



COLDWELL BANKER
U.S. VIRGIN ISLANDS

**AREA
REPORT**

ST. CROIX

NOVEMBER 2024 | ALL PROPERTY TYPES



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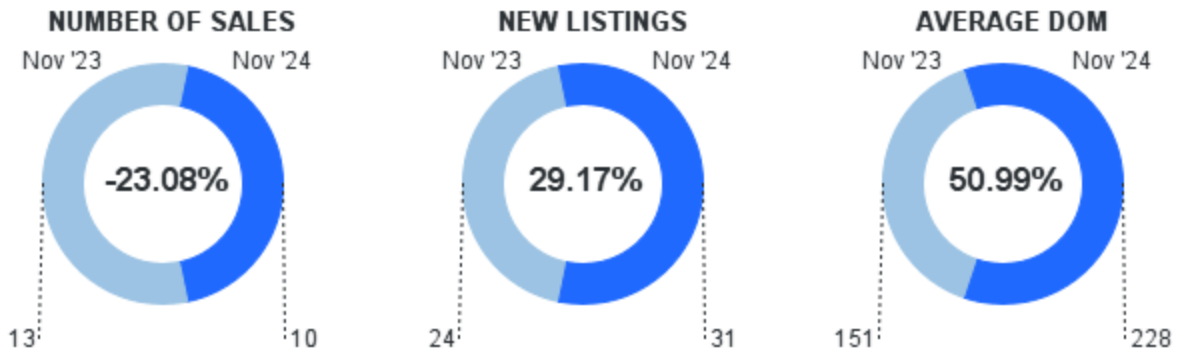


COLDWELL BANKER
ISLAND AFFILIATES

ST. CROIX | November 2024

REAL ESTATE SNAPSHOT - Change since this time last year

All Property Types



51.00%

MEDIAN SALES PRICE
ALL PROPERTY TYPES

18.16%

AVERAGE SALES PRICE
ALL PROPERTY TYPES

63.08%

MEDIAN LIST PRICE
(SOLD LISTINGS)
ALL PROPERTY TYPES

16.26%

AVERAGE LIST PRICE
(SOLD LISTINGS)
ALL PROPERTY TYPES

Nov '23 Nov '24

AREA REPORT

St. Croix

FULL MARKET SUMMARY

November 2024 | All Property Types ?

	Month to Date			Year to Date		
	November 2024	November 2023	% Change	YTD 2024	YTD 2023	% Change
New Listings	31	24	29.17% ↑	385	353	9.07% ↑
Sold Listings	10	13	-23.08% ↓	223	205	8.78% ↑
Median List Price (Solds)	\$530,000	\$325,000	63.08% ↑	\$375,000	\$349,900	7.17% ↑
Median Sold Price	\$490,750	\$325,000	51% ↑	\$360,000	\$322,000	11.8% ↑
Median Days on Market	266	118	125.42% ↑	142	126	12.7% ↑
Average List Price (Solds)	\$652,500	\$561,223	16.26% ↑	\$503,097	\$475,068	5.9% ↑
Average Sold Price	\$613,950	\$519,607	18.16% ↑	\$471,028	\$447,135	5.34% ↑
Average Days on Market	228	151	50.99% ↑	184	169	8.88% ↑
List/Sold Price Ratio	94.5%	93.7%	0.86% ↑	93.8%	93.5%	0.4% ↑

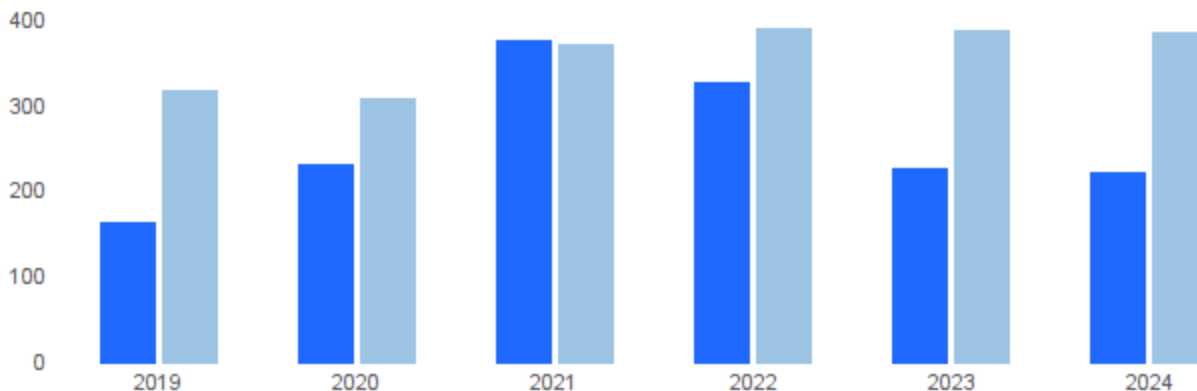
SOLD AND NEW PROPERTIES (UNITS)

November 2024 | All Property Types ?

Sold Properties | Number of properties sold during the year

New Properties | Number of properties listed during the year.

UNITS
500



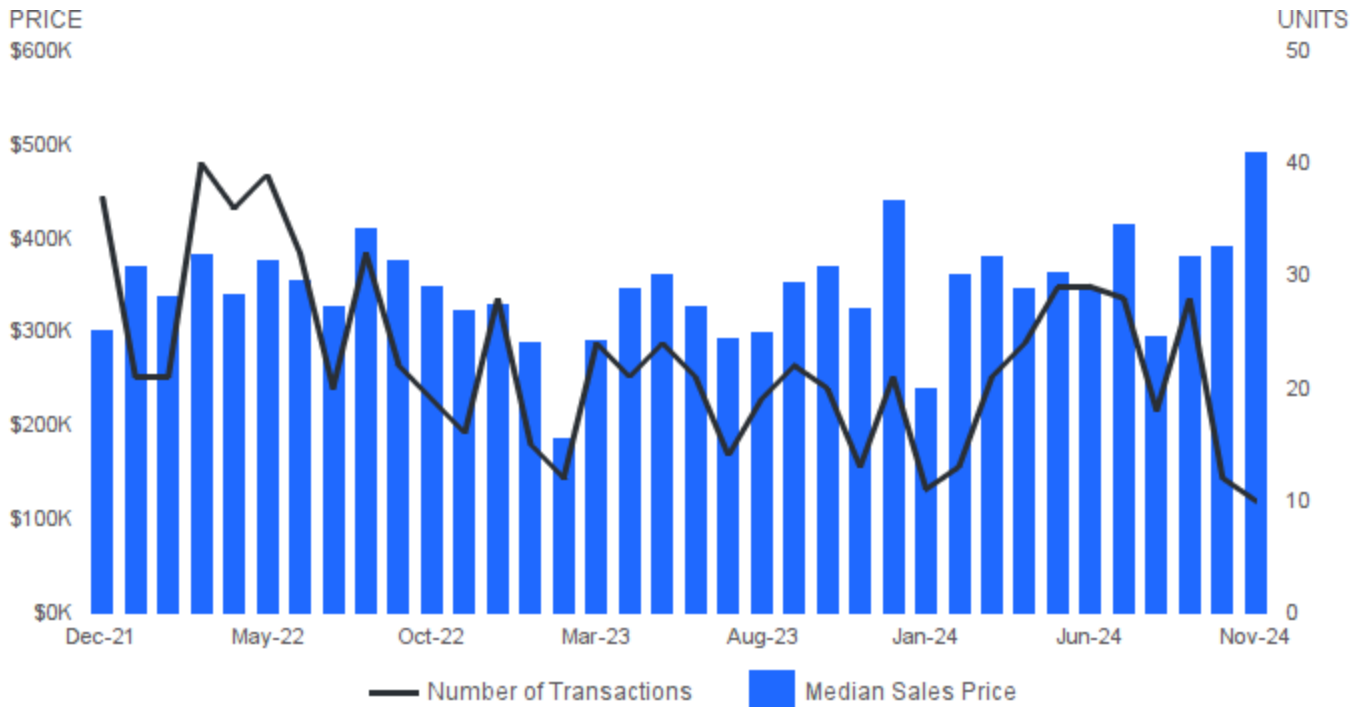
Sold Properties	164	232	377	326	226	223
New Properties	318	308	371	391	388	385
Sold Volume	\$51.95M	\$87.23M	\$172.81M	\$172.52M	\$101.17M	\$105.04M
Listing Volume	\$140.21M	\$152.75M	\$228.60M	\$232.95M	\$242.23M	\$211.19M
Median Sale Price	\$237K	\$274K	\$320K	\$350K	\$326K	\$360K

MEDIAN SALES PRICE AND NUMBER OF SALES

November 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.

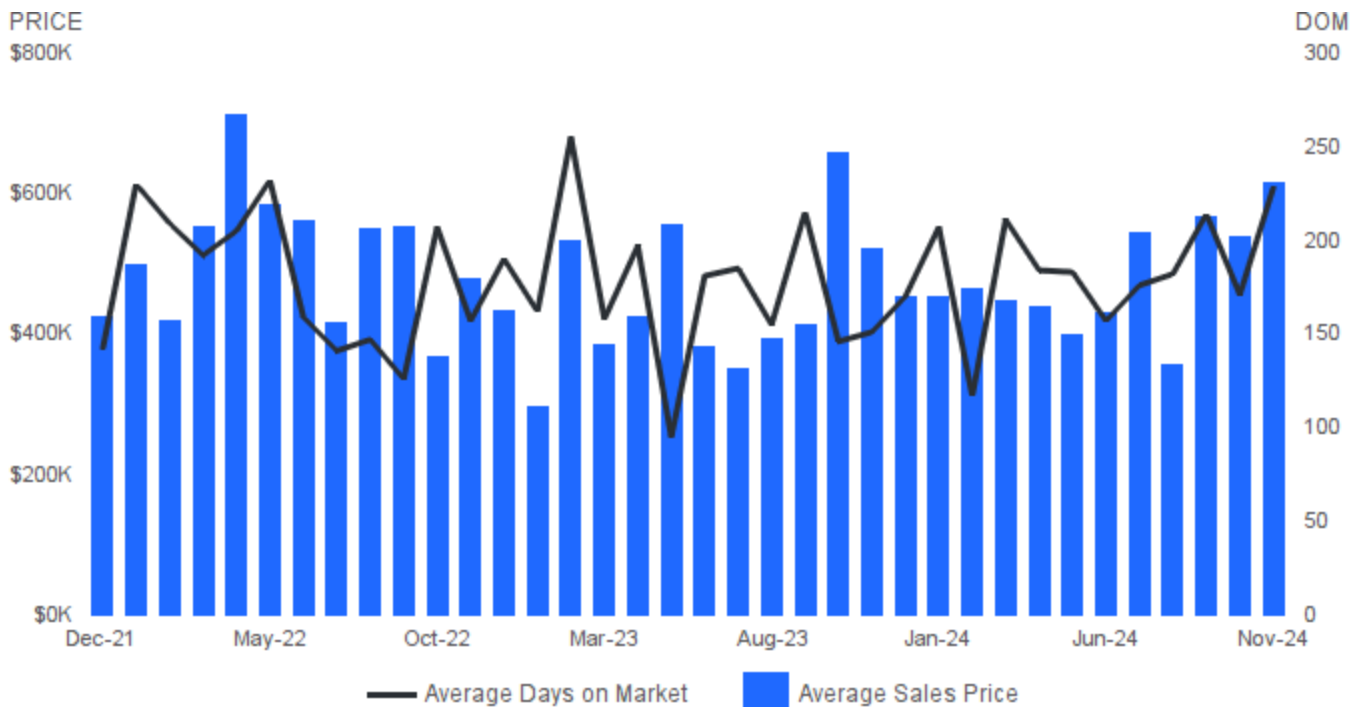


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

November 2024 | All Property Types ?

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

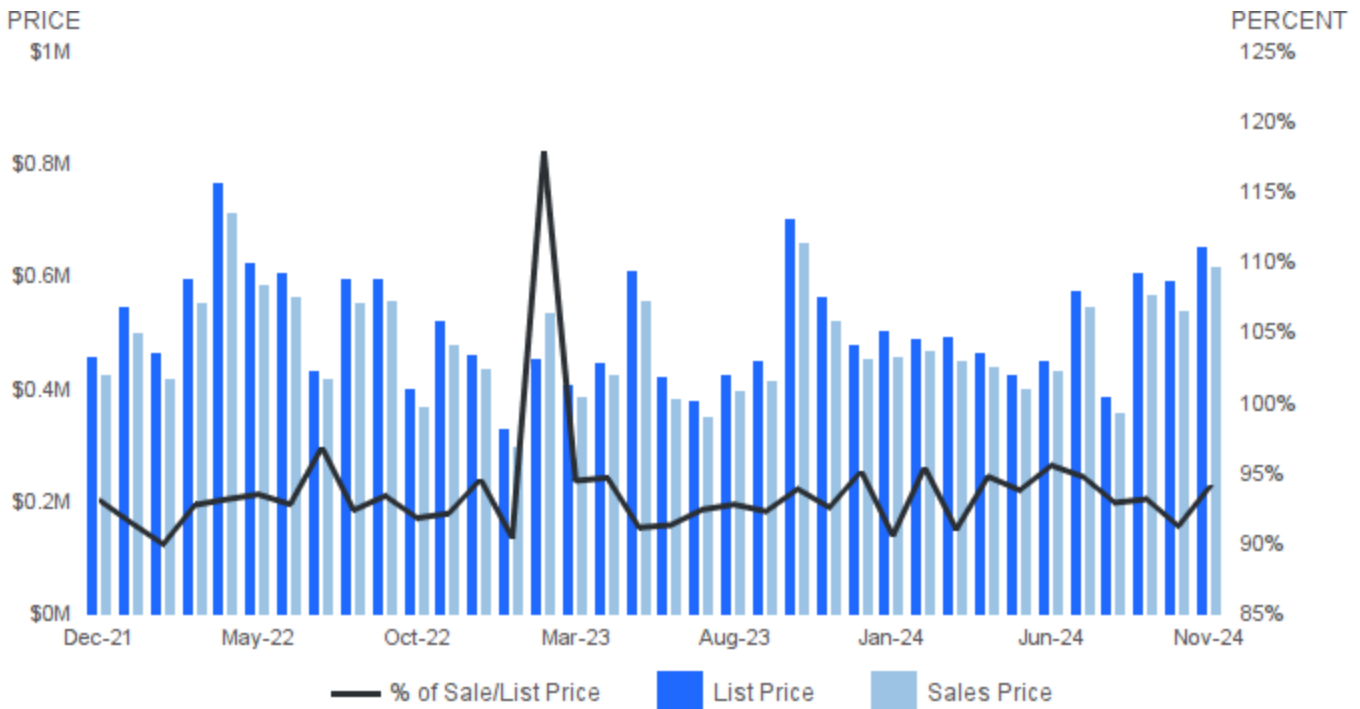
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

November 2024 | All Property Types ?

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

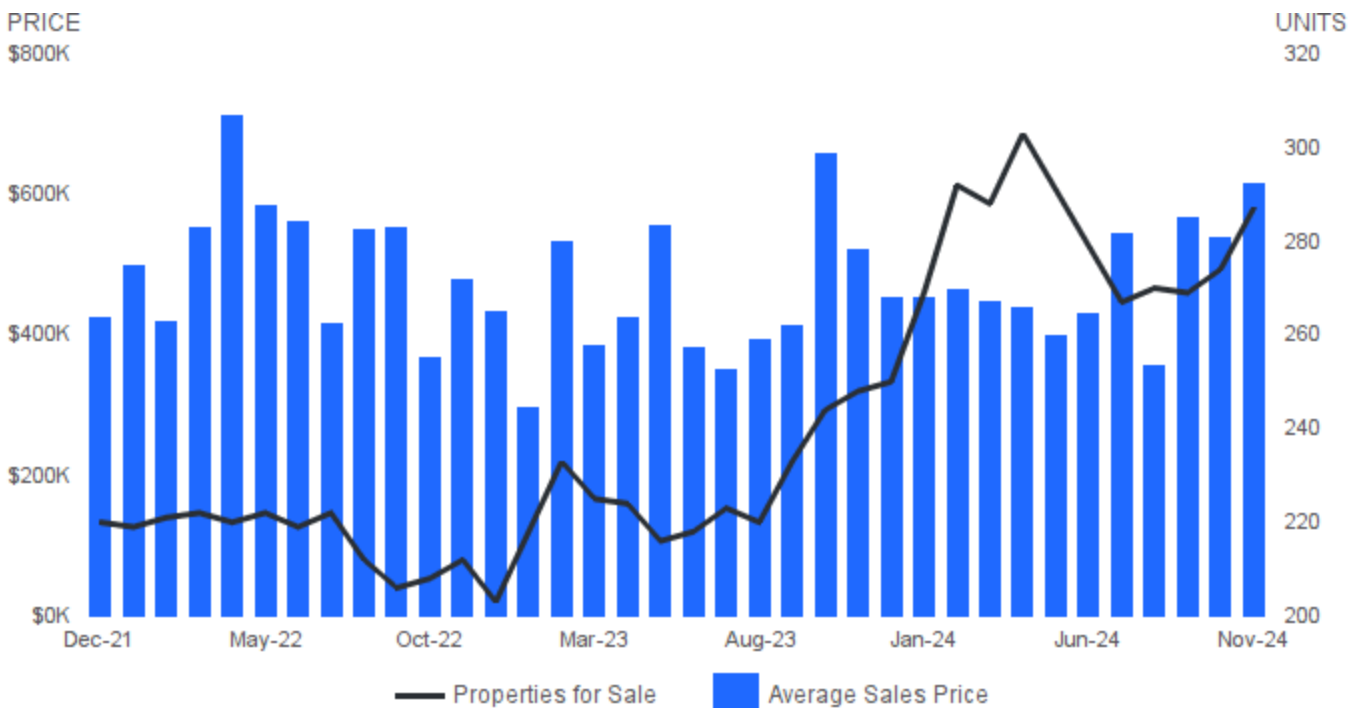


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

November 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.

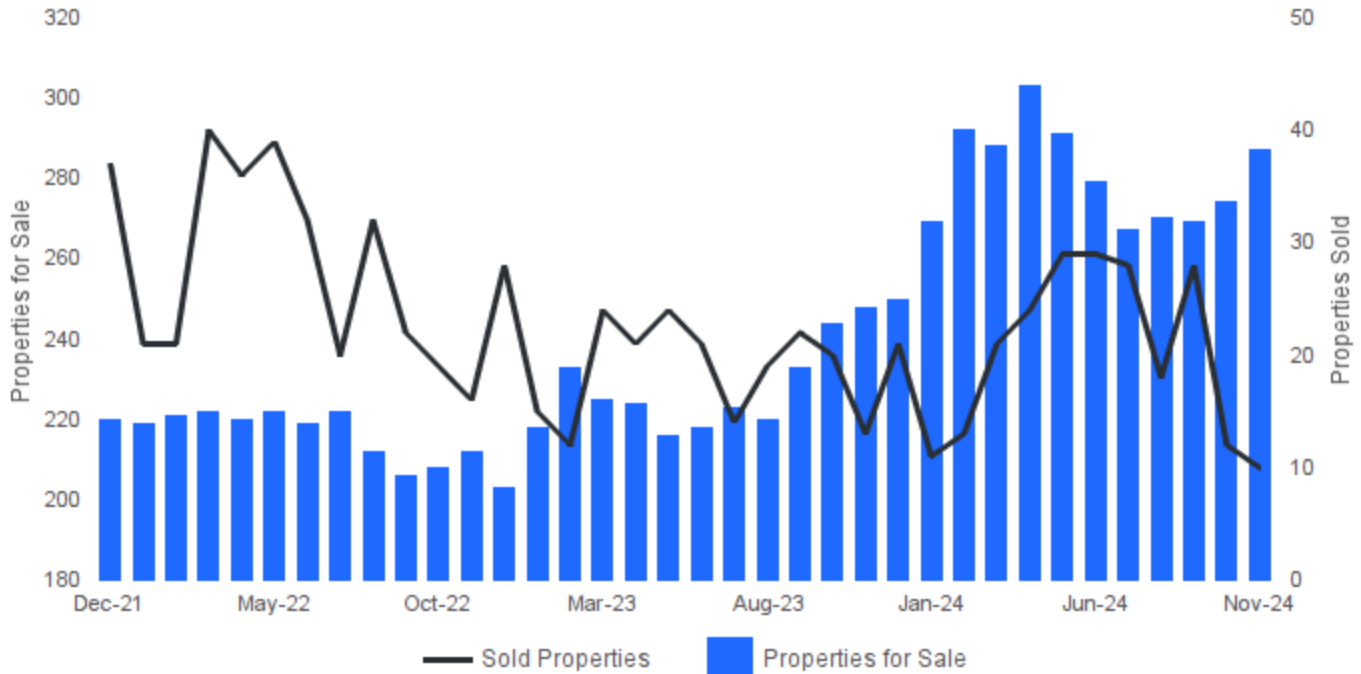


PROPERTIES FOR SALE AND SOLD PROPERTIES

November 2024 | All Property Types ?

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

Sold Properties | Number of properties sold.



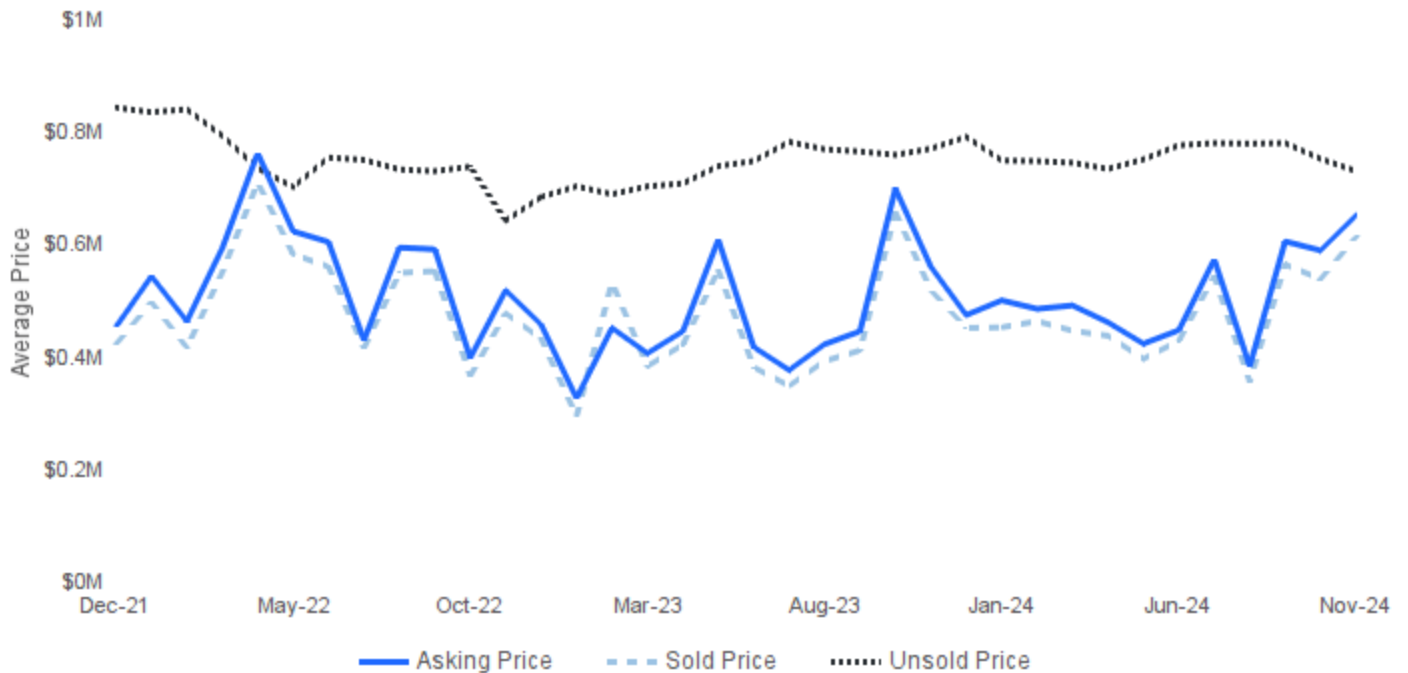
AVERAGE ASKING/SOLD/UNSOLD PRICE

November 2024 | All Property Types ?

Asking Price | the average asking price of sold properties

Sold Price | the average selling price

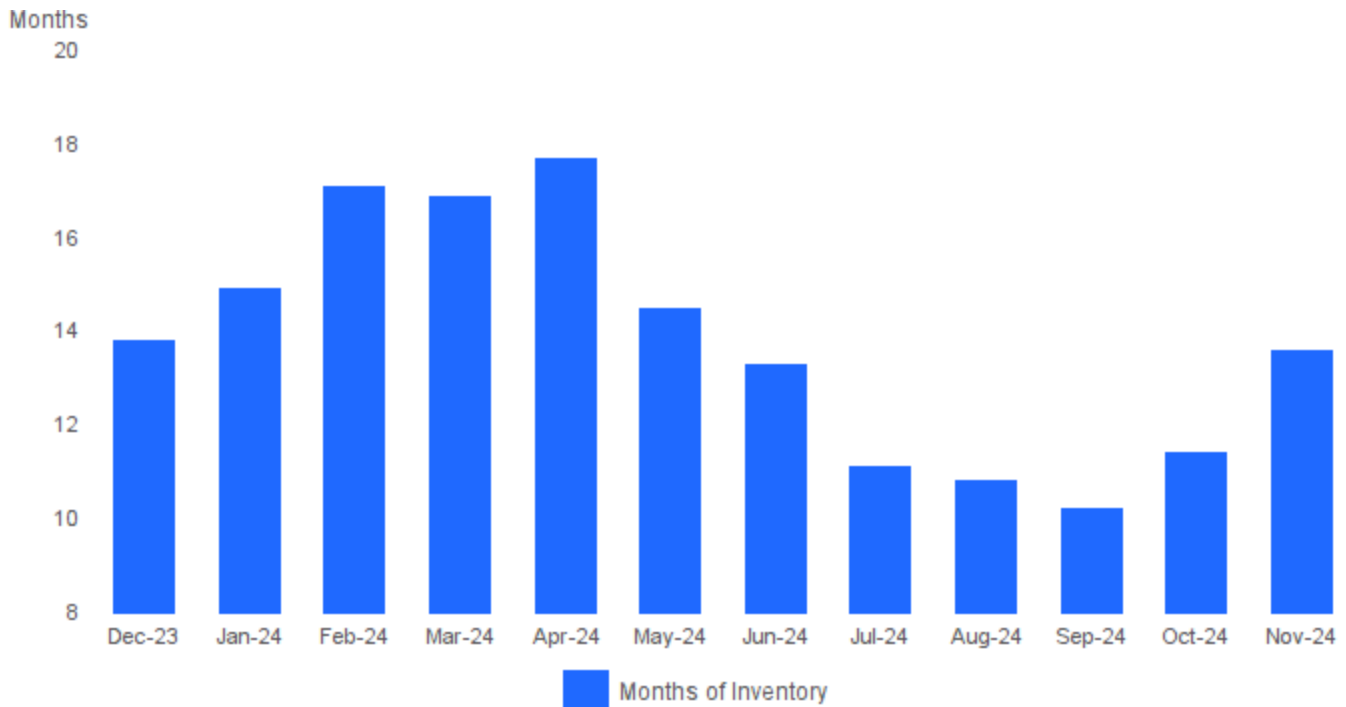
Unsold Price | the average active list price



ABSORPTION RATE

November 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.



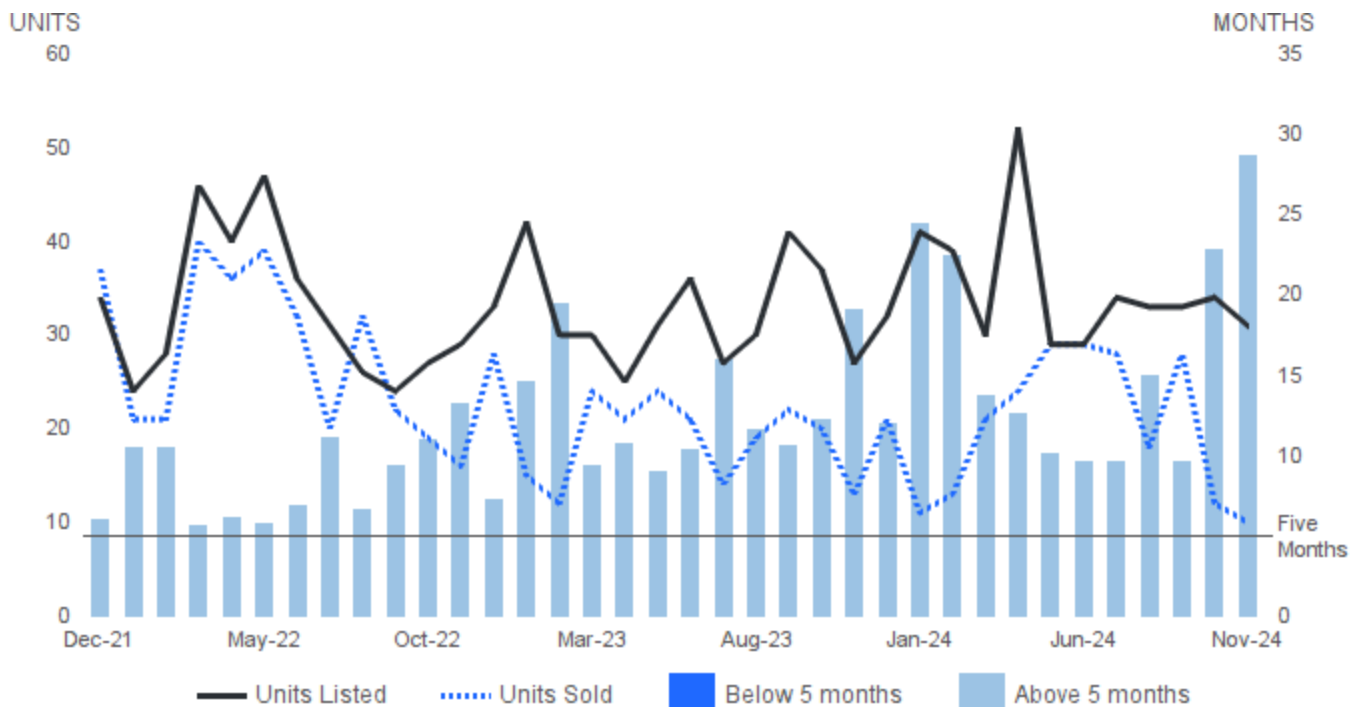
MONTHS SUPPLY OF INVENTORY

November 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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