



COLDWELL BANKER

U.S. VIRGIN ISLANDS

AREA REPORT

ST. CROIX

OCTOBER 2024 | LOTS/ACRES



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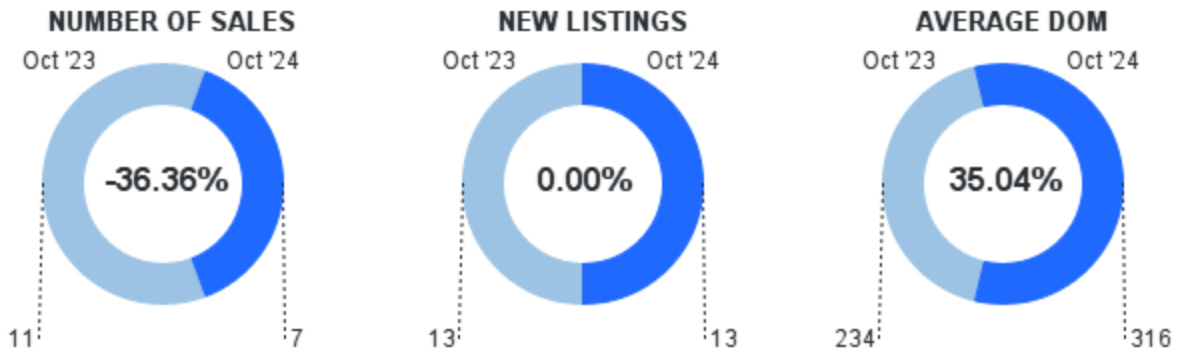


COLDWELL BANKER
ISLAND AFFILIATES

ST. CROIX | October 2024

REAL ESTATE SNAPSHOT - Change since this time last year

Lots/Acres



-7.50% ↓

MEDIAN SALES PRICE
LOTS/ACRES

0.93% ↑

AVERAGE SALES PRICE
LOTS/ACRES

-18.37% ↓

**MEDIAN LIST PRICE
(SOLD LISTINGS)**
LOTS/ACRES

27.13% ↑

**AVERAGE LIST PRICE
(SOLD LISTINGS)**
LOTS/ACRES

■ Oct '23

■ Oct '24

AREA REPORT

ST. CROIX

FULL MARKET SUMMARY

October 2024 | Lots/Acres ?

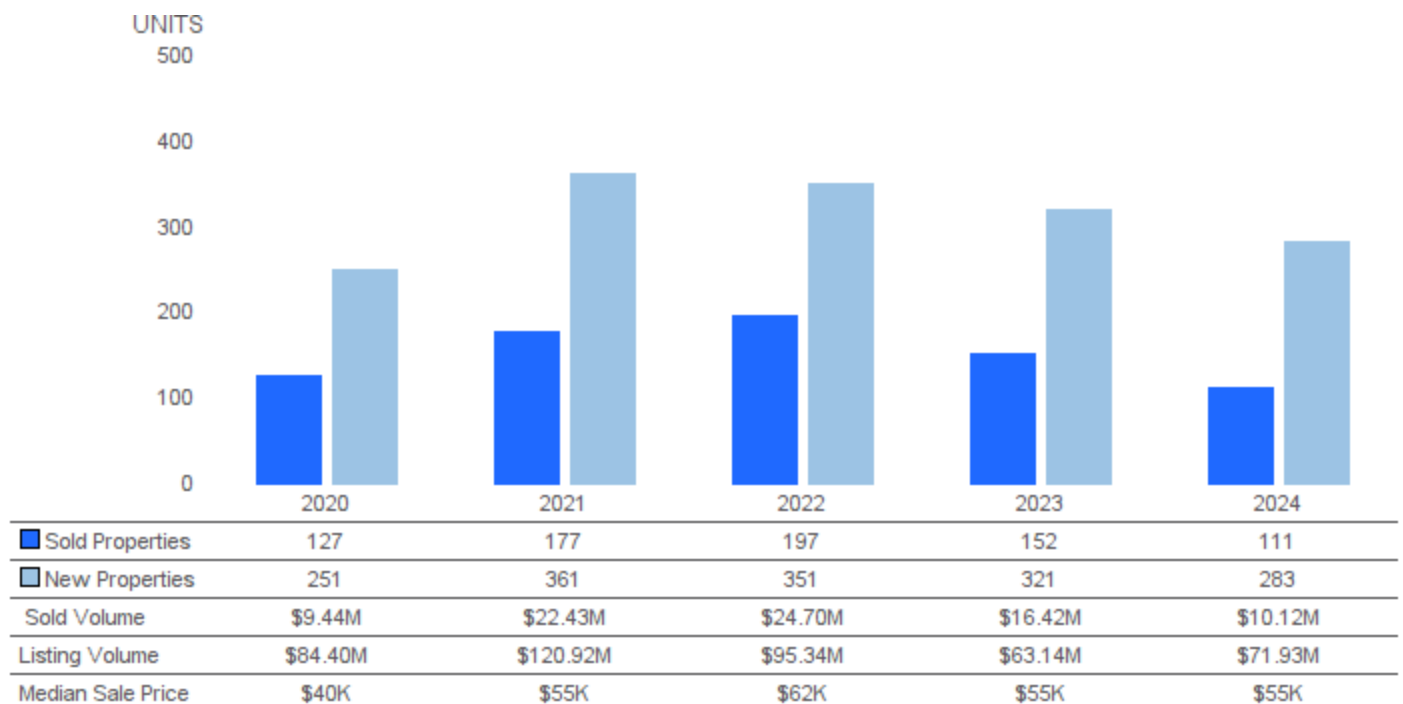
	Month to Date			Year to Date		
	October 2024	October 2023	% Change	YTD 2024	YTD 2023	% Change
New Listings	13	13	0%	283	269	5.2% ↑
Sold Listings	7	11	-36.36% ↓	111	134	-17.16% ↓
Median List Price (Solds)	\$40,000	\$49,000	-18.37% ↓	\$62,000	\$68,500	-9.49% ↓
Median Sold Price	\$37,000	\$40,000	-7.5% ↓	\$55,000	\$55,000	0%
Median Days on Market	181	139	30.22% ↑	194	155	25.16% ↑
Average List Price (Solds)	\$67,642	\$53,209	27.13% ↑	\$109,348	\$125,599	-12.94% ↓
Average Sold Price	\$48,857	\$48,409	0.93% ↑	\$91,163	\$107,929	-15.53% ↓
Average Days on Market	316	234	35.04% ↑	322	282	14.18% ↑
List/Sold Price Ratio	83%	91.1%	-8.88% ↓	86.7%	86.1%	0.69% ↑

SOLD AND NEW PROPERTIES (UNITS)

October 2024 | Lots/Acres ?

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 | Lots/Acres ?

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 | Lots/Acres ?

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

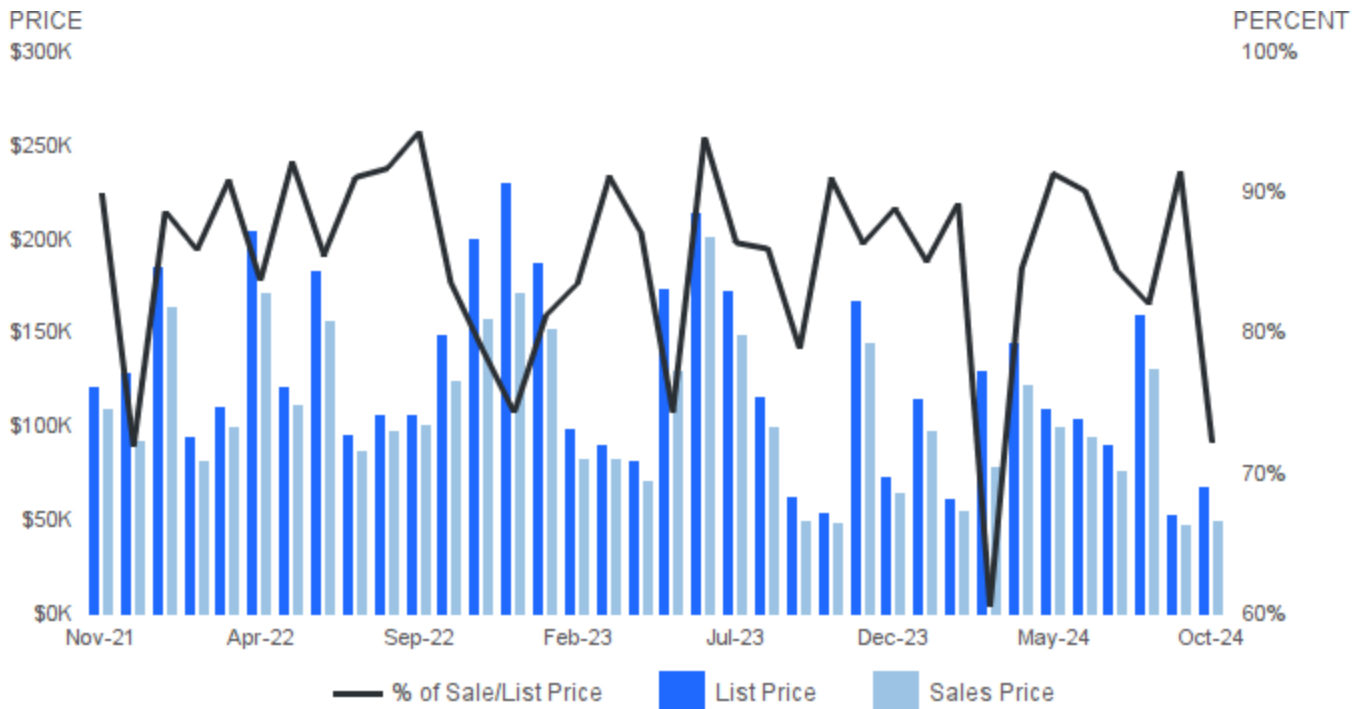
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

October 2024 | Lots/Acres ?

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

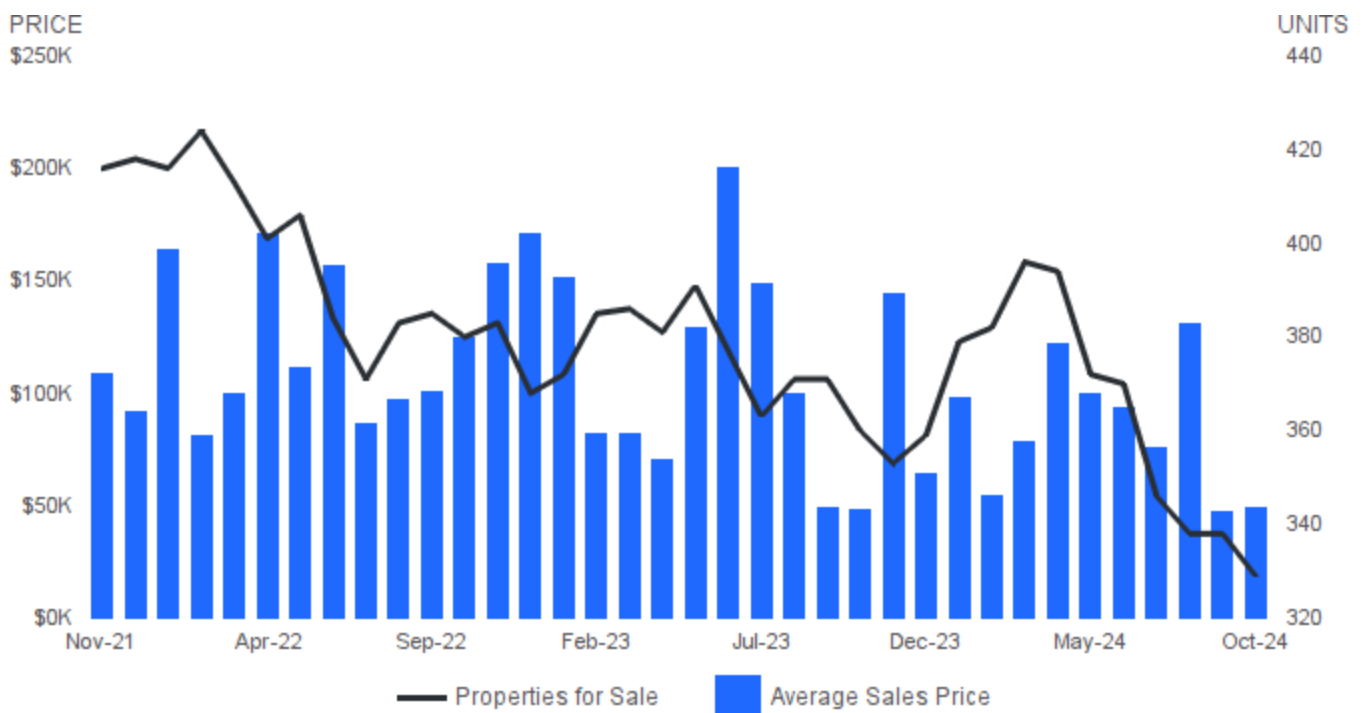


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

October 2024 | Lots/Acres ?

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

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

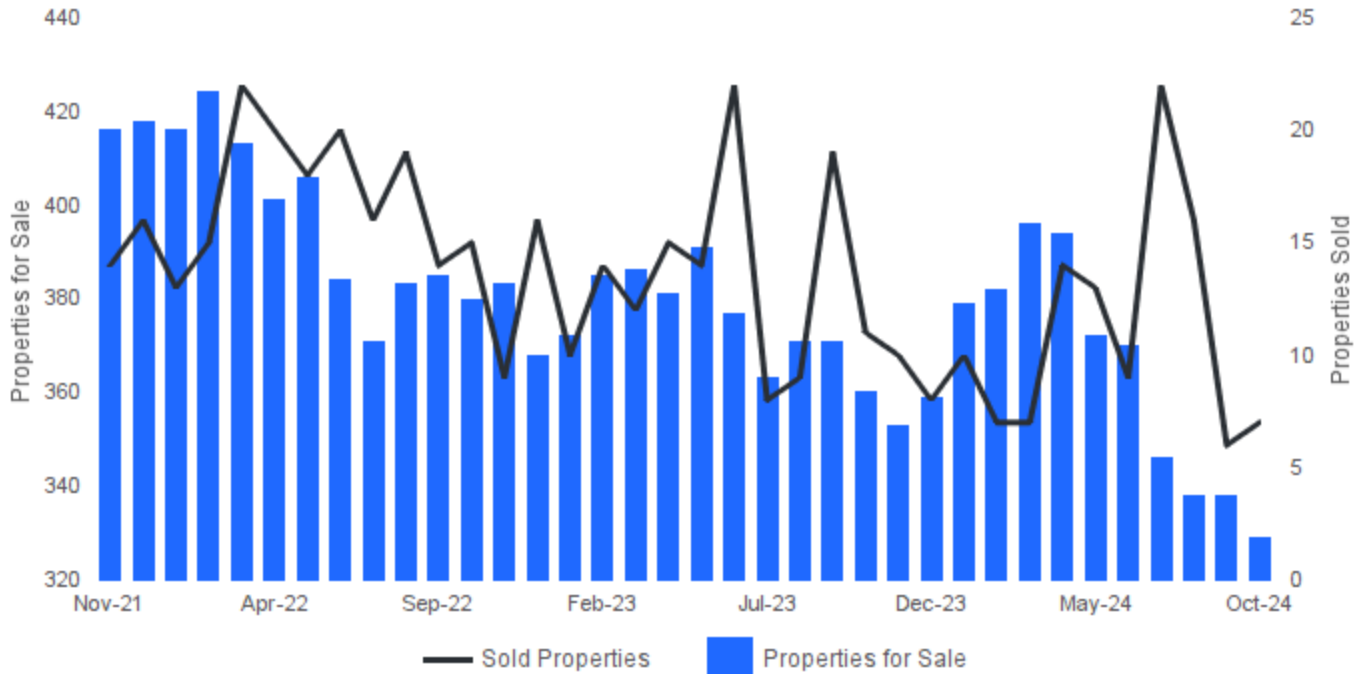


PROPERTIES FOR SALE AND SOLD PROPERTIES

October 2024 | Lots/Acres ?

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

Sold Properties | Number of properties sold.



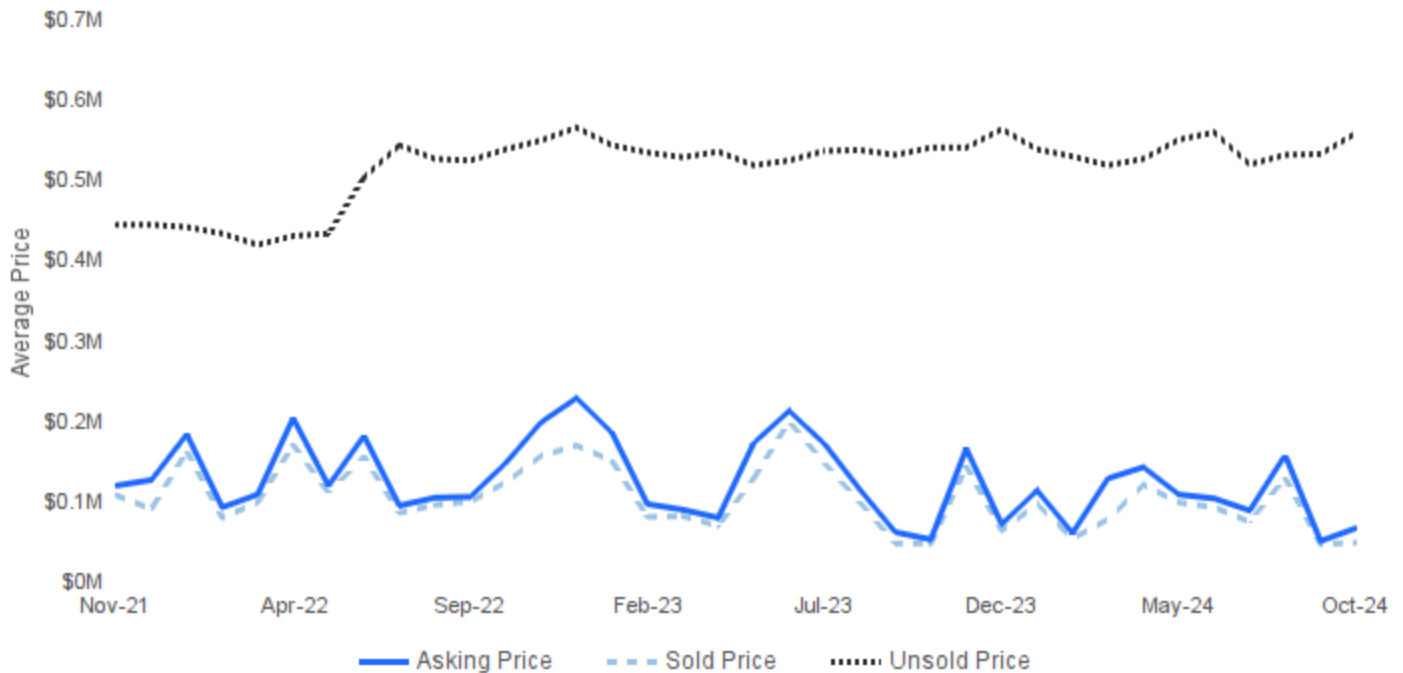
AVERAGE ASKING/SOLD/UNSOLD PRICE

October 2024 | Lots/Acres ?

Asking Price | the average asking price of sold properties

Sold Price | the average selling price

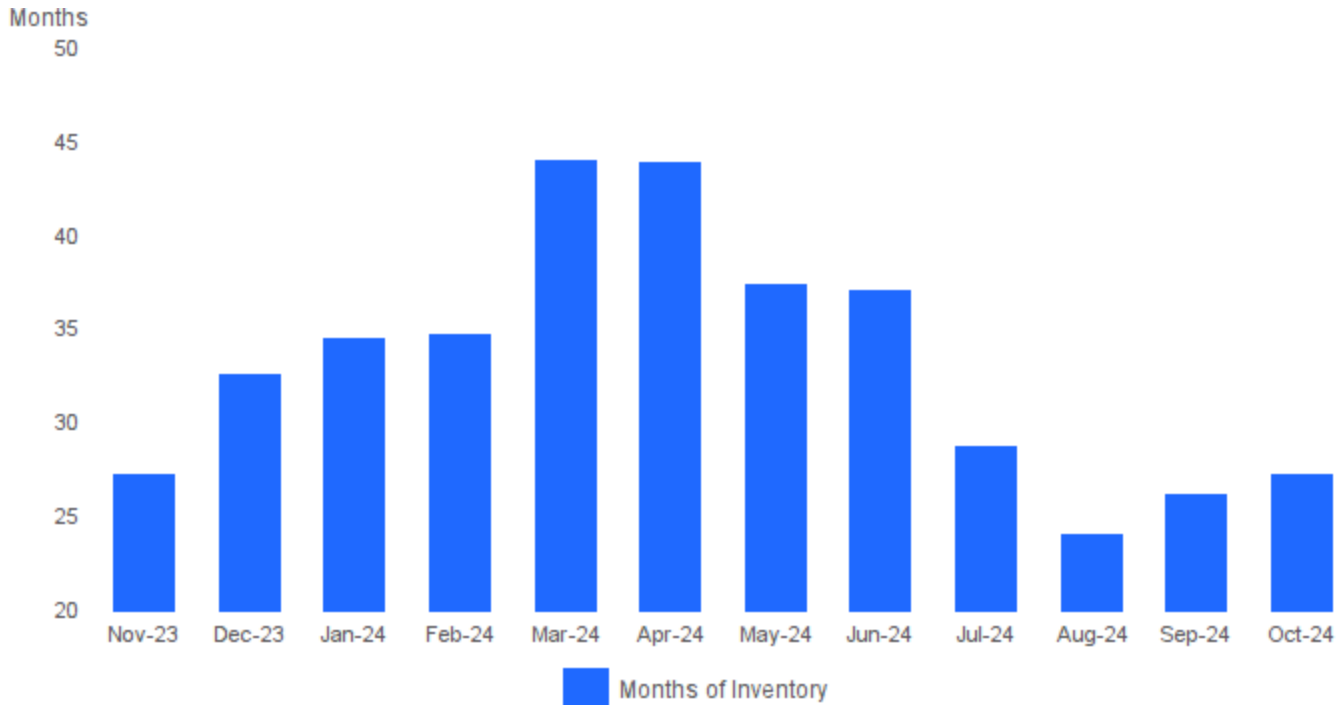
Unsold Price | the average active list price



ABSORPTION RATE

October 2024 | Lots/Acres ?

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.



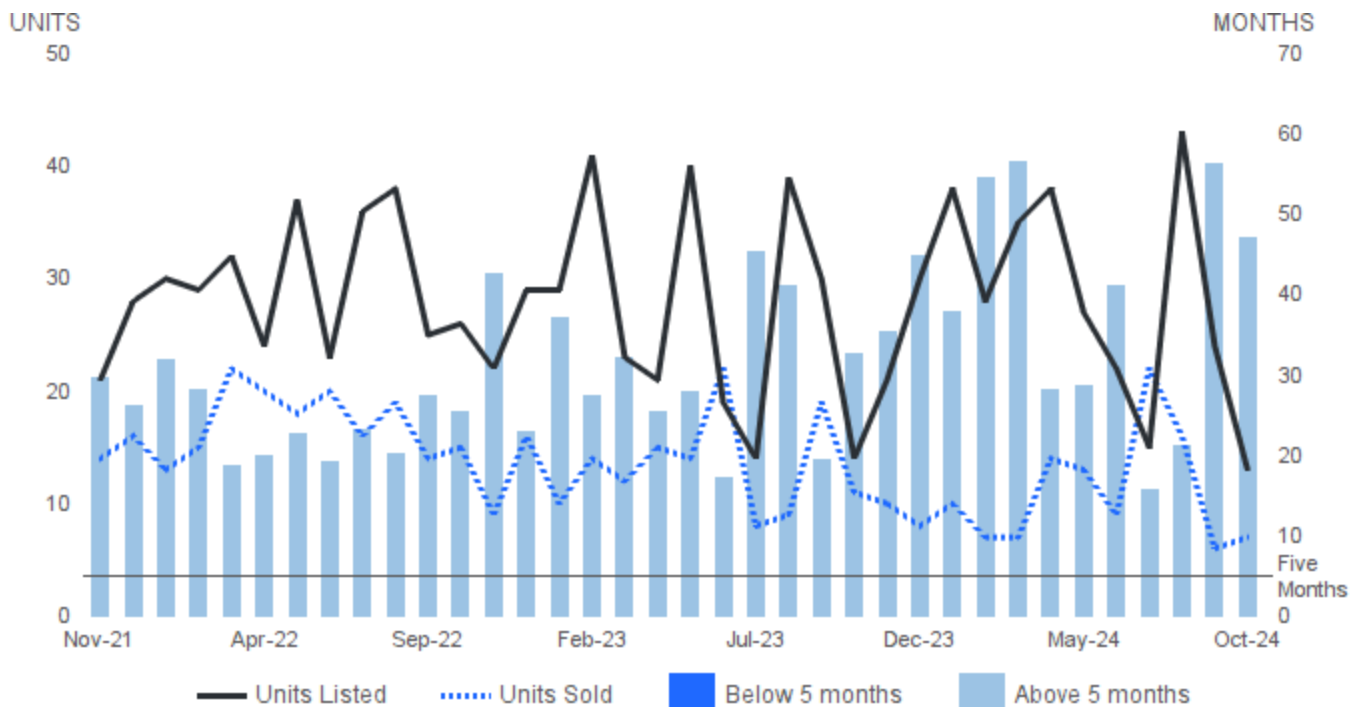
MONTHS SUPPLY OF INVENTORY

October 2024 | Lots/Acres ?

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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