



COLDWELL BANKER

U.S. VIRGIN ISLANDS

AREA REPORT

ST. CROIX

JULY 2024 | LOTS/ACRES



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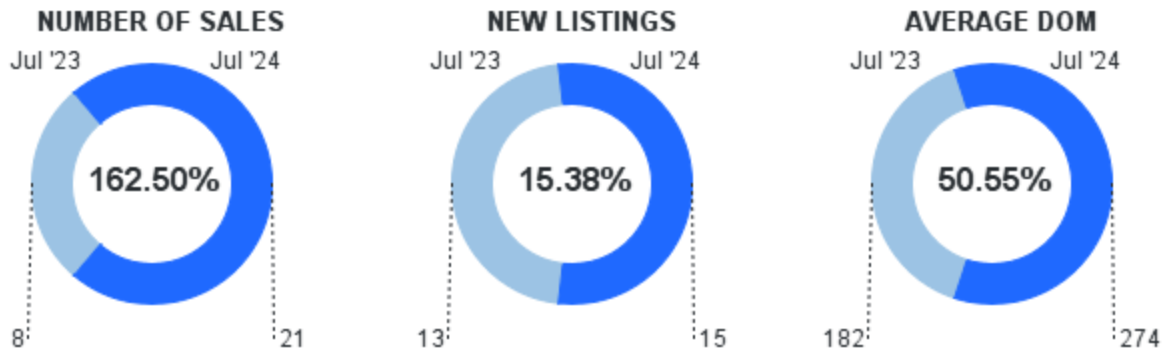


COLDWELL BANKER
ISLAND AFFILIATES

ST. CROIX | July 2024

REAL ESTATE SNAPSHOT - Change since this time last year

Lots/Acres



-71.76% ↓

MEDIAN SALES PRICE
LOTS/ACRES

-48.76% ↓

AVERAGE SALES PRICE
LOTS/ACRES

-69.36% ↓

**MEDIAN LIST PRICE
(SOLD LISTINGS)**
LOTS/ACRES

-47.55% ↓

**AVERAGE LIST PRICE
(SOLD LISTINGS)**
LOTS/ACRES

■ Jul '23

■ Jul '24

AREA REPORT

ST. CROIX

FULL MARKET SUMMARY

July 2024 | Lots/Acres ?

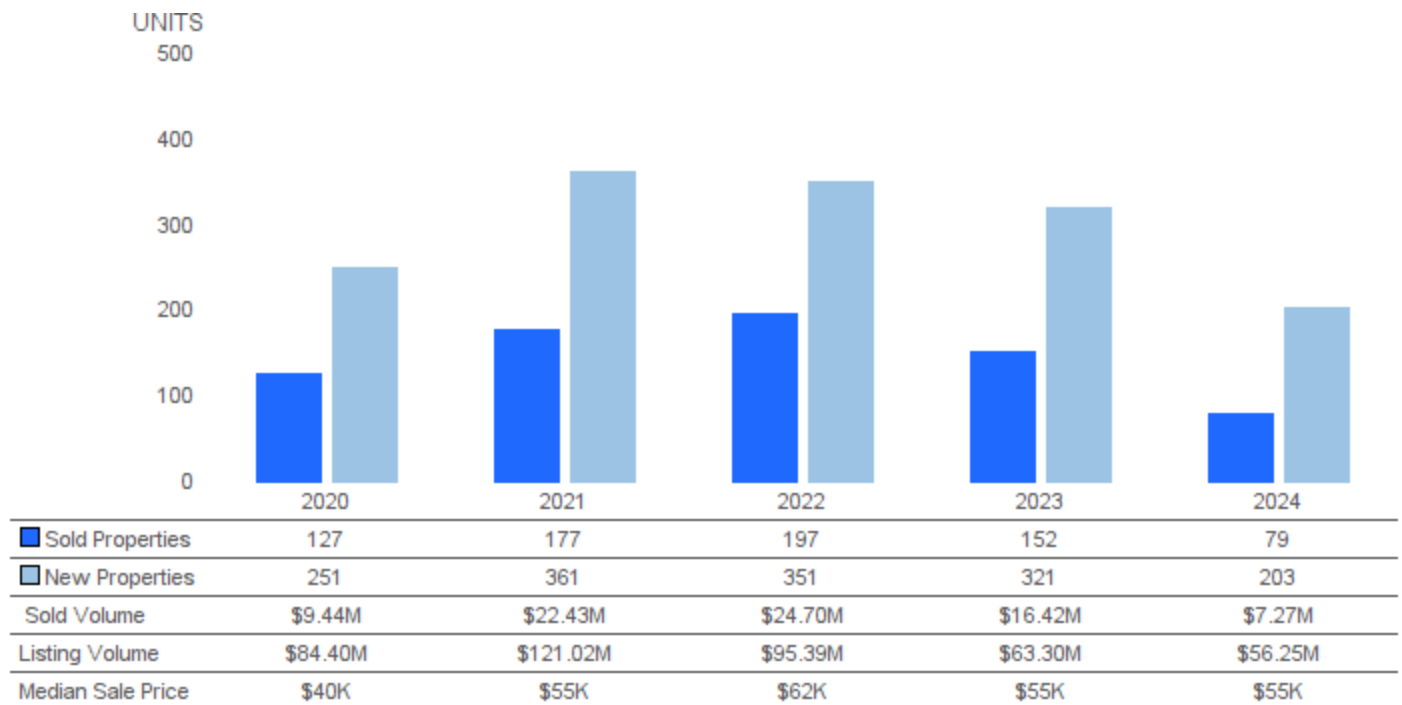
	Month to Date			Year to Date		
	July 2024	July 2023	% Change	YTD 2024	YTD 2023	% Change
New Listings	15	13	15.38% ↑	203	186	9.14% ↑
Sold Listings	21	8	162.5% ↑	79	95	-16.84% ↓
Median List Price (Solds)	\$55,000	\$179,500	-69.36% ↓	\$64,900	\$70,000	-7.29% ↓
Median Sold Price	\$48,000	\$170,000	-71.76% ↓	\$55,000	\$60,000	-8.33% ↓
Median Days on Market	193	156	23.72% ↑	202	157	28.66% ↑
Average List Price (Solds)	\$90,309	\$172,187	-47.55% ↓	\$109,679	\$147,663	-25.72% ↓
Average Sold Price	\$76,238	\$148,781	-48.76% ↓	\$92,051	\$127,447	-27.77% ↓
Average Days on Market	274	182	50.55% ↑	341	282	20.92% ↑
List/Sold Price Ratio	86.1%	88.8%	-2.99% ↓	86.4%	87%	-0.68% ↓

SOLD AND NEW PROPERTIES (UNITS)

July 2024 | Lots/Acres ?

Sold Properties | Number of properties sold during the year

New Properties | Number of properties listed during the year.

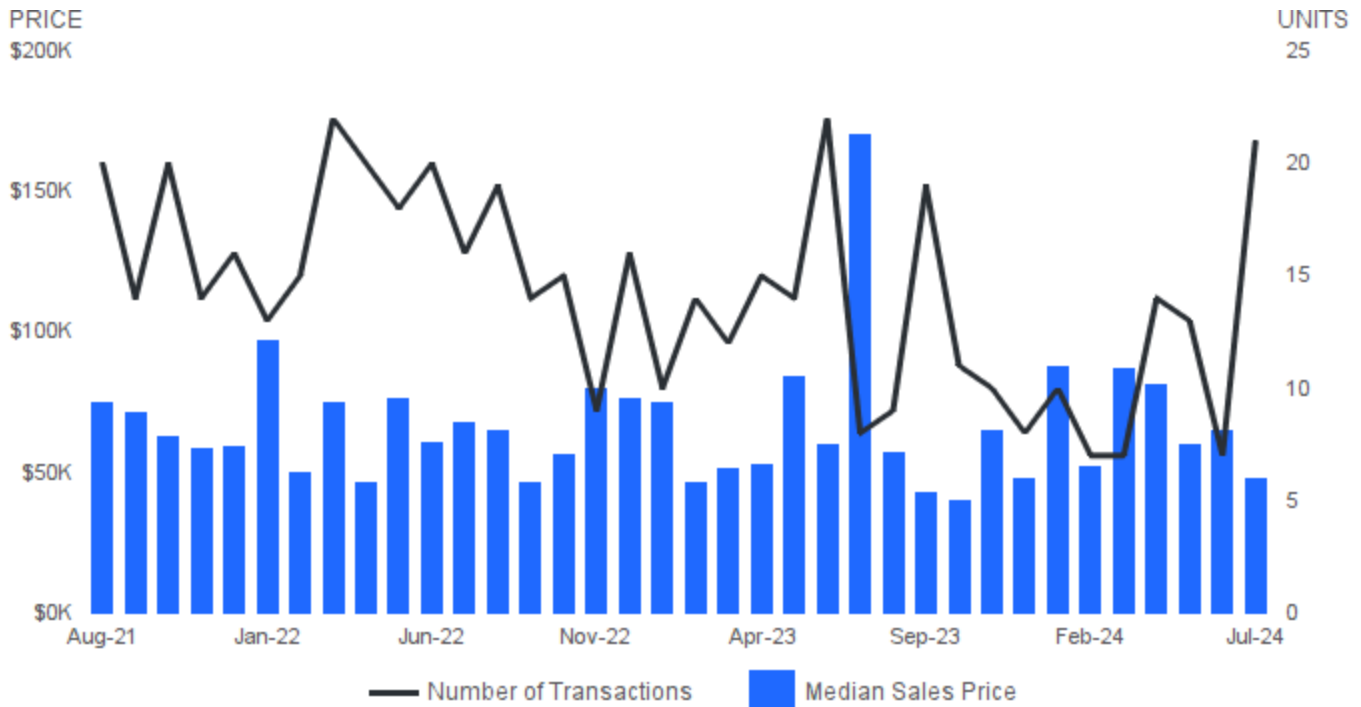


MEDIAN SALES PRICE AND NUMBER OF SALES

July 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.

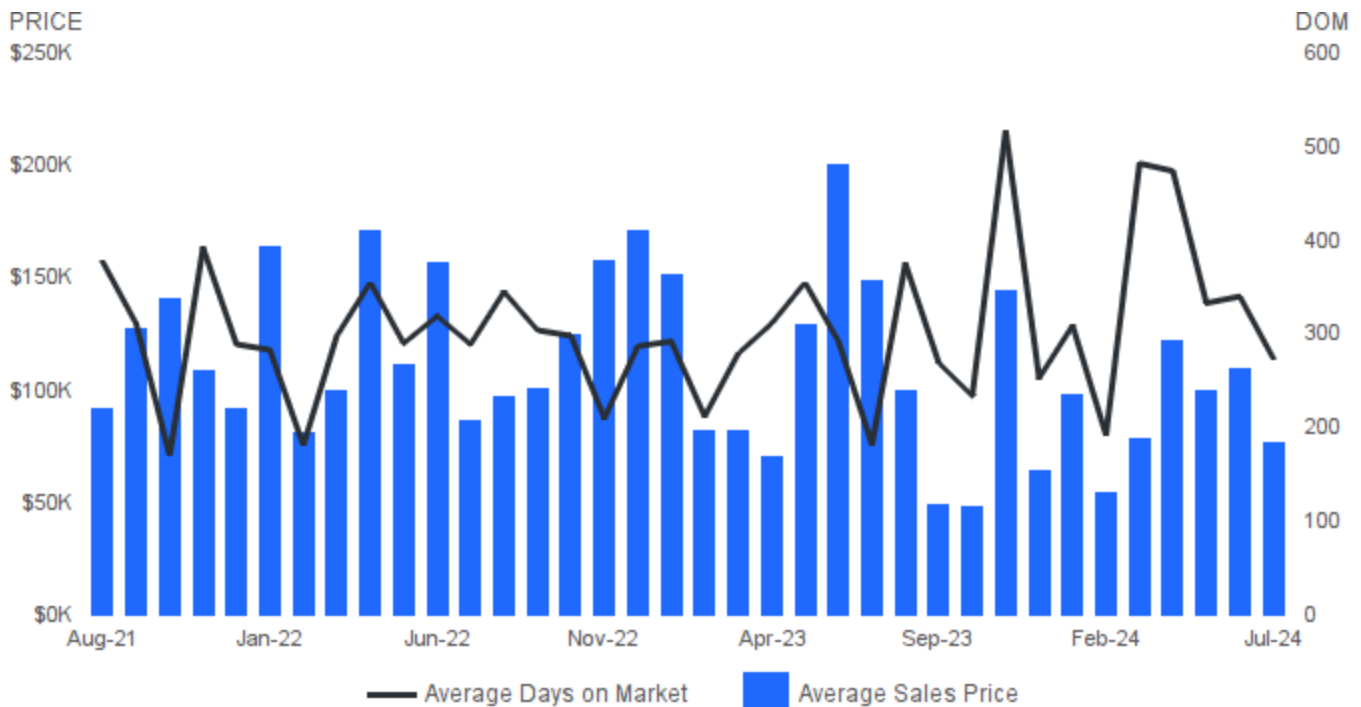


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

July 2024 | Lots/Acres ?

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

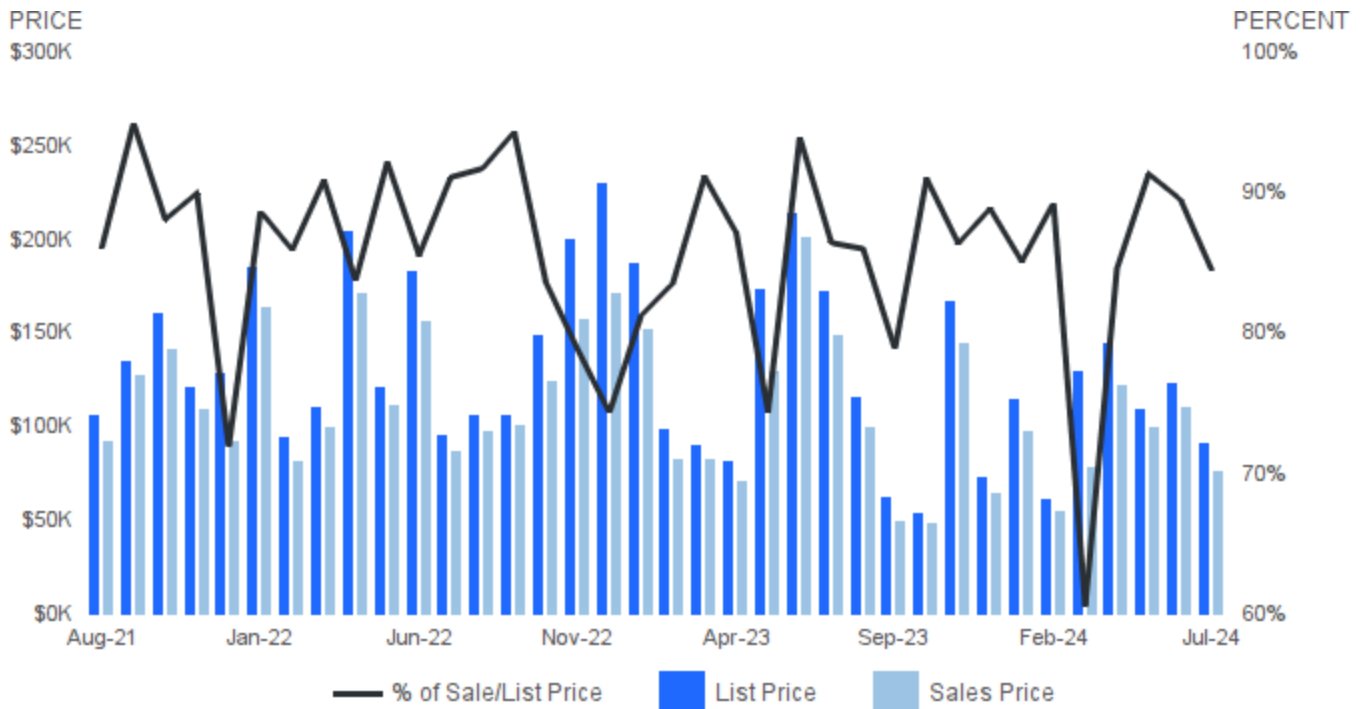
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

July 2024 | Lots/Acres ?

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

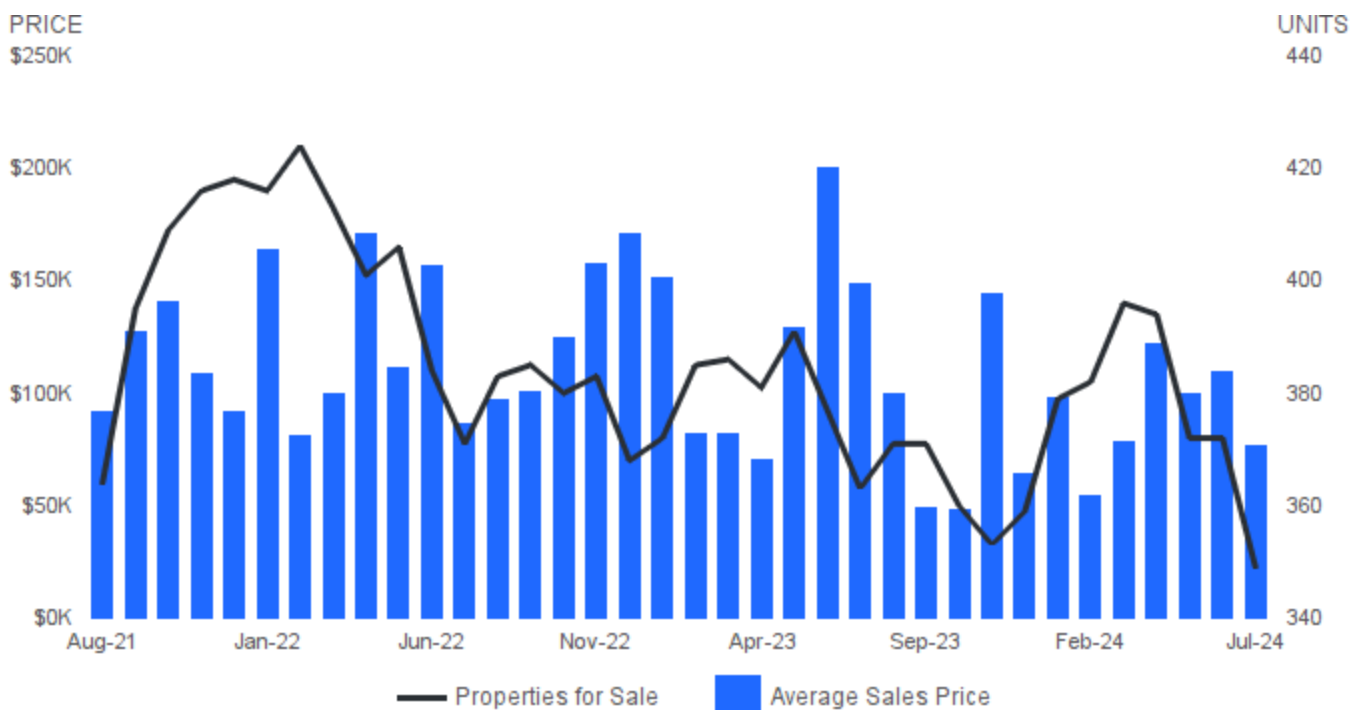


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

July 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.

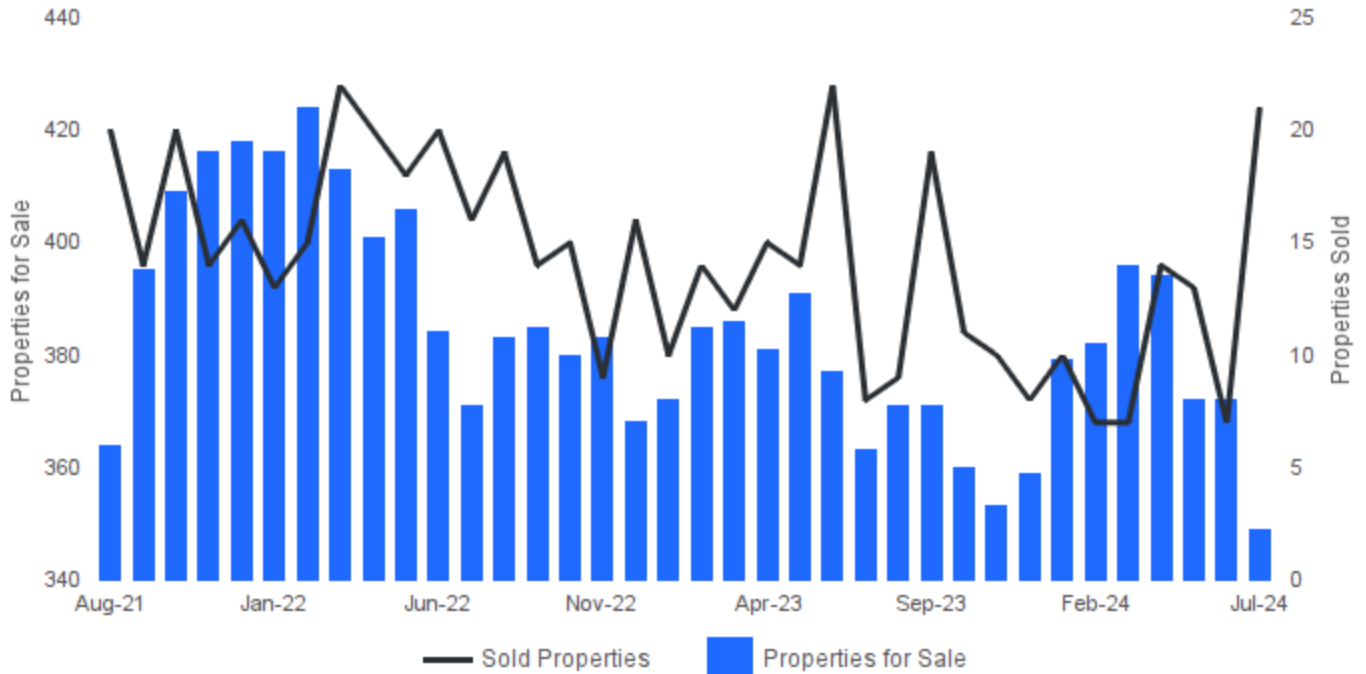


PROPERTIES FOR SALE AND SOLD PROPERTIES

July 2024 | Lots/Acres ?

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

Sold Properties | Number of properties sold.



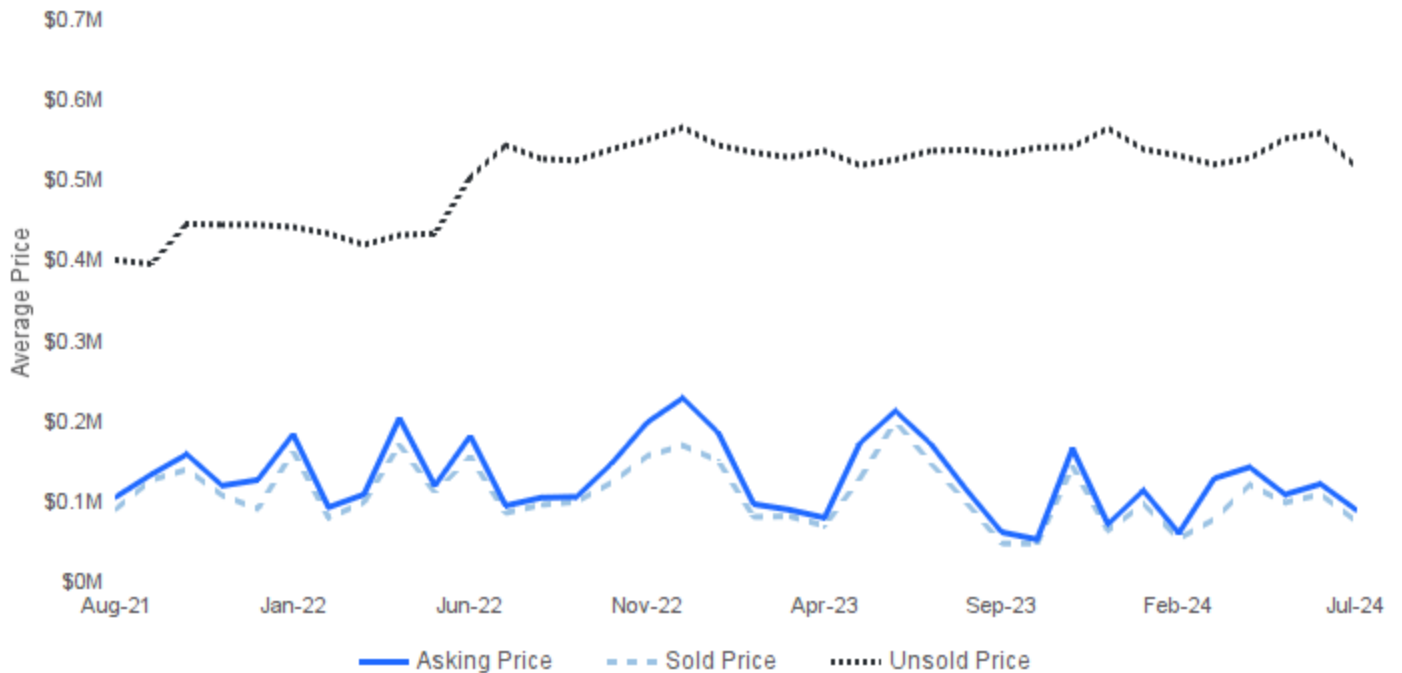
AVERAGE ASKING/SOLD/UNSOLD PRICE

July 2024 | Lots/Acres ?

Asking Price | the average asking price of sold properties

Sold Price | the average selling price

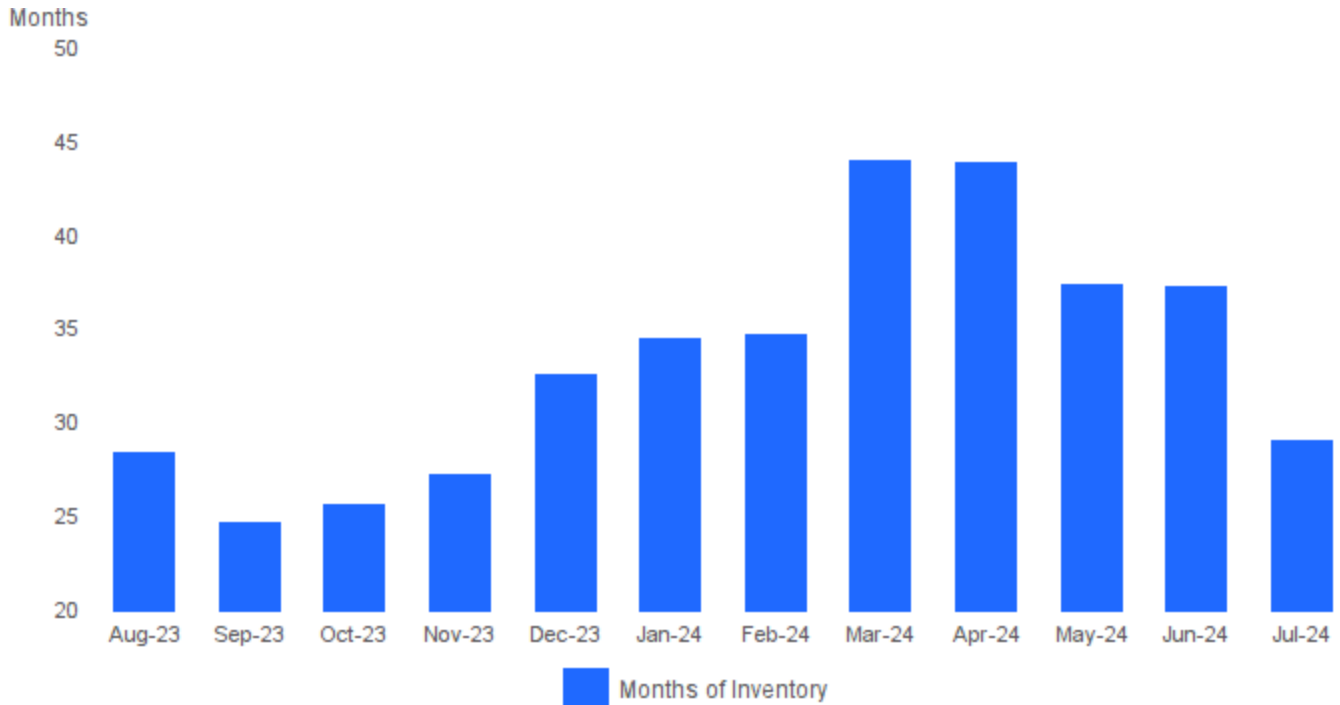
Unsold Price | the average active list price



ABSORPTION RATE

July 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.



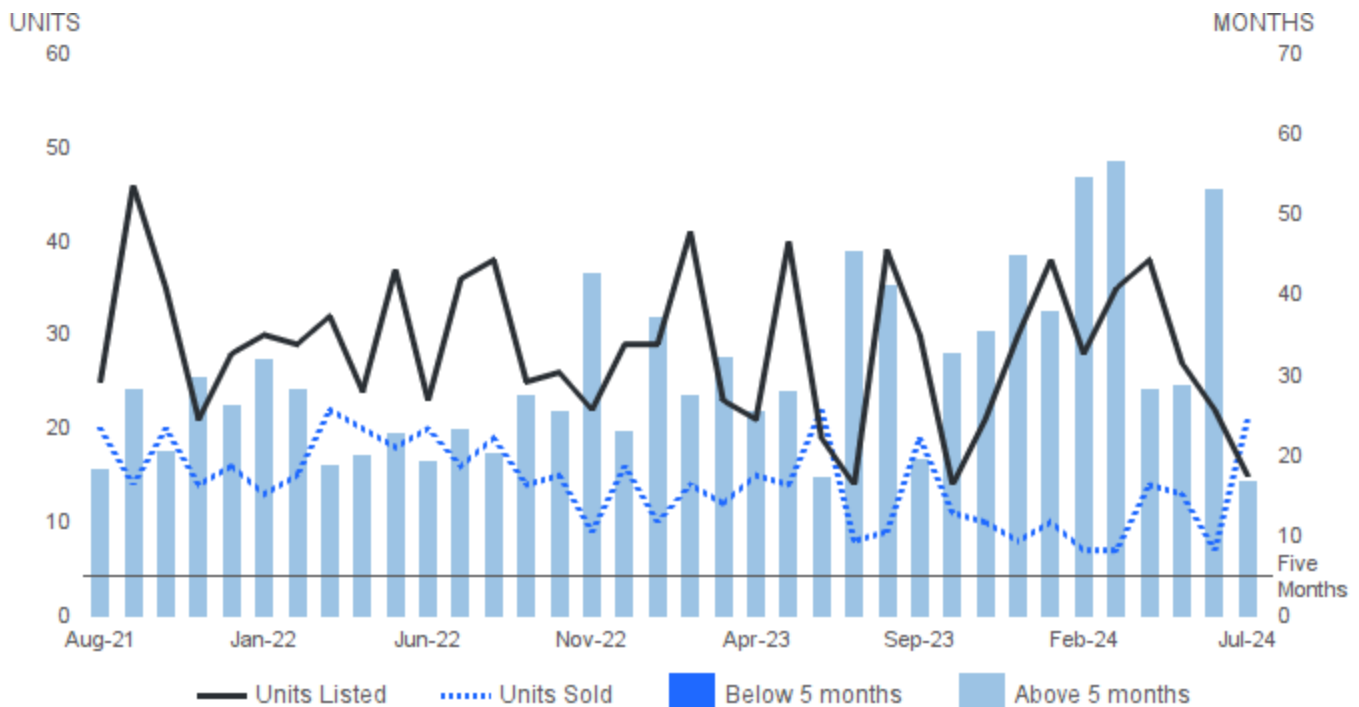
MONTHS SUPPLY OF INVENTORY

July 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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