



COLDWELL BANKER

U.S. VIRGIN ISLANDS

AREA REPORT

ST. CROIX

OCTOBER 2024 | ALL PROPERTY TYPES



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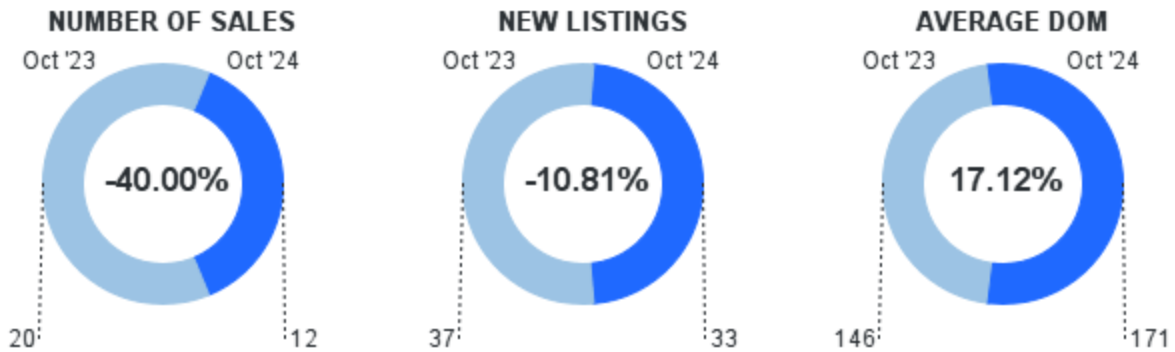



COLDWELL BANKER
ISLAND AFFILIATES

ST. CROIX | October 2024

REAL ESTATE SNAPSHOT - Change since this time last year


All Property Types



5.56% 
MEDIAN SALES PRICE
ALL PROPERTY TYPES

-18.07% 
AVERAGE SALES PRICE
ALL PROPERTY TYPES

9.49% 
MEDIAN LIST PRICE
(SOLD LISTINGS)
ALL PROPERTY TYPES

-15.70% 
AVERAGE LIST PRICE
(SOLD LISTINGS)
ALL PROPERTY TYPES

 Oct '23  Oct '24

AREA REPORT

St. Croix

FULL MARKET SUMMARY

October 2024 | All Property Types ?

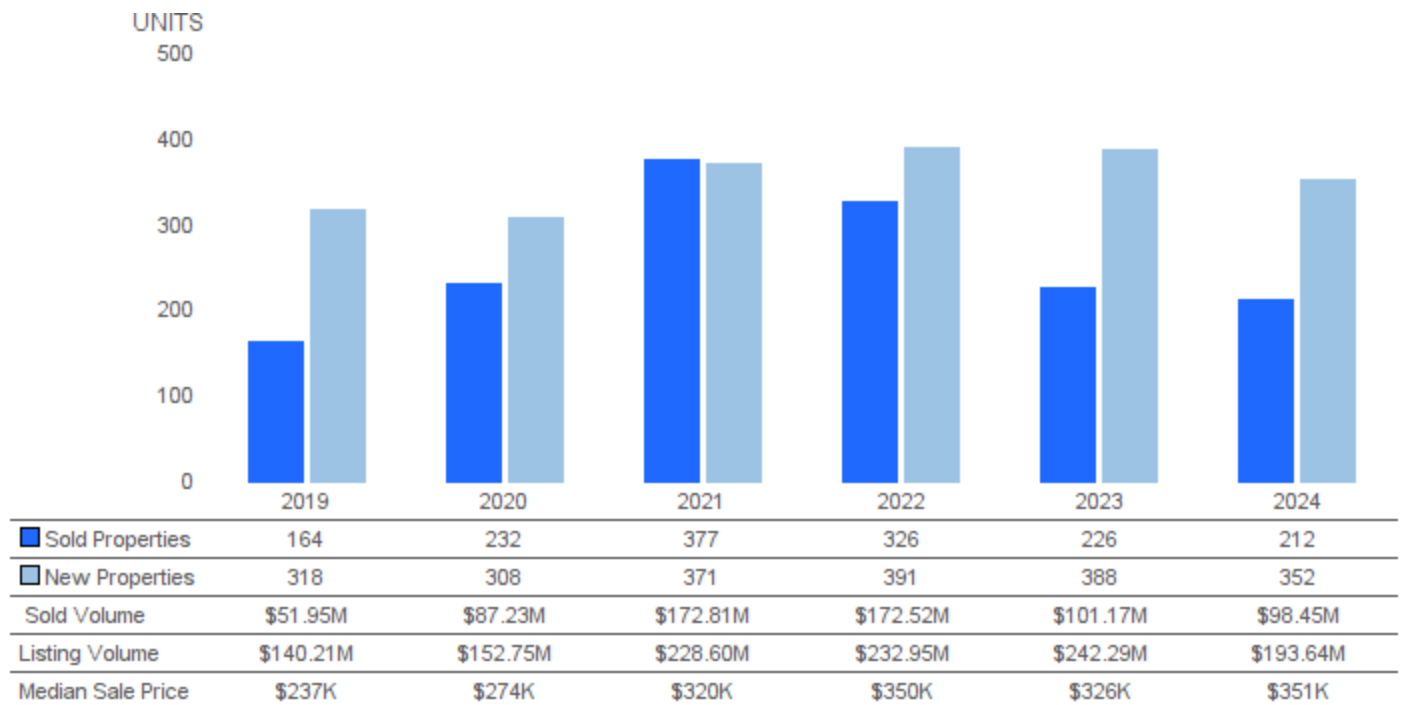
	Month to Date			Year to Date		
	October 2024	October 2023	% Change	YTD 2024	YTD 2023	% Change
New Listings	33	37	-10.81% ↓	352	329	6.99% ↑
Sold Listings	12	20	-40% ↓	212	192	10.42% ↑
Median List Price (Solds)	\$410,000	\$374,450	9.49% ↑	\$375,000	\$349,950	7.16% ↑
Median Sold Price	\$390,000	\$369,450	5.56% ↑	\$350,999	\$321,000	9.35% ↑
Median Days on Market	125	97	28.87% ↑	139	126	10.32% ↑
Average List Price (Solds)	\$590,733	\$700,789	-15.7% ↓	\$496,183	\$469,235	5.74% ↑
Average Sold Price	\$539,066	\$657,995	-18.07% ↓	\$464,386	\$442,228	5.01% ↑
Average Days on Market	171	146	17.12% ↑	181	170	6.47% ↑
List/Sold Price Ratio	92.8%	93.6%	-0.91% ↓	93.8%	93.4%	0.37% ↑

SOLD AND NEW PROPERTIES (UNITS)

October 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

October 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.

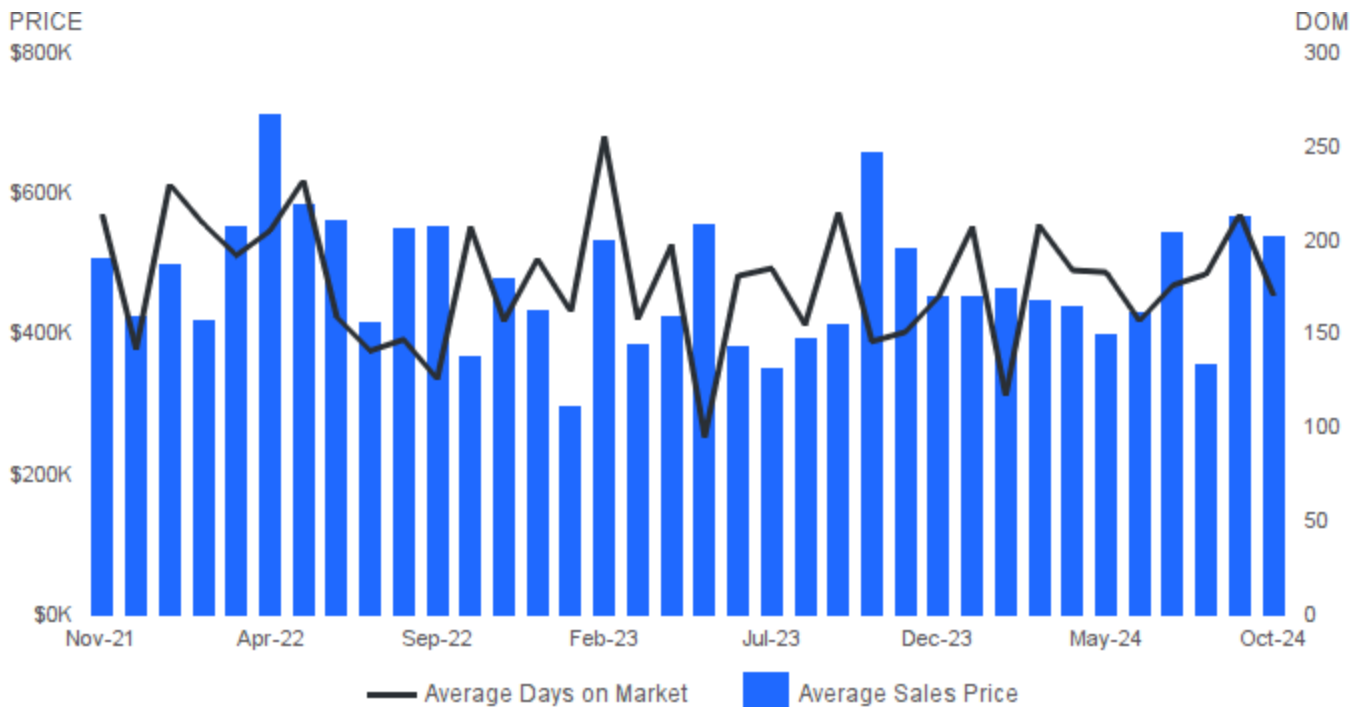


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

October 2024 | All Property Types ?

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

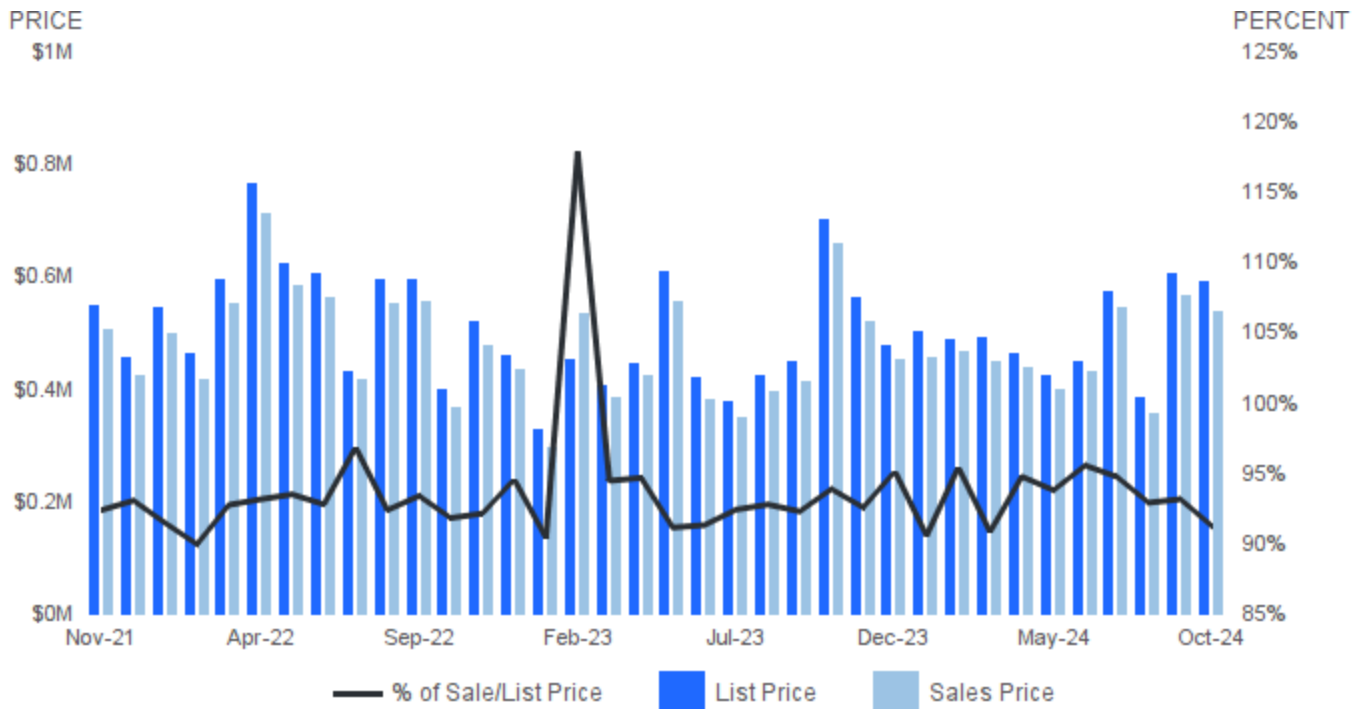
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

October 2024 | All Property Types ?

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

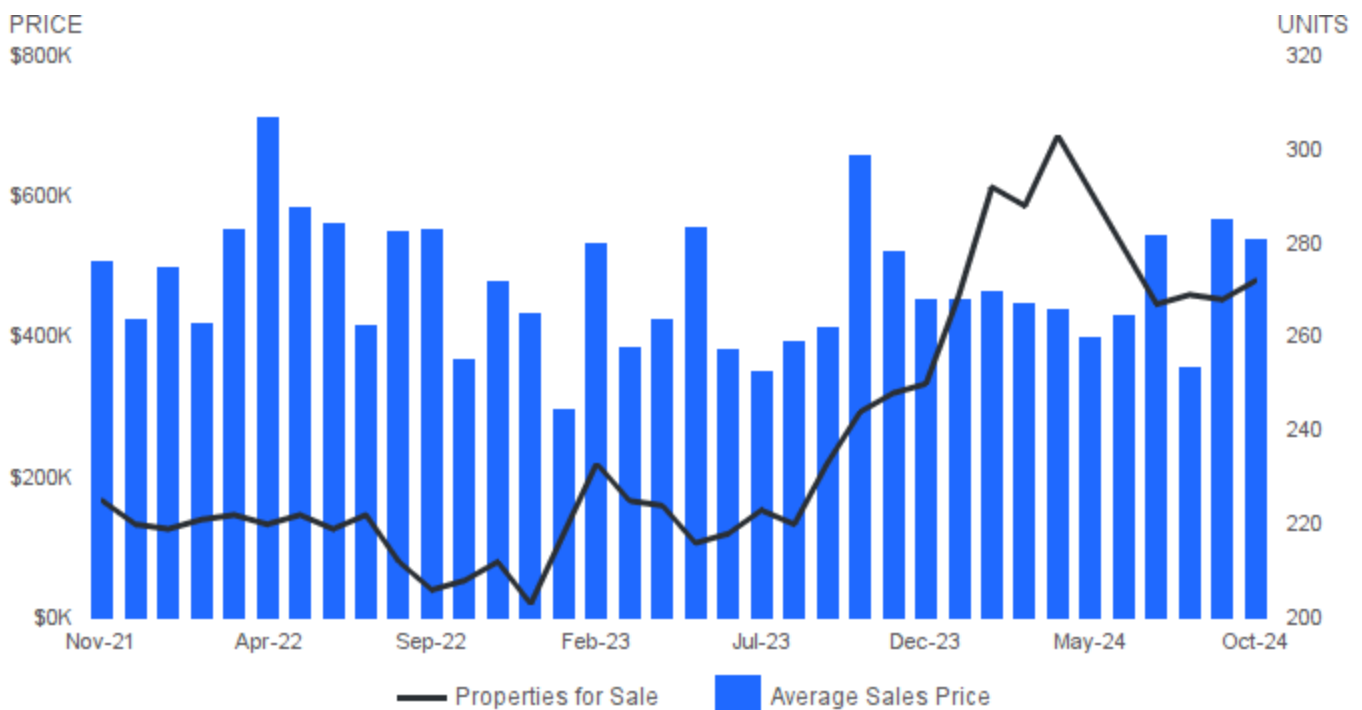


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

October 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.

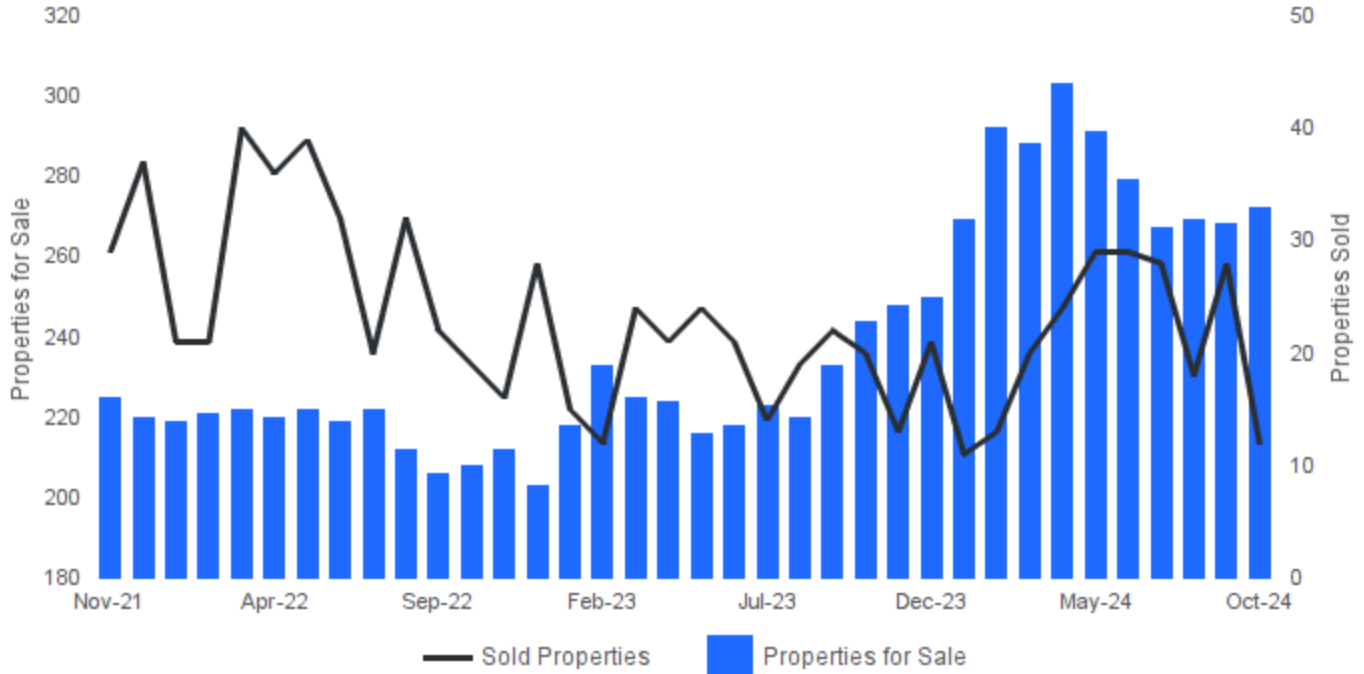


PROPERTIES FOR SALE AND SOLD PROPERTIES

October 2024 | All Property Types ?

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

Sold Properties | Number of properties sold.



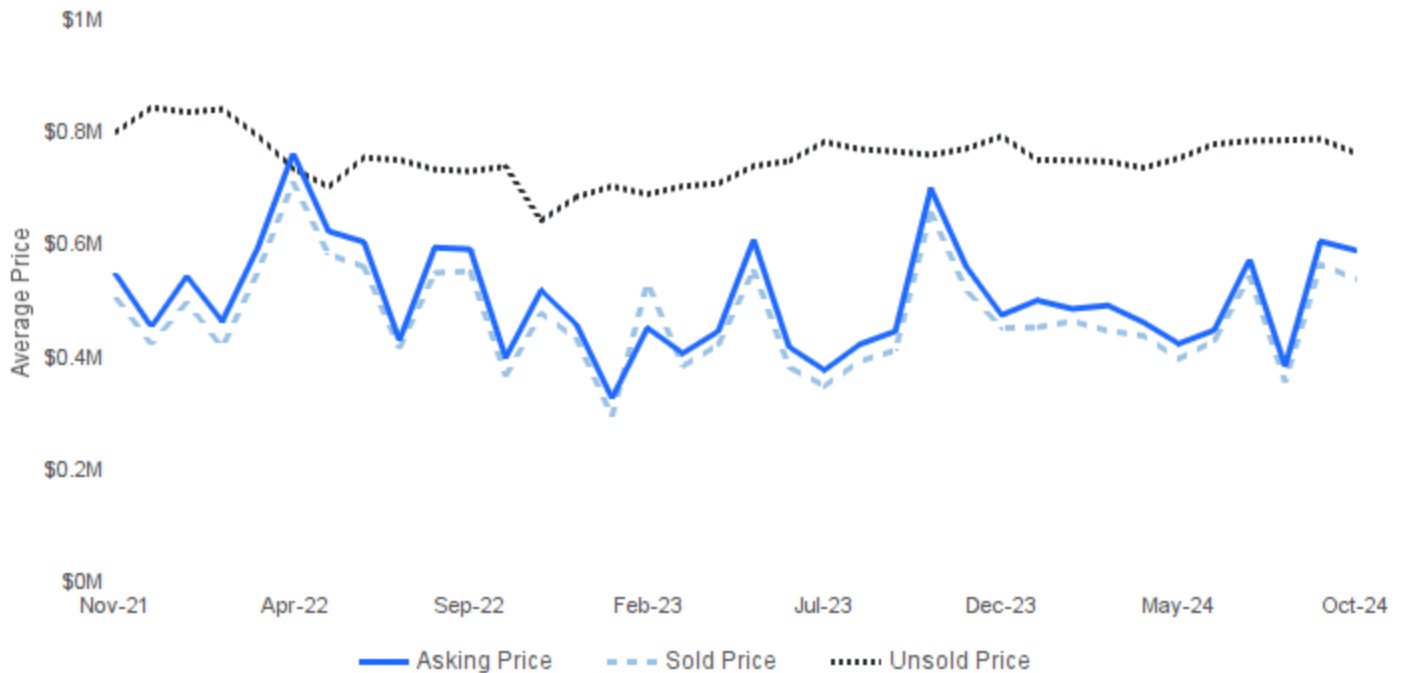
AVERAGE ASKING/SOLD/UNSOLD PRICE

October 2024 | All Property Types ?

Asking Price | the average asking price of sold properties

Sold Price | the average selling price

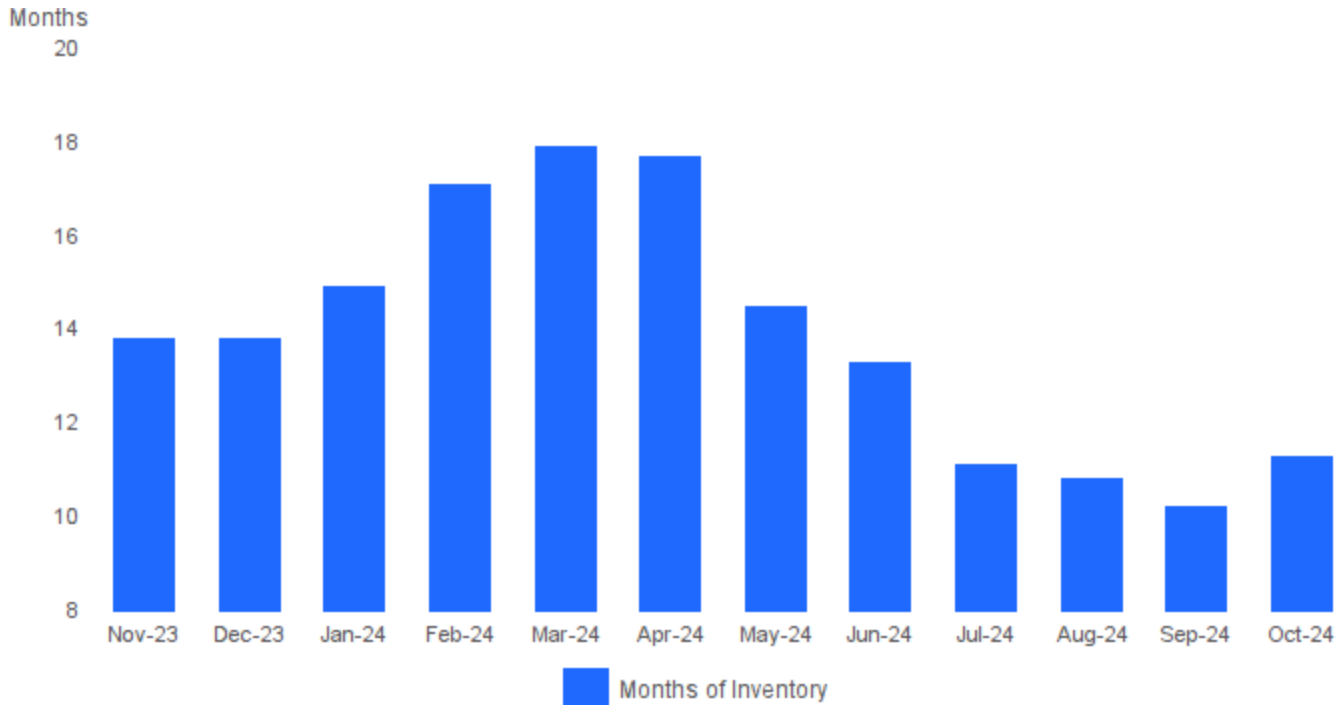
Unsold Price | the average active list price



ABSORPTION RATE

October 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.



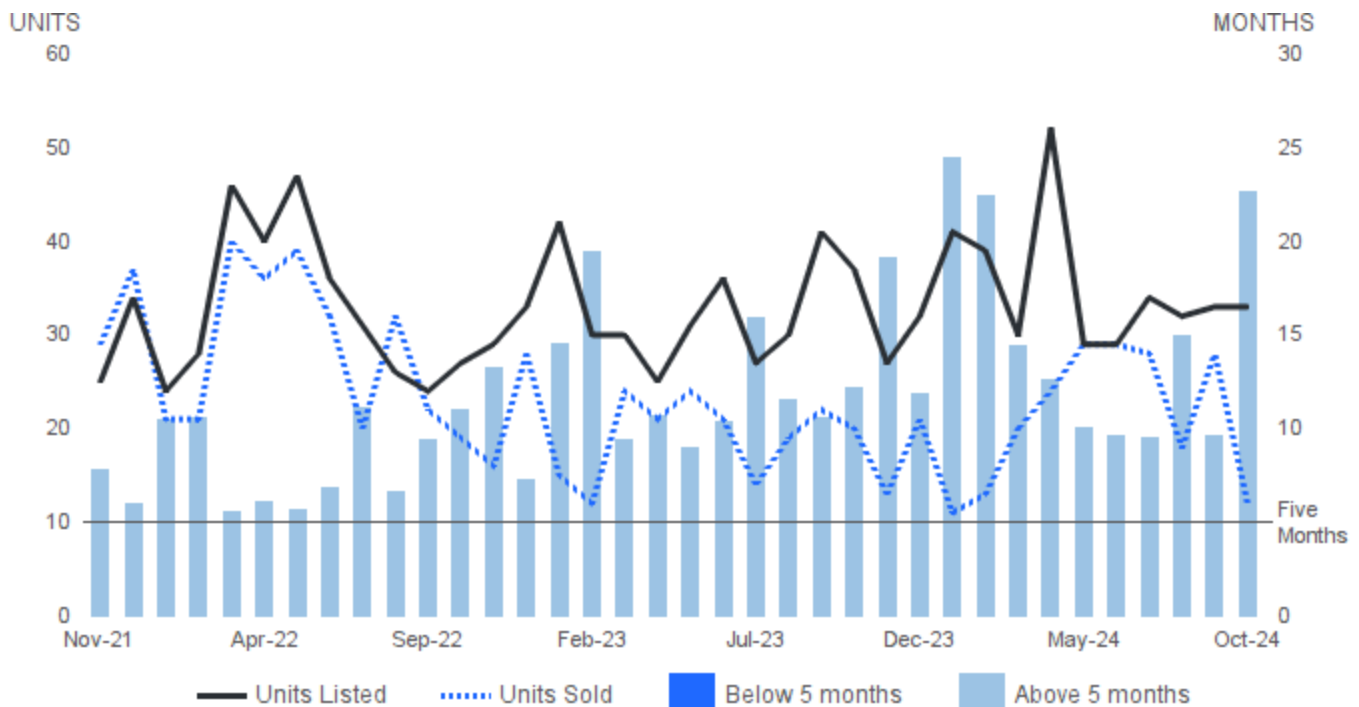
MONTHS SUPPLY OF INVENTORY

October 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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