



# COLDWELL BANKER

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## U.S. VIRGIN ISLANDS

# AREA REPORT

ST. CROIX

JULY 2024 | SINGLE FAMILY



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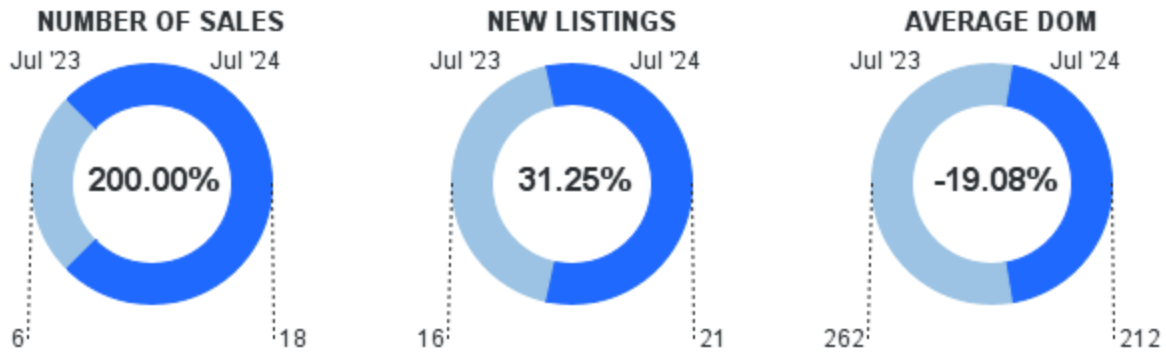


**COLDWELL BANKER**  
ISLAND AFFILIATES

# ST. CROIX | July 2024

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

### Single Family



72.05%

MEDIAN SALES PRICE  
SINGLE FAMILY

45.32%

AVERAGE SALES PRICE  
SINGLE FAMILY

49.40%

MEDIAN LIST PRICE  
(SOLD LISTINGS)  
SINGLE FAMILY

38.65%

AVERAGE LIST PRICE  
(SOLD LISTINGS)  
SINGLE FAMILY

Jul '23

Jul '24

# AREA REPORT

## ST. CROIX

### FULL MARKET SUMMARY

July 2024 | Single Family ?

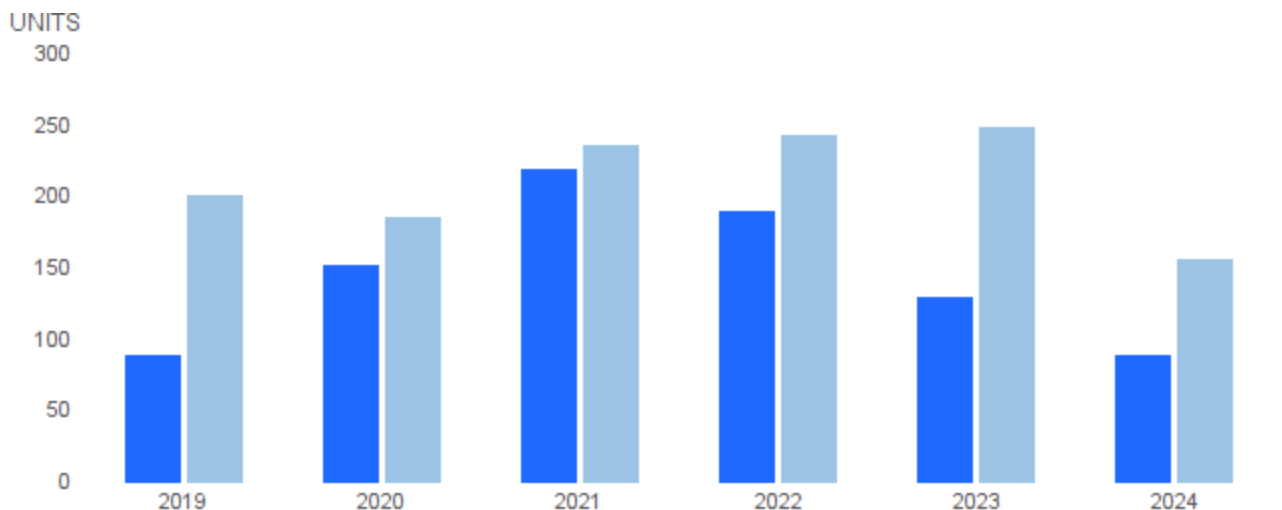
	Month to Date			Year to Date		
	July 2024	July 2023	% Change	YTD 2024	YTD 2023	% Change
New Listings	21	16	31.25% <span>↑</span>	155	141	9.93% <span>↑</span>
Sold Listings	18	6	200% <span>↑</span>	89	72	23.61% <span>↑</span>
Median List Price (Solds)	\$743,999	\$498,000	49.4% <span>↑</span>	\$450,000	\$404,000	11.39% <span>↑</span>
Median Sold Price	\$692,499	\$402,500	72.05% <span>↑</span>	\$435,000	\$352,500	23.4% <span>↑</span>
Median Days on Market	167	258	-35.27% <span>↓</span>	156	142	9.86% <span>↑</span>
Average List Price (Solds)	\$724,472	\$522,500	38.65% <span>↑</span>	\$599,203	\$558,538	7.28% <span>↑</span>
Average Sold Price	\$685,438	\$471,666	45.32% <span>↑</span>	\$562,218	\$528,090	6.46% <span>↑</span>
Average Days on Market	212	262	-19.08% <span>↓</span>	190	195	-2.56% <span>↓</span>
List/Sold Price Ratio	94.3%	89.7%	5.2% <span>↑</span>	93.6%	92.7%	1.03% <span>↑</span>

### SOLD AND NEW PROPERTIES (UNITS)

July 2024 | Single Family ?

**Sold Properties** | Number of properties sold during the year

**New Properties** | Number of properties listed during the year.



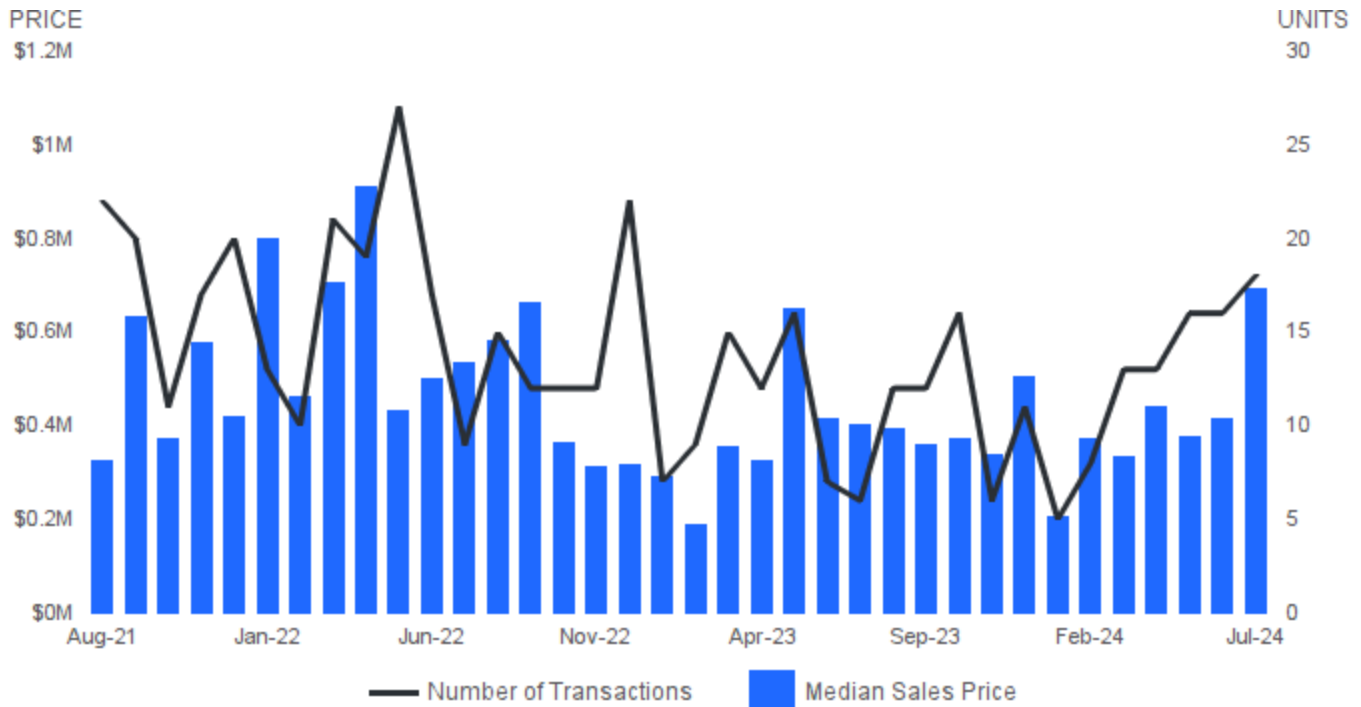
Sold Properties	88	152	218	189	129	89
New Properties	200	185	235	242	248	155
Sold Volume	\$36.49M	\$71.84M	\$134.54M	\$134.39M	\$72.13M	\$50.04M
Listing Volume	\$110.96M	\$118.33M	\$189.56M	\$185.76M	\$198.20M	\$107.27M
Median Sale Price	\$347K	\$350K	\$487K	\$495K	\$370K	\$435K

## MEDIAN SALES PRICE AND NUMBER OF SALES

July 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.

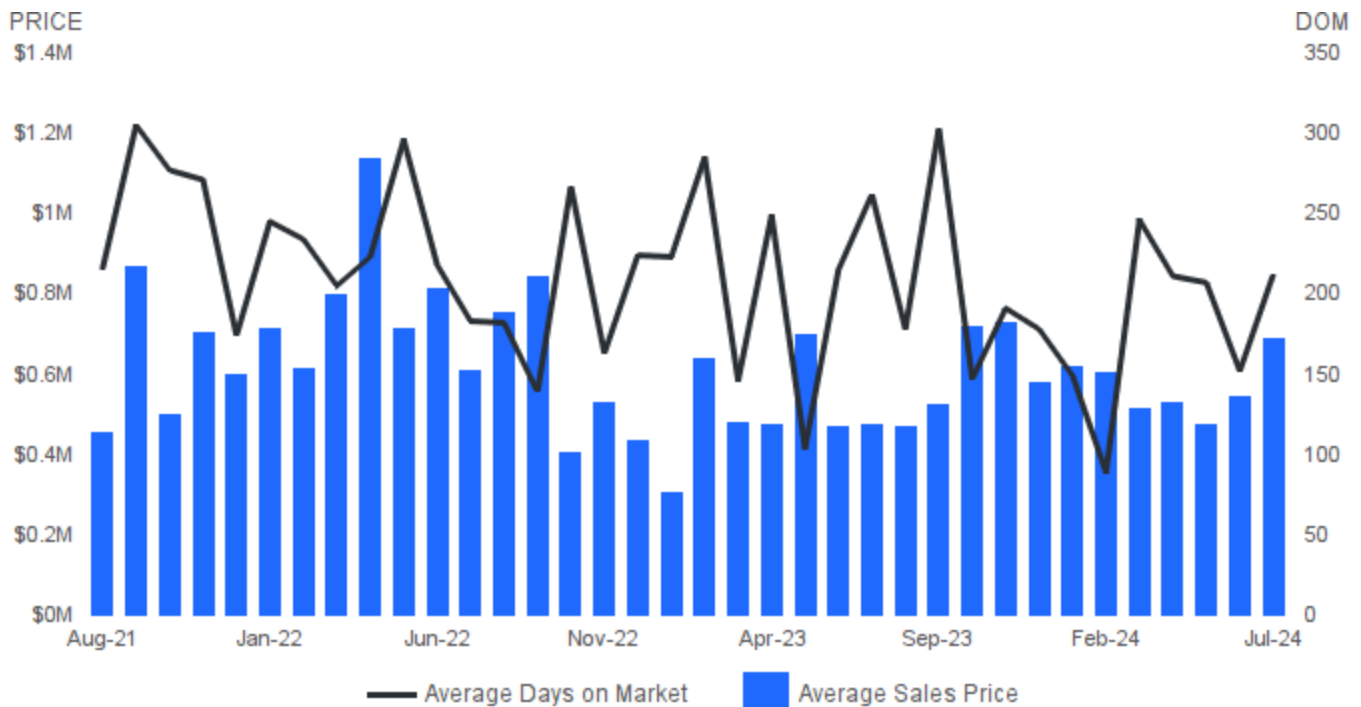


## AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

July 2024 | Single Family ?

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

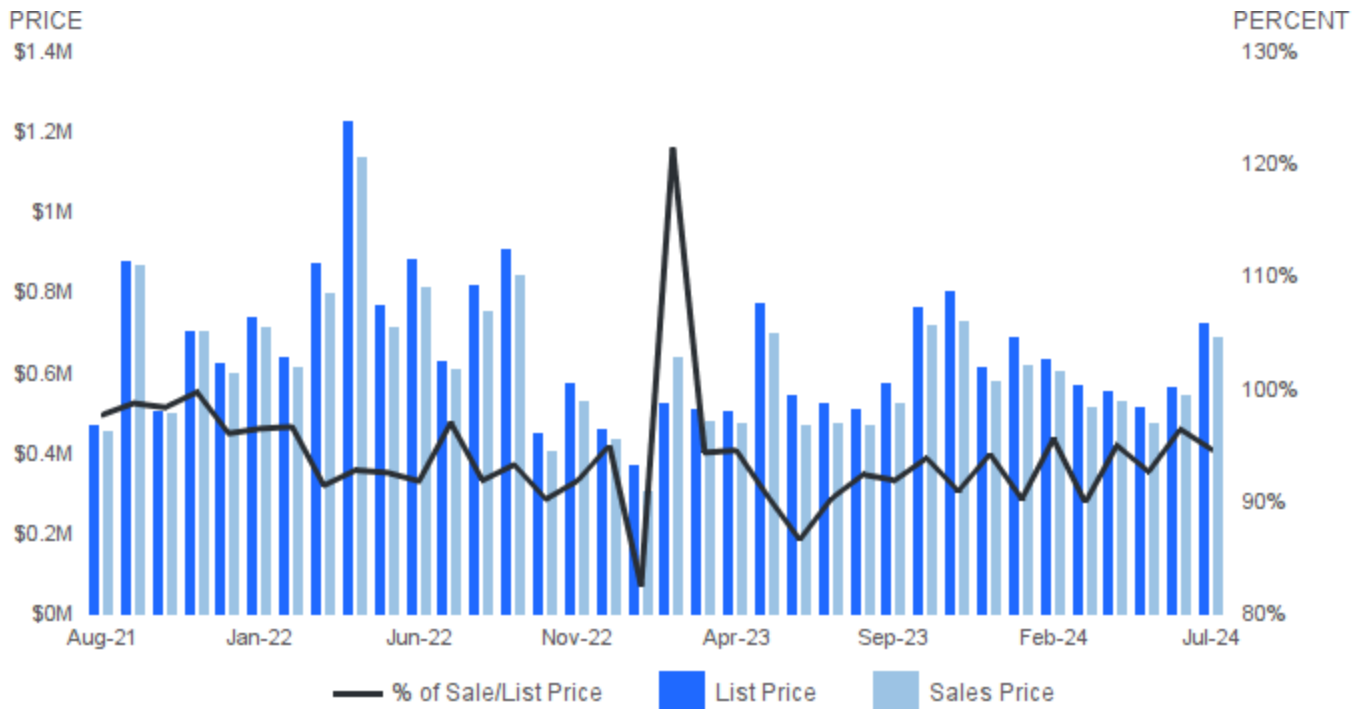
**Average Days on Market** | Average days on market for all properties sold.



# SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

July 2024 | Single Family ?

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

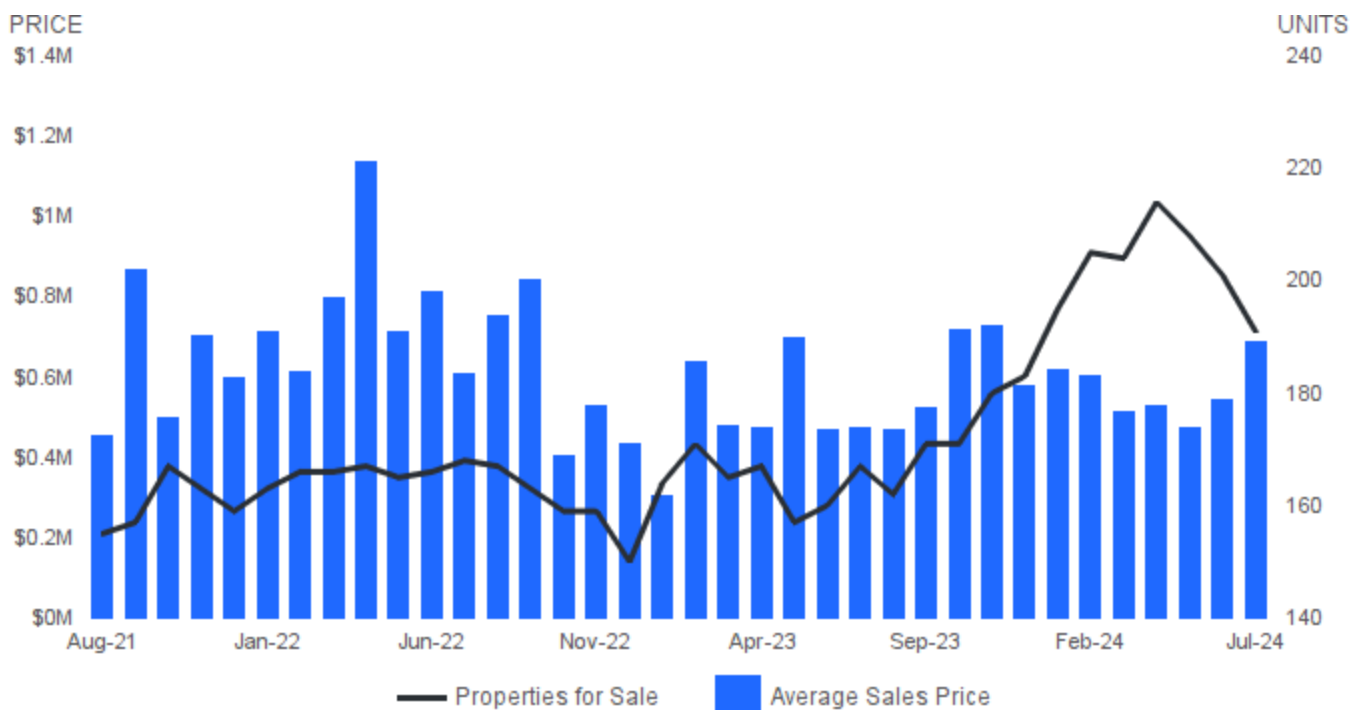


# AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

July 2024 | Single Family ?

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

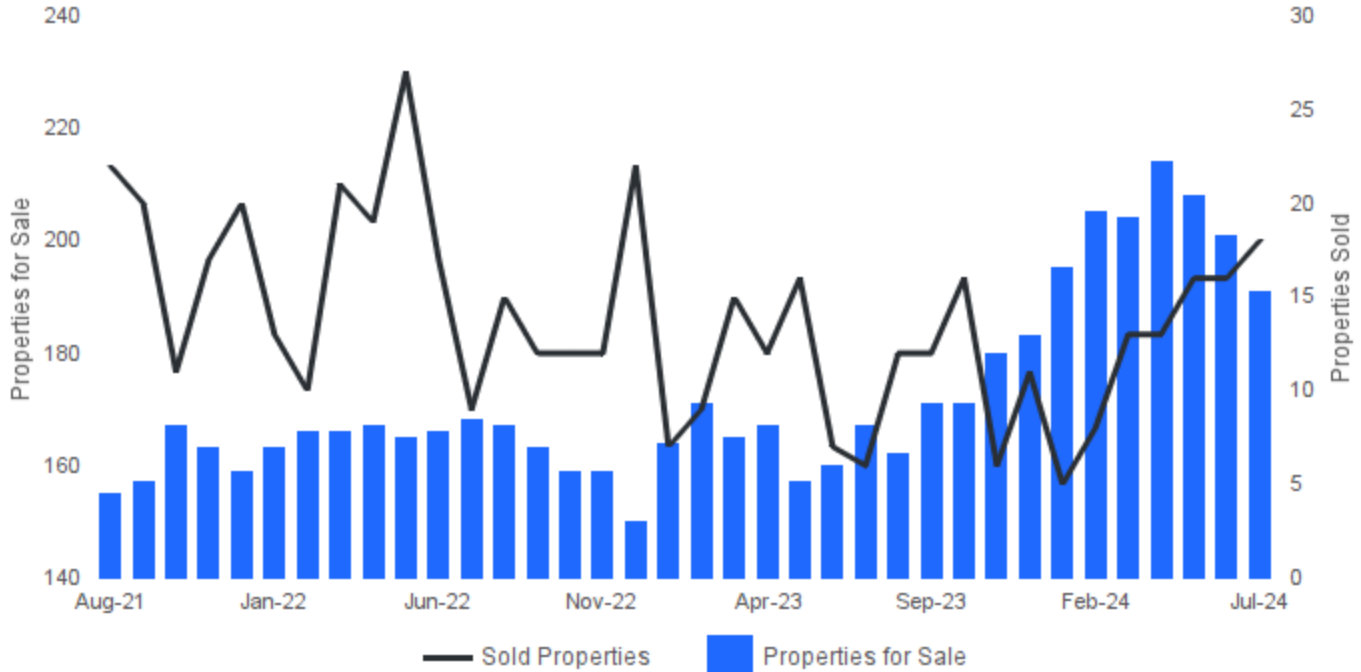
Properties for Sale | Number of properties listed for sale at the end of month.



# PROPERTIES FOR SALE AND SOLD PROPERTIES

July 2024 | Single Family ?

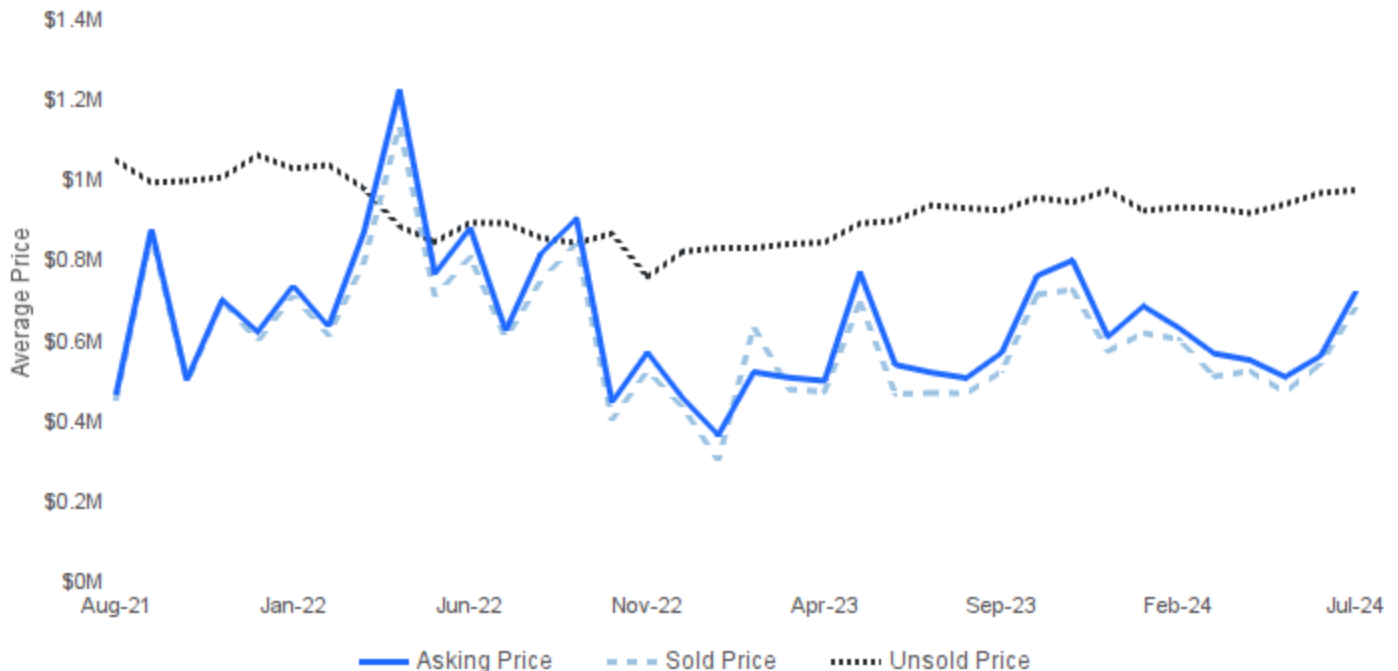
**Properties for Sale** | Number of properties listed for sale at the end of month.  
**Sold Properties** | Number of properties sold.



# AVERAGE ASKING/SOLD/UNSOLD PRICE

July 2024 | Single Family ?

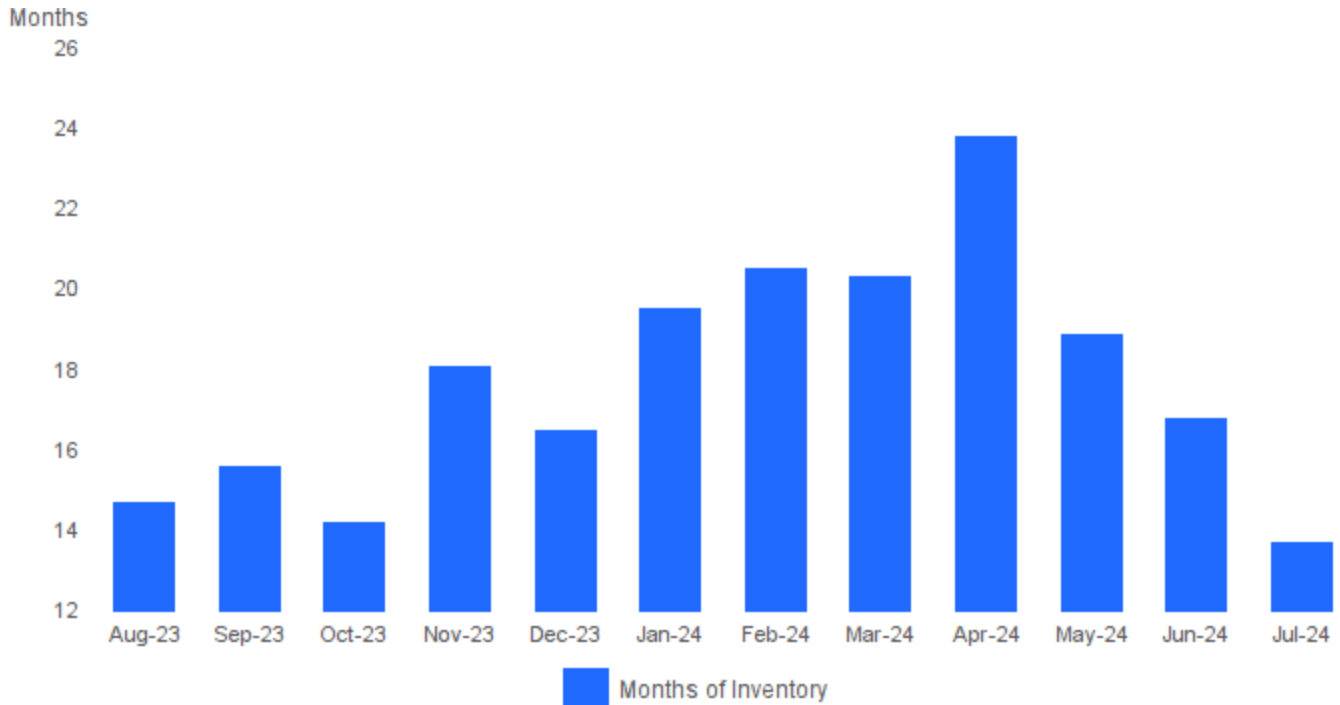
**Asking Price** | the average asking price of sold properties  
**Sold Price** | the average selling price  
**Unsold Price** | the average active list price



# ABSORPTION RATE

July 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.



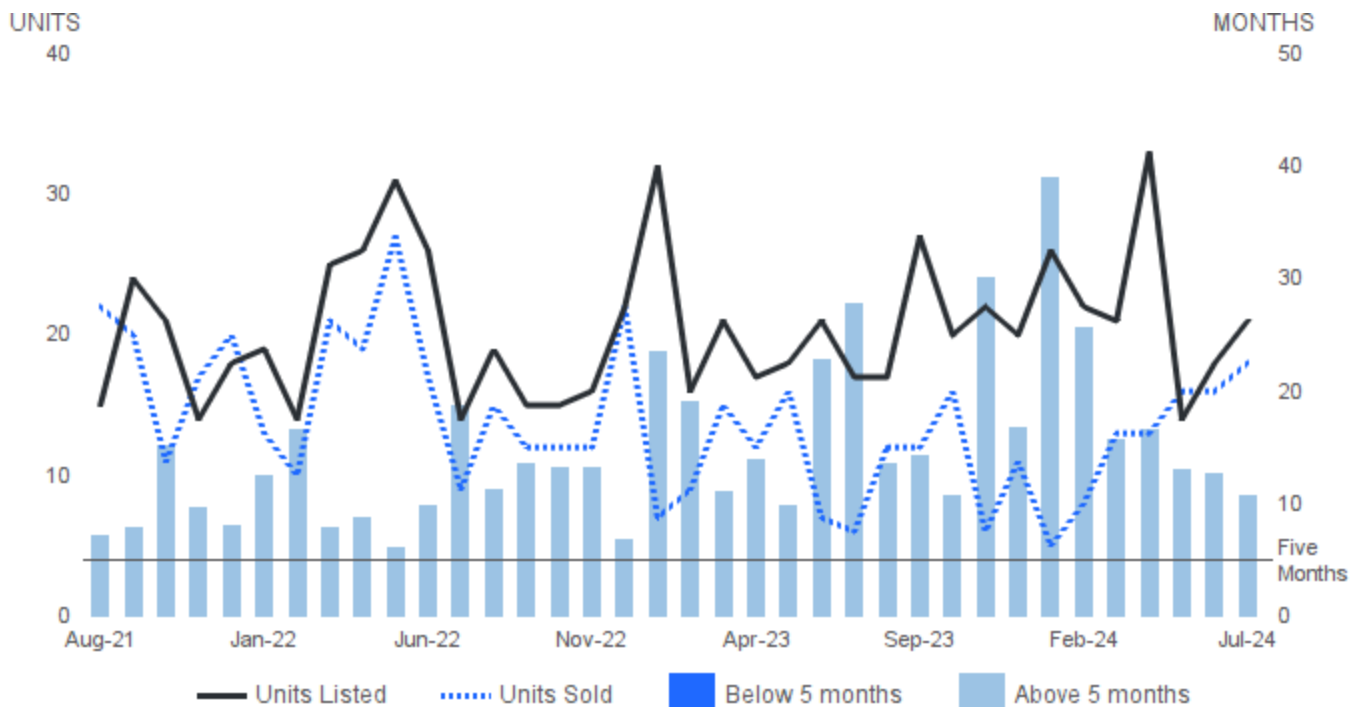
# MONTHS SUPPLY OF INVENTORY

July 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.



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