



COLDWELL BANKER

U.S. VIRGIN ISLANDS

AREA REPORT

ST. CROIX

JULY 2024 | ALL PROPERTY TYPES



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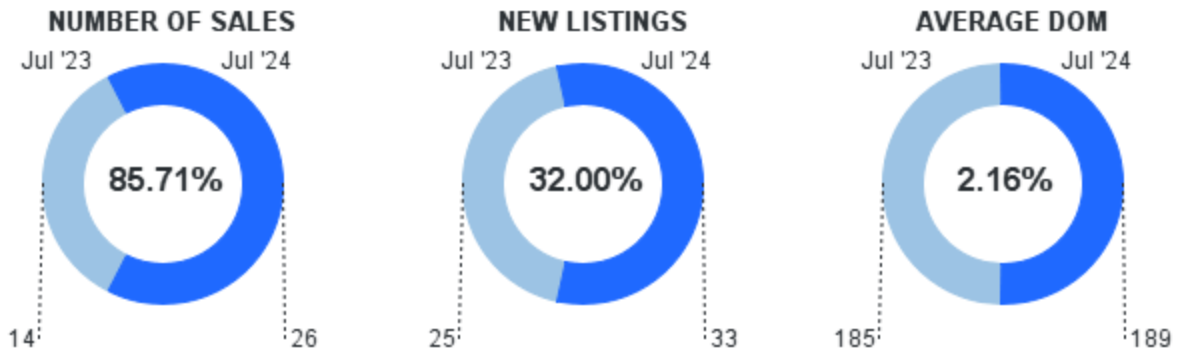



COLDWELL BANKER
ISLAND AFFILIATES

ST. CROIX | July 2024

REAL ESTATE SNAPSHOT - Change since this time last year

All Property Types



41.88% 

MEDIAN SALES PRICE
ALL PROPERTY TYPES

56.75% 


AVERAGE SALES PRICE
ALL PROPERTY TYPES


34.61% 

**MEDIAN LIST PRICE
(SOLD LISTINGS)**
ALL PROPERTY TYPES

53.32% 

**AVERAGE LIST PRICE
(SOLD LISTINGS)**
ALL PROPERTY TYPES

 Jul '23

 Jul '24

AREA REPORT

St. Croix

FULL MARKET SUMMARY

July 2024 | All Property Types ?

	Month to Date			Year to Date		
	July 2024	July 2023	% Change	YTD 2024	YTD 2023	% Change
New Listings	33	25	32% ↑	253	218	16.06% ↑
Sold Listings	26	14	85.71% ↑	151	130	16.15% ↑
Median List Price (Solds)	\$457,000	\$339,500	34.61% ↑	\$375,000	\$325,000	15.38% ↑
Median Sold Price	\$415,000	\$292,500	41.88% ↑	\$362,500	\$296,250	22.36% ↑
Median Days on Market	142	157	-9.55% ↓	137	128	7.03% ↑
Average List Price (Solds)	\$579,326	\$377,857	53.32% ↑	\$483,350	\$444,947	8.63% ↑
Average Sold Price	\$547,476	\$349,271	56.75% ↑	\$453,877	\$422,319	7.47% ↑
Average Days on Market	189	185	2.16% ↑	176	169	4.14% ↑
List/Sold Price Ratio	94%	93.4%	0.61% ↑	93.5%	94.1%	-0.55% ↓

SOLD AND NEW PROPERTIES (UNITS)

July 2024 | All Property Types ?

Sold Properties | Number of properties sold during the year

New Properties | Number of properties listed during the year.

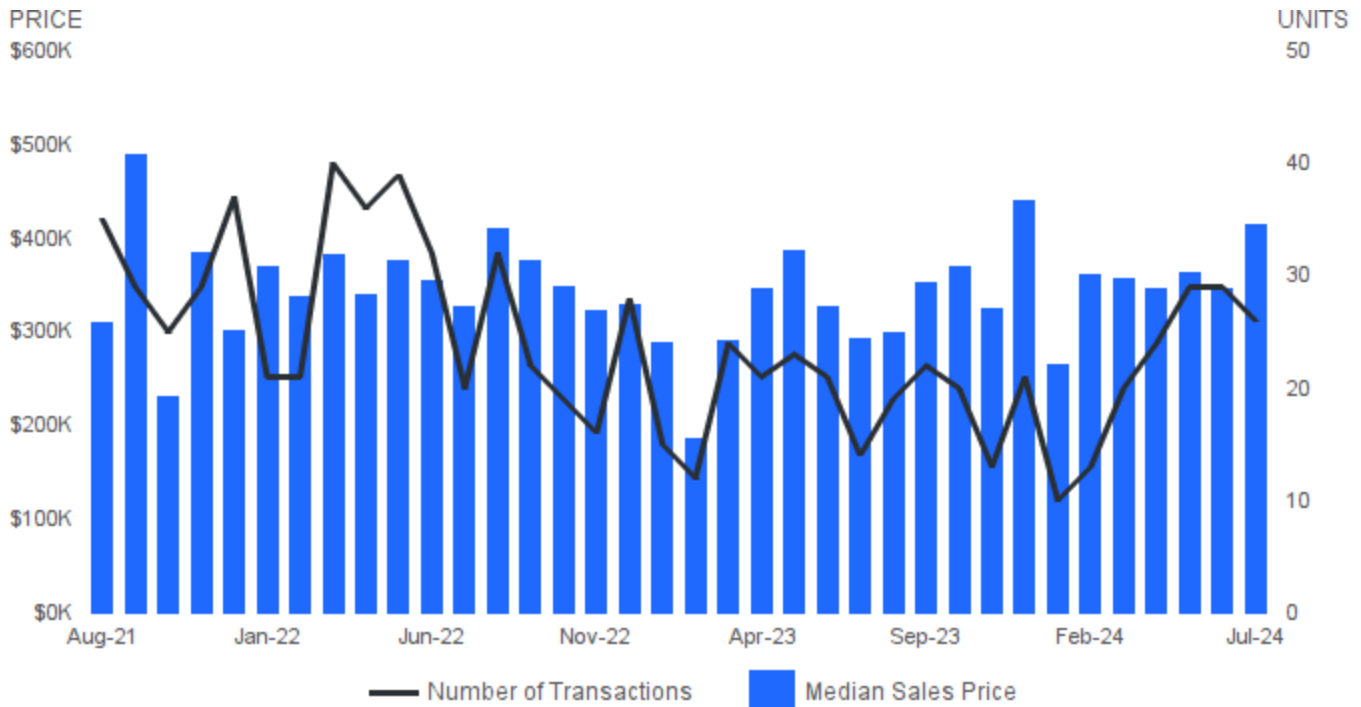


MEDIAN SALES PRICE AND NUMBER OF SALES

July 2024 | 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.

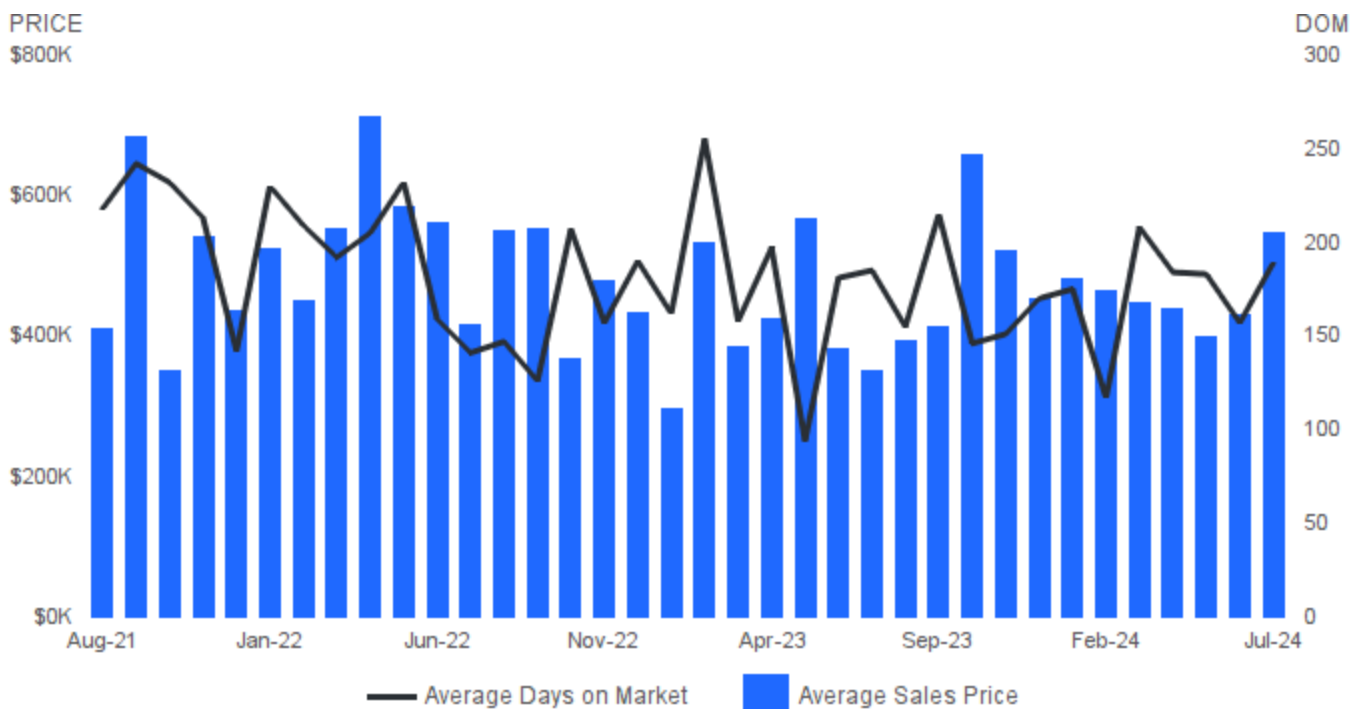


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

July 2024 | All Property Types ?

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

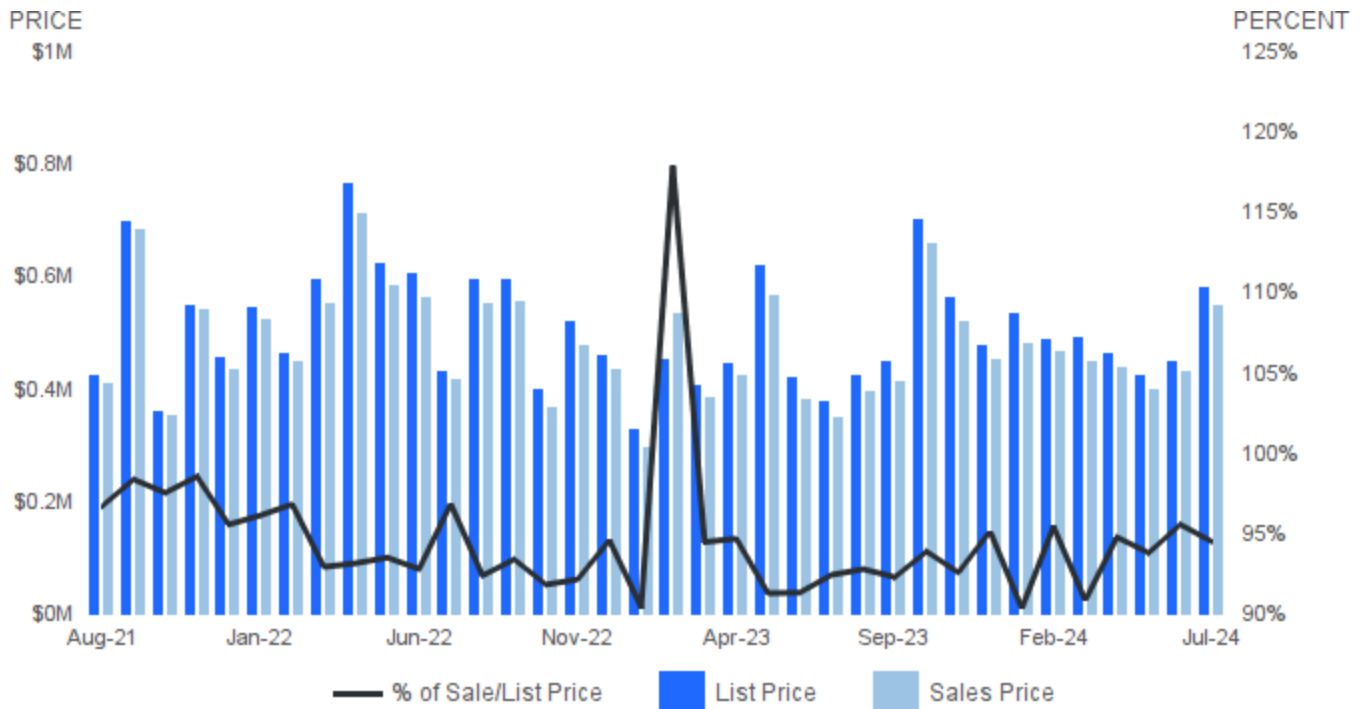
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

July 2024 | All Property Types ?

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

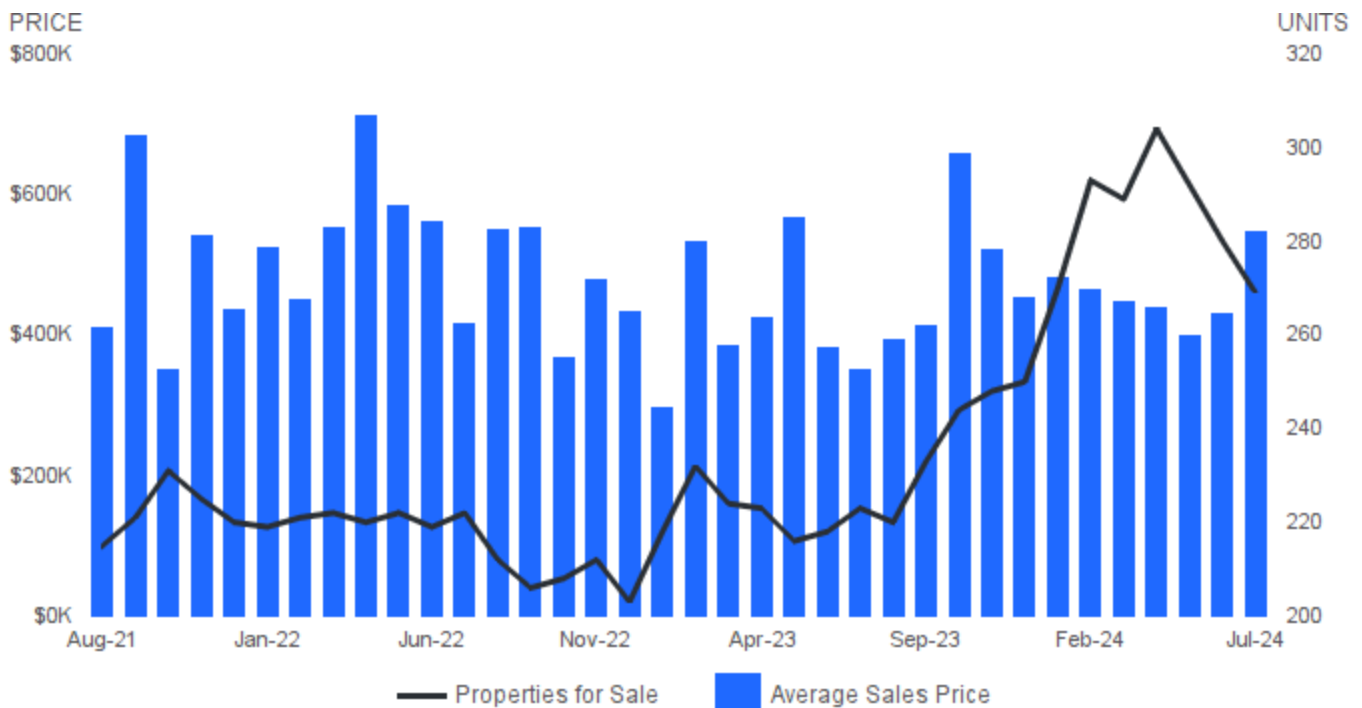


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

July 2024 | All Property Types ?

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

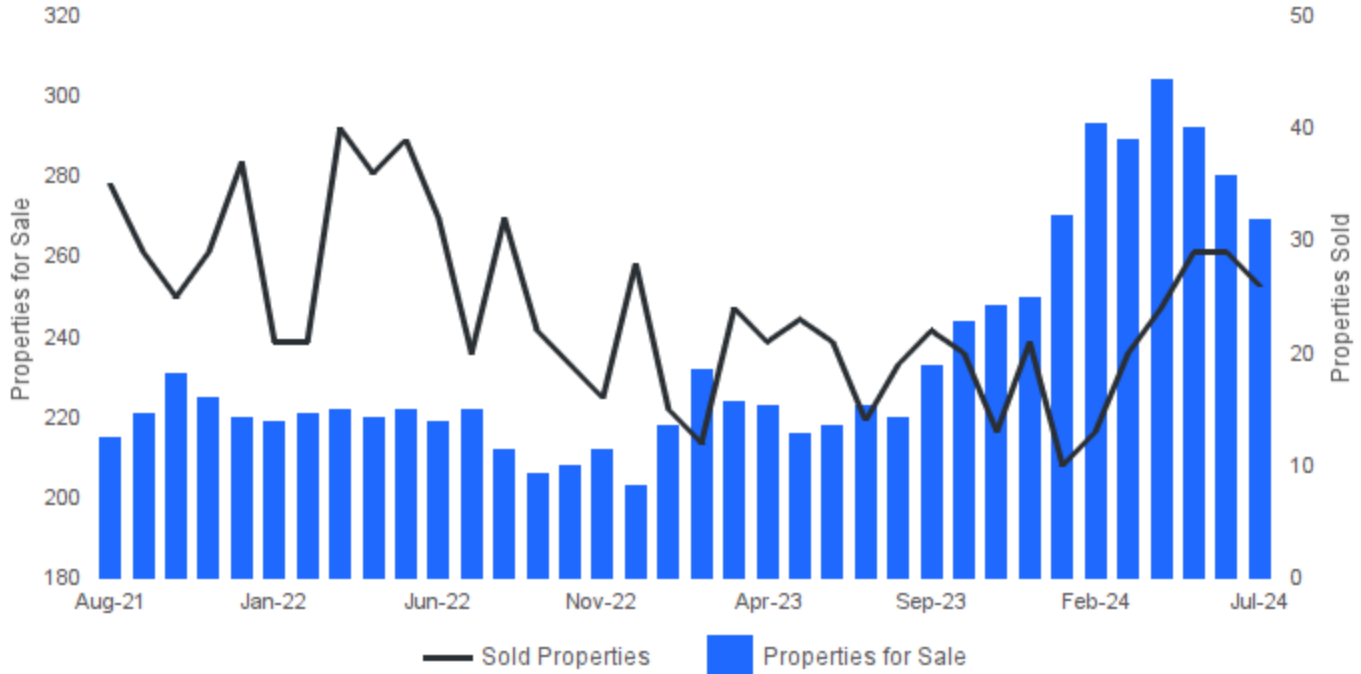
Properties for Sale | Number of properties listed for sale at the end of month.



PROPERTIES FOR SALE AND SOLD PROPERTIES

July 2024 | All Property Types ?

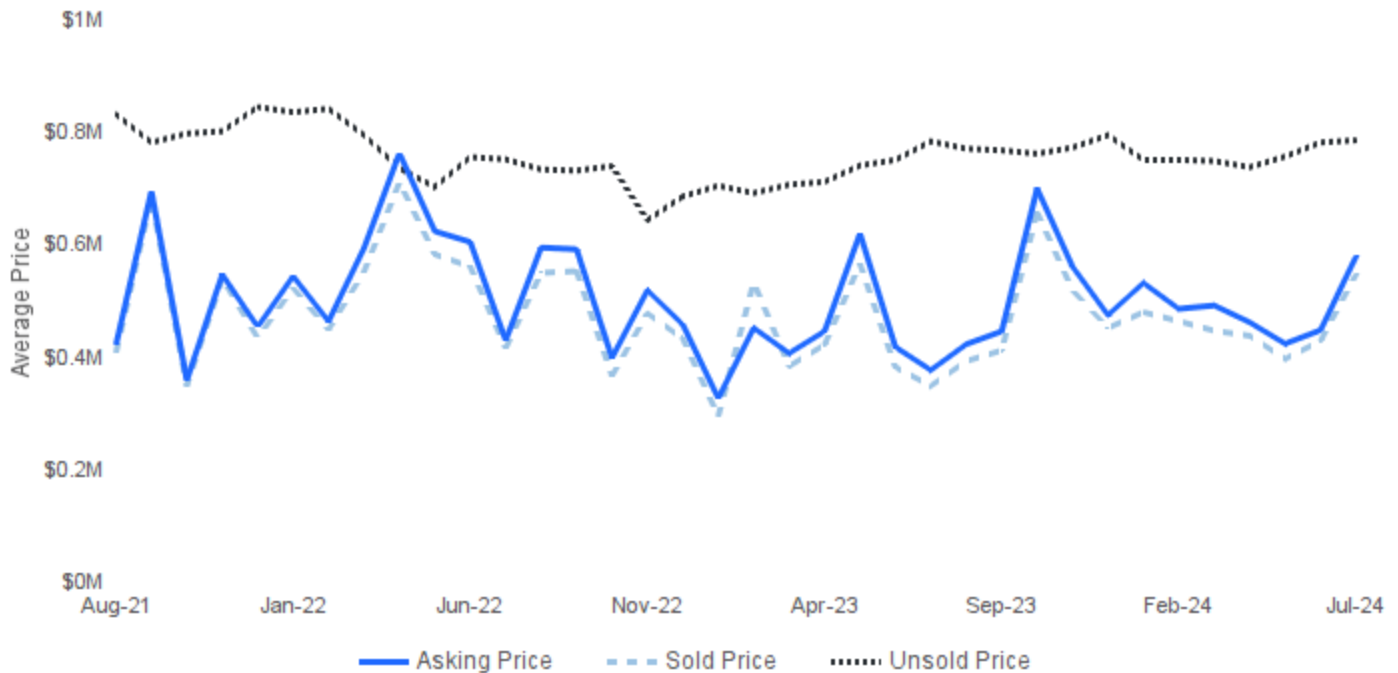
Properties for Sale | Number of properties listed for sale at the end of month.
Sold Properties | Number of properties sold.



AVERAGE ASKING/SOLD/UNSOLD PRICE

July 2024 | All Property Types ?

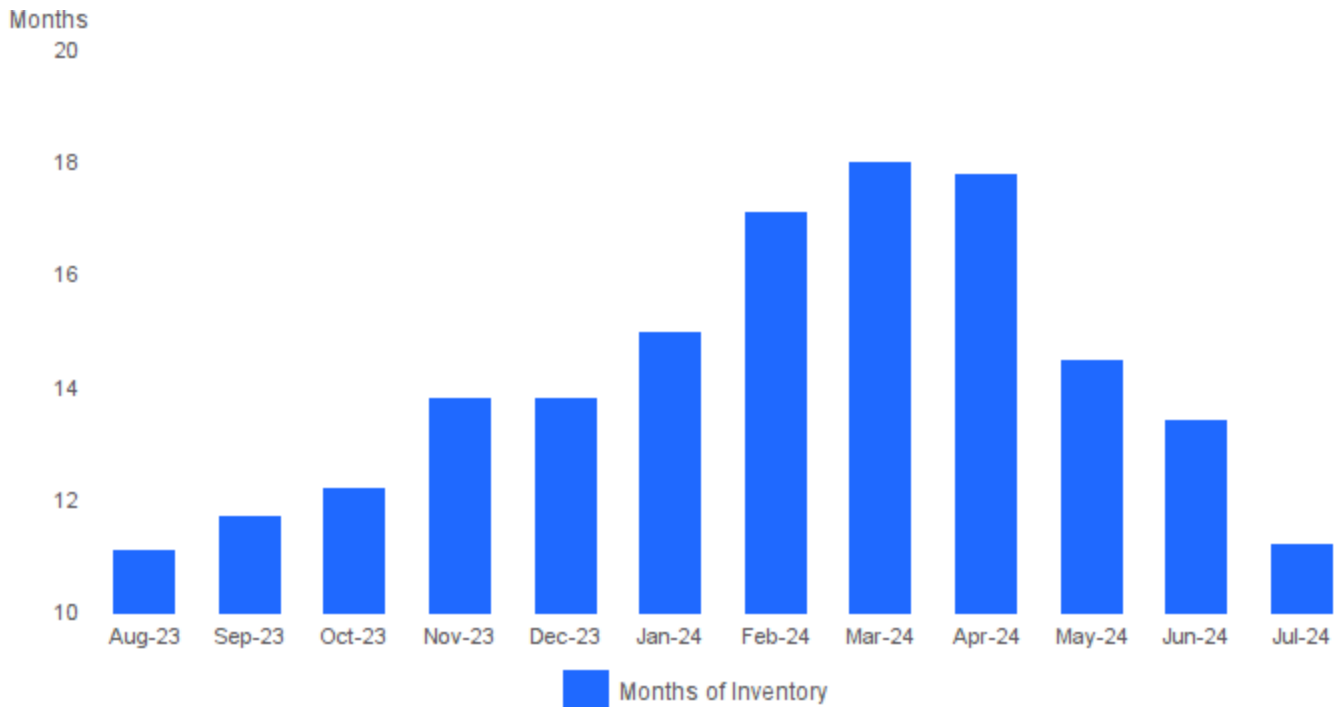
Asking Price | the average asking price of sold properties
Sold Price | the average selling price
Unsold Price | the average active list price



ABSORPTION RATE

July 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.



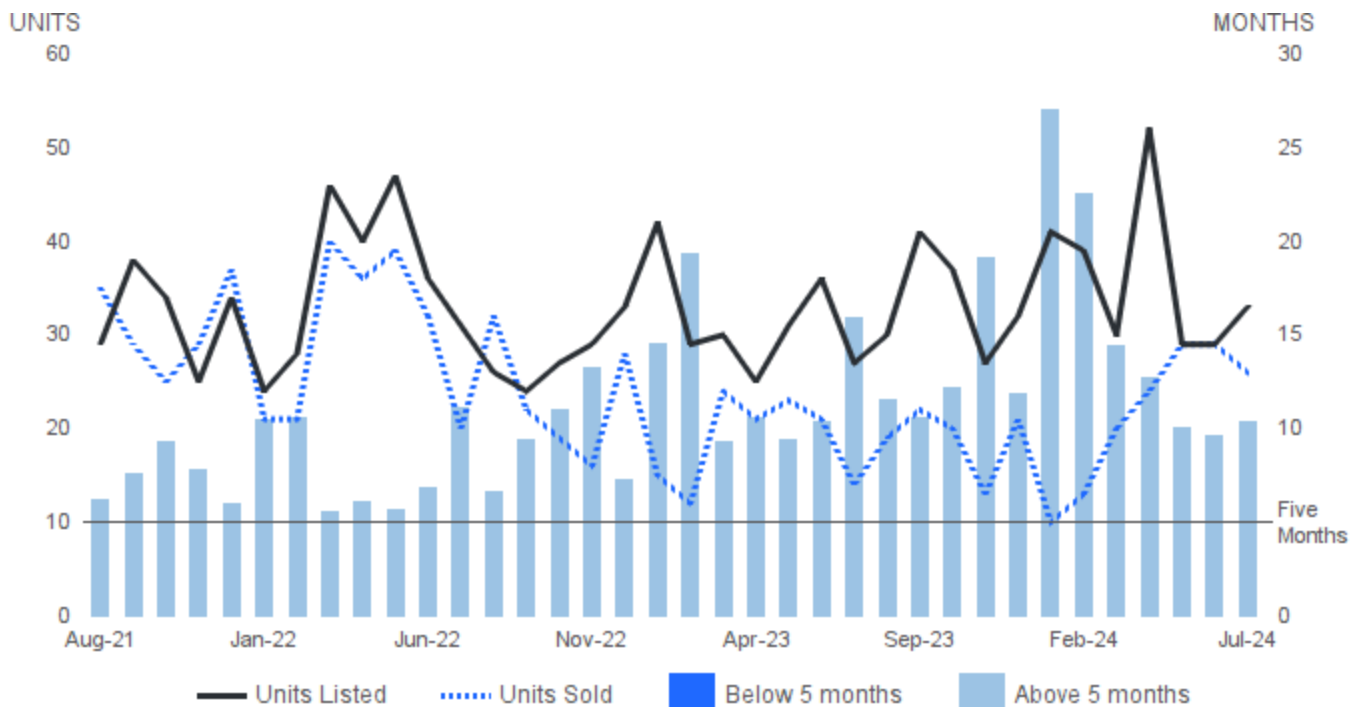
MONTHS SUPPLY OF INVENTORY

July 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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