



# COLDWELL BANKER

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## U.S. VIRGIN ISLANDS

# AREA REPORT

ST. CROIX

APRIL 2024 | ALL PROPERTY TYPES



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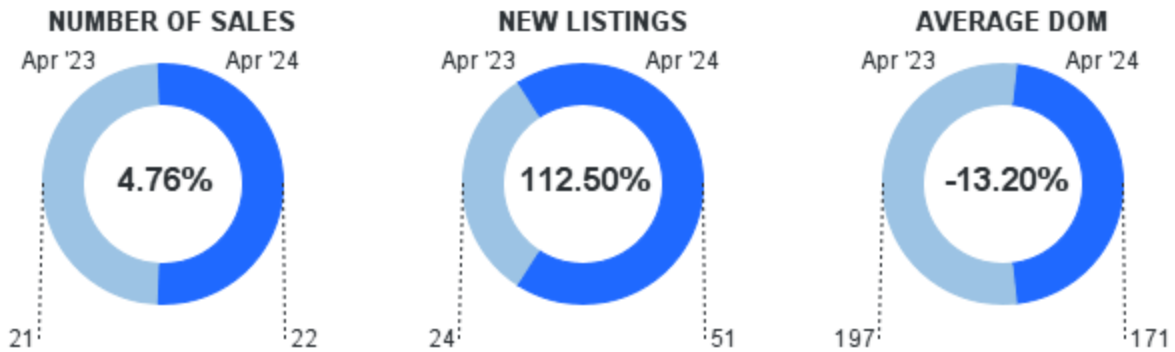


**COLDWELL BANKER**  
ISLAND AFFILIATES

# ST. CROIX | April 2024

## REAL ESTATE SNAPSHOT - Change since this time last year

### All Property Types



0.00%

MEDIAN SALES PRICE  
ALL PROPERTY TYPES

6.81%

AVERAGE SALES PRICE  
ALL PROPERTY TYPES

3.62%

MEDIAN LIST PRICE  
(SOLD LISTINGS)  
ALL PROPERTY TYPES

6.32%

AVERAGE LIST PRICE  
(SOLD LISTINGS)  
ALL PROPERTY TYPES

Apr '23 Apr '24

# AREA REPORT

## St. Croix

### FULL MARKET SUMMARY

April 2024 | All Property Types ?

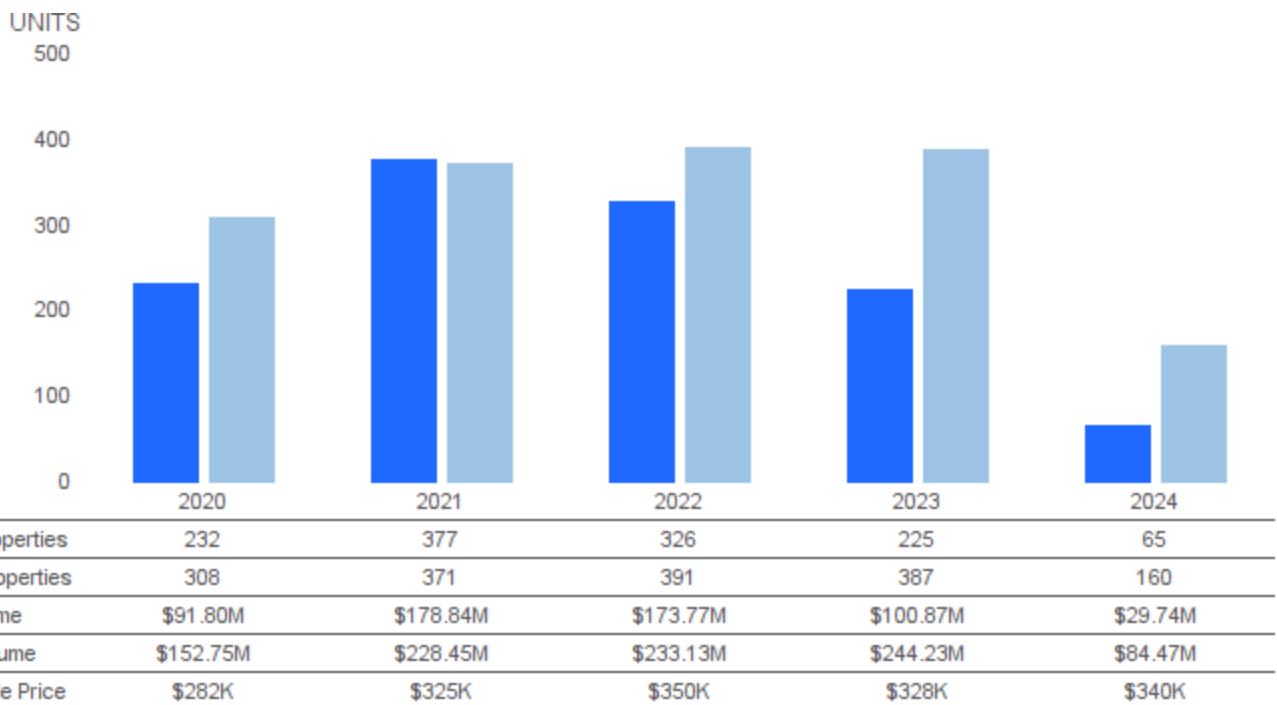
	Month to Date			Year to Date		
	April 2024	April 2023	% Change	YTD 2024	YTD 2023	% Change
New Listings	51	24	112.5% <span>↑</span>	160	125	28% <span>↑</span>
Sold Listings	22	21	4.76% <span>↑</span>	65	72	-9.72% <span>↓</span>
Median List Price (Solds)	\$372,000	\$359,000	3.62% <span>↑</span>	\$360,000	\$320,000	12.5% <span>↑</span>
Median Sold Price	\$344,999	\$345,000	0%	\$340,000	\$290,000	17.24% <span>↑</span>
Median Days on Market	129	127	1.57% <span>↑</span>	136	133	2.26% <span>↑</span>
Average List Price (Solds)	\$474,859	\$446,614	6.32% <span>↑</span>	\$491,581	\$409,623	20.01% <span>↑</span>
Average Sold Price	\$451,687	\$422,904	6.81% <span>↑</span>	\$457,515	\$402,180	13.76% <span>↑</span>
Average Days on Market	171	197	-13.2% <span>↓</span>	172	186	-7.53% <span>↓</span>
List/Sold Price Ratio	93.5%	94%	-0.53% <span>↓</span>	93%	94.3%	-1.39% <span>↓</span>

### SOLD AND NEW PROPERTIES (UNITS)

April 2024 | All Property Types ?

**Sold Properties** | Number of properties sold during the year

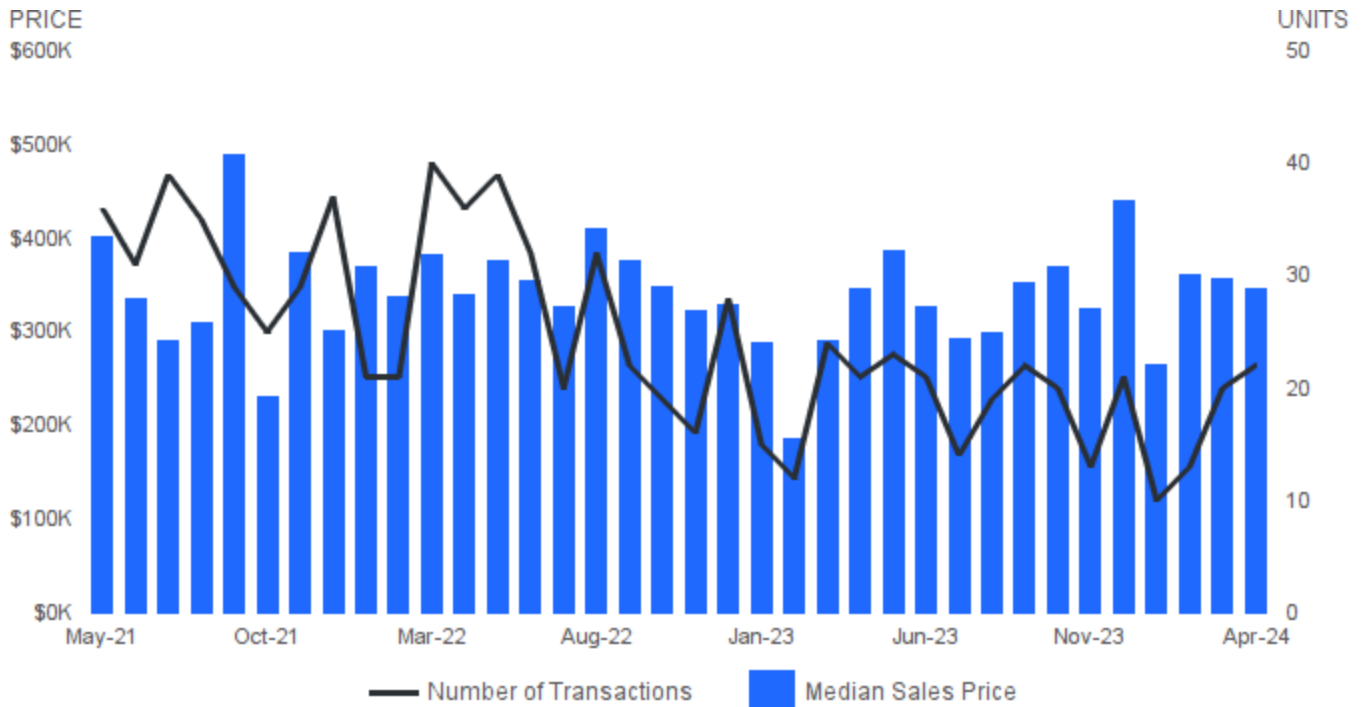
**New Properties** | Number of properties listed during the year.



## MEDIAN SALES PRICE AND NUMBER OF SALES

April 2024 | All Property Types ?

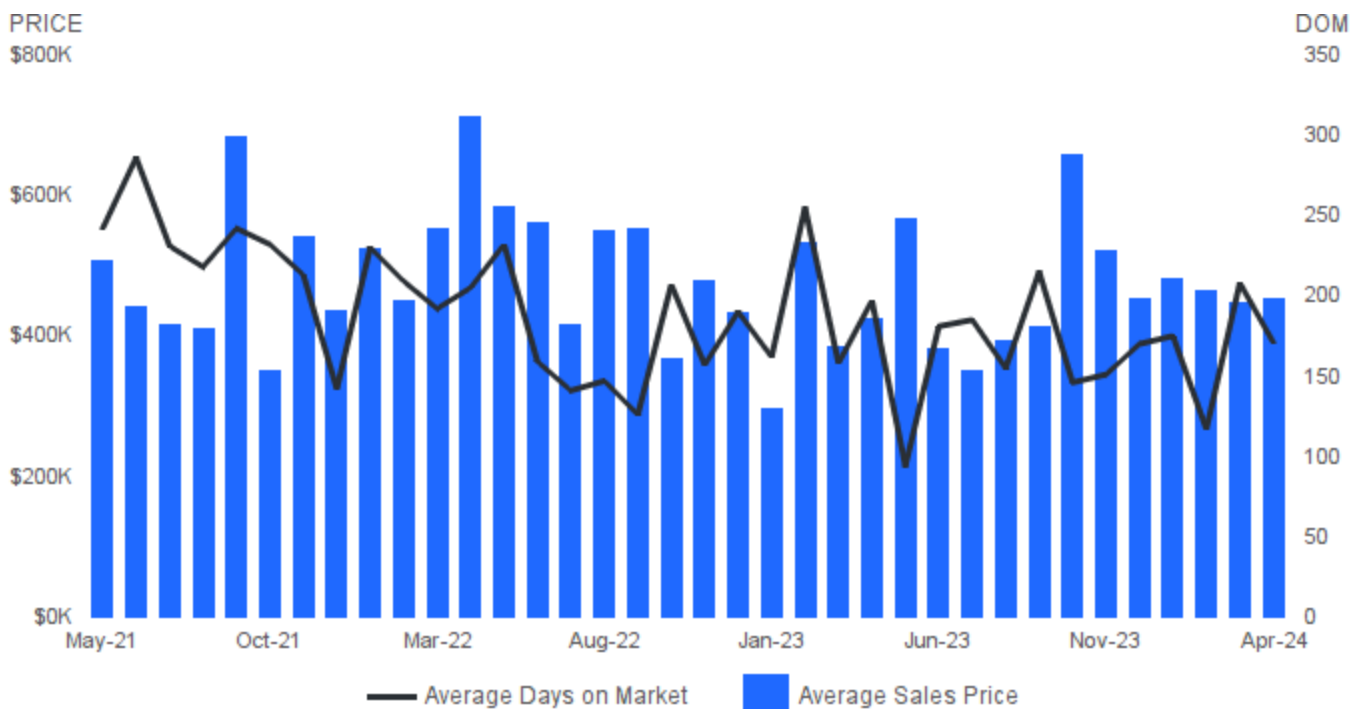
**Median Sales Price** | Price of the "middle" property sold -an equal number of sales were above and below this price.  
**Number of Sales** | Number of properties sold.



## AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

April 2024 | All Property Types ?

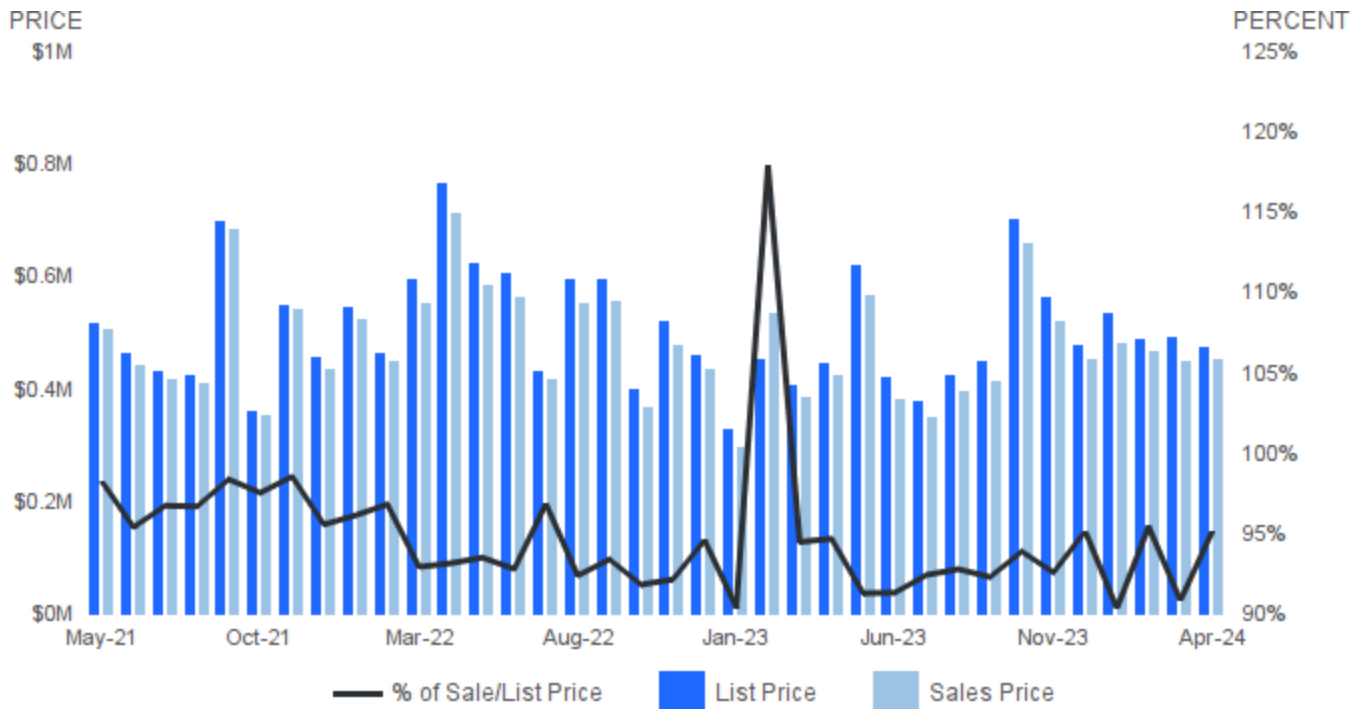
**Average Sales Price** | Average sales price for all properties sold.  
**Average Days on Market** | Average days on market for all properties sold.



## SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

April 2024 | All Property Types ?

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

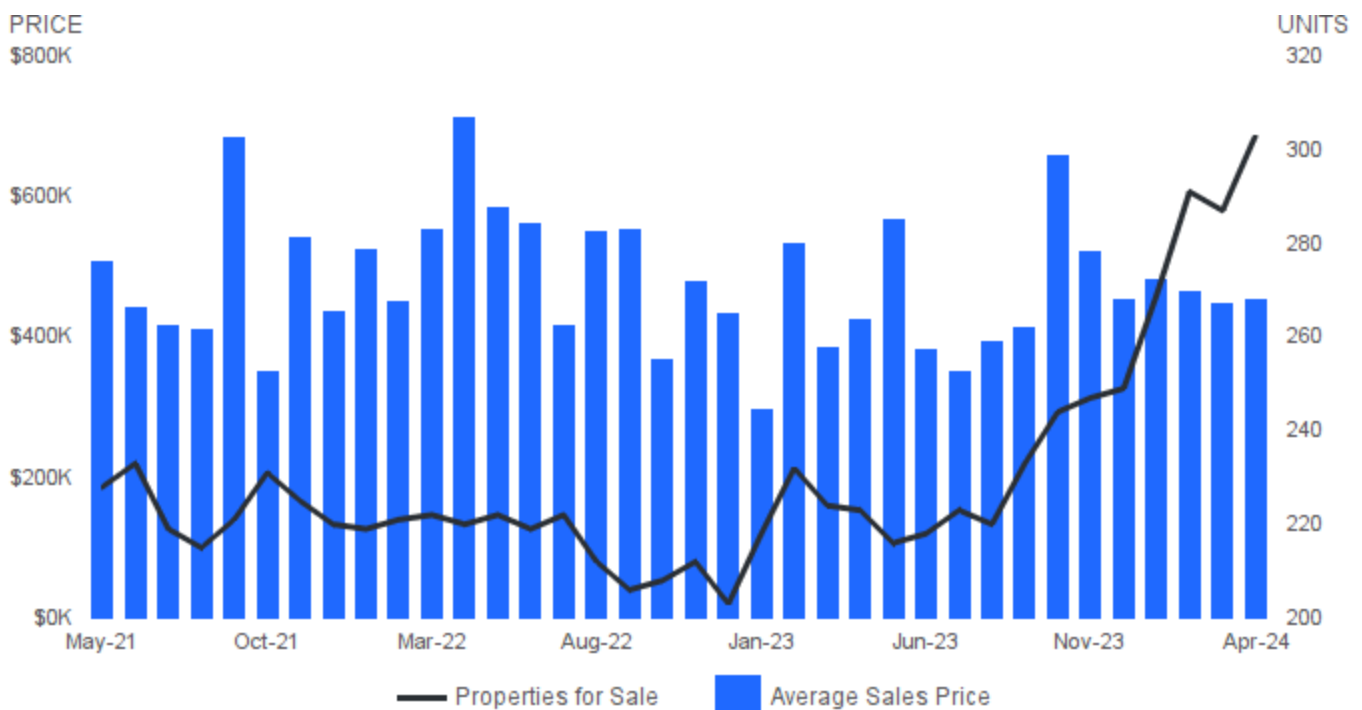


## AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

April 2024 | All Property Types ?

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

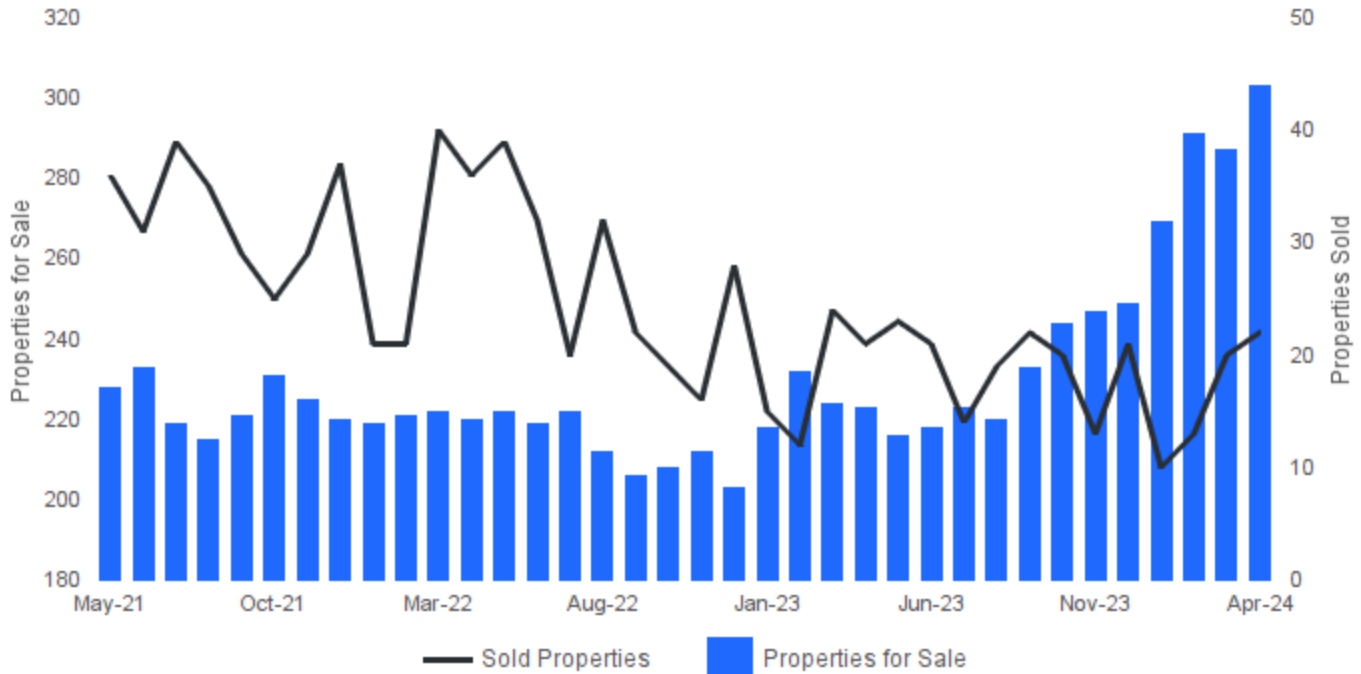
Properties for Sale | Number of properties listed for sale at the end of month.



# PROPERTIES FOR SALE AND SOLD PROPERTIES

April 2024 | All Property Types ?

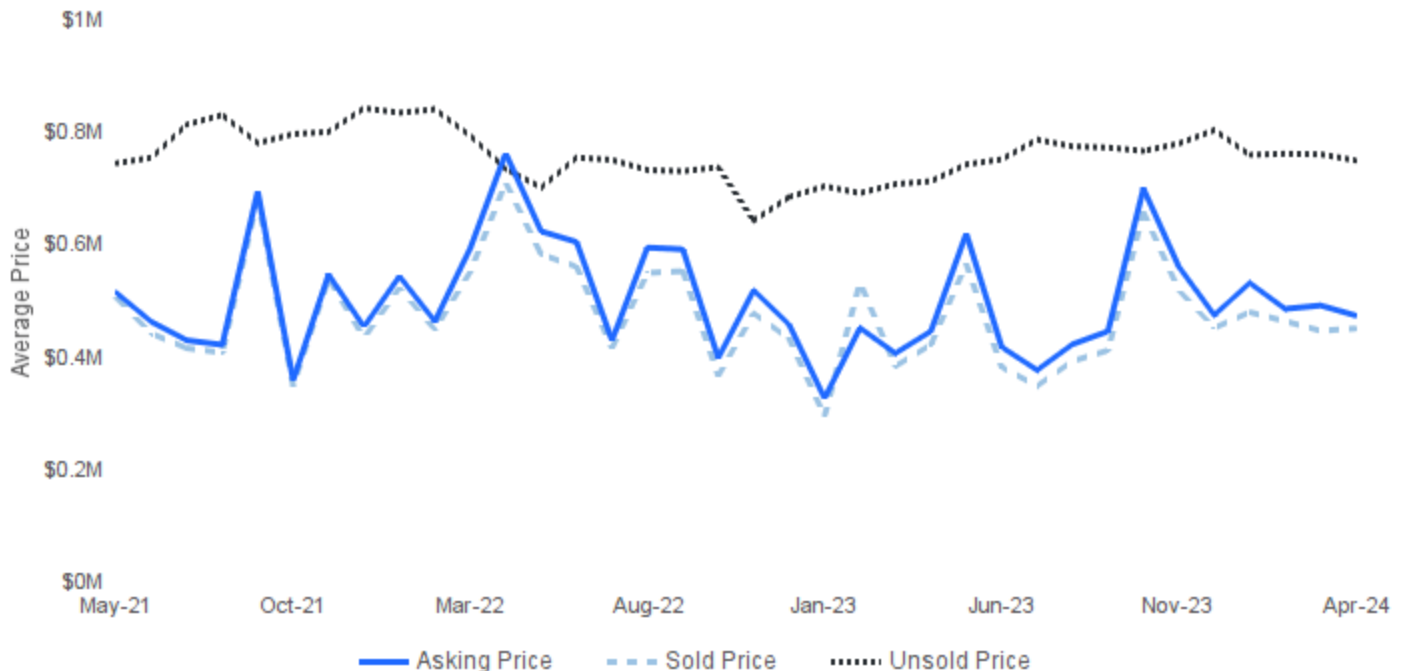
**Properties for Sale** | Number of properties listed for sale at the end of month.  
**Sold Properties** | Number of properties sold.



# AVERAGE ASKING/SOLD/UNSOLD PRICE

April 2024 | All Property Types ?

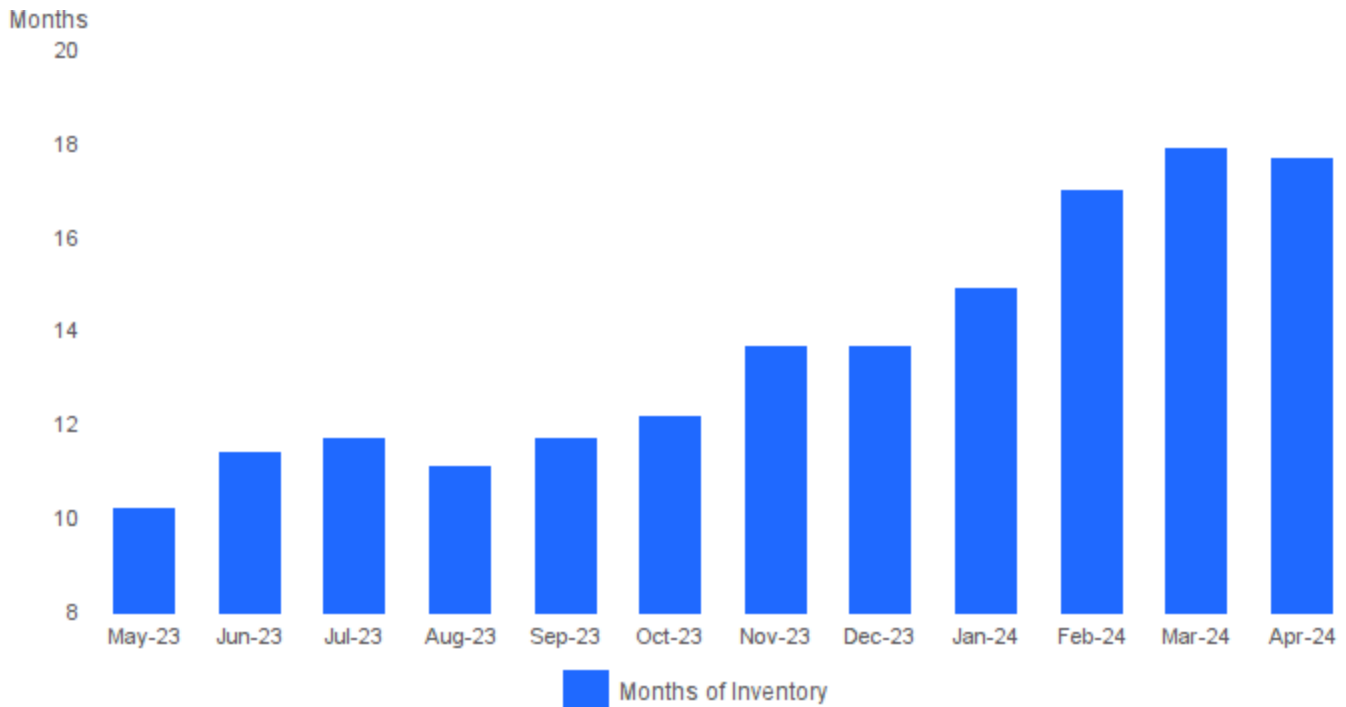
**Asking Price** | the average asking price of sold properties  
**Sold Price** | the average selling price  
**Unsold Price** | the average active list price



# ABSORPTION RATE

April 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.



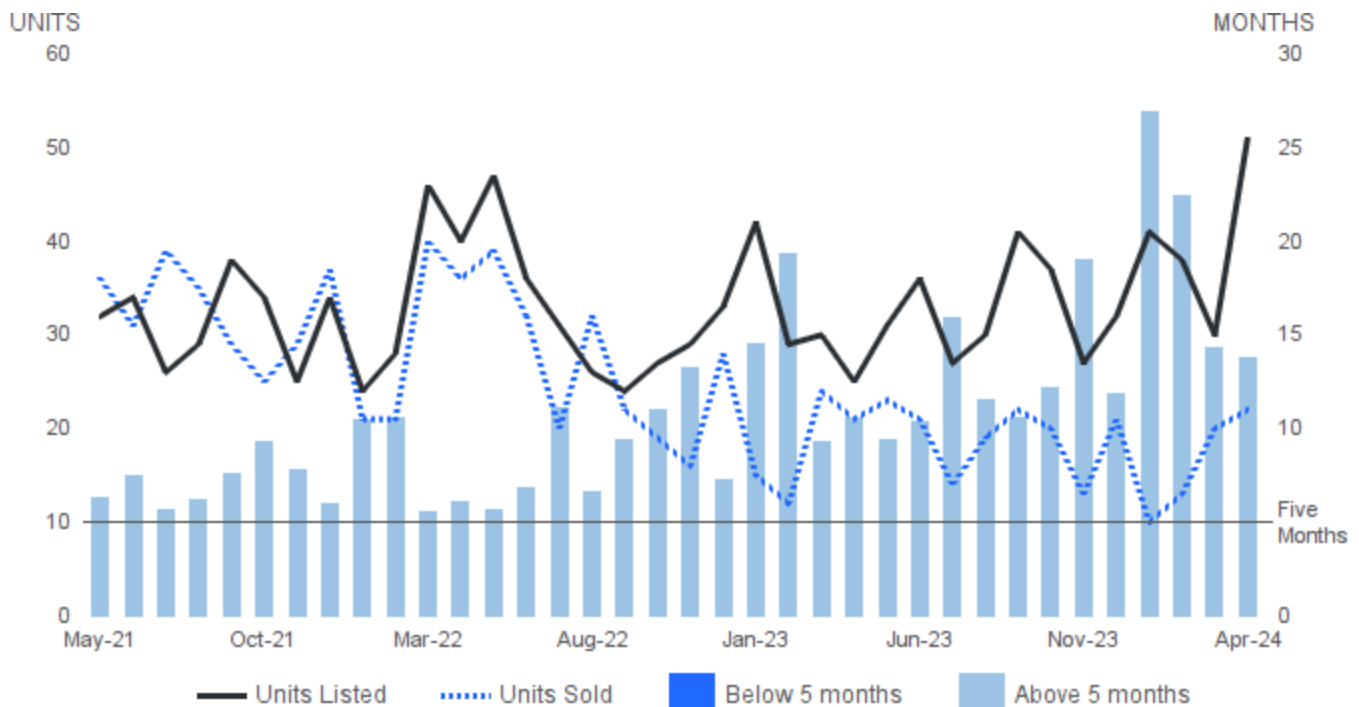
# MONTHS SUPPLY OF INVENTORY

April 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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