



# COLDWELL BANKER

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## U.S. VIRGIN ISLANDS

# AREA REPORT

ST. CROIX

AUGUST 2024 | SINGLE FAMILY



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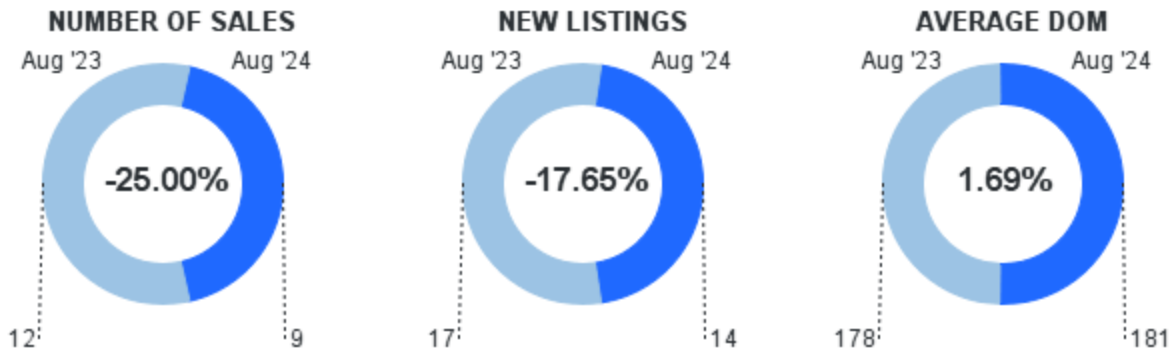


**COLDWELL BANKER**  
ISLAND AFFILIATES

# ST. CROIX | August 2024

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

### Single Family



**-15.19%** ↓

**MEDIAN SALES PRICE**  
SINGLE FAMILY

**-13.67%** ↓

**AVERAGE SALES PRICE**  
SINGLE FAMILY

**-19.11%** ↓

**MEDIAN LIST PRICE  
(SOLD LISTINGS)**  
SINGLE FAMILY

**-18.06%** ↓

**AVERAGE LIST PRICE  
(SOLD LISTINGS)**  
SINGLE FAMILY

■ Aug '23

■ Aug '24

# AREA REPORT

## ST. CROIX

### FULL MARKET SUMMARY

August 2024 | Single Family ?

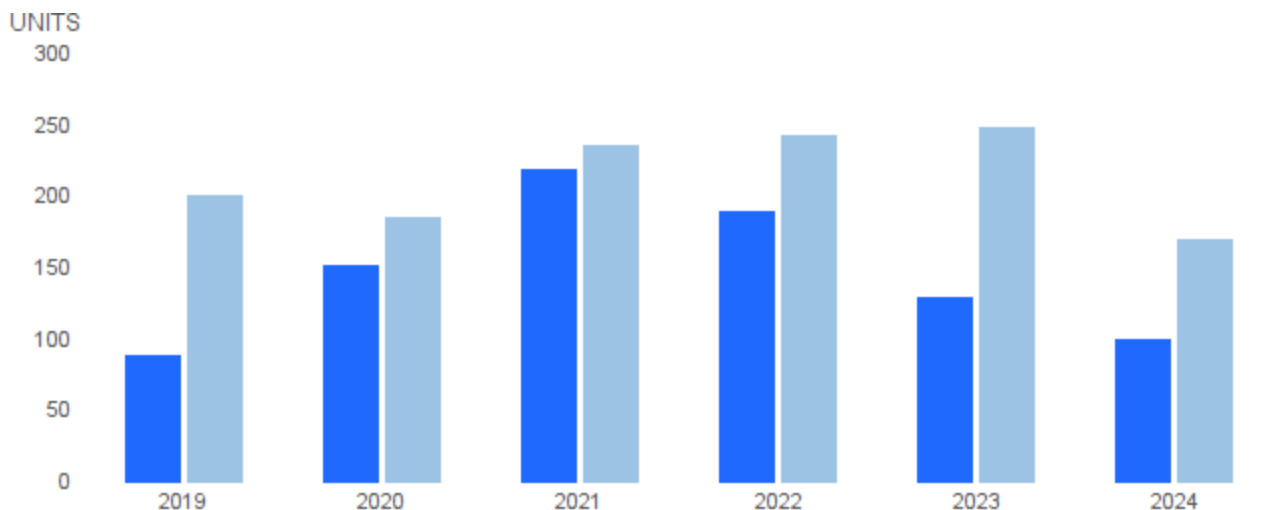
	Month to Date			Year to Date		
	August 2024	August 2023	% Change	YTD 2024	YTD 2023	% Change
New Listings	14	17	-17.65% <span>↓</span>	170	159	6.92% <span>↑</span>
Sold Listings	9	12	-25% <span>↓</span>	100	84	19.05% <span>↑</span>
Median List Price (Solds)	\$362,000	\$447,499	-19.11% <span>↓</span>	\$434,000	\$407,000	6.63% <span>↑</span>
Median Sold Price	\$335,000	\$395,000	-15.19% <span>↓</span>	\$406,450	\$352,500	15.3% <span>↑</span>
Median Days on Market	116	100	16% <span>↑</span>	147	139	5.76% <span>↑</span>
Average List Price (Solds)	\$416,944	\$508,833	-18.06% <span>↓</span>	\$581,015	\$551,438	5.36% <span>↑</span>
Average Sold Price	\$405,888	\$470,166	-13.67% <span>↓</span>	\$546,954	\$519,815	5.22% <span>↑</span>
Average Days on Market	181	178	1.69% <span>↑</span>	186	193	-3.63% <span>↓</span>
List/Sold Price Ratio	101.1%	90.5%	11.72% <span>↑</span>	94.2%	92.4%	2% <span>↑</span>

### SOLD AND NEW PROPERTIES (UNITS)

August 2024 | Single Family ?

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

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



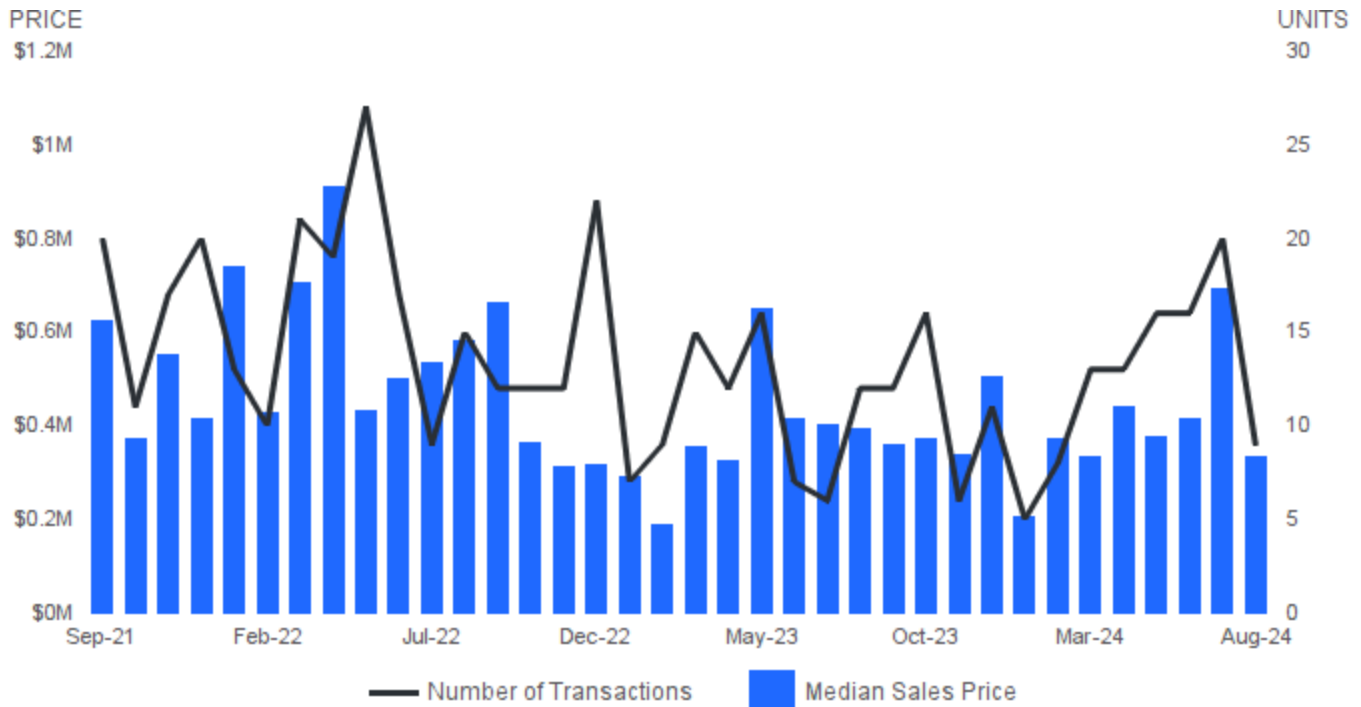
Sold Properties	88	152	218	189	129	100
New Properties	200	185	235	242	248	170
Sold Volume	\$34.98M	\$67.27M	\$128.50M	\$133.15M	\$72.13M	\$54.70M
Listing Volume	\$110.96M	\$118.33M	\$189.56M	\$185.76M	\$198.10M	\$116.39M
Median Sale Price	\$326K	\$340K	\$473K	\$475K	\$370K	\$406K

## MEDIAN SALES PRICE AND NUMBER OF SALES

August 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.

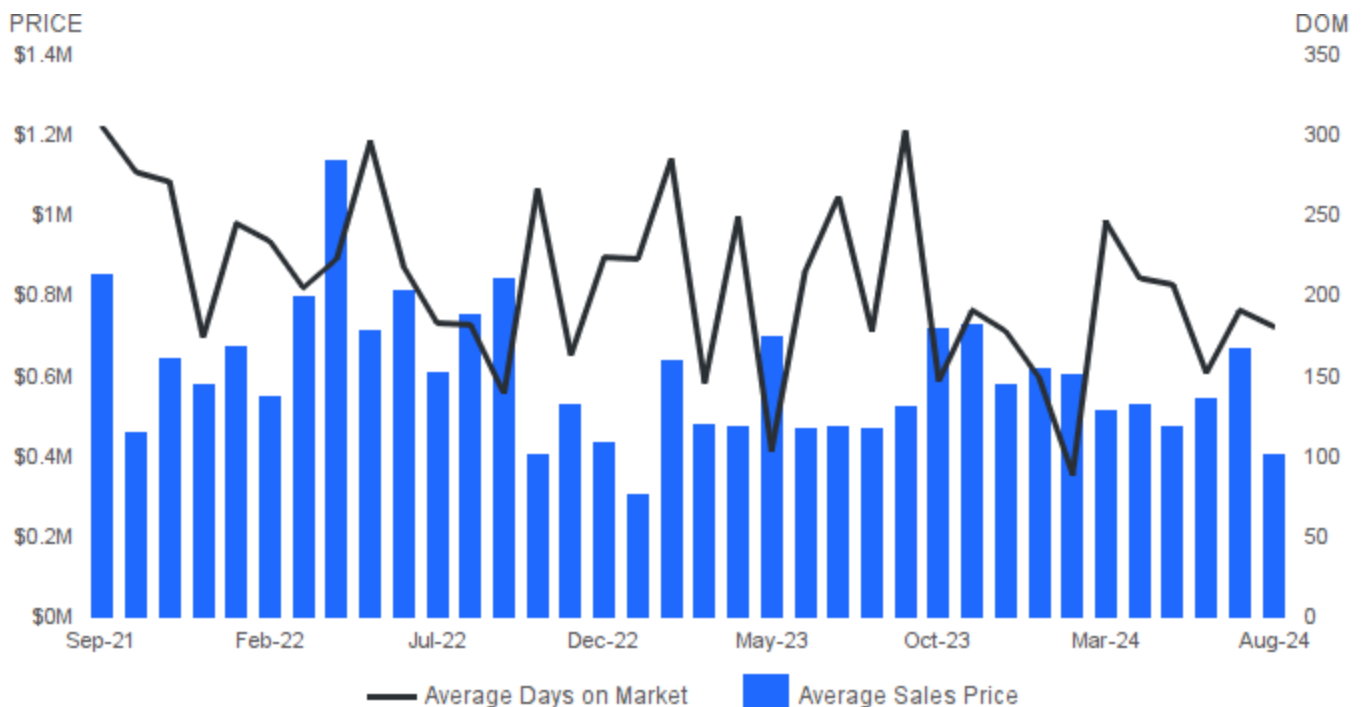


## AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

August 2024 | Single Family ?

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

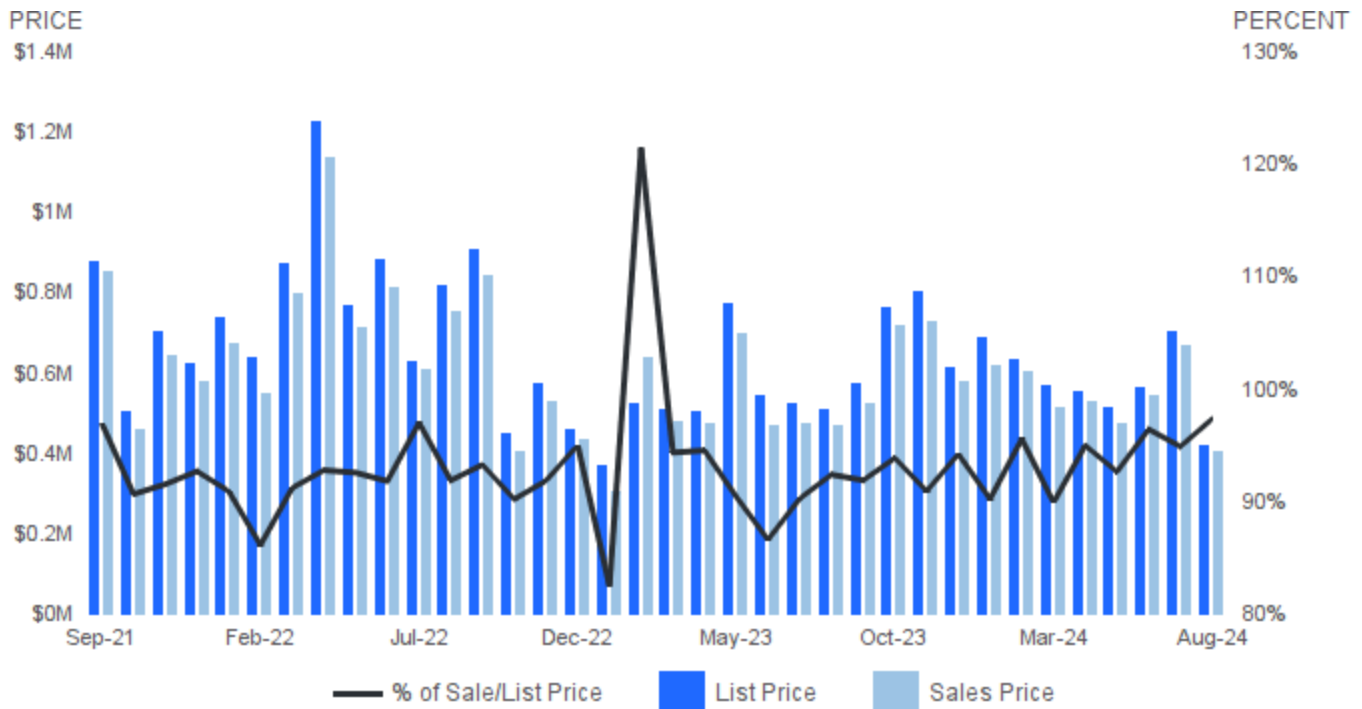
**Average Days on Market** | Average days on market for all properties sold.



# SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

August 2024 | Single Family ?

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

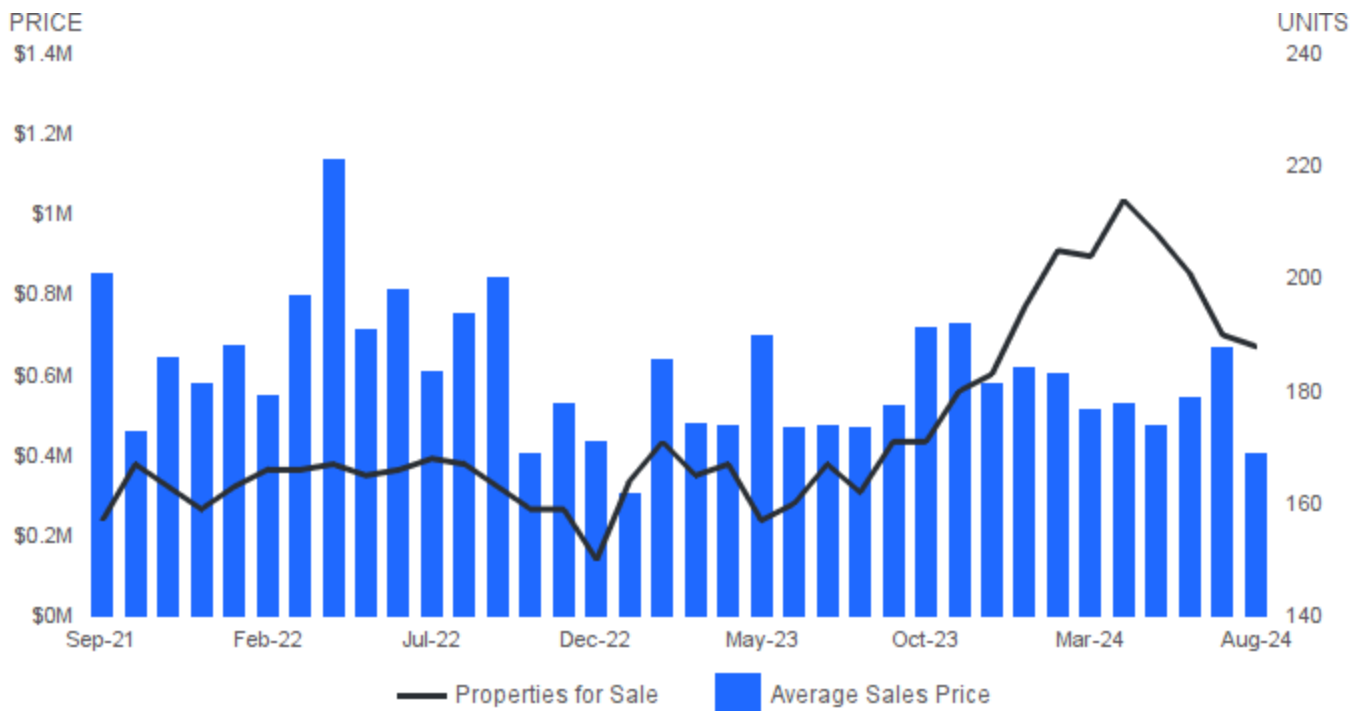


# AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

August 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

August 2024 | Single Family ?

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

**Sold Properties** | Number of properties sold.



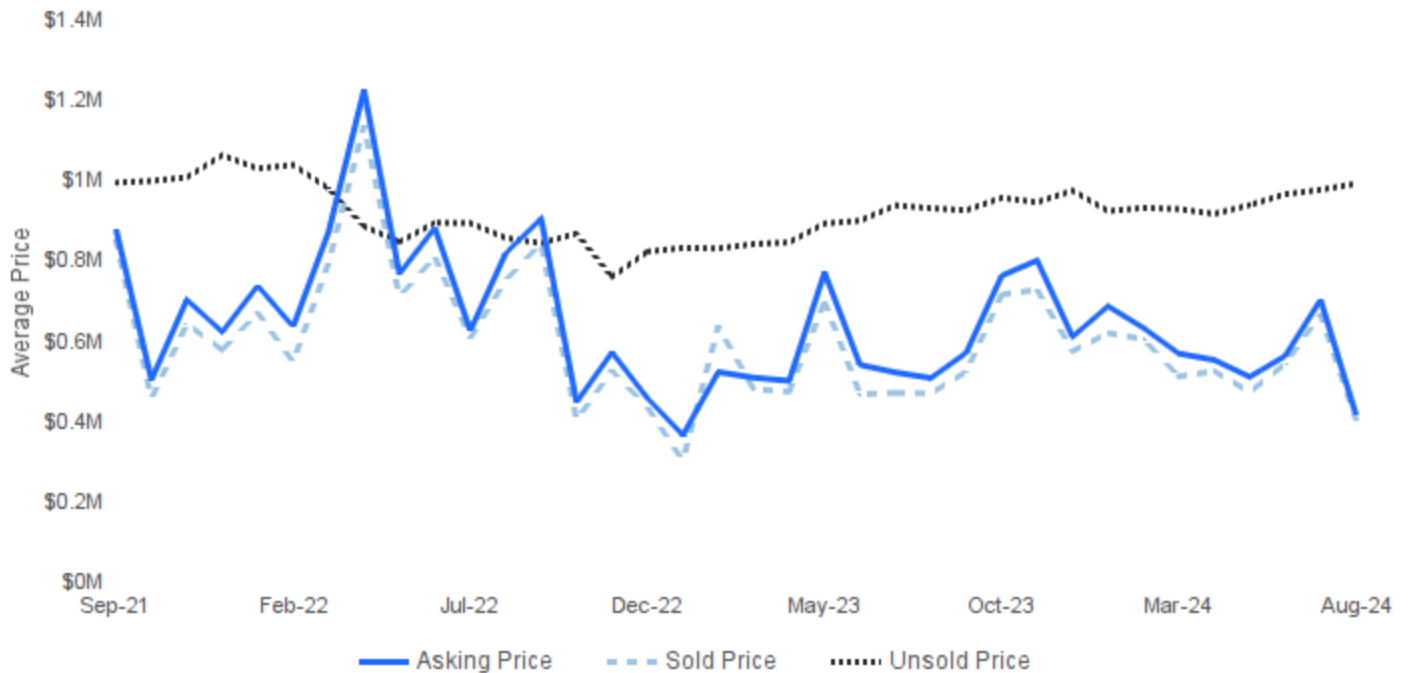
# AVERAGE ASKING/SOLD/UNSOLD PRICE

August 2024 | Single Family ?

**Asking Price** | the average asking price of sold properties

**Sold Price** | the average selling price

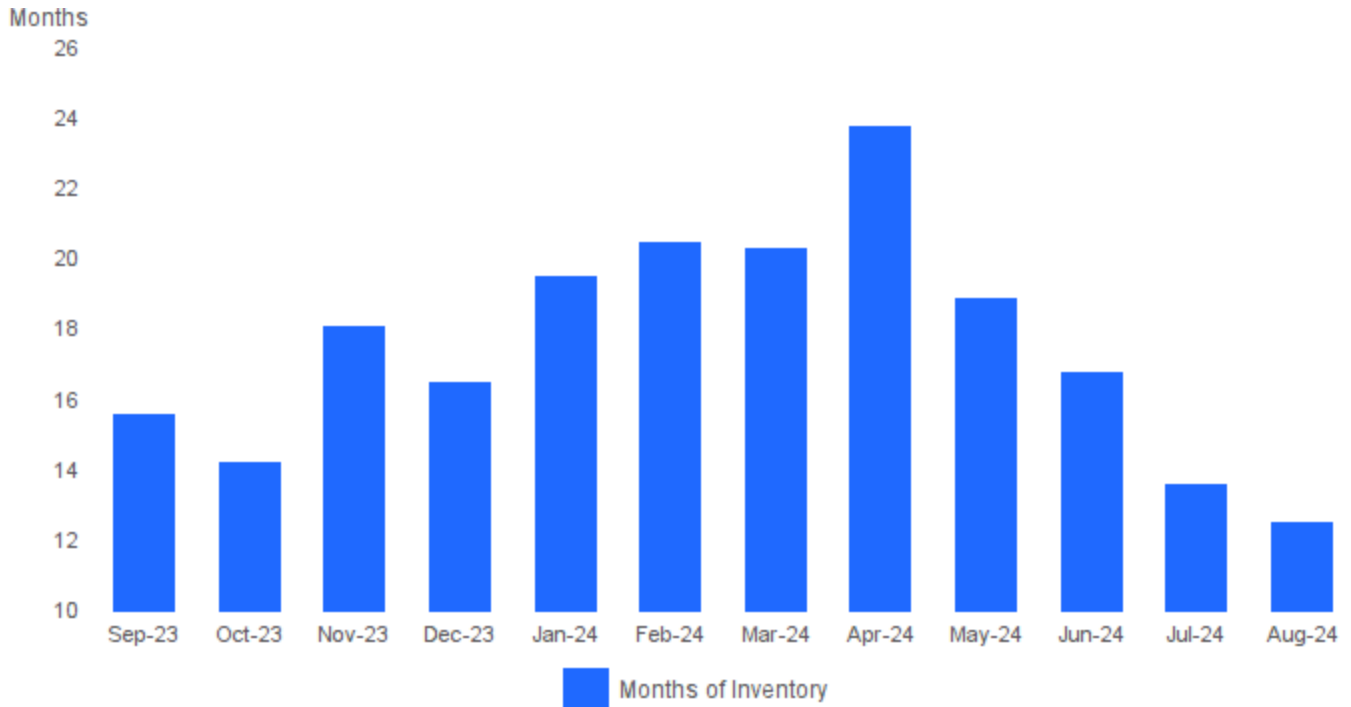
**Unsold Price** | the average active list price



# ABSORPTION RATE

August 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.



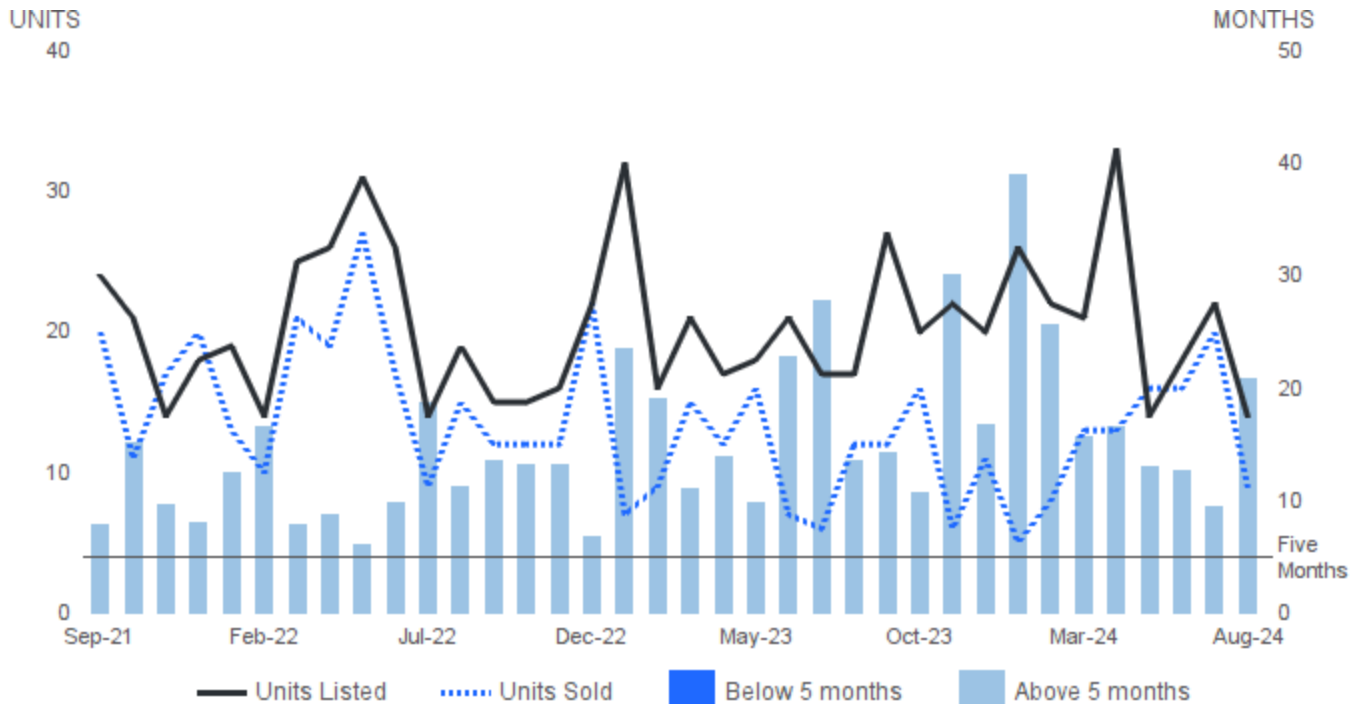
# MONTHS SUPPLY OF INVENTORY

August 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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