



# COLDWELL BANKER

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## U.S. VIRGIN ISLANDS

# AREA REPORT

ST. CROIX

NOVEMBER 2024 | CONDO



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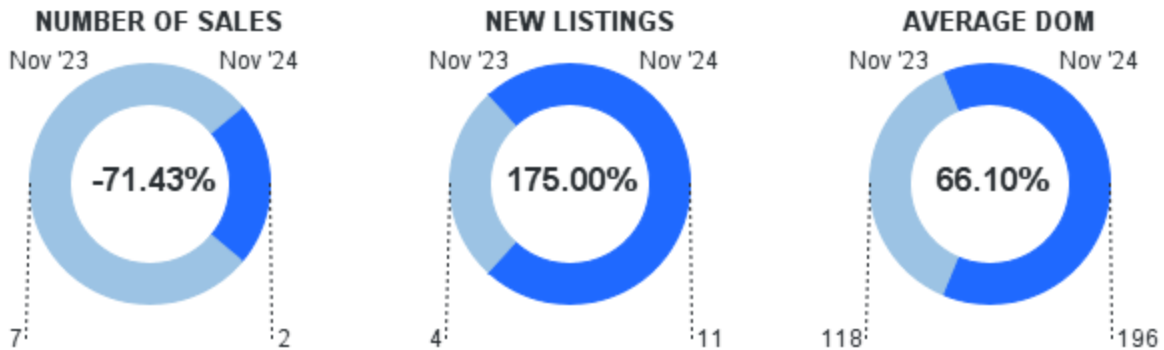


**COLDWELL BANKER**  
ISLAND AFFILIATES

# ST. CROIX | November 2024

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

### Condo



8.00%

MEDIAN SALES PRICE  
CONDO

-12.83%

AVERAGE SALES PRICE  
CONDO

3.34%

MEDIAN LIST PRICE  
(SOLD LISTINGS)  
CONDO

-13.13%

AVERAGE LIST PRICE  
(SOLD LISTINGS)  
CONDO

Nov '23 Nov '24

# AREA REPORT

## ST. CROIX

### FULL MARKET SUMMARY

November 2024 | Condo ?

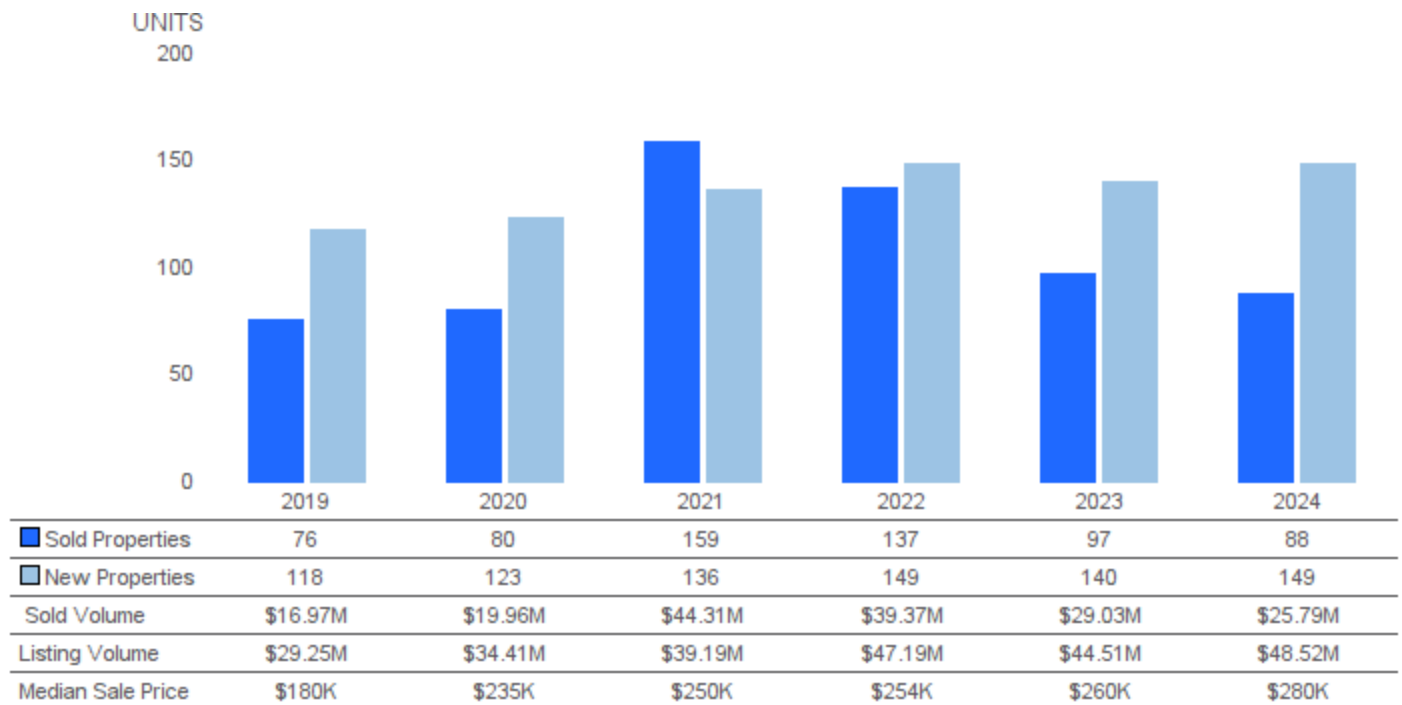
	Month to Date			Year to Date		
	November 2024	November 2023	% Change	YTD 2024	YTD 2023	% Change
New Listings	11	4	175% <span>↑</span>	149	127	17.32% <span>↑</span>
Sold Listings	2	7	-71.43% <span>↓</span>	88	87	1.15% <span>↑</span>
Median List Price (Solds)	\$309,000	\$299,000	3.34% <span>↑</span>	\$299,000	\$290,000	3.1% <span>↑</span>
Median Sold Price	\$297,000	\$275,000	8% <span>↑</span>	\$280,000	\$265,800	5.34% <span>↑</span>
Median Days on Market	196	76	157.89% <span>↑</span>	119	108	10.19% <span>↑</span>
Average List Price (Solds)	\$309,000	\$355,700	-13.13% <span>↓</span>	\$311,587	\$312,534	-0.3% <span>↓</span>
Average Sold Price	\$297,000	\$340,700	-12.83% <span>↓</span>	\$293,044	\$297,257	-1.42% <span>↓</span>
Average Days on Market	196	118	66.1% <span>↑</span>	163	130	25.38% <span>↑</span>
List/Sold Price Ratio	96.5%	95.1%	1.43% <span>↑</span>	93.5%	95%	-1.55% <span>↓</span>

### SOLD AND NEW PROPERTIES (UNITS)

November 2024 | Condo ?

**Sold Properties** | Number of properties sold during the year

**New Properties** | Number of properties listed during the year.

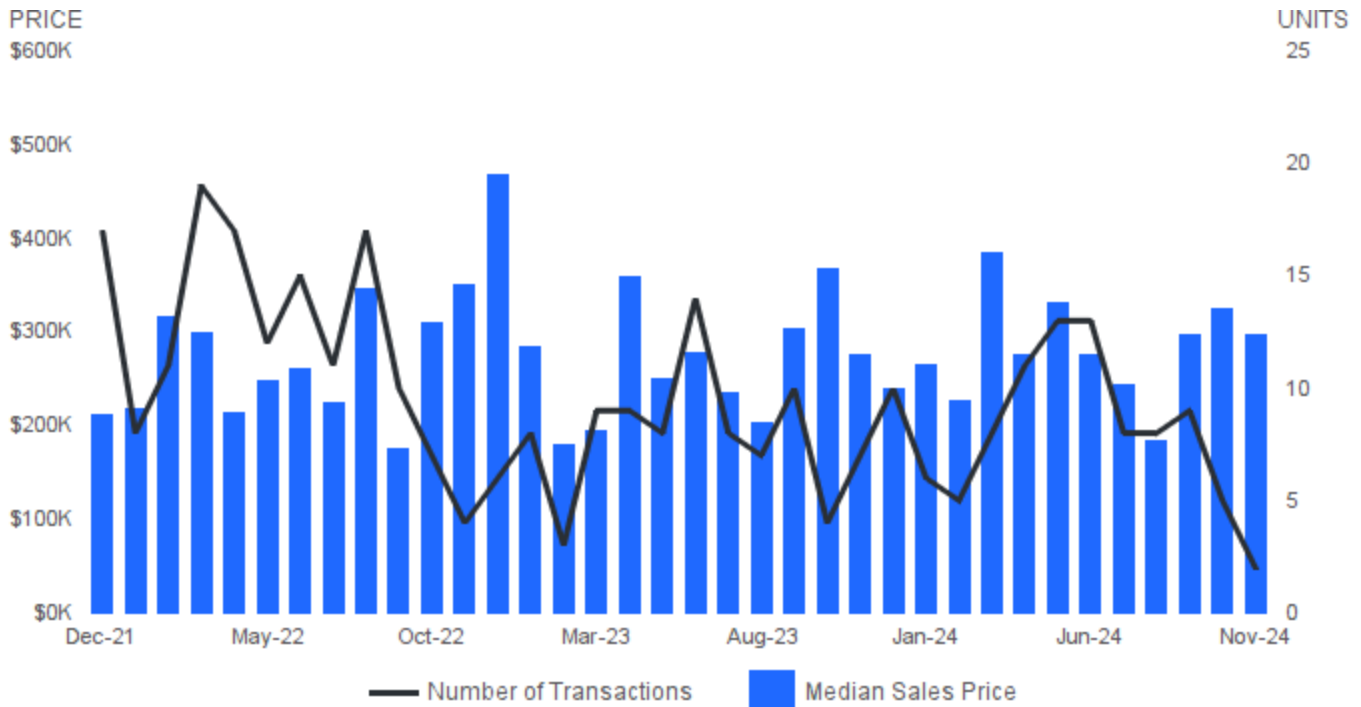


# MEDIAN SALES PRICE AND NUMBER OF SALES

November 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.

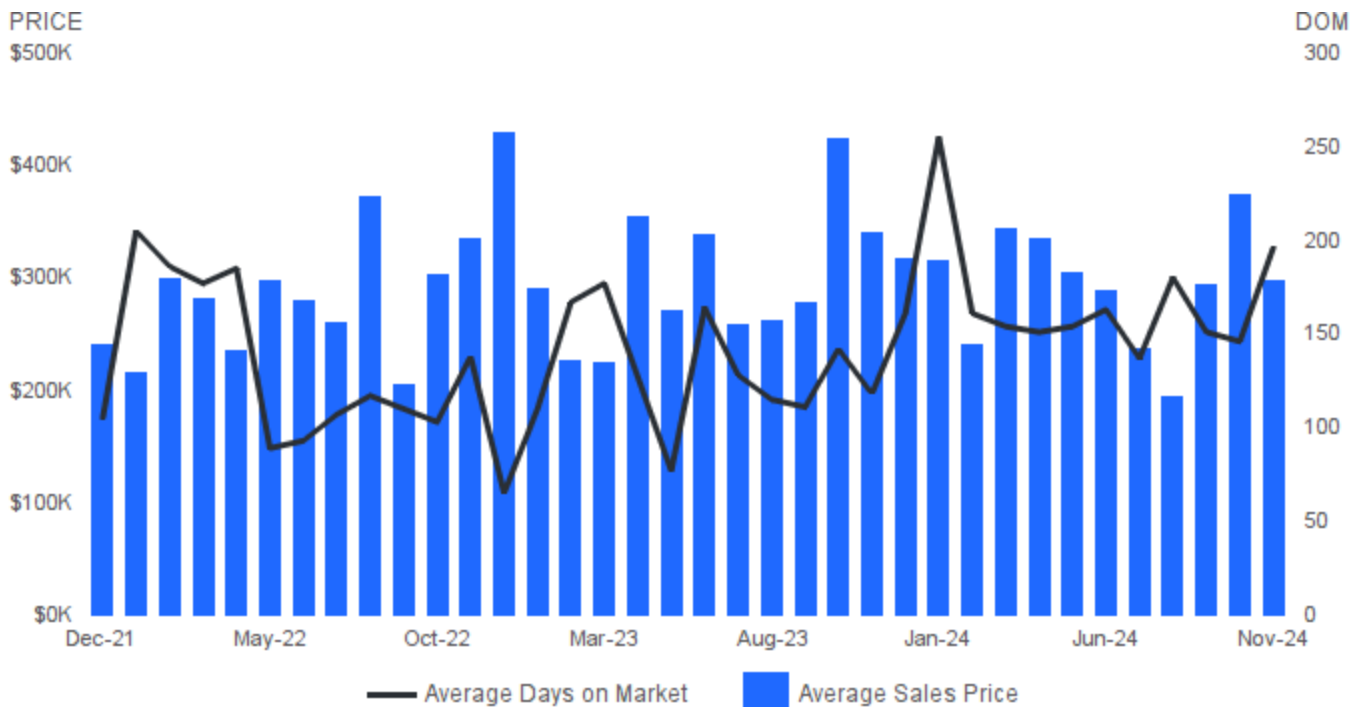


# AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

November 2024 | Condo ?

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

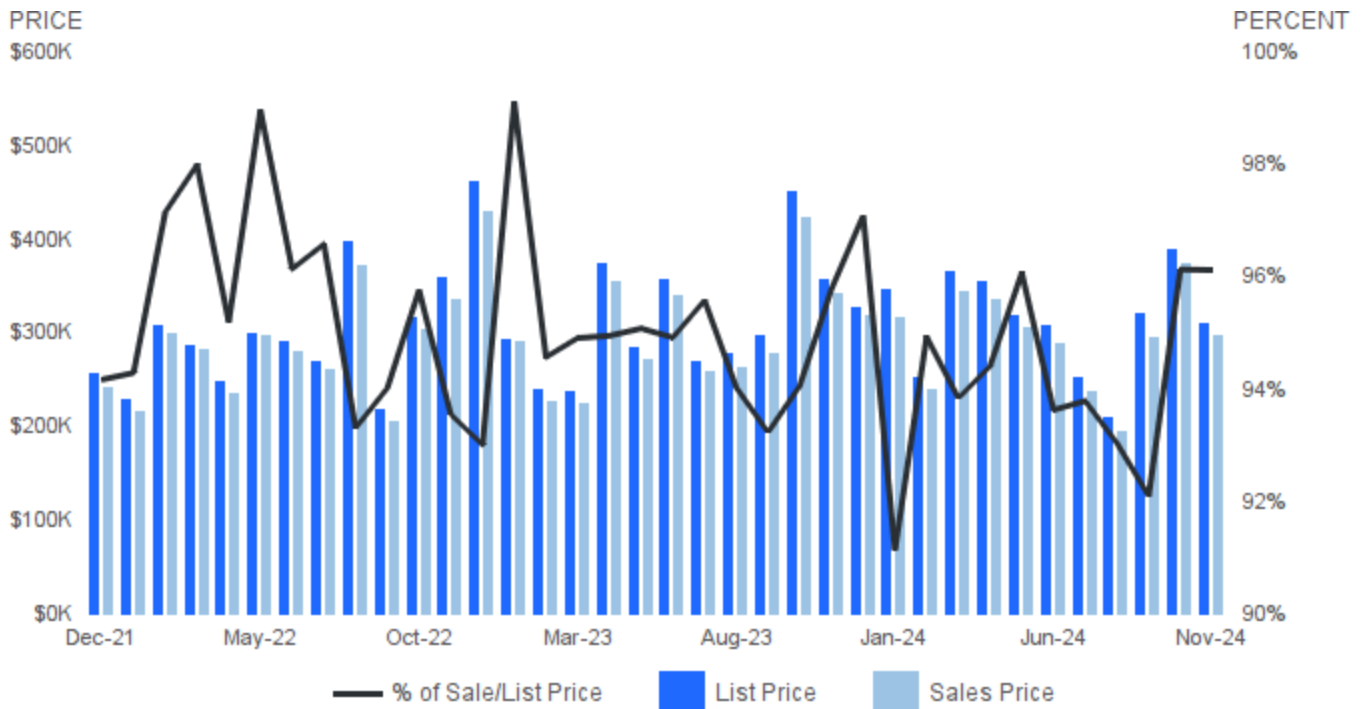
**Average Days on Market** | Average days on market for all properties sold.



# SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

November 2024 | Condo ?

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

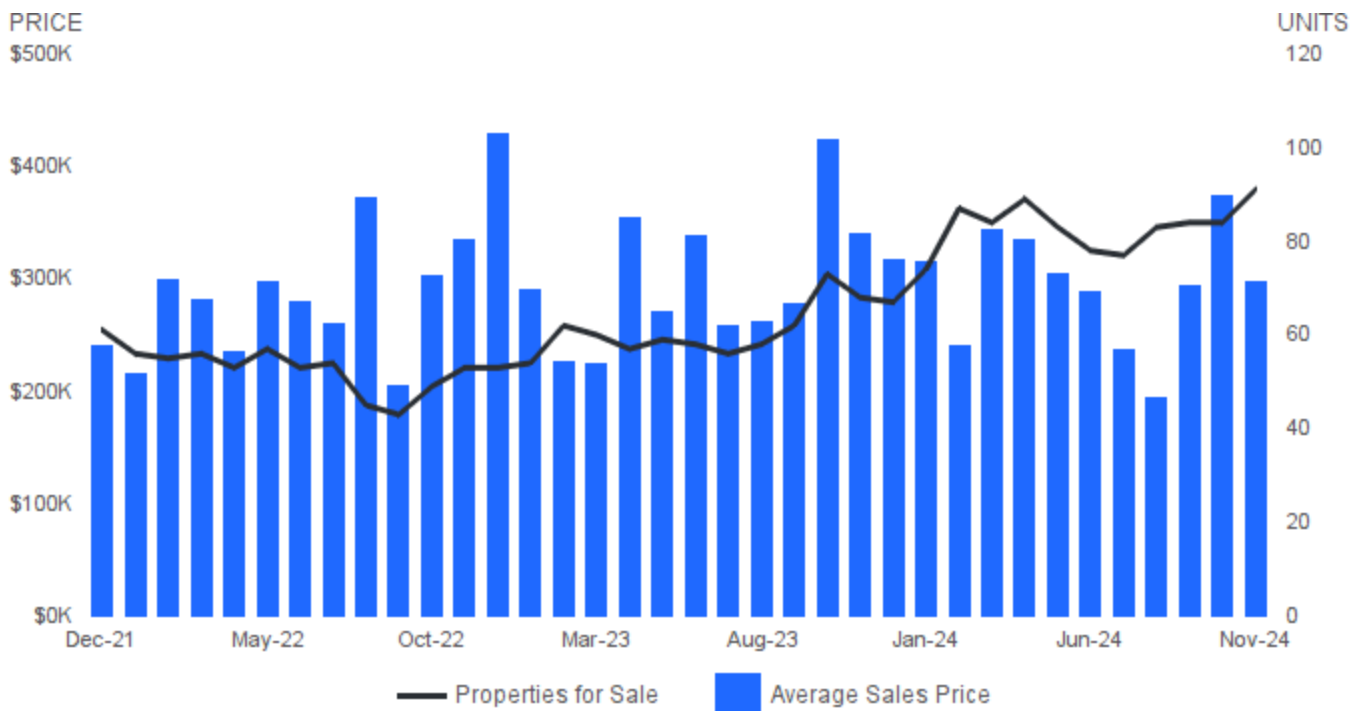


# AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

November 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.

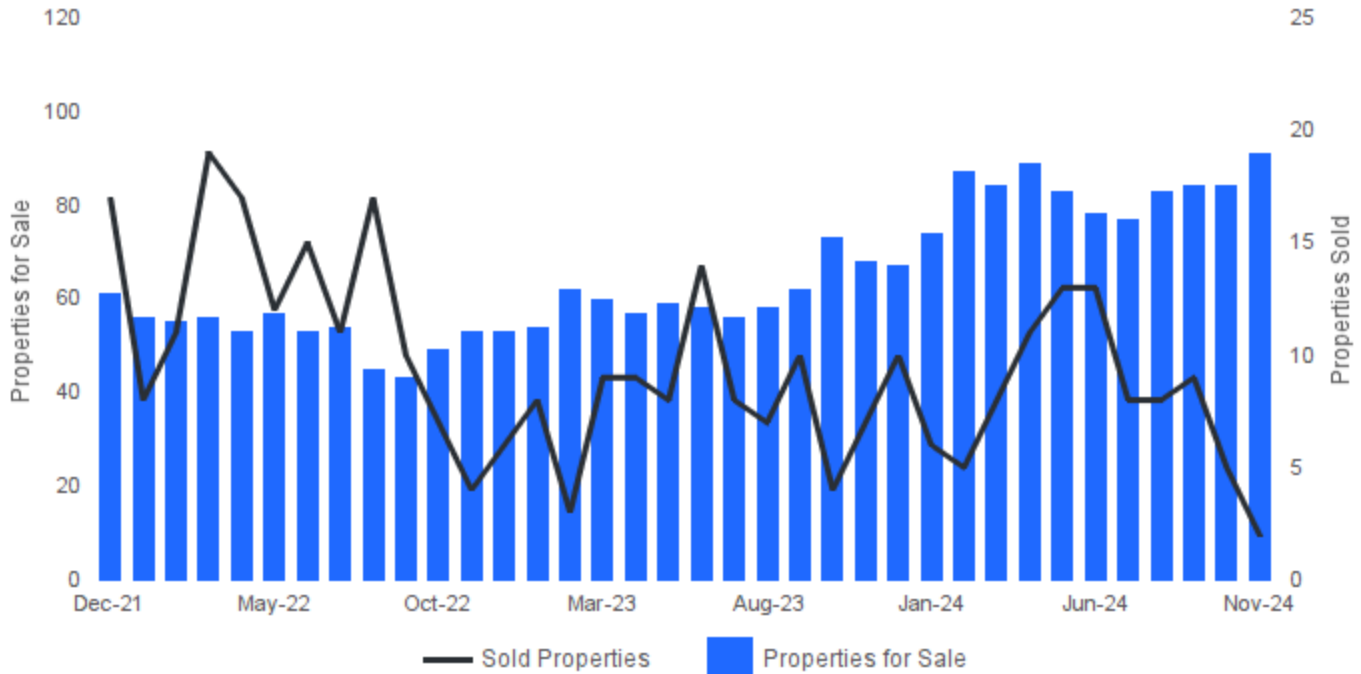


# PROPERTIES FOR SALE AND SOLD PROPERTIES

November 2024 | Condo ?

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

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



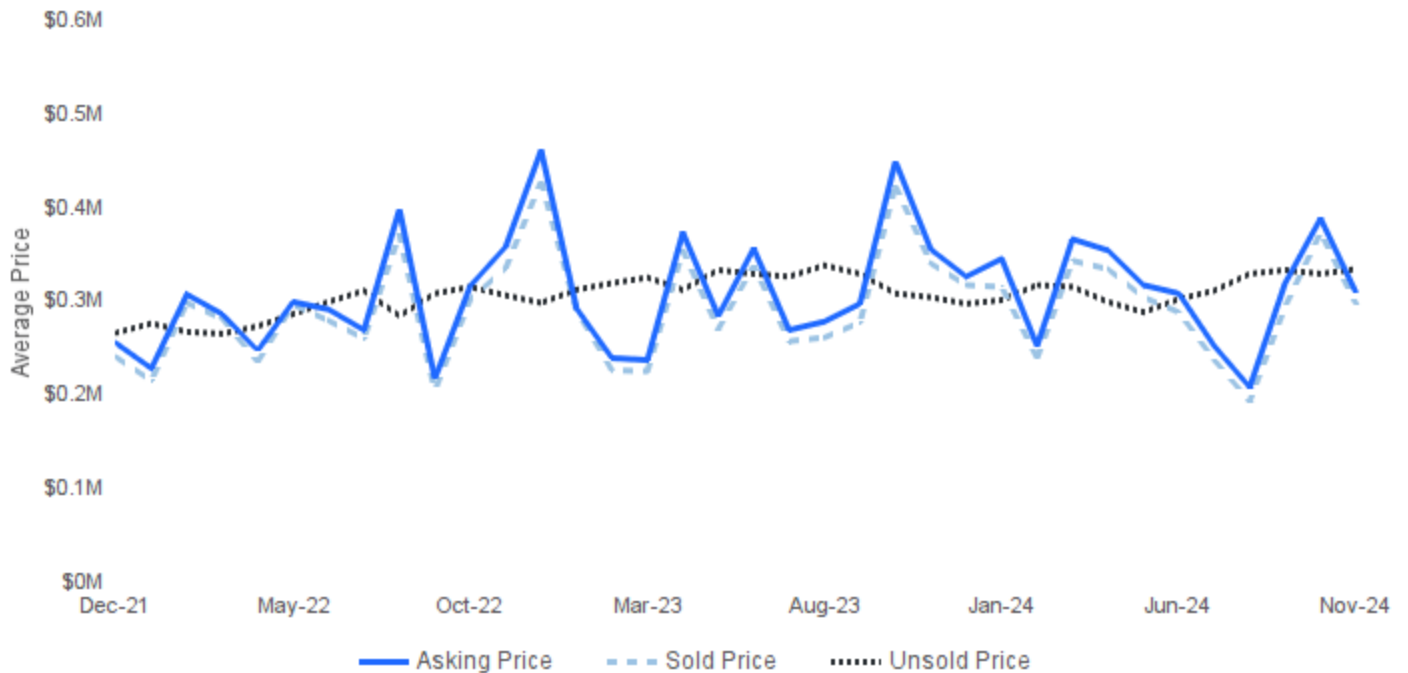
# AVERAGE ASKING/SOLD/UNSOLD PRICE

November 2024 | Condo ?

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

**Sold Price** | the average selling price

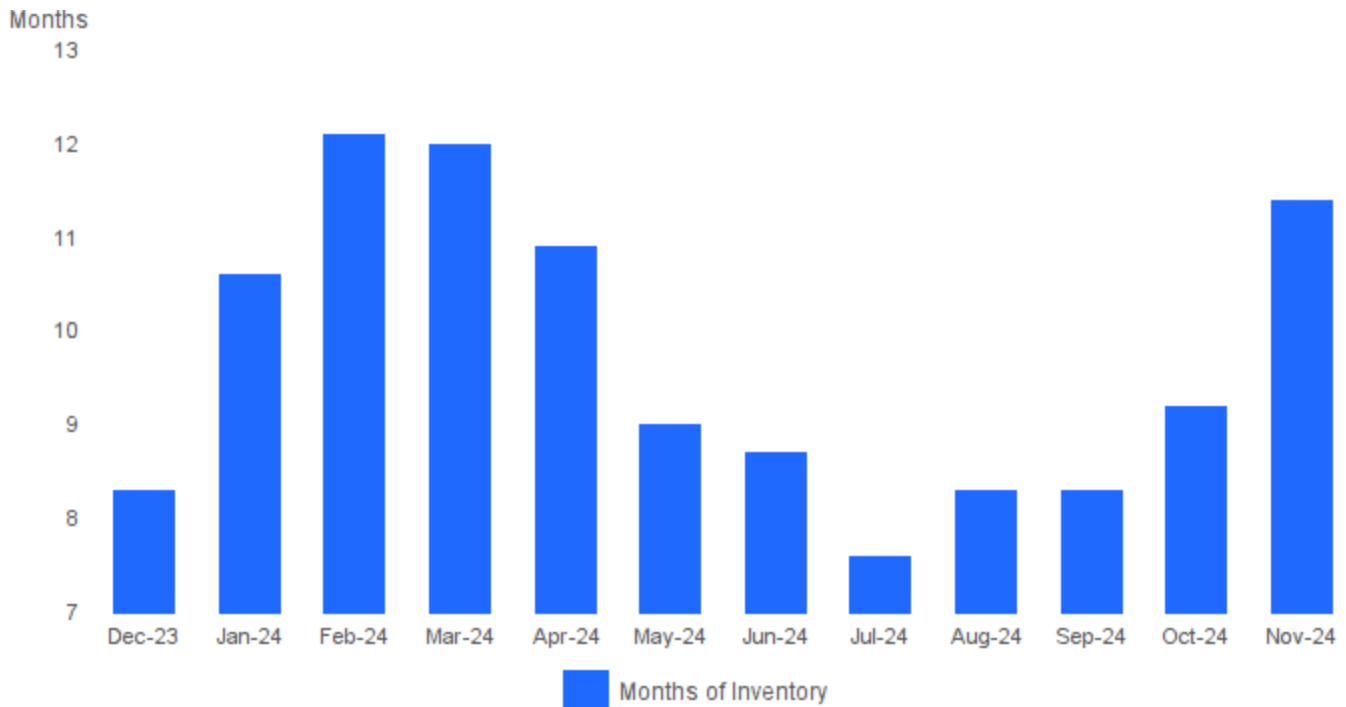
**Unsold Price** | the average active list price



# ABSORPTION RATE

November 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.



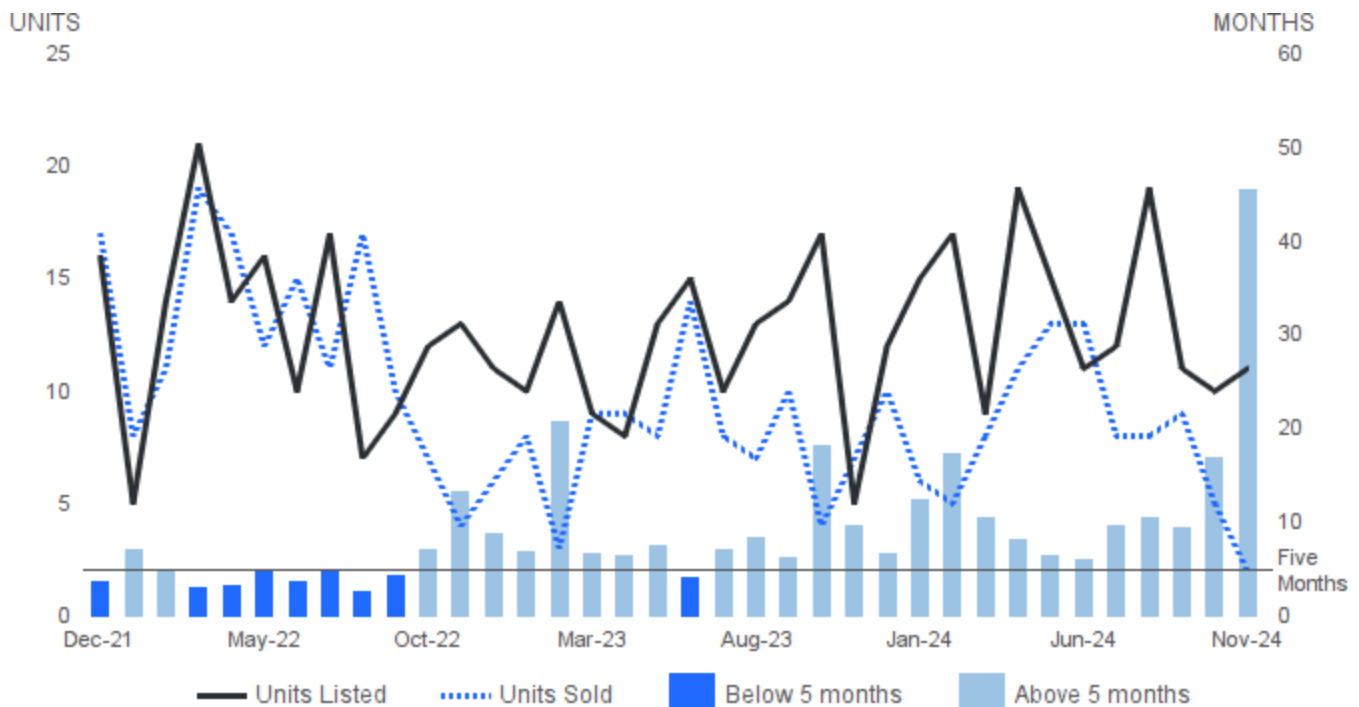
# MONTHS SUPPLY OF INVENTORY

November 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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