



# COLDWELL BANKER

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## U.S. VIRGIN ISLANDS

# AREA REPORT

ST. CROIX

MAY 2024 | SINGLE FAMILY



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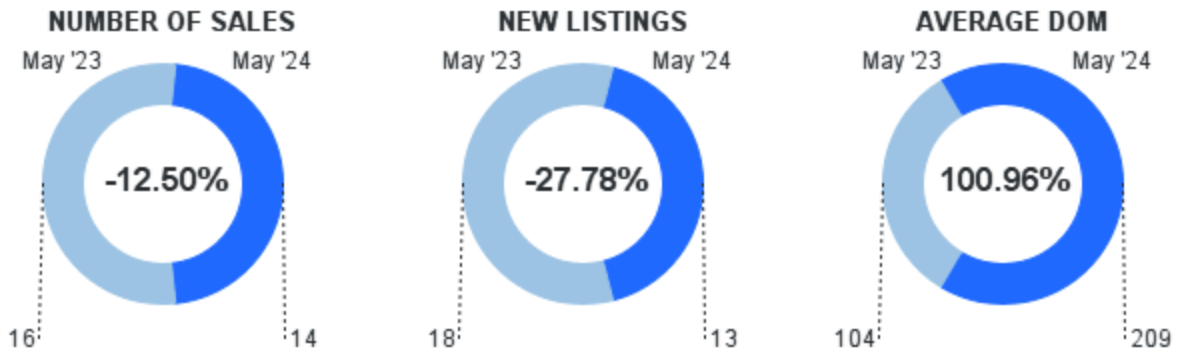


**COLDWELL BANKER**  
ISLAND AFFILIATES

# ST. CROIX | May 2024

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

### Single Family



**-42.08%** ↓

**MEDIAN SALES PRICE**  
SINGLE FAMILY

**-31.62%** ↓

**AVERAGE SALES PRICE**  
SINGLE FAMILY

**-45.99%** ↓

**MEDIAN LIST PRICE  
(SOLD LISTINGS)**  
SINGLE FAMILY

**-32.75%** ↓

**AVERAGE LIST PRICE  
(SOLD LISTINGS)**  
SINGLE FAMILY

■ May '23

■ May '24

# AREA REPORT

## ST. CROIX

### FULL MARKET SUMMARY

May 2024 | Single Family ?

	Month to Date			Year to Date		
	May 2024	May 2023	% Change	YTD 2024	YTD 2023	% Change
New Listings	13	18	-27.78% <span>↓</span>	115	104	10.58% <span>↑</span>
Sold Listings	14	16	-12.5% <span>↓</span>	53	59	-10.17% <span>↓</span>
Median List Price (Solds)	\$396,950	\$735,000	-45.99% <span>↓</span>	\$394,000	\$375,000	5.07% <span>↑</span>
Median Sold Price	\$375,000	\$647,500	-42.08% <span>↓</span>	\$375,000	\$345,000	8.7% <span>↑</span>
Median Days on Market	160	100	60% <span>↑</span>	176	129	36.43% <span>↑</span>
Average List Price (Solds)	\$519,064	\$771,875	-32.75% <span>↓</span>	\$572,984	\$564,293	1.54% <span>↑</span>
Average Sold Price	\$477,285	\$698,000	-31.62% <span>↓</span>	\$530,482	\$540,906	-1.93% <span>↓</span>
Average Days on Market	209	104	100.96% <span>↑</span>	195	186	4.84% <span>↑</span>
List/Sold Price Ratio	91.2%	92.4%	-1.33% <span>↓</span>	92.3%	93.3%	-1.11% <span>↓</span>

### SOLD AND NEW PROPERTIES (UNITS)

May 2024 | Single Family ?

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

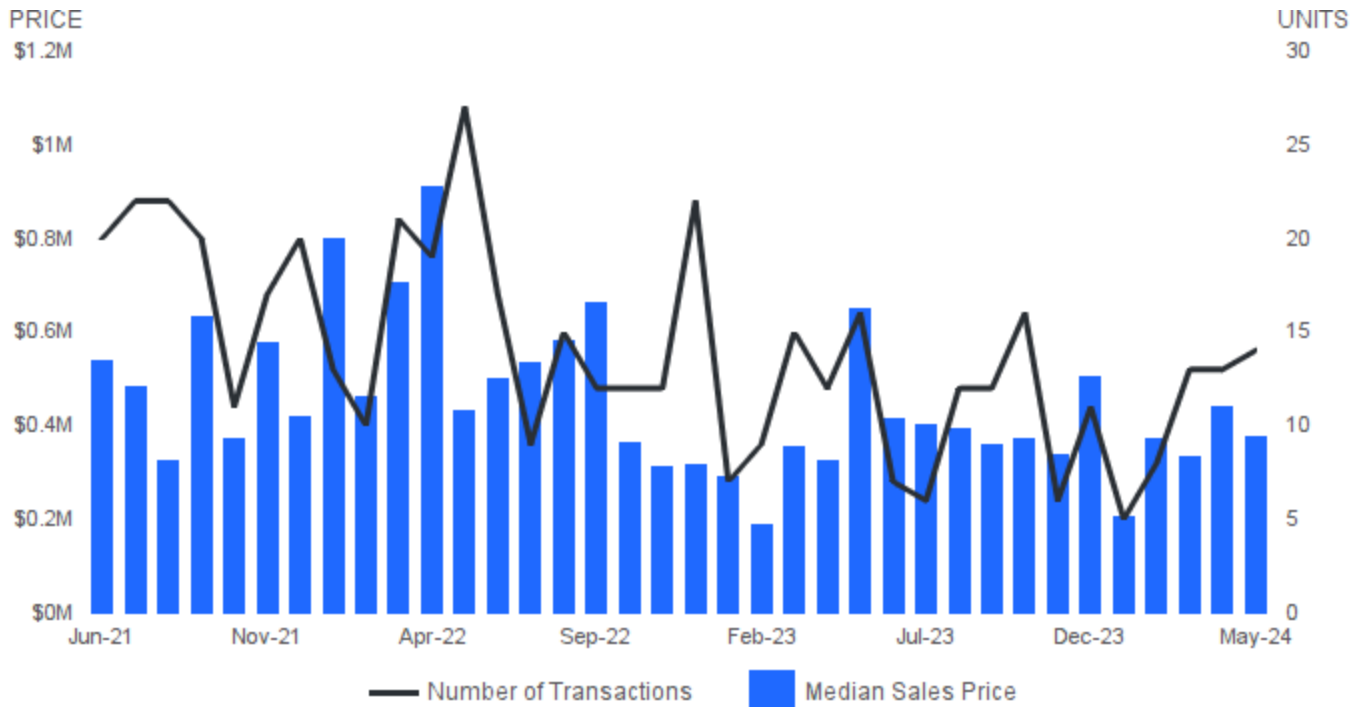
**New Properties** | Number of properties listed during the year.



## MEDIAN SALES PRICE AND NUMBER OF SALES

May 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

May 2024 | Single Family ?

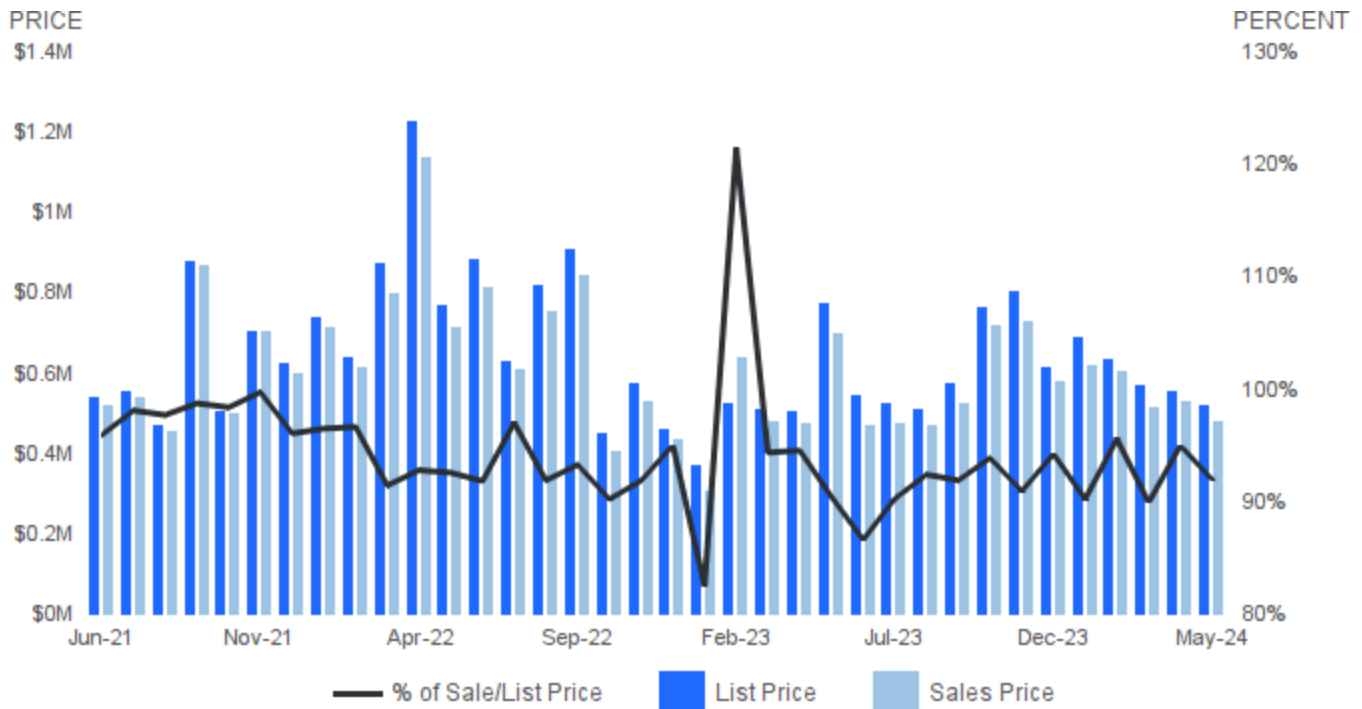
**Average Sales Price** | Average sales price for all properties sold.  
**Average Days on Market** | Average days on market for all properties sold.



# SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

May 2024 | Single Family ?

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

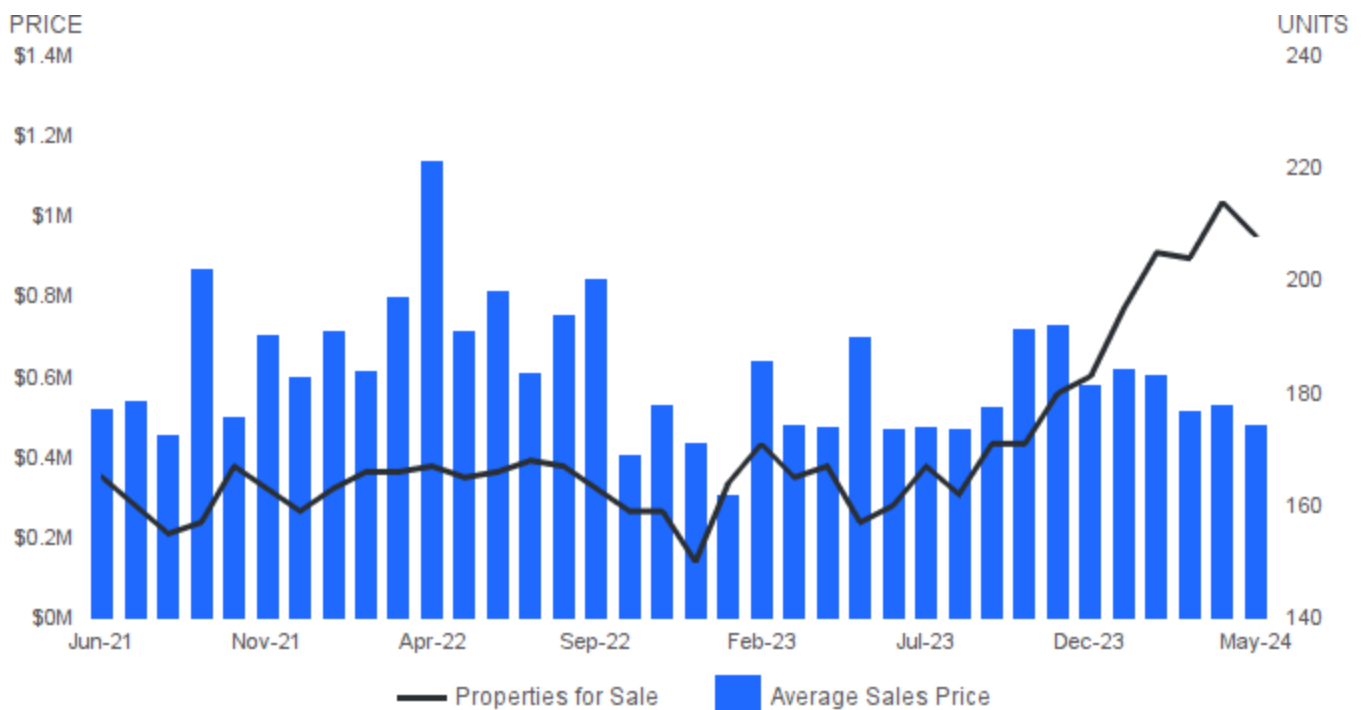


# AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

May 2024 | Single Family ?

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

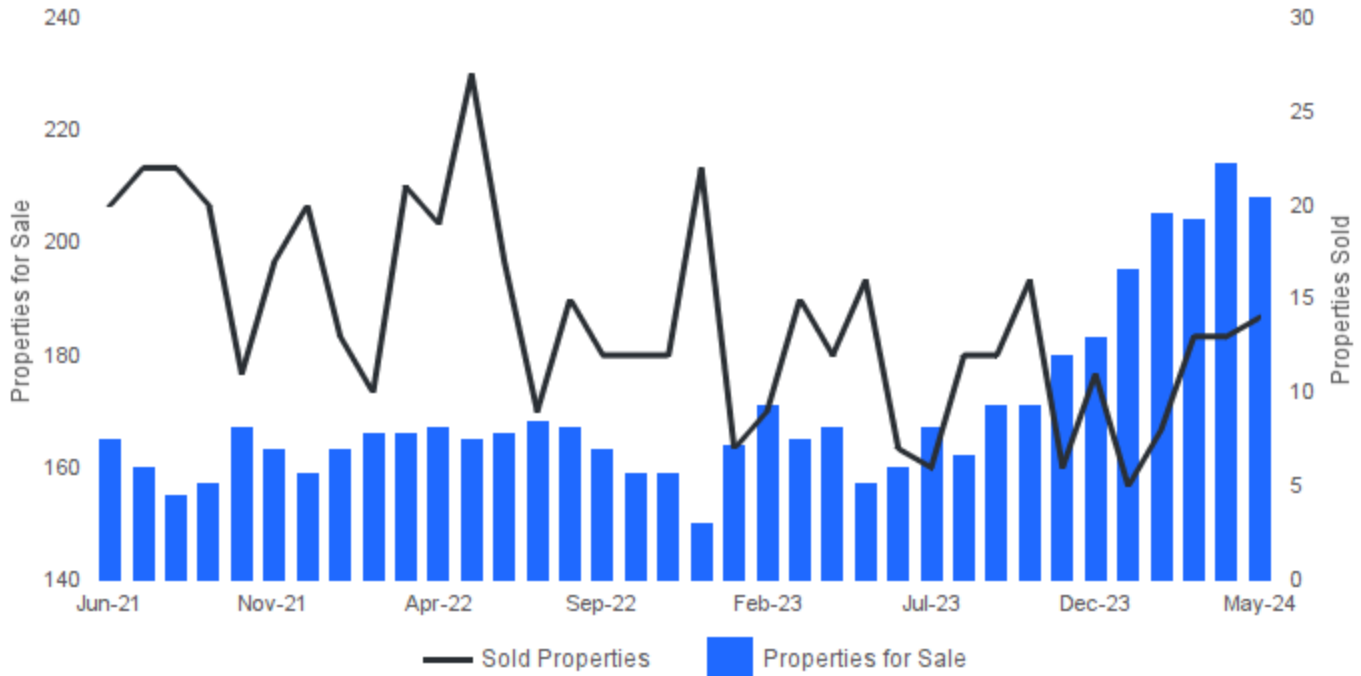
Properties for Sale | Number of properties listed for sale at the end of month.



# PROPERTIES FOR SALE AND SOLD PROPERTIES

May 2024 | Single Family ?

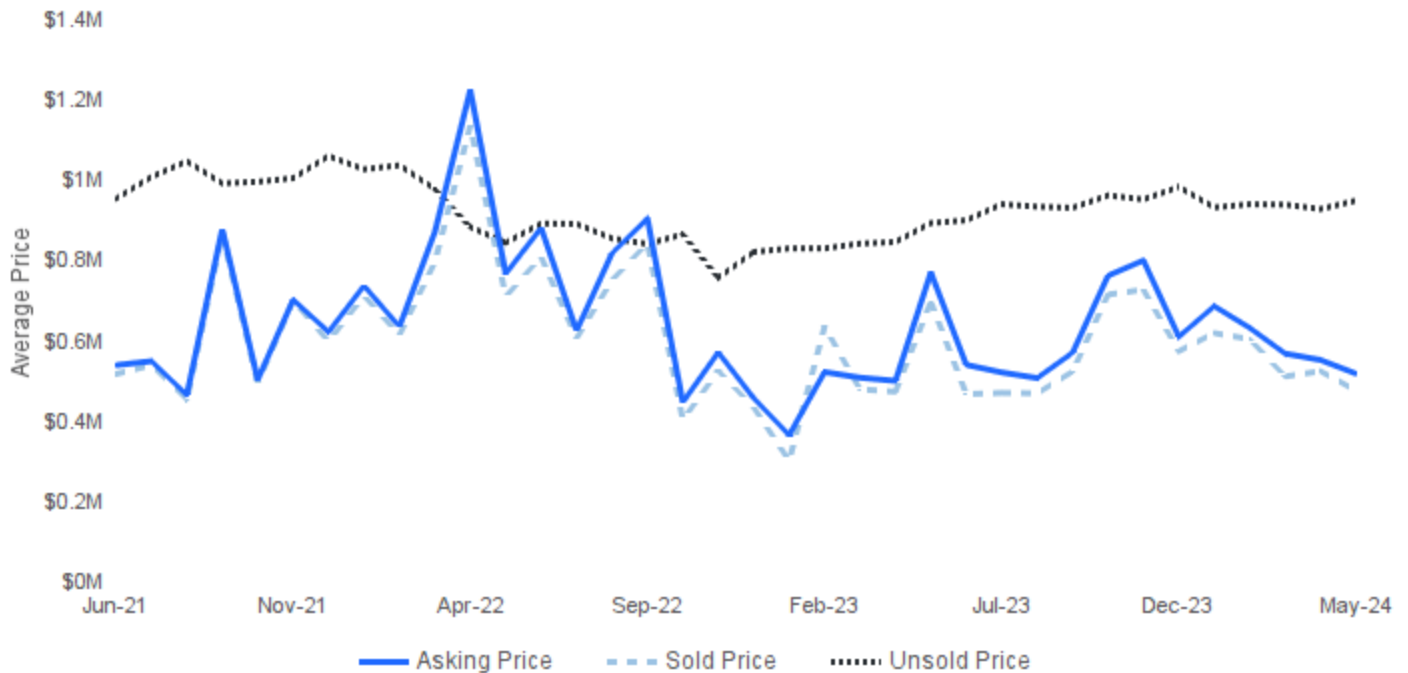
**Properties for Sale** | Number of properties listed for sale at the end of month.  
**Sold Properties** | Number of properties sold.



# AVERAGE ASKING/SOLD/UNSOLD PRICE

May 2024 | Single Family ?

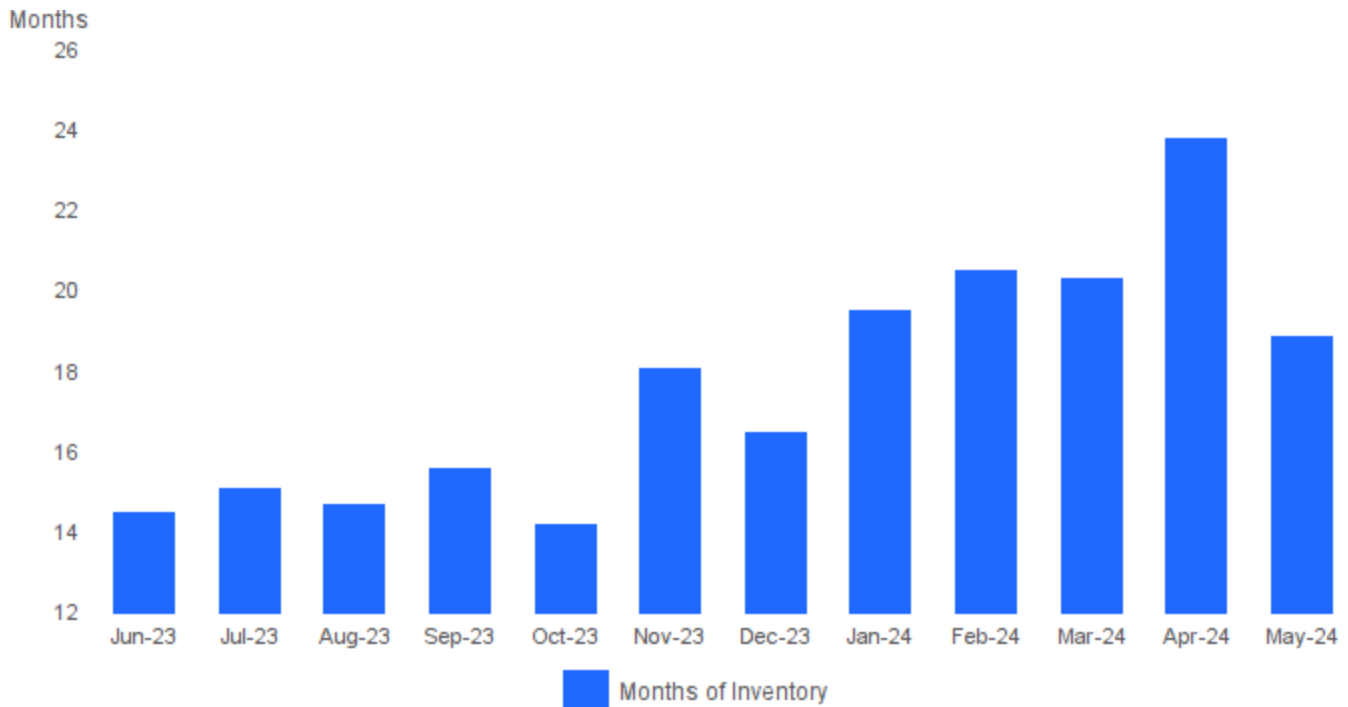
**Asking Price** | the average asking price of sold properties  
**Sold Price** | the average selling price  
**Unsold Price** | the average active list price



# ABSORPTION RATE

May 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.



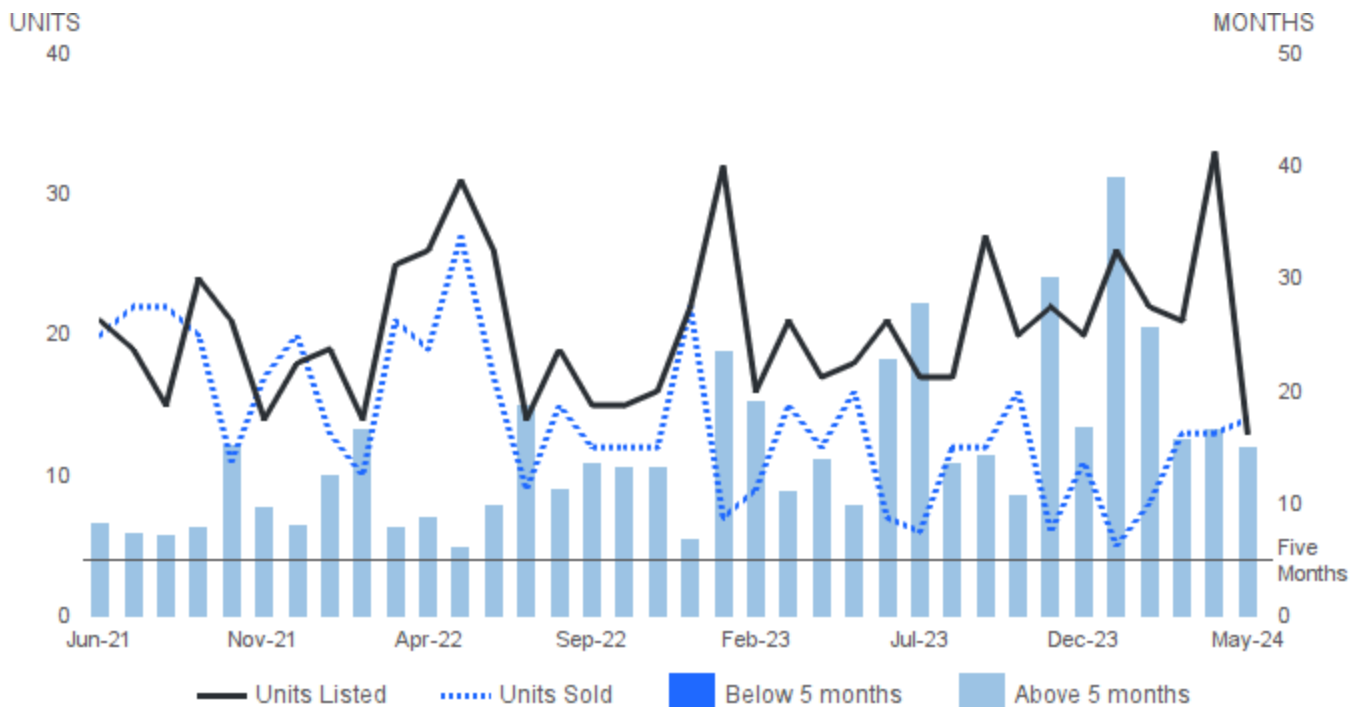
# MONTHS SUPPLY OF INVENTORY

May 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.



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