



COLDWELL BANKER

U.S. VIRGIN ISLANDS

AREA REPORT

ST. CROIX

SEPTEMBER 2024 | ALL PROPERTY TYPES



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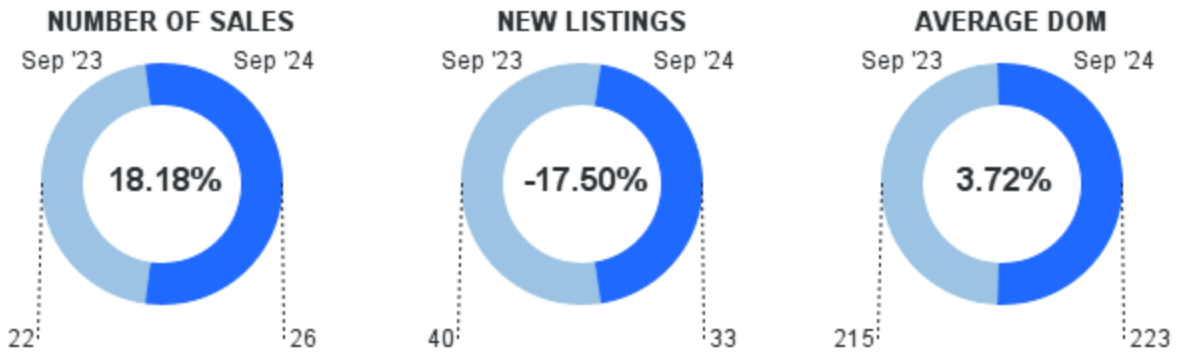


COLDWELL BANKER
ISLAND AFFILIATES

ST. CROIX | September 2024


REAL ESTATE SNAPSHOT - Change since this time last year


All Property Types



0.71% 
MEDIAN SALES PRICE
ALL PROPERTY TYPES

30.84% 
AVERAGE SALES PRICE
ALL PROPERTY TYPES

-3.00% 
MEDIAN LIST PRICE
(SOLD LISTINGS)
ALL PROPERTY TYPES

29.75% 
AVERAGE LIST PRICE
(SOLD LISTINGS)
ALL PROPERTY TYPES

 Sep '23  Sep '24

AREA REPORT

St. Croix

FULL MARKET SUMMARY

September 2024 | All Property Types ?

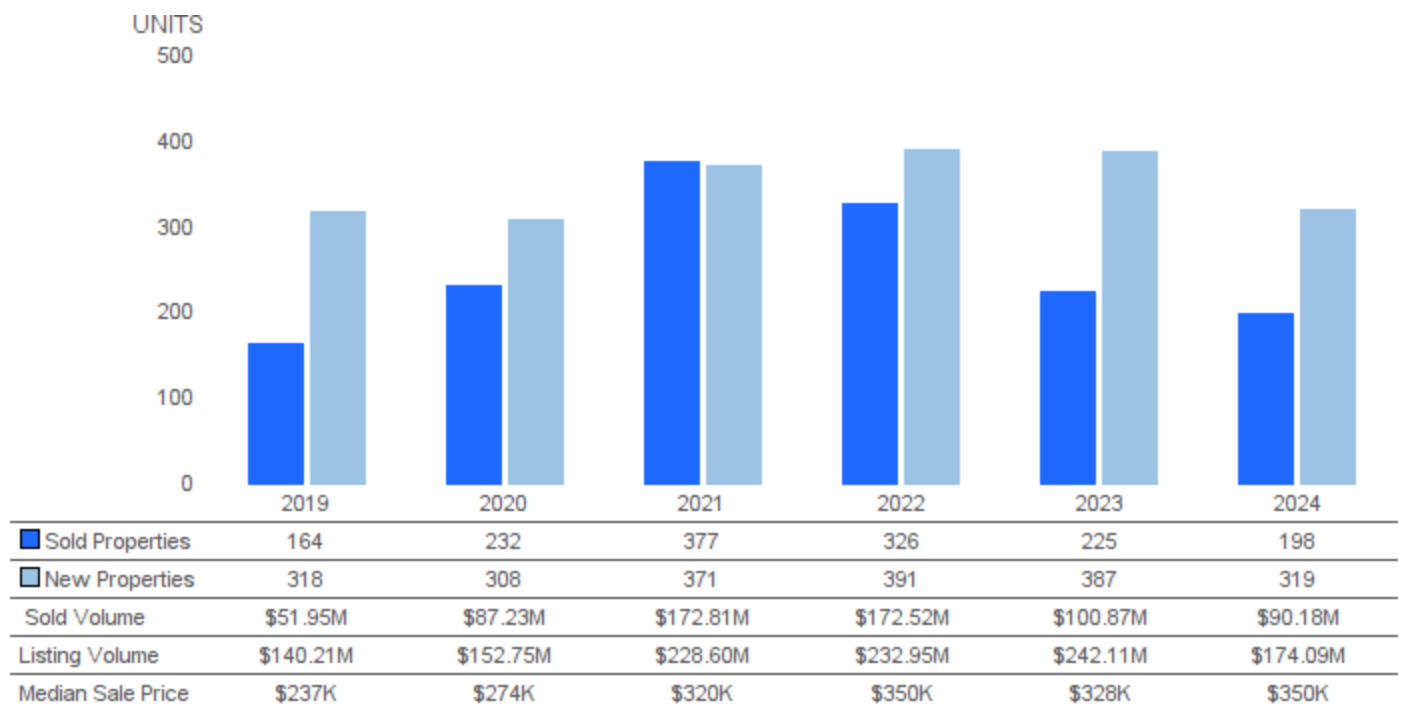
	Month to Date			Year to Date		
	September 2024	September 2023	% Change	YTD 2024	YTD 2023	% Change
New Listings	33	40	-17.5% ↓	319	290	10% ↑
Sold Listings	26	22	18.18% ↑	198	171	15.79% ↑
Median List Price (Solds)	\$372,000	\$383,500	-3% ↓	\$369,000	\$330,000	11.82% ↑
Median Sold Price	\$354,999	\$352,500	0.71% ↑	\$349,749	\$300,000	16.58% ↑
Median Days on Market	207	168	23.21% ↑	141	129	9.3% ↑
Average List Price (Solds)	\$579,750	\$446,809	29.75% ↑	\$485,792	\$442,850	9.7% ↑
Average Sold Price	\$539,557	\$412,386	30.84% ↑	\$455,459	\$417,824	9.01% ↑
Average Days on Market	223	215	3.72% ↑	183	173	5.78% ↑
List/Sold Price Ratio	94.5%	91.3%	3.44% ↑	93.9%	93.5%	0.43% ↑

SOLD AND NEW PROPERTIES (UNITS)

September 2024 | All Property Types ?

Sold Properties | Number of properties sold during the year

New Properties | Number of properties listed during the year.

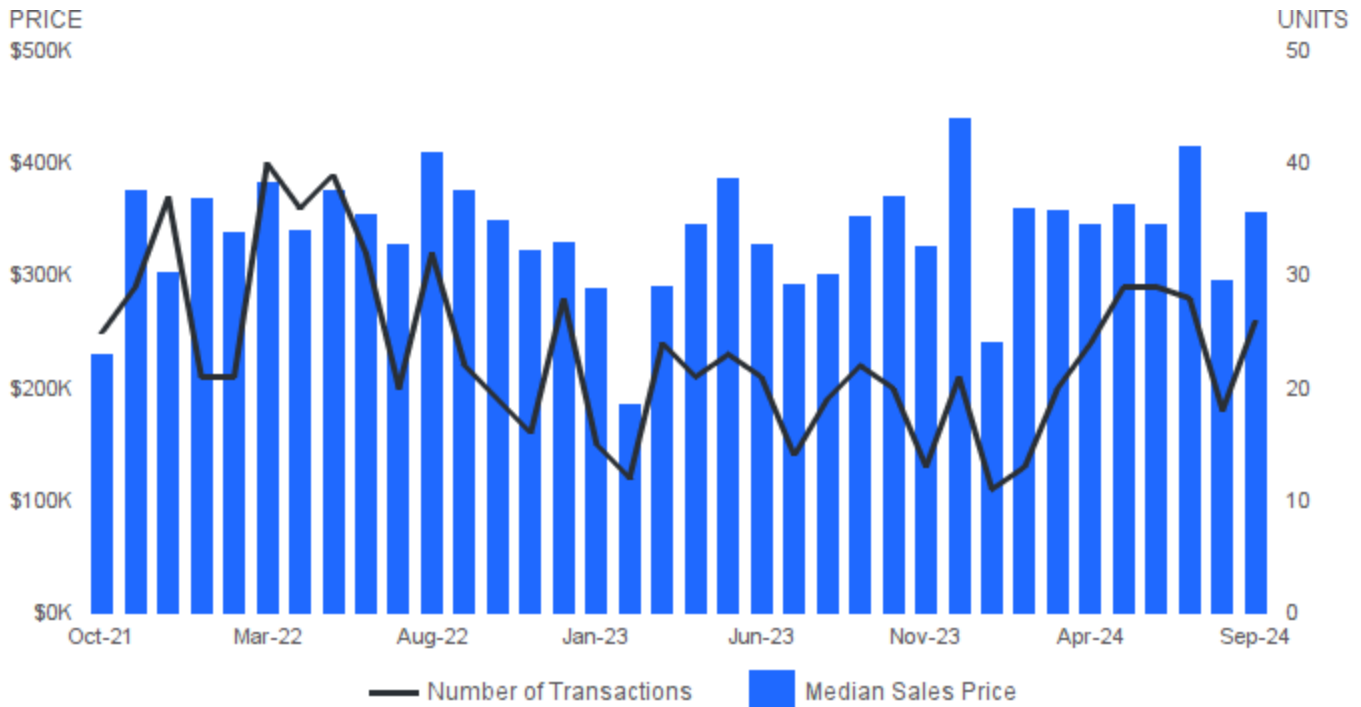


MEDIAN SALES PRICE AND NUMBER OF SALES

September 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.

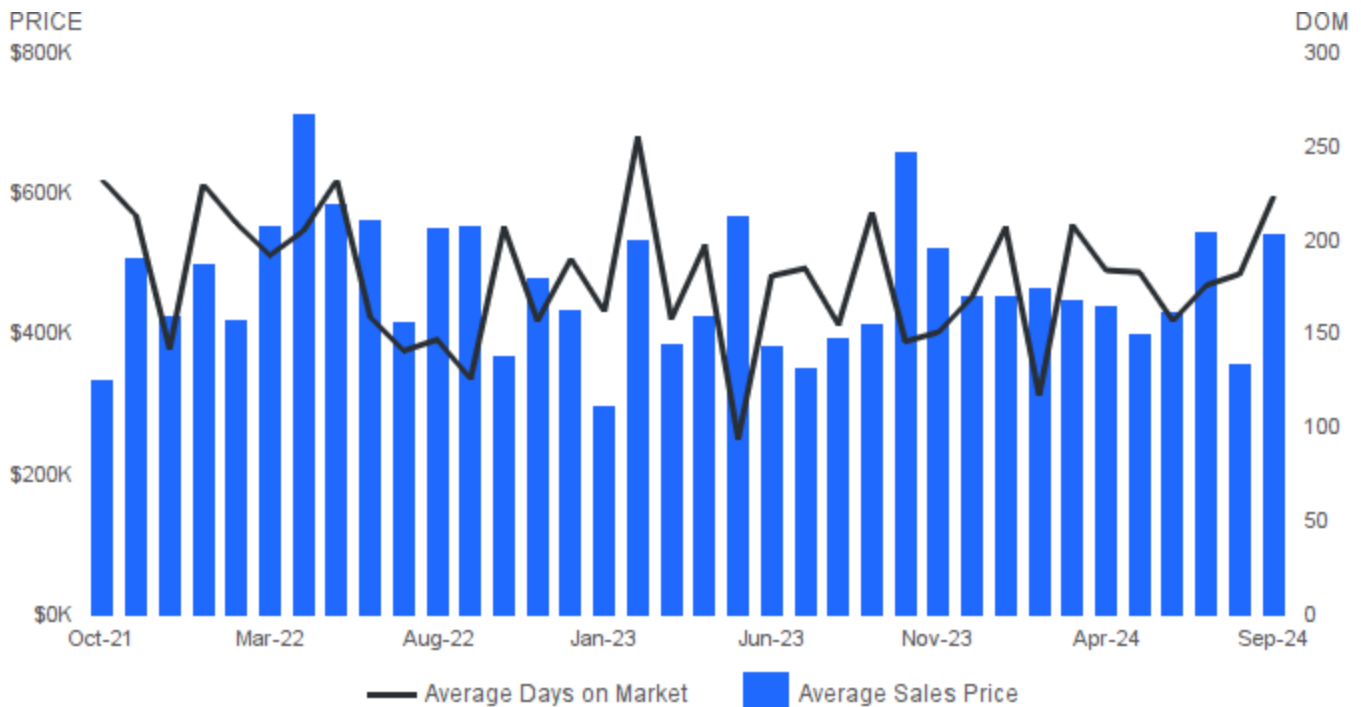


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

September 2024 | All Property Types ?

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

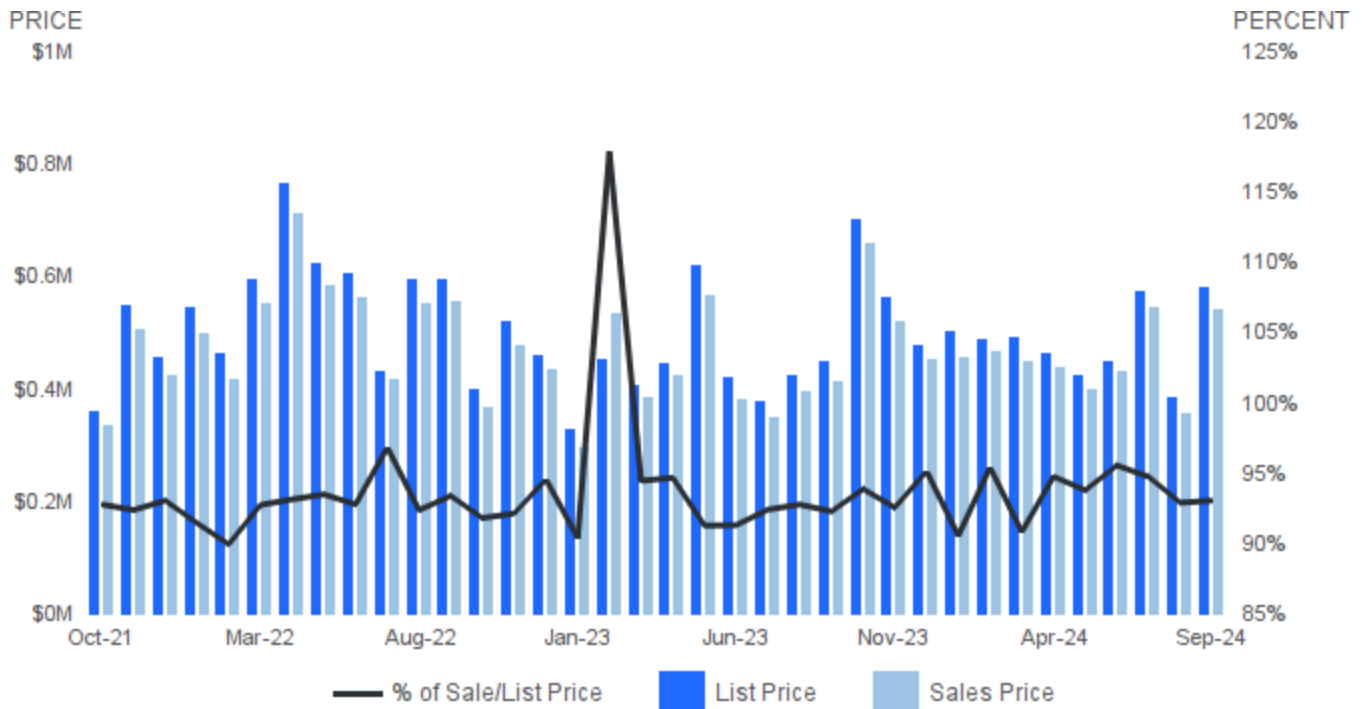
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

September 2024 | All Property Types ?

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

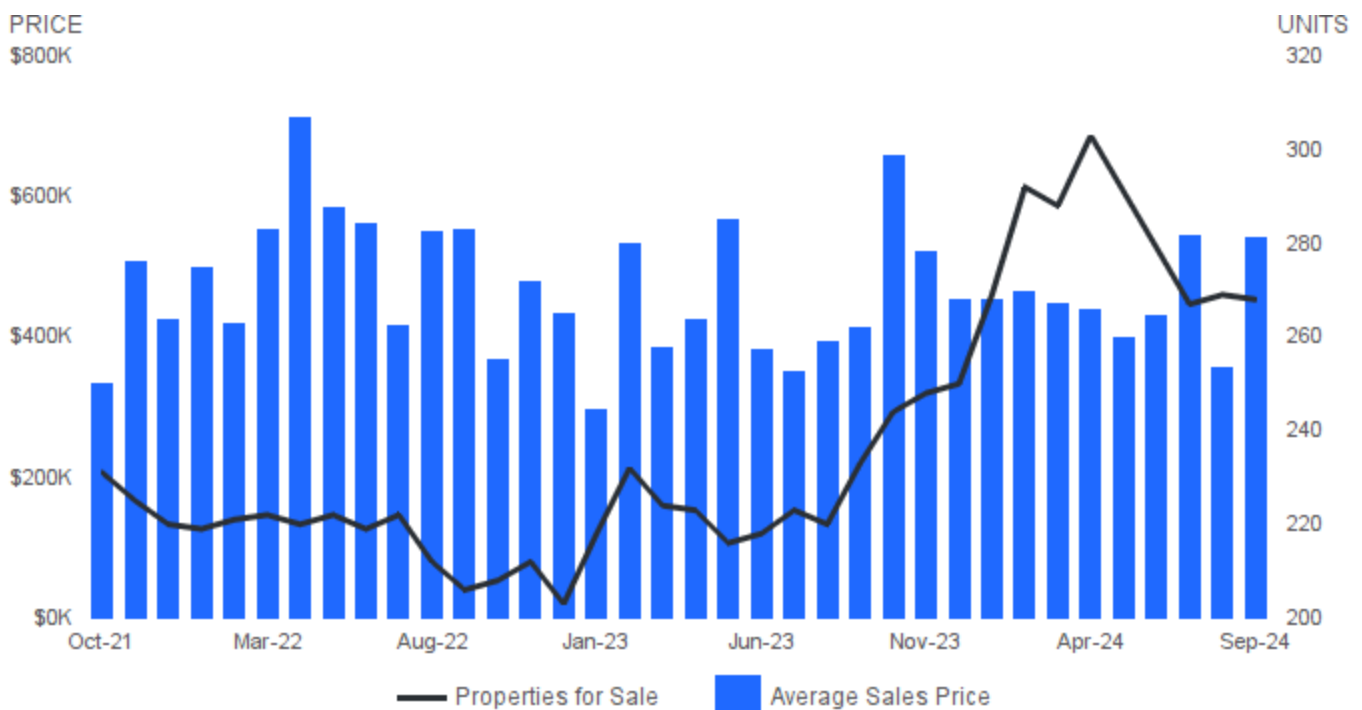


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

September 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.

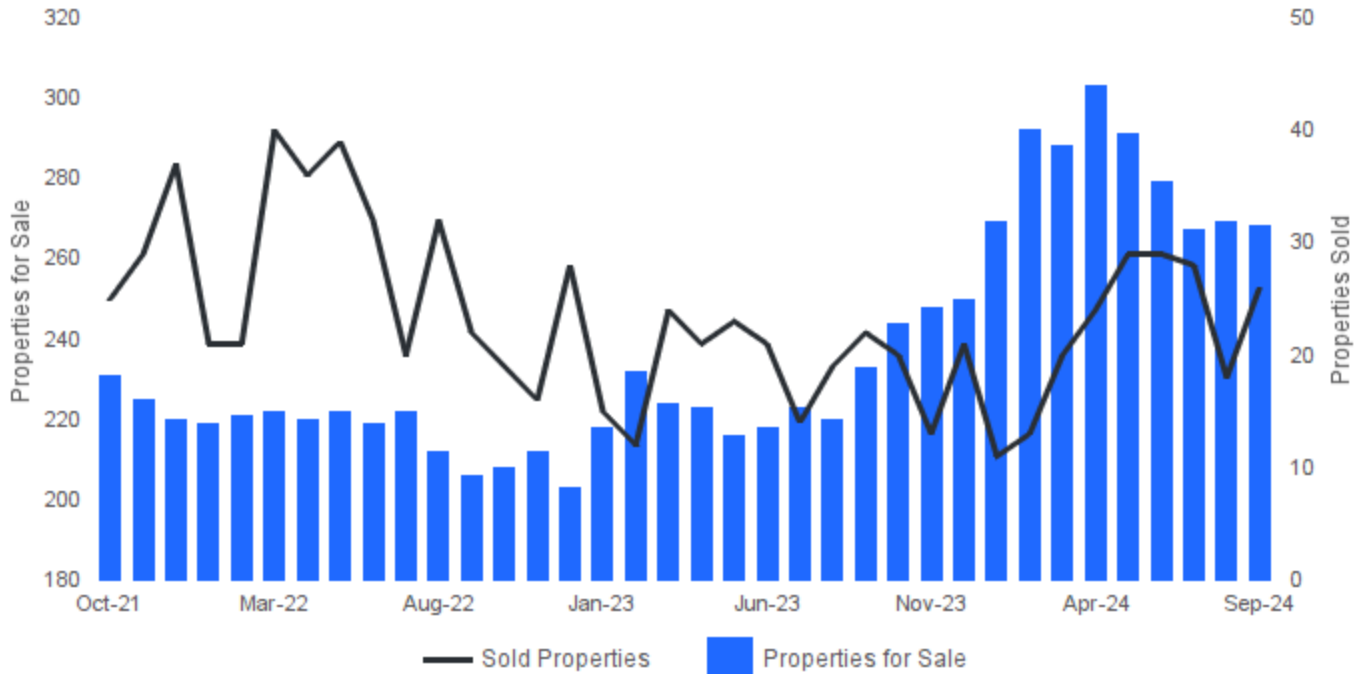


PROPERTIES FOR SALE AND SOLD PROPERTIES

September 2024 | All Property Types ?

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

Sold Properties | Number of properties sold.



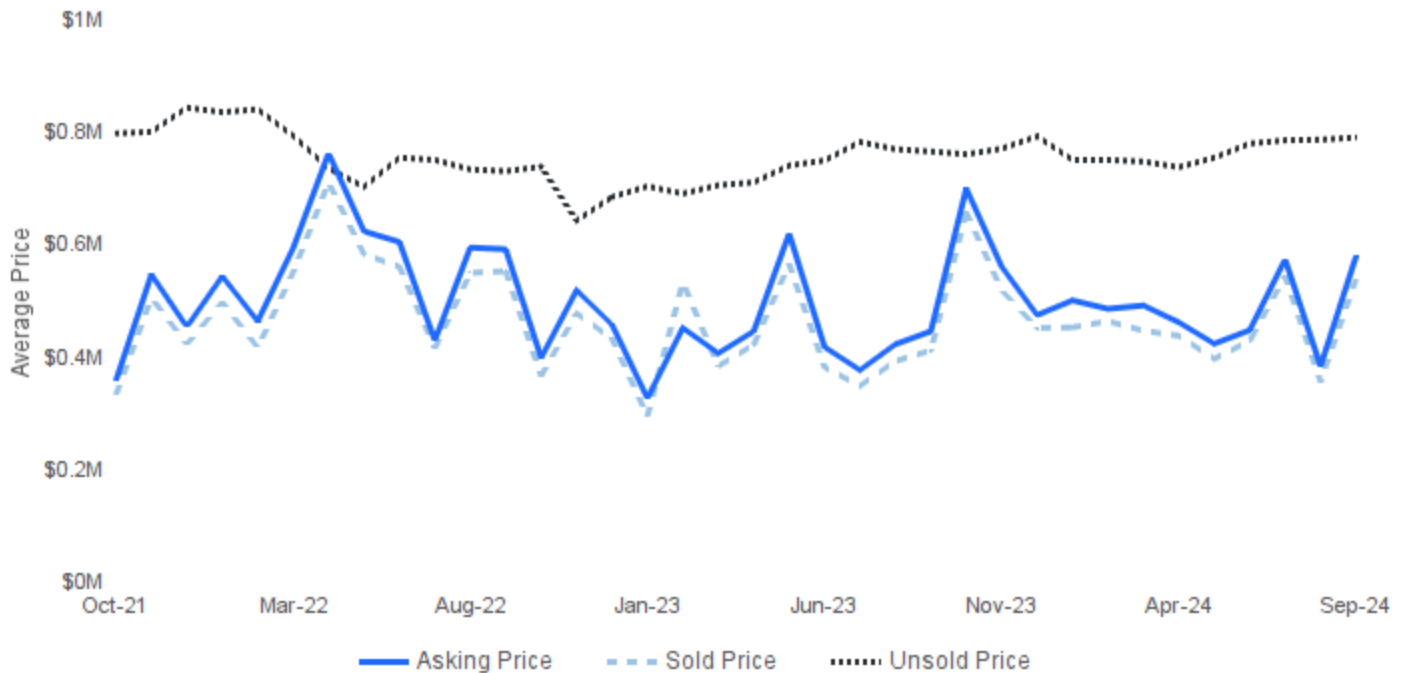
AVERAGE ASKING/SOLD/UNSOLD PRICE

September 2024 | All Property Types ?

Asking Price | the average asking price of sold properties

Sold Price | the average selling price

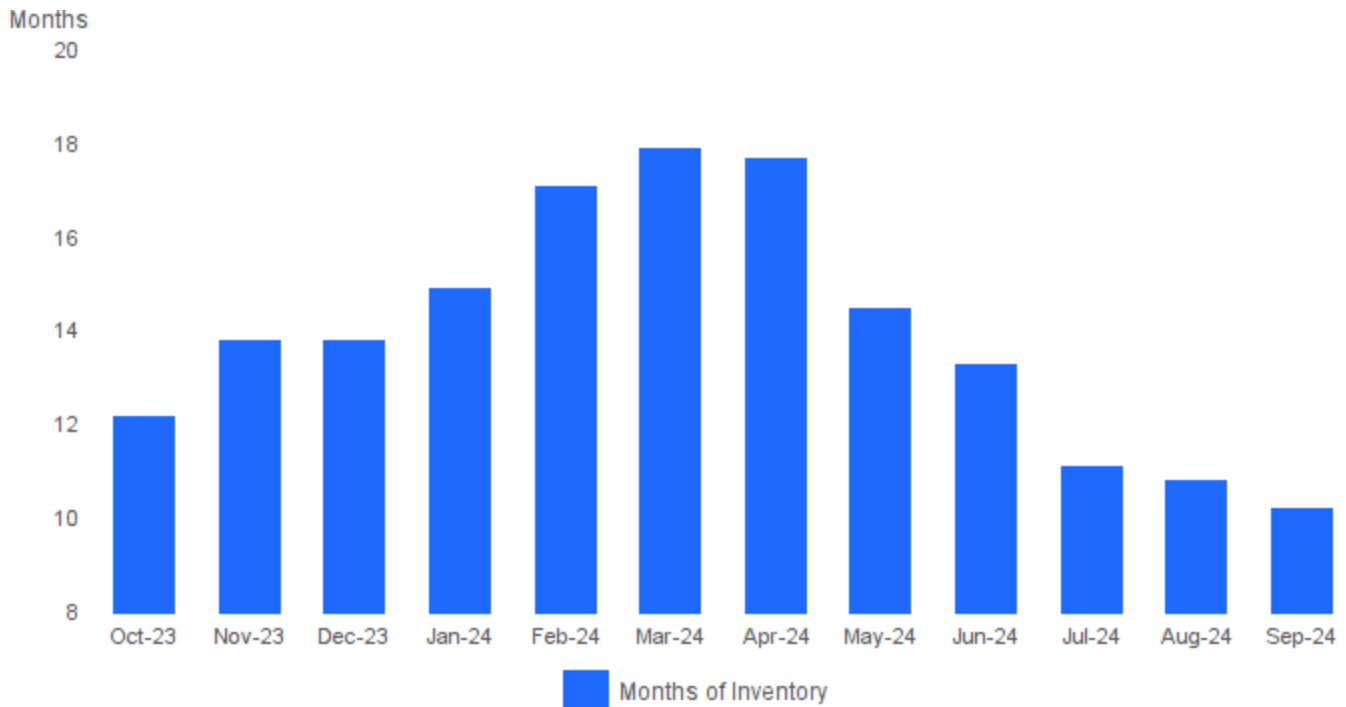
Unsold Price | the average active list price



ABSORPTION RATE

September 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.



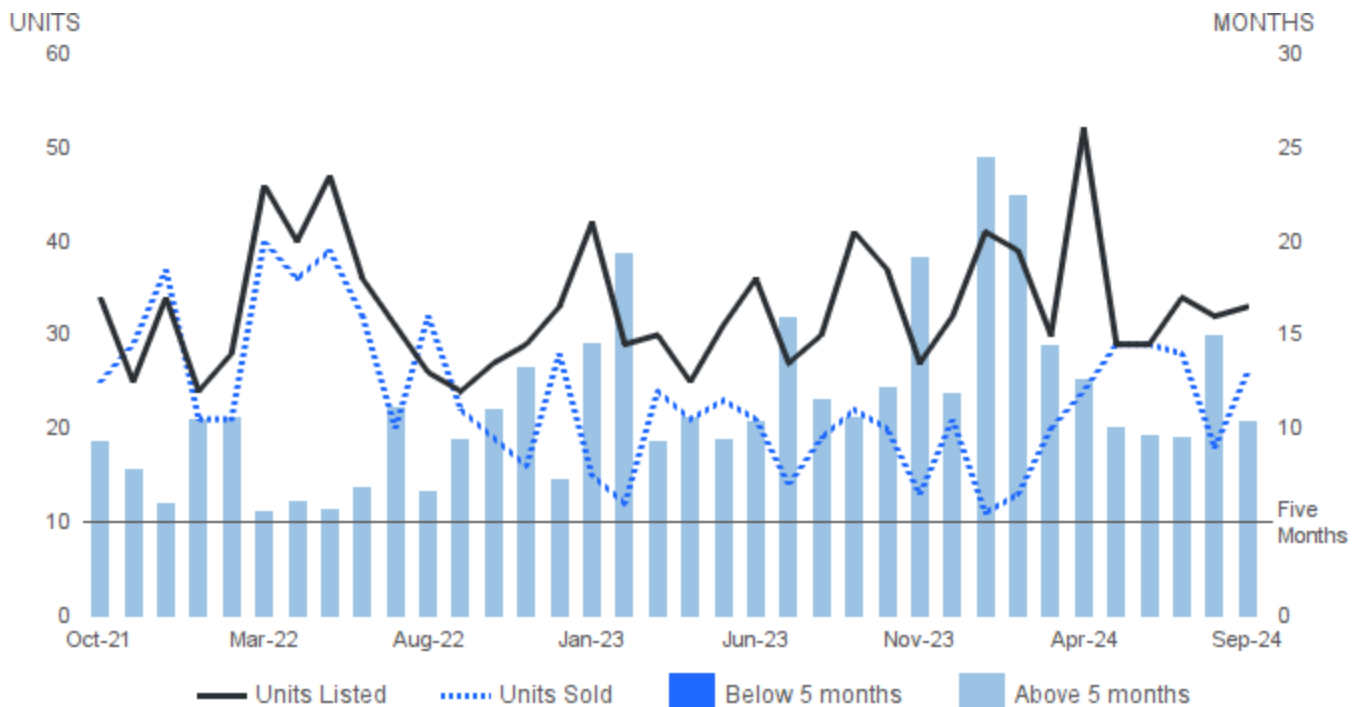
MONTHS SUPPLY OF INVENTORY

September 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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