



COLDWELL BANKER

U.S. VIRGIN ISLANDS

AREA REPORT

ST. CROIX

APRIL 2024 | LOTS/ACRES



BRYONY LOCHER

Direct: 340-778-7000

Cell: 340-227-7657

bry@coldwellbankervi.com

www.coldwellbanker.com

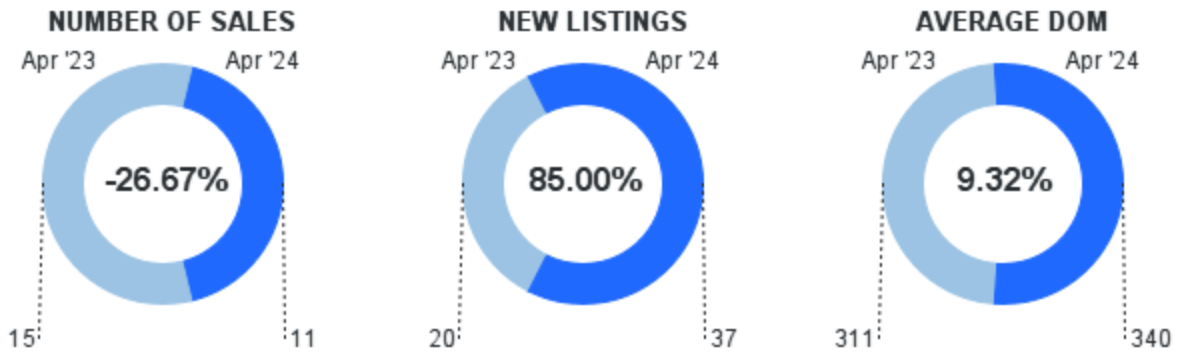



COLDWELL BANKER
ISLAND AFFILIATES

ST. CROIX | April 2024

REAL ESTATE SNAPSHOT - Change since this time last year

Lots/Acres




4.76% 


MEDIAN SALES PRICE
LOTS/ACRES

67.04% 


AVERAGE SALES PRICE
LOTS/ACRES

-2.16% 

MEDIAN LIST PRICE
(SOLD LISTINGS)
LOTS/ACRES

66.86% 

AVERAGE LIST PRICE
(SOLD LISTINGS)
LOTS/ACRES

 Apr '23

 Apr '24

AREA REPORT

ST. CROIX

FULL MARKET SUMMARY

April 2024 | Lots/Acres ?

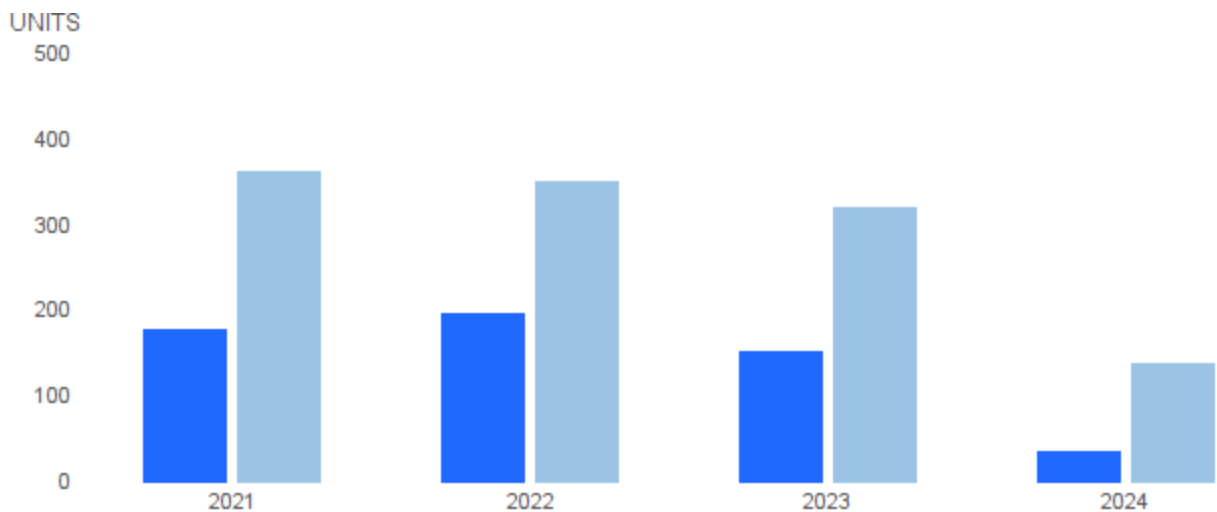
	Month to Date			Year to Date		
	April 2024	April 2023	% Change	YTD 2024	YTD 2023	% Change
New Listings	37	20	85% ↑	138	113	22.12% ↑
Sold Listings	11	15	-26.67% ↓	34	51	-33.33% ↓
Median List Price (Solds)	\$59,000	\$60,300	-2.16% ↓	\$63,450	\$60,300	5.22% ↑
Median Sold Price	\$55,000	\$52,500	4.76% ↑	\$55,000	\$52,500	4.76% ↑
Median Days on Market	353	163	116.56% ↑	243	168	44.64% ↑
Average List Price (Solds)	\$134,500	\$80,606	66.86% ↑	\$114,682	\$108,354	5.84% ↑
Average Sold Price	\$117,318	\$70,233	67.04% ↑	\$92,652	\$92,137	0.56% ↑
Average Days on Market	340	311	9.32% ↑	333	273	21.98% ↑
List/Sold Price Ratio	88%	86.5%	1.77% ↑	85.8%	87.5%	-1.93% ↓

SOLD AND NEW PROPERTIES (UNITS)

April 2024 | Lots/Acres ?

Sold Properties | Number of properties sold during the year

New Properties | Number of properties listed during the year.

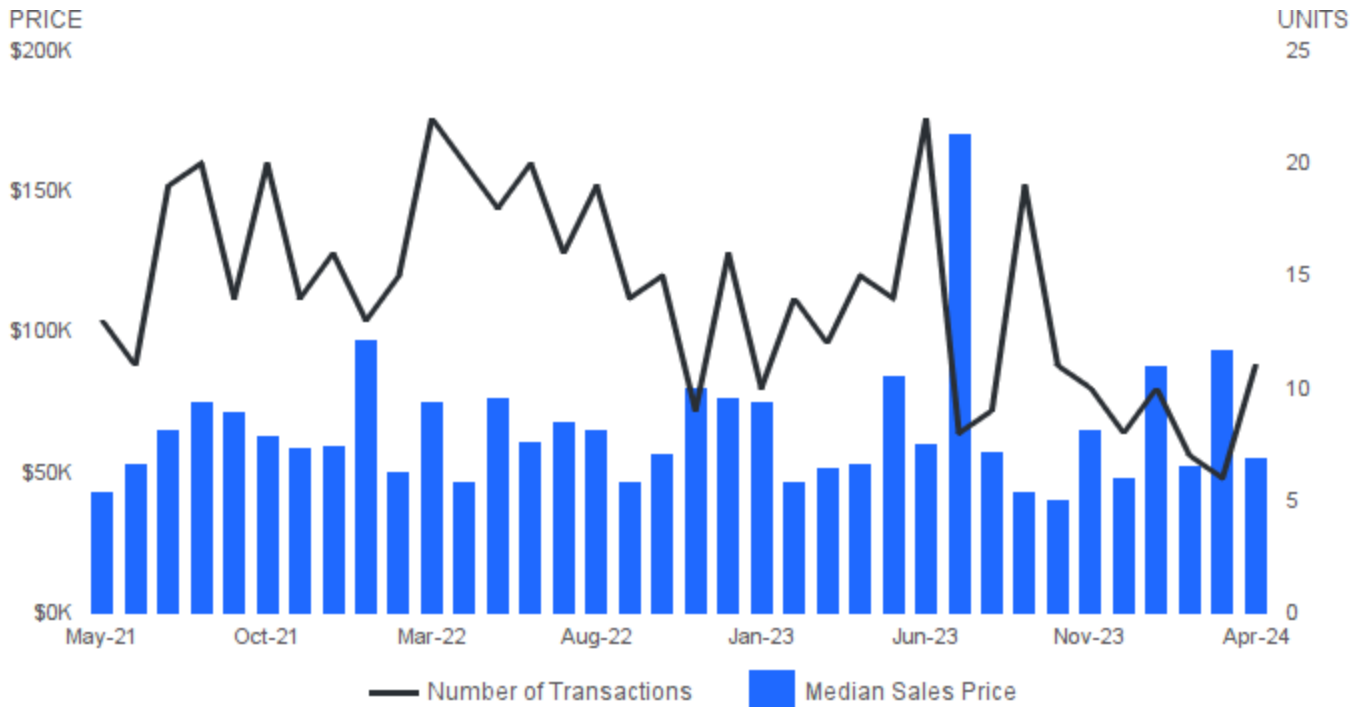


Sold Properties	177	197	152	34
New Properties	361	351	321	138
Sold Volume	\$22.43M	\$24.70M	\$16.42M	\$3.15M
Listing Volume	\$121.22M	\$95.58M	\$63.57M	\$39.10M
Median Sale Price	\$55K	\$62K	\$55K	\$55K

MEDIAN SALES PRICE AND NUMBER OF SALES

April 2024 | Lots/Acres ?

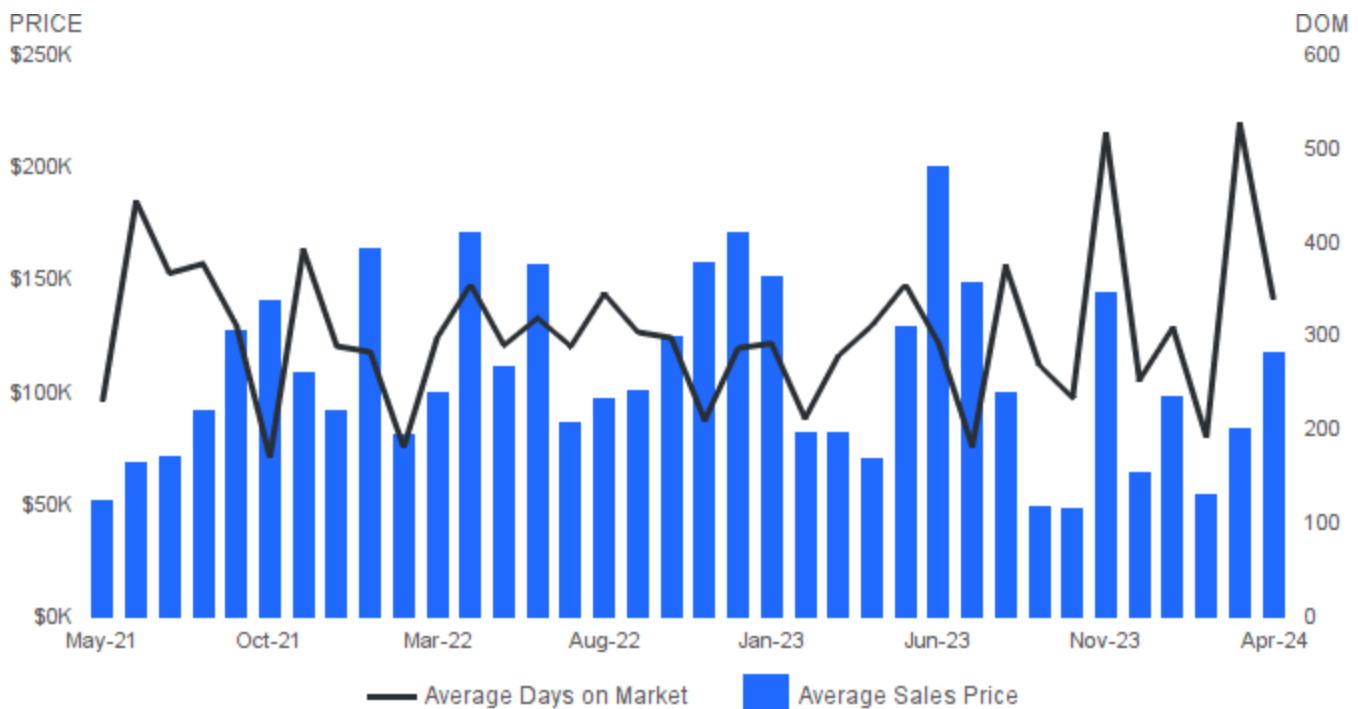
Median Sales Price | Price of the "middle" property sold -an equal number of sales were above and below this price.
Number of Sales | Number of properties sold.



AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

April 2024 | Lots/Acres ?

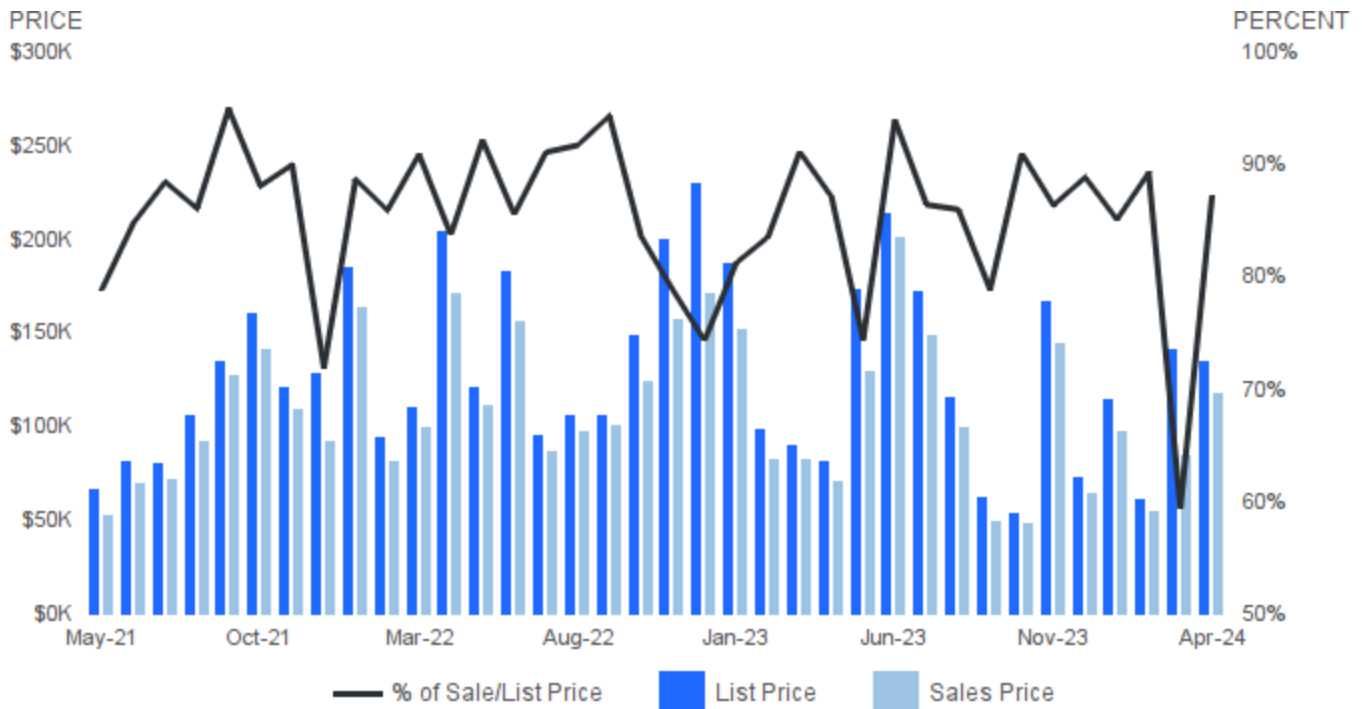
Average Sales Price | Average sales price for all properties sold.
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

April 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

April 2024 | Lots/Acres ?

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

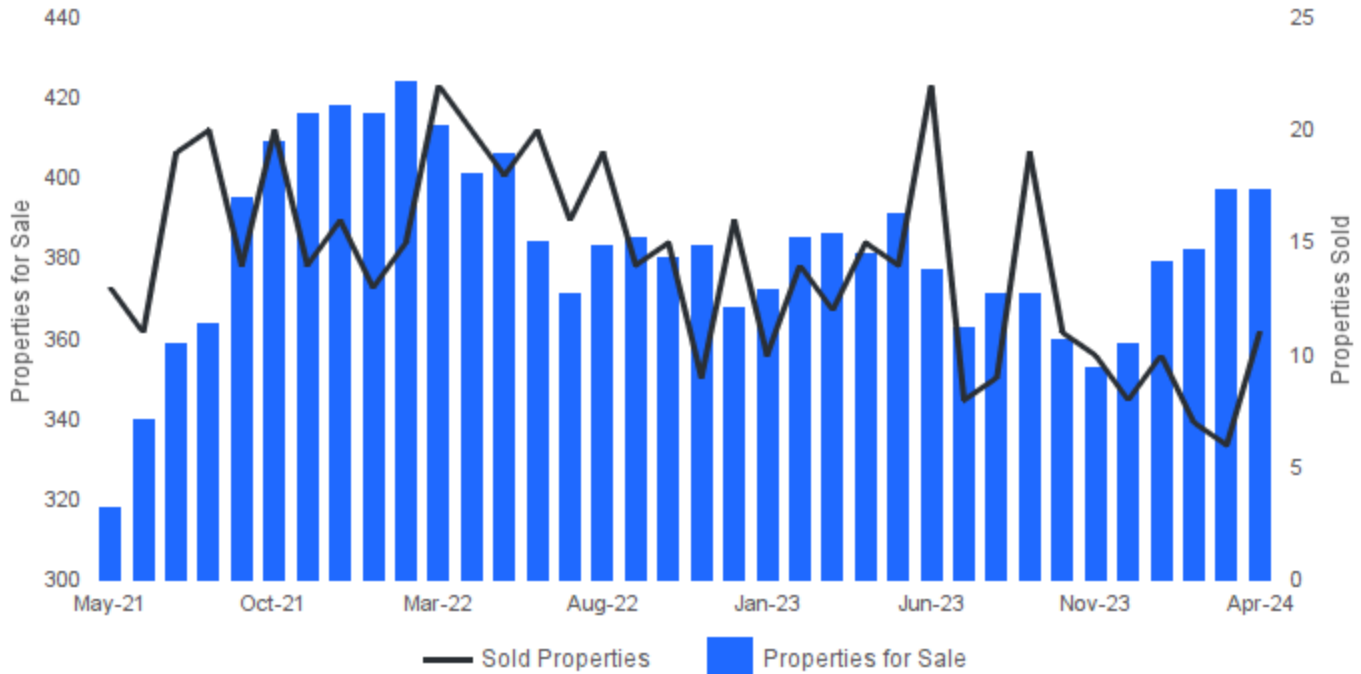
Properties for Sale | Number of properties listed for sale at the end of month.



PROPERTIES FOR SALE AND SOLD PROPERTIES

April 2024 | Lots/Acres ?

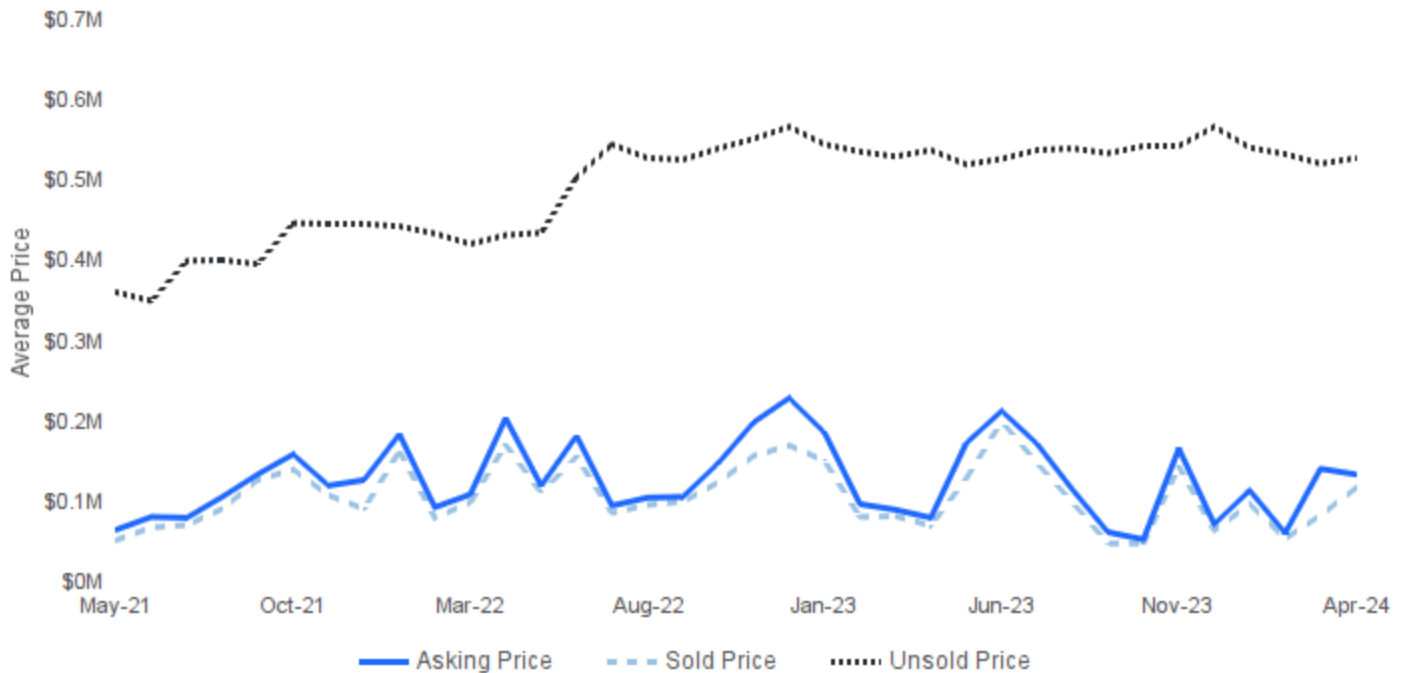
Properties for Sale | Number of properties listed for sale at the end of month.
Sold Properties | Number of properties sold.



AVERAGE ASKING/SOLD/UNSOLD PRICE

April 2024 | Lots/Acres ?

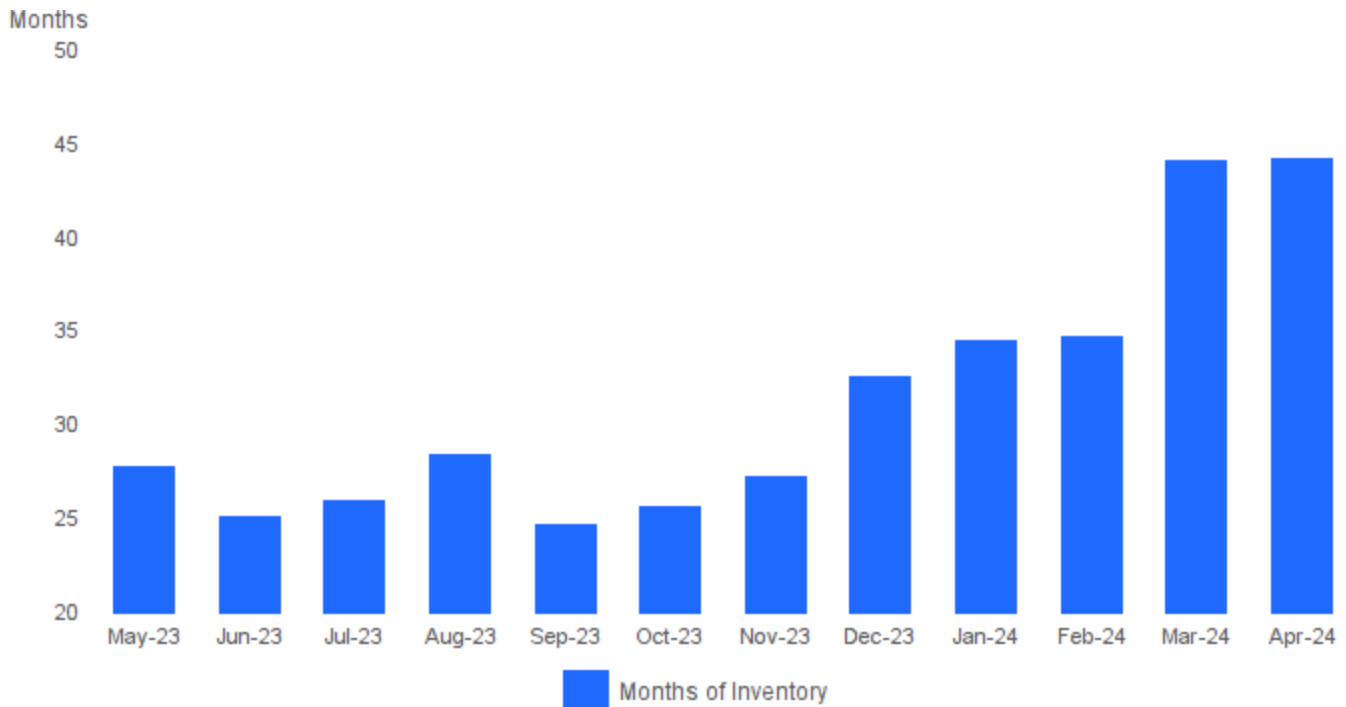
Asking Price | the average asking price of sold properties
Sold Price | the average selling price
Unsold Price | the average active list price



ABSORPTION RATE

April 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.



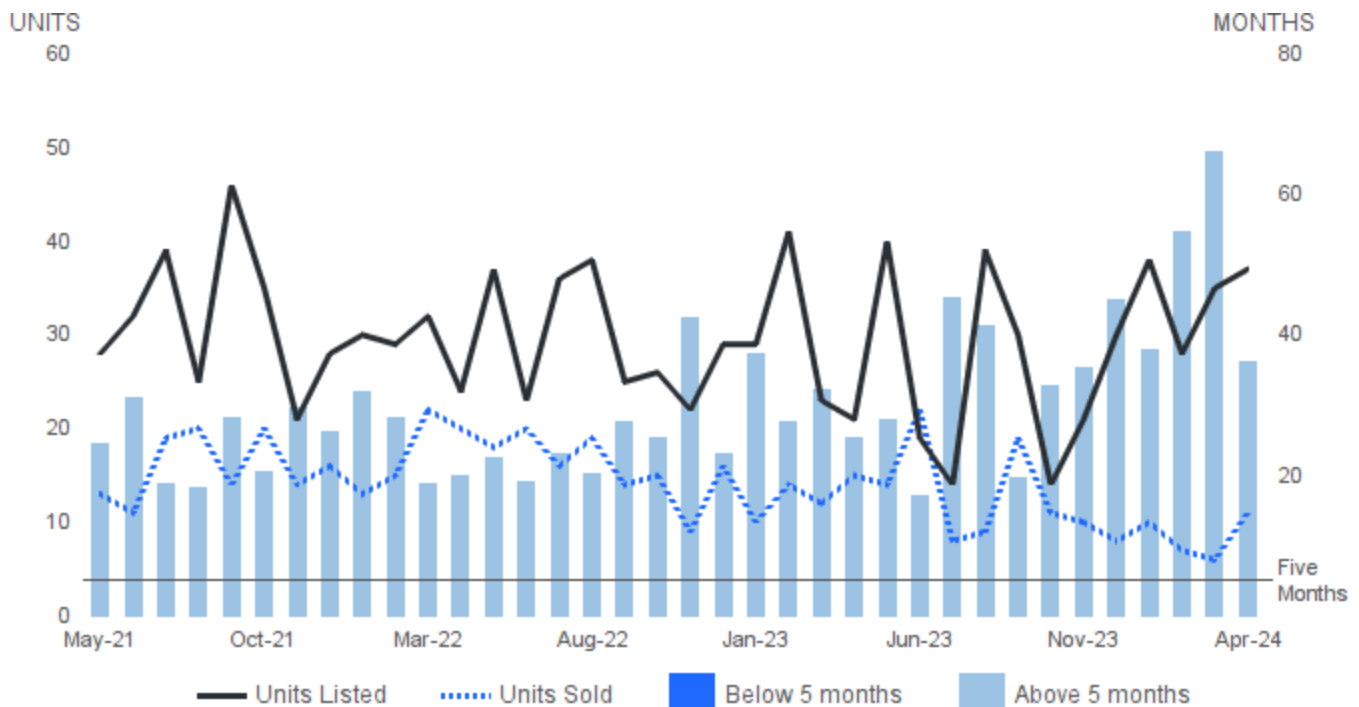
MONTHS SUPPLY OF INVENTORY

April 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.



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