



# COLDWELL BANKER

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## U.S. VIRGIN ISLANDS

# AREA REPORT

ST. CROIX

NOVEMBER 2024 | SINGLE FAMILY



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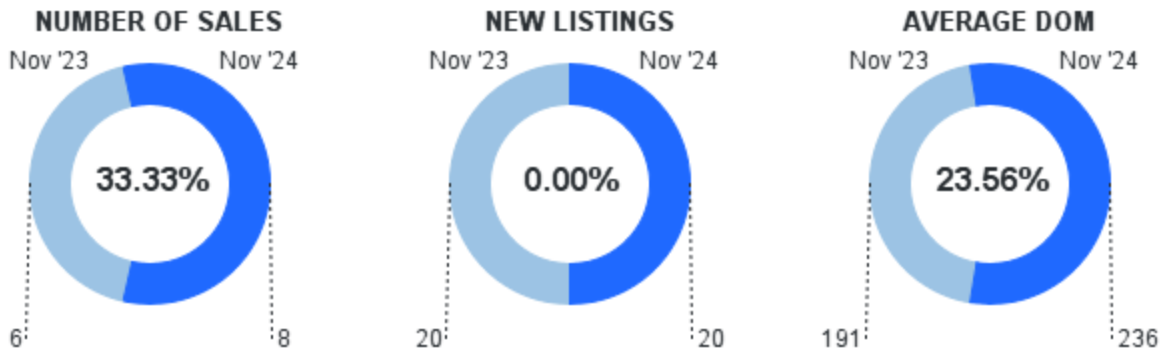


**COLDWELL BANKER**  
ISLAND AFFILIATES

# ST. CROIX | November 2024


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

### Single Family



**55.78%** 


**MEDIAN SALES PRICE**  
SINGLE FAMILY

**-4.83%** 

**AVERAGE SALES PRICE**  
SINGLE FAMILY

**52.34%** 

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

**-7.82%** 

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

 Nov '23  Nov '24

# AREA REPORT

## ST. CROIX

### FULL MARKET SUMMARY

November 2024 | Single Family ?

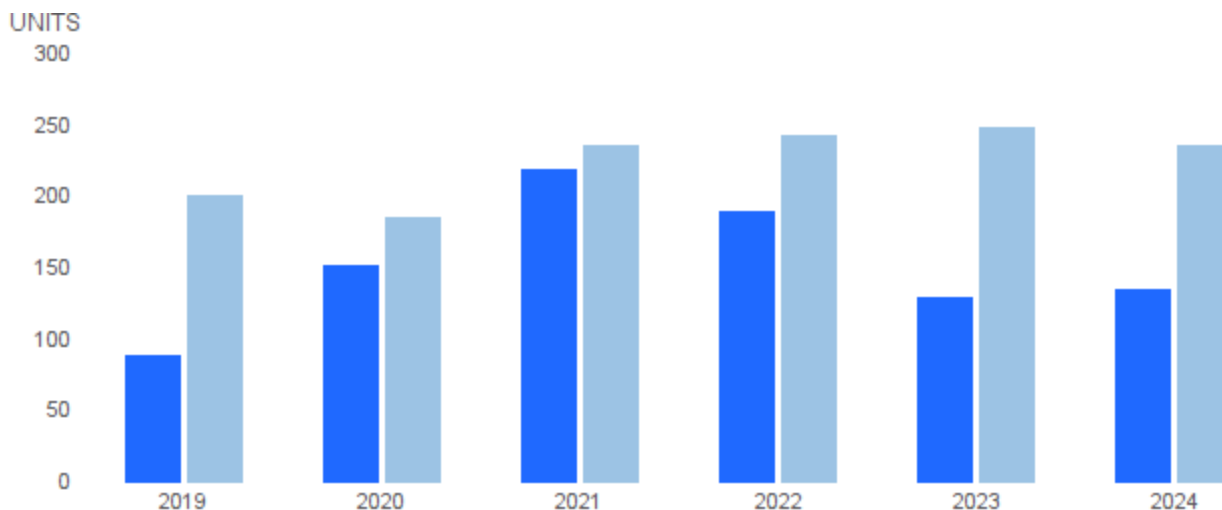
	Month to Date			Year to Date		
	November 2024	November 2023	% Change	YTD 2024	YTD 2023	% Change
New Listings	20	20	0%	236	226	4.42% <span>↑</span>
Sold Listings	8	6	33.33% <span>↑</span>	135	118	14.41% <span>↑</span>
Median List Price (Solds)	\$537,000	\$352,500	52.34% <span>↑</span>	\$475,000	\$392,000	21.17% <span>↑</span>
Median Sold Price	\$525,750	\$337,500	55.78% <span>↑</span>	\$440,000	\$350,000	25.71% <span>↑</span>
Median Days on Market	266	134	98.51% <span>↑</span>	173	147	17.69% <span>↑</span>
Average List Price (Solds)	\$738,375	\$801,000	-7.82% <span>↓</span>	\$627,934	\$594,903	5.55% <span>↑</span>
Average Sold Price	\$693,187	\$728,333	-4.83% <span>↓</span>	\$587,047	\$557,638	5.27% <span>↑</span>
Average Days on Market	236	191	23.56% <span>↑</span>	197	197	0%
List/Sold Price Ratio	94%	92%	2.17% <span>↑</span>	94%	92.3%	1.84% <span>↑</span>

### SOLD AND NEW PROPERTIES (UNITS)

November 2024 | Single Family ?

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

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



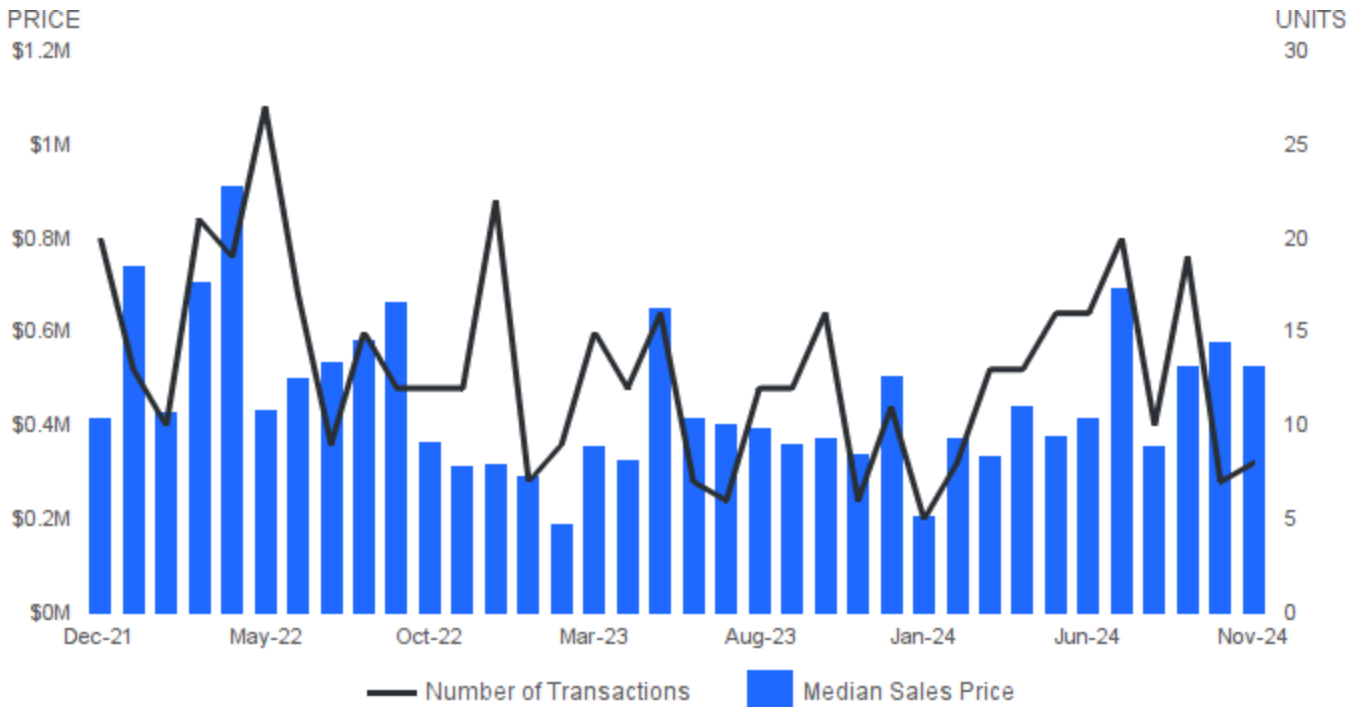
Sold Properties	88	152	218	189	129	135
New Properties	200	185	235	242	248	236
Sold Volume	\$34.98M	\$67.27M	\$128.50M	\$133.15M	\$72.13M	\$79.25M
Listing Volume	\$110.96M	\$118.33M	\$189.41M	\$185.76M	\$197.72M	\$162.67M
Median Sale Price	\$326K	\$340K	\$473K	\$475K	\$370K	\$440K

## MEDIAN SALES PRICE AND NUMBER OF SALES

November 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.

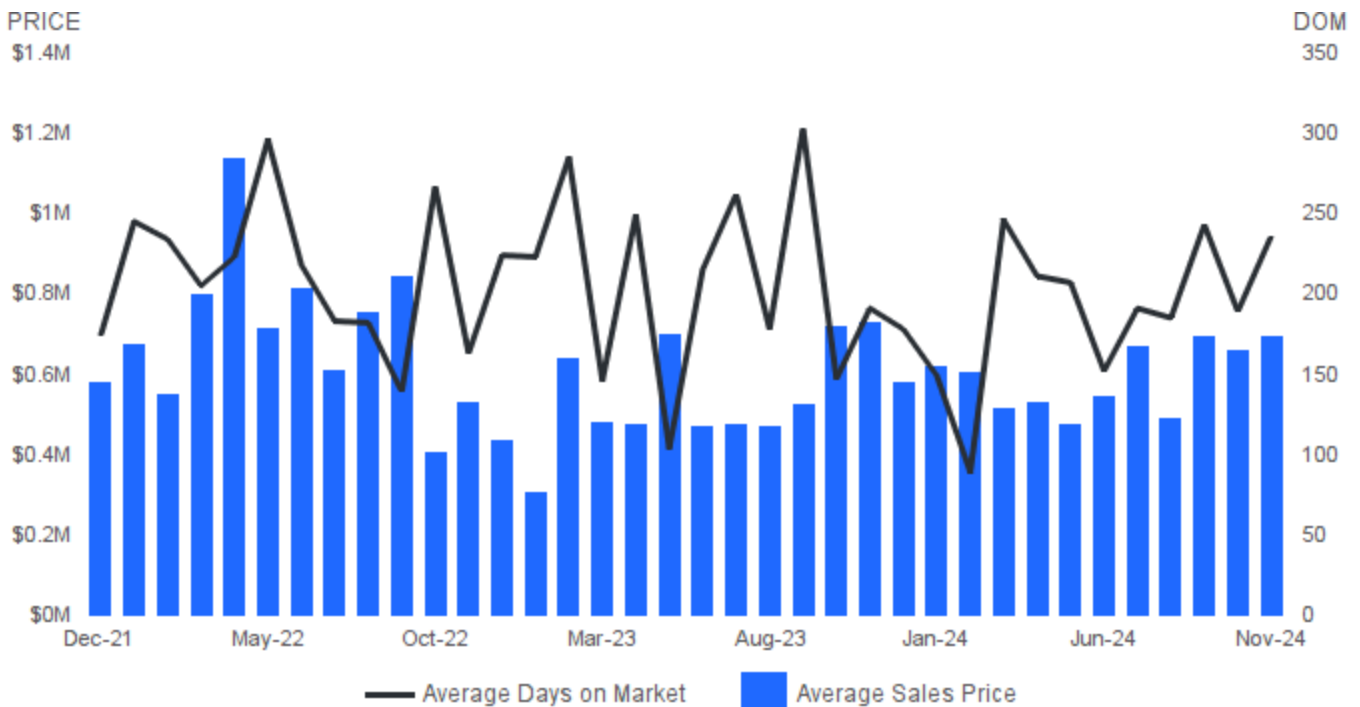


## AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

November 2024 | Single Family ?

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

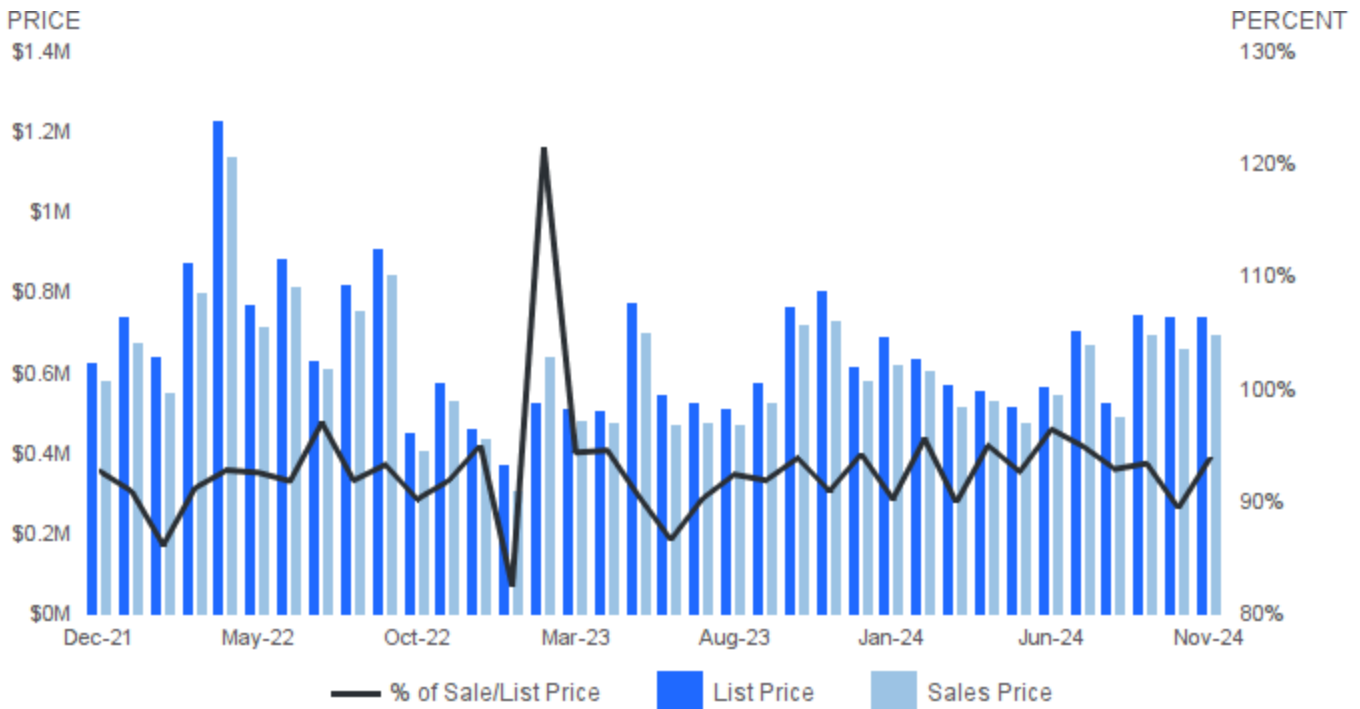
**Average Days on Market** | Average days on market for all properties sold.



# SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

November 2024 | Single Family ?

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

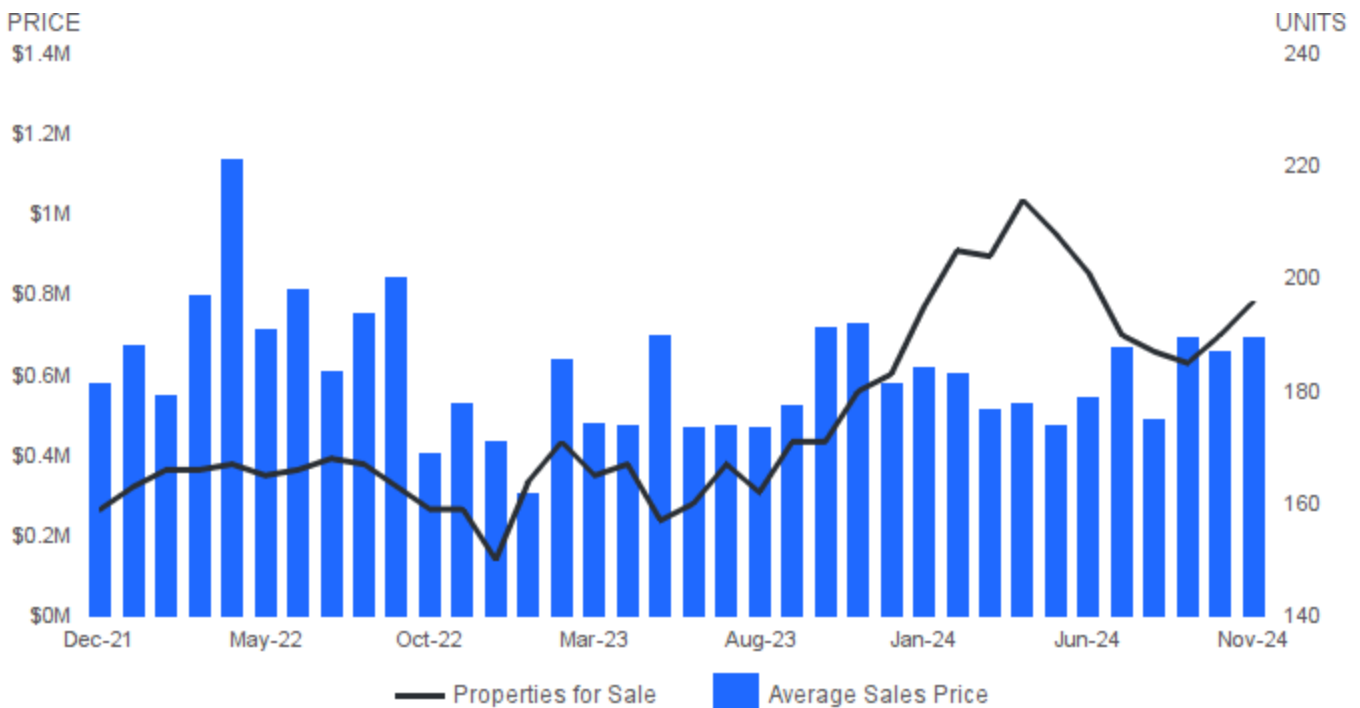


# AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

November 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.

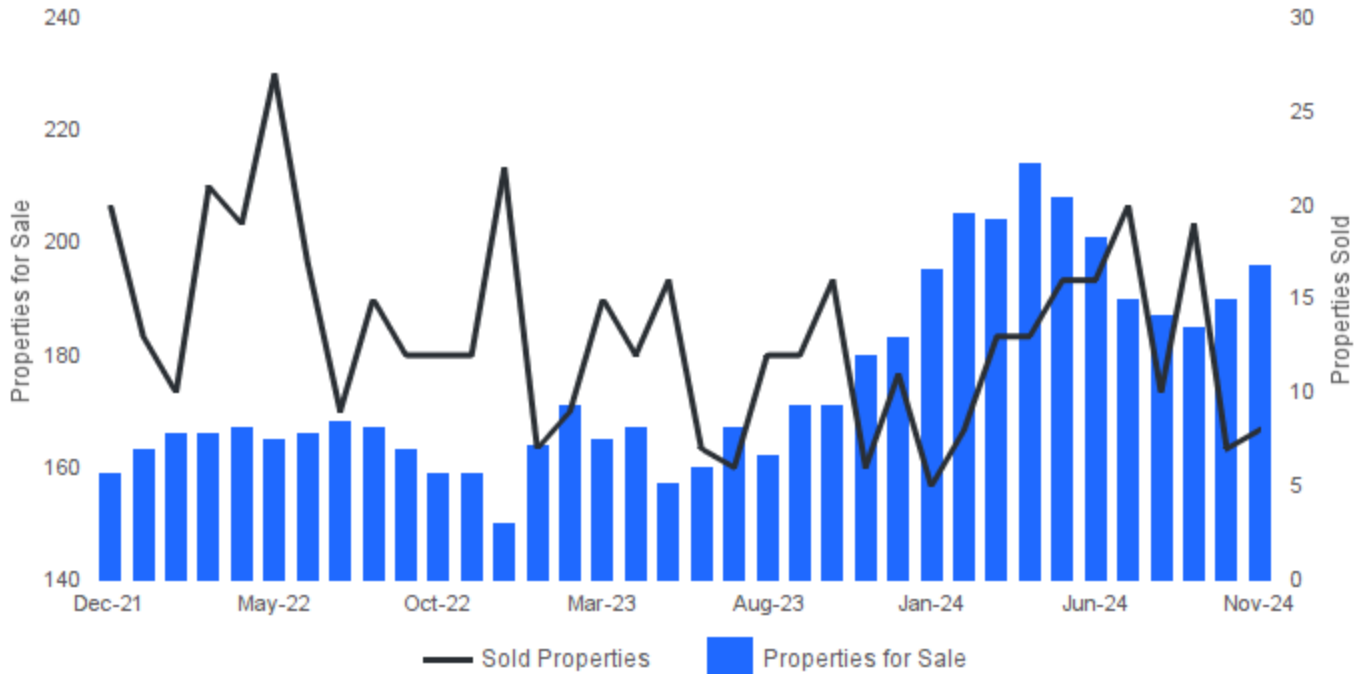


# PROPERTIES FOR SALE AND SOLD PROPERTIES

November 2024 | Single Family ?

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

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



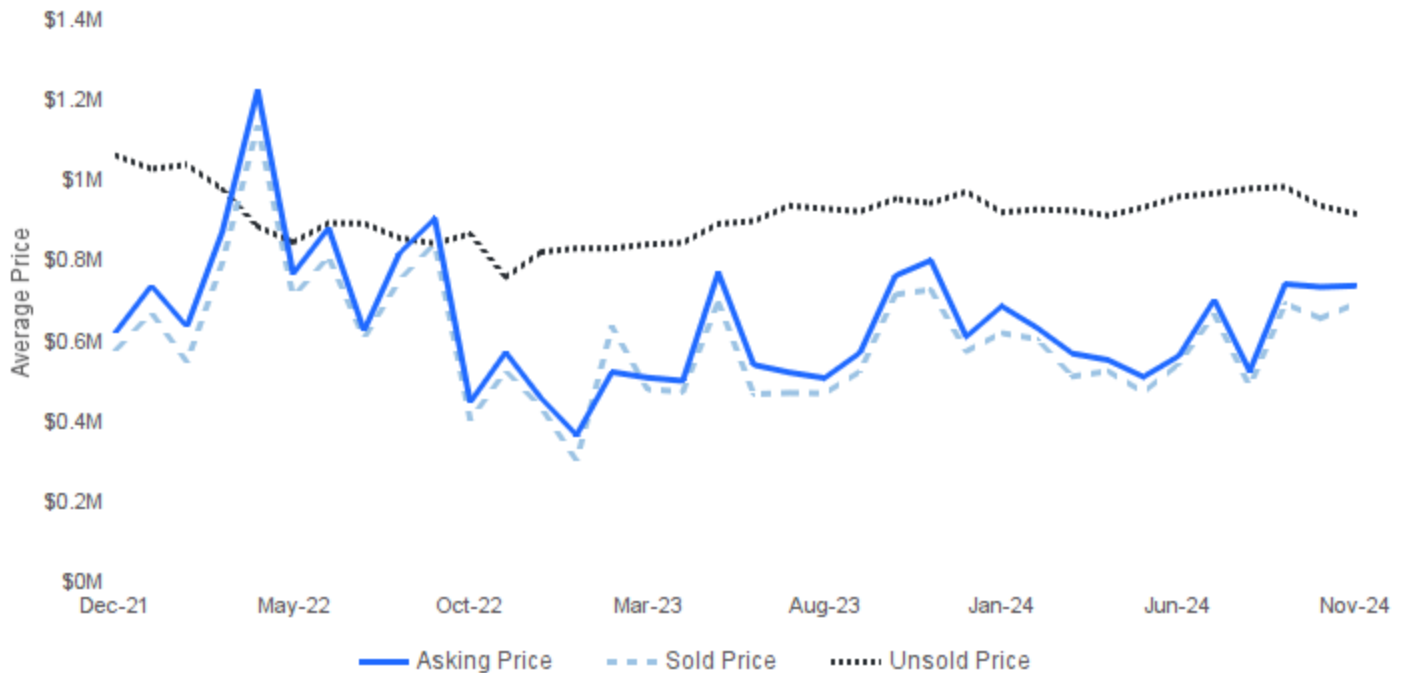
# AVERAGE ASKING/SOLD/UNSOLD PRICE

November 2024 | Single Family ?

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

**Sold Price** | the average selling price

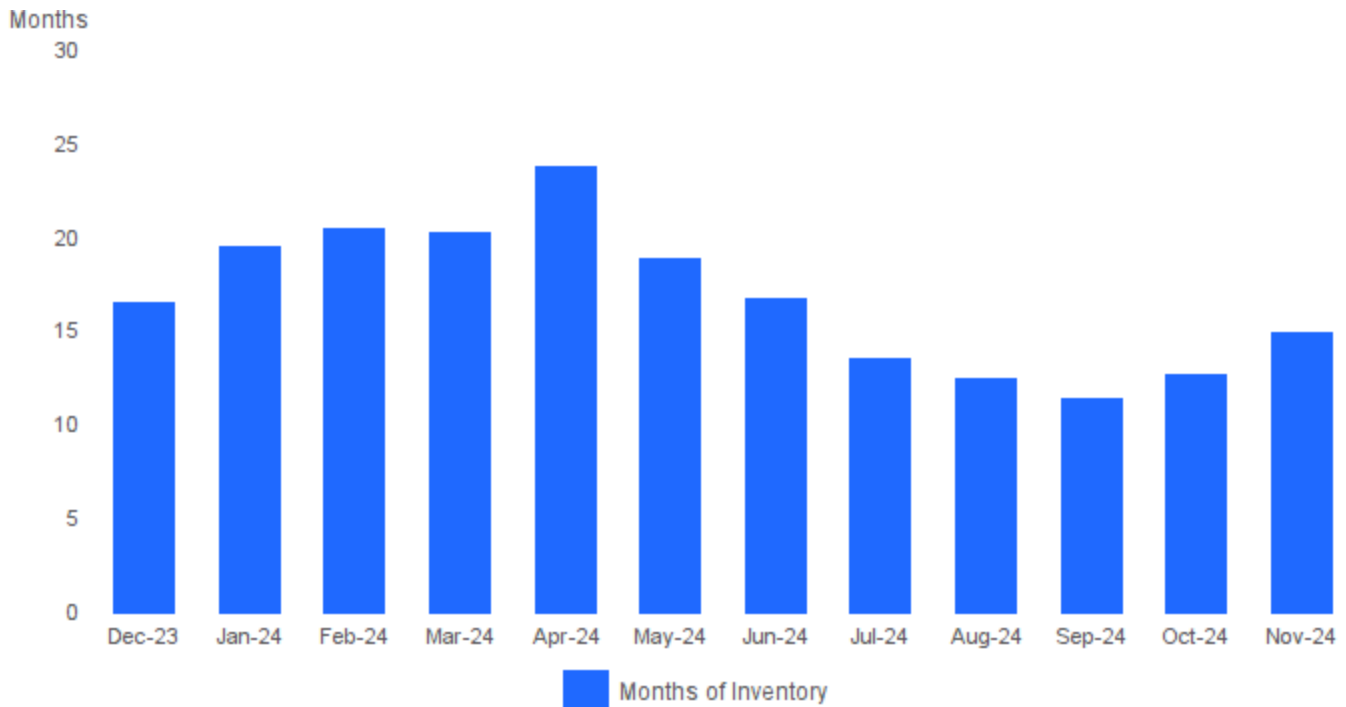
**Unsold Price** | the average active list price



# ABSORPTION RATE

November 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.



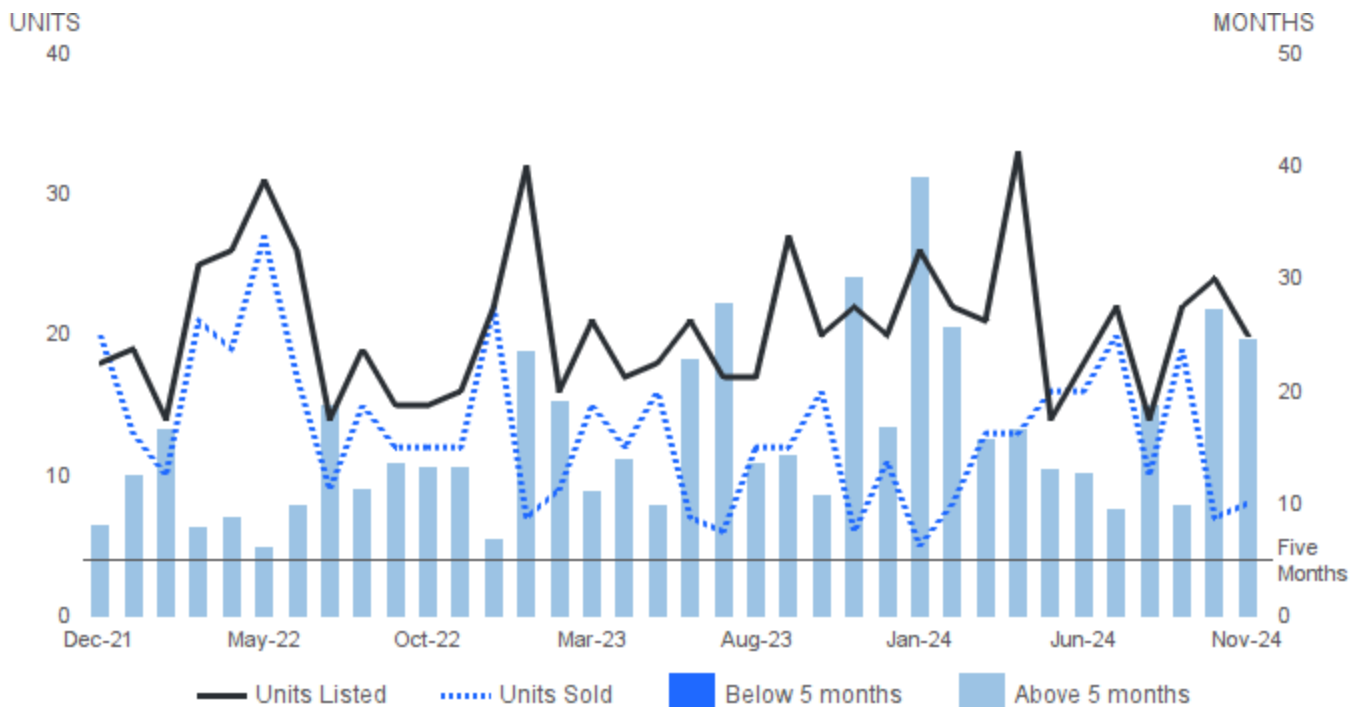
# MONTHS SUPPLY OF INVENTORY

November 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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