



COLDWELL BANKER

U.S. VIRGIN ISLANDS

AREA REPORT

ST. CROIX

JUNE 2024 | SINGLE FAMILY



BRYONY LOCHER

Direct: 340-778-7000

Cell: 340-227-7657

bry@coldwellbankervi.com

www.coldwellbanker.com

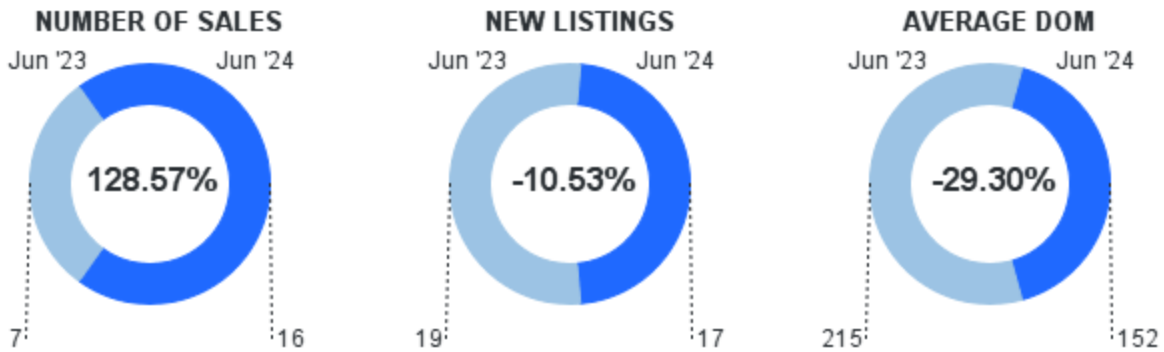


COLDWELL BANKER
ISLAND AFFILIATES

ST. CROIX | June 2024

REAL ESTATE SNAPSHOT - Change since this time last year

Single Family




0.00%

MEDIAN SALES PRICE
SINGLE FAMILY

15.93% 

AVERAGE SALES PRICE
SINGLE FAMILY

-8.00% 

MEDIAN LIST PRICE
(SOLD LISTINGS)
SINGLE FAMILY

4.11% 

AVERAGE LIST PRICE
(SOLD LISTINGS)
SINGLE FAMILY

 Jun '23  Jun '24

AREA REPORT

ST. CROIX

FULL MARKET SUMMARY

June 2024 | Single Family ?

	Month to Date			Year to Date		
	June 2024	June 2023	% Change	YTD 2024	YTD 2023	% Change
New Listings	17	19	-10.53% ↓	133	123	8.13% ↑
Sold Listings	16	7	128.57% ↑	71	66	7.58% ↑
Median List Price (Solds)	\$414,000	\$450,000	-8% ↓	\$394,000	\$382,000	3.14% ↑
Median Sold Price	\$415,000	\$415,000	0%	\$379,000	\$347,500	9.06% ↑
Median Days on Market	115	208	-44.71% ↓	147	134	9.7% ↑
Average List Price (Solds)	\$563,150	\$540,928	4.11% ↑	\$567,445	\$561,815	1% ↑
Average Sold Price	\$543,062	\$468,428	15.93% ↑	\$530,979	\$533,219	-0.42% ↓
Average Days on Market	152	215	-29.3% ↓	185	189	-2.12% ↓
List/Sold Price Ratio	97.3%	89.4%	8.81% ↑	93.4%	92.9%	0.53% ↑

SOLD AND NEW PROPERTIES (UNITS)

June 2024 | Single Family ?

Sold Properties | Number of properties sold during the year

New Properties | Number of properties listed during the year.

UNITS

300

250

200

150

100

50

0

2019

2020

2021

2022

2023

2024

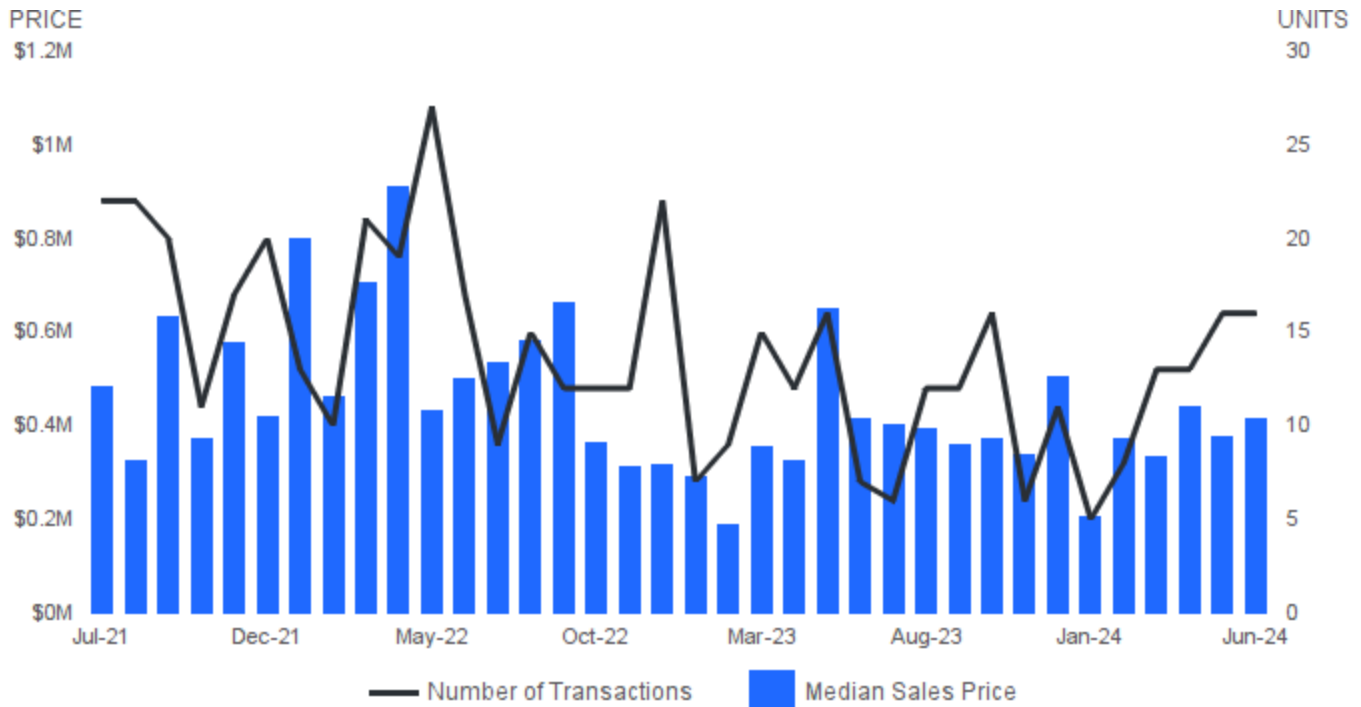
■ Sold Properties	88	152	218	189	129	71
■ New Properties	200	185	235	242	248	133
Sold Volume	\$36.49M	\$71.84M	\$134.54M	\$134.39M	\$72.13M	\$37.70M
Listing Volume	\$110.96M	\$118.33M	\$189.56M	\$185.91M	\$199.48M	\$90.77M
Median Sale Price	\$347K	\$350K	\$487K	\$495K	\$370K	\$379K

MEDIAN SALES PRICE AND NUMBER OF SALES

June 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.

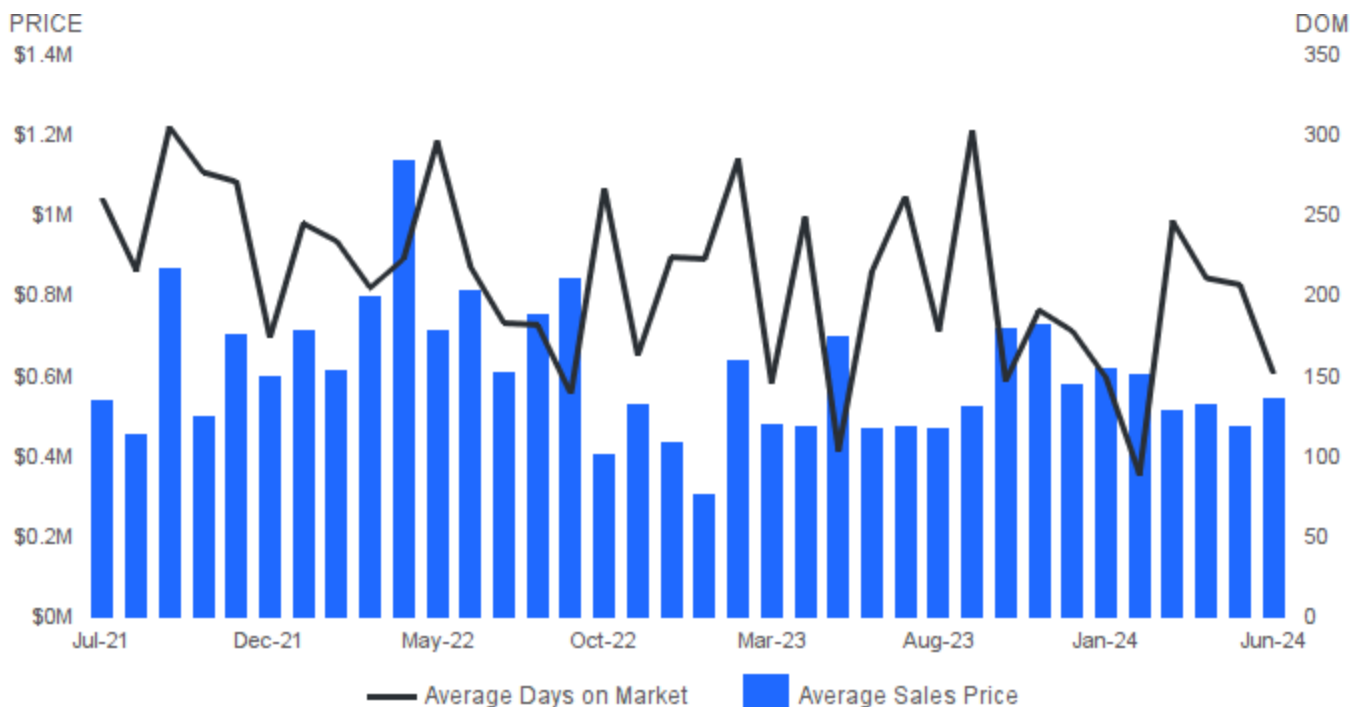


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

June 2024 | Single Family ?

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

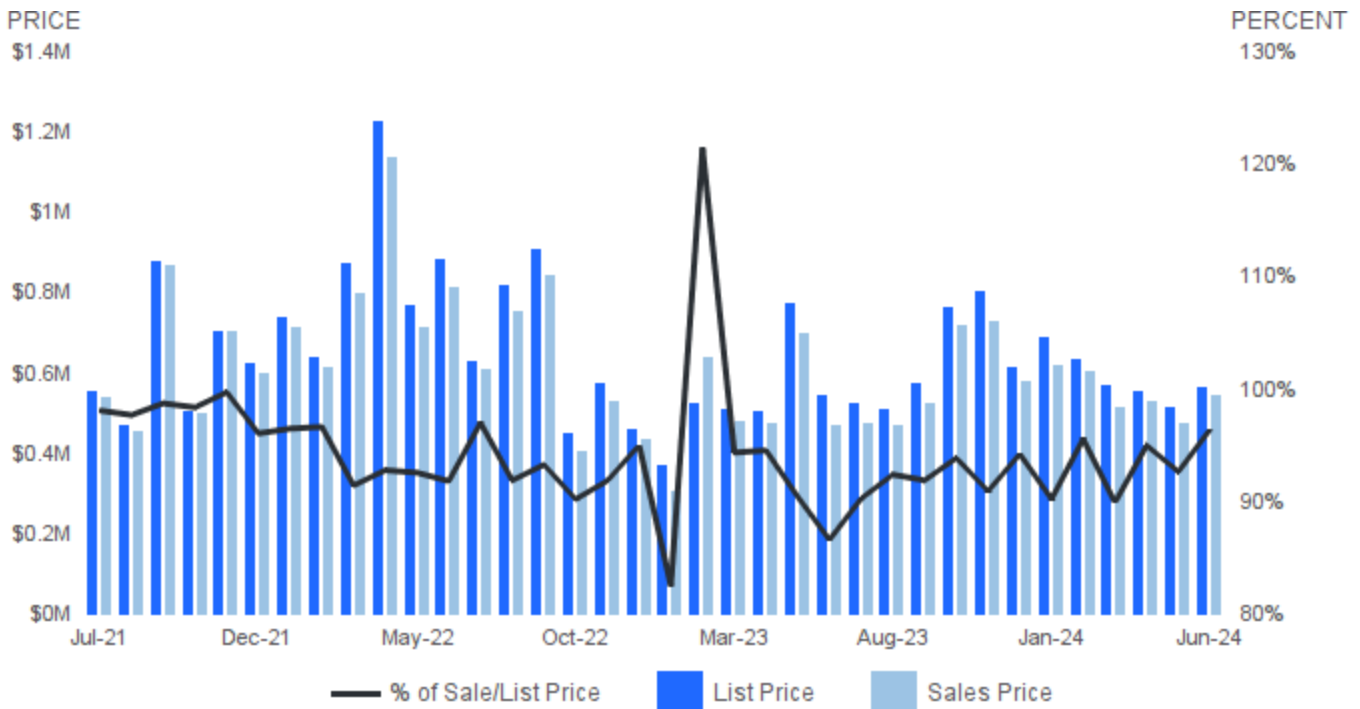
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

June 2024 | Single Family ?

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

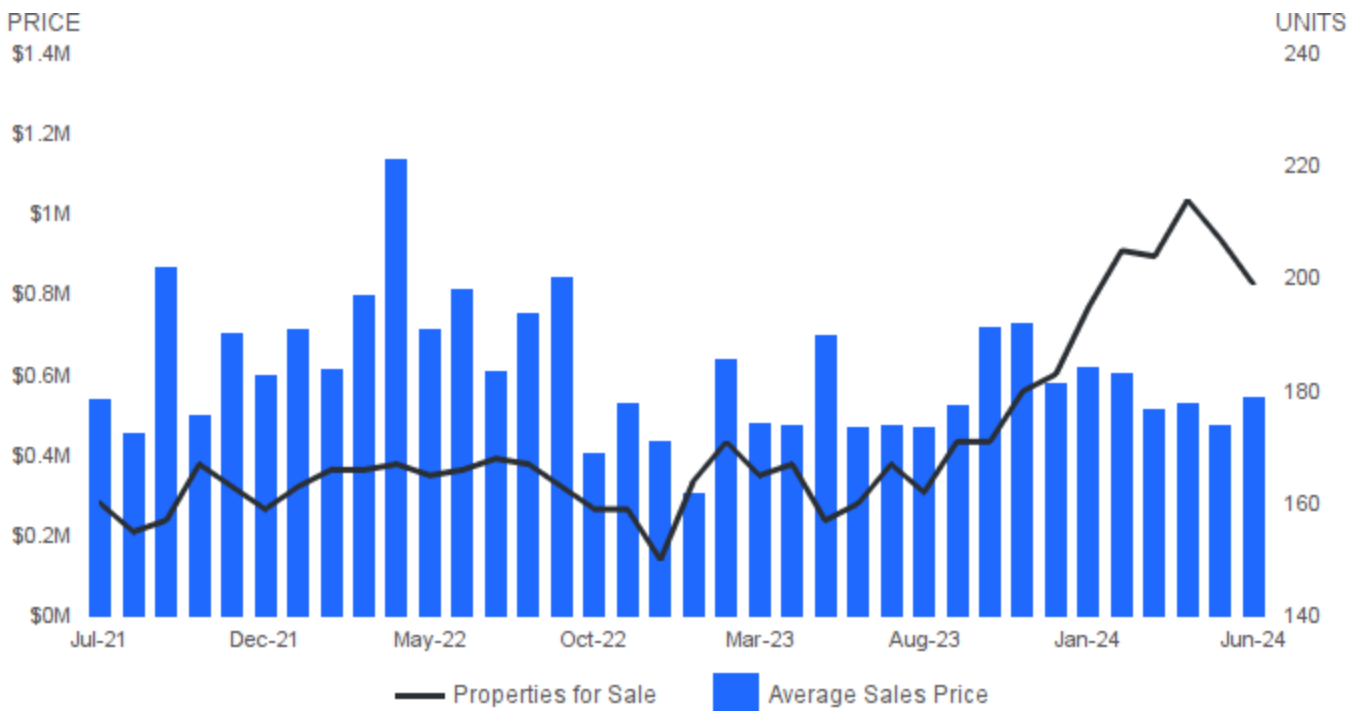


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

June 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.

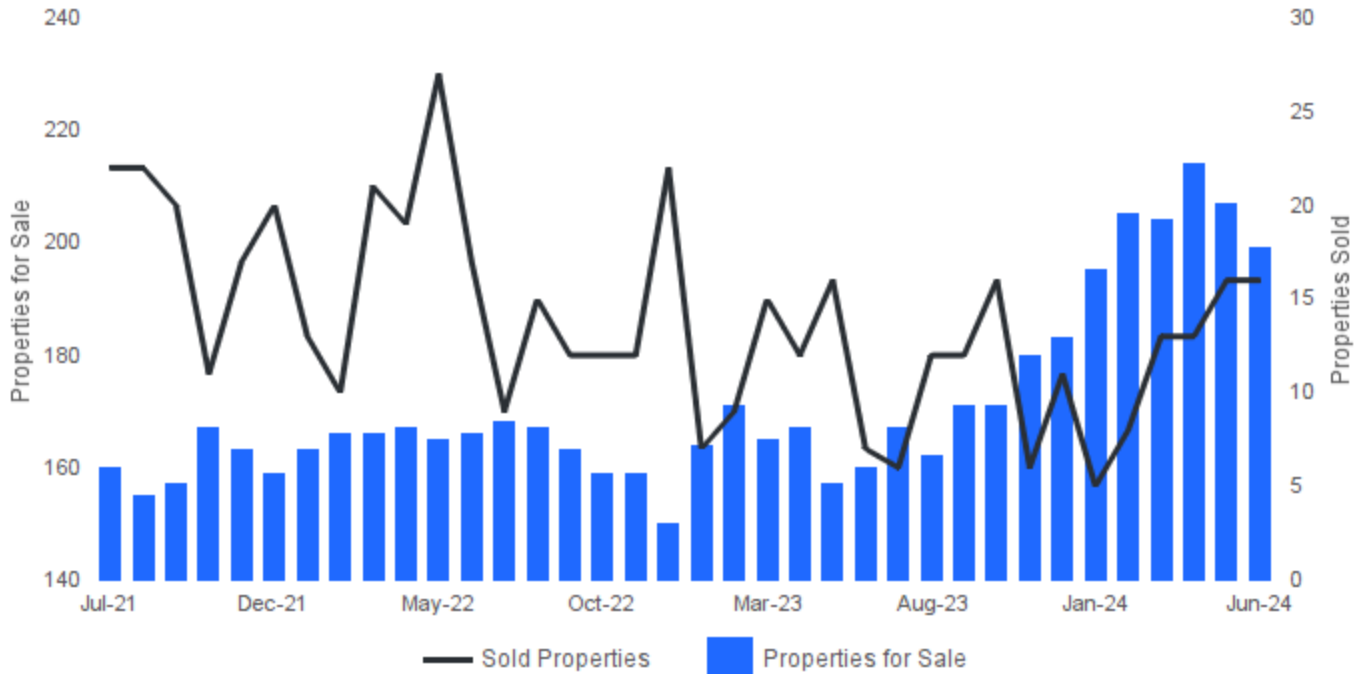


PROPERTIES FOR SALE AND SOLD PROPERTIES

June 2024 | Single Family ?

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

Sold Properties | Number of properties sold.



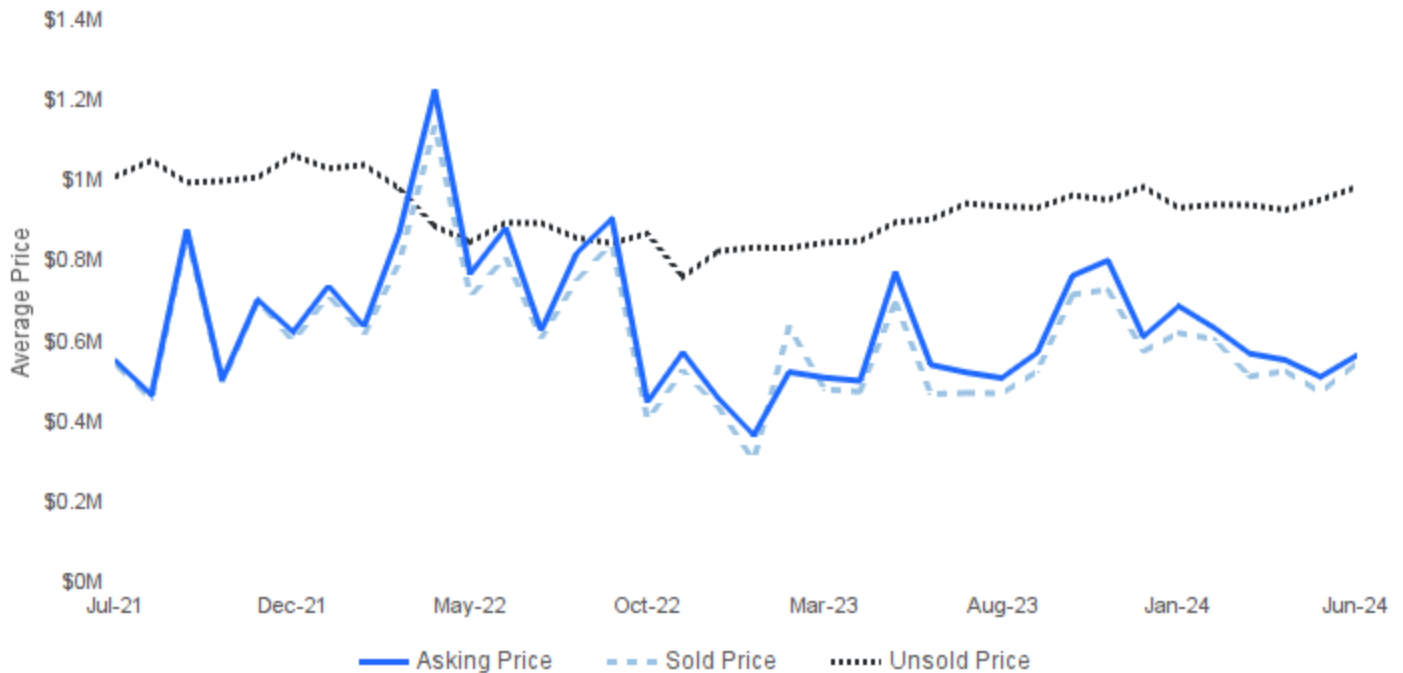
AVERAGE ASKING/SOLD/UNSOLD PRICE

June 2024 | Single Family ?

Asking Price | the average asking price of sold properties

Sold Price | the average selling price

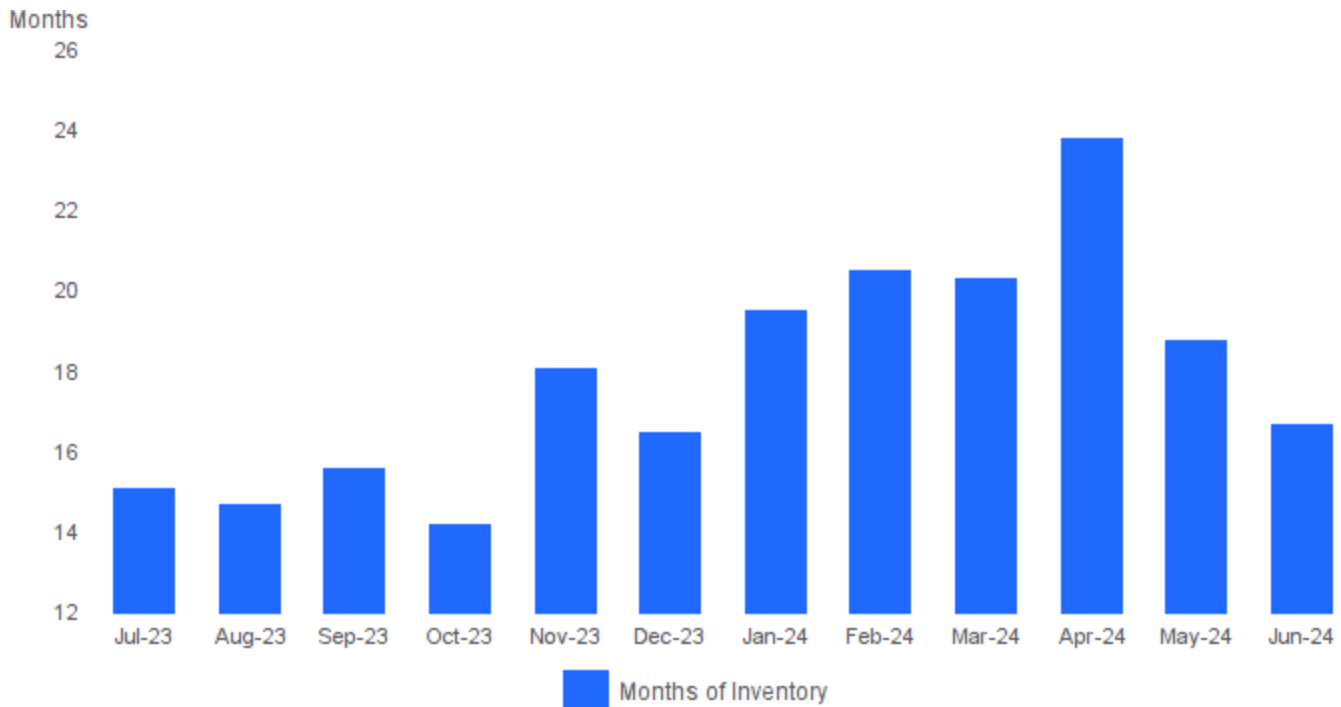
Unsold Price | the average active list price



ABSORPTION RATE

June 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.



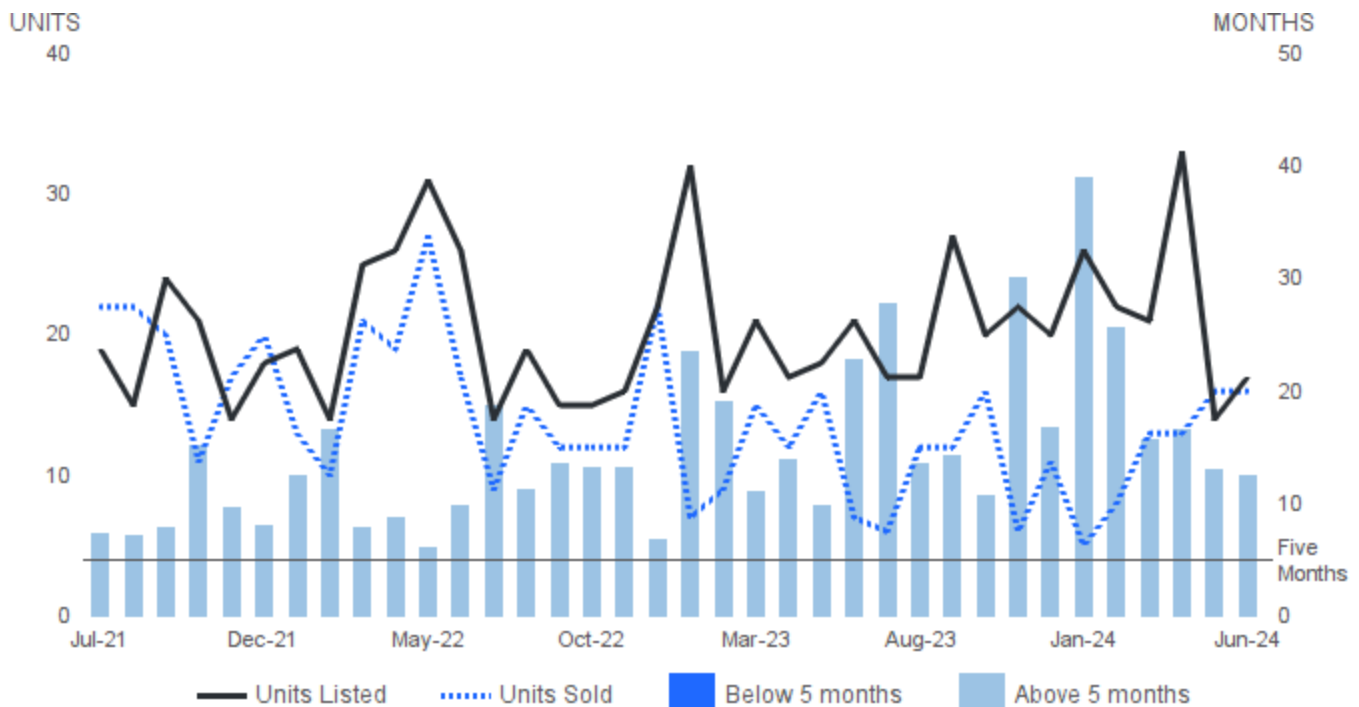
MONTHS SUPPLY OF INVENTORY

June 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.



The property information herein is derived from various sources that may include, but not be limited to, county records and the Multiple Listing Service, and it may include approximations. Although the information is believed to be accurate, it is not warranted and you should not rely upon it without personal verification. ©2024 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. 