



COLDWELL BANKER

U.S. VIRGIN ISLANDS

AREA REPORT

ST. CROIX

MAY 2024 | LOTS/ACRES



BRYONY LOCHER

Direct: 340-778-7000

Cell: 340-227-7657

bry@coldwellbankervi.com

www.coldwellbanker.com

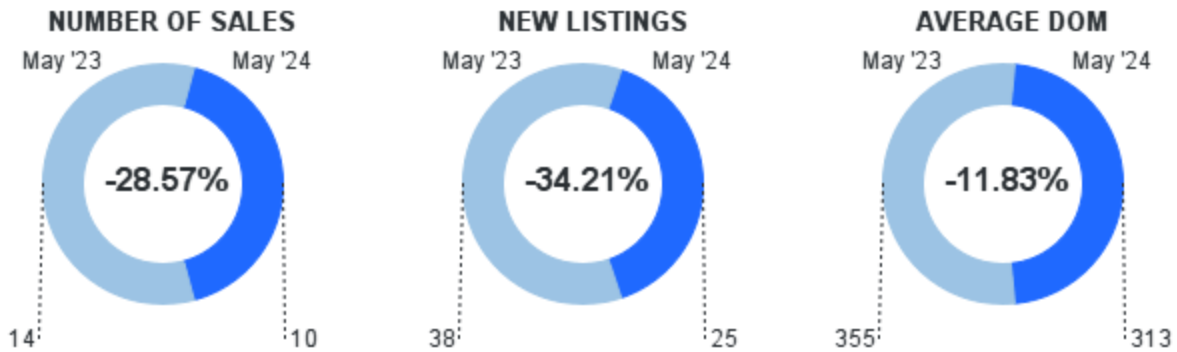


COLDWELL BANKER
ISLAND AFFILIATES

ST. CROIX | May 2024

REAL ESTATE SNAPSHOT - Change since this time last year

Lots/Acres



-22.39% ↓

MEDIAN SALES PRICE
LOTS/ACRES

-13.17% ↓

AVERAGE SALES PRICE
LOTS/ACRES

-30.00% ↓

**MEDIAN LIST PRICE
(SOLD LISTINGS)**
LOTS/ACRES

-29.05% ↓

**AVERAGE LIST PRICE
(SOLD LISTINGS)**
LOTS/ACRES

■ May '23

■ May '24

AREA REPORT

ST. CROIX

FULL MARKET SUMMARY

May 2024 | Lots/Acres ?

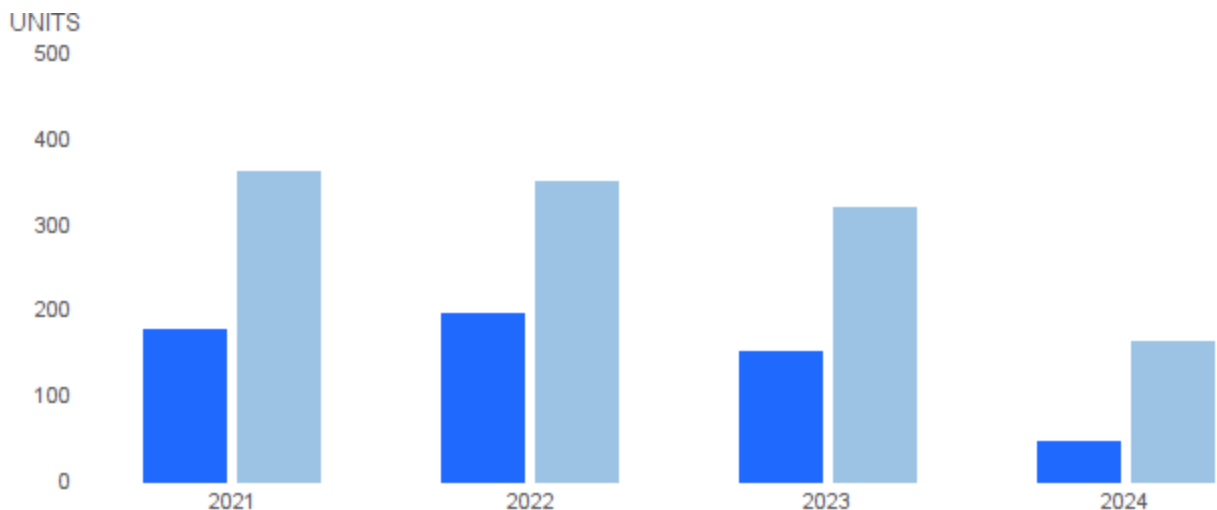
	Month to Date			Year to Date		
	May 2024	May 2023	% Change	YTD 2024	YTD 2023	% Change
New Listings	25	38	-34.21% ↓	164	152	7.89% ↑
Sold Listings	10	14	-28.57% ↓	47	65	-27.69% ↓
Median List Price (Solds)	\$73,500	\$105,000	-30% ↓	\$64,900	\$70,000	-7.29% ↓
Median Sold Price	\$65,000	\$83,750	-22.39% ↓	\$58,000	\$60,000	-3.33% ↓
Median Days on Market	188	150	25.33% ↑	237	163	45.4% ↑
Average List Price (Solds)	\$123,090	\$173,480	-29.05% ↓	\$120,151	\$122,381	-1.82% ↓
Average Sold Price	\$112,090	\$129,090	-13.17% ↓	\$99,214	\$100,096	-0.88% ↓
Average Days on Market	313	355	-11.83% ↓	370	290	27.59% ↑
List/Sold Price Ratio	84.9%	83.3%	1.93% ↑	85%	86.6%	-1.74% ↓

SOLD AND NEW PROPERTIES (UNITS)

May 2024 | Lots/Acres ?

Sold Properties | Number of properties sold during the year

New Properties | Number of properties listed during the year.



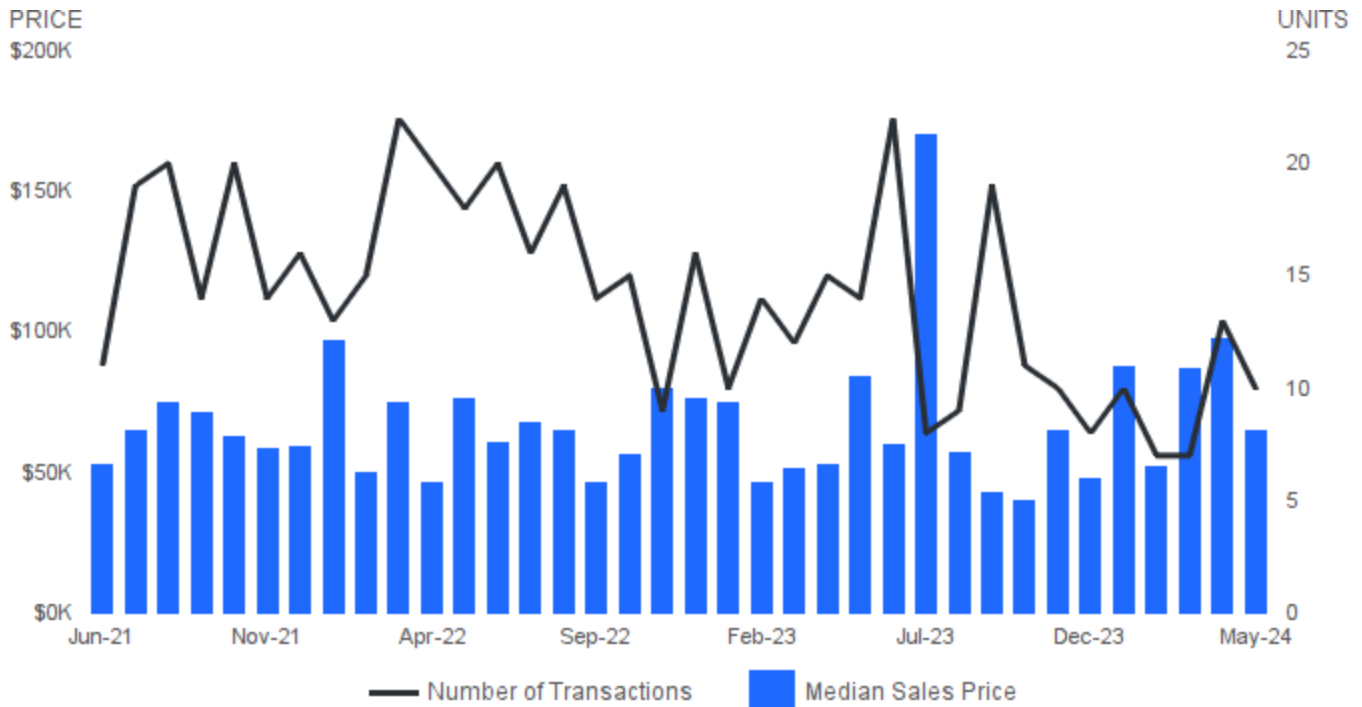
Sold Properties	177	197	152	47
New Properties	361	351	321	164
Sold Volume	\$22.43M	\$24.70M	\$16.42M	\$4.66M
Listing Volume	\$121.22M	\$95.48M	\$63.38M	\$48.16M
Median Sale Price	\$55K	\$62K	\$55K	\$58K

MEDIAN SALES PRICE AND NUMBER OF SALES

May 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.

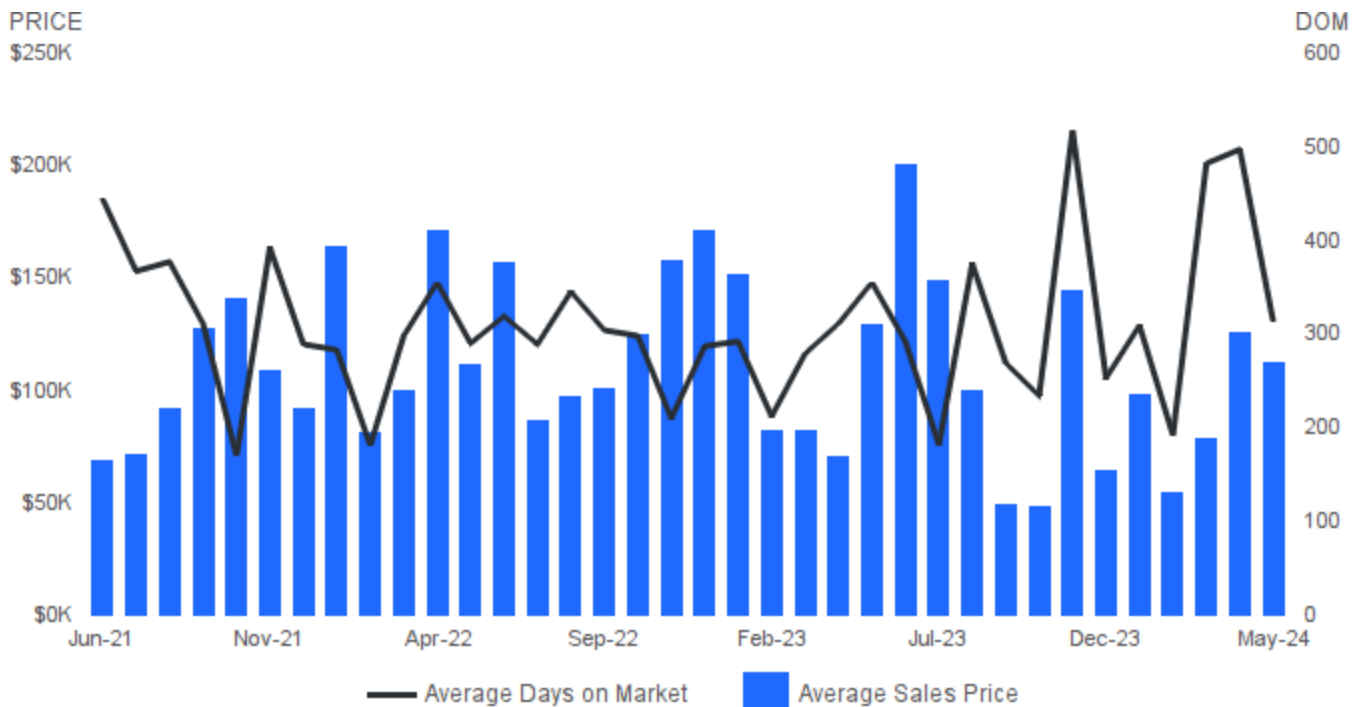


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

May 2024 | Lots/Acres ?

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

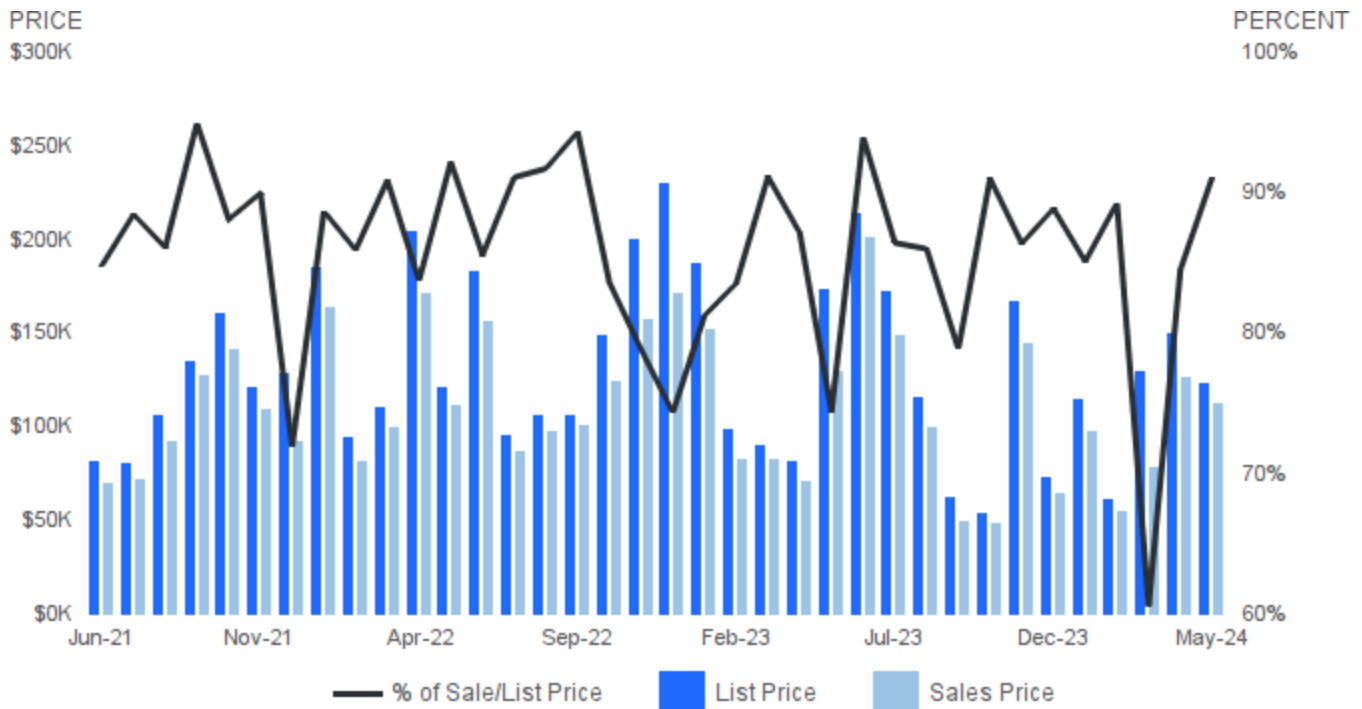
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

May 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

May 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

May 2024 | Lots/Acres ?

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

Sold Properties | Number of properties sold.



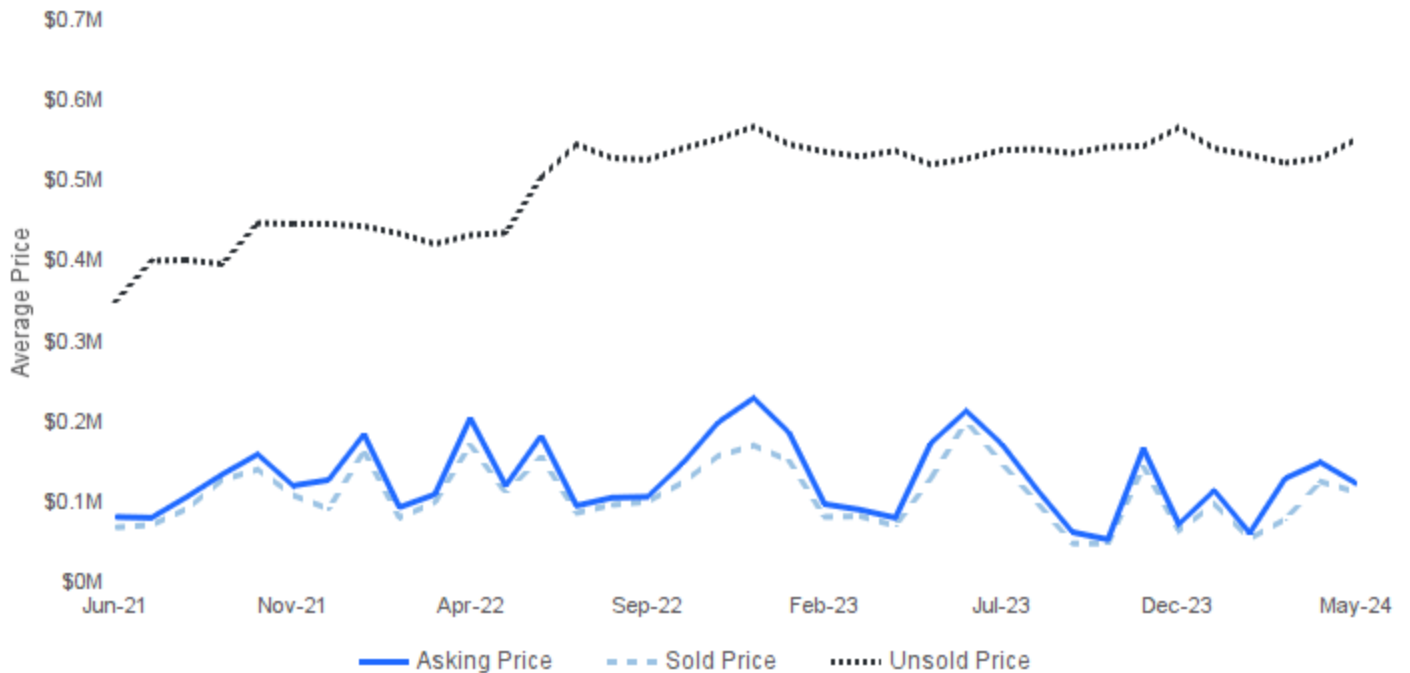
AVERAGE ASKING/SOLD/UNSOLD PRICE

May 2024 | Lots/Acres ?

Asking Price | the average asking price of sold properties

Sold Price | the average selling price

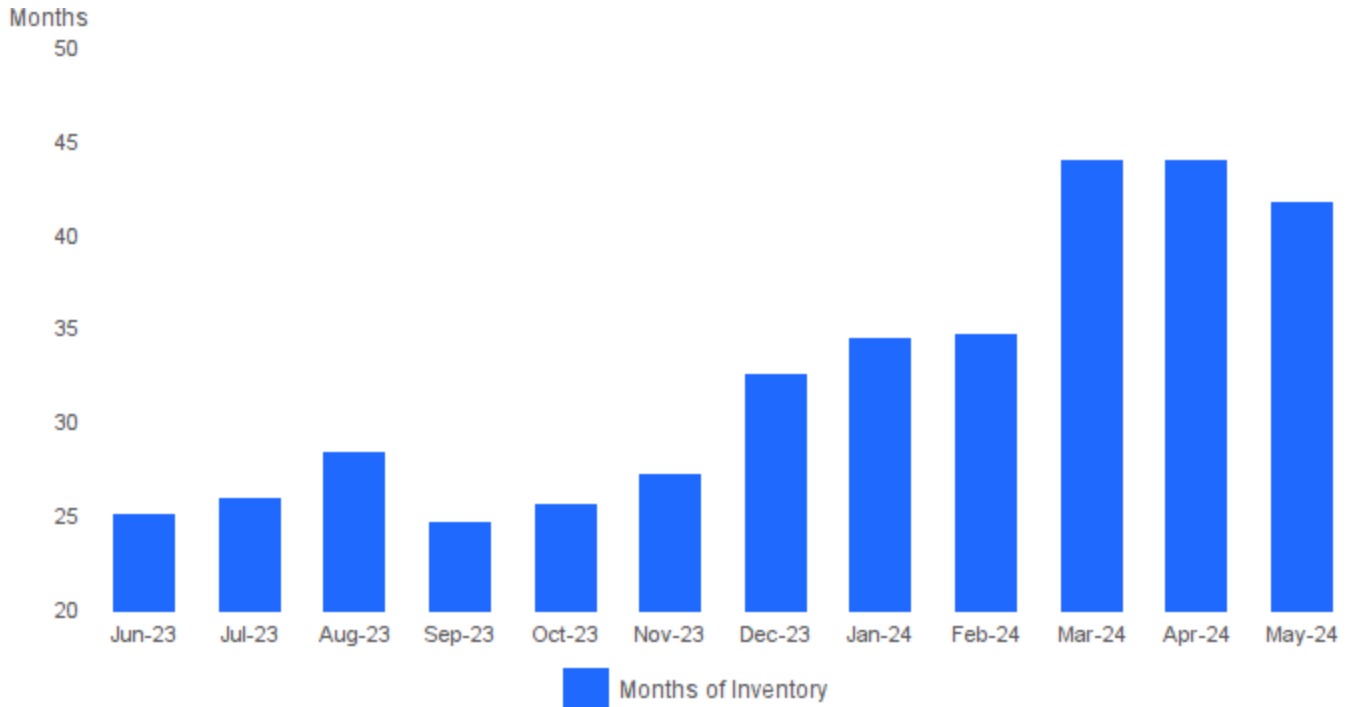
Unsold Price | the average active list price



ABSORPTION RATE

May 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.



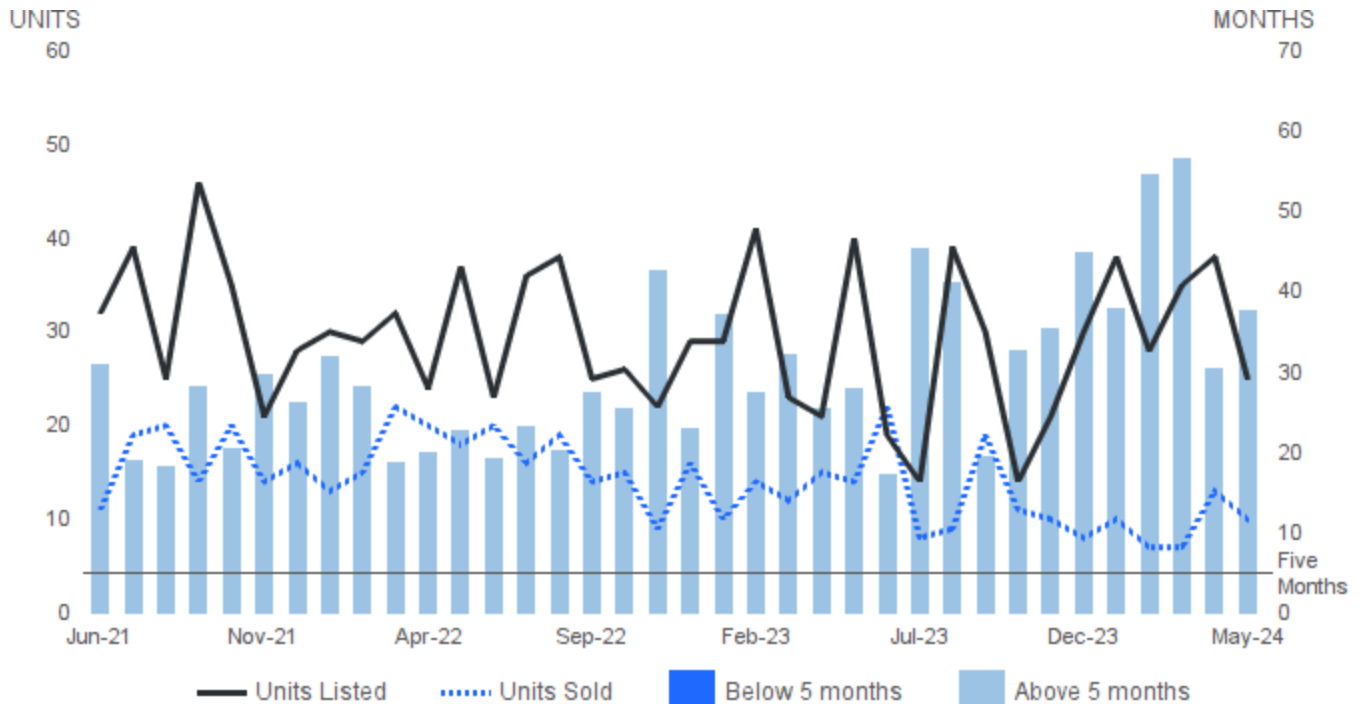
MONTHS SUPPLY OF INVENTORY

May 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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