



COLDWELL BANKER

U.S. VIRGIN ISLANDS

AREA REPORT

ST. CROIX

JULY 2024 | CONDO



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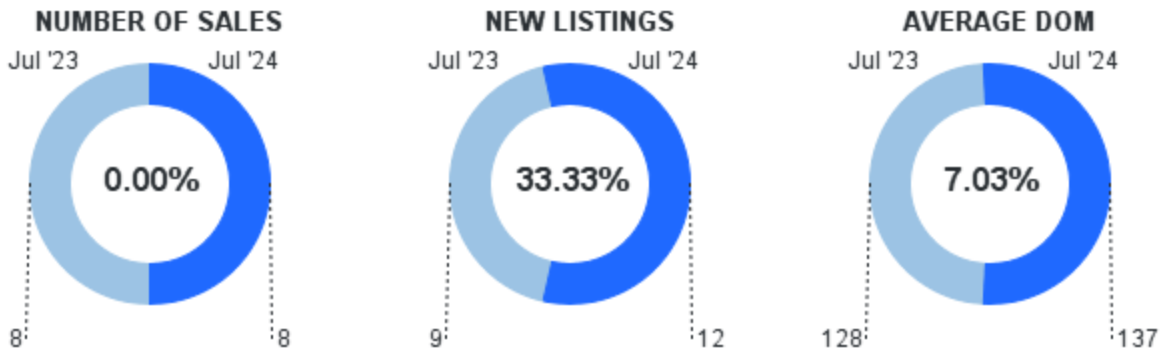


COLDWELL BANKER
ISLAND AFFILIATES

ST. CROIX | July 2024

REAL ESTATE SNAPSHOT - Change since this time last year


Condo



3.24% 
MEDIAN SALES PRICE
CONDO

-7.93% 
AVERAGE SALES PRICE
CONDO

5.76% 
MEDIAN LIST PRICE
(SOLD LISTINGS)
CONDO

-6.17% 
AVERAGE LIST PRICE
(SOLD LISTINGS)
CONDO

 Jul '23  Jul '24

AREA REPORT

ST. CROIX

FULL MARKET SUMMARY

July 2024 | Condo ?

	Month to Date			Year to Date		
	July 2024	July 2023	% Change	YTD 2024	YTD 2023	% Change
New Listings	12	9	33.33% ↑	98	77	27.27% ↑
Sold Listings	8	8	0% ↔	62	58	6.9% ↑
Median List Price (Solds)	\$257,000	\$243,000	5.76% ↑	\$299,500	\$269,450	11.15% ↑
Median Sold Price	\$242,500	\$234,900	3.24% ↑	\$287,500	\$257,750	11.54% ↑
Median Days on Market	100	133	-24.81% ↓	117	120	-2.5% ↓
Average List Price (Solds)	\$252,750	\$269,375	-6.17% ↓	\$317,046	\$303,937	4.31% ↑
Average Sold Price	\$237,062	\$257,475	-7.93% ↓	\$298,356	\$291,017	2.52% ↑
Average Days on Market	137	128	7.03% ↑	156	137	13.87% ↑
List/Sold Price Ratio	93.3%	96.3%	-3.12% ↓	93.5%	95.8%	-2.46% ↓

SOLD AND NEW PROPERTIES (UNITS)

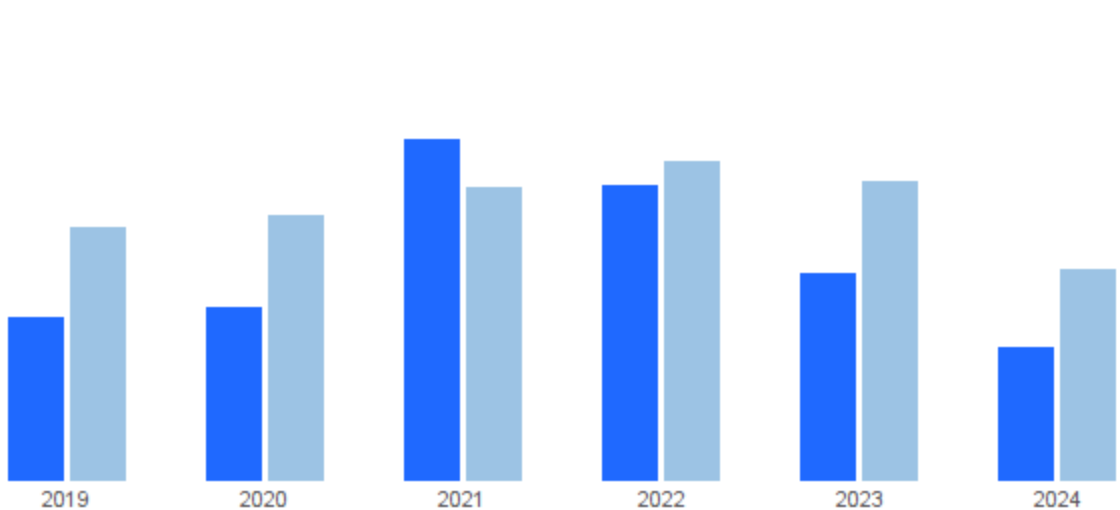
July 2024 | Condo ?

Sold Properties | Number of properties sold during the year

New Properties | Number of properties listed during the year.

UNITS
200

150
100
50
0



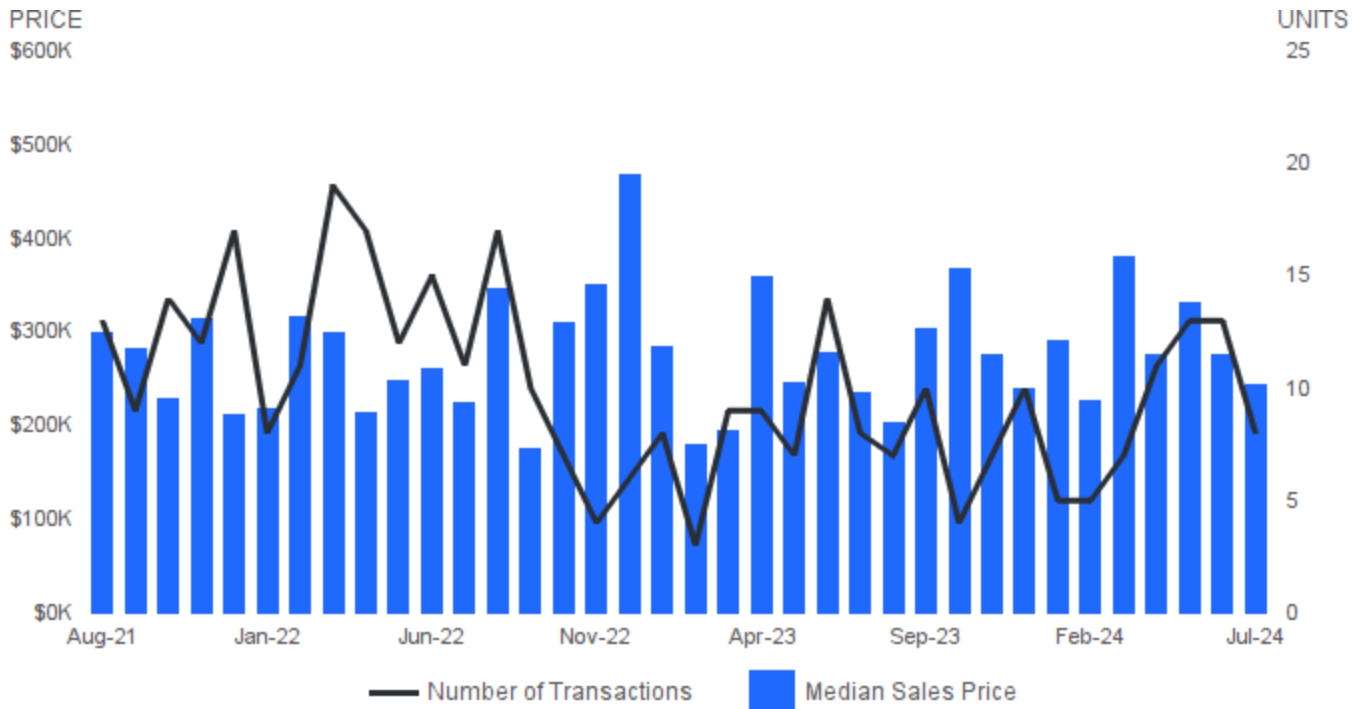
Sold Properties	76	80	159	137	96	62
New Properties	118	123	136	149	139	98
Sold Volume	\$16.97M	\$19.96M	\$44.31M	\$39.37M	\$28.73M	\$18.50M
Listing Volume	\$29.25M	\$34.41M	\$39.19M	\$47.19M	\$44.27M	\$31.85M
Median Sale Price	\$180K	\$235K	\$250K	\$254K	\$258K	\$288K

MEDIAN SALES PRICE AND NUMBER OF SALES

July 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.

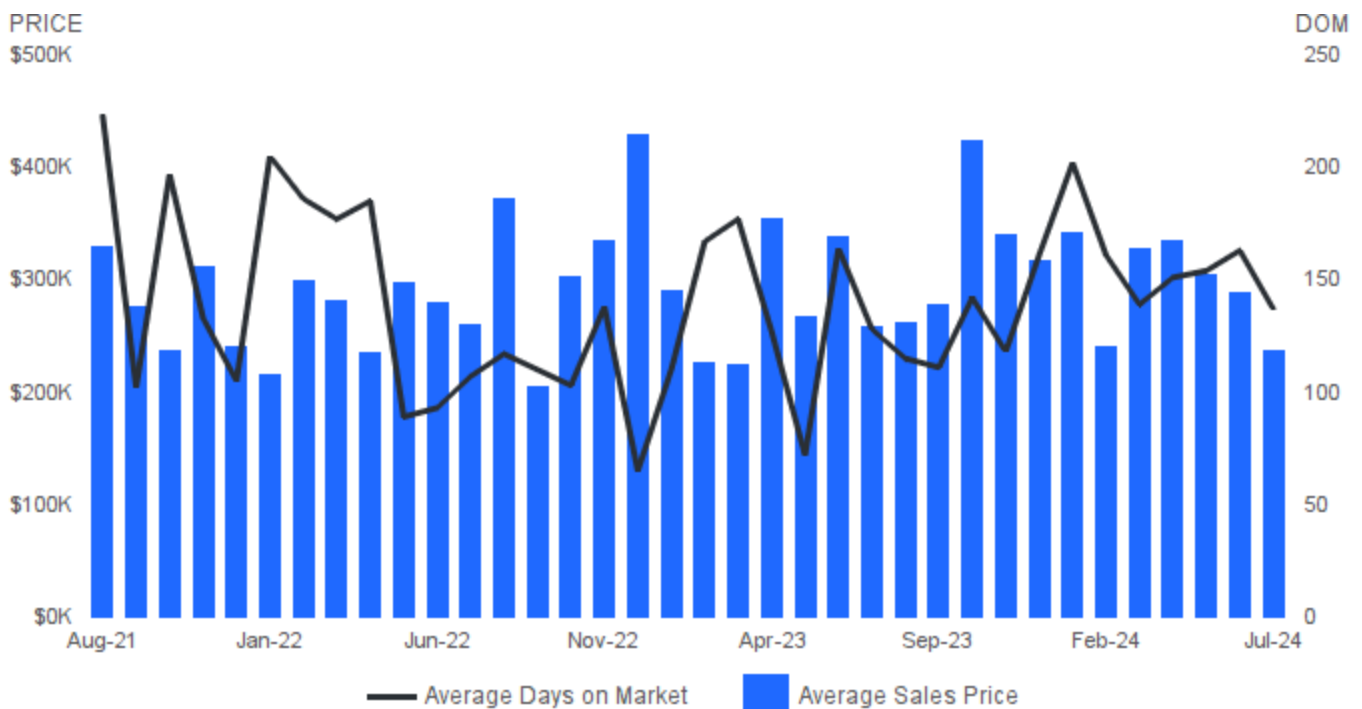


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

July 2024 | Condo ?

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

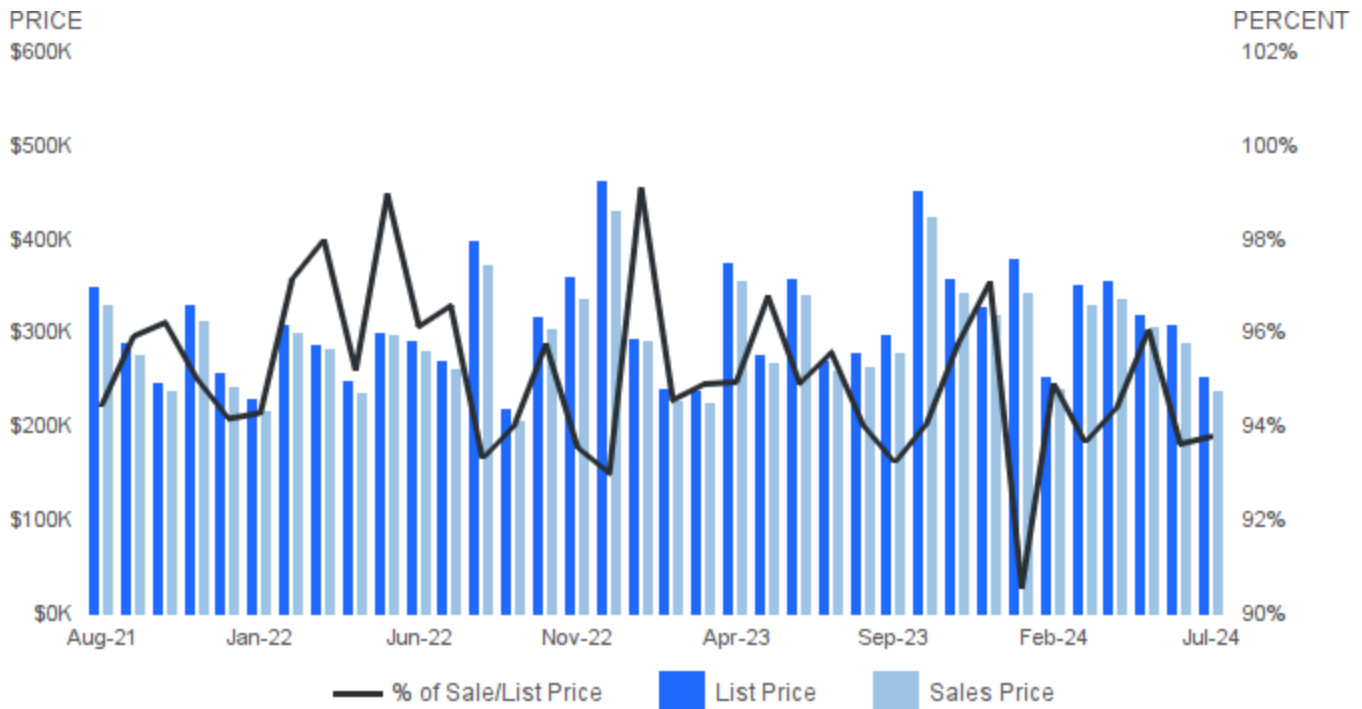
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

July 2024 | Condo ?

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

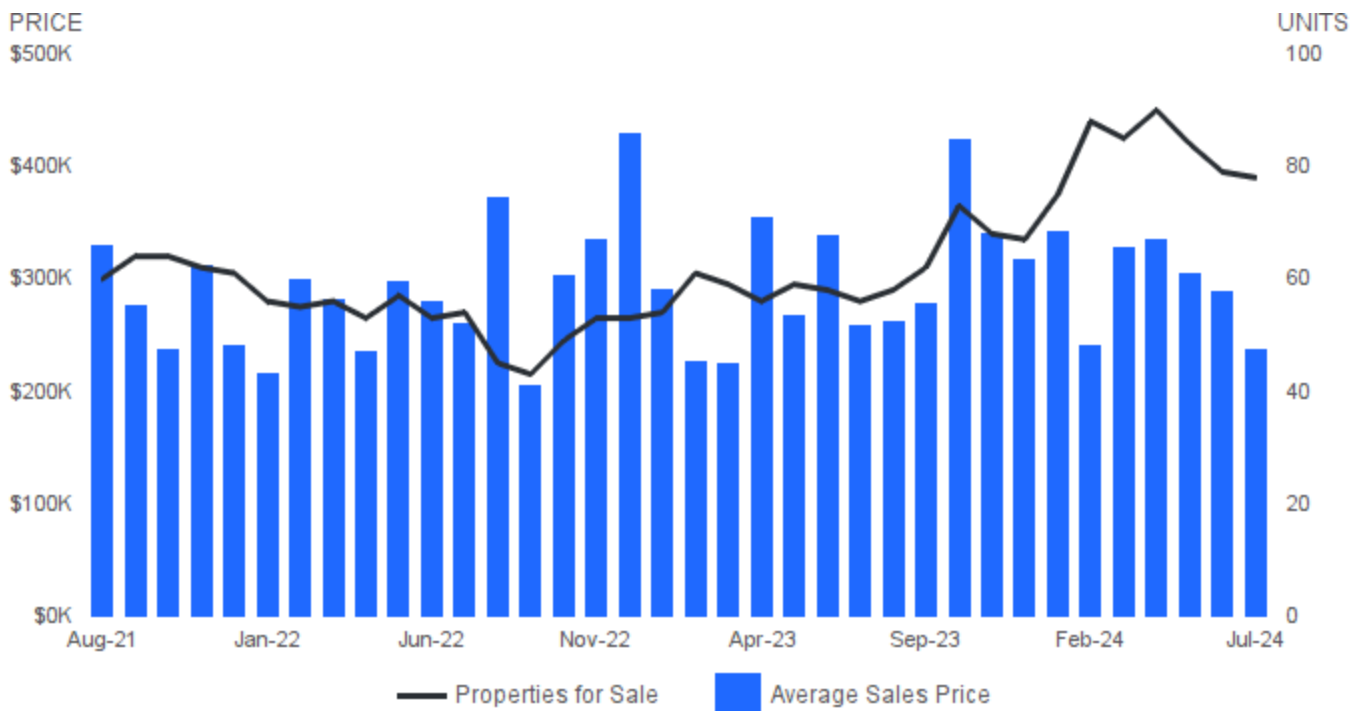


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

July 2024 | Condo ?

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

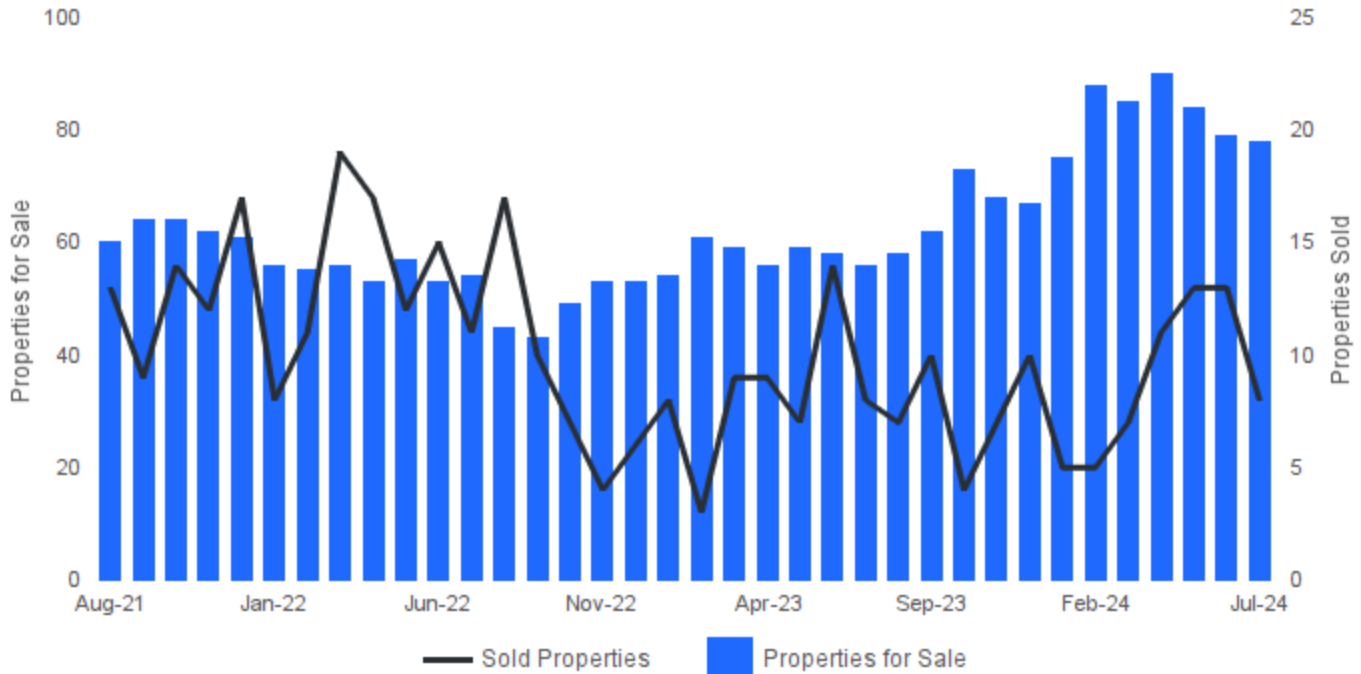
Properties for Sale | Number of properties listed for sale at the end of month.



PROPERTIES FOR SALE AND SOLD PROPERTIES

July 2024 | Condo ?

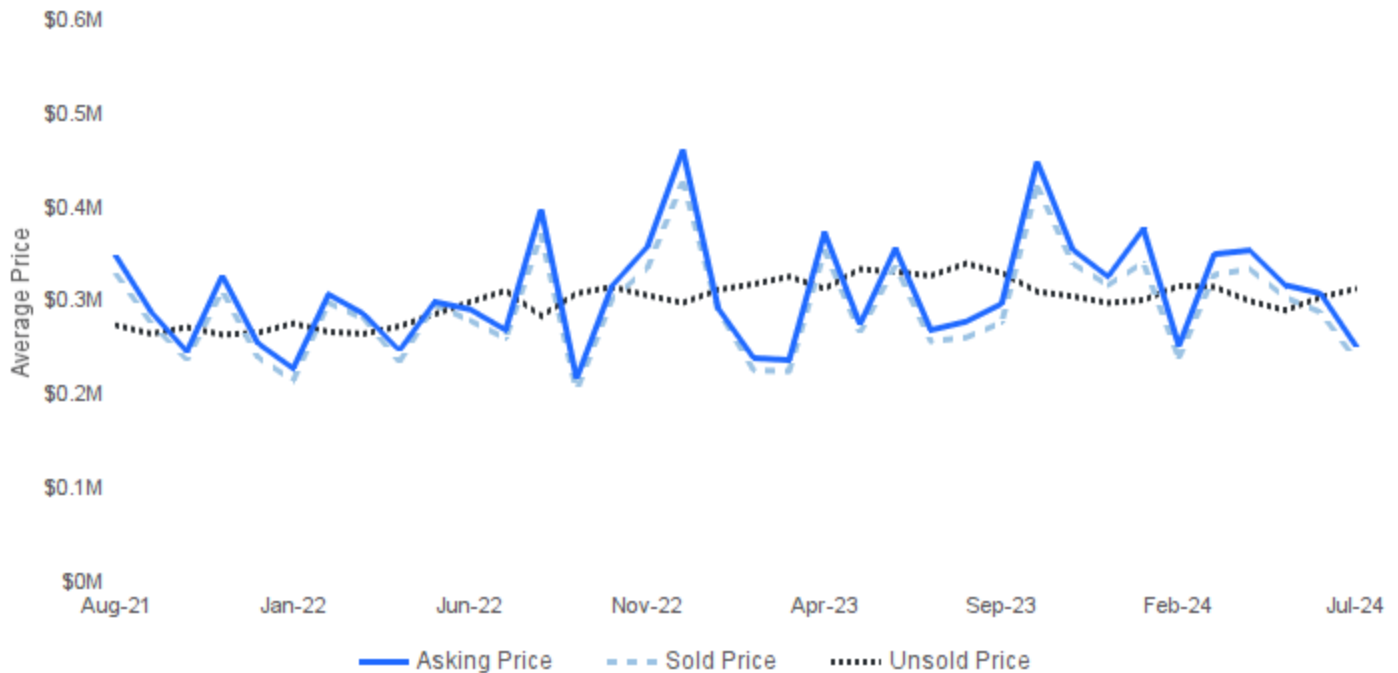
Properties for Sale | Number of properties listed for sale at the end of month.
Sold Properties | Number of properties sold.



AVERAGE ASKING/SOLD/UNSOLD PRICE

July 2024 | Condo ?

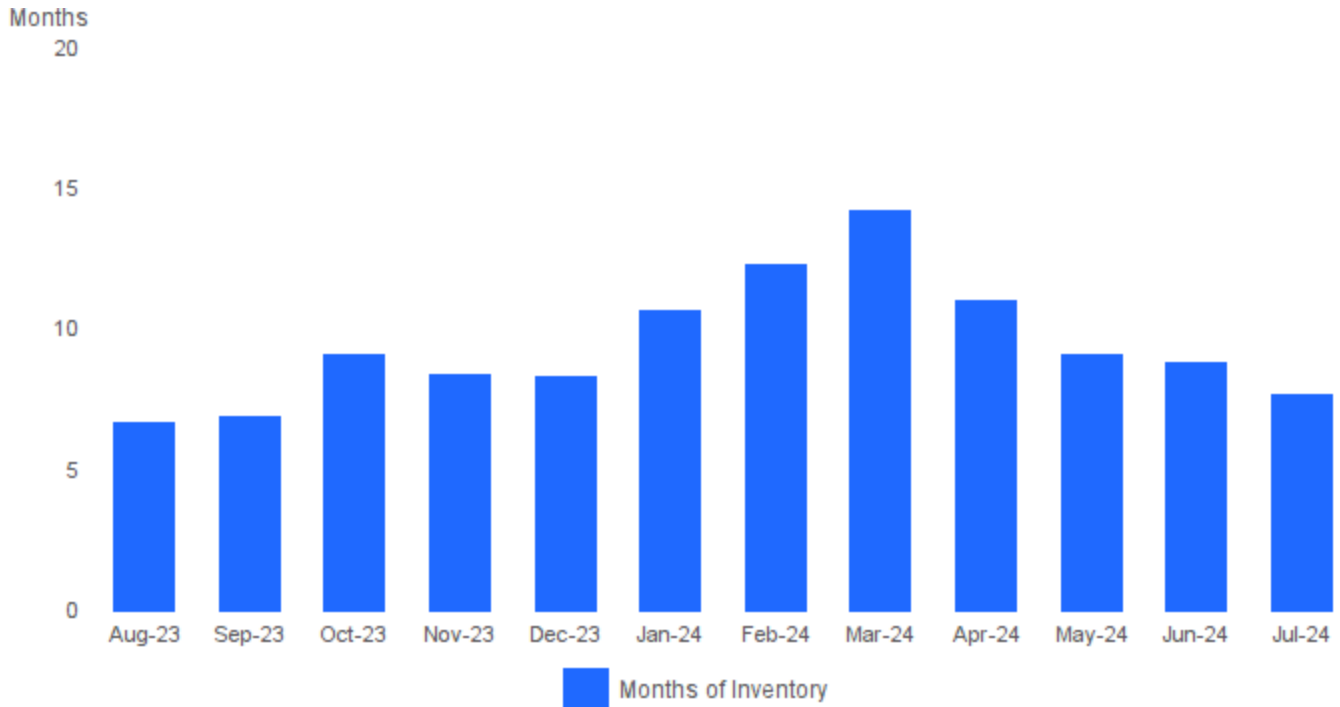
Asking Price | the average asking price of sold properties
Sold Price | the average selling price
Unsold Price | the average active list price



ABSORPTION RATE

July 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.



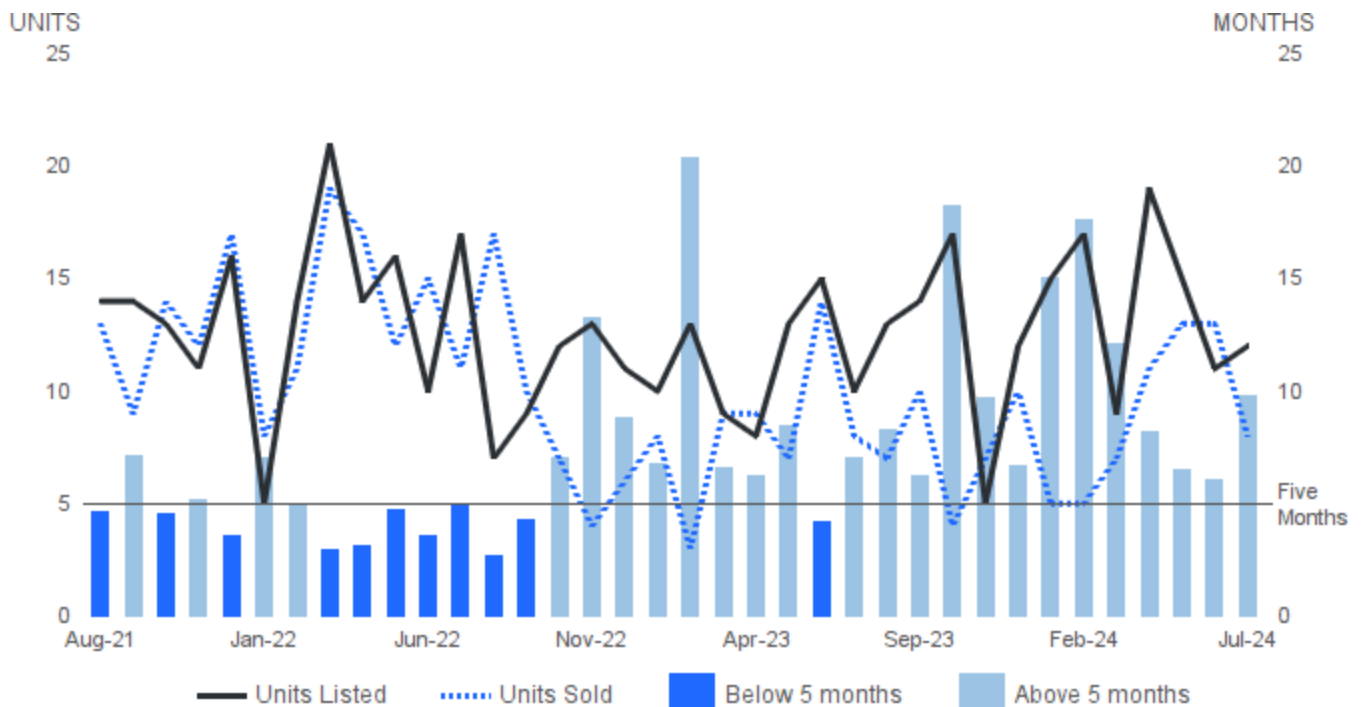
MONTHS SUPPLY OF INVENTORY

July 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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