



# COLDWELL BANKER

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## U.S. VIRGIN ISLANDS

# AREA REPORT

ST. CROIX

MAY 2024 | CONDO



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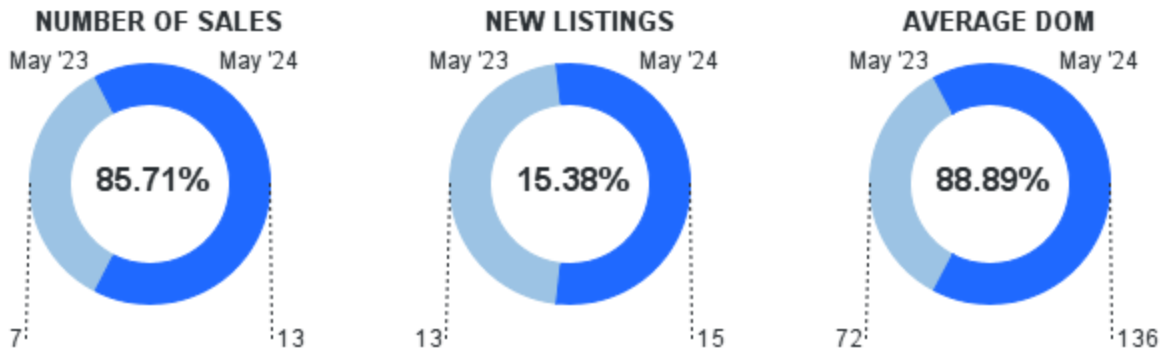


**COLDWELL BANKER**  
ISLAND AFFILIATES

# ST. CROIX | May 2024

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

### Condo



34.69%

MEDIAN SALES PRICE  
CONDO

12.82%

AVERAGE SALES PRICE  
CONDO

39.60%

MEDIAN LIST PRICE  
(SOLD LISTINGS)  
CONDO

13.32%

AVERAGE LIST PRICE  
(SOLD LISTINGS)  
CONDO

May '23 May '24

# AREA REPORT

## ST. CROIX

### FULL MARKET SUMMARY

May 2024 | Condo ?

	Month to Date			Year to Date		
	May 2024	May 2023	% Change	YTD 2024	YTD 2023	% Change
New Listings	15	13	15.38% <span>↑</span>	75	53	41.51% <span>↑</span>
Sold Listings	13	7	85.71% <span>↑</span>	41	36	13.89% <span>↑</span>
Median List Price (Solds)	\$349,000	\$249,999	39.6% <span>↑</span>	\$325,000	\$269,450	20.62% <span>↑</span>
Median Sold Price	\$330,000	\$245,000	34.69% <span>↑</span>	\$310,000	\$257,000	20.62% <span>↑</span>
Median Days on Market	92	68	35.29% <span>↑</span>	105	105	0%
Average List Price (Solds)	\$311,961	\$275,285	13.32% <span>↑</span>	\$330,634	\$291,016	13.61% <span>↑</span>
Average Sold Price	\$300,569	\$266,414	12.82% <span>↑</span>	\$312,007	\$279,900	11.47% <span>↑</span>
Average Days on Market	136	72	88.89% <span>↑</span>	152	128	18.75% <span>↑</span>
List/Sold Price Ratio	96%	99.9%	-3.87% <span>↓</span>	94%	96.2%	-2.28% <span>↓</span>

### SOLD AND NEW PROPERTIES (UNITS)

May 2024 | Condo ?

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

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

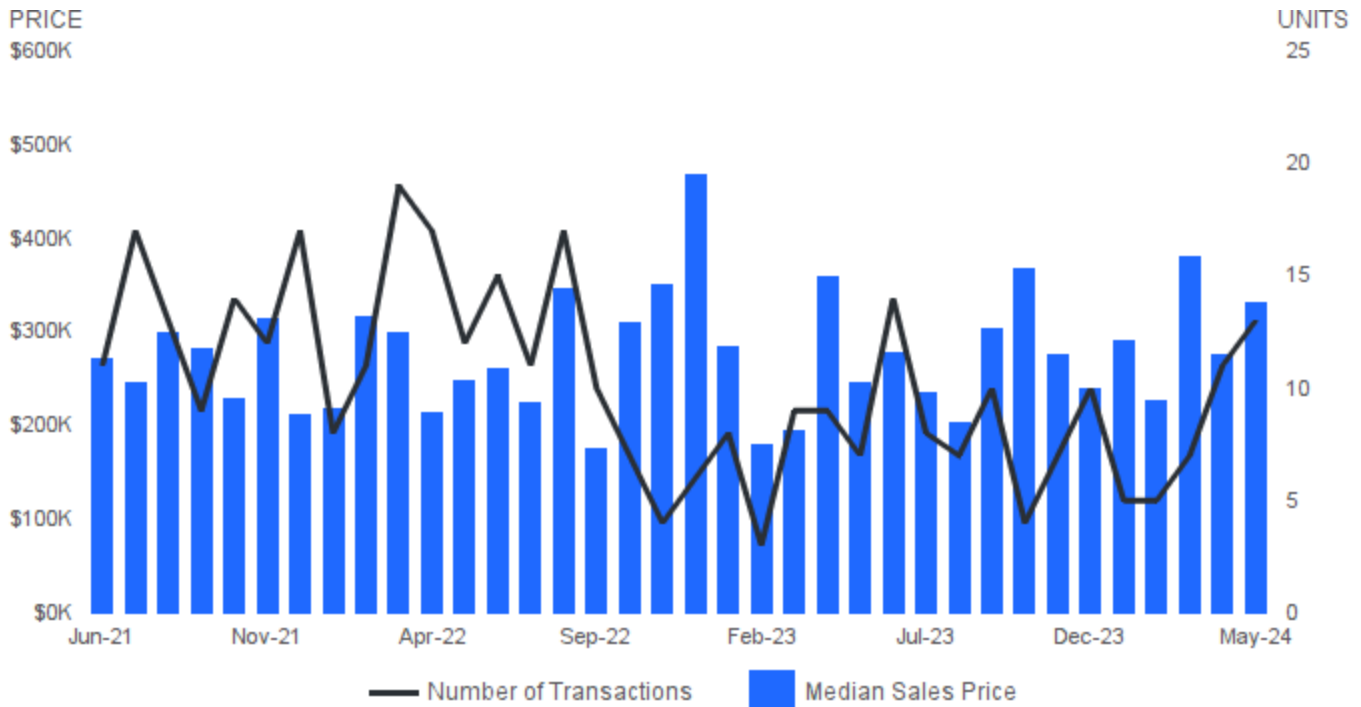


## MEDIAN SALES PRICE AND NUMBER OF SALES

May 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.

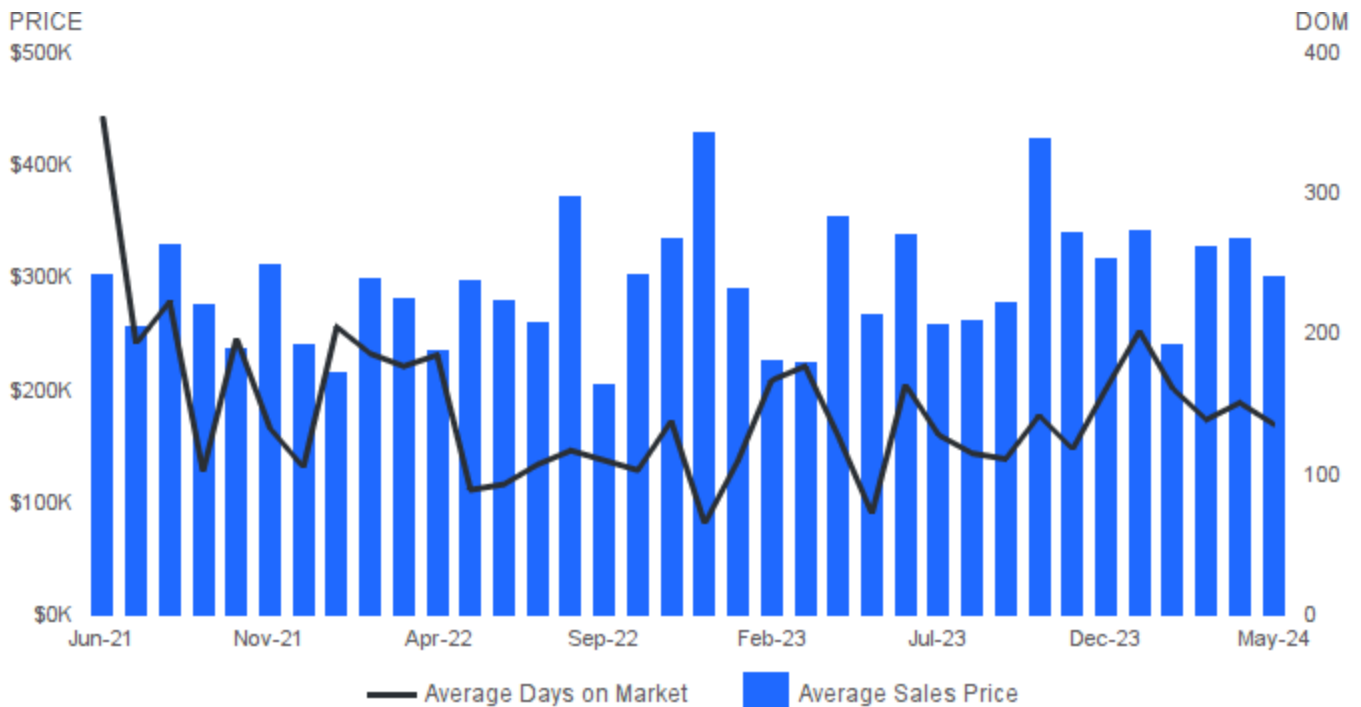


## AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

May 2024 | Condo ?

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

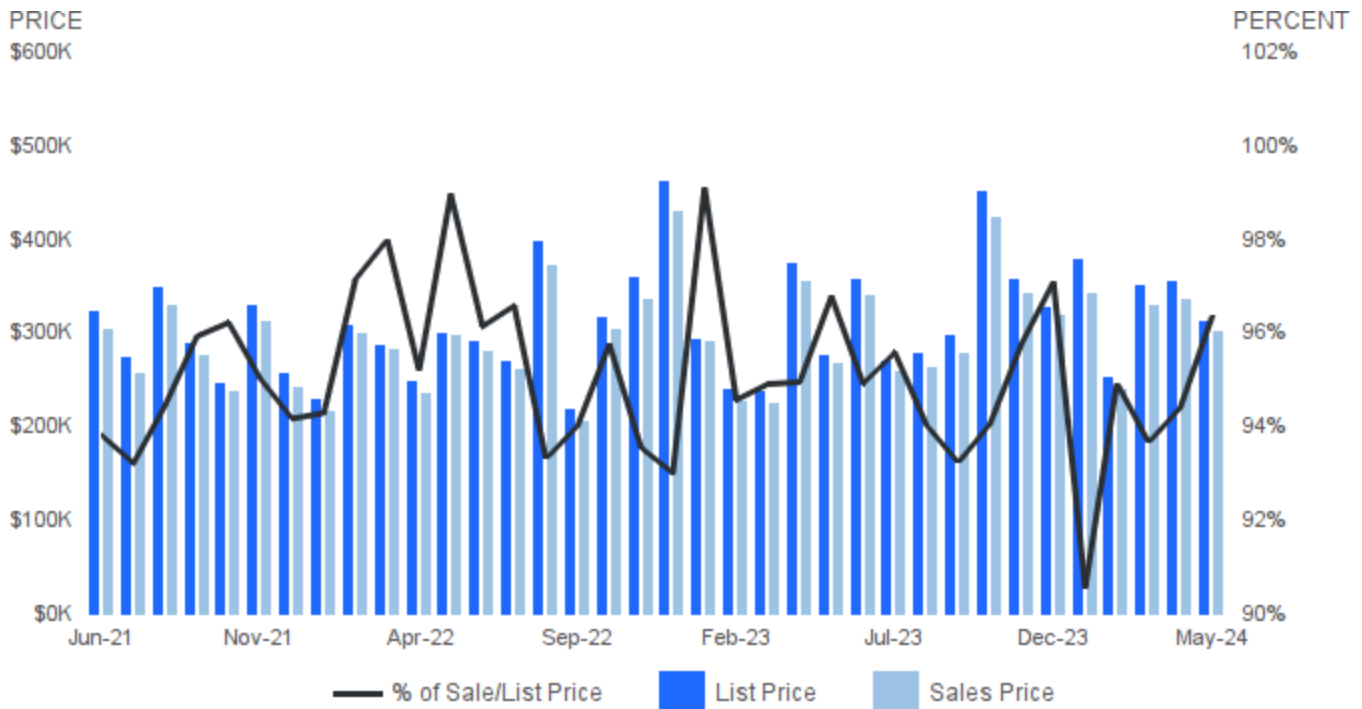
**Average Days on Market** | Average days on market for all properties sold.



# SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

May 2024 | Condo ?

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

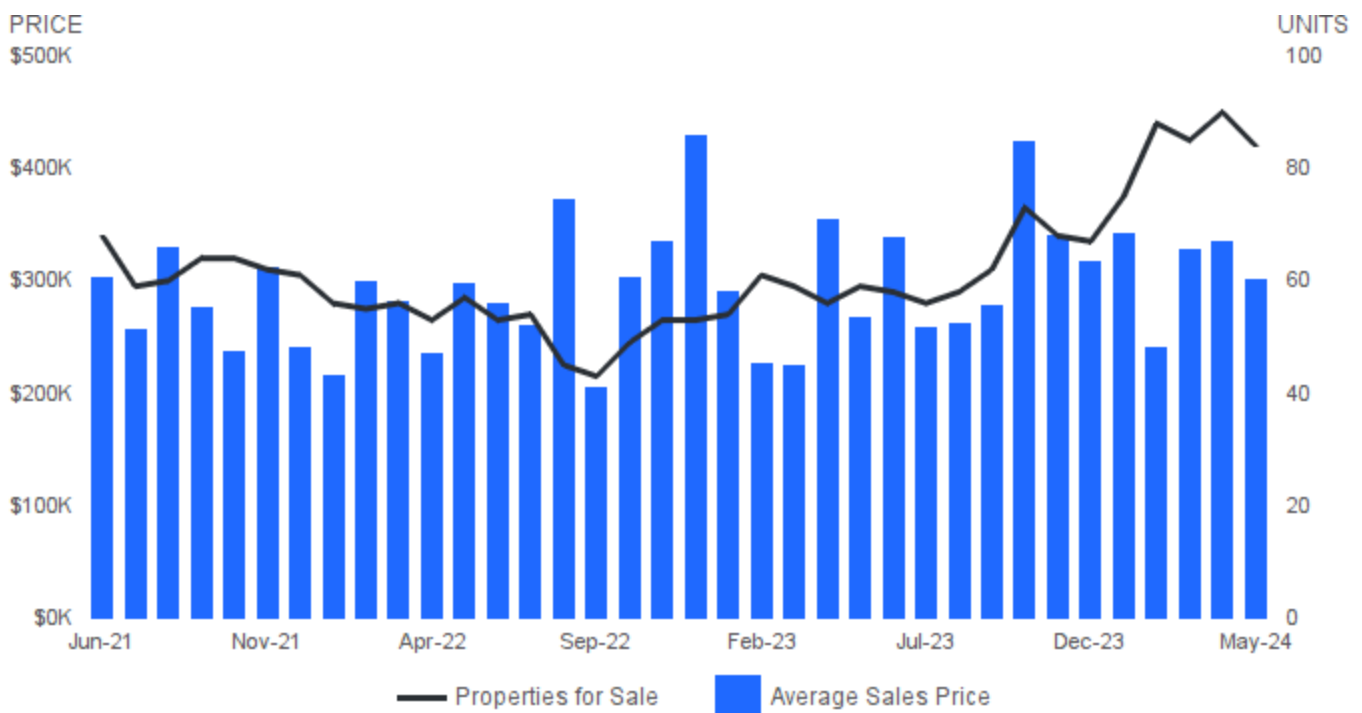


# AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

May 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

May 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

May 2024 | Condo ?

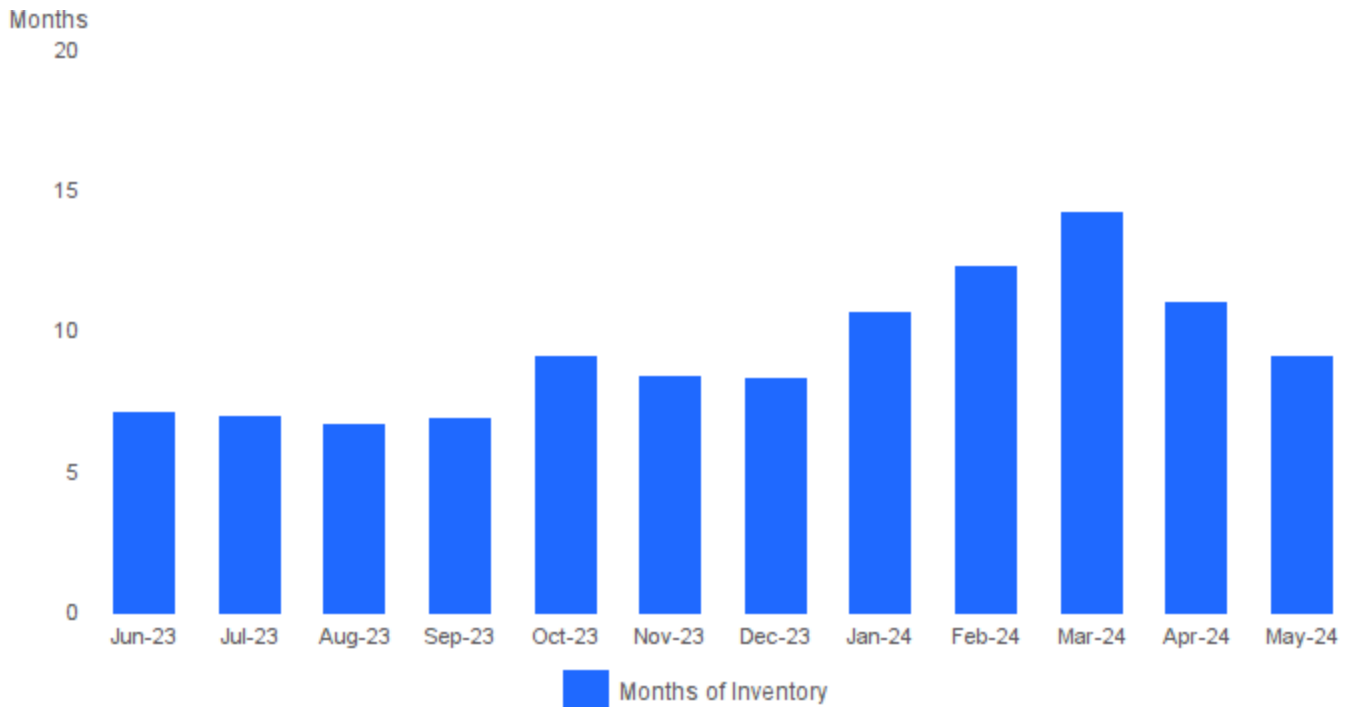
**Asking Price** | the average asking price of sold properties  
**Sold Price** | the average selling price  
**Unsold Price** | the average active list price



# ABSORPTION RATE

May 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.



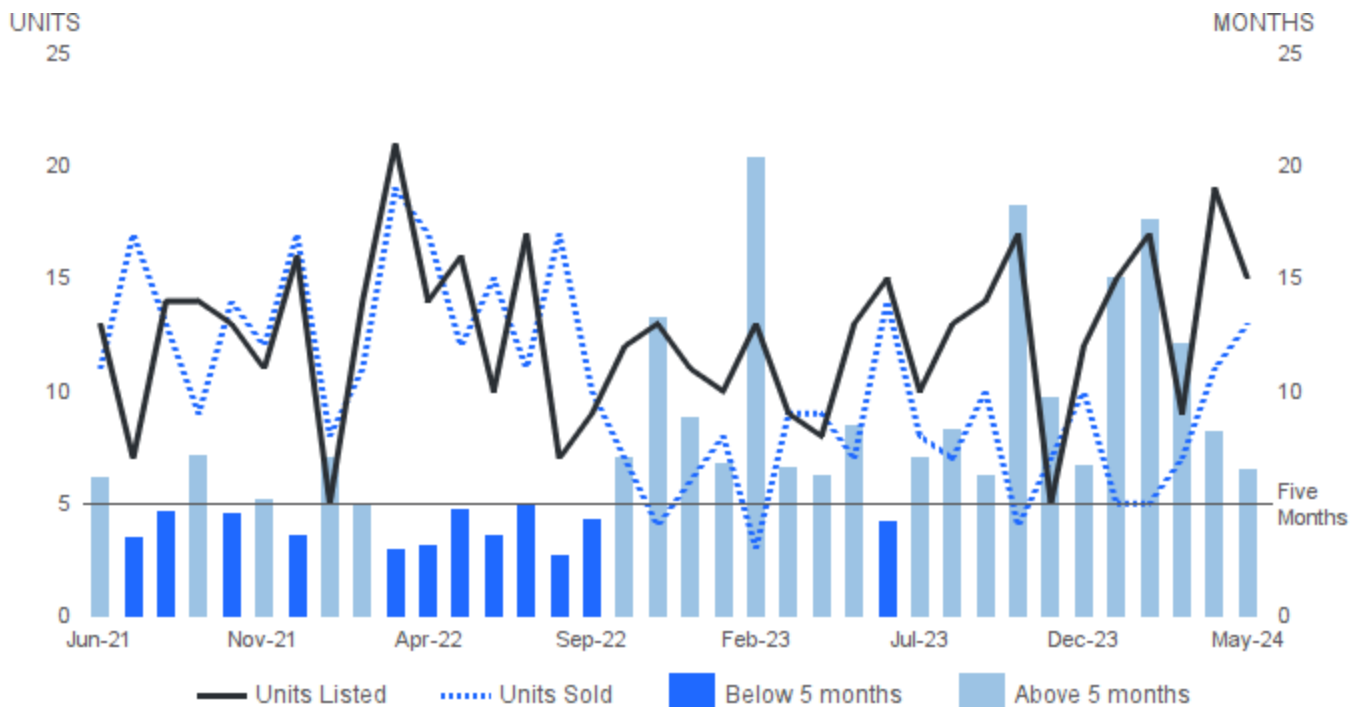
# MONTHS SUPPLY OF INVENTORY

May 2024 | Condo ?

**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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