



**COLDWELL BANKER**  
**U.S. VIRGIN ISLANDS**

**AREA  
REPORT**

**ST. CROIX**

JUNE 2024 | LOTS/ACRES



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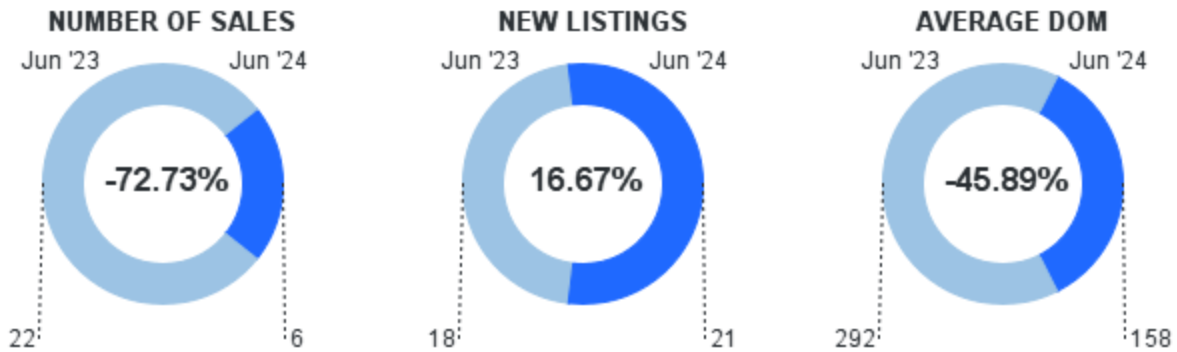


**COLDWELL BANKER**  
**ISLAND AFFILIATES**

# ST. CROIX | June 2024

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

Lots/Acres



21.34%

MEDIAN SALES PRICE  
LOTS/ACRES

-38.24%

AVERAGE SALES PRICE  
LOTS/ACRES

15.79%

MEDIAN LIST PRICE  
(SOLD LISTINGS)  
LOTS/ACRES

-34.95%

AVERAGE LIST PRICE  
(SOLD LISTINGS)  
LOTS/ACRES

Jun '23

Jun '24

# AREA REPORT

## ST. CROIX

### FULL MARKET SUMMARY

June 2024 | Lots/Acres ?

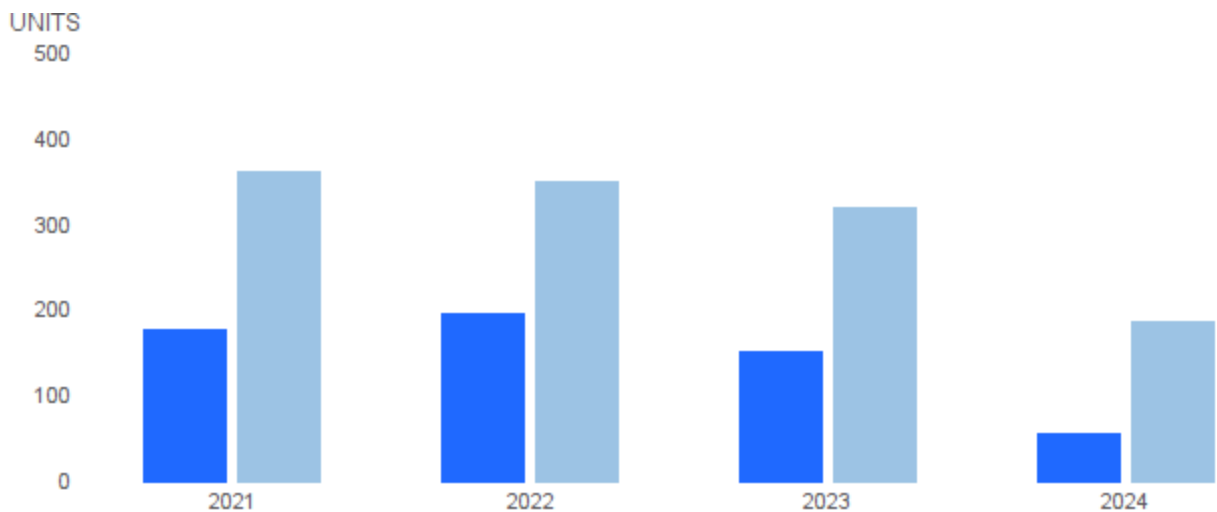
	Month to Date			Year to Date		
	June 2024	June 2023	% Change	YTD 2024	YTD 2023	% Change
New Listings	21	18	16.67% <span>↑</span>	187	172	8.72% <span>↑</span>
Sold Listings	6	22	-72.73% <span>↓</span>	57	87	-34.48% <span>↓</span>
Median List Price (Solds)	\$77,000	\$66,500	15.79% <span>↑</span>	\$67,000	\$69,000	-2.9% <span>↓</span>
Median Sold Price	\$72,500	\$59,750	21.34% <span>↑</span>	\$60,000	\$60,000	0%
Median Days on Market	148	152	-2.63% <span>↓</span>	224	163	37.42% <span>↑</span>
Average List Price (Solds)	\$138,833	\$213,440	-34.95% <span>↓</span>	\$118,301	\$145,408	-18.64% <span>↓</span>
Average Sold Price	\$123,833	\$200,500	-38.24% <span>↓</span>	\$99,054	\$125,485	-21.06% <span>↓</span>
Average Days on Market	158	292	-45.89% <span>↓</span>	346	291	18.9% <span>↑</span>
List/Sold Price Ratio	91.3%	87.5%	4.38% <span>↑</span>	86.2%	86.8%	-0.65% <span>↓</span>

### SOLD AND NEW PROPERTIES (UNITS)

June 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	57
New Properties	361	351	321	187
Sold Volume	\$22.43M	\$24.70M	\$16.42M	\$5.65M
Listing Volume	\$121.02M	\$95.48M	\$63.30M	\$52.55M
Median Sale Price	\$55K	\$62K	\$55K	\$60K

## MEDIAN SALES PRICE AND NUMBER OF SALES

June 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.

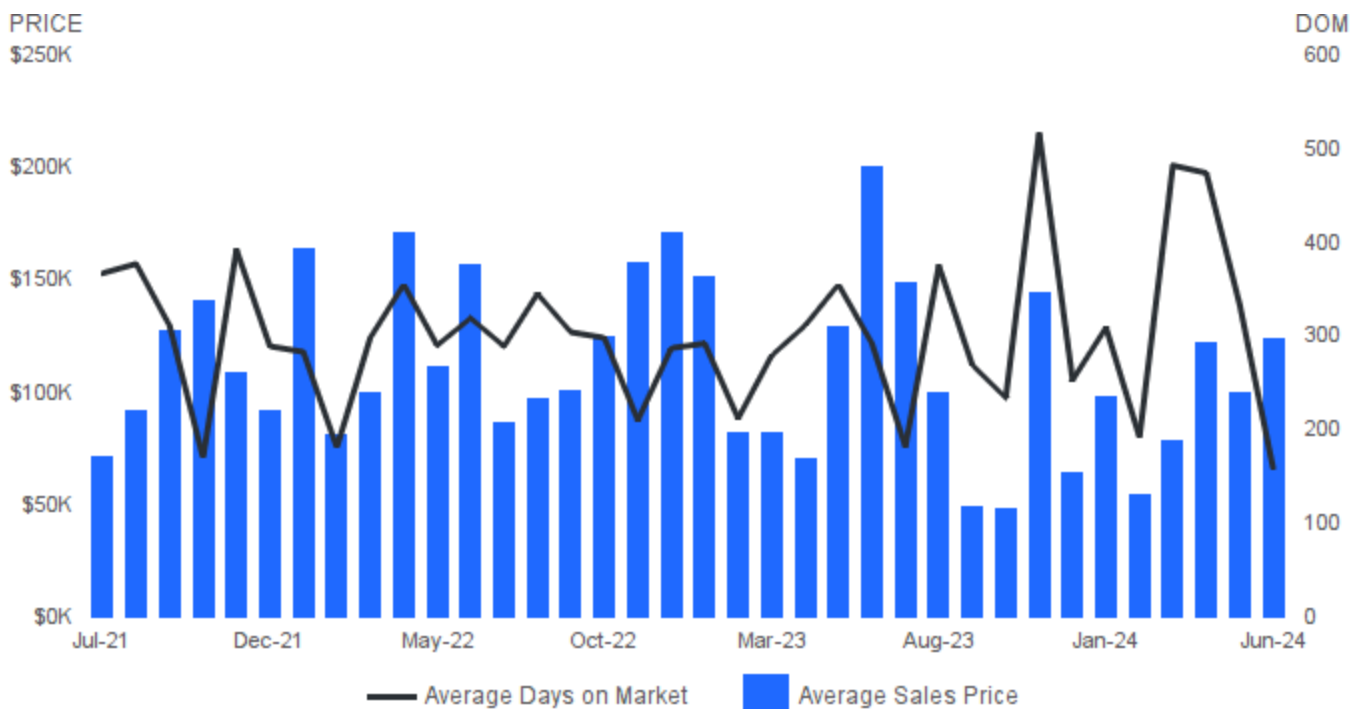


## AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

June 2024 | Lots/Acres ?

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

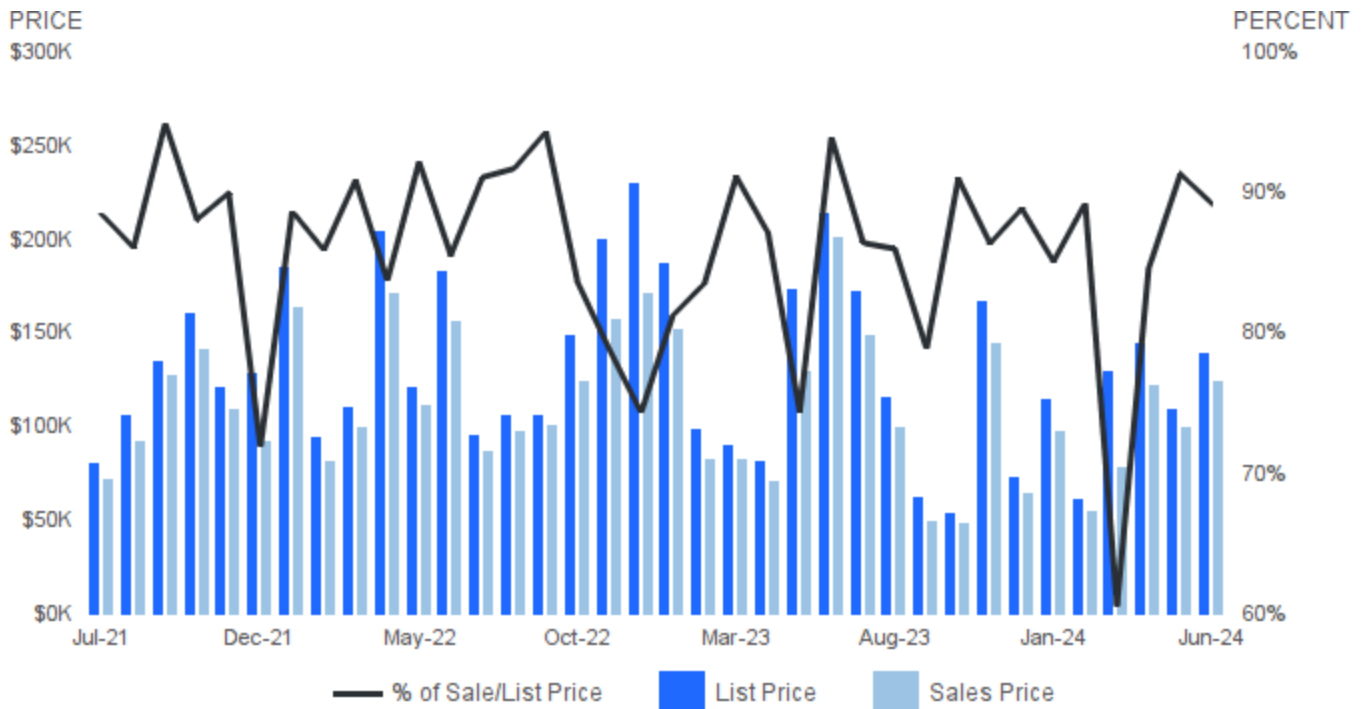
**Average Days on Market** | Average days on market for all properties sold.



## SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

June 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

June 2024 | Lots/Acres ?

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

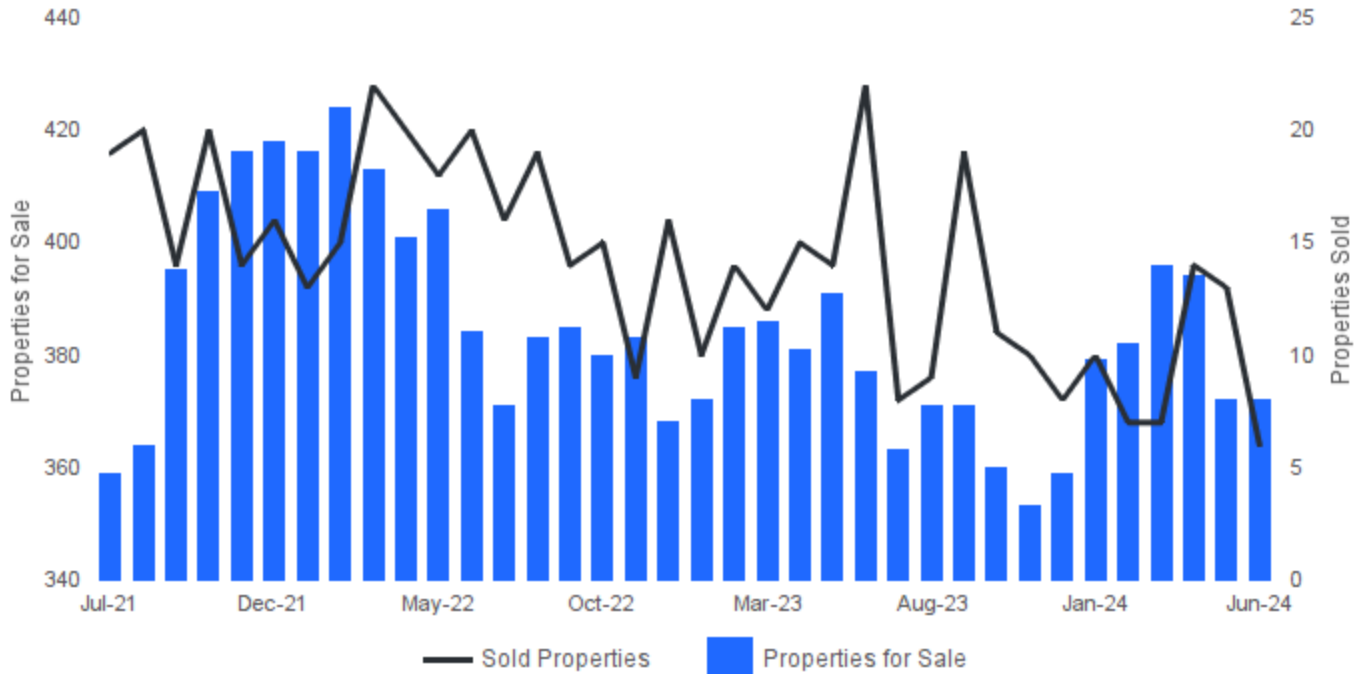
**Properties for Sale** | Number of properties listed for sale at the end of month.



# PROPERTIES FOR SALE AND SOLD PROPERTIES

June 2024 | Lots/Acres ?

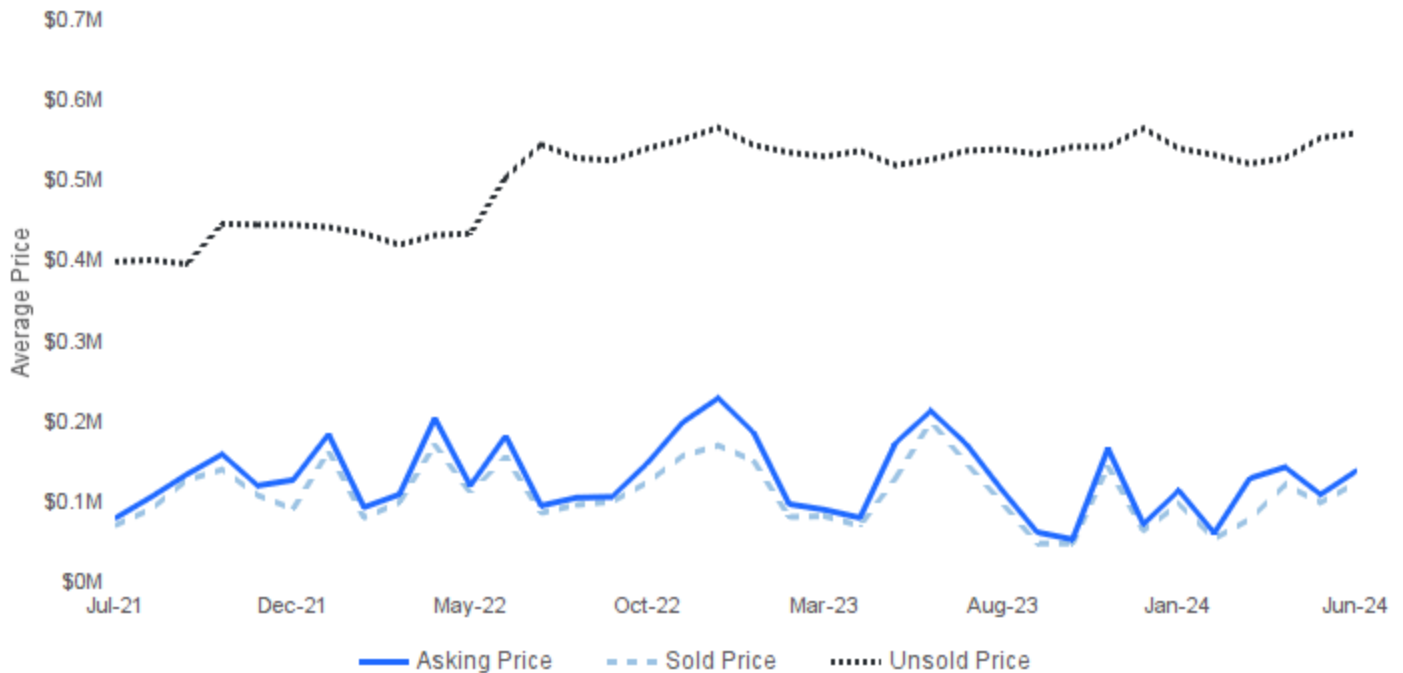
**Properties for Sale** | Number of properties listed for sale at the end of month.  
**Sold Properties** | Number of properties sold.



# AVERAGE ASKING/SOLD/UNSOLD PRICE

June 2024 | Lots/Acres ?

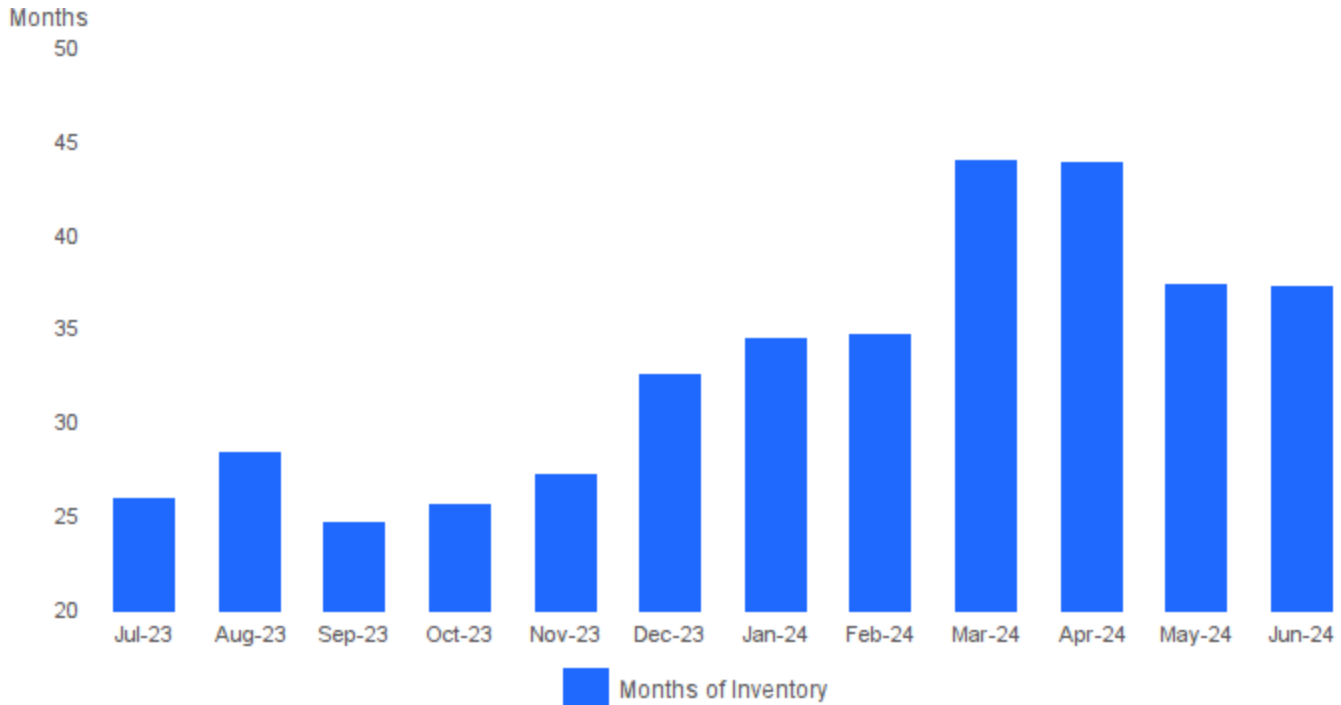
**Asking Price** | the average asking price of sold properties  
**Sold Price** | the average selling price  
**Unsold Price** | the average active list price



# ABSORPTION RATE

June 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.



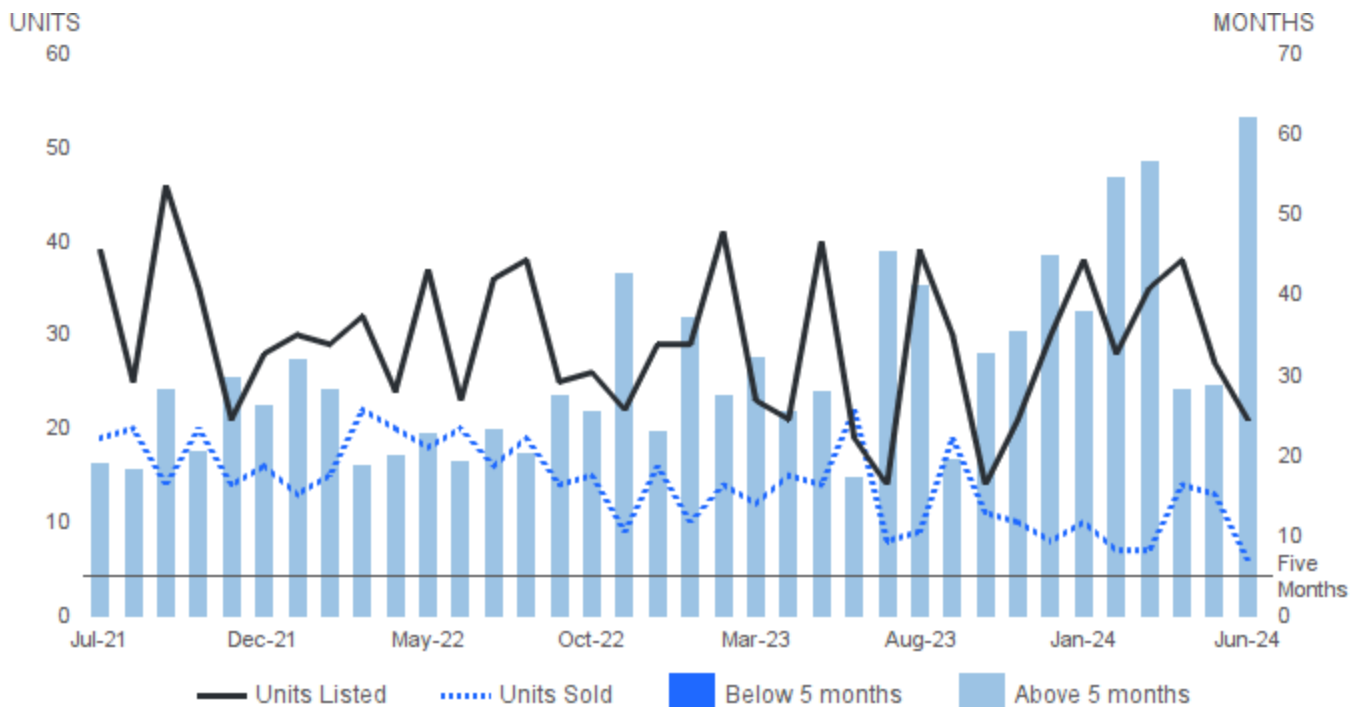
# MONTHS SUPPLY OF INVENTORY

June 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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