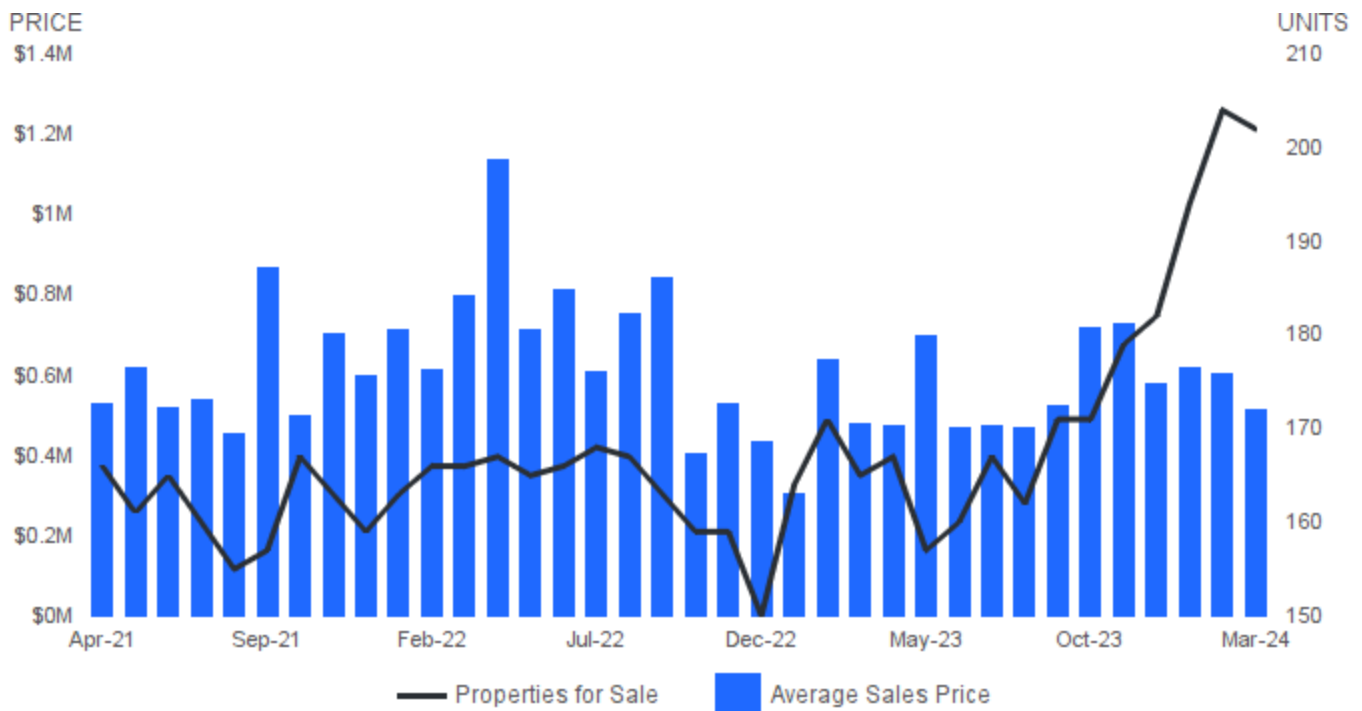


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

March 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.

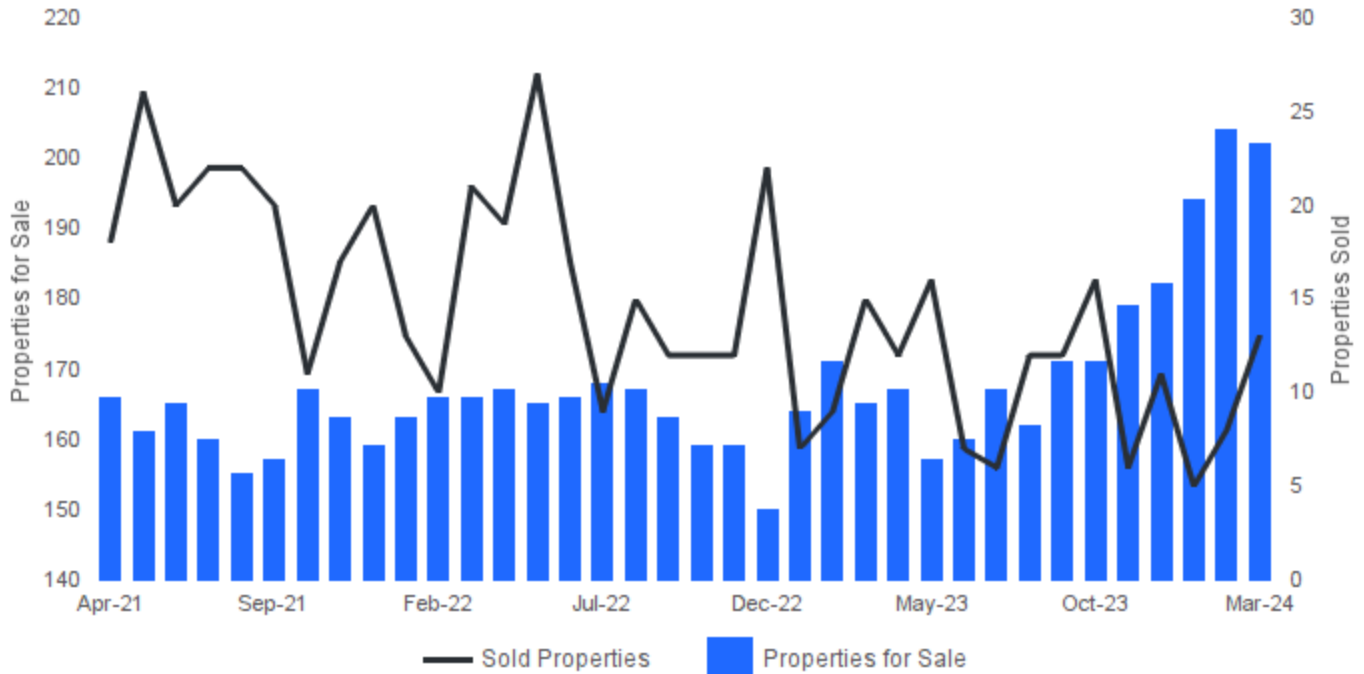


PROPERTIES FOR SALE AND SOLD PROPERTIES

March 2024 | Single Family ?

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

Sold Properties | Number of properties sold.



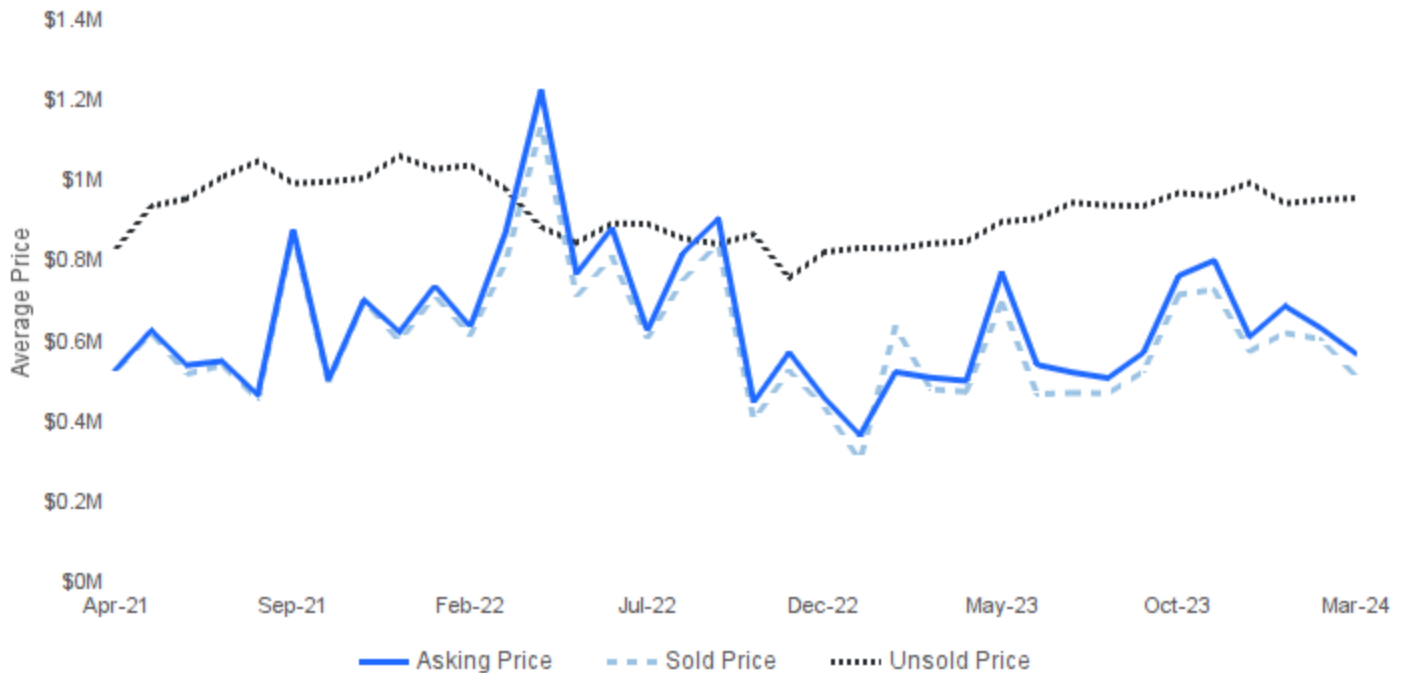
AVERAGE ASKING/SOLD/UNSOLD PRICE

March 2024 | Single Family ?

Asking Price | the average asking price of sold properties

Sold Price | the average selling price

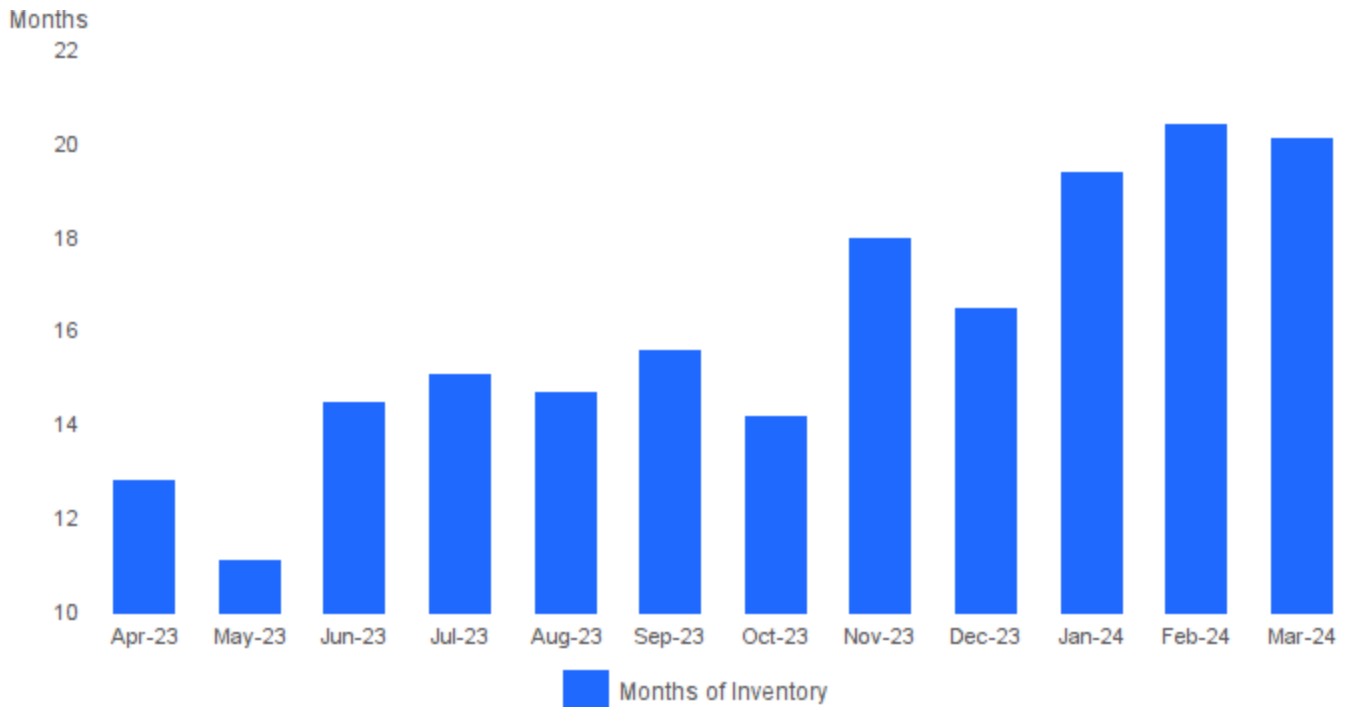
Unsold Price | the average active list price



ABSORPTION RATE

March 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.



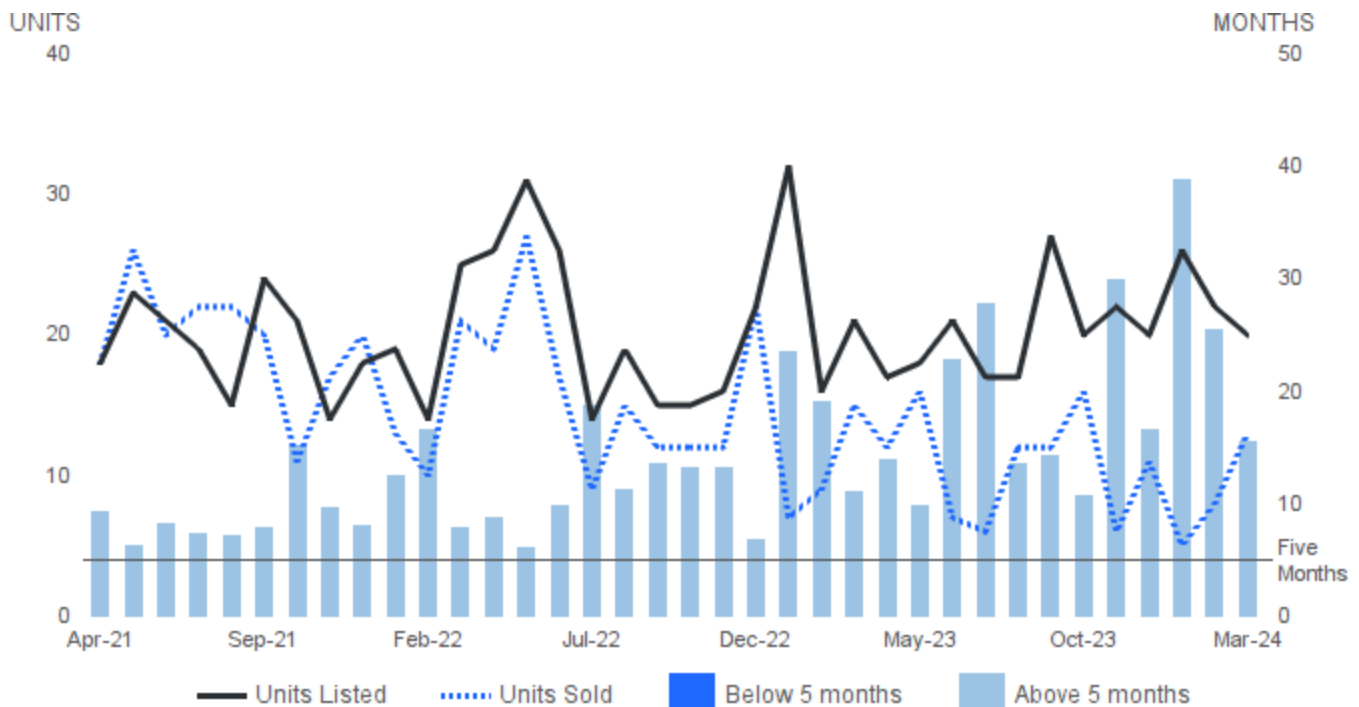
MONTHS SUPPLY OF INVENTORY

March 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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