



COLDWELL BANKER
U.S. VIRGIN ISLANDS

AREA REPORT

ST. CROIX

MARCH 2024 | ALL PROPERTY TYPES



BRYONY LOCHER

Direct: 340-778-7000

Cell: 340-227-7657

bry@coldwellbankervi.com

www.coldwellbanker.com

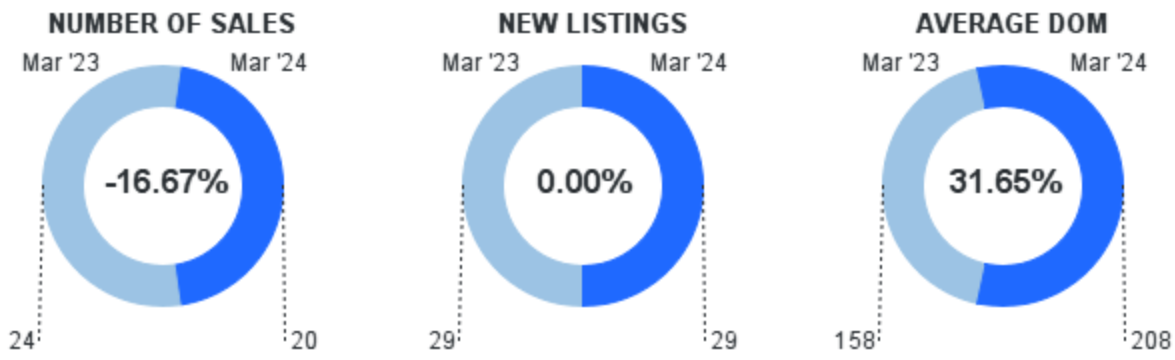



COLDWELL BANKER
ISLAND AFFILIATES

ST. CROIX | March 2024


REAL ESTATE SNAPSHOT - Change since this time last year


All Property Types



23.49% 
MEDIAN SALES PRICE
ALL PROPERTY TYPES

16.37% 
AVERAGE SALES PRICE
ALL PROPERTY TYPES

23.20% 
MEDIAN LIST PRICE
(SOLD LISTINGS)
ALL PROPERTY TYPES

21.03% 
AVERAGE LIST PRICE
(SOLD LISTINGS)
ALL PROPERTY TYPES

 Mar '23  Mar '24

AREA REPORT

St. Croix

FULL MARKET SUMMARY

March 2024 | All Property Types ?

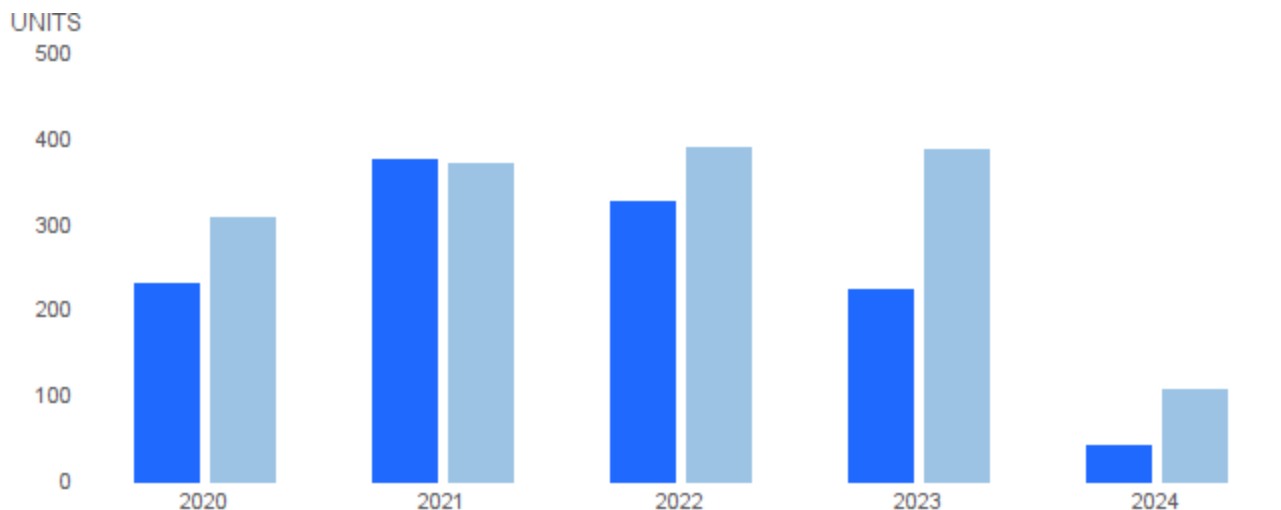
	Month to Date			Year to Date		
	March 2024	March 2023	% Change	YTD 2024	YTD 2023	% Change
New Listings	29	29	0%	108	100	8% ↑
Sold Listings	20	24	-16.67% ↓	43	51	-15.69% ↓
Median List Price (Solds)	\$372,000	\$301,950	23.2% ↑	\$345,000	\$299,000	15.38% ↑
Median Sold Price	\$357,500	\$289,500	23.49% ↑	\$335,000	\$270,000	24.07% ↑
Median Days on Market	184	124	48.39% ↑	136	136	0%
Average List Price (Solds)	\$492,844	\$407,216	21.03% ↑	\$500,137	\$394,392	26.81% ↑
Average Sold Price	\$447,724	\$384,750	16.37% ↑	\$460,496	\$393,647	16.98% ↑
Average Days on Market	208	158	31.65% ↑	173	182	-4.95% ↓
List/Sold Price Ratio	92%	94.4%	-2.52% ↓	92.8%	94.5%	-1.8% ↓

SOLD AND NEW PROPERTIES (UNITS)

March 2024 | All Property Types ?

Sold Properties | Number of properties sold during the year

New Properties | Number of properties listed during the year.



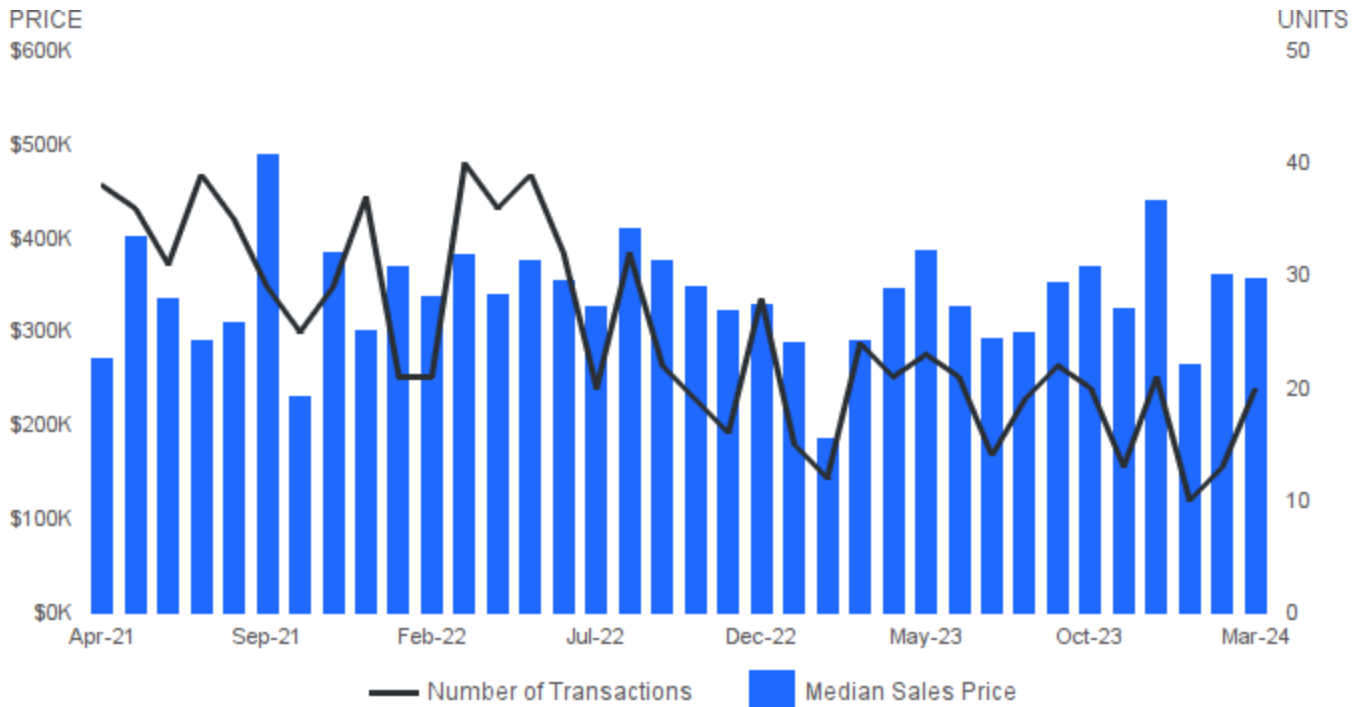
Sold Properties	232	377	326	225	43
New Properties	308	371	391	387	108
Sold Volume	\$91.80M	\$178.84M	\$173.77M	\$100.87M	\$19.80M
Listing Volume	\$152.75M	\$228.45M	\$233.17M	\$245.31M	\$58.83M
Median Sale Price	\$282K	\$325K	\$350K	\$328K	\$335K

MEDIAN SALES PRICE AND NUMBER OF SALES

March 2024 | All Property Types [?](#)

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.

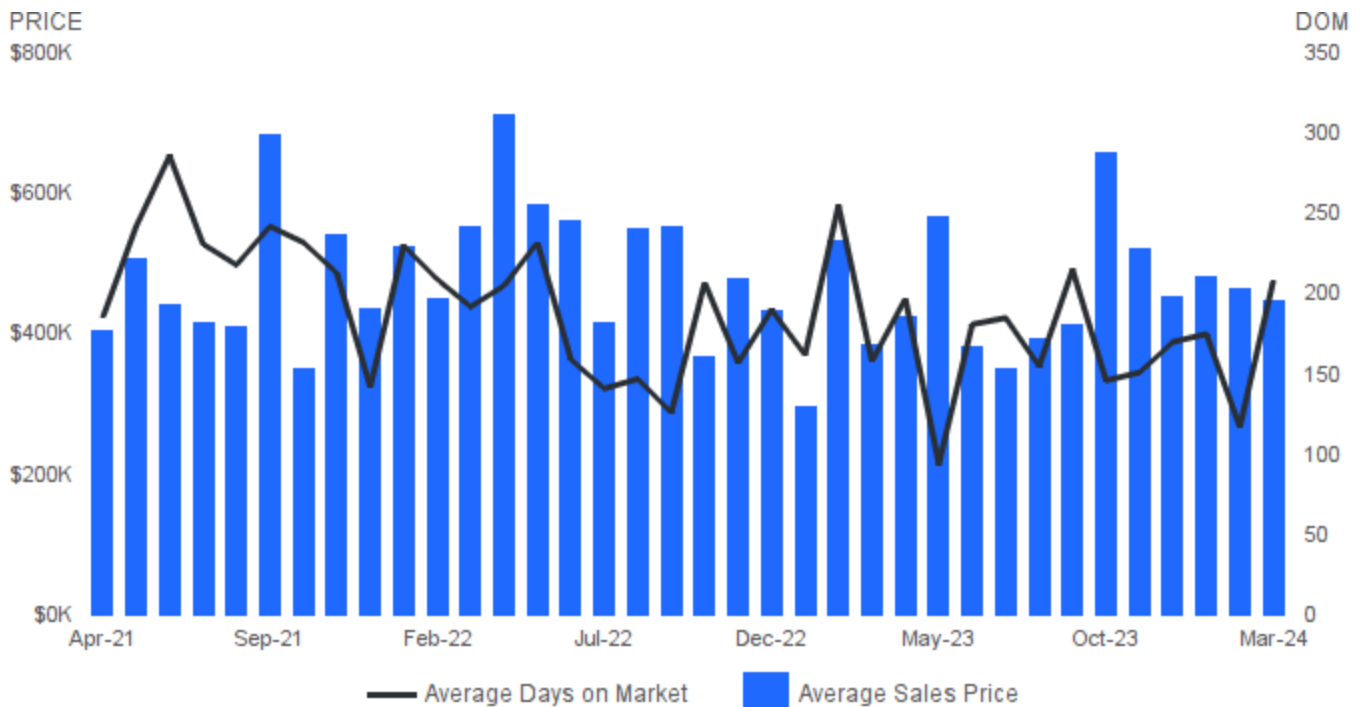


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

March 2024 | All Property Types [?](#)

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

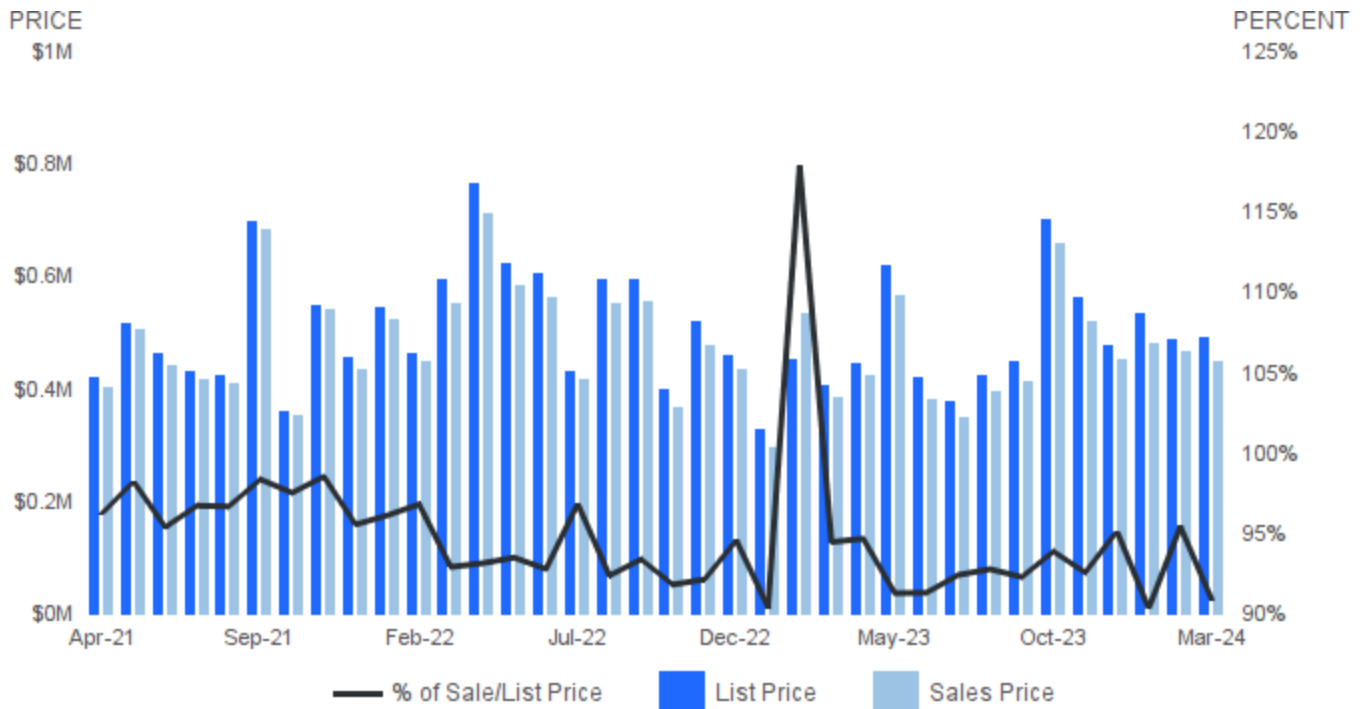
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

March 2024 | All Property Types ?

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

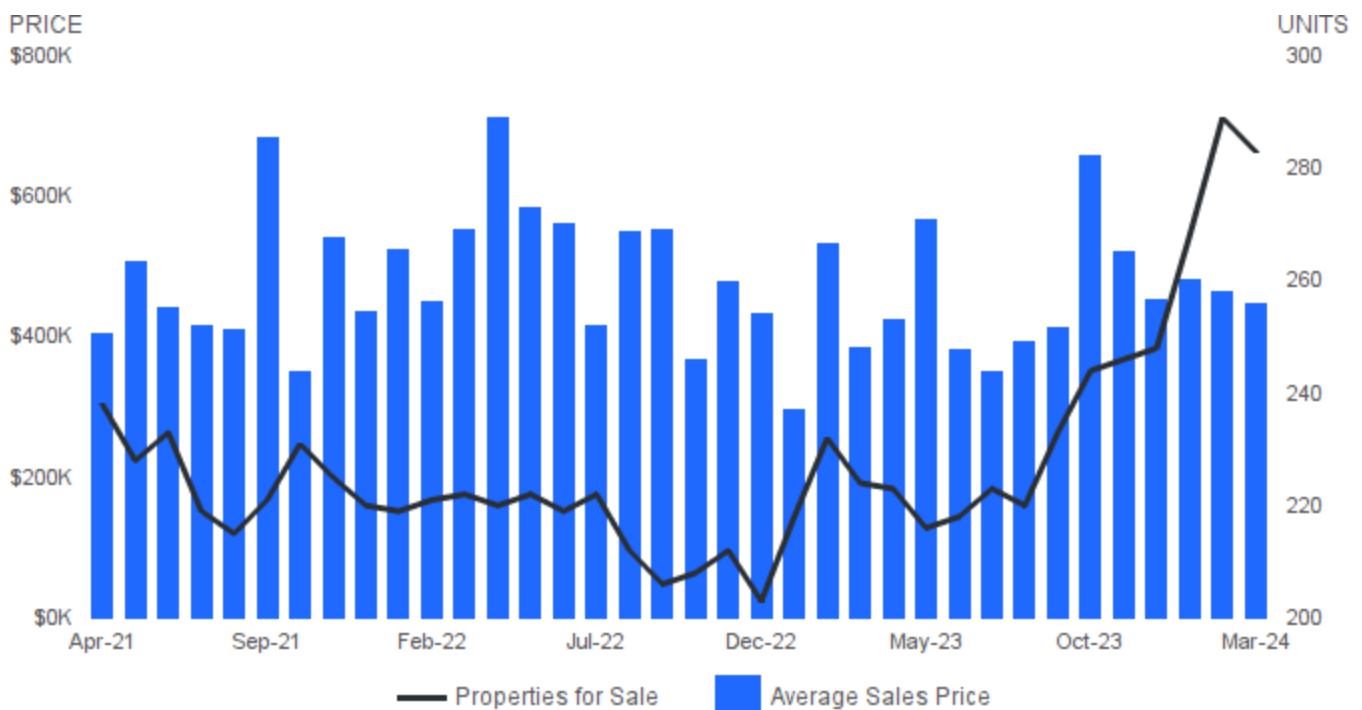


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

March 2024 | All Property Types ?

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

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

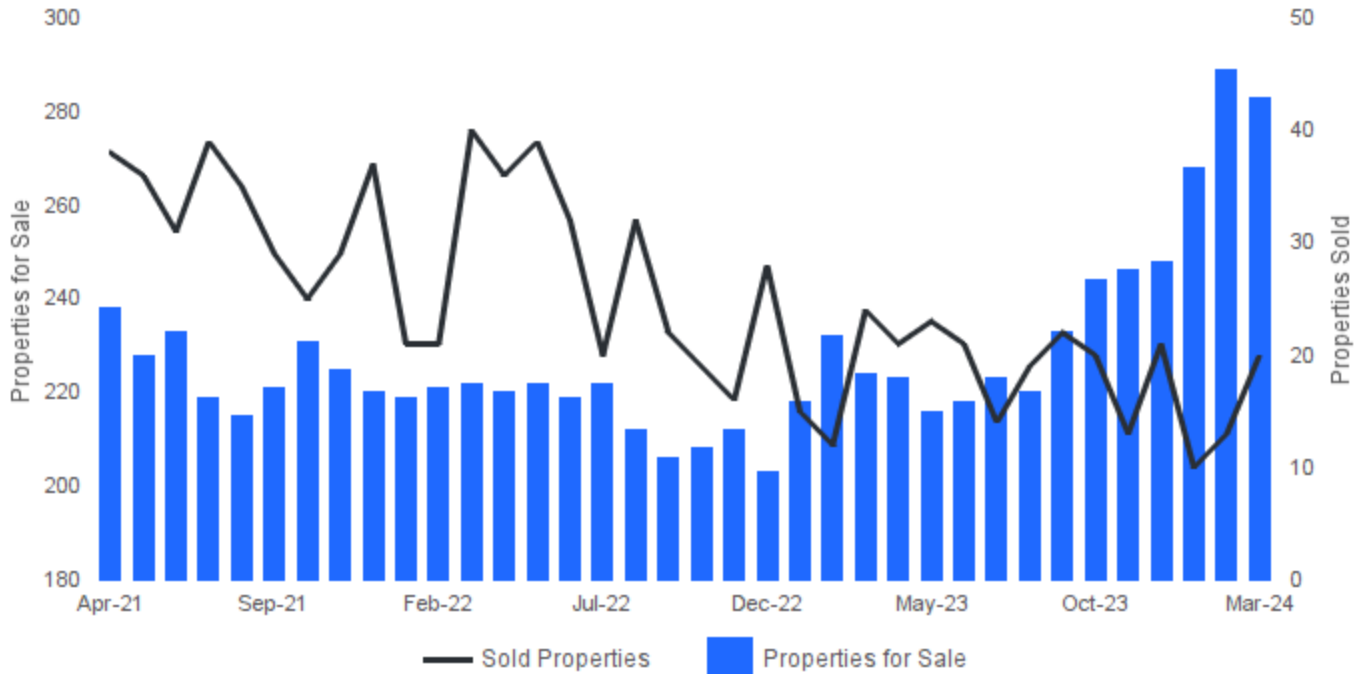


PROPERTIES FOR SALE AND SOLD PROPERTIES

March 2024 | All Property Types ?

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

Sold Properties | Number of properties sold.



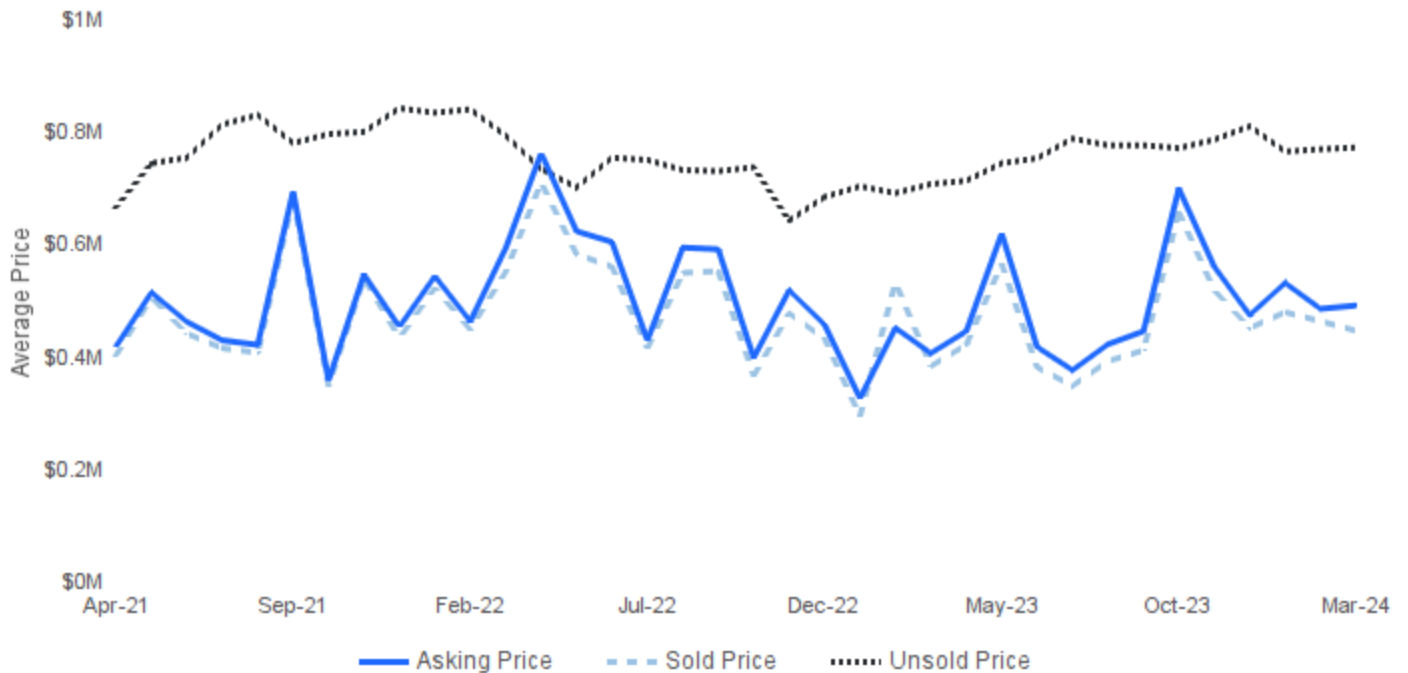
AVERAGE ASKING/SOLD/UNSOLD PRICE

March 2024 | All Property Types ?

Asking Price | the average asking price of sold properties

Sold Price | the average selling price

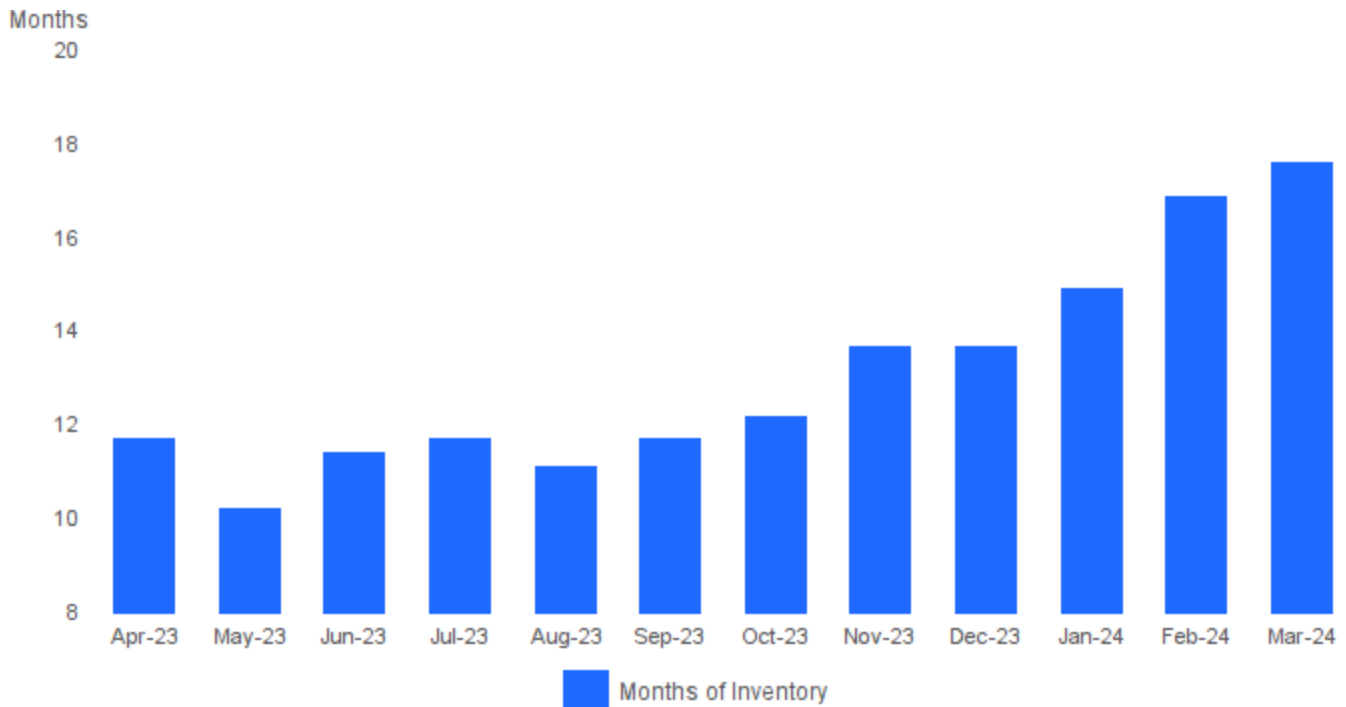
Unsold Price | the average active list price



ABSORPTION RATE

March 2024 | All Property Types ?

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.



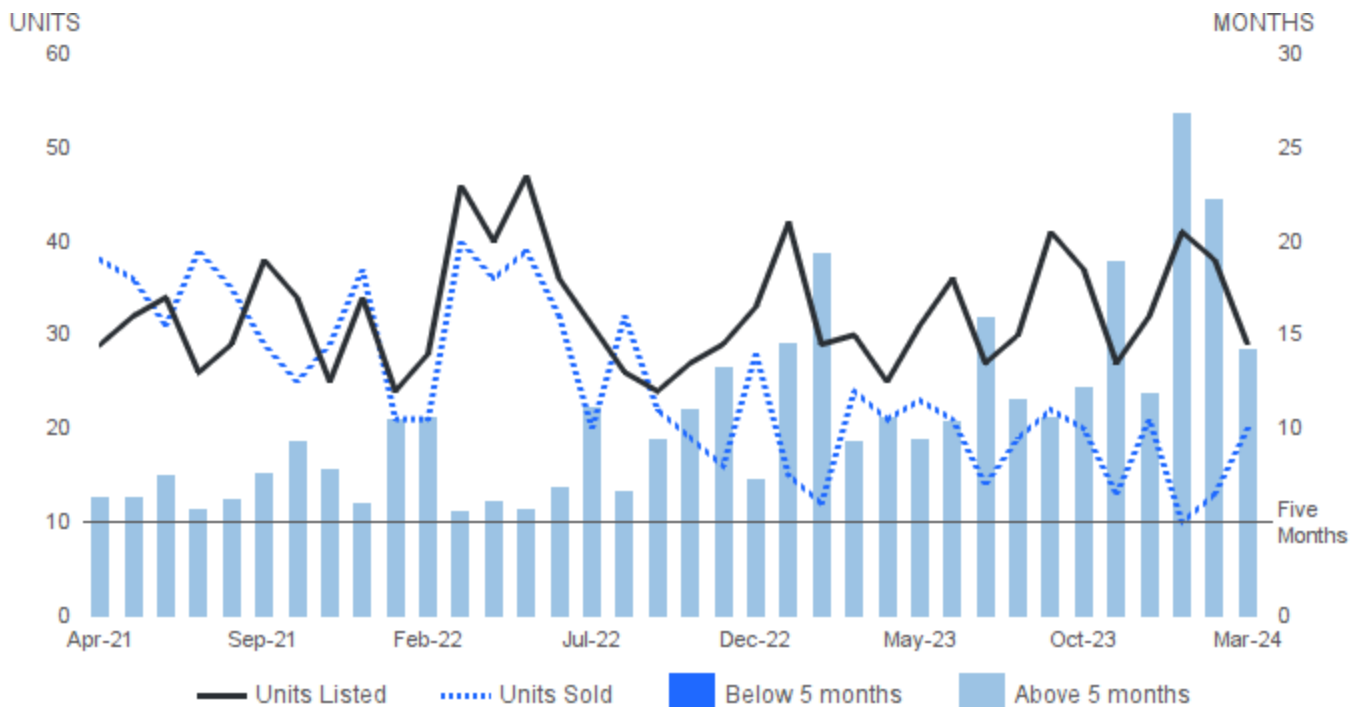
MONTHS SUPPLY OF INVENTORY

March 2024 | All Property Types ?

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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