



COLDWELL BANKER

U.S. VIRGIN ISLANDS

AREA REPORT

ST. CROIX

AUGUST 2024 | ALL PROPERTY TYPES



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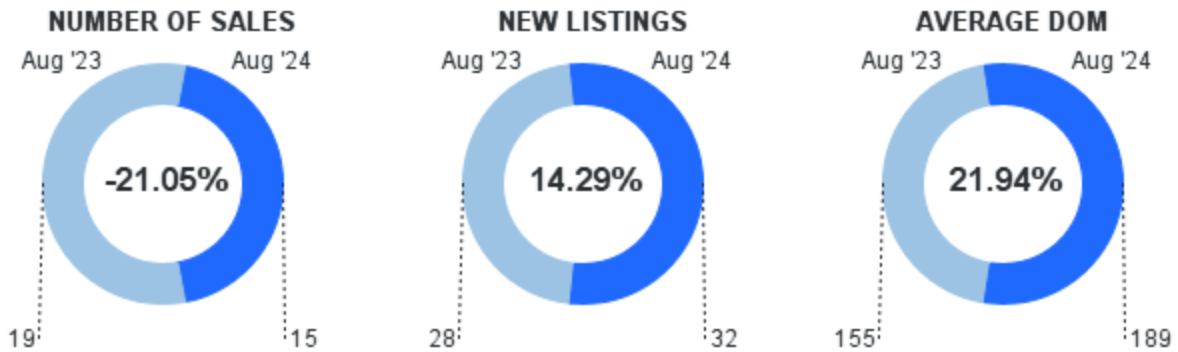


COLDWELL BANKER
ISLAND AFFILIATES

ST. CROIX | August 2024

REAL ESTATE SNAPSHOT - Change since this time last year

All Property Types



-3.33% ↓

MEDIAN SALES PRICE
ALL PROPERTY TYPES

-19.35% ↓

AVERAGE SALES PRICE
ALL PROPERTY TYPES

-24.30% ↓

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

-22.38% ↓

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

■ Aug '23

■ Aug '24

AREA REPORT

St. Croix

FULL MARKET SUMMARY

August 2024 | All Property Types ?

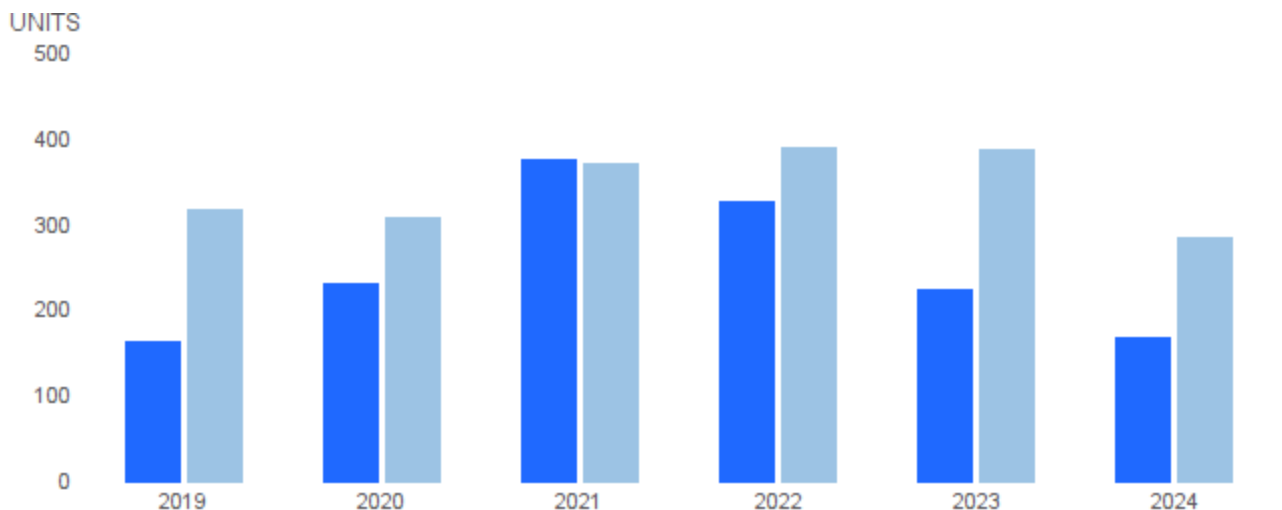
	Month to Date			Year to Date		
	August 2024	August 2023	% Change	YTD 2024	YTD 2023	% Change
New Listings	32	28	14.29% ↑	286	248	15.32% ↑
Sold Listings	15	19	-21.05% ↓	169	149	13.42% ↑
Median List Price (Solds)	\$299,000	\$395,000	-24.3% ↓	\$369,000	\$325,000	13.54% ↑
Median Sold Price	\$290,000	\$300,000	-3.33% ↓	\$349,500	\$300,000	16.5% ↑
Median Days on Market	120	102	17.65% ↑	136	125	8.8% ↑
Average List Price (Solds)	\$329,033	\$423,915	-22.38% ↓	\$468,227	\$442,265	5.87% ↑
Average Sold Price	\$317,266	\$393,368	-19.35% ↓	\$440,725	\$418,627	5.28% ↑
Average Days on Market	189	155	21.94% ↑	177	167	5.99% ↑
List/Sold Price Ratio	97.5%	91.9%	6.14% ↑	93.9%	93.8%	0.09% ↑

SOLD AND NEW PROPERTIES (UNITS)

August 2024 | All Property Types ?

Sold Properties | Number of properties sold during the year

New Properties | Number of properties listed during the year.



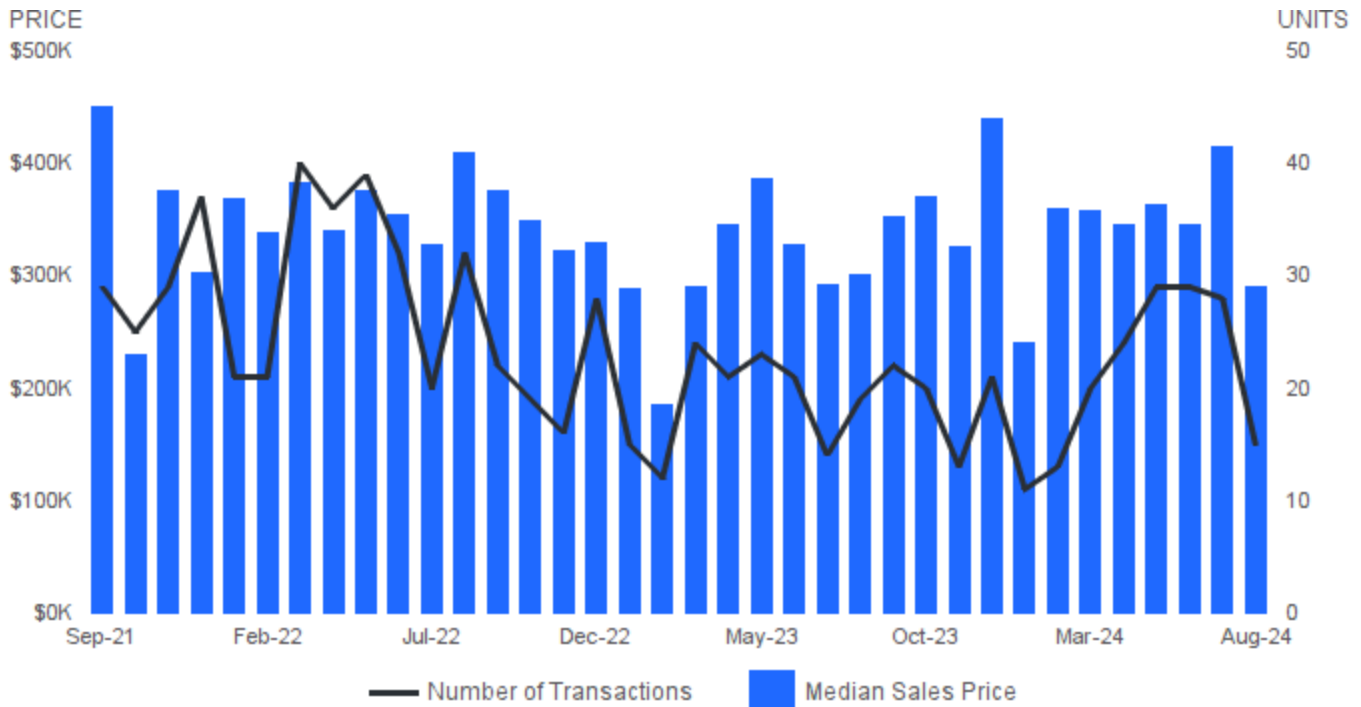
Sold Properties	164	232	377	326	225	169
New Properties	318	308	371	391	387	286
Sold Volume	\$51.95M	\$87.23M	\$172.81M	\$172.52M	\$100.87M	\$74.48M
Listing Volume	\$140.21M	\$152.75M	\$228.75M	\$232.95M	\$242.36M	\$154.41M
Median Sale Price	\$237K	\$274K	\$320K	\$350K	\$328K	\$350K

MEDIAN SALES PRICE AND NUMBER OF SALES

August 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.

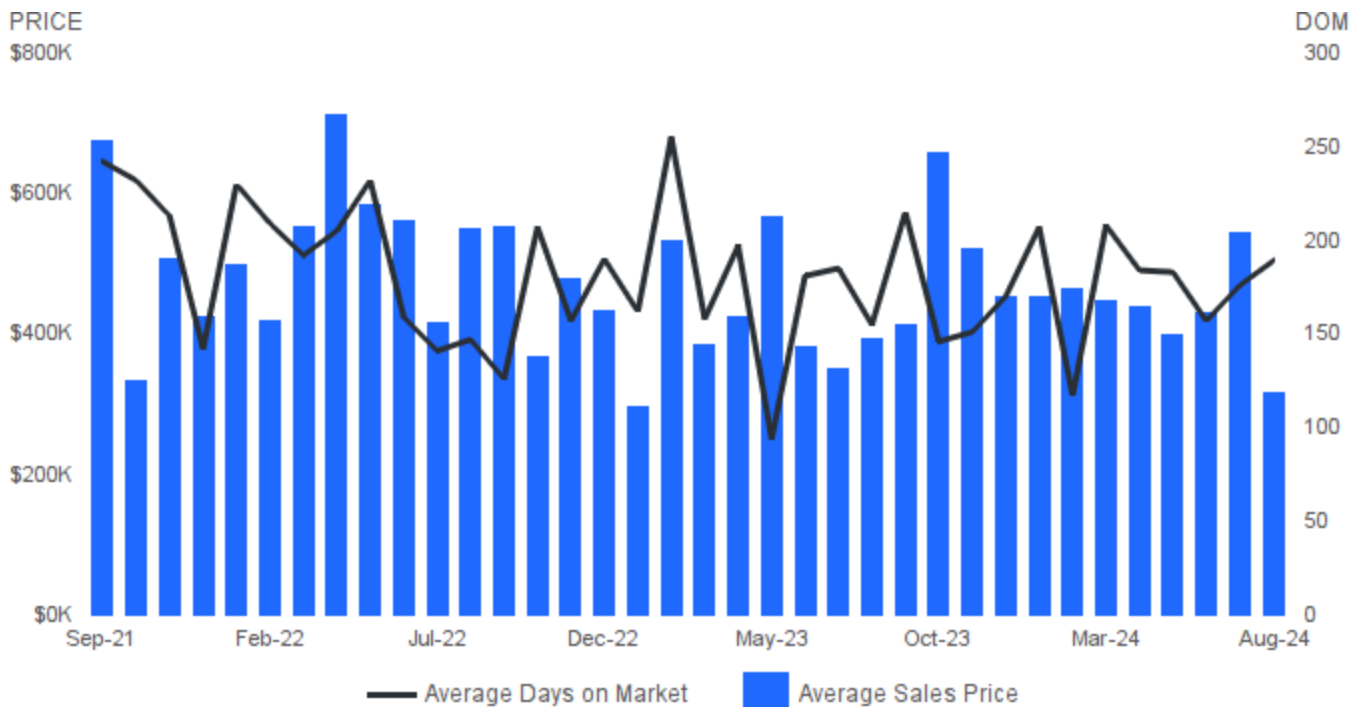


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

August 2024 | All Property Types ?

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

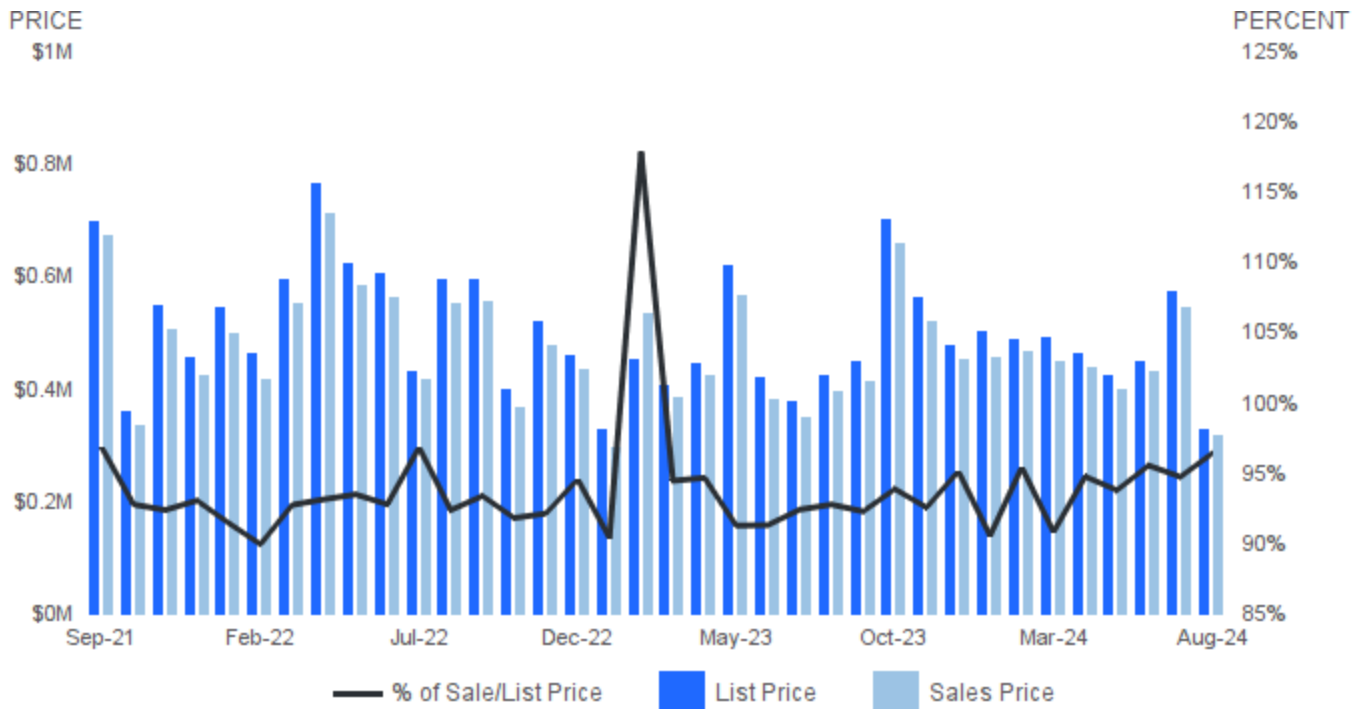
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

August 2024 | All Property Types ?

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

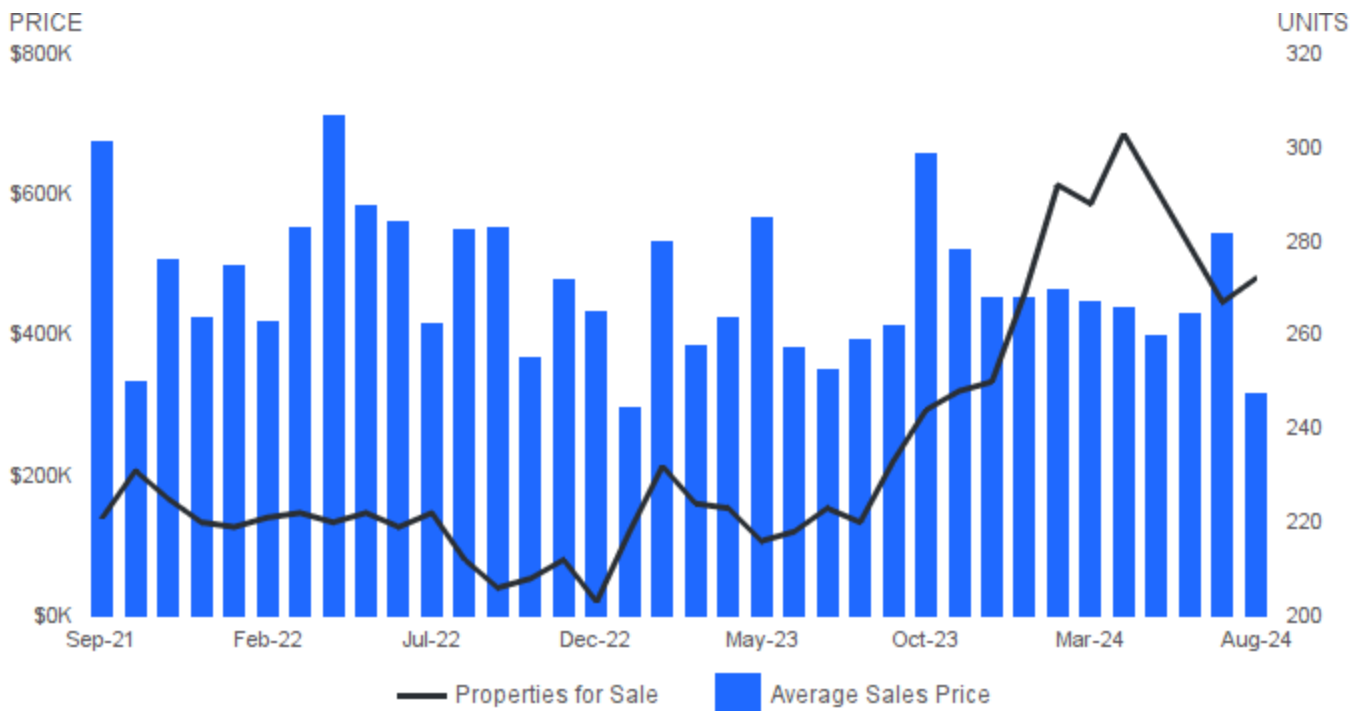


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

August 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

August 2024 | All Property Types ?

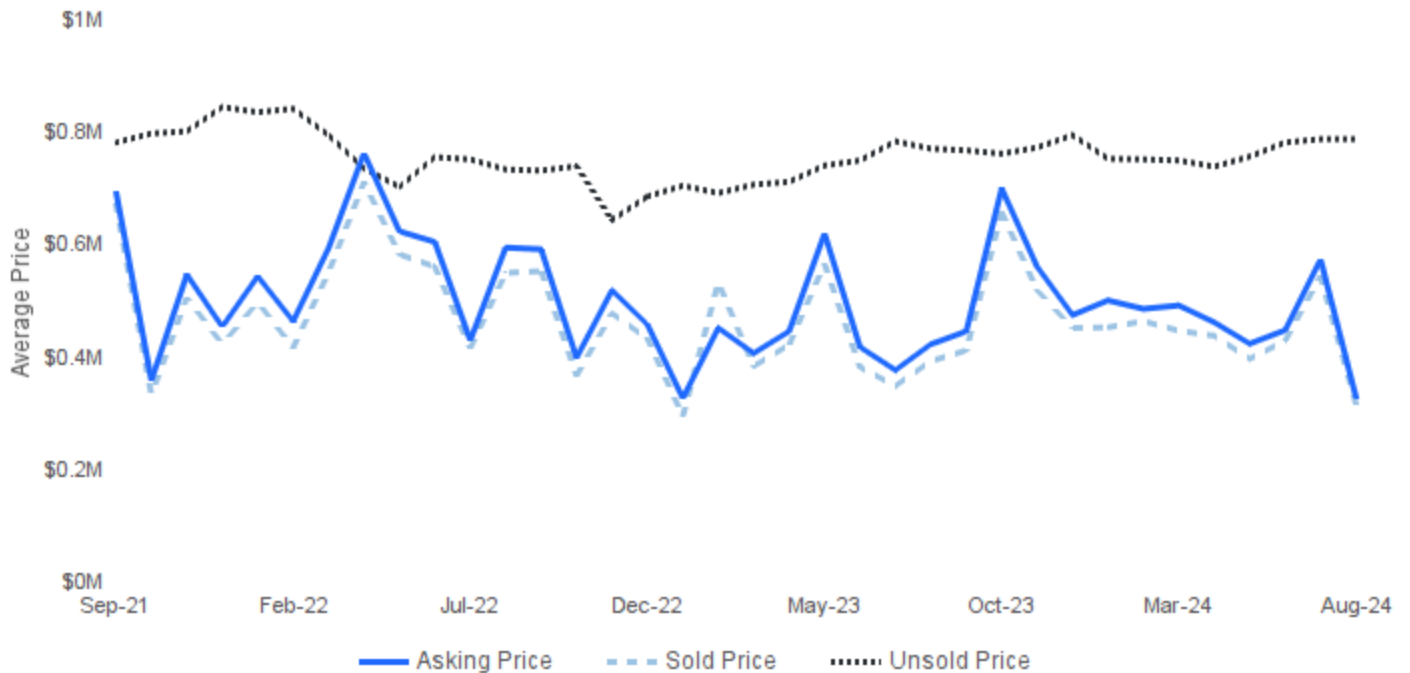
Properties for Sale | Number of properties listed for sale at the end of month.
Sold Properties | Number of properties sold.



AVERAGE ASKING/SOLD/UNSOLD PRICE

August 2024 | All Property Types ?

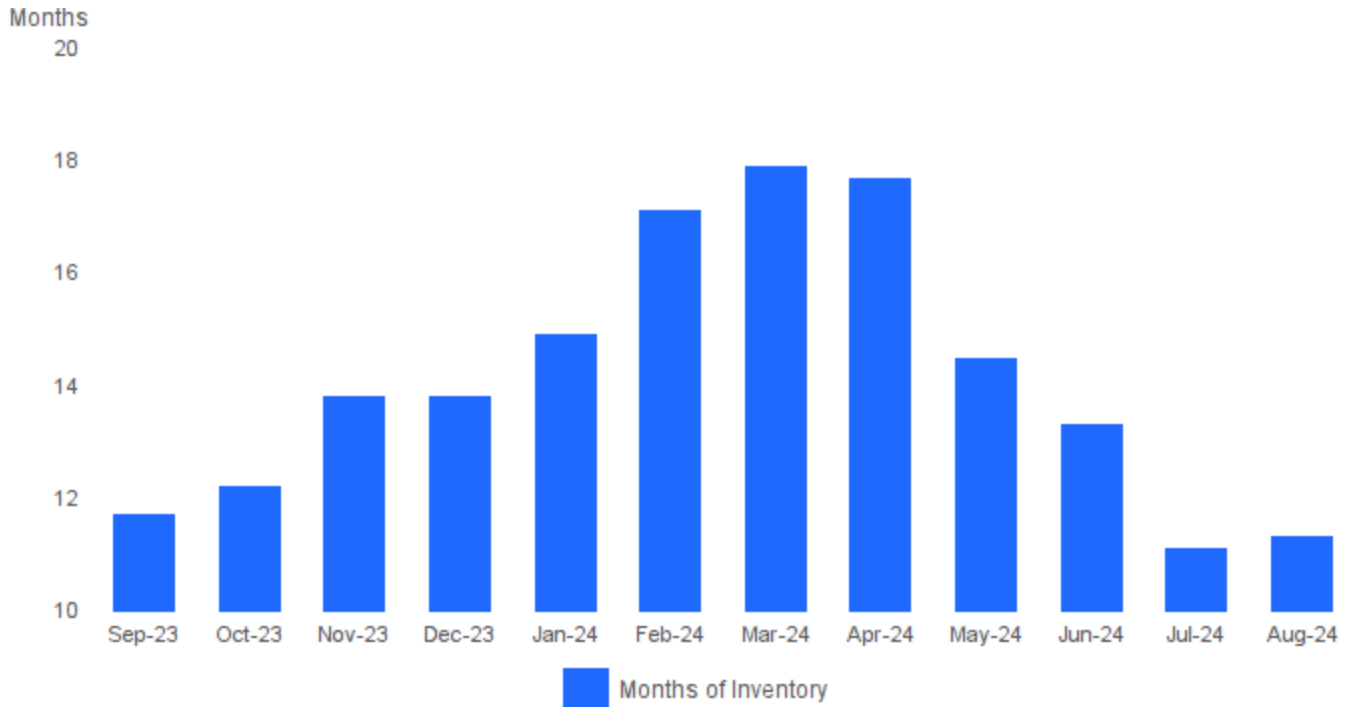
Asking Price | the average asking price of sold properties
Sold Price | the average selling price
Unsold Price | the average active list price



ABSORPTION RATE

August 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.



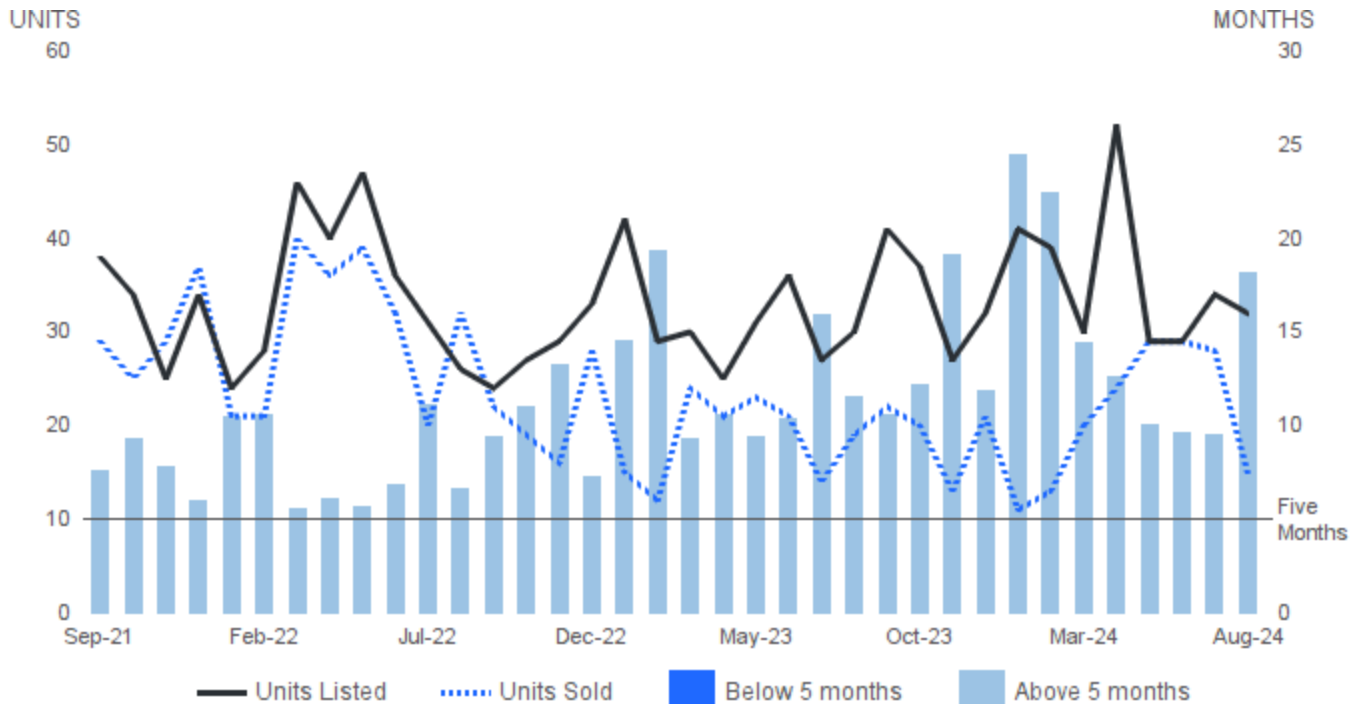
MONTHS SUPPLY OF INVENTORY

August 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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