



# COLDWELL BANKER

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## U.S. VIRGIN ISLANDS

# AREA REPORT

ST. CROIX

AUGUST 2024 | LOTS/ACRES



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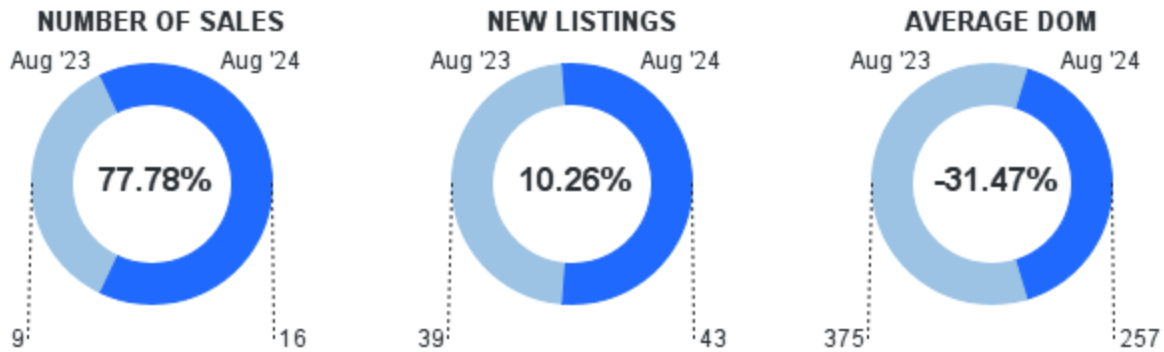


**COLDWELL BANKER**  
ISLAND AFFILIATES

# ST. CROIX | August 2024

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

Lots/Acres



16.23%

MEDIAN SALES PRICE  
LOTS/ACRES

31.37%

AVERAGE SALES PRICE  
LOTS/ACRES

5.36%

MEDIAN LIST PRICE  
(SOLD LISTINGS)  
LOTS/ACRES

37.63%

AVERAGE LIST PRICE  
(SOLD LISTINGS)  
LOTS/ACRES

Aug '23 Aug '24

# AREA REPORT

## ST. CROIX

### FULL MARKET SUMMARY

August 2024 | Lots/Acres ?

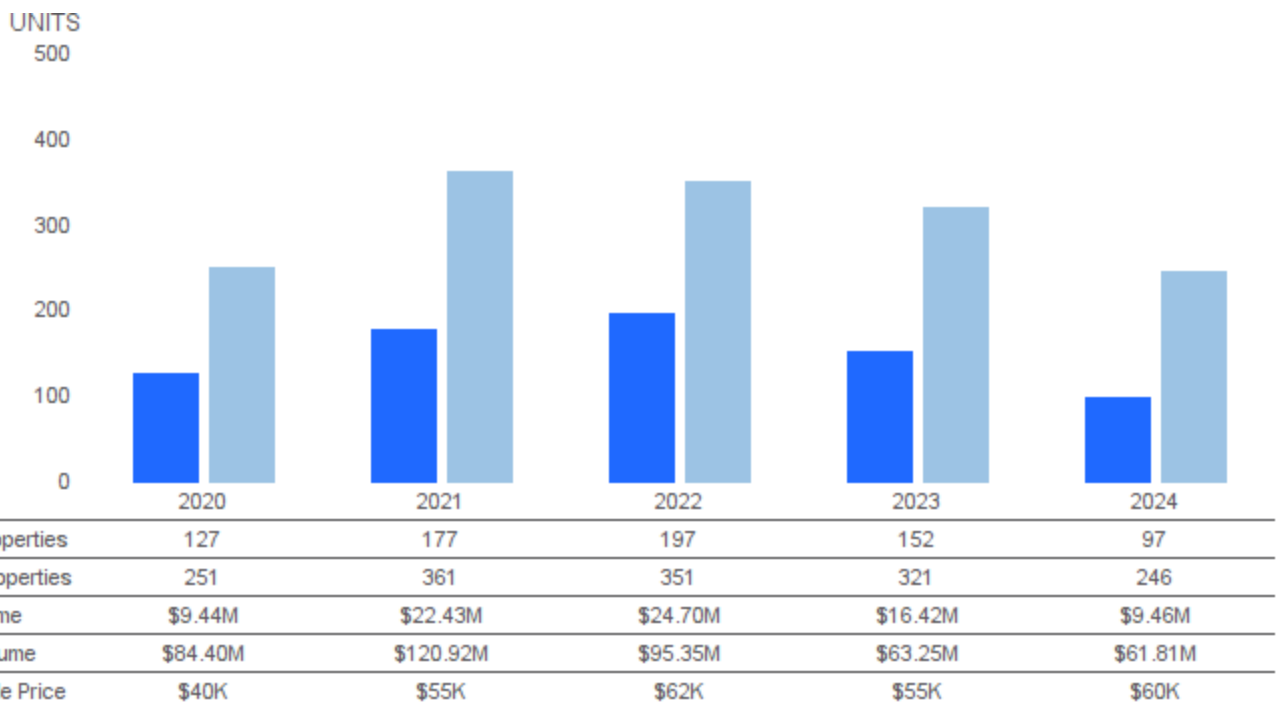
	Month to Date			Year to Date		
	August 2024	August 2023	% Change	YTD 2024	YTD 2023	% Change
New Listings	43	39	10.26% <span>↑</span>	246	226	8.85% <span>↑</span>
Sold Listings	16	9	77.78% <span>↑</span>	97	104	-6.73% <span>↓</span>
Median List Price (Solds)	\$73,750	\$70,000	5.36% <span>↑</span>	\$65,000	\$70,000	-7.14% <span>↓</span>
Median Sold Price	\$66,250	\$57,000	16.23% <span>↑</span>	\$60,000	\$60,000	0%
Median Days on Market	185	155	19.35% <span>↑</span>	197	156	26.28% <span>↑</span>
Average List Price (Solds)	\$158,812	\$115,388	37.63% <span>↑</span>	\$116,682	\$144,870	-19.46% <span>↓</span>
Average Sold Price	\$130,343	\$99,222	31.37% <span>↑</span>	\$97,501	\$125,004	-22% <span>↓</span>
Average Days on Market	257	375	-31.47% <span>↓</span>	327	290	12.76% <span>↑</span>
List/Sold Price Ratio	86.3%	88.6%	-2.61% <span>↓</span>	86.4%	87.1%	-0.78% <span>↓</span>

### SOLD AND NEW PROPERTIES (UNITS)

August 2024 | Lots/Acres ?

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

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

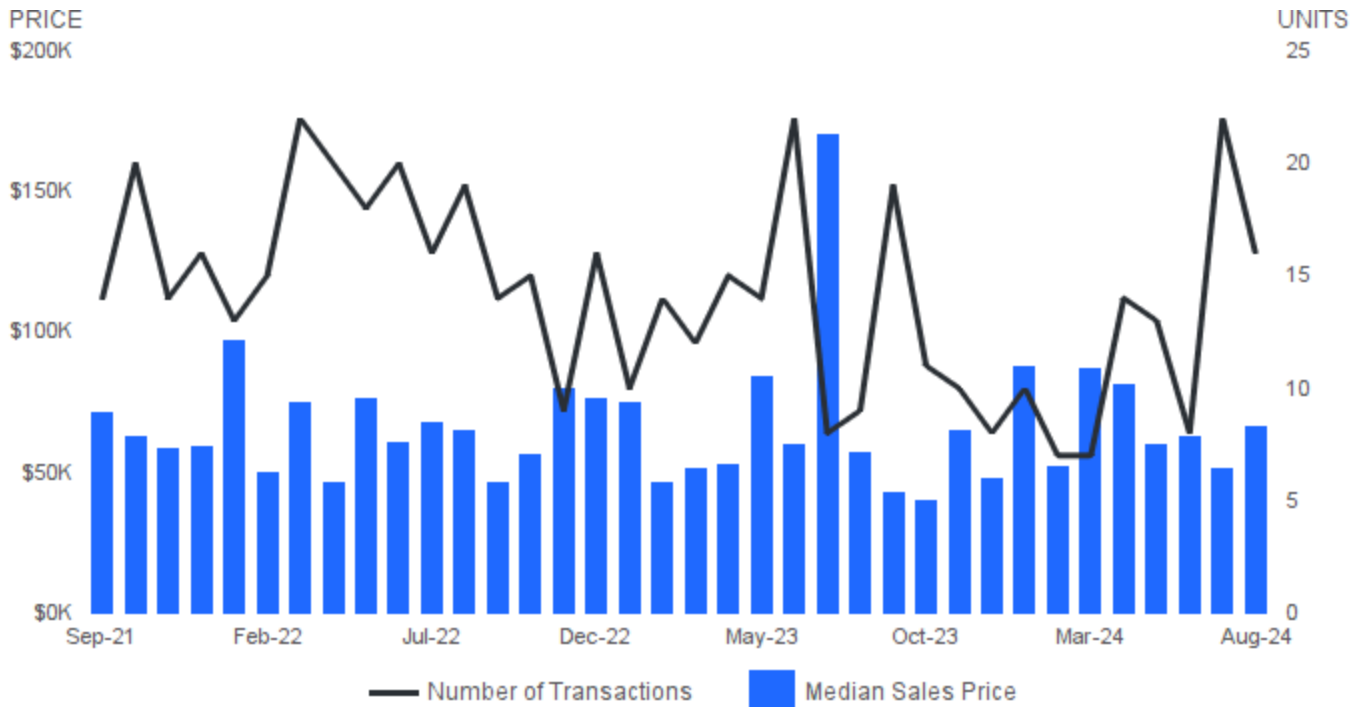


## MEDIAN SALES PRICE AND NUMBER OF SALES

August 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.

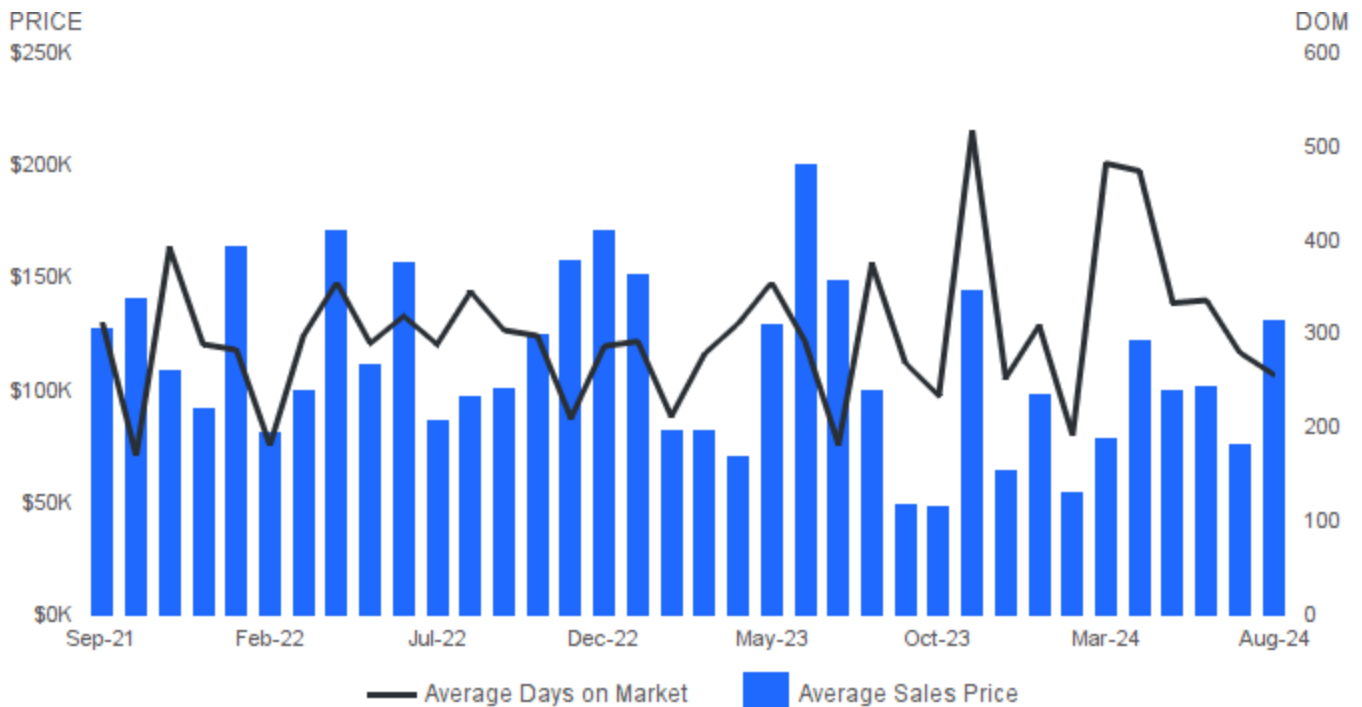


## AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

August 2024 | Lots/Acres ?

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

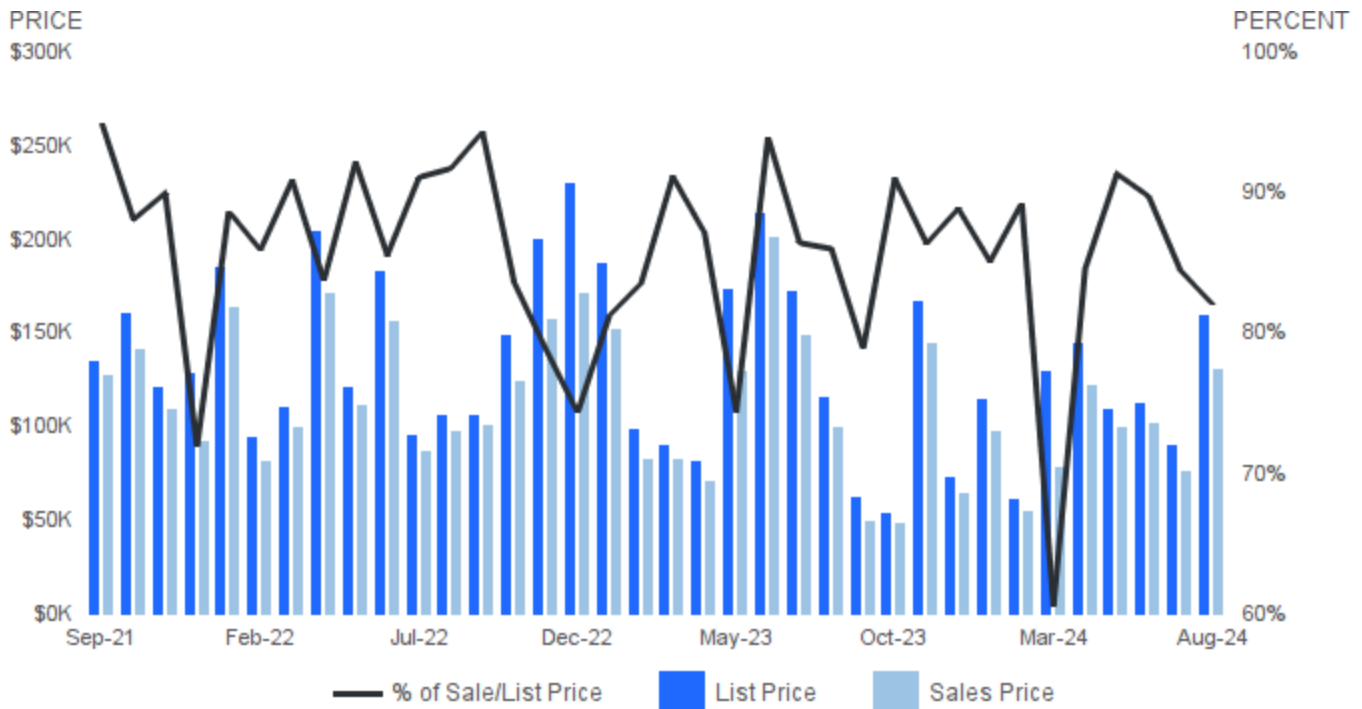
**Average Days on Market** | Average days on market for all properties sold.



# SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

August 2024 | Lots/Acres ?

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

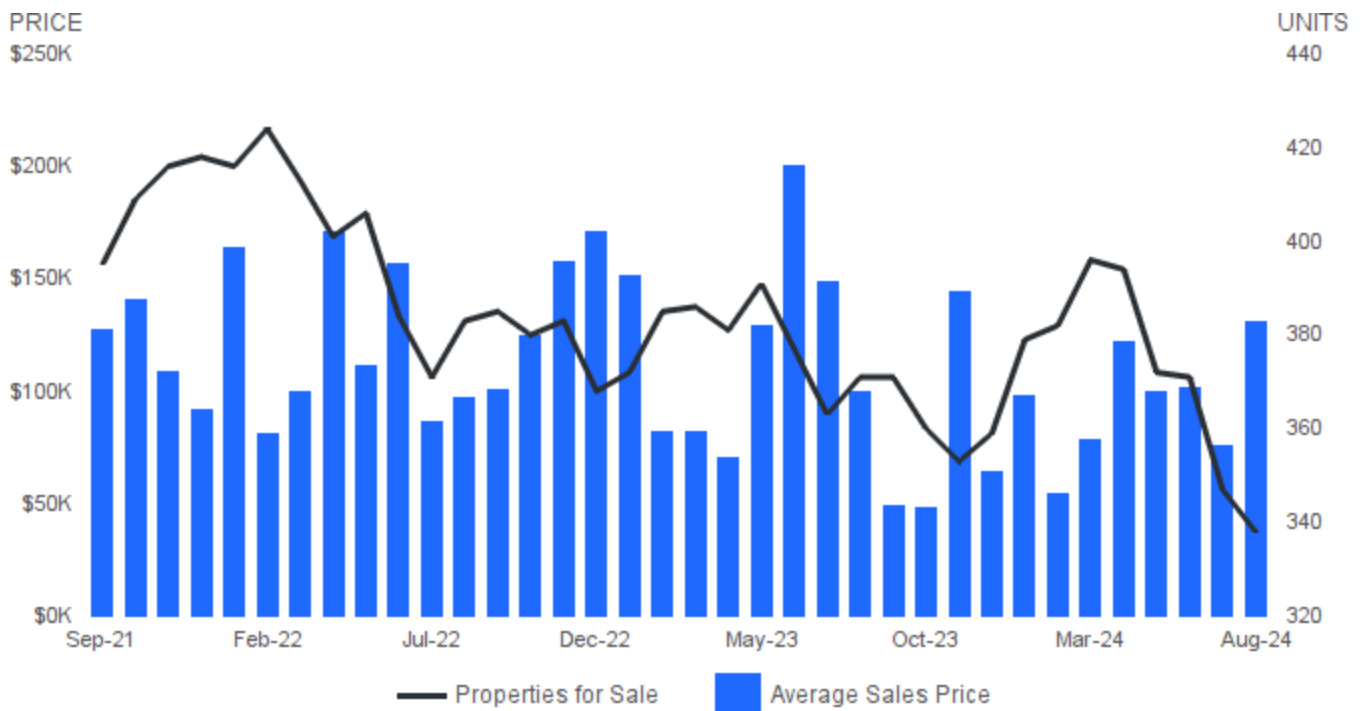


# AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

August 2024 | Lots/Acres ?

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

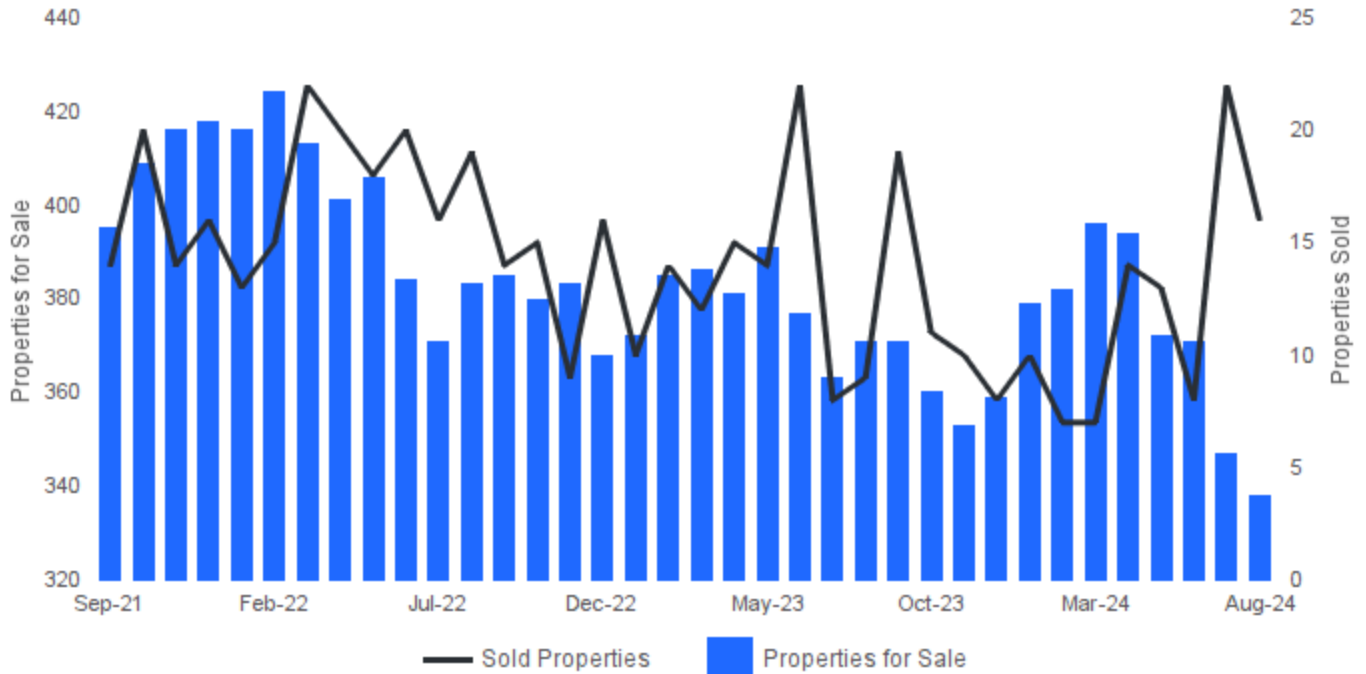
**Properties for Sale** | Number of properties listed for sale at the end of month.



# PROPERTIES FOR SALE AND SOLD PROPERTIES

August 2024 | Lots/Acres ?

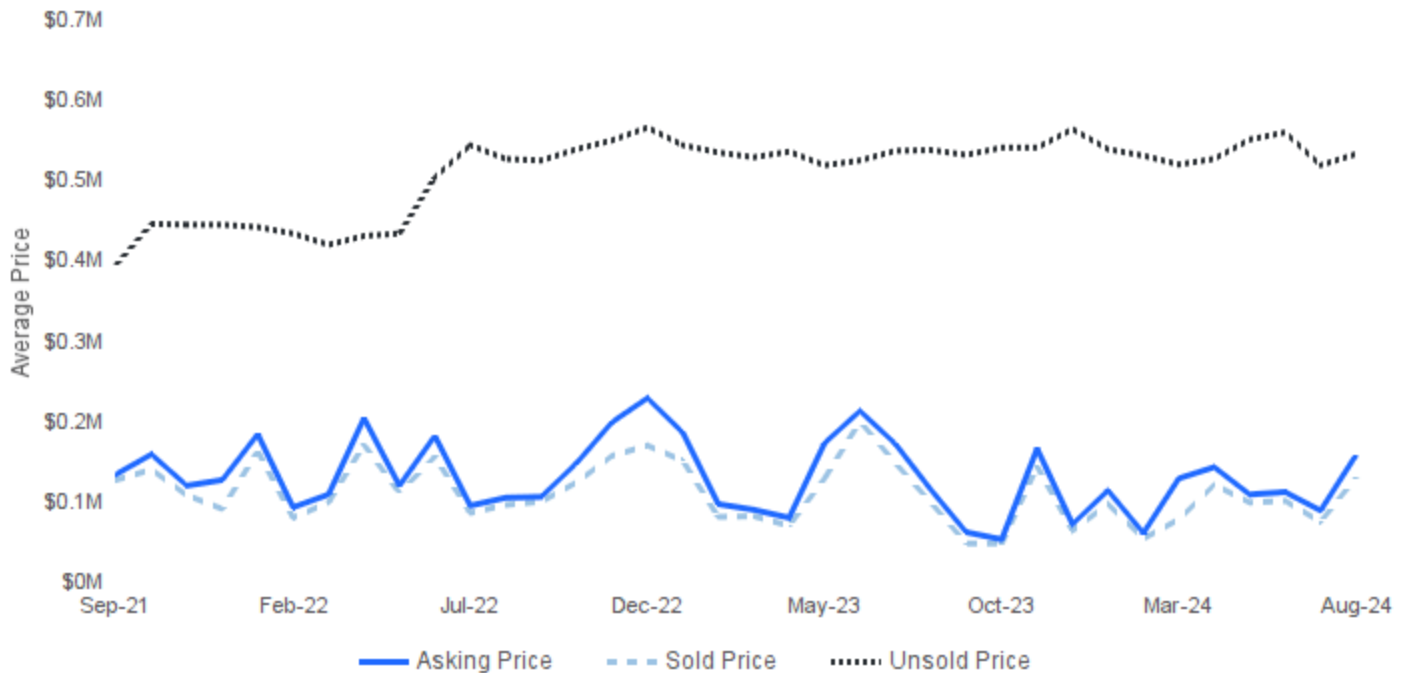
**Properties for Sale** | Number of properties listed for sale at the end of month.  
**Sold Properties** | Number of properties sold.



# AVERAGE ASKING/SOLD/UNSOLD PRICE

August 2024 | Lots/Acres ?

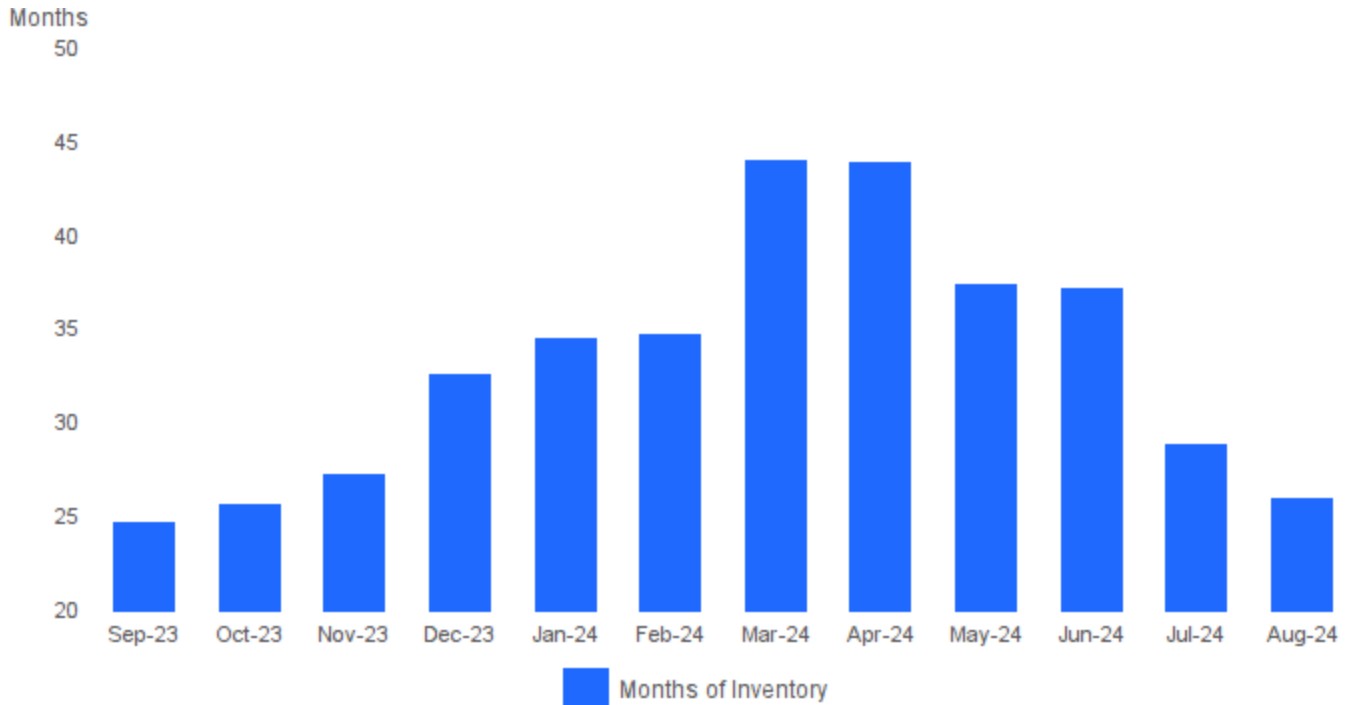
**Asking Price** | the average asking price of sold properties  
**Sold Price** | the average selling price  
**Unsold Price** | the average active list price



# ABSORPTION RATE

August 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.



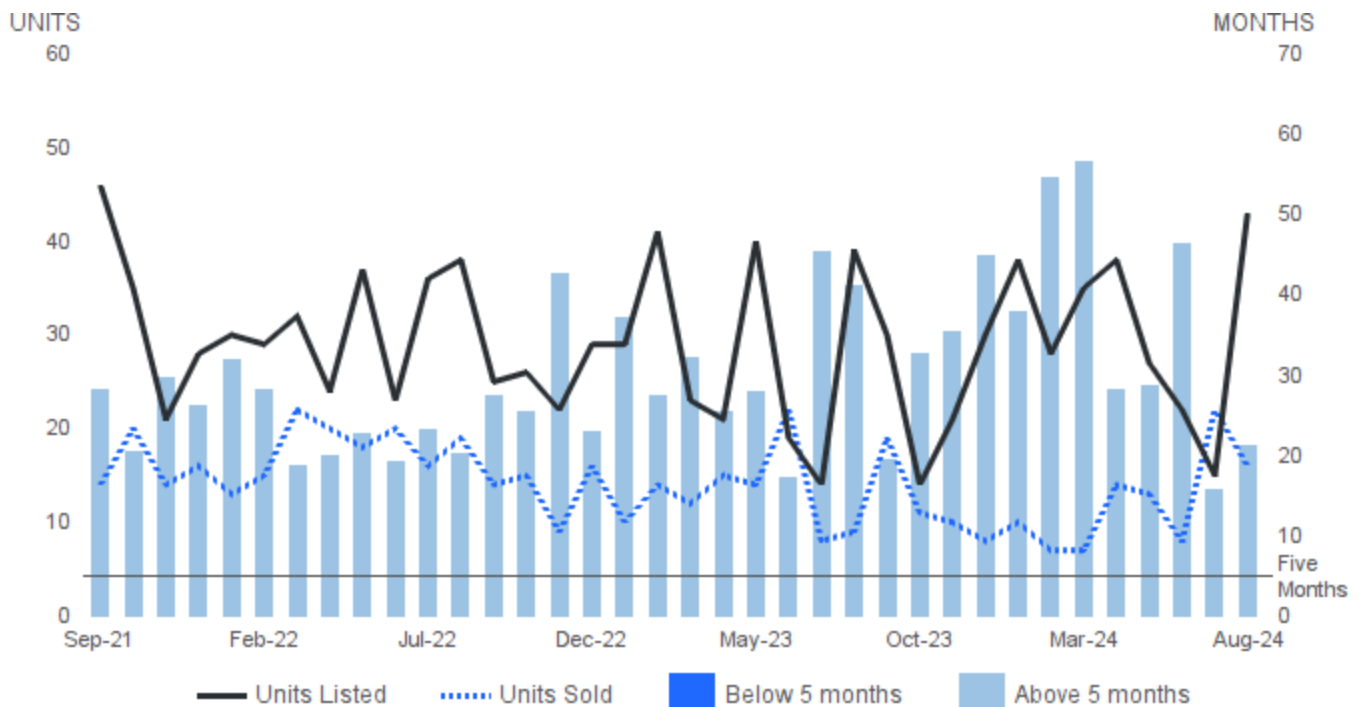
# MONTHS SUPPLY OF INVENTORY

August 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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