



COLDWELL BANKER

U.S. VIRGIN ISLANDS

AREA REPORT

ST. CROIX

APRIL 2024 | CONDO



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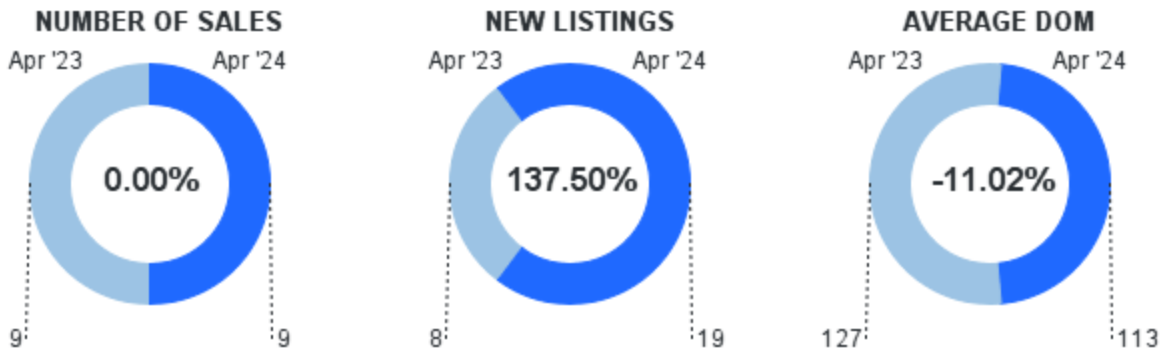


COLDWELL BANKER
ISLAND AFFILIATES

ST. CROIX | April 2024

REAL ESTATE SNAPSHOT - Change since this time last year

Condo



-23.40% ↓

MEDIAN SALES PRICE
CONDO

-2.69% ↓

AVERAGE SALES PRICE
CONDO

-19.50% ↓

MEDIAN LIST PRICE
(SOLD LISTINGS)
CONDO

-3.16% ↓

AVERAGE LIST PRICE
(SOLD LISTINGS)
CONDO

■ Apr '23

■ Apr '24

AREA REPORT

ST. CROIX

FULL MARKET SUMMARY

April 2024 | Condo ?

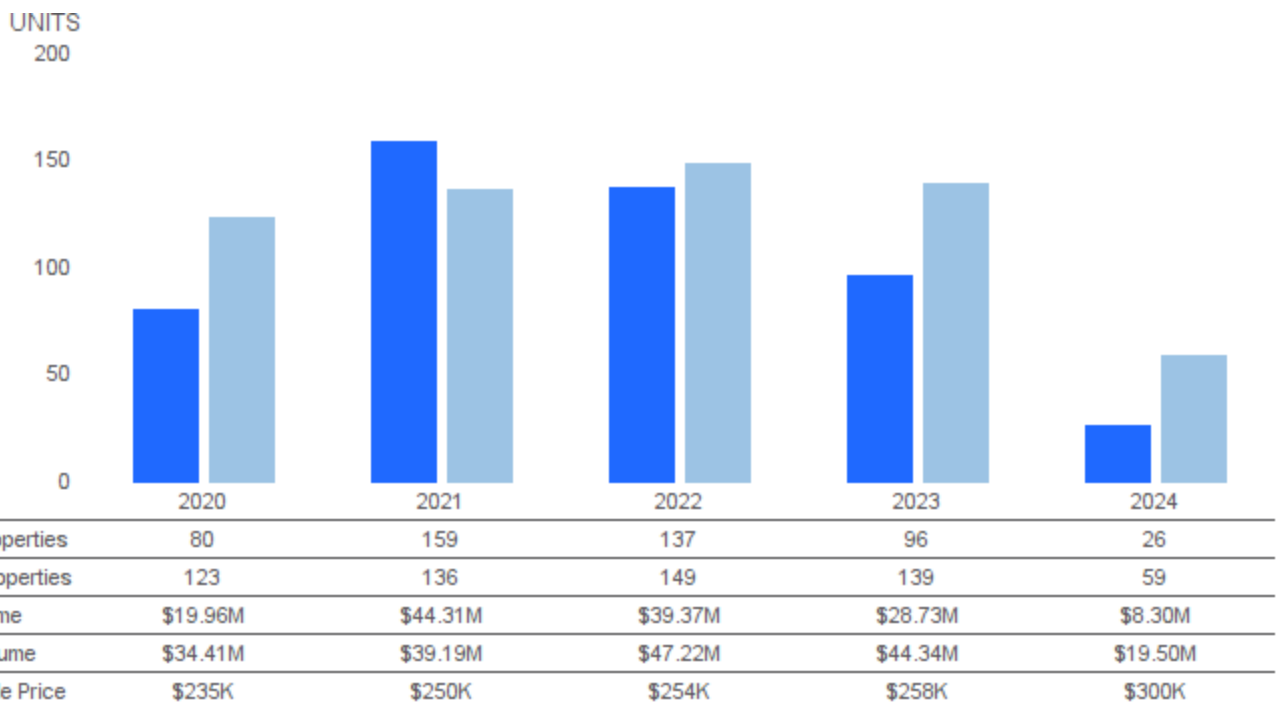
	Month to Date			Year to Date		
	April 2024	April 2023	% Change	YTD 2024	YTD 2023	% Change
New Listings	19	8	137.5% ↑	59	40	47.5% ↑
Sold Listings	9	9	0% ↔	26	29	-10.34% ↓
Median List Price (Solds)	\$289,000	\$359,000	-19.5% ↓	\$312,500	\$290,000	7.76% ↑
Median Sold Price	\$275,000	\$359,000	-23.4% ↓	\$300,000	\$270,000	11.11% ↑
Median Days on Market	78	125	-37.6% ↓	116	125	-7.2% ↓
Average List Price (Solds)	\$361,222	\$372,999	-3.16% ↓	\$340,442	\$294,813	15.48% ↑
Average Sold Price	\$344,655	\$354,166	-2.69% ↓	\$319,419	\$283,155	12.81% ↑
Average Days on Market	113	127	-11.02% ↓	146	142	2.82% ↑
List/Sold Price Ratio	94.7%	94.8%	-0.12% ↓	93.5%	95.3%	-1.9% ↓

SOLD AND NEW PROPERTIES (UNITS)

April 2024 | Condo ?

Sold Properties | Number of properties sold during the year

New Properties | Number of properties listed during the year.

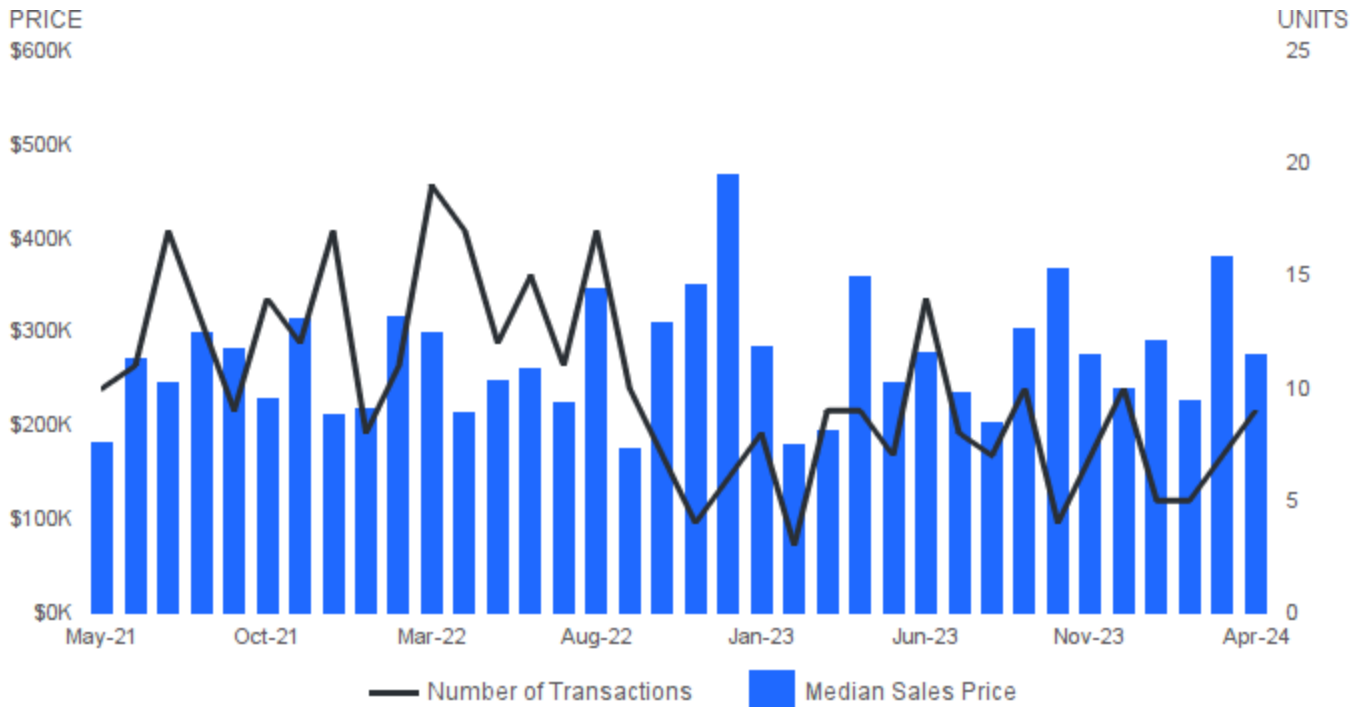


MEDIAN SALES PRICE AND NUMBER OF SALES

April 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

April 2024 | Condo ?

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

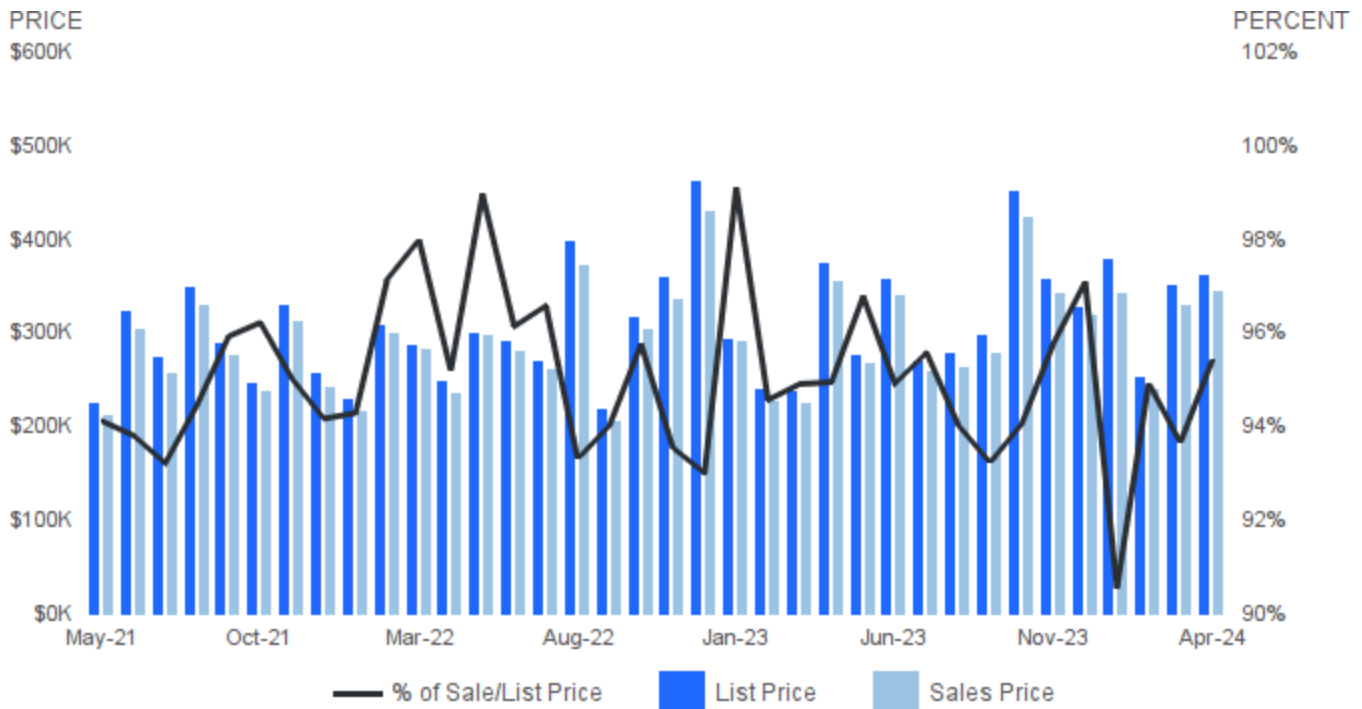
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

April 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

April 2024 | Condo ?

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

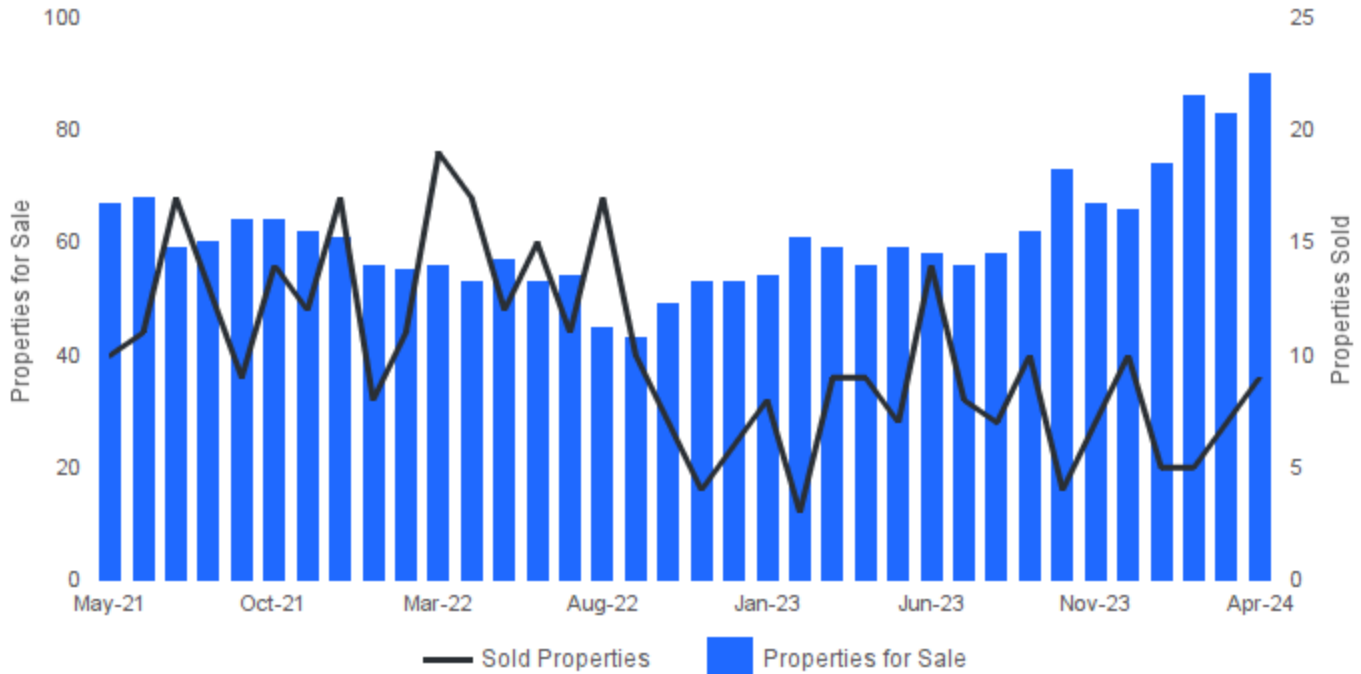
Properties for Sale | Number of properties listed for sale at the end of month.



PROPERTIES FOR SALE AND SOLD PROPERTIES

April 2024 | Condo ?

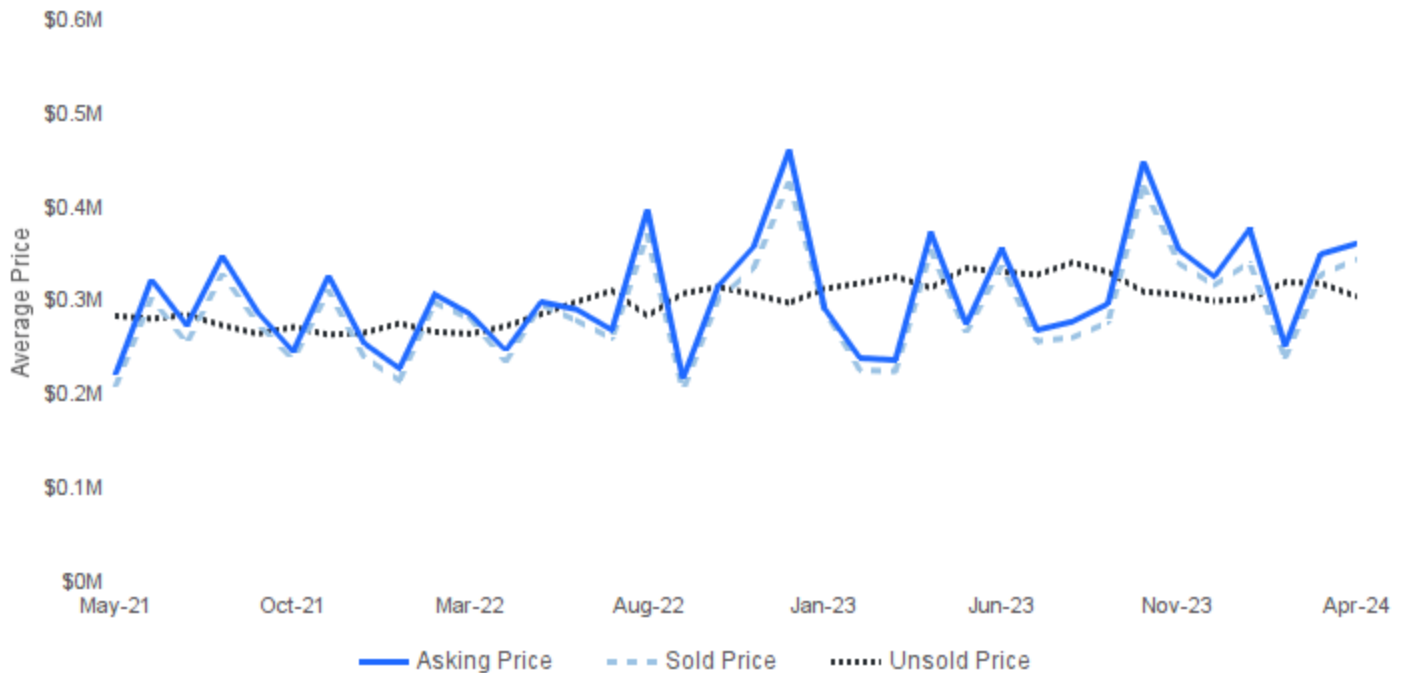
Properties for Sale | Number of properties listed for sale at the end of month.
Sold Properties | Number of properties sold.



AVERAGE ASKING/SOLD/UNSOLD PRICE

April 2024 | Condo ?

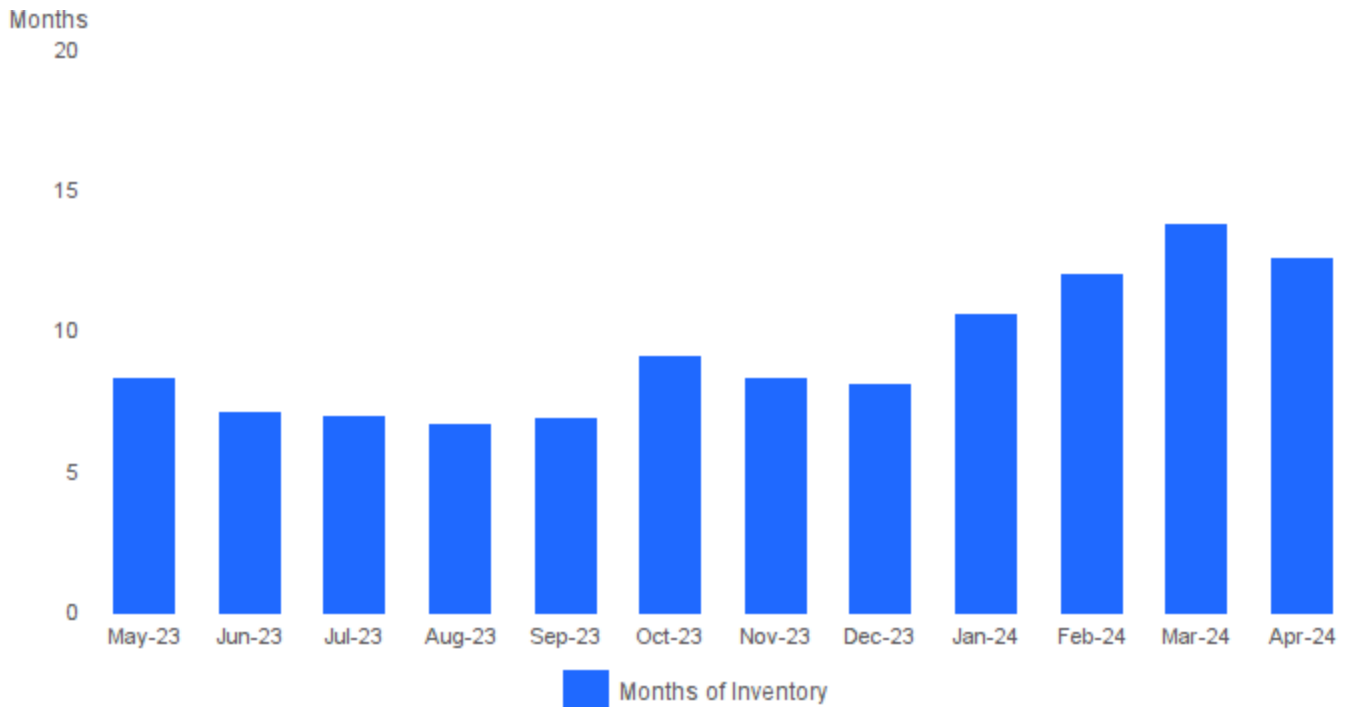
Asking Price | the average asking price of sold properties
Sold Price | the average selling price
Unsold Price | the average active list price



ABSORPTION RATE

April 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.



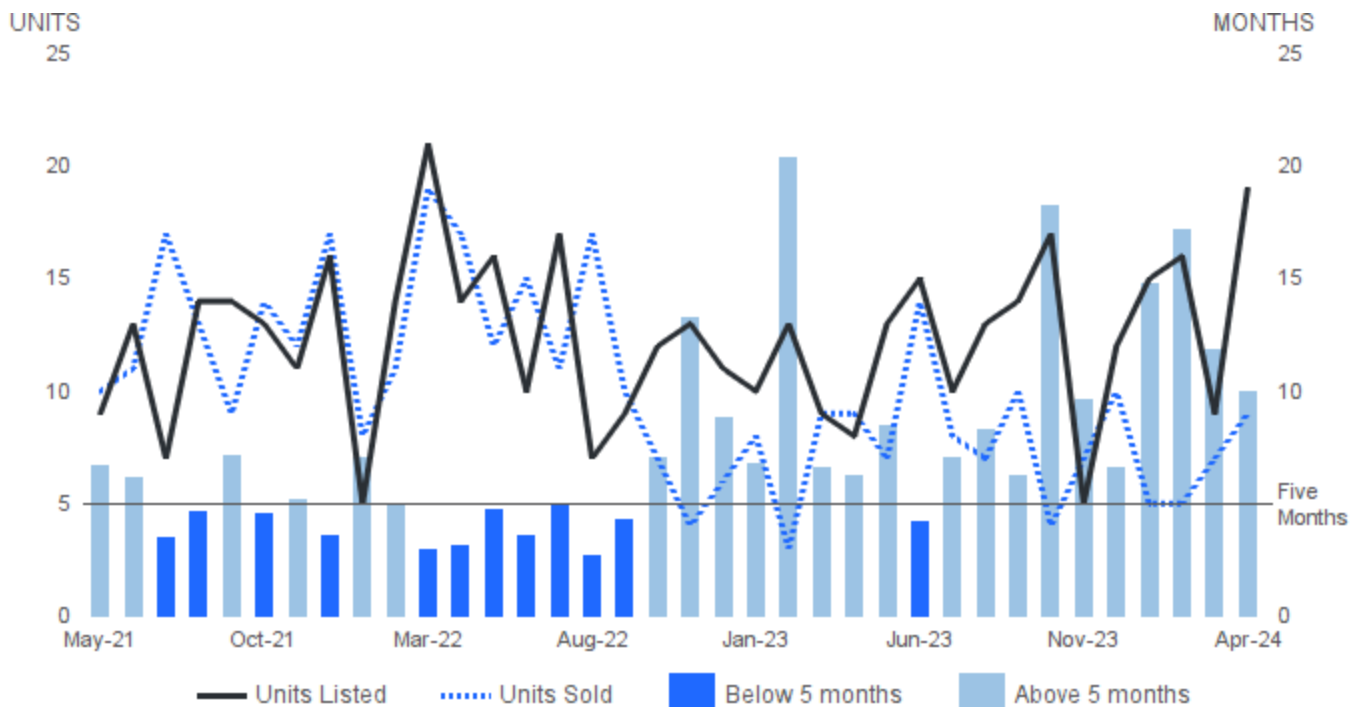
MONTHS SUPPLY OF INVENTORY

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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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