



**COLDWELL BANKER**  
**U.S. VIRGIN ISLANDS**

**AREA  
REPORT**

**ST. CROIX**

OCTOBER 2024 | CONDO



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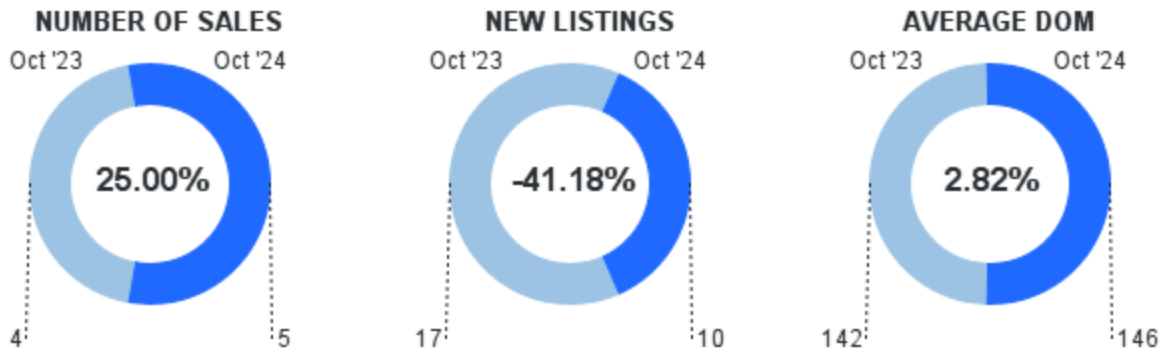


**COLDWELL BANKER**  
**ISLAND AFFILIATES**

# ST. CROIX | October 2024

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

### Condo



**-11.47%** ↓

**MEDIAN SALES PRICE**  
CONDO

**-11.83%** ↓

**AVERAGE SALES PRICE**  
CONDO

**-12.18%** ↓

**MEDIAN LIST PRICE**  
**(SOLD LISTINGS)**  
CONDO

**-13.73%** ↓

**AVERAGE LIST PRICE**  
**(SOLD LISTINGS)**  
CONDO

■ Oct '23

■ Oct '24

# AREA REPORT

## ST. CROIX

### FULL MARKET SUMMARY

October 2024 | Condo ?

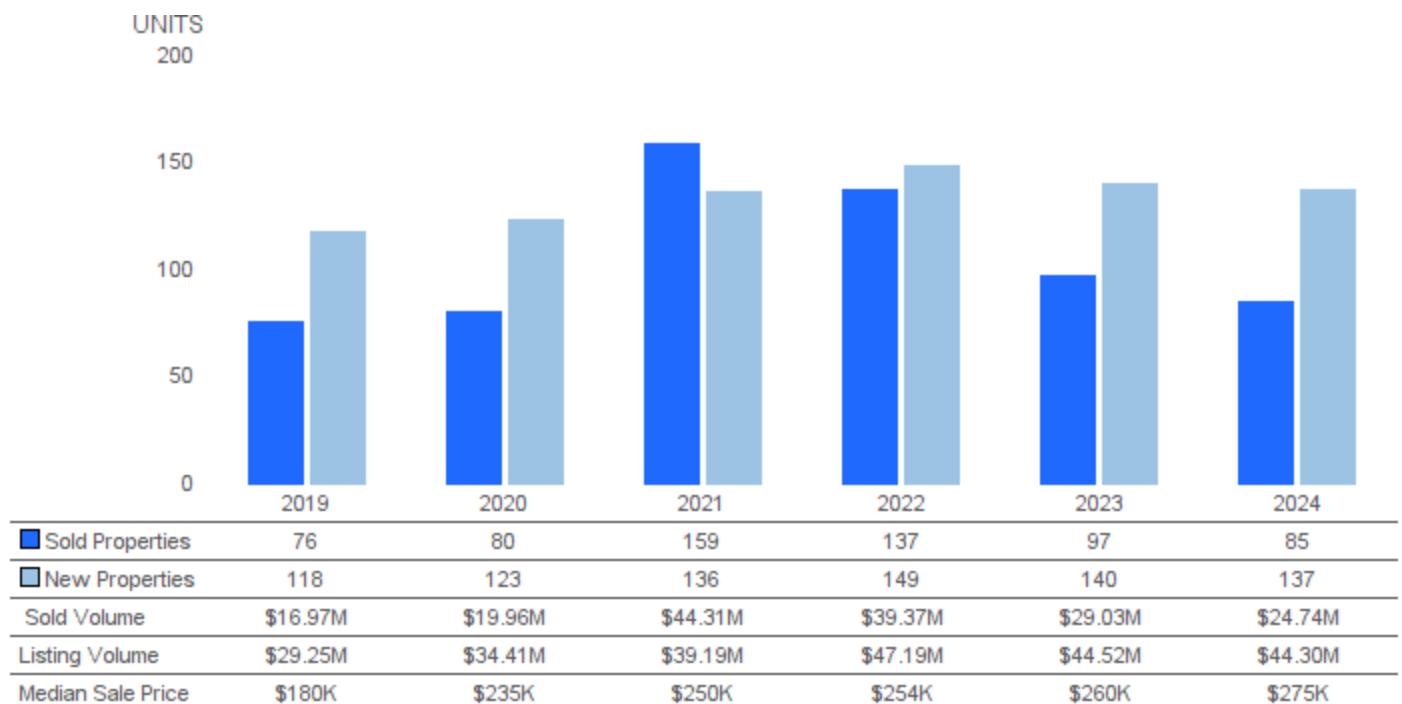
	Month to Date			Year to Date		
	October 2024	October 2023	% Change	YTD 2024	YTD 2023	% Change
New Listings	10	17	-41.18% <span>↓</span>	137	123	11.38% <span>↑</span>
Sold Listings	5	4	25% <span>↑</span>	85	80	6.25% <span>↑</span>
Median List Price (Solds)	\$324,900	\$369,950	-12.18% <span>↓</span>	\$299,000	\$279,950	6.8% <span>↑</span>
Median Sold Price	\$324,900	\$367,000	-11.47% <span>↓</span>	\$275,000	\$262,900	4.6% <span>↑</span>
Median Days on Market	109	130	-16.15% <span>↓</span>	119	108	10.19% <span>↑</span>
Average List Price (Solds)	\$387,960	\$449,725	-13.73% <span>↓</span>	\$309,725	\$308,757	0.31% <span>↑</span>
Average Sold Price	\$372,960	\$423,000	-11.83% <span>↓</span>	\$291,104	\$293,456	-0.8% <span>↓</span>
Average Days on Market	146	142	2.82% <span>↑</span>	161	132	21.97% <span>↑</span>
List/Sold Price Ratio	94.8%	92.5%	2.49% <span>↑</span>	93.4%	95%	-1.62% <span>↓</span>

### SOLD AND NEW PROPERTIES (UNITS)

October 2024 | Condo ?

**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

October 2024 | Condo ?

**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

October 2024 | Condo ?

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

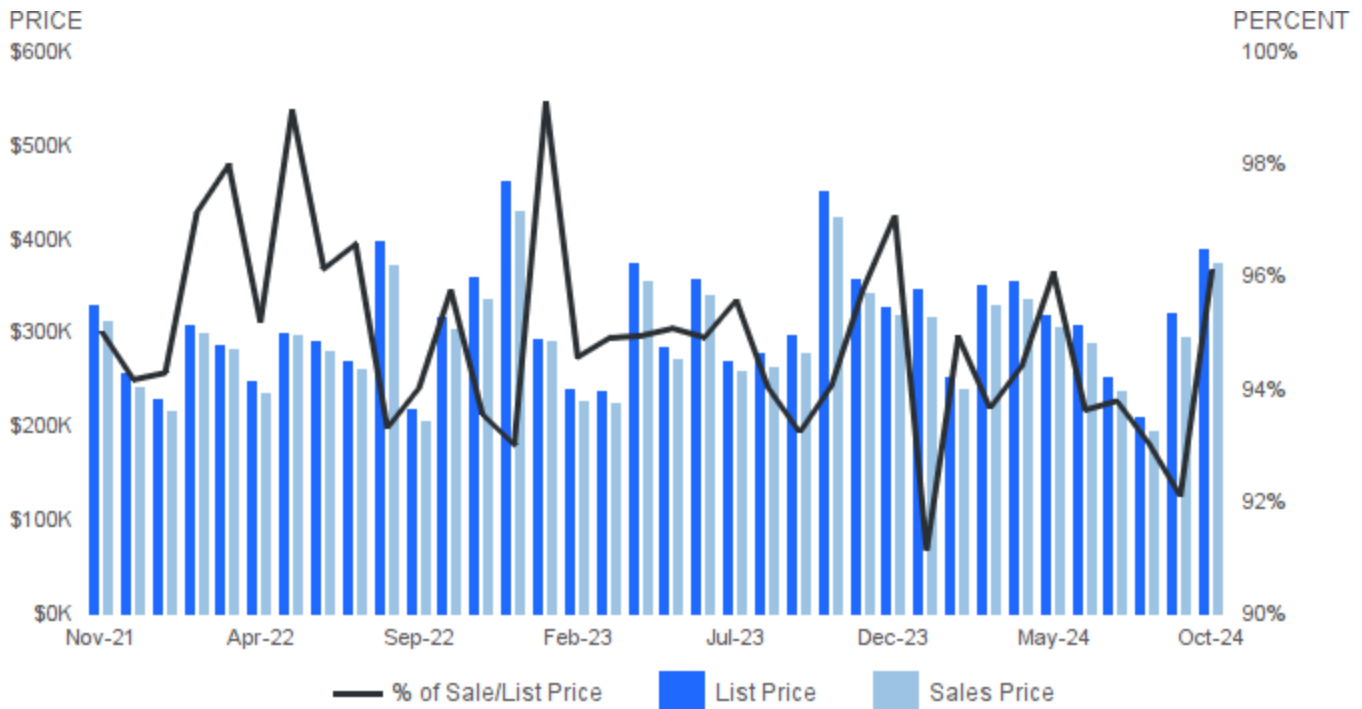
**Average Days on Market** | Average days on market for all properties sold.



# SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

October 2024 | Condo ?

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

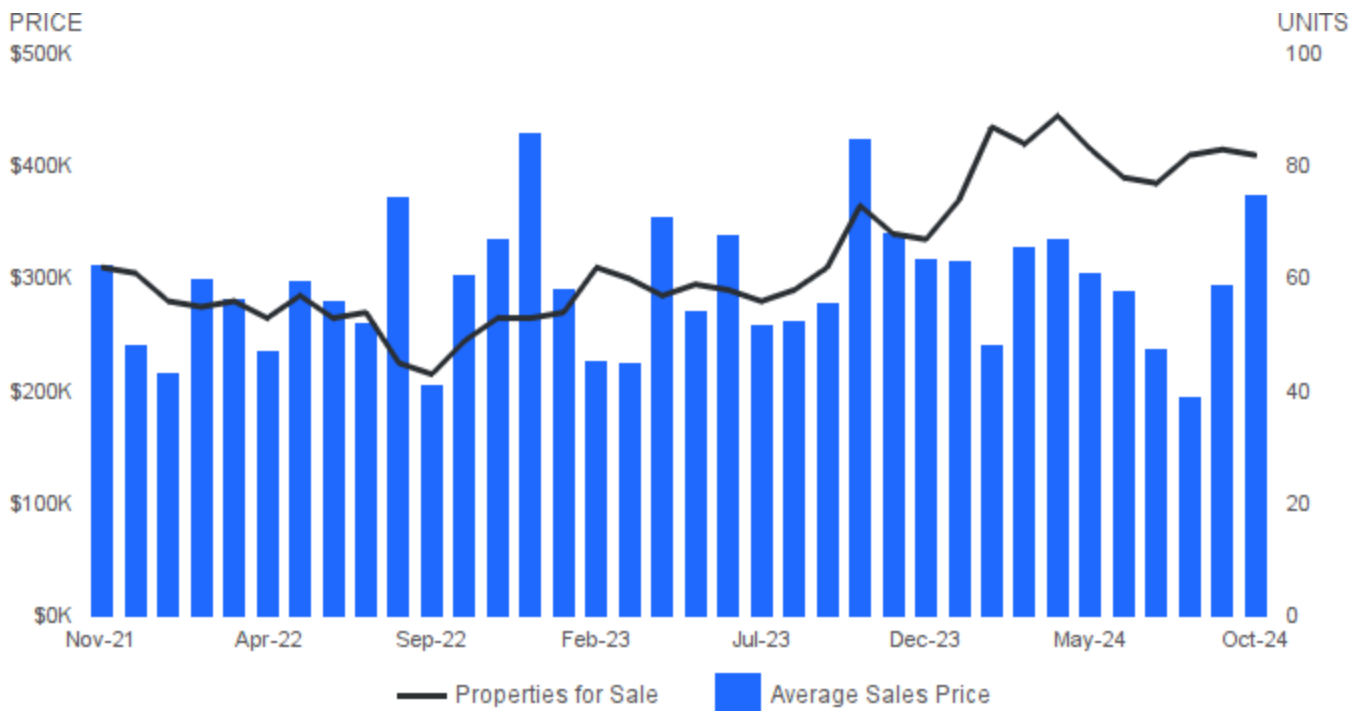


# AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

October 2024 | Condo ?

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

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

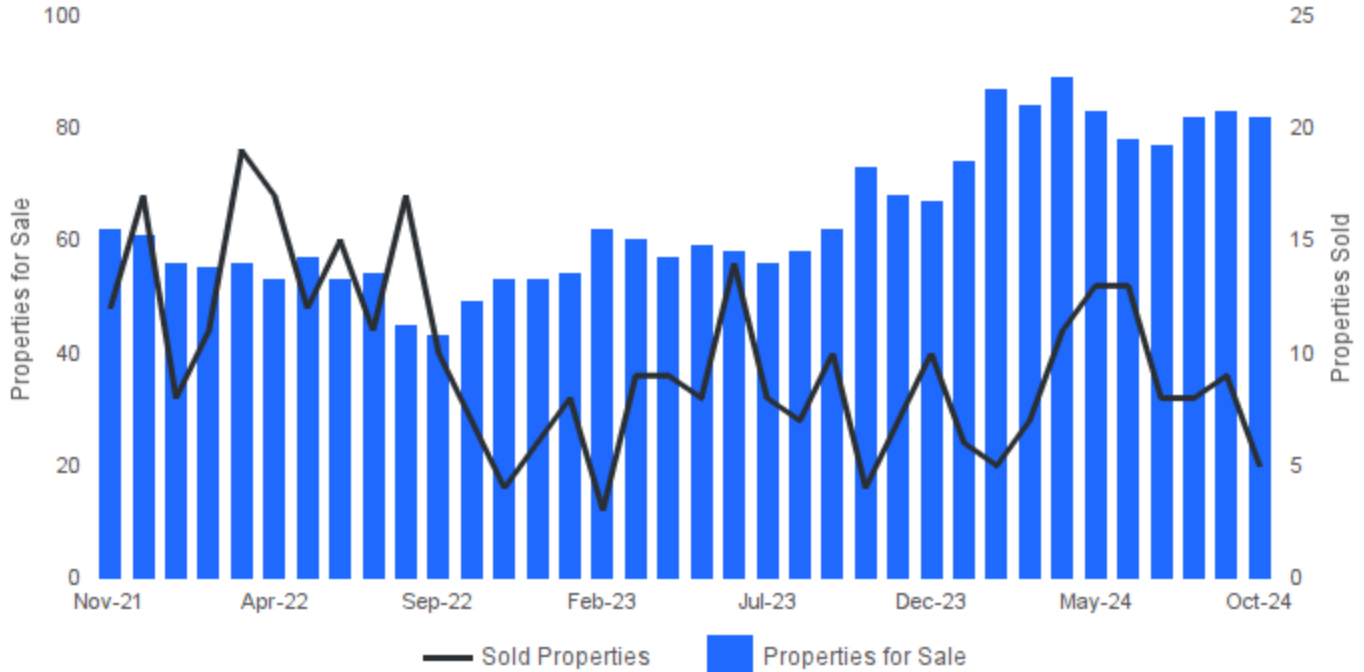


# PROPERTIES FOR SALE AND SOLD PROPERTIES

October 2024 | Condo ?

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

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



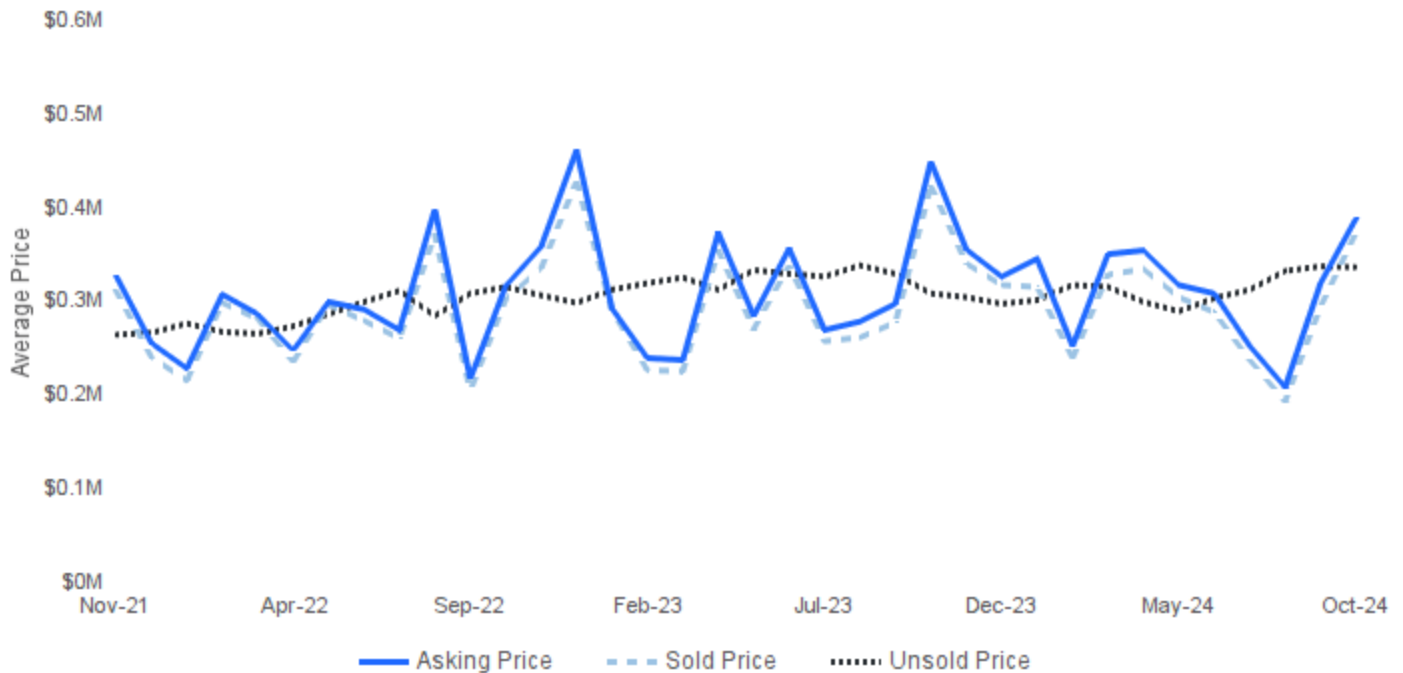
# AVERAGE ASKING/SOLD/UNSOLD PRICE

October 2024 | Condo ?

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

**Sold Price** | the average selling price

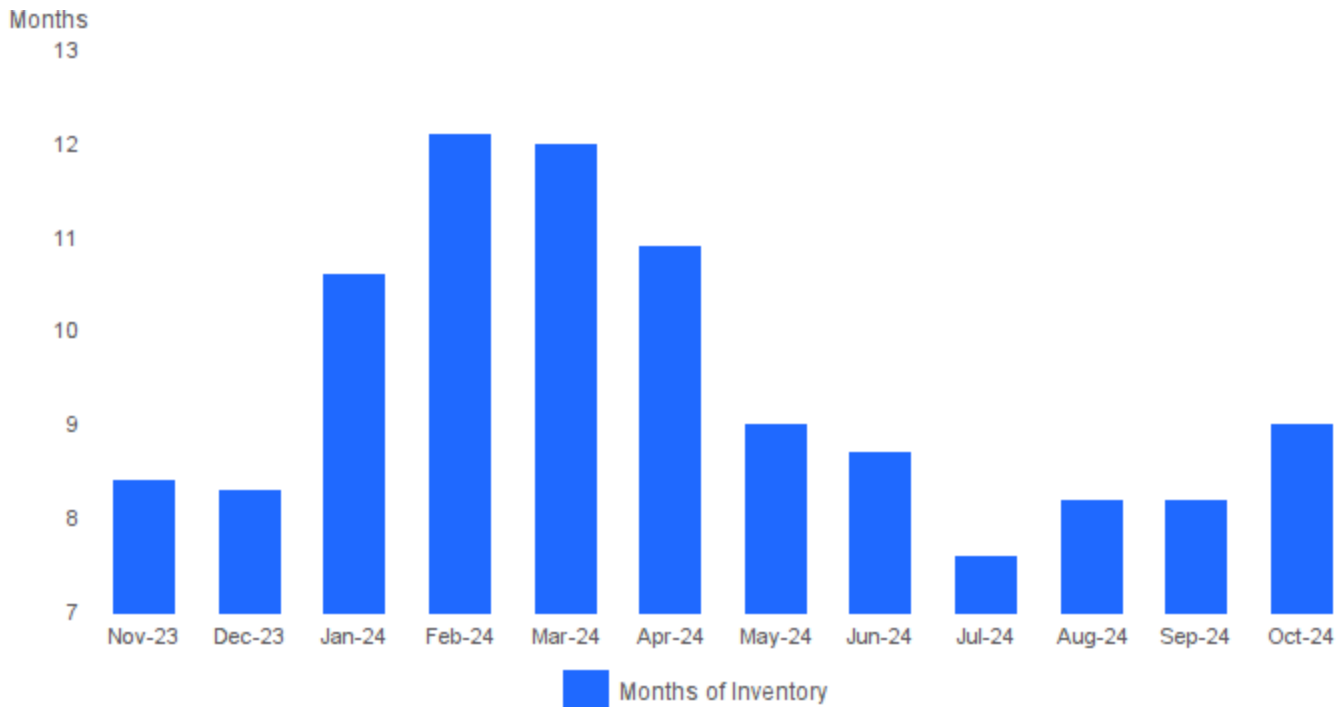
**Unsold Price** | the average active list price



# ABSORPTION RATE

October 2024 | Condo ?

**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.



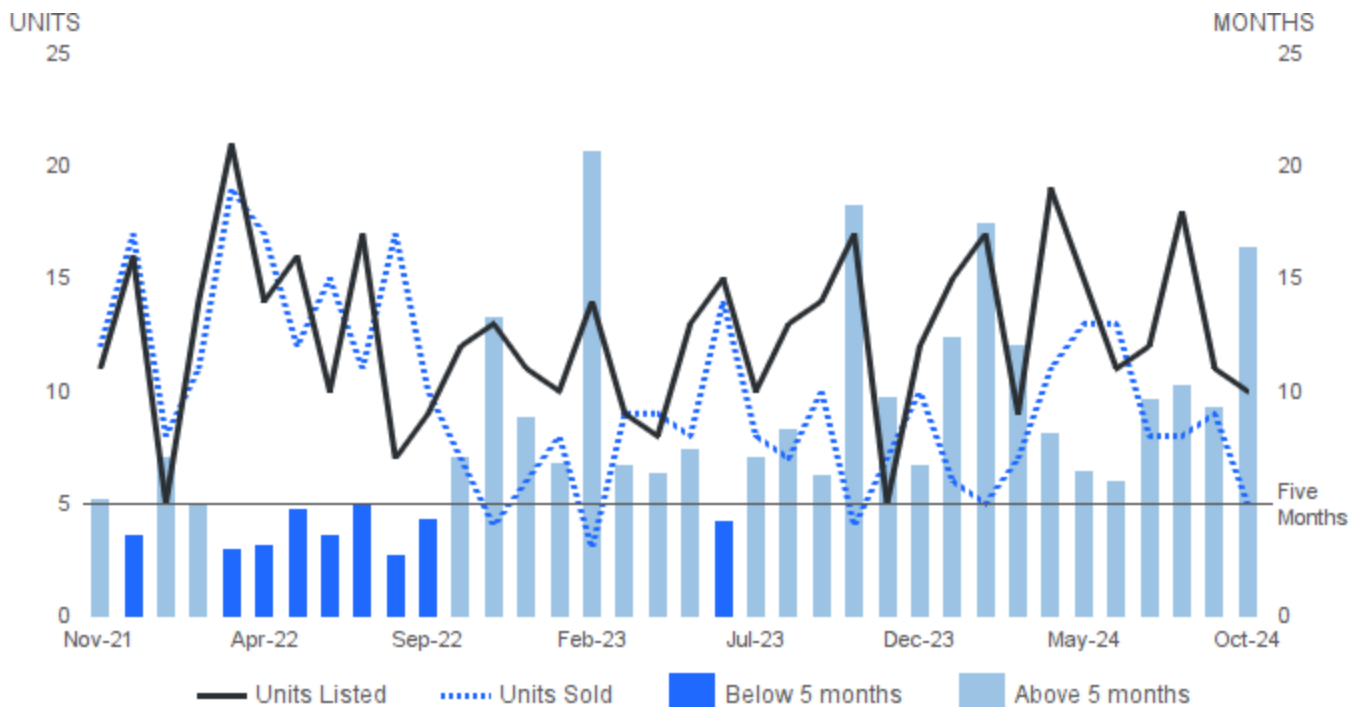
# MONTHS SUPPLY OF INVENTORY

October 2024 | Condo ?

**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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