



COLDWELL BANKER

U.S. VIRGIN ISLANDS

AREA REPORT

ST. CROIX

JUNE 2024 | CONDO



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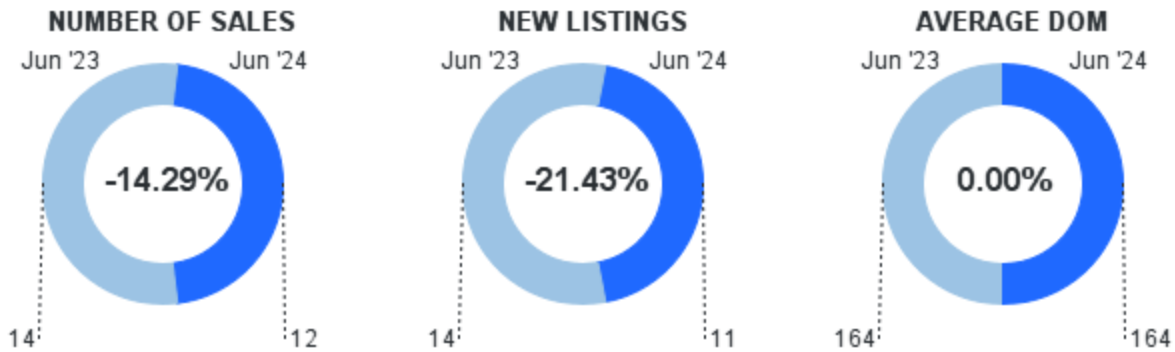


COLDWELL BANKER
ISLAND AFFILIATES

ST. CROIX | June 2024

REAL ESTATE SNAPSHOT - Change since this time last year

Condo



-4.64% ↓

MEDIAN SALES PRICE
CONDO

-17.73% ↓

AVERAGE SALES PRICE
CONDO

-11.35% ↓

MEDIAN LIST PRICE
(SOLD LISTINGS)
CONDO

-17.33% ↓

AVERAGE LIST PRICE
(SOLD LISTINGS)
CONDO

■ Jun '23

■ Jun '24

AREA REPORT

ST. CROIX

FULL MARKET SUMMARY

June 2024 | Condo ?

	Month to Date			Year to Date		
	June 2024	June 2023	% Change	YTD 2024	YTD 2023	% Change
New Listings	11	14	-21.43% ↓	86	67	28.36% ↑
Sold Listings	12	14	-14.29% ↓	53	50	6% ↑
Median List Price (Solds)	\$277,000	\$312,450	-11.35% ↓	\$300,000	\$279,950	7.16% ↑
Median Sold Price	\$265,000	\$277,900	-4.64% ↓	\$290,000	\$262,900	10.31% ↑
Median Days on Market	162	140	15.71% ↑	119	117	1.71% ↑
Average List Price (Solds)	\$295,075	\$356,914	-17.33% ↓	\$323,884	\$309,467	4.66% ↑
Average Sold Price	\$278,691	\$338,771	-17.73% ↓	\$305,501	\$296,384	3.08% ↑
Average Days on Market	164	164	0% ↔	159	138	15.22% ↑
List/Sold Price Ratio	92.8%	94.6%	-1.92% ↓	93.6%	95.7%	-2.24% ↓

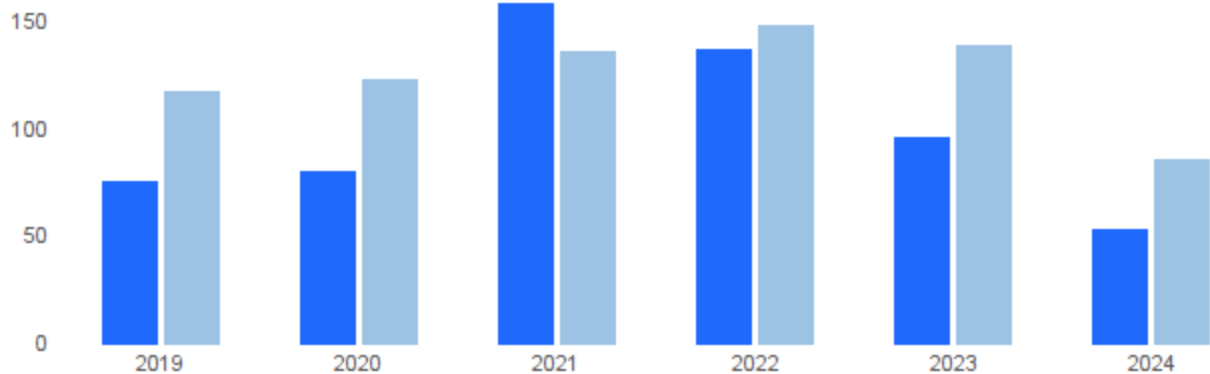
SOLD AND NEW PROPERTIES (UNITS)

June 2024 | Condo ?

Sold Properties | Number of properties sold during the year

New Properties | Number of properties listed during the year.

UNITS
200



Sold Properties	76	80	159	137	96	53
New Properties	118	123	136	149	139	86
Sold Volume	\$16.97M	\$19.96M	\$44.31M	\$39.37M	\$28.73M	\$16.19M
Listing Volume	\$29.25M	\$34.41M	\$39.19M	\$47.19M	\$44.30M	\$28.24M
Median Sale Price	\$180K	\$235K	\$250K	\$254K	\$258K	\$290K

MEDIAN SALES PRICE AND NUMBER OF SALES

June 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.

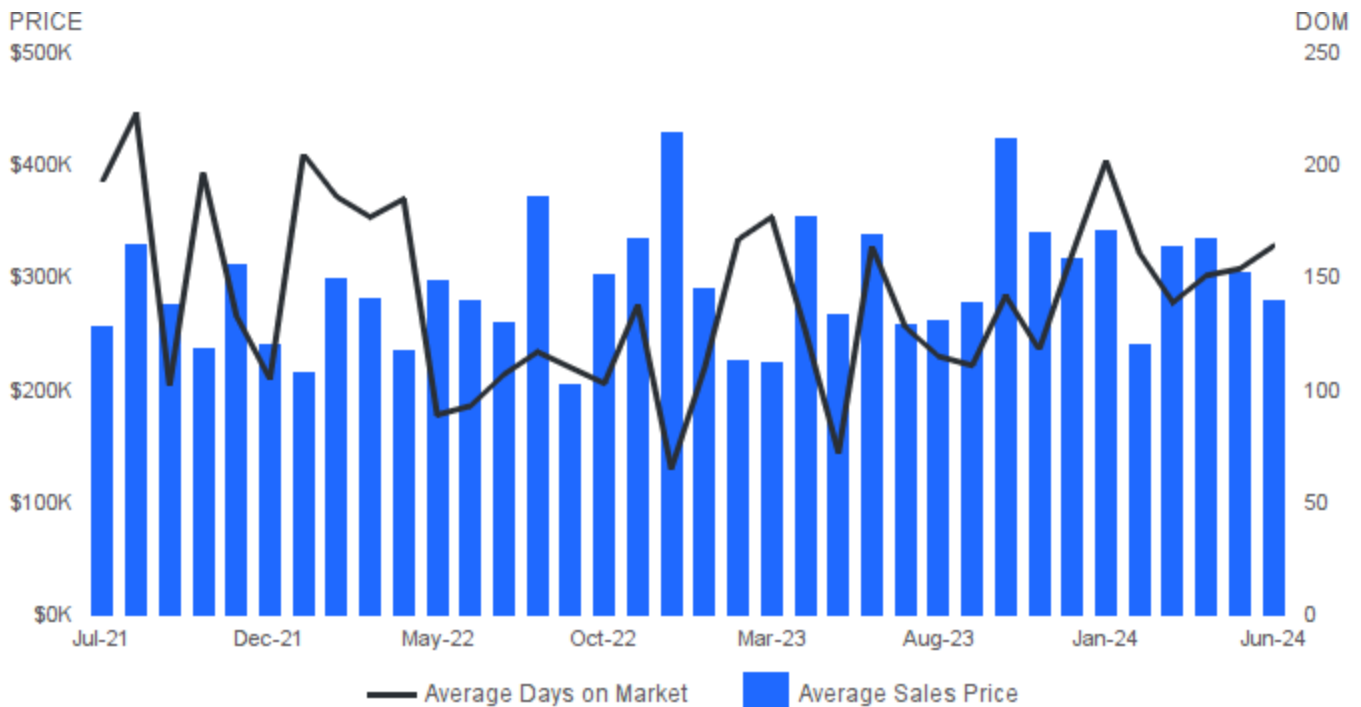


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

June 2024 | Condo ?

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

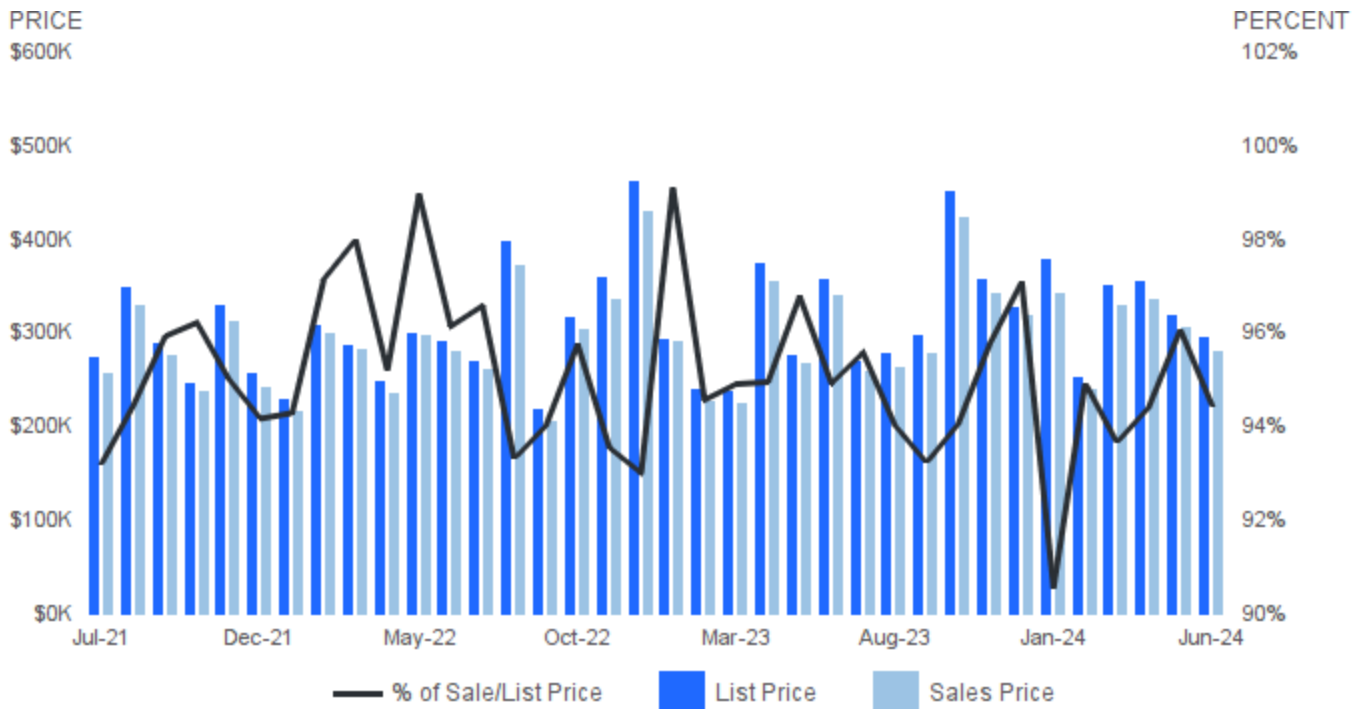
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

June 2024 | Condo ?

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

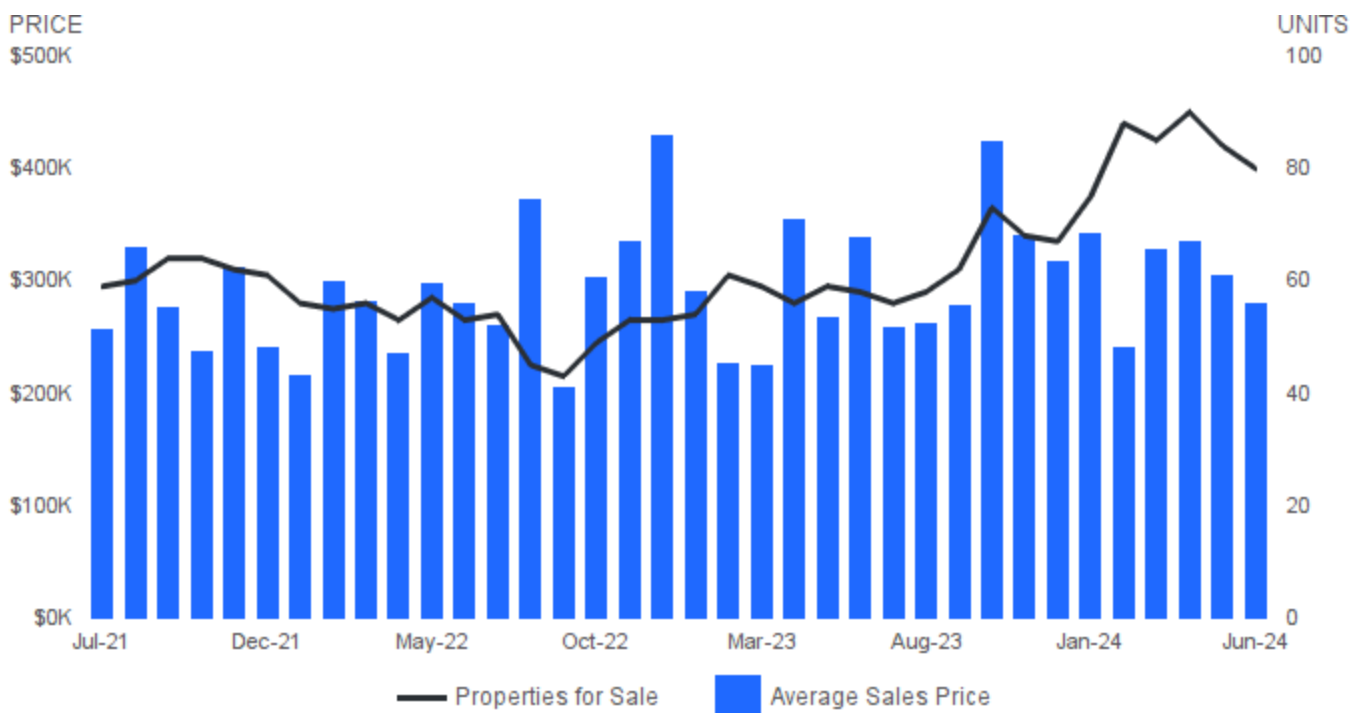


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

June 2024 | Condo ?

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

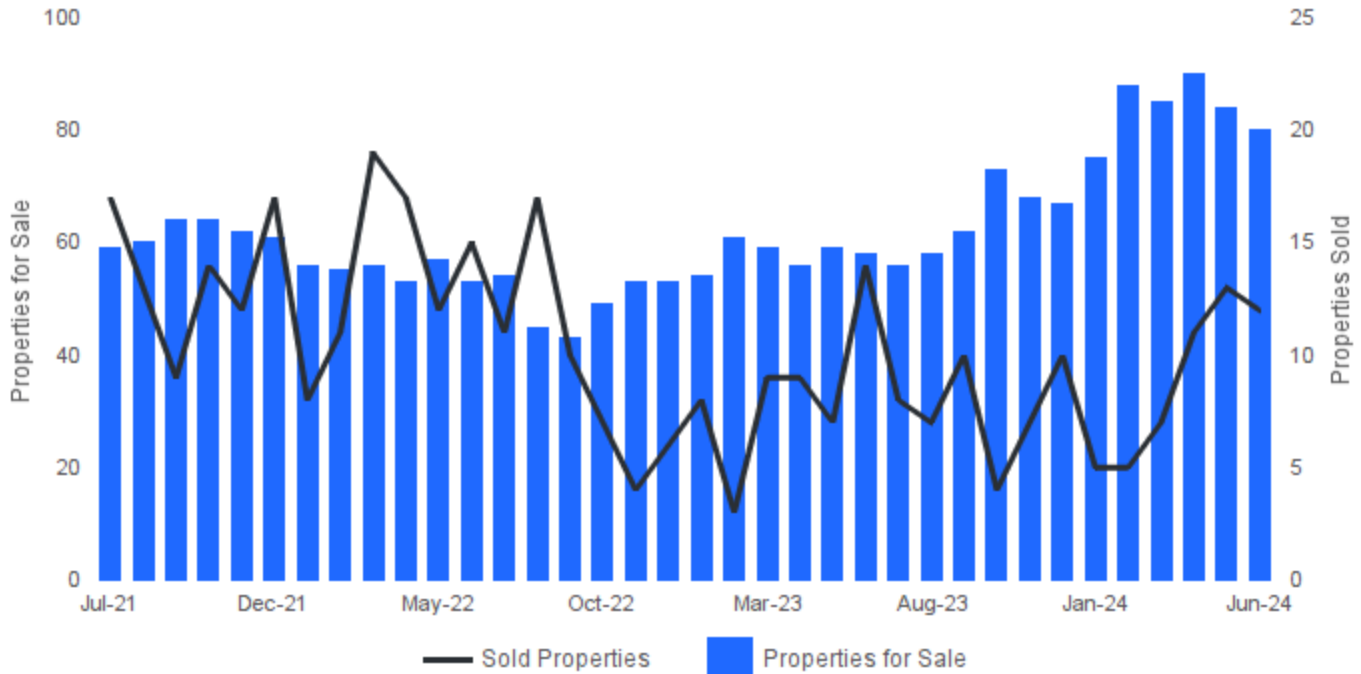
Properties for Sale | Number of properties listed for sale at the end of month.



PROPERTIES FOR SALE AND SOLD PROPERTIES

June 2024 | Condo ?

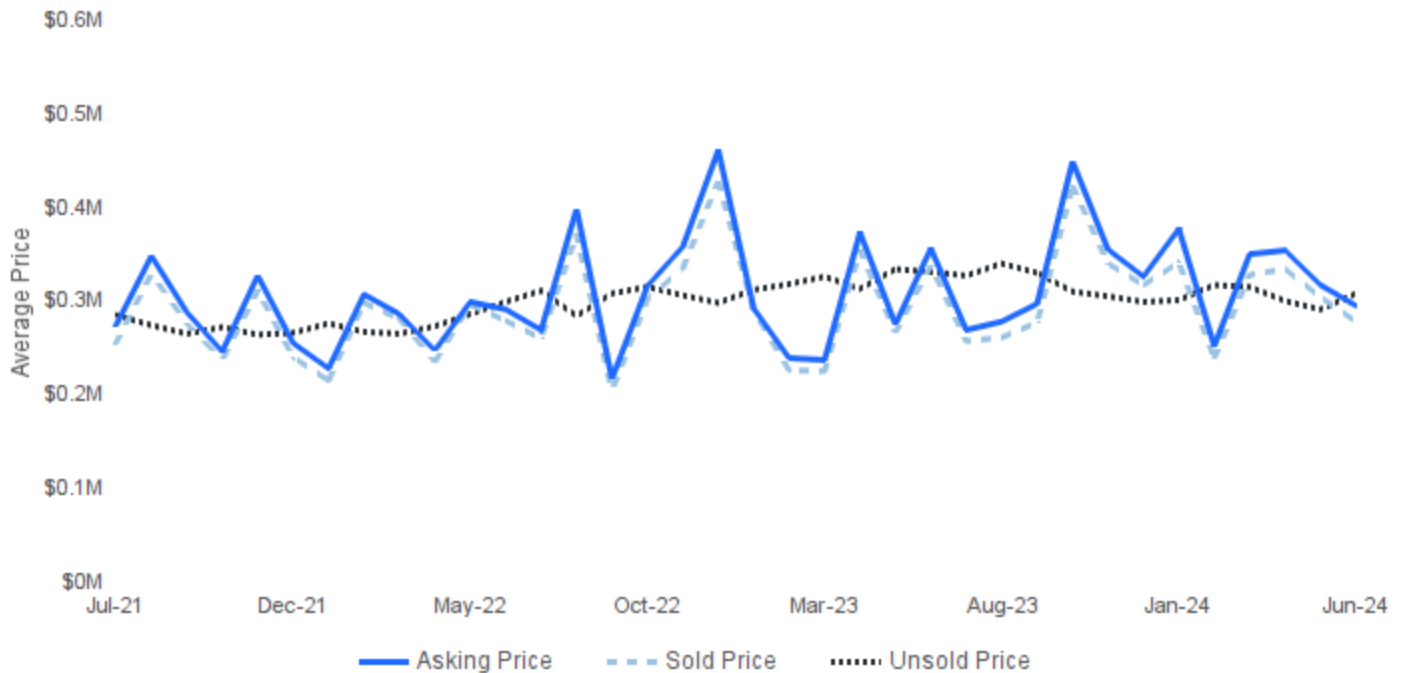
Properties for Sale | Number of properties listed for sale at the end of month.
Sold Properties | Number of properties sold.



AVERAGE ASKING/SOLD/UNSOLD PRICE

June 2024 | Condo ?

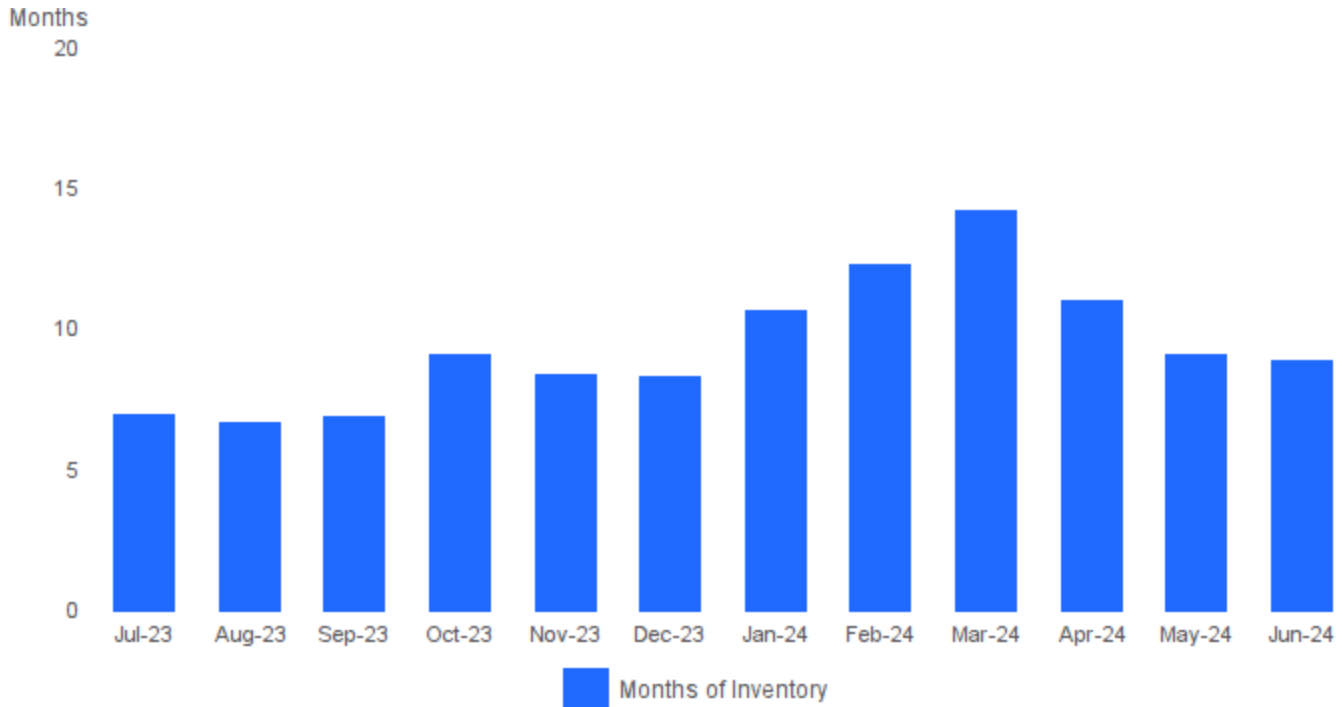
Asking Price | the average asking price of sold properties
Sold Price | the average selling price
Unsold Price | the average active list price



ABSORPTION RATE

June 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.



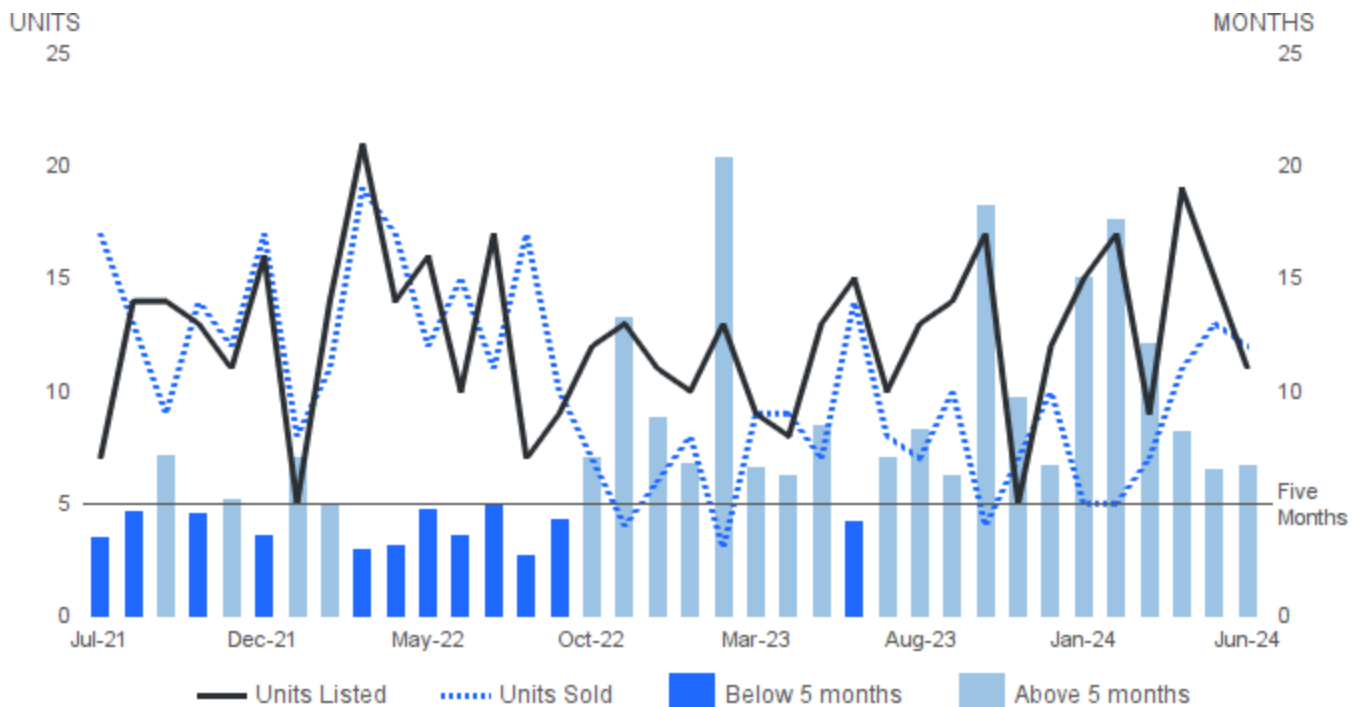
MONTHS SUPPLY OF INVENTORY

June 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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