



COLDWELL BANKER

U.S. VIRGIN ISLANDS

AREA REPORT

ST. CROIX

JUNE 2024 | ALL PROPERTY TYPES



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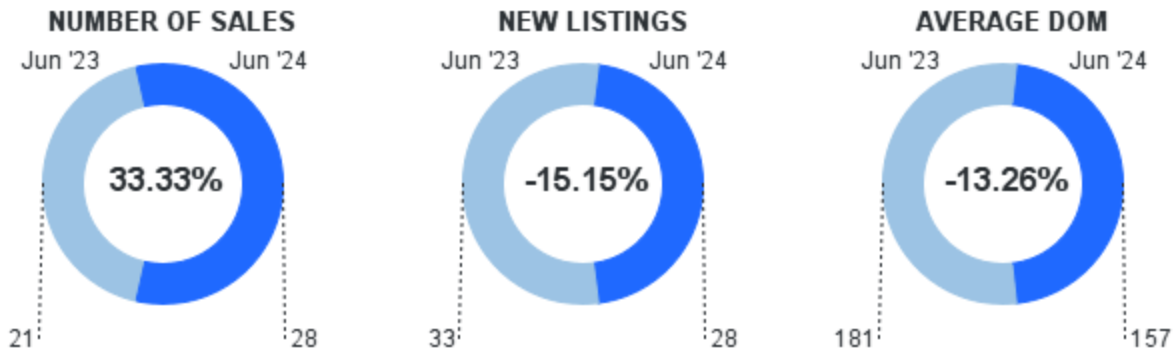



COLDWELL BANKER
ISLAND AFFILIATES

ST. CROIX | June 2024

REAL ESTATE SNAPSHOT - Change since this time last year


All Property Types



3.82% 
MEDIAN SALES PRICE
ALL PROPERTY TYPES

12.51% 
AVERAGE SALES PRICE
ALL PROPERTY TYPES

2.29% 
MEDIAN LIST PRICE
(SOLD LISTINGS)
ALL PROPERTY TYPES

7.17% 
AVERAGE LIST PRICE
(SOLD LISTINGS)
ALL PROPERTY TYPES

 Jun '23  Jun '24

AREA REPORT

St. Croix

FULL MARKET SUMMARY

June 2024 | All Property Types ?

	Month to Date			Year to Date		
	June 2024	June 2023	% Change	YTD 2024	YTD 2023	% Change
New Listings	28	33	-15.15% ↓	219	190	15.26% ↑
Sold Listings	28	21	33.33% ↑	124	116	6.9% ↑
Median List Price (Solds)	\$358,000	\$350,000	2.29% ↑	\$364,750	\$325,000	12.23% ↑
Median Sold Price	\$340,000	\$327,500	3.82% ↑	\$346,500	\$296,250	16.96% ↑
Median Days on Market	139	166	-16.27% ↓	134	125	7.2% ↑
Average List Price (Solds)	\$448,260	\$418,252	7.17% ↑	\$463,342	\$453,044	2.27% ↑
Average Sold Price	\$429,760	\$381,990	12.51% ↑	\$434,606	\$431,135	0.81% ↑
Average Days on Market	157	181	-13.26% ↓	174	167	4.19% ↑
List/Sold Price Ratio	95.4%	92.9%	2.69% ↑	93.5%	94.1%	-0.69% ↓

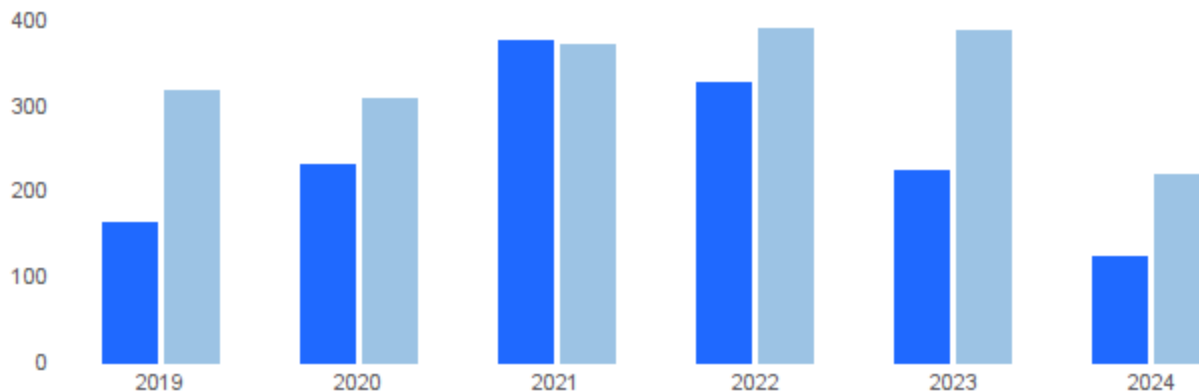
SOLD AND NEW PROPERTIES (UNITS)

June 2024 | All Property Types ?

Sold Properties | Number of properties sold during the year

New Properties | Number of properties listed during the year.

UNITS
500



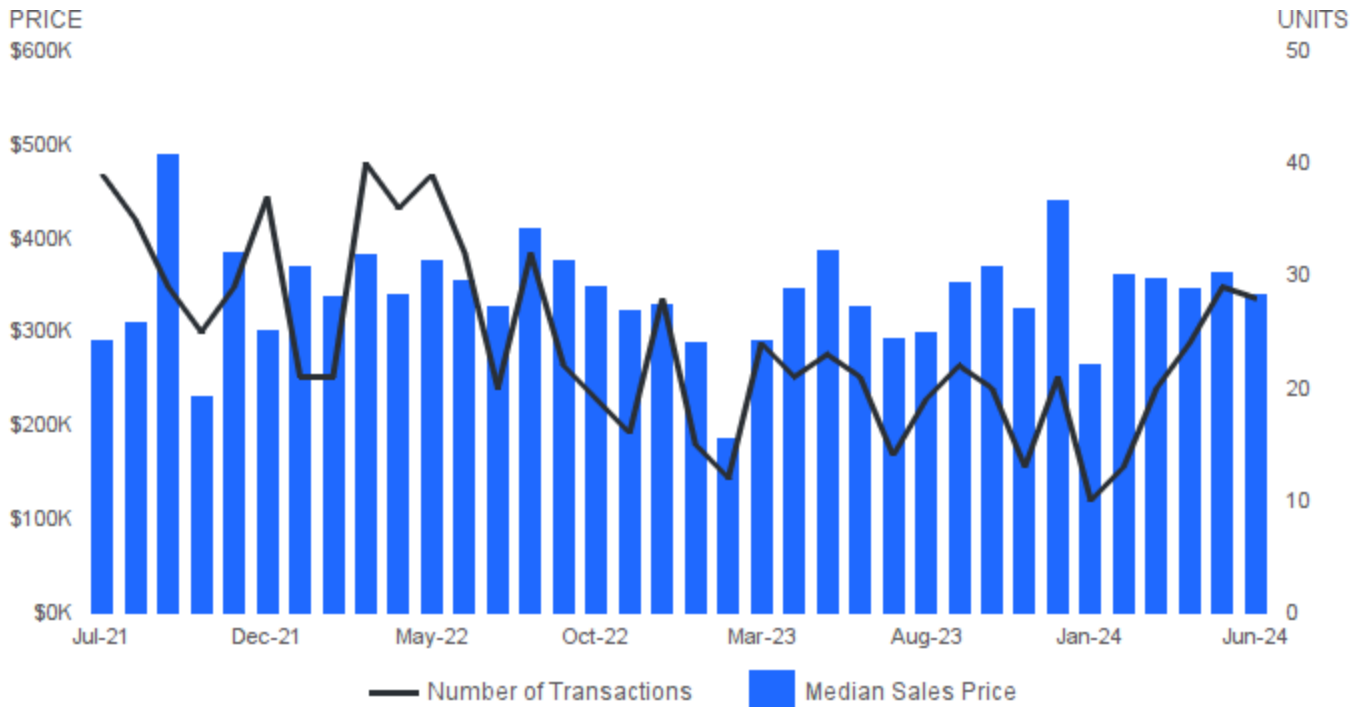
Sold Properties	164	232	377	326	225	124
New Properties	318	308	371	391	387	219
Sold Volume	\$53.46M	\$91.80M	\$178.84M	\$173.77M	\$100.87M	\$53.89M
Listing Volume	\$140.21M	\$152.75M	\$228.75M	\$233.10M	\$243.78M	\$119.01M
Median Sale Price	\$243K	\$282K	\$325K	\$350K	\$328K	\$347K

MEDIAN SALES PRICE AND NUMBER OF SALES

June 2024 | All Property Types ?

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.

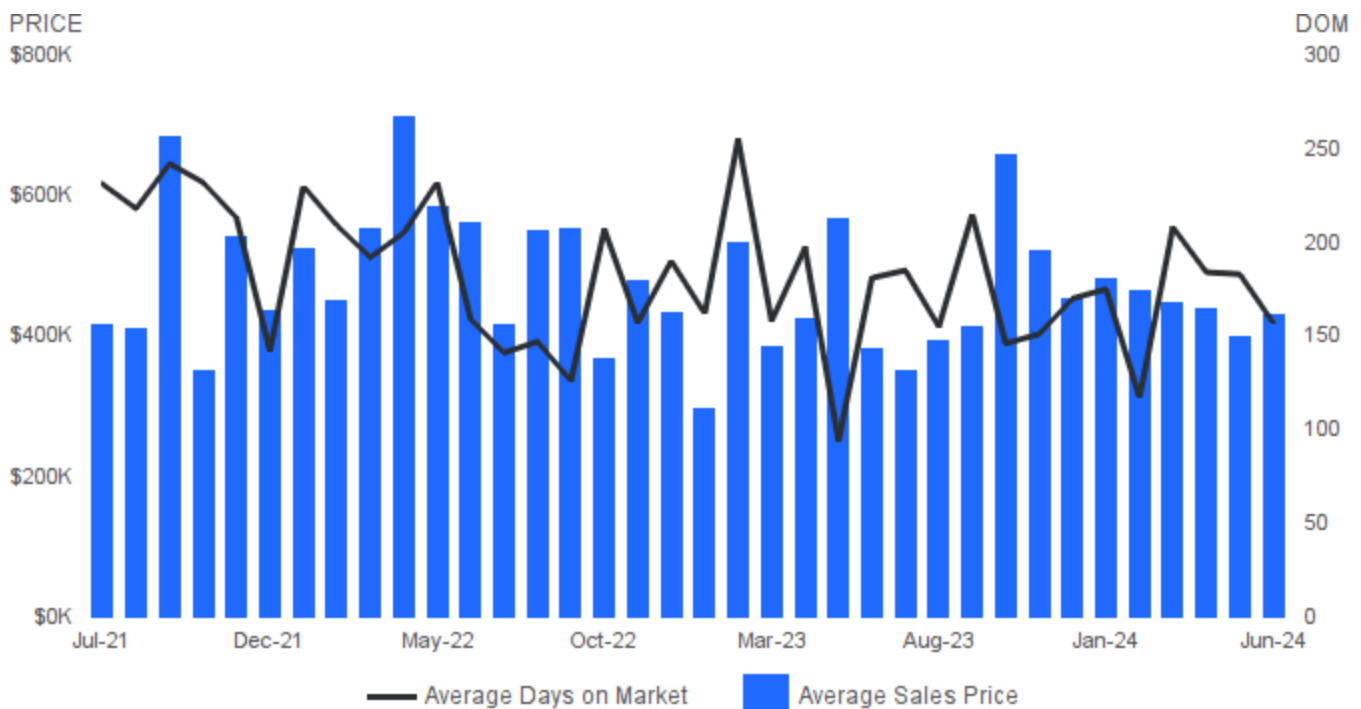


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

June 2024 | All Property Types ?

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

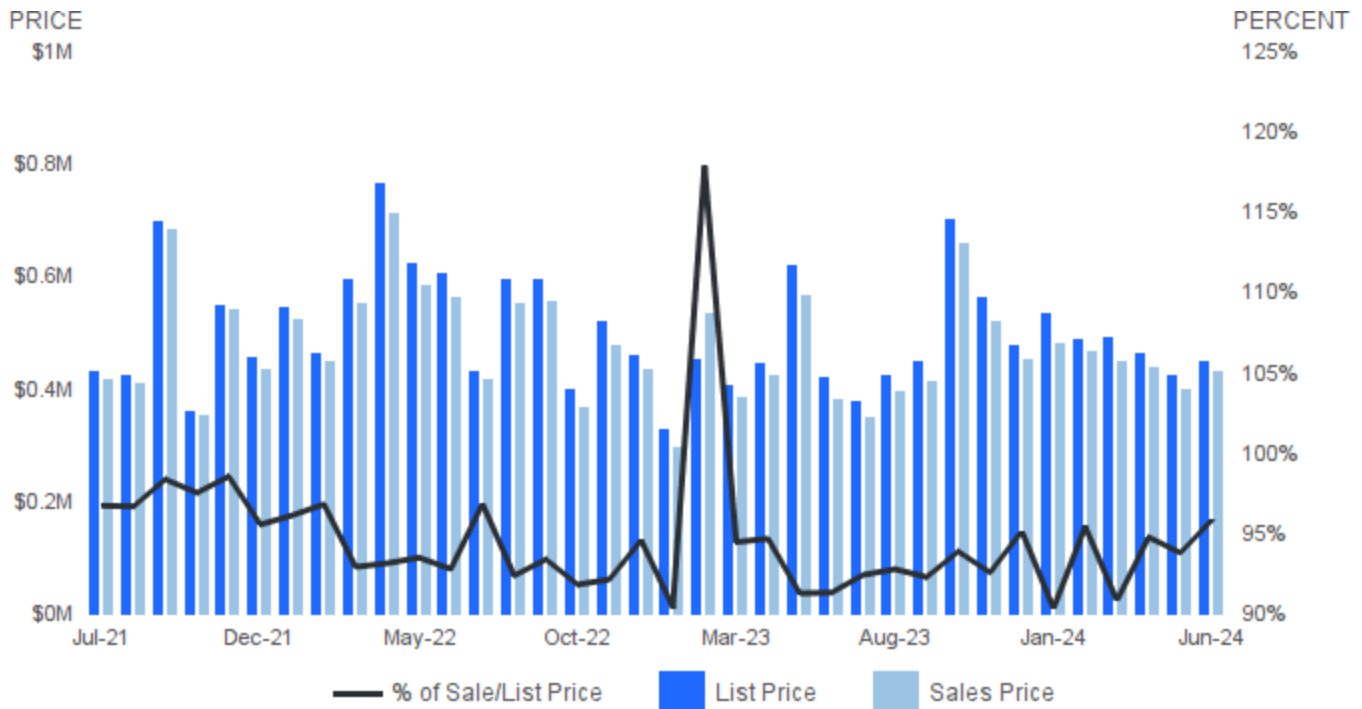
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

June 2024 | All Property Types ?

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

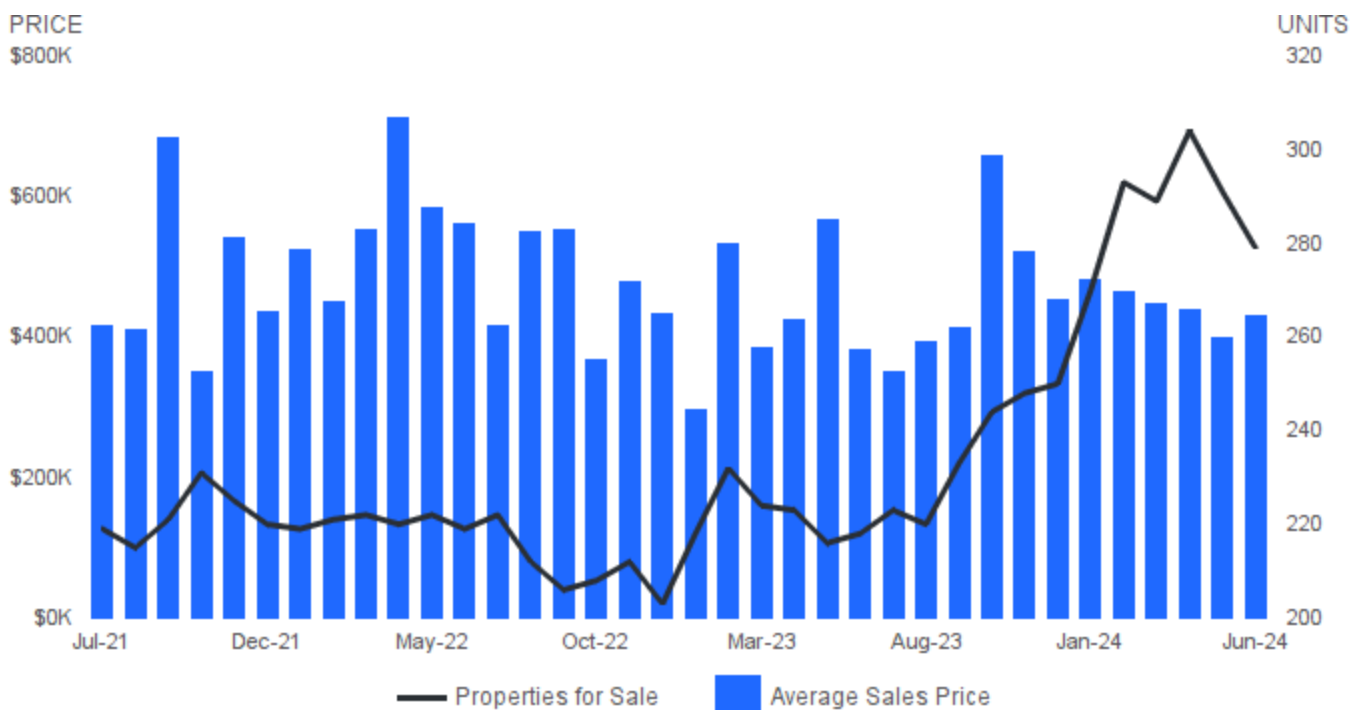


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

June 2024 | All Property Types ?

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

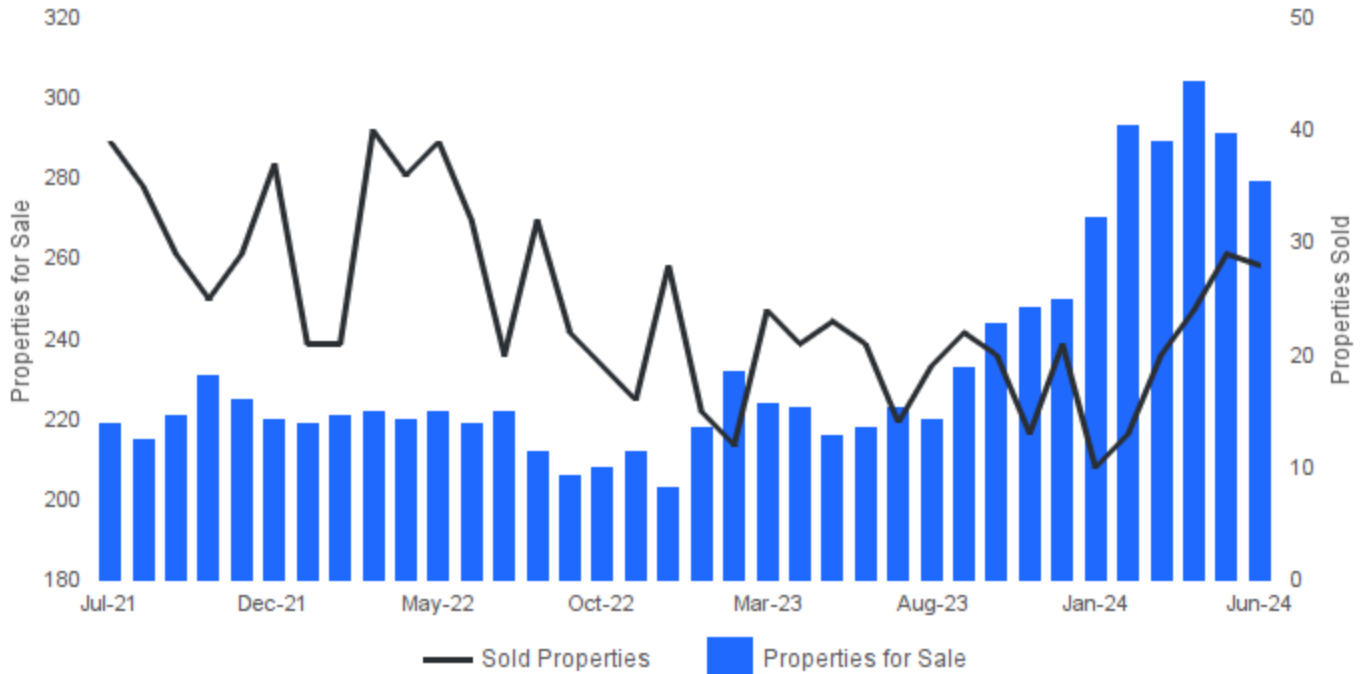
Properties for Sale | Number of properties listed for sale at the end of month.



PROPERTIES FOR SALE AND SOLD PROPERTIES

June 2024 | All Property Types ?

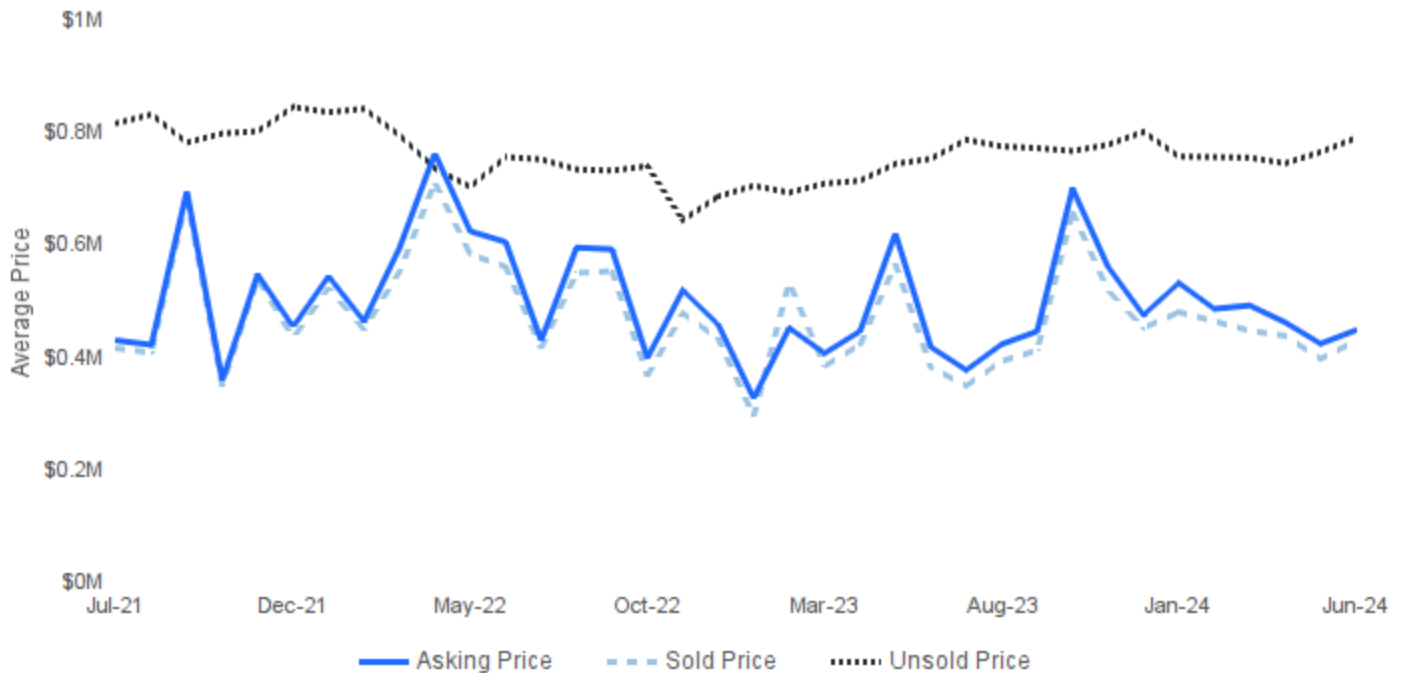
Properties for Sale | Number of properties listed for sale at the end of month.
Sold Properties | Number of properties sold.



AVERAGE ASKING/SOLD/UNSOLD PRICE

June 2024 | All Property Types ?

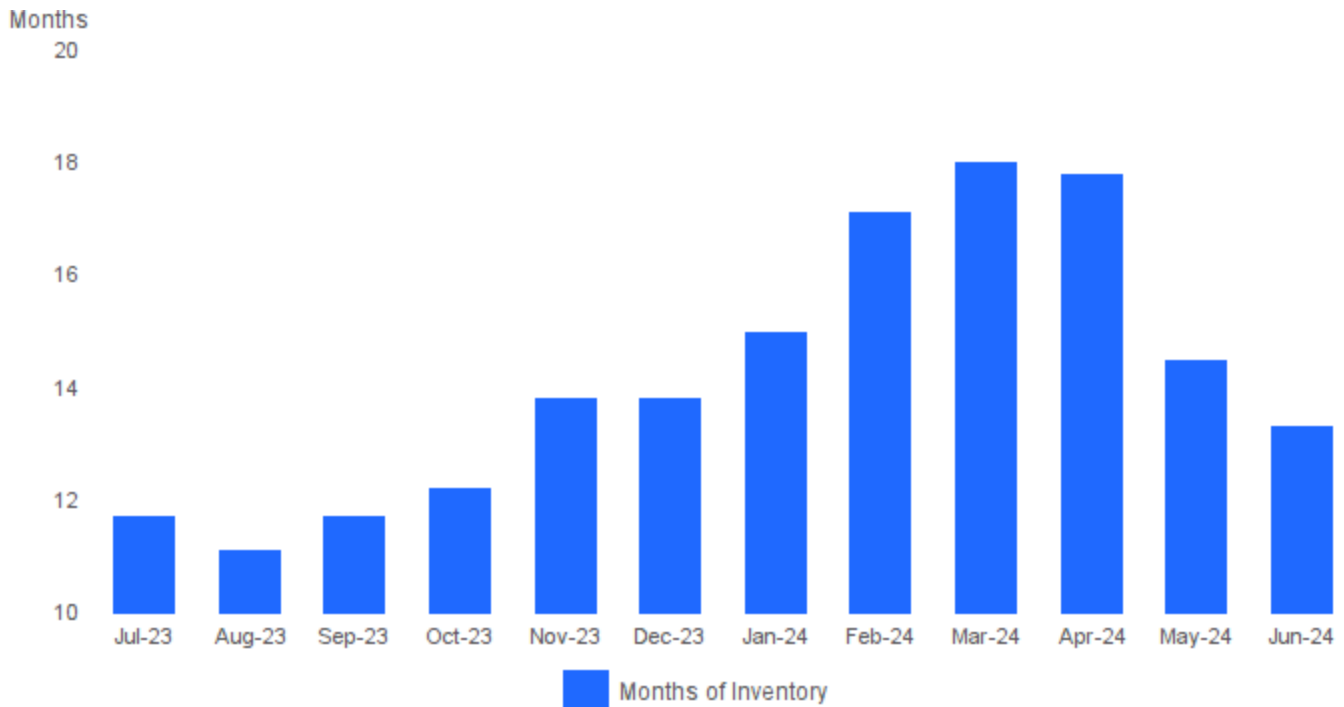
Asking Price | the average asking price of sold properties
Sold Price | the average selling price
Unsold Price | the average active list price



ABSORPTION RATE

June 2024 | All Property Types ?

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.



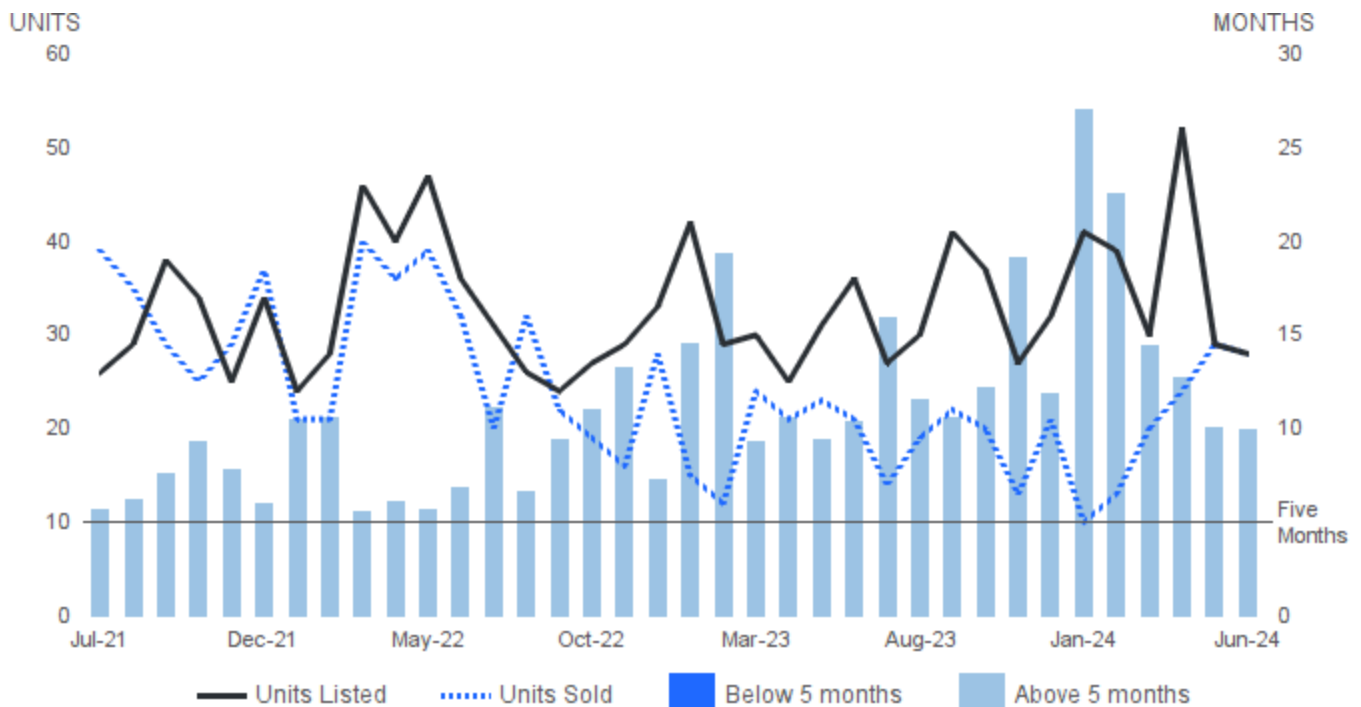
MONTHS SUPPLY OF INVENTORY

June 2024 | All Property Types ?

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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