



COLDWELL BANKER

U.S. VIRGIN ISLANDS

AREA REPORT

ST. CROIX

SEPTEMBER 2024 | SINGLE FAMILY



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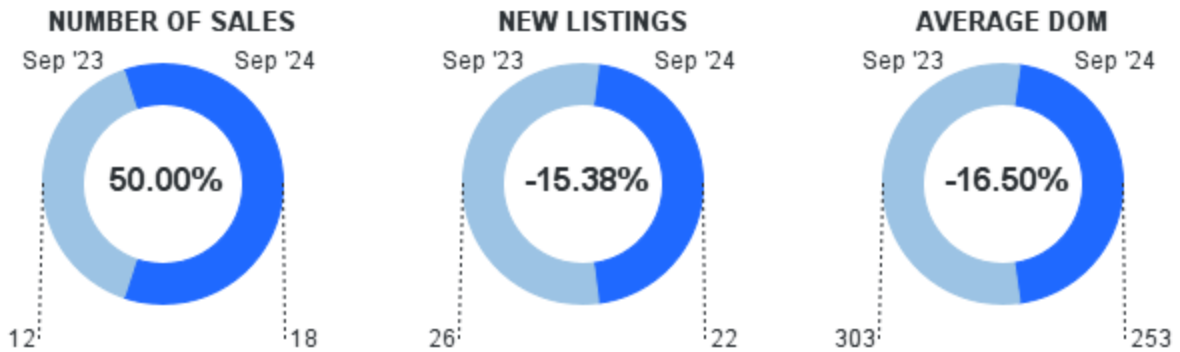


COLDWELL BANKER
ISLAND AFFILIATES

ST. CROIX | September 2024

REAL ESTATE SNAPSHOT - Change since this time last year

Single Family



32.64%

MEDIAN SALES PRICE
SINGLE FAMILY

26.28%

AVERAGE SALES PRICE
SINGLE FAMILY

25.68%

MEDIAN LIST PRICE
(SOLD LISTINGS)
SINGLE FAMILY

24.72%

AVERAGE LIST PRICE
(SOLD LISTINGS)
SINGLE FAMILY

Sep '23 Sep '24

AREA REPORT

ST. CROIX

FULL MARKET SUMMARY

September 2024 | Single Family ?

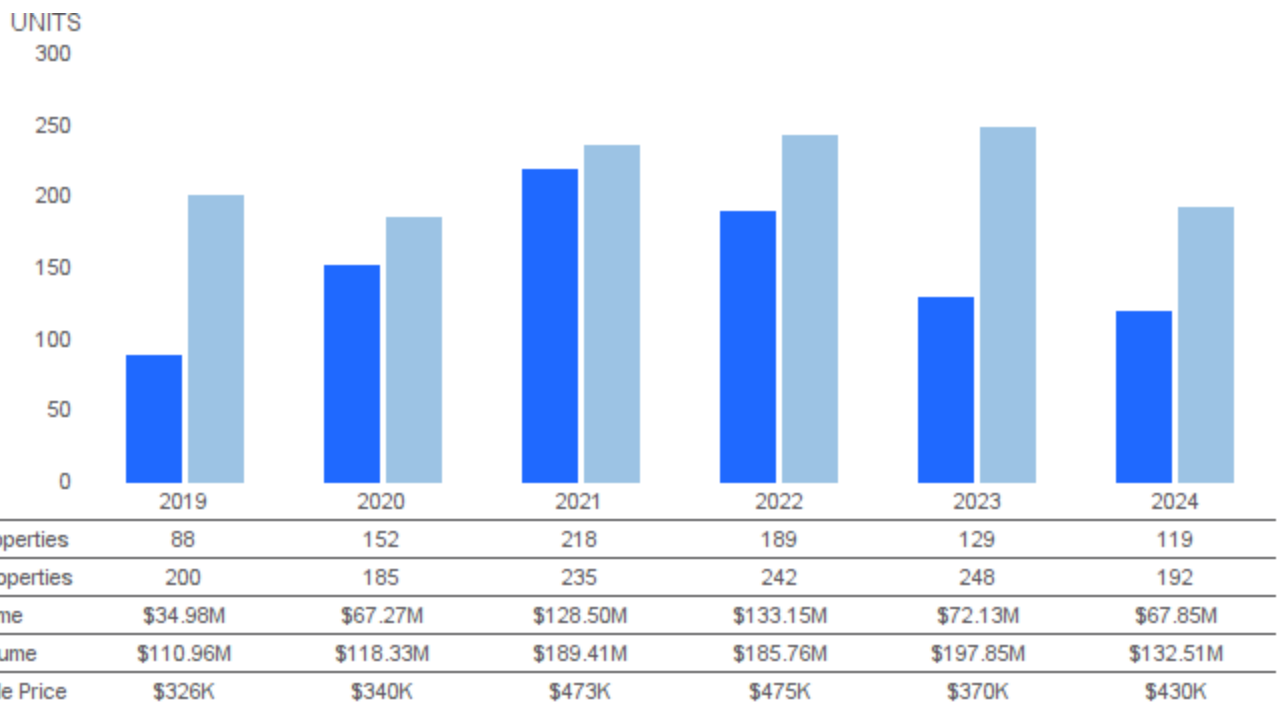
| | Month to Date | | | Year to Date | | |
|----------------------------|----------------|----------------|------------------------|--------------|-----------|-----------------------|
| | September 2024 | September 2023 | % Change | YTD 2024 | YTD 2023 | % Change |
| New Listings | 22 | 26 | -15.38% ↓ | 192 | 185 | 3.78% ↑ |
| Sold Listings | 18 | 12 | 50% ↑ | 119 | 96 | 23.96% ↑ |
| Median List Price (Solds) | \$487,000 | \$387,500 | 25.68% ↑ | \$449,000 | \$396,000 | 13.38% ↑ |
| Median Sold Price | \$477,500 | \$360,000 | 32.64% ↑ | \$430,000 | \$352,500 | 21.99% ↑ |
| Median Days on Market | 217 | 241 | -9.96% ↓ | 171 | 153 | 11.76% ↑ |
| Average List Price (Solds) | \$712,472 | \$571,241 | 24.72% ↑ | \$608,614 | \$553,913 | 9.88% ↑ |
| Average Sold Price | \$662,861 | \$524,916 | 26.28% ↑ | \$570,184 | \$520,453 | 9.56% ↑ |
| Average Days on Market | 253 | 303 | -16.5% ↓ | 196 | 206 | -4.85% ↓ |
| List/Sold Price Ratio | 94.7% | 90.3% | 4.8% ↑ | 94.2% | 92.1% | 2.26% ↑ |

SOLD AND NEW PROPERTIES (UNITS)

September 2024 | Single Family ?

Sold Properties | Number of properties sold during the year

New Properties | Number of properties listed during the year.

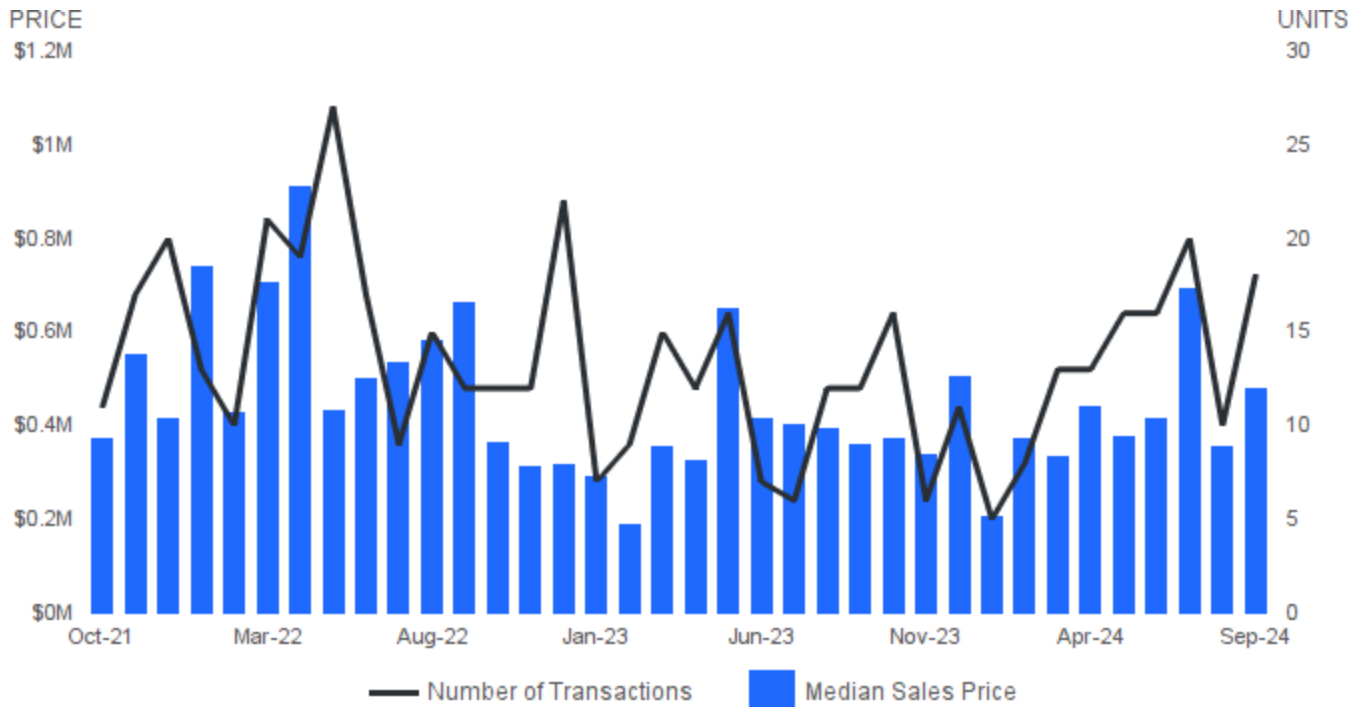


MEDIAN SALES PRICE AND NUMBER OF SALES

September 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

September 2024 | Single Family ?

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

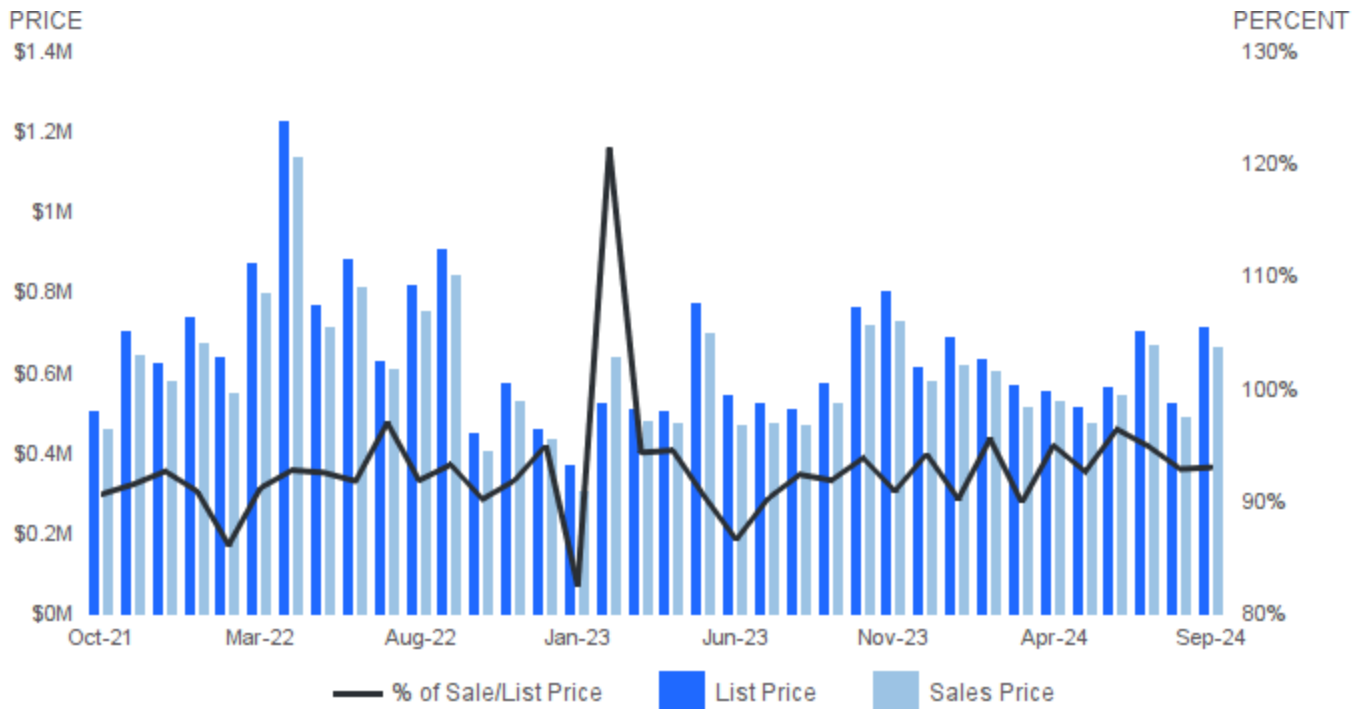
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

September 2024 | Single Family ?

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

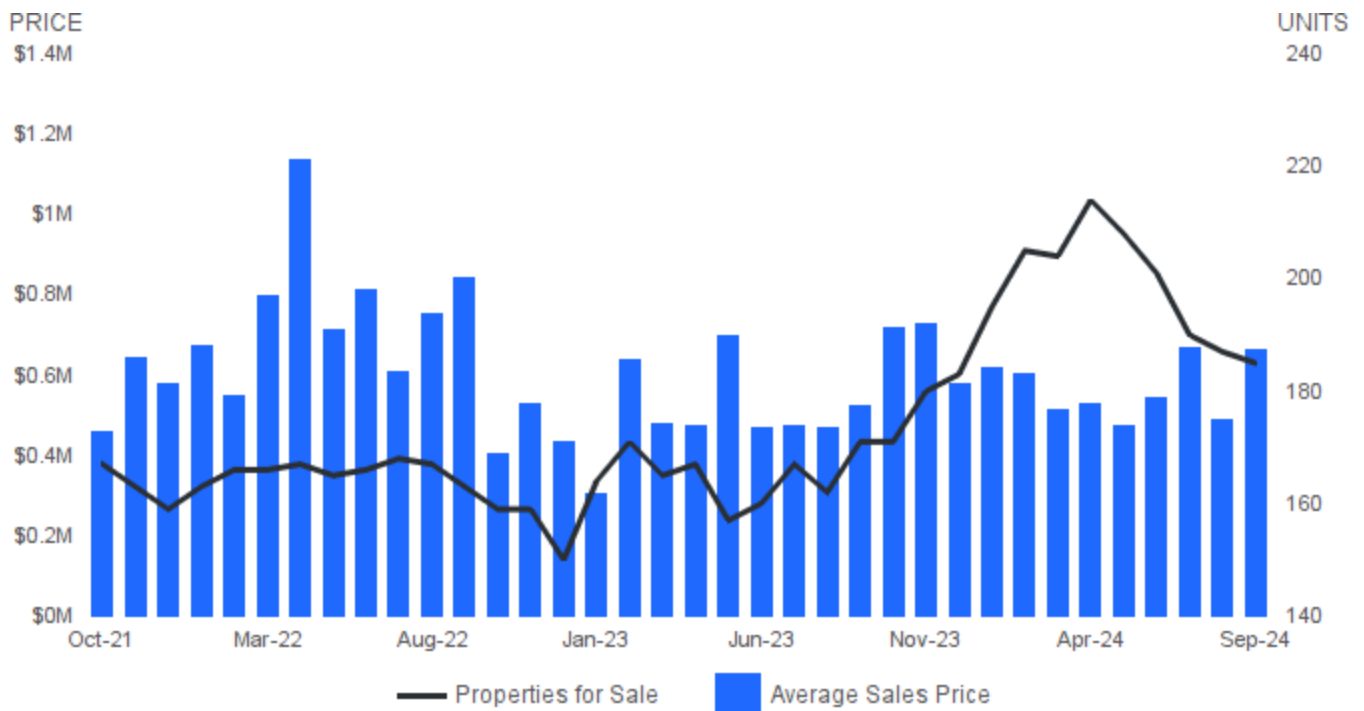


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

September 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.

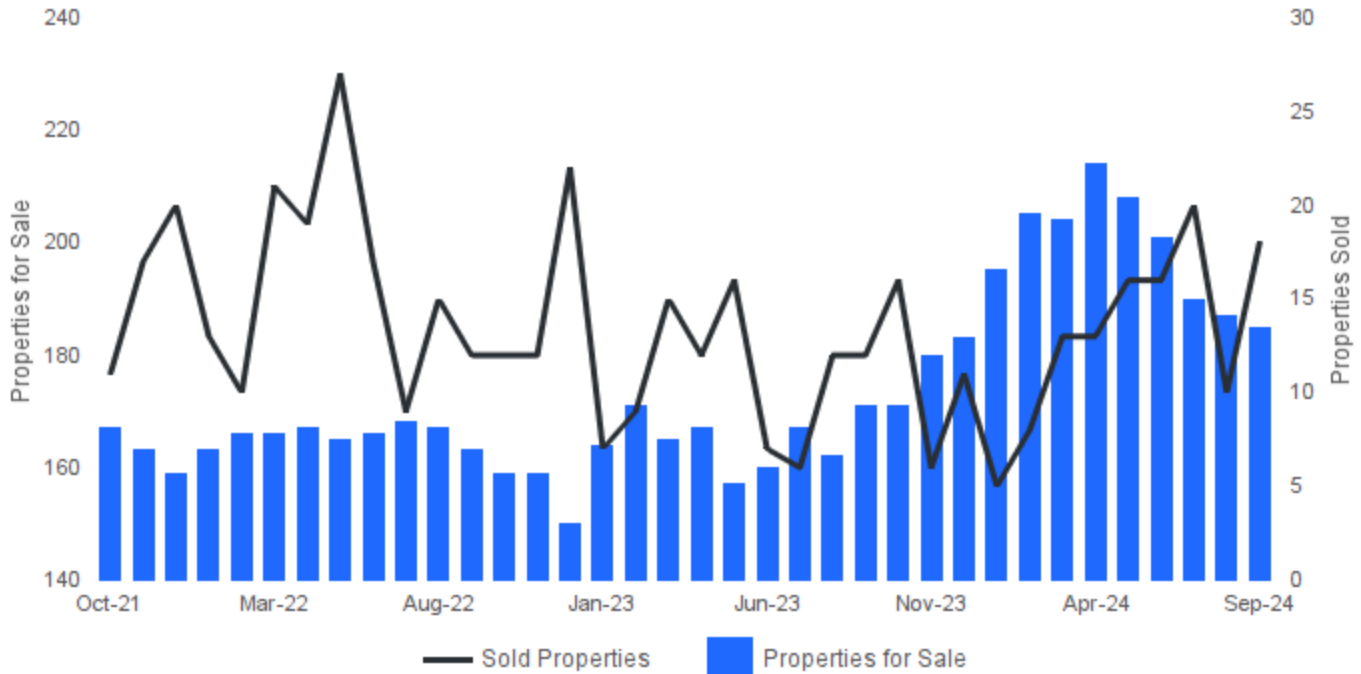


PROPERTIES FOR SALE AND SOLD PROPERTIES

September 2024 | Single Family ?

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

Sold Properties | Number of properties sold.



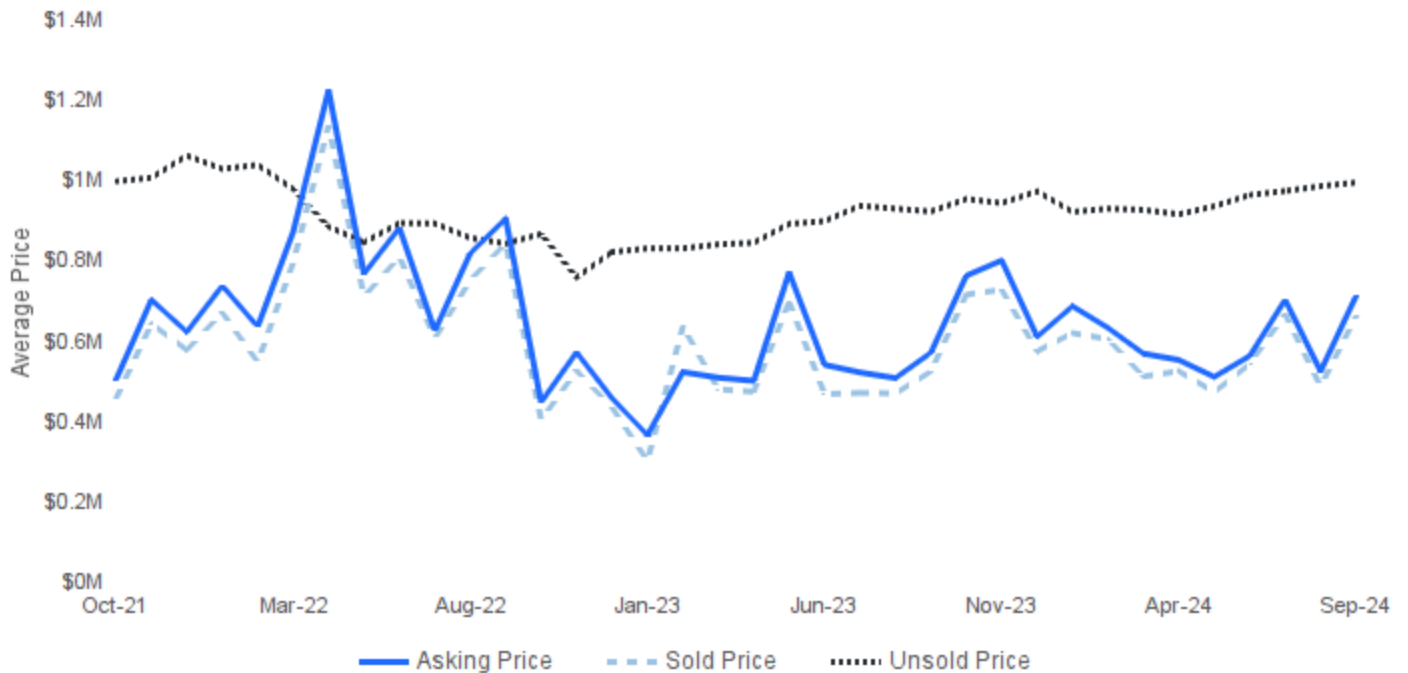
AVERAGE ASKING/SOLD/UNSOLD PRICE

September 2024 | Single Family ?

Asking Price | the average asking price of sold properties

Sold Price | the average selling price

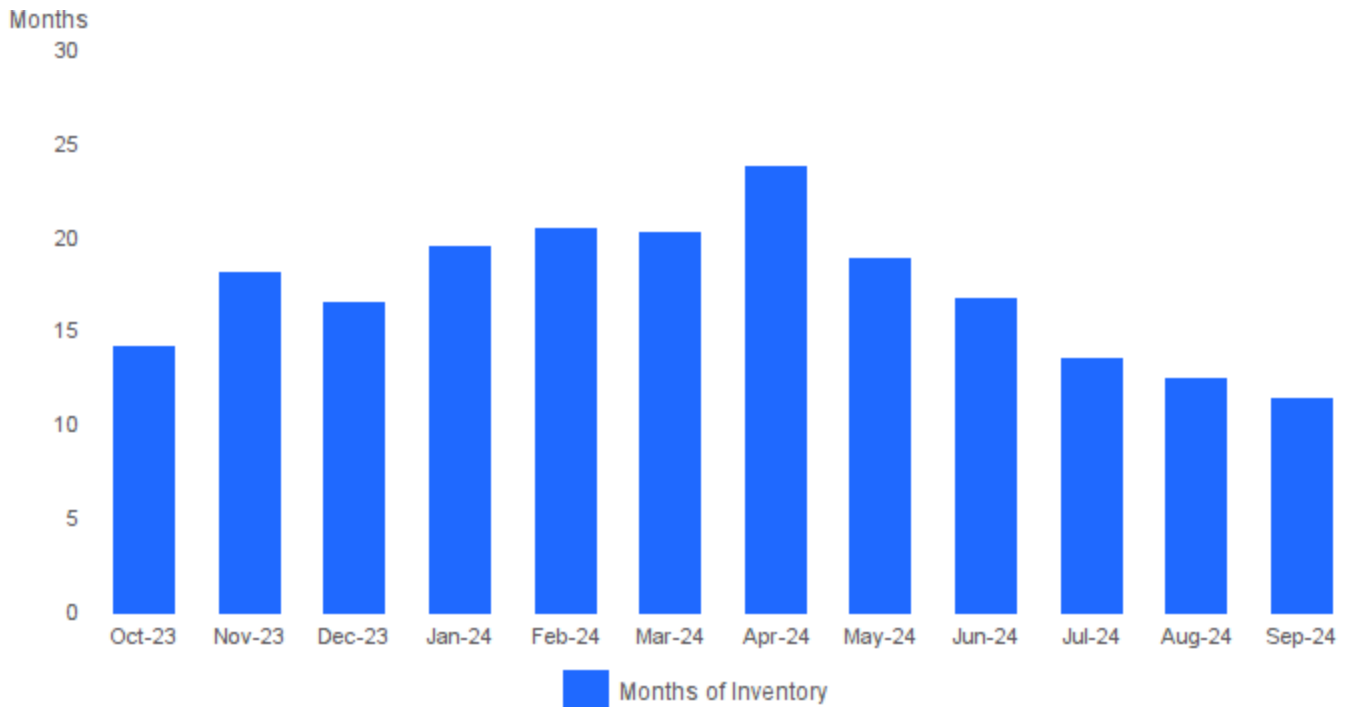
Unsold Price | the average active list price



ABSORPTION RATE

September 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.



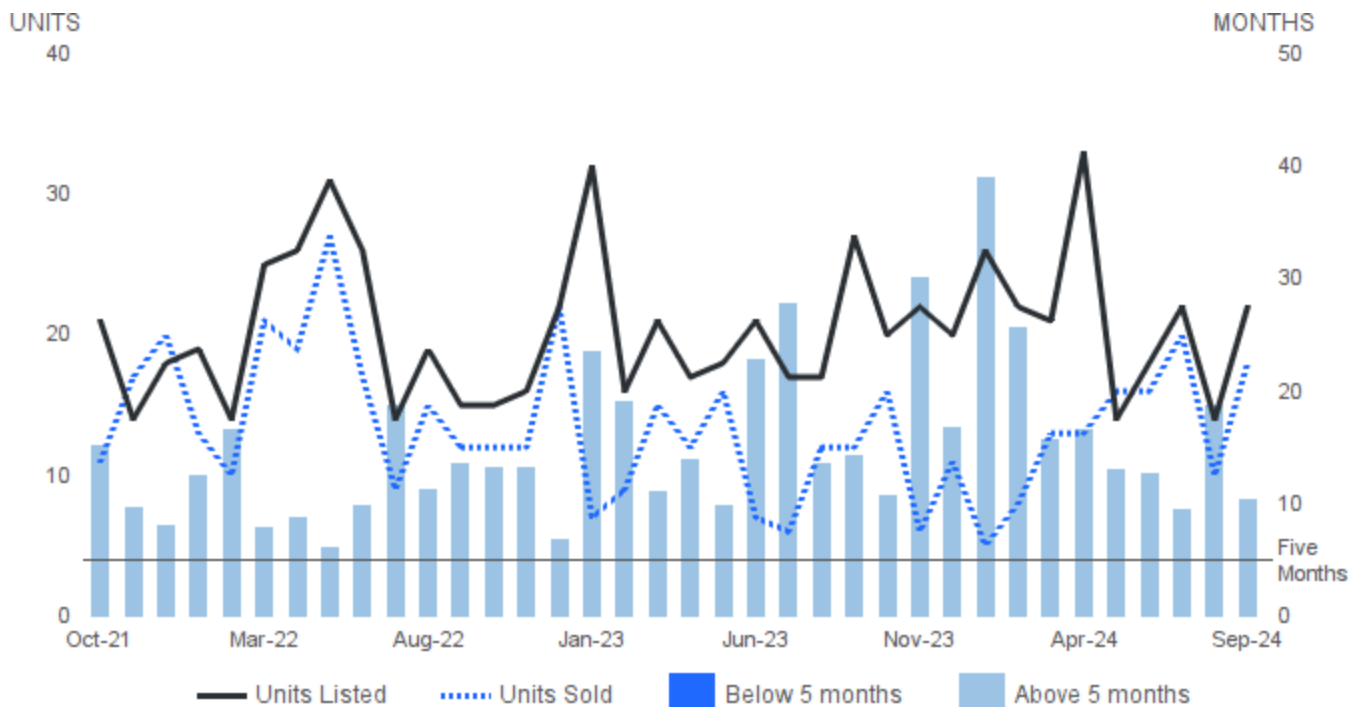
MONTHS SUPPLY OF INVENTORY

September 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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