



COLDWELL BANKER

U.S. VIRGIN ISLANDS

AREA REPORT

ST. CROIX

APRIL 2024 | SINGLE FAMILY



BRYONY LOCHER

Direct: 340-778-7000

Cell: 340-227-7657

bry@coldwellbankervi.com

www.coldwellbanker.com

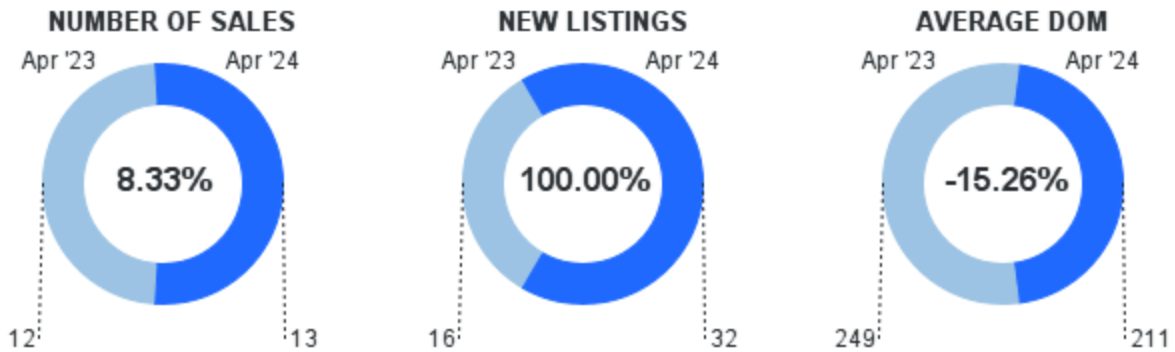


COLDWELL BANKER
ISLAND AFFILIATES

ST. CROIX | April 2024

REAL ESTATE SNAPSHOT - Change since this time last year

Single Family



36.43%

MEDIAN SALES PRICE
SINGLE FAMILY

10.82%

AVERAGE SALES PRICE
SINGLE FAMILY

28.57%

MEDIAN LIST PRICE
(SOLD LISTINGS)
SINGLE FAMILY

10.30%

AVERAGE LIST PRICE
(SOLD LISTINGS)
SINGLE FAMILY

Apr '23 Apr '24

AREA REPORT

ST. CROIX

FULL MARKET SUMMARY

April 2024 | Single Family ?

	Month to Date			Year to Date		
	April 2024	April 2023	% Change	YTD 2024	YTD 2023	% Change
New Listings	32	16	100% ↑	101	85	18.82% ↑
Sold Listings	13	12	8.33% ↑	39	43	-9.3% ↓
Median List Price (Solds)	\$450,000	\$350,000	28.57% ↑	\$385,000	\$330,000	16.67% ↑
Median Sold Price	\$440,000	\$322,500	36.43% ↑	\$385,000	\$300,000	28.33% ↑
Median Days on Market	181	169	7.1% ↑	177	151	17.22% ↑
Average List Price (Solds)	\$553,530	\$501,825	10.3% ↑	\$592,341	\$487,053	21.62% ↑
Average Sold Price	\$525,786	\$474,458	10.82% ↑	\$549,578	\$482,453	13.91% ↑
Average Days on Market	211	249	-15.26% ↓	190	216	-12.04% ↓
List/Sold Price Ratio	92.6%	93.3%	-0.76% ↓	92.7%	93.7%	-1.05% ↓

SOLD AND NEW PROPERTIES (UNITS)

April 2024 | Single Family ?

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 | 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.

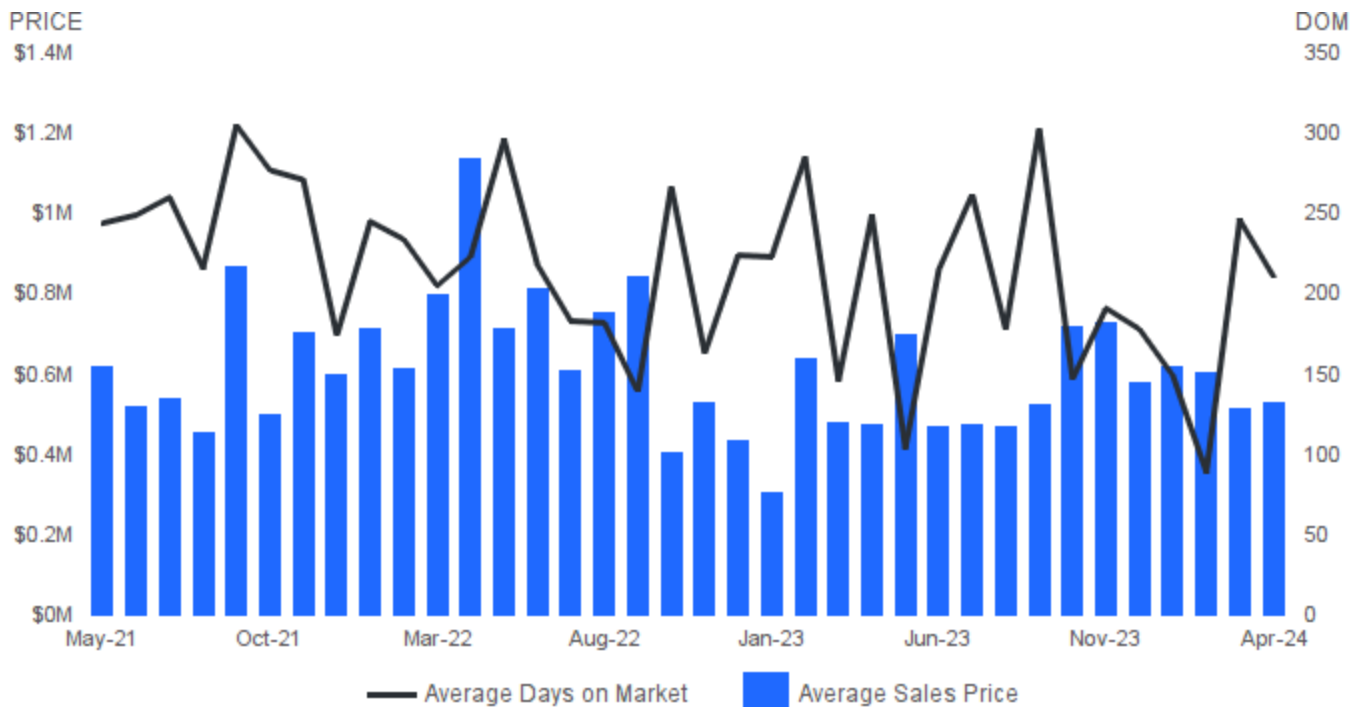


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

April 2024 | Single Family ?

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

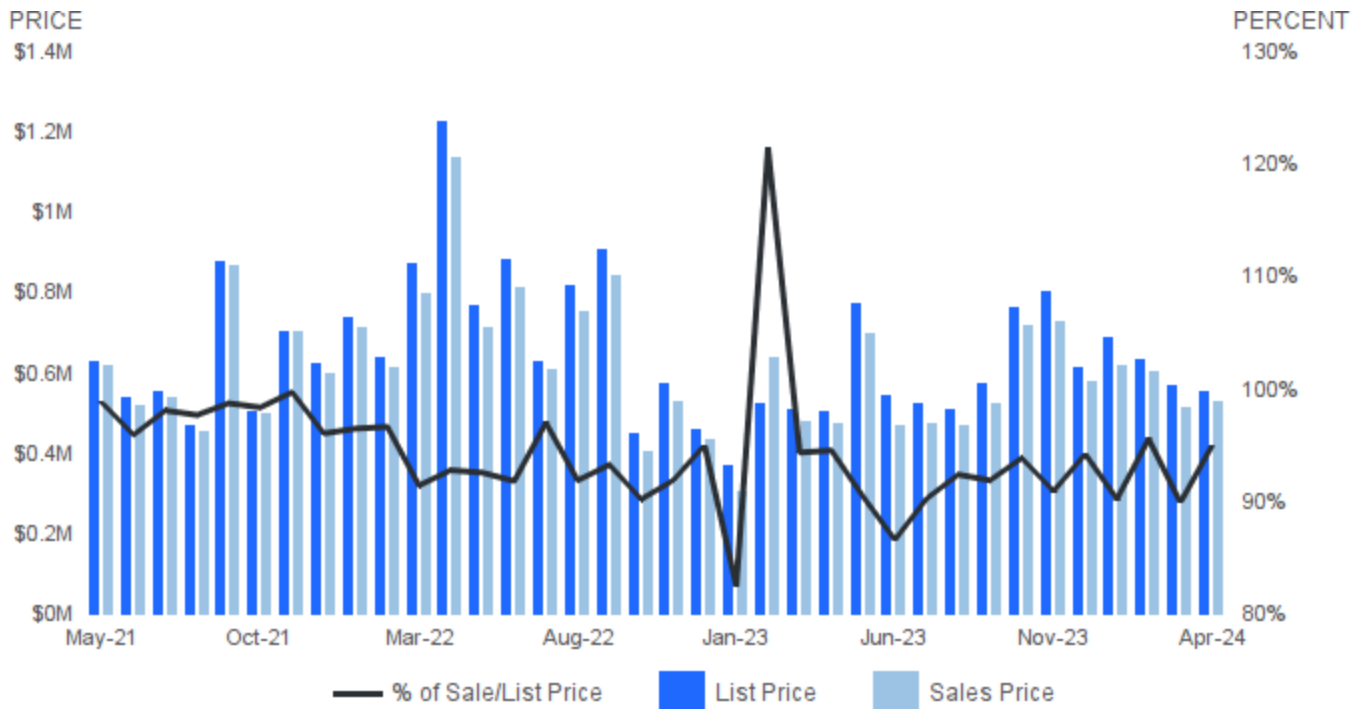
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

April 2024 | Single Family ?

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

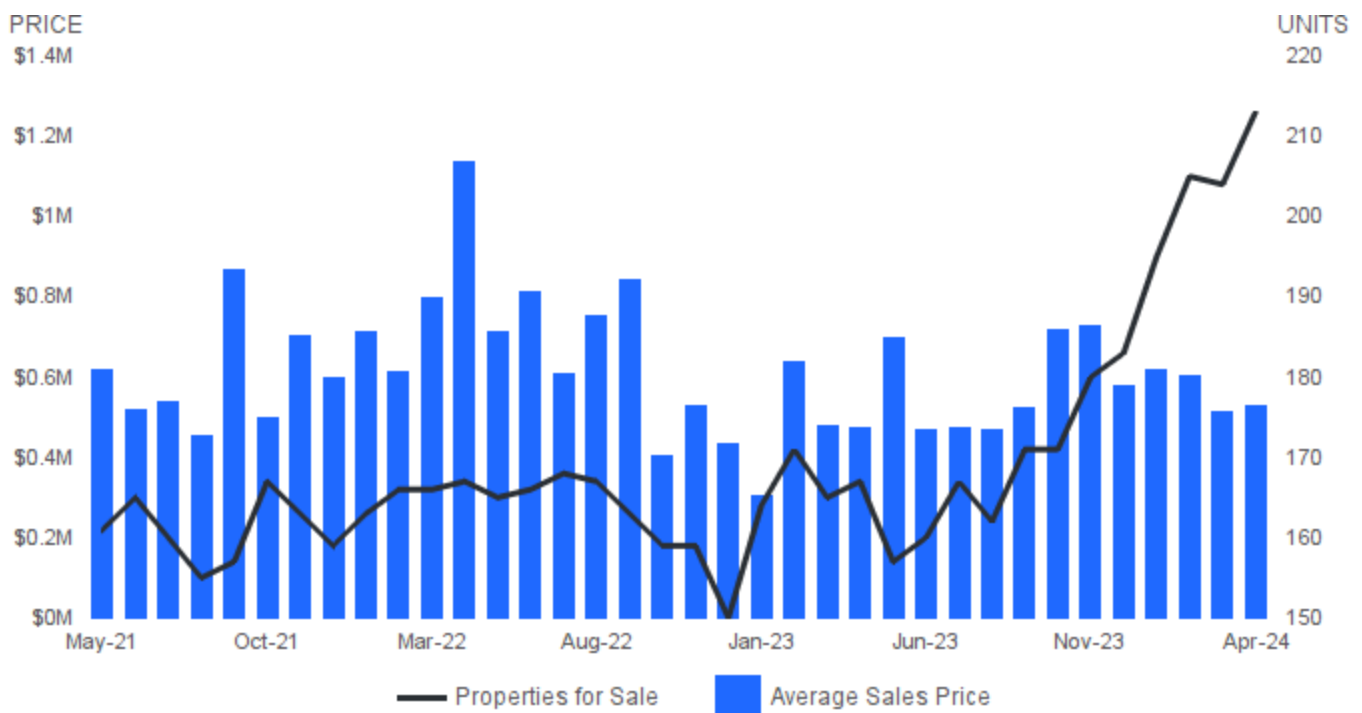


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

April 2024 | Single Family ?

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

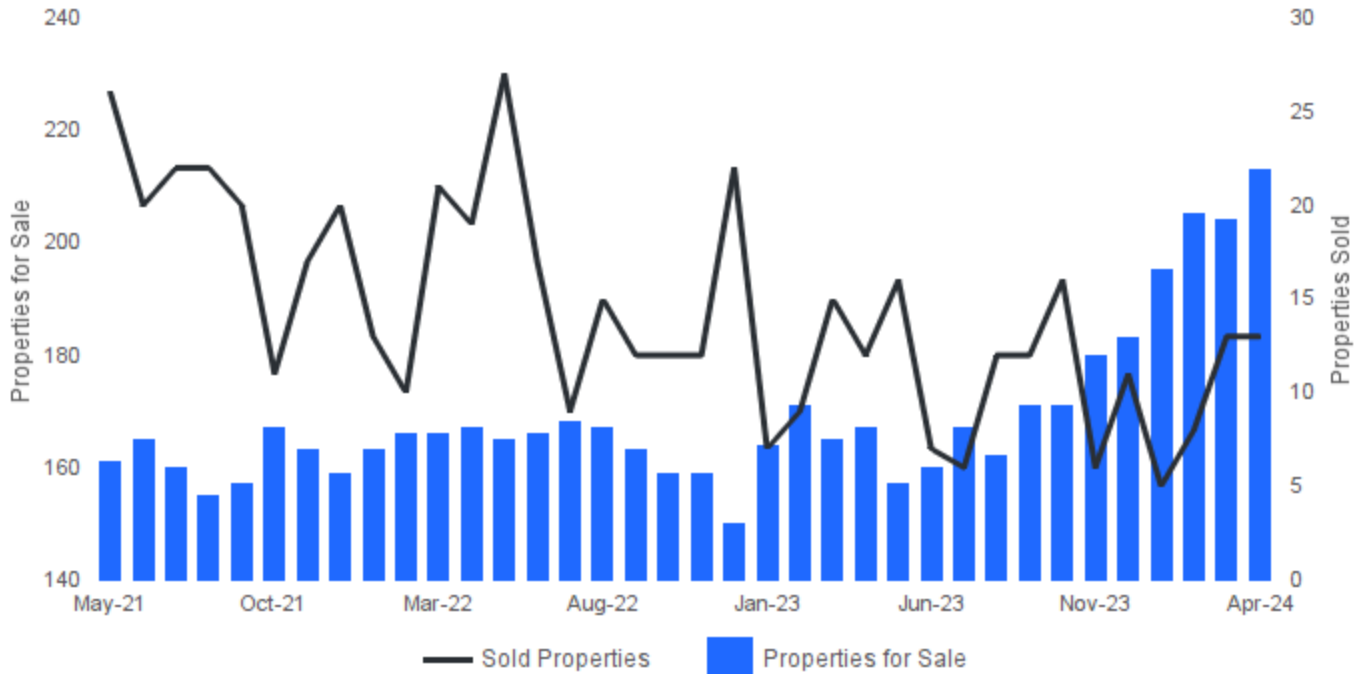
Properties for Sale | Number of properties listed for sale at the end of month.



PROPERTIES FOR SALE AND SOLD PROPERTIES

April 2024 | Single Family ?

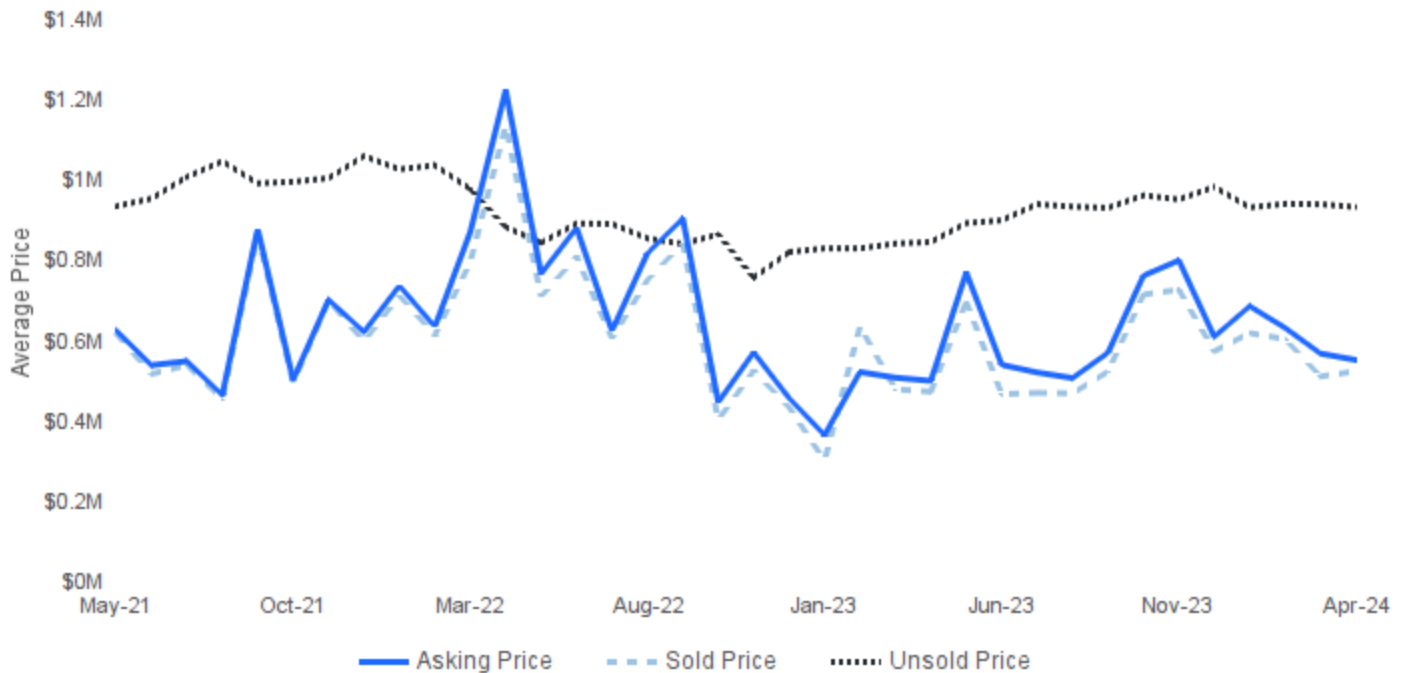
Properties for Sale | Number of properties listed for sale at the end of month.
Sold Properties | Number of properties sold.



AVERAGE ASKING/SOLD/UNSOLD PRICE

April 2024 | Single Family ?

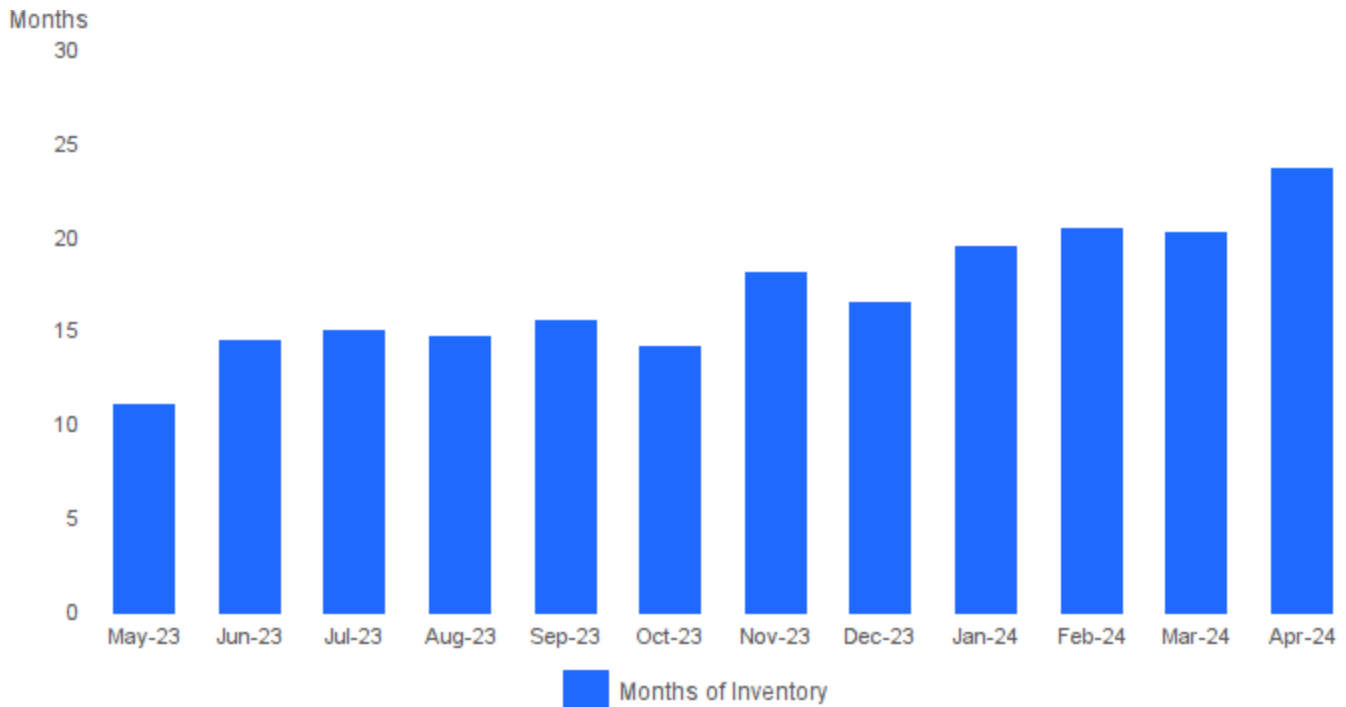
Asking Price | the average asking price of sold properties
Sold Price | the average selling price
Unsold Price | the average active list price



ABSORPTION RATE

April 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.



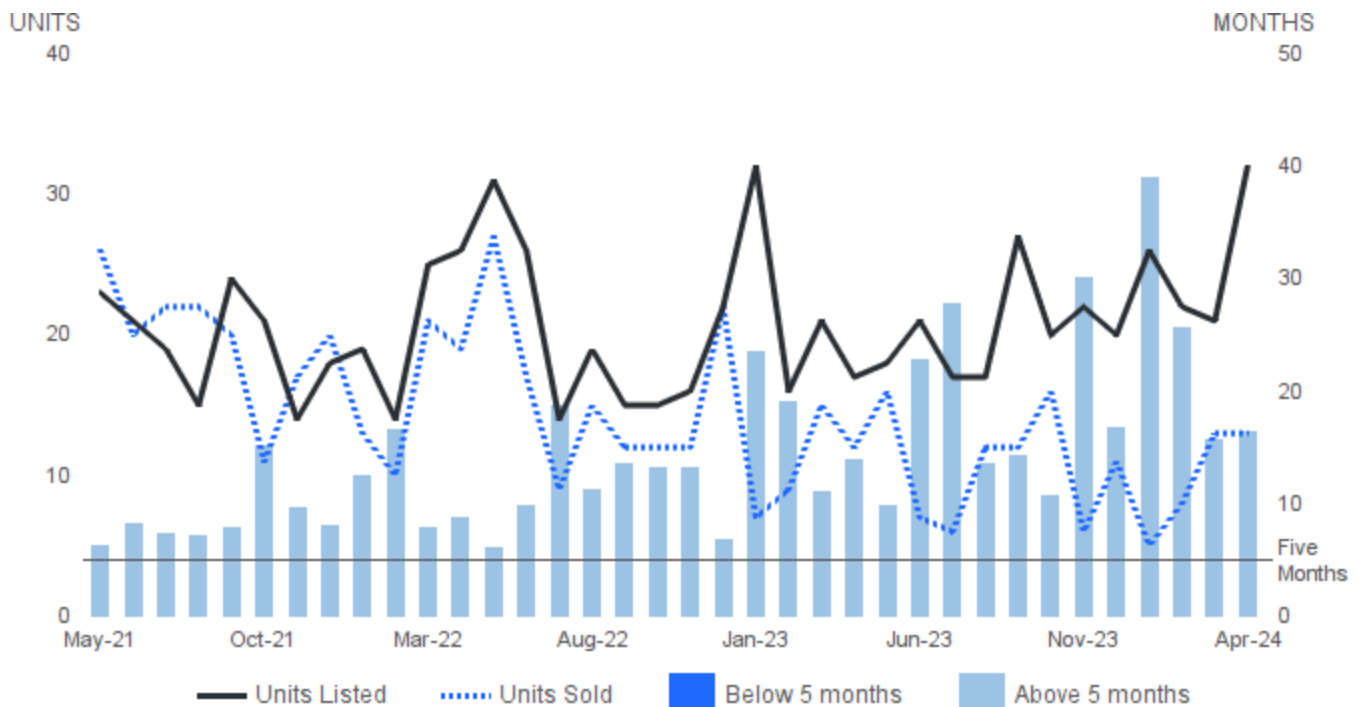
MONTHS SUPPLY OF INVENTORY

April 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.



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.  