



COLDWELL BANKER
U.S. VIRGIN ISLANDS

**AREA
REPORT**

ST. CROIX

OCTOBER 2024 | SINGLE FAMILY



BRYONY LOCHER

Direct: 340-778-7000

Cell: 340-227-7657

bry@coldwellbankervi.com

www.coldwellbanker.com

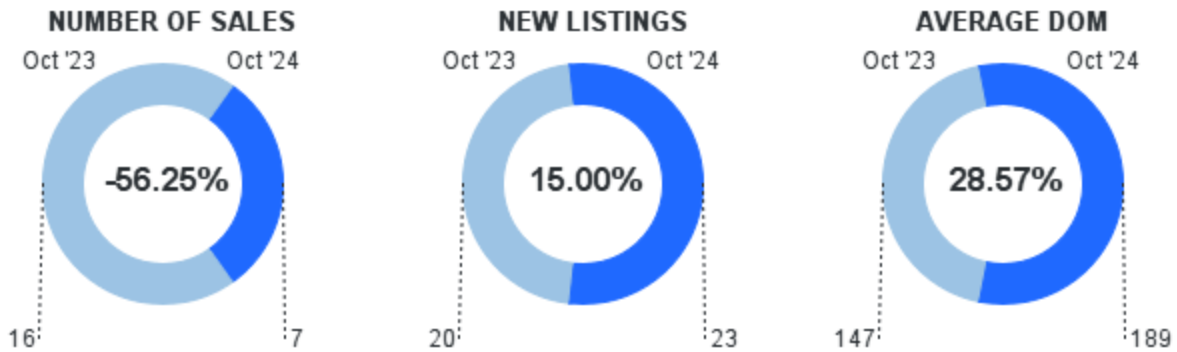


COLDWELL BANKER
ISLAND AFFILIATES

ST. CROIX | October 2024


REAL ESTATE SNAPSHOT - Change since this time last year

Single Family



55.43% 

MEDIAN SALES PRICE
SINGLE FAMILY

-8.24% 

AVERAGE SALES PRICE
SINGLE FAMILY

67.96% 

**MEDIAN LIST PRICE
(SOLD LISTINGS)**
SINGLE FAMILY

-3.66% 

**AVERAGE LIST PRICE
(SOLD LISTINGS)**
SINGLE FAMILY

 Oct '23  Oct '24

AREA REPORT

ST. CROIX

FULL MARKET SUMMARY

October 2024 | Single Family ?

	Month to Date			Year to Date		
	October 2024	October 2023	% Change	YTD 2024	YTD 2023	% Change
New Listings	23	20	15% ↑	215	206	4.37% ↑
Sold Listings	7	16	-56.25% ↓	127	112	13.39% ↑
Median List Price (Solds)	\$650,000	\$387,000	67.96% ↑	\$450,000	\$396,000	13.64% ↑
Median Sold Price	\$575,000	\$369,950	55.43% ↑	\$435,000	\$352,500	23.4% ↑
Median Days on Market	196	97	102.06% ↑	171	147	16.33% ↑
Average List Price (Solds)	\$735,571	\$763,555	-3.66% ↓	\$620,977	\$583,862	6.36% ↑
Average Sold Price	\$657,714	\$716,743	-8.24% ↓	\$580,362	\$548,494	5.81% ↑
Average Days on Market	189	147	28.57% ↑	195	198	-1.52% ↓
List/Sold Price Ratio	91.3%	93.9%	-2.76% ↓	94%	92.4%	1.82% ↑

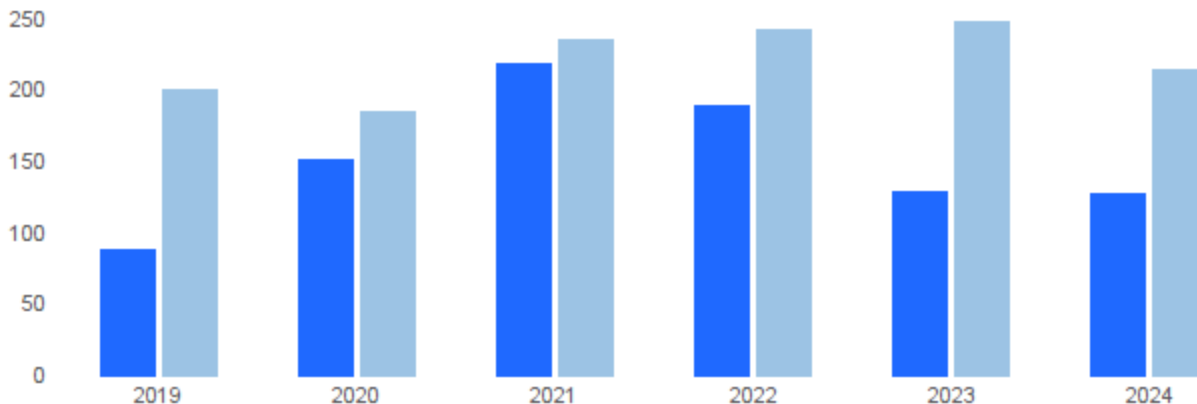
SOLD AND NEW PROPERTIES (UNITS)

October 2024 | Single Family ?

Sold Properties | Number of properties sold during the year

New Properties | Number of properties listed during the year.

UNITS
300



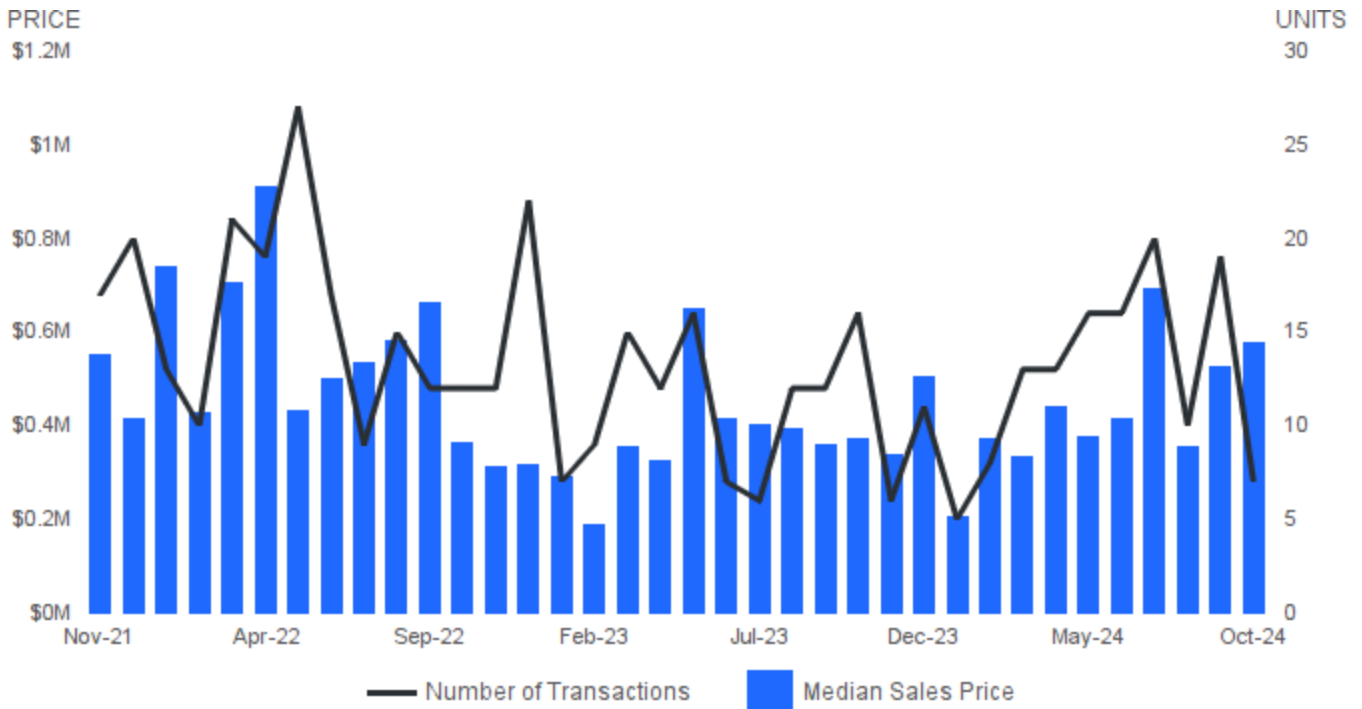
Sold Properties	88	152	218	189	129	127
New Properties	200	185	235	242	248	215
Sold Volume	\$34.98M	\$67.27M	\$128.50M	\$133.15M	\$72.13M	\$73.71M
Listing Volume	\$110.96M	\$118.33M	\$189.41M	\$185.76M	\$197.77M	\$149.34M
Median Sale Price	\$326K	\$340K	\$473K	\$475K	\$370K	\$435K

MEDIAN SALES PRICE AND NUMBER OF SALES

October 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.

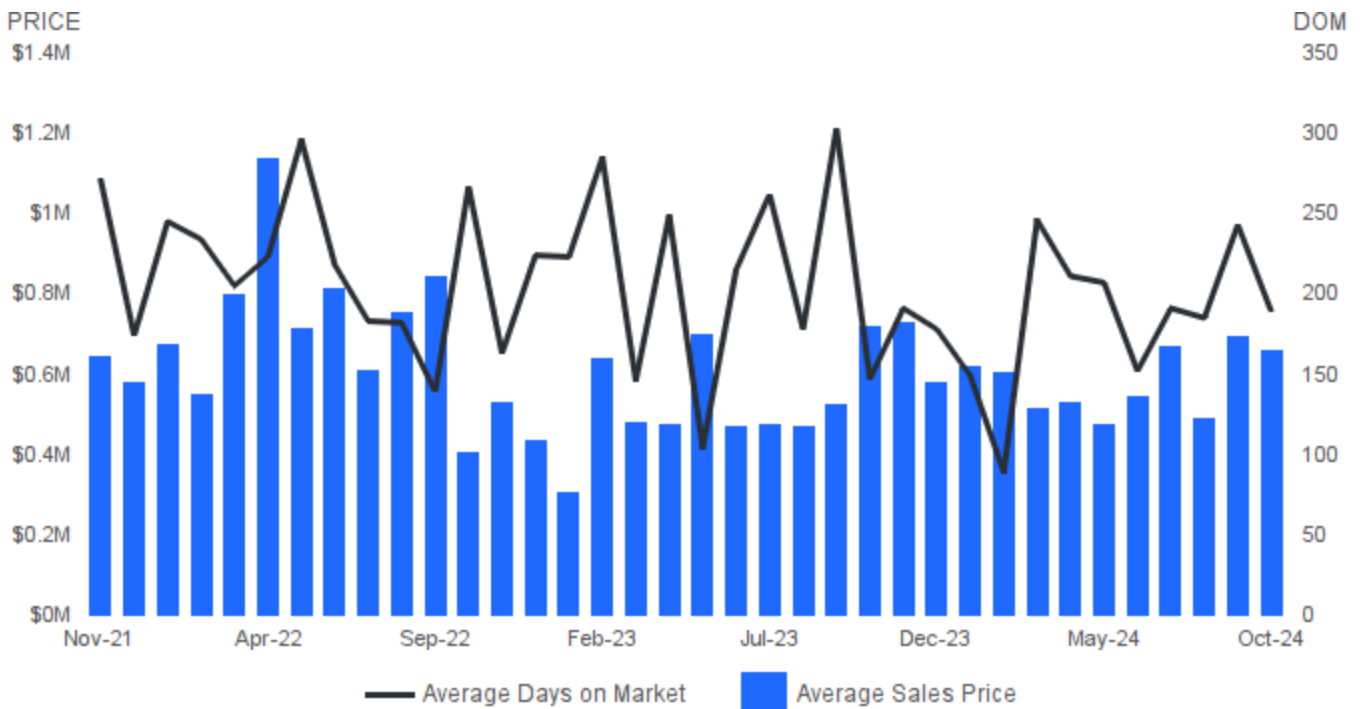


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

October 2024 | Single Family ?

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

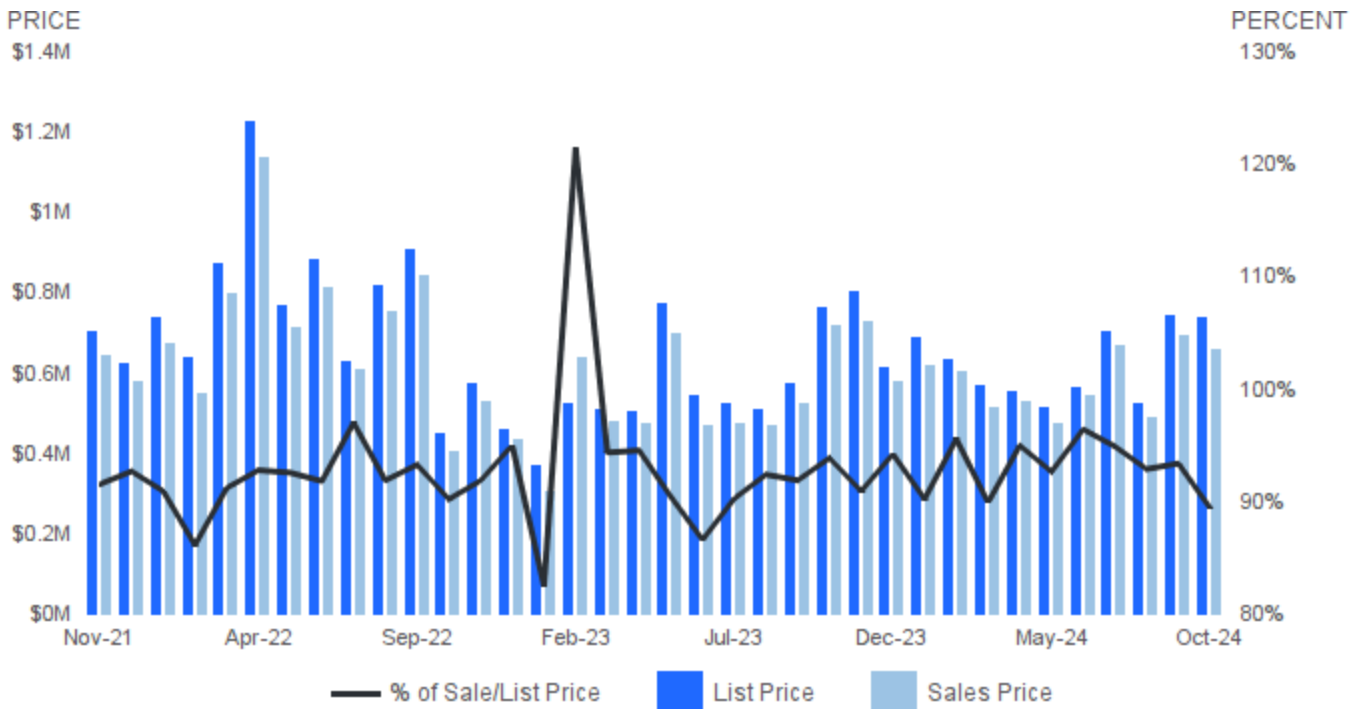
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

October 2024 | Single Family ?

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

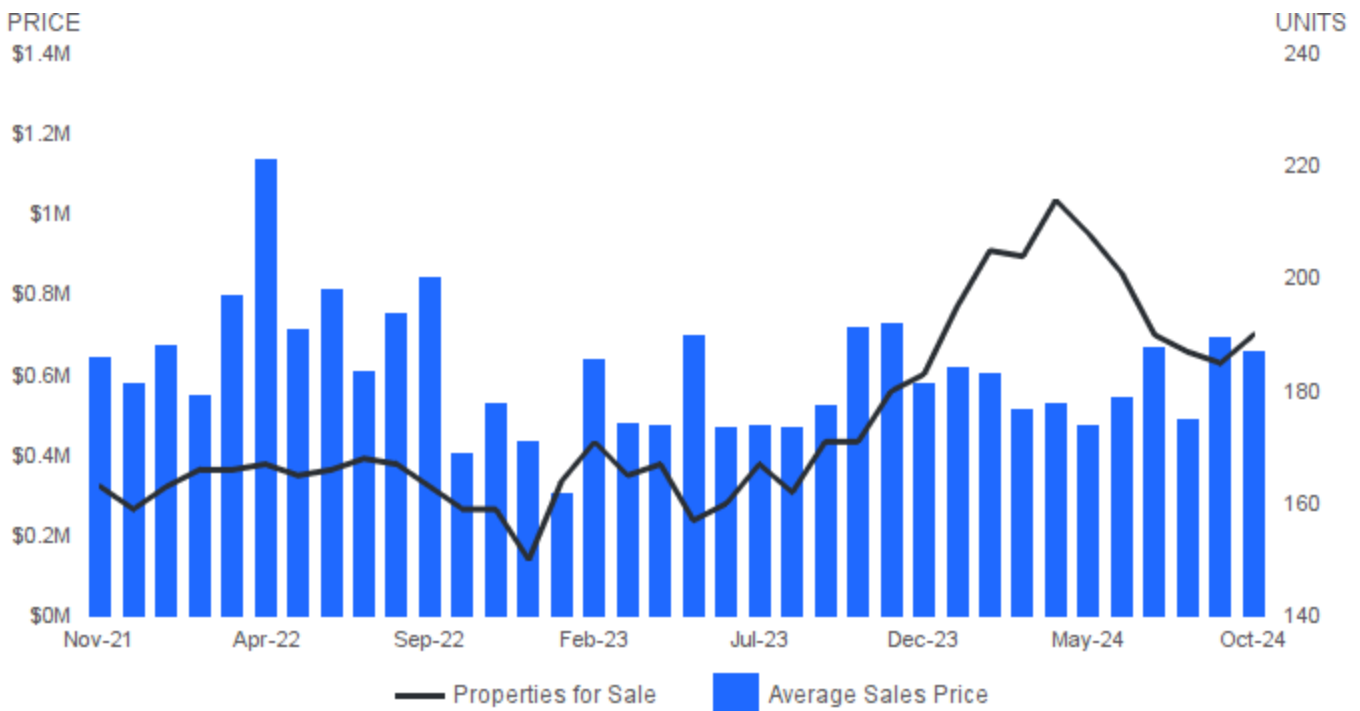


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

October 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.

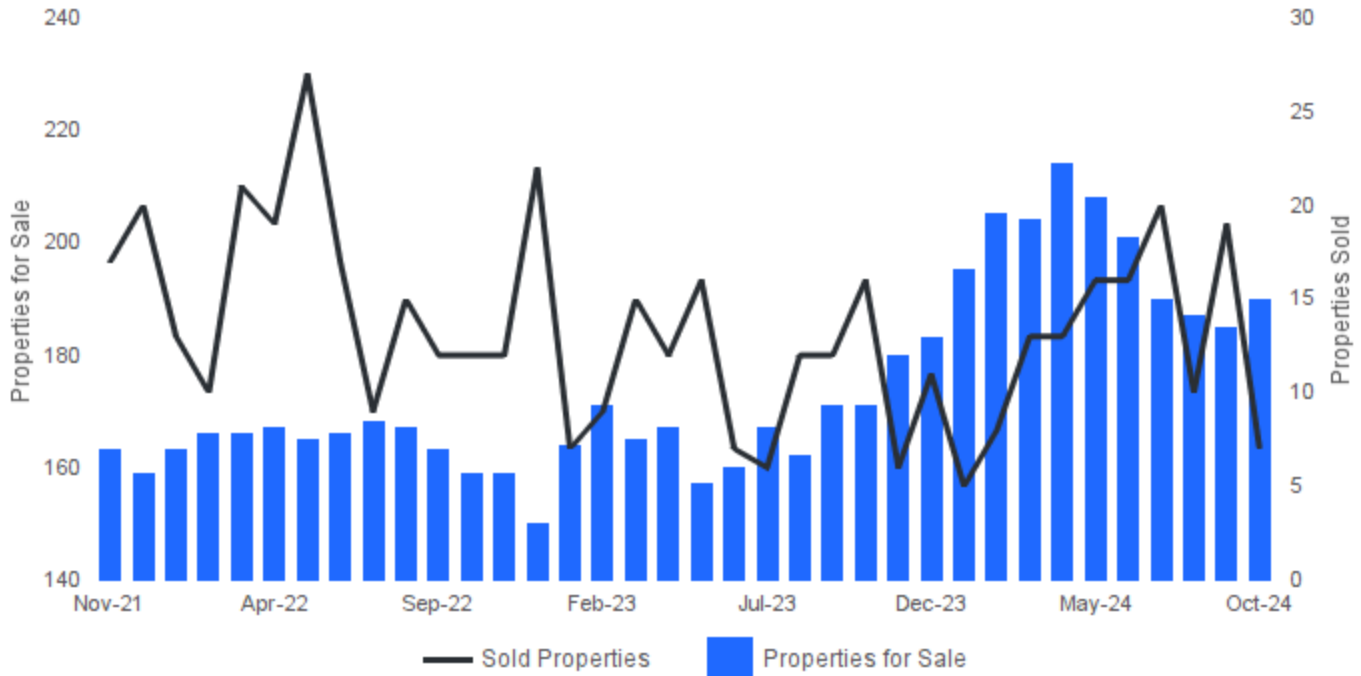


PROPERTIES FOR SALE AND SOLD PROPERTIES

October 2024 | Single Family ?

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

Sold Properties | Number of properties sold.



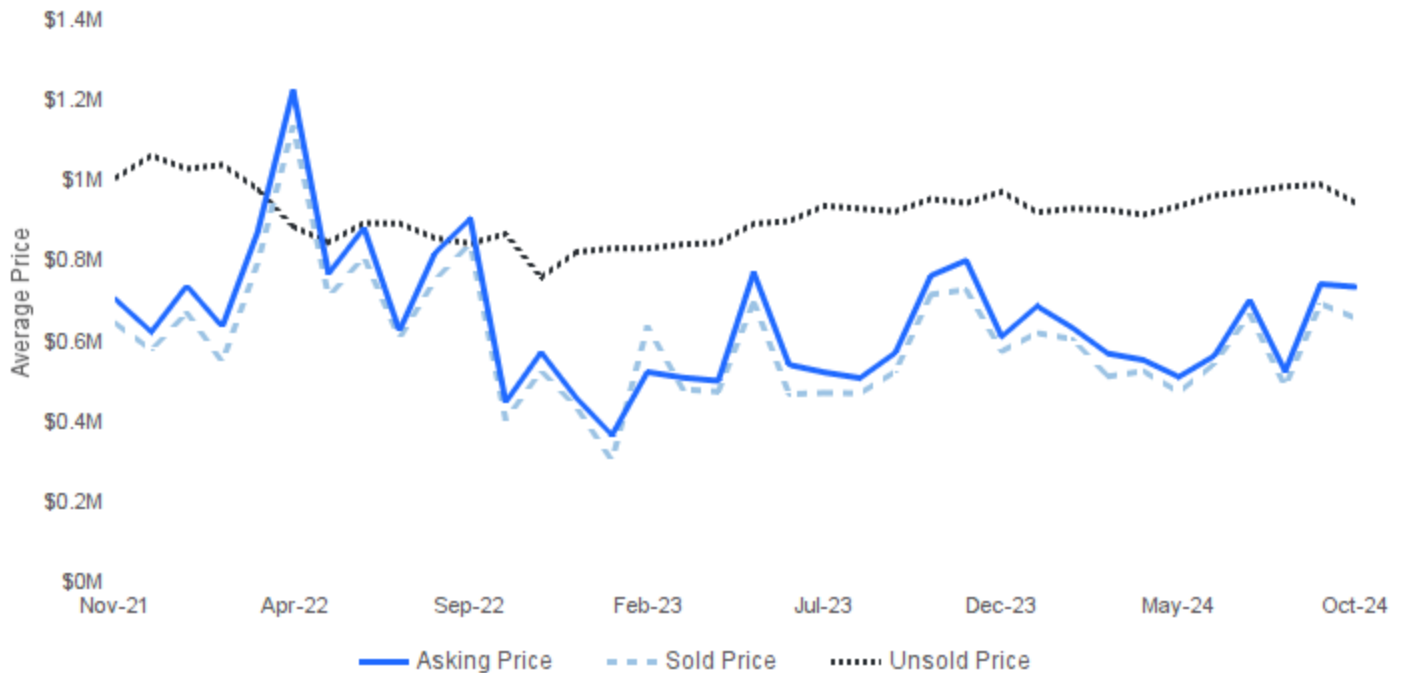
AVERAGE ASKING/SOLD/UNSOLD PRICE

October 2024 | Single Family ?

Asking Price | the average asking price of sold properties

Sold Price | the average selling price

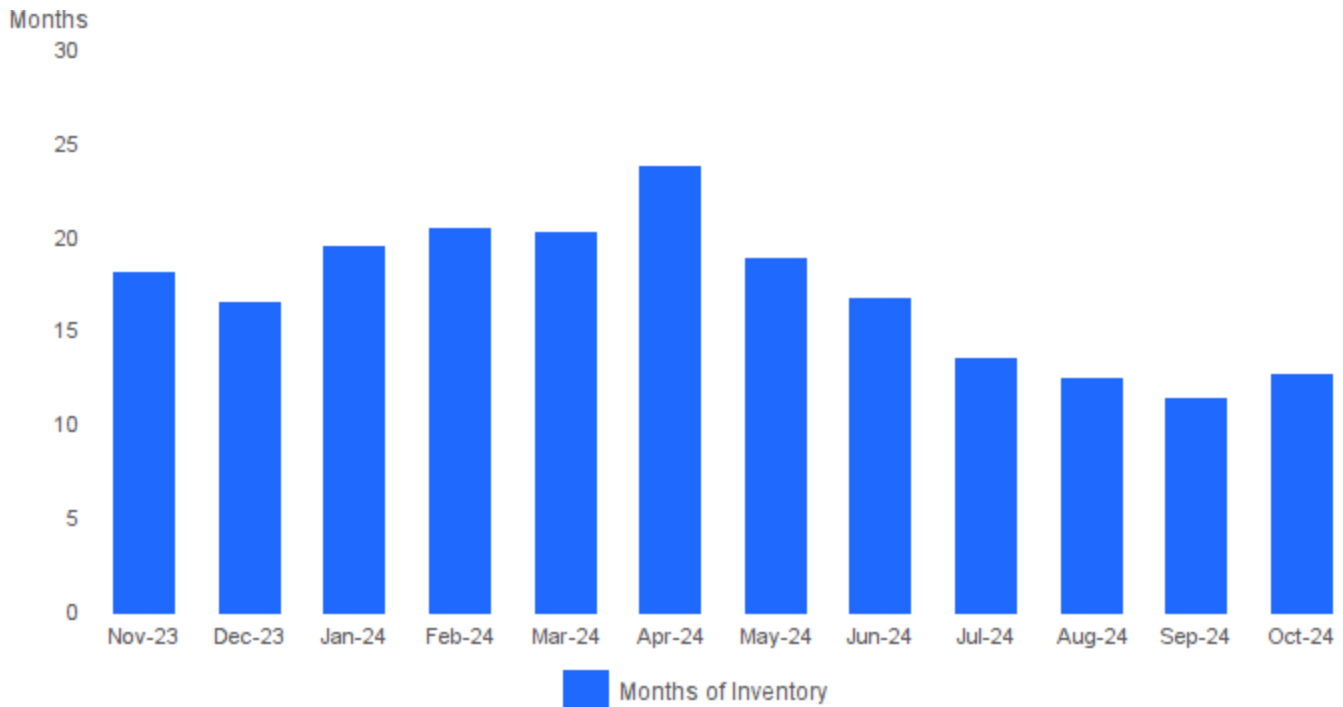
Unsold Price | the average active list price



ABSORPTION RATE

October 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.



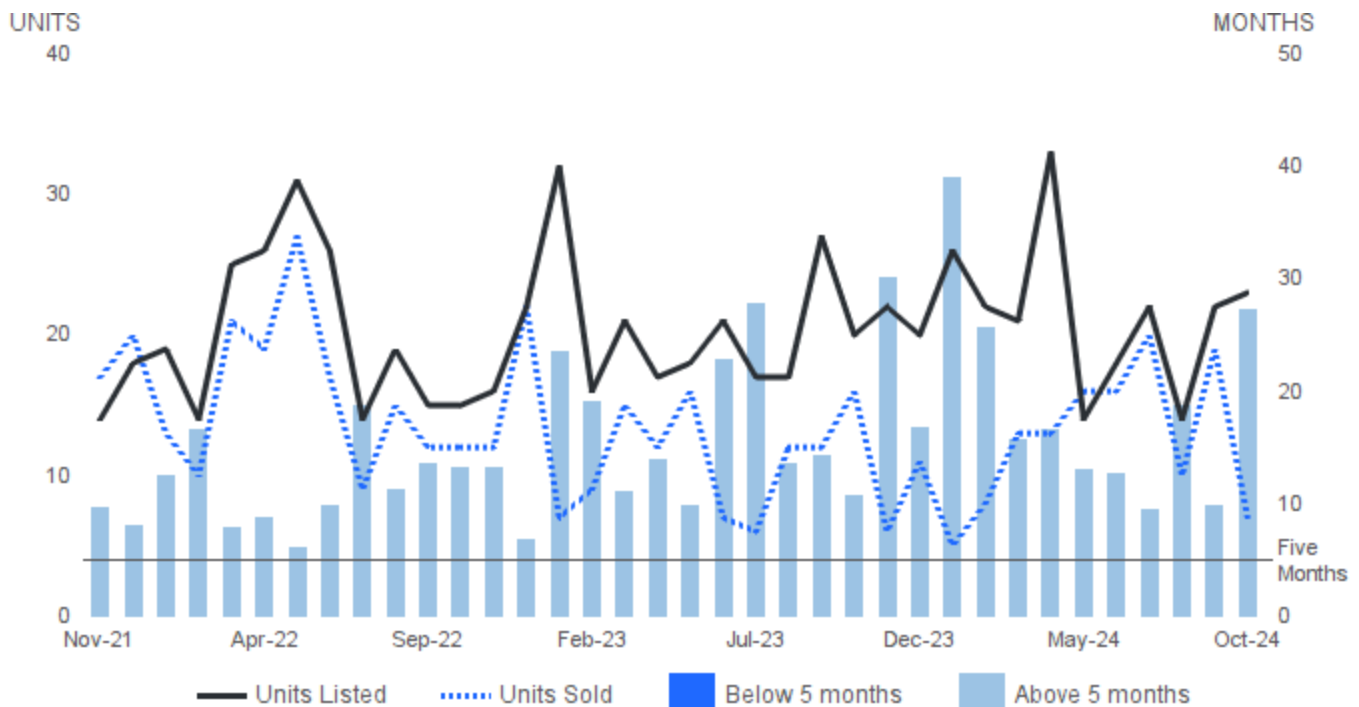
MONTHS SUPPLY OF INVENTORY

October 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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