



COLDWELL BANKER

U.S. VIRGIN ISLANDS

AREA REPORT

ST. CROIX

NOVEMBER 2024 | LOTS/ACRES



BRYONY LOCHER

Direct: 340-778-7000

Cell: 340-227-7657

bry@coldwellbankervi.com

www.coldwellbanker.com

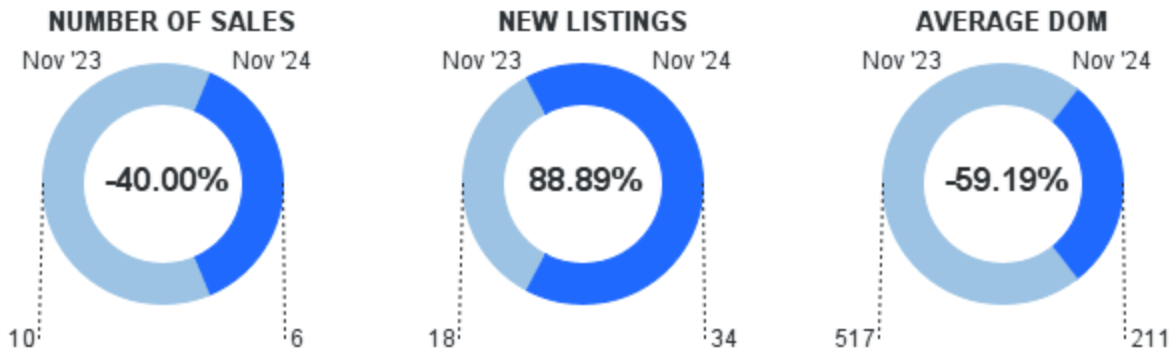


COLDWELL BANKER
ISLAND AFFILIATES

ST. CROIX | November 2024

REAL ESTATE SNAPSHOT - Change since this time last year

Lots/Acres



0.00%

MEDIAN SALES PRICE
LOTS/ACRES

-47.19% ↓

AVERAGE SALES PRICE
LOTS/ACRES

-3.60% ↓

MEDIAN LIST PRICE
(SOLD LISTINGS)
LOTS/ACRES

-48.18% ↓

AVERAGE LIST PRICE
(SOLD LISTINGS)
LOTS/ACRES

■ Nov '23 ■ Nov '24

AREA REPORT

ST. CROIX

FULL MARKET SUMMARY

November 2024 | Lots/Acres ?

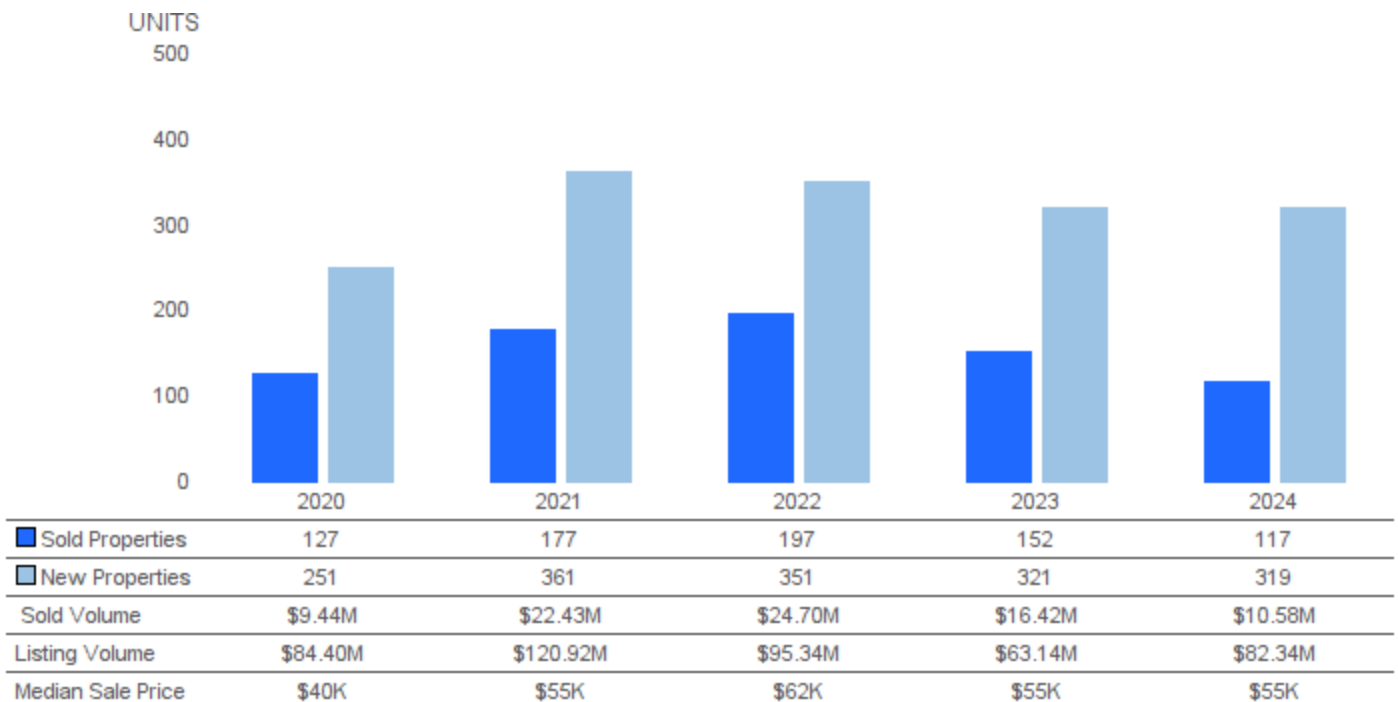
	Month to Date			Year to Date		
	November 2024	November 2023	% Change	YTD 2024	YTD 2023	% Change
New Listings	34	18	88.89% ↑	319	288	10.76% ↑
Sold Listings	6	10	-40% ↓	117	144	-18.75% ↓
Median List Price (Solds)	\$67,000	\$69,500	-3.6% ↓	\$62,000	\$69,000	-10.14% ↓
Median Sold Price	\$65,000	\$65,000	0%	\$55,000	\$55,000	0%
Median Days on Market	121	618	-80.42% ↓	193	157	22.93% ↑
Average List Price (Solds)	\$86,333	\$166,600	-48.18% ↓	\$108,168	\$128,446	-15.79% ↓
Average Sold Price	\$76,000	\$143,900	-47.19% ↓	\$90,385	\$110,427	-18.15% ↓
Average Days on Market	211	517	-59.19% ↓	317	298	6.38% ↑
List/Sold Price Ratio	89.7%	90.5%	-0.92% ↓	86.8%	86.4%	0.5% ↑

SOLD AND NEW PROPERTIES (UNITS)

November 2024 | Lots/Acres ?

Sold Properties | Number of properties sold during the year

New Properties | Number of properties listed during the year.

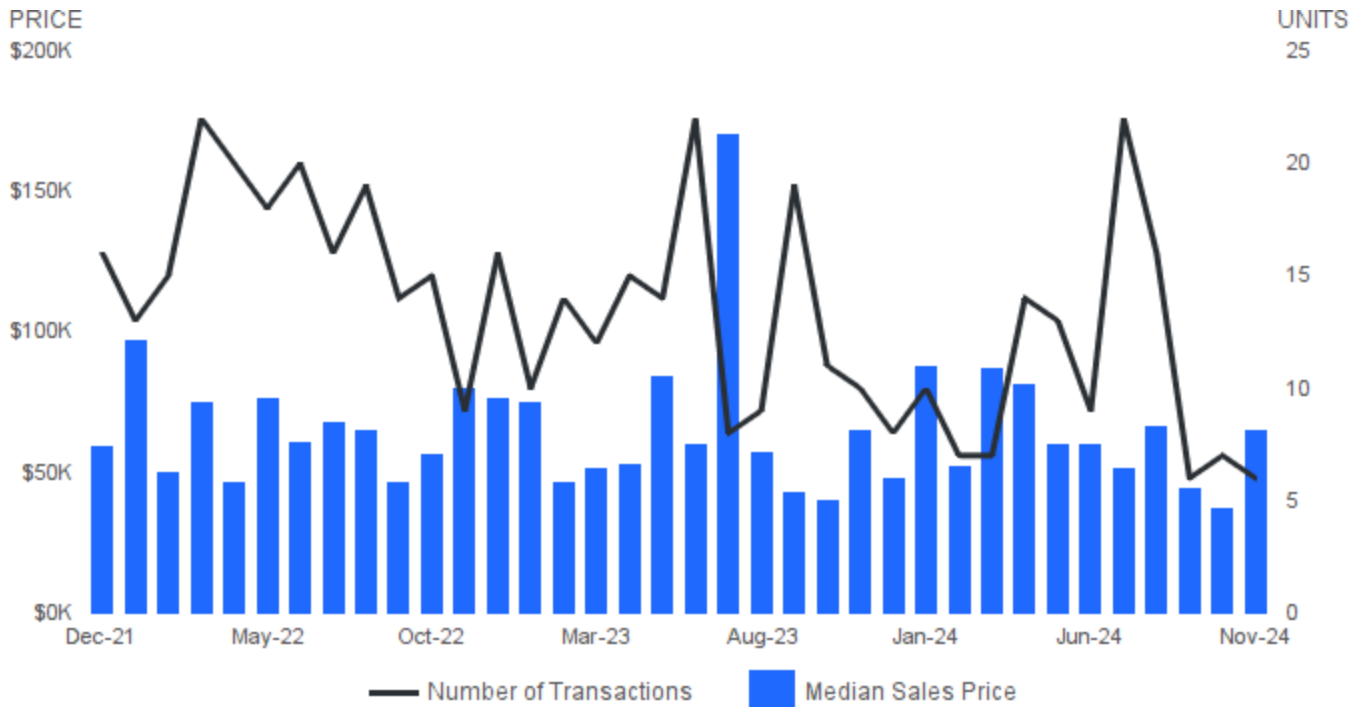


MEDIAN SALES PRICE AND NUMBER OF SALES

November 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.

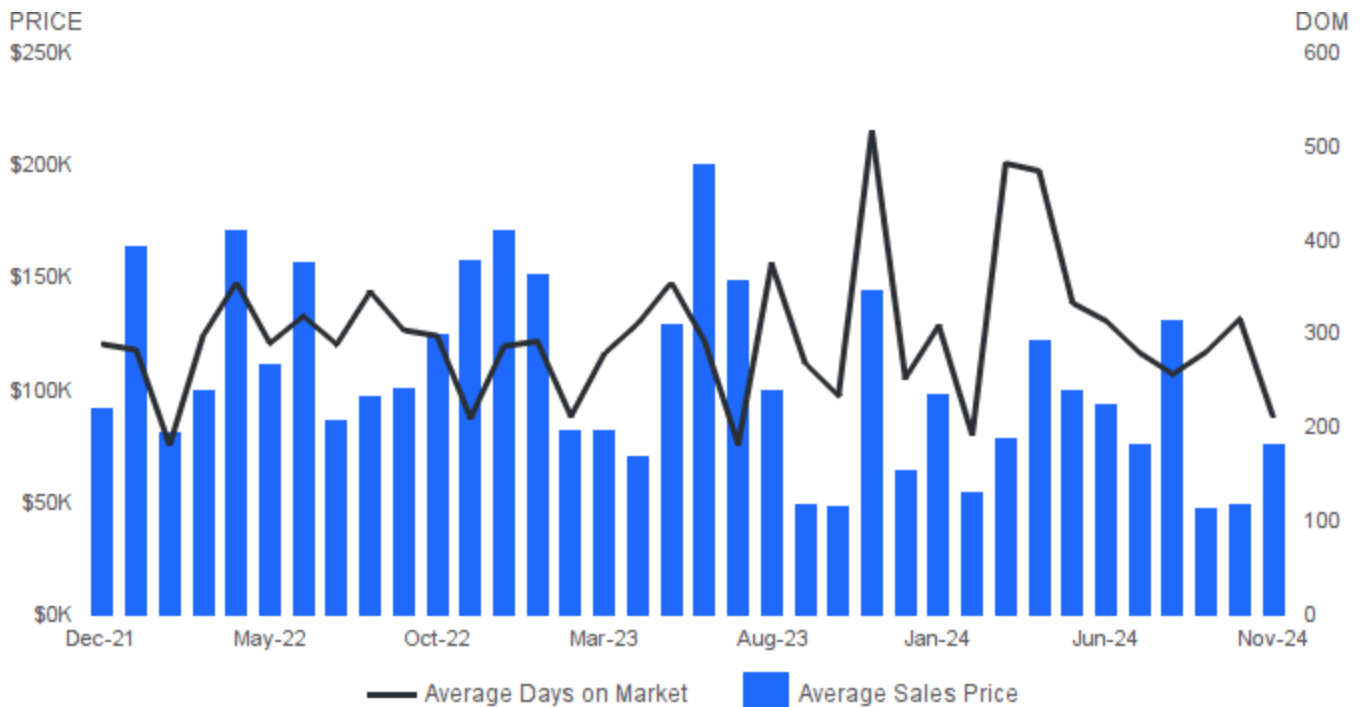


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

November 2024 | Lots/Acres ?

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

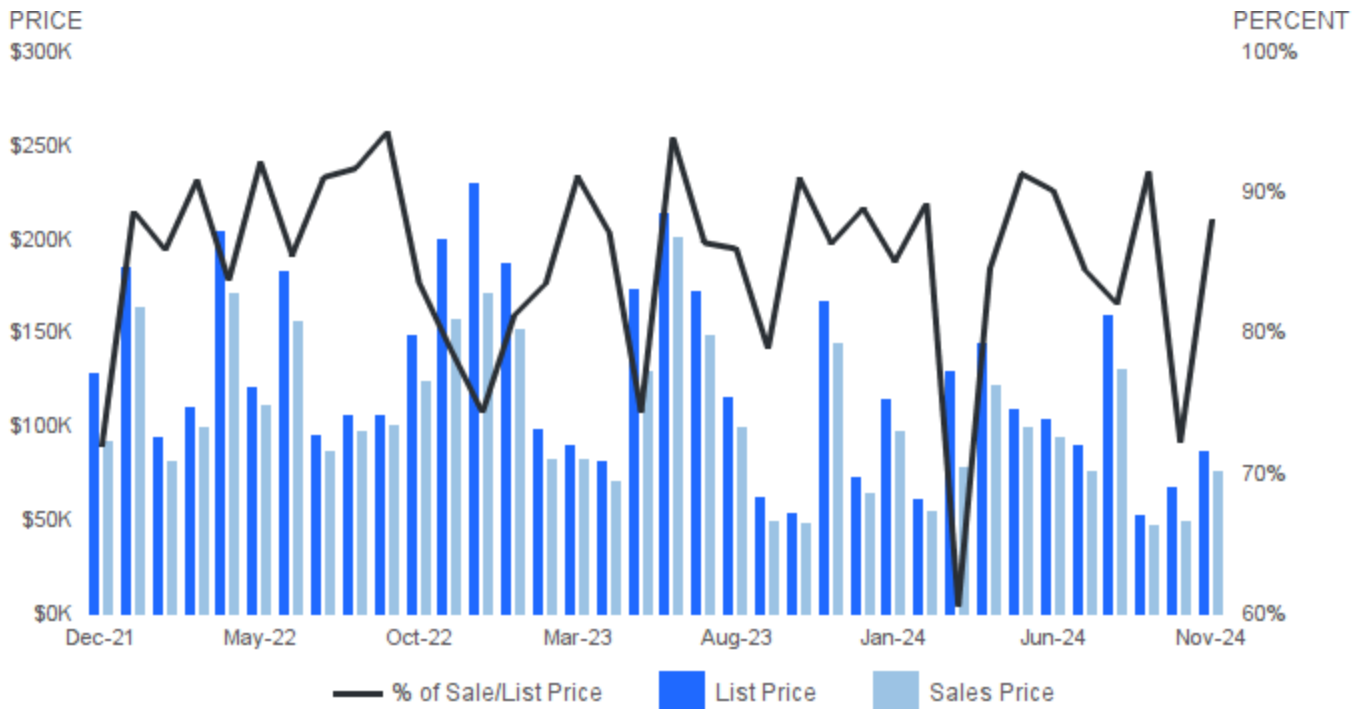
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

November 2024 | Lots/Acres ?

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

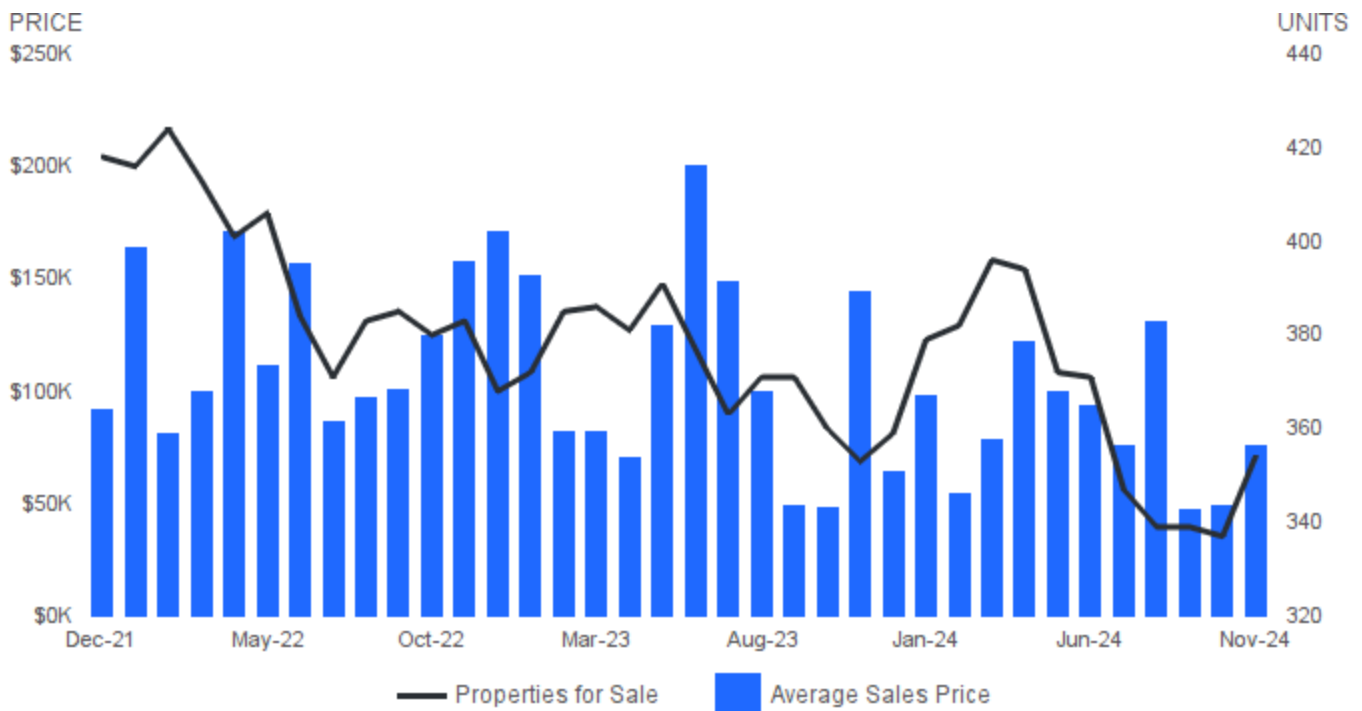


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

November 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.

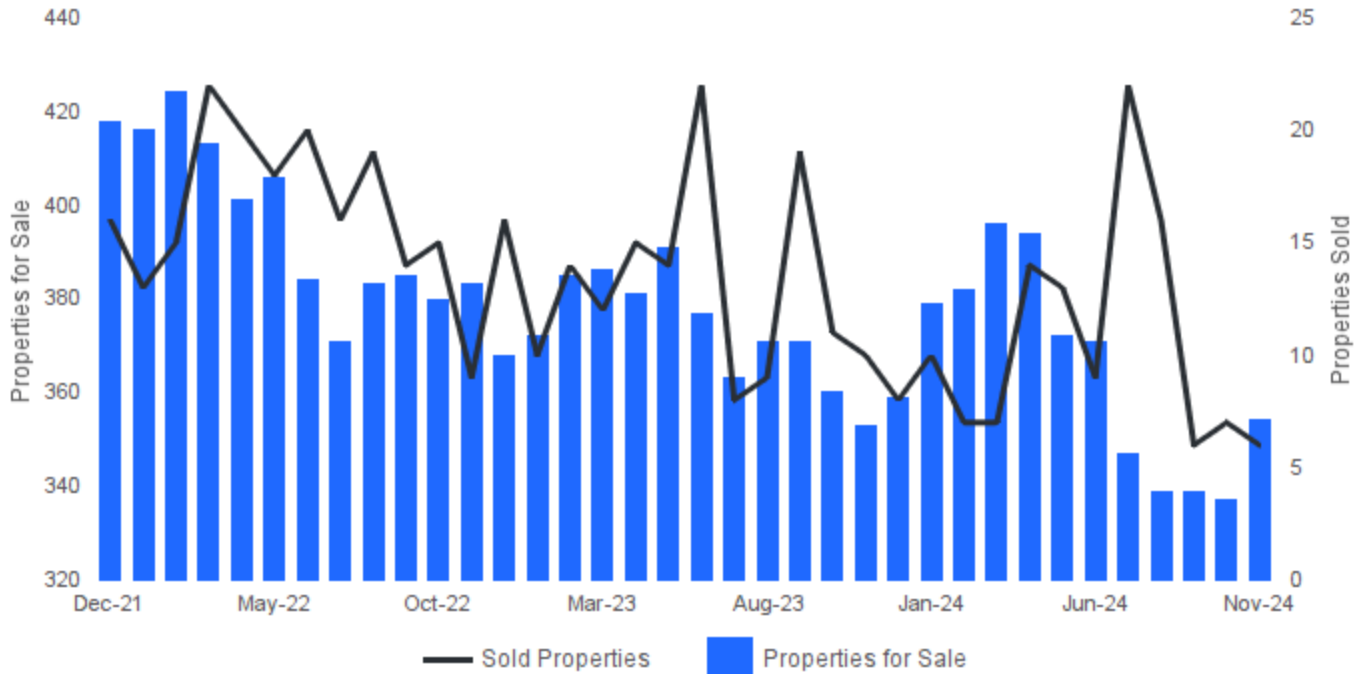


PROPERTIES FOR SALE AND SOLD PROPERTIES

November 2024 | Lots/Acres ?

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

Sold Properties | Number of properties sold.



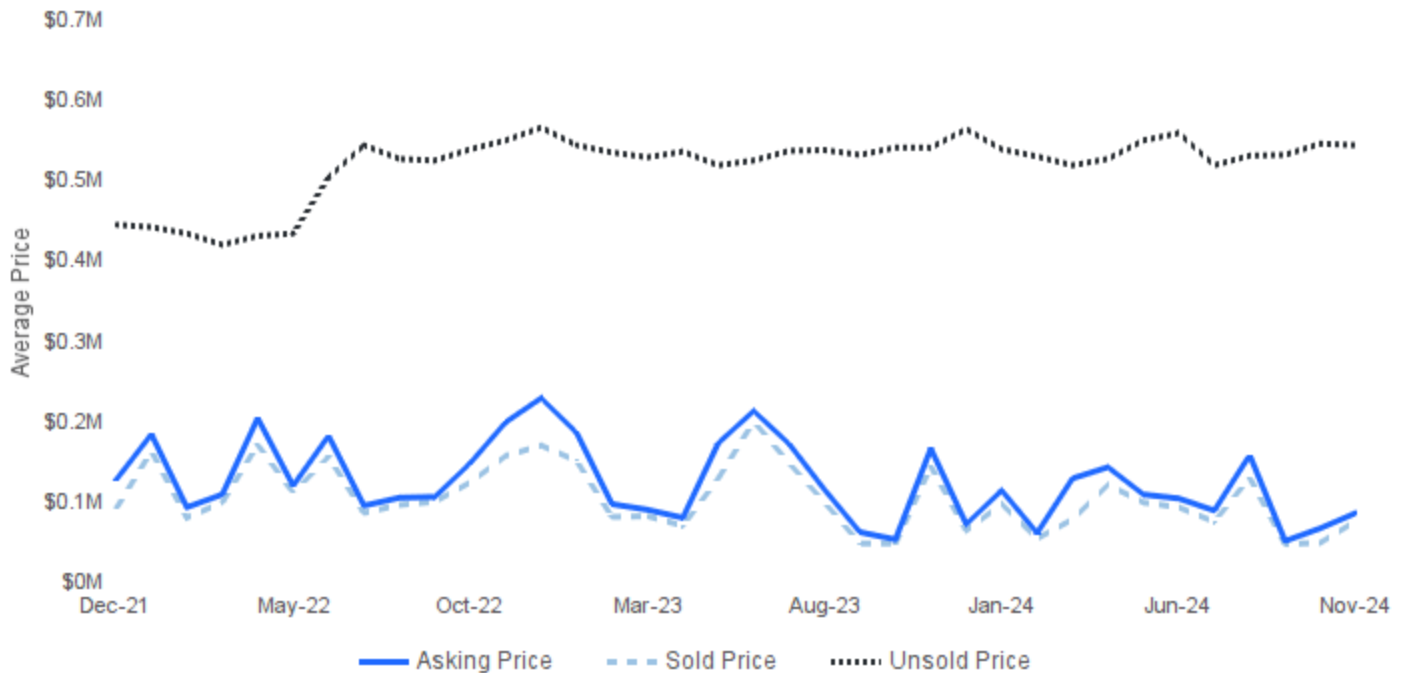
AVERAGE ASKING/SOLD/UNSOLD PRICE

November 2024 | Lots/Acres ?

Asking Price | the average asking price of sold properties

Sold Price | the average selling price

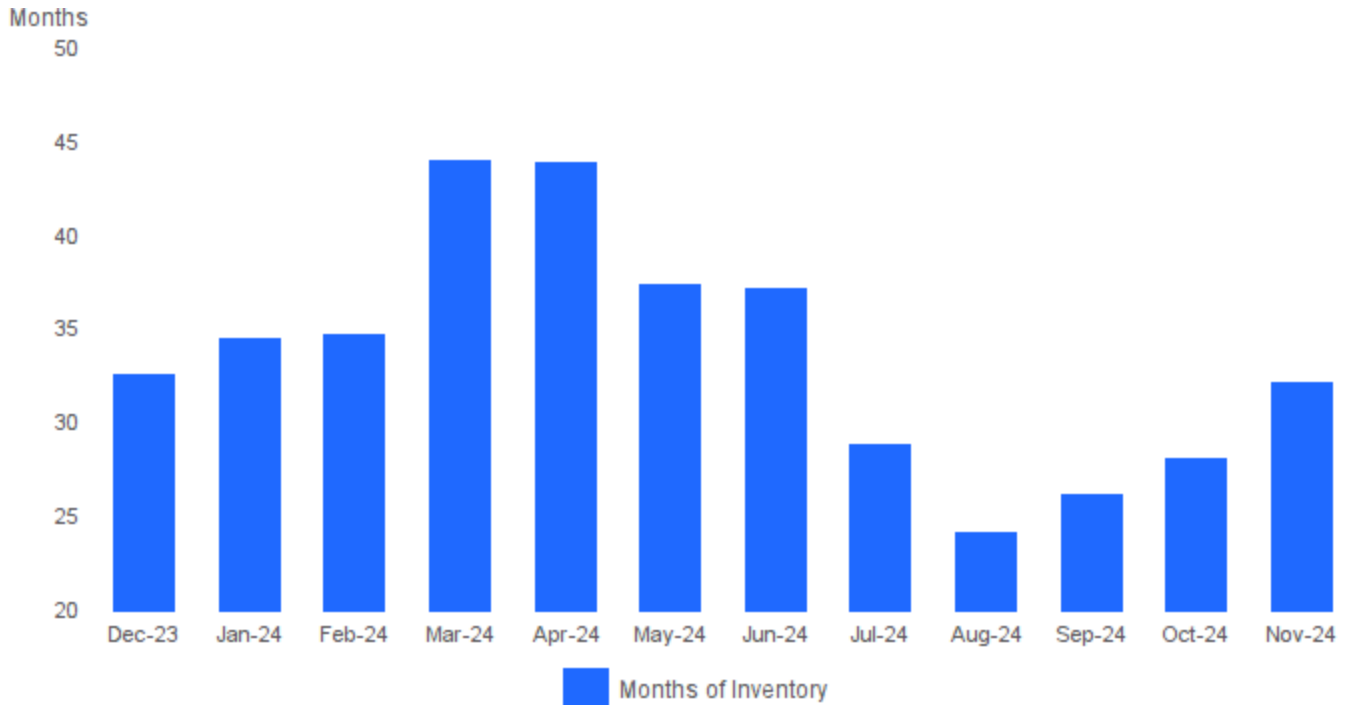
Unsold Price | the average active list price



ABSORPTION RATE

November 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.



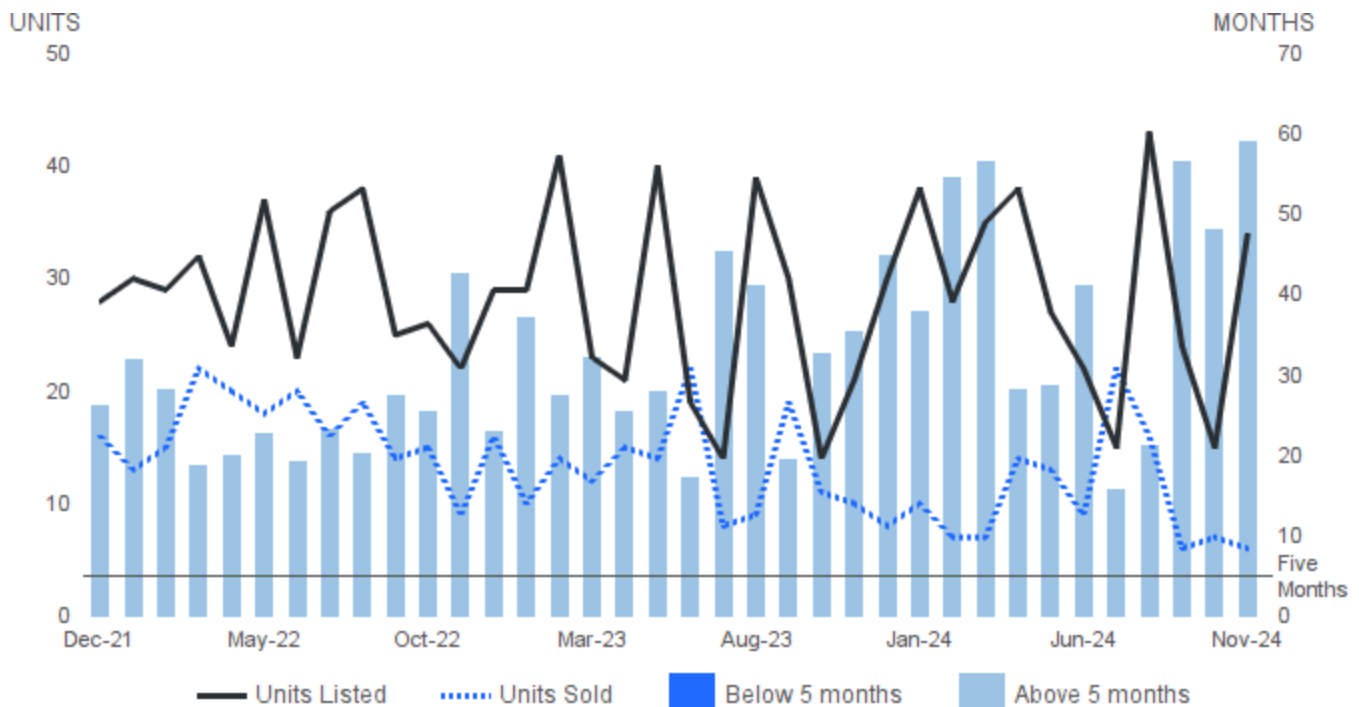
MONTHS SUPPLY OF INVENTORY

November 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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