



COLDWELL BANKER
U.S. VIRGIN ISLANDS

AREA REPORT

ST. CROIX

DECEMBER 2023 | CONDO



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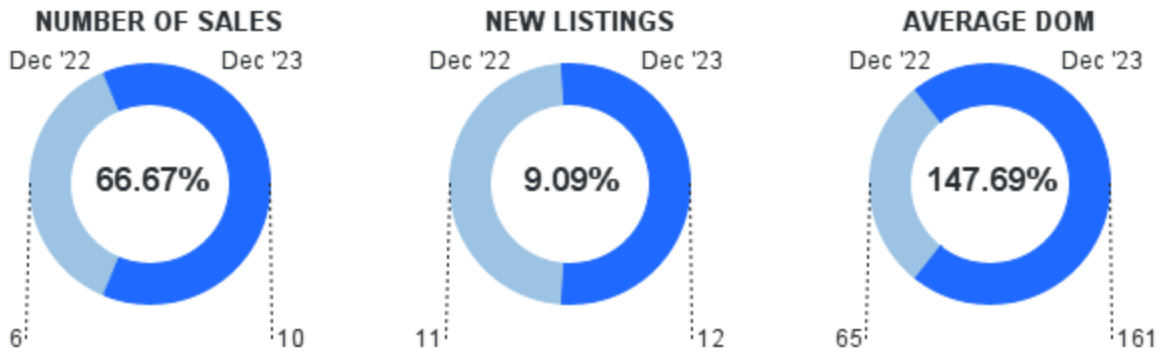


COLDWELL BANKER
ISLAND AFFILIATES

ST. CROIX | December 2023

REAL ESTATE SNAPSHOT - Change since this time last year

Condo



-48.66% ↓

MEDIAN SALES PRICE
CONDO

-26.00% ↓

AVERAGE SALES PRICE
CONDO

-46.83% ↓

MEDIAN LIST PRICE
(SOLD LISTINGS)
CONDO

-29.11% ↓

AVERAGE LIST PRICE
(SOLD LISTINGS)
CONDO

■ Dec '22

■ Dec '23

AREA REPORT

ST. CROIX

FULL MARKET SUMMARY

December 2023 | Condo ?

	Month to Date			Year to Date		
	December 2023	December 2022	% Change	YTD 2023	YTD 2022	% Change
New Listings	12	11	9.09% ↑	139	149	-6.71% ↓
Sold Listings	10	6	66.67% ↑	96	137	-29.93% ↓
Median List Price (Solds)	\$260,000	\$489,000	-46.83% ↓	\$269,450	\$265,000	1.68% ↑
Median Sold Price	\$240,000	\$467,500	-48.66% ↓	\$257,750	\$254,000	1.48% ↑
Median Days on Market	100	62	61.29% ↑	107	102	4.9% ↑
Average List Price (Solds)	\$326,800	\$461,000	-29.11% ↓	\$313,630	\$300,389	4.41% ↑
Average Sold Price	\$317,290	\$428,762	-26% ↓	\$299,315	\$287,382	4.15% ↑
Average Days on Market	161	65	147.69% ↑	134	136	-1.47% ↓
List/Sold Price Ratio	96.5%	93.8%	2.85% ↑	95.2%	95.5%	-0.24% ↓

SOLD AND NEW PROPERTIES (UNITS)

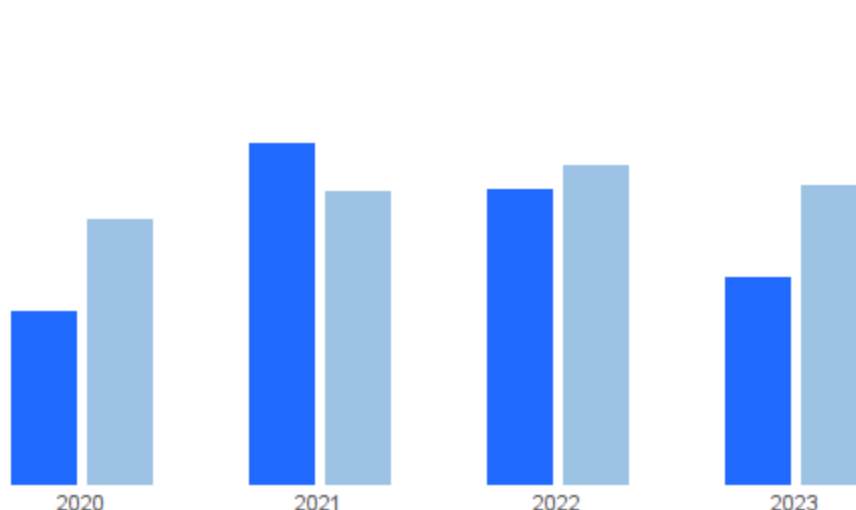
December 2023 | Condo ?

Sold Properties | Number of properties sold during the year

New Properties | Number of properties listed during the year.

UNITS
200

150
100
50
0



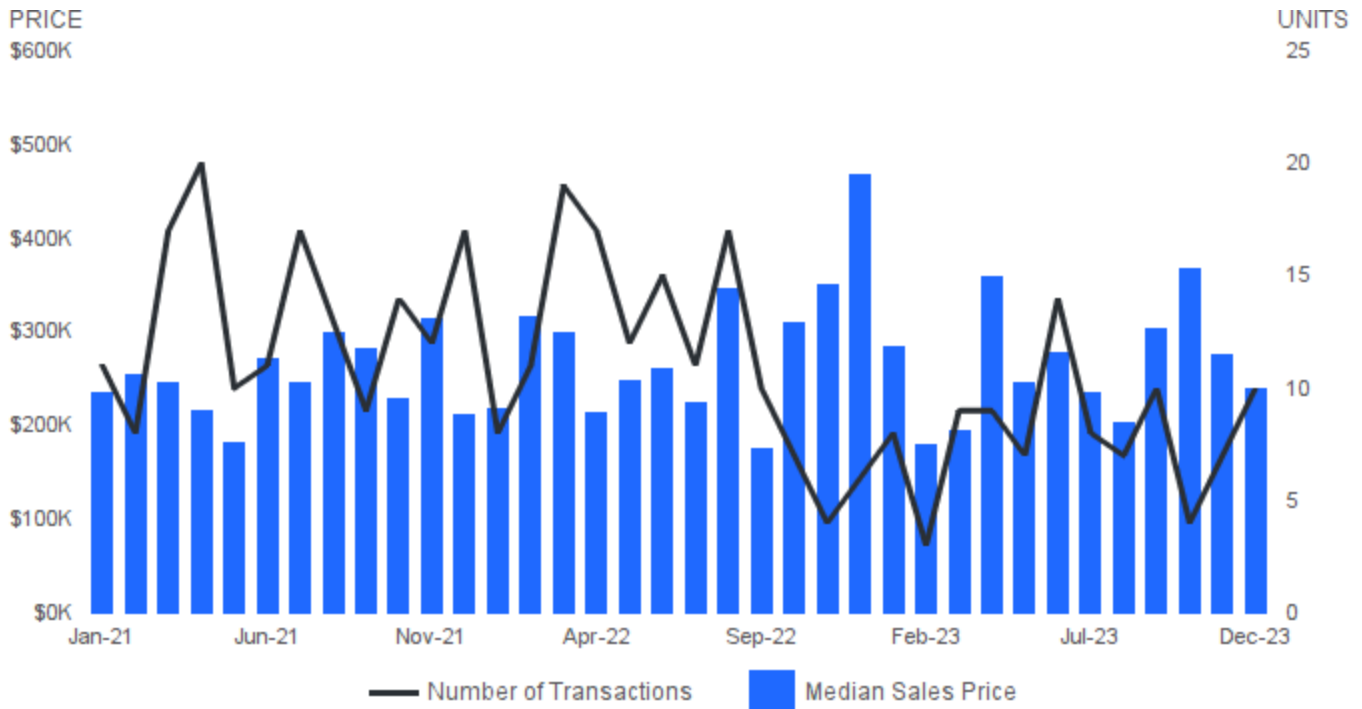
Sold Properties	80	159	137	96	0
New Properties	123	136	149	139	0
Sold Volume	\$19.96M	\$44.31M	\$39.37M	\$28.73M	\$0
Listing Volume	\$34.41M	\$39.19M	\$47.22M	\$44.60M	\$0
Median Sale Price	\$235K	\$250K	\$254K	\$258K	\$0

MEDIAN SALES PRICE AND NUMBER OF SALES

December 2023 | 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.

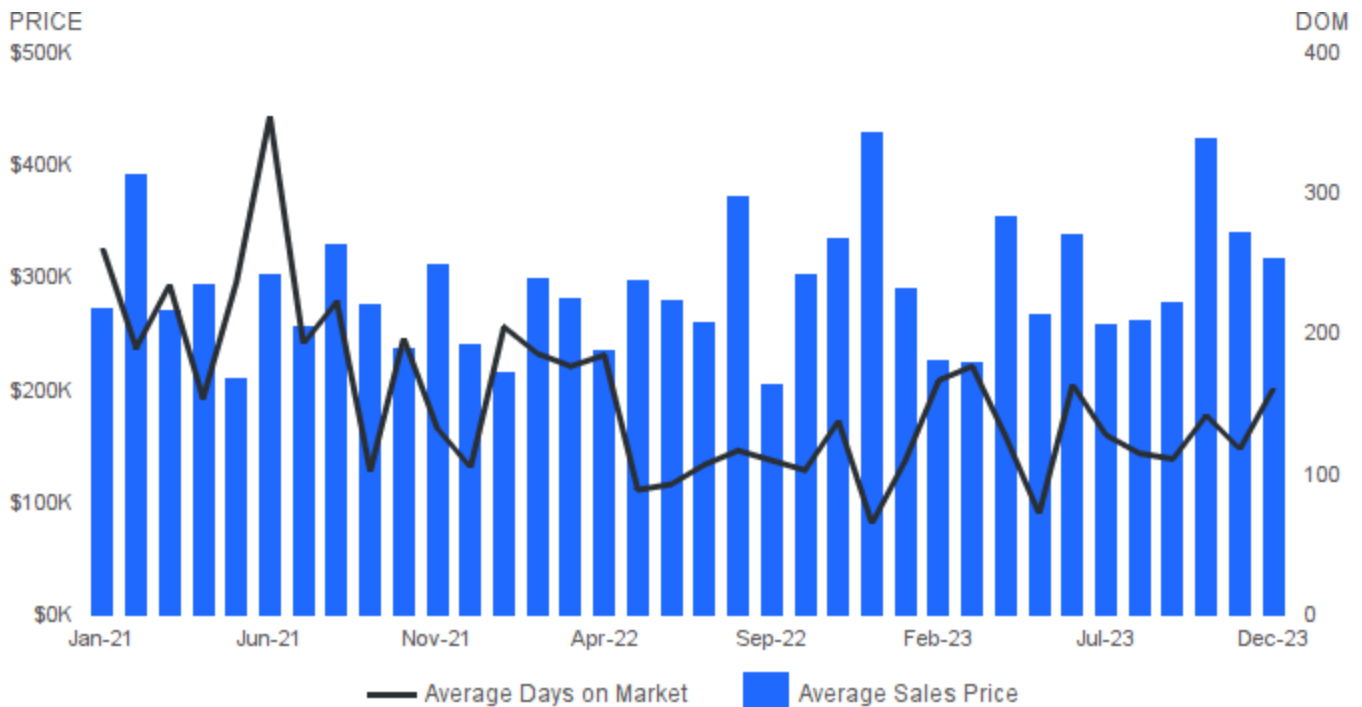


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

December 2023 | Condo ?

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

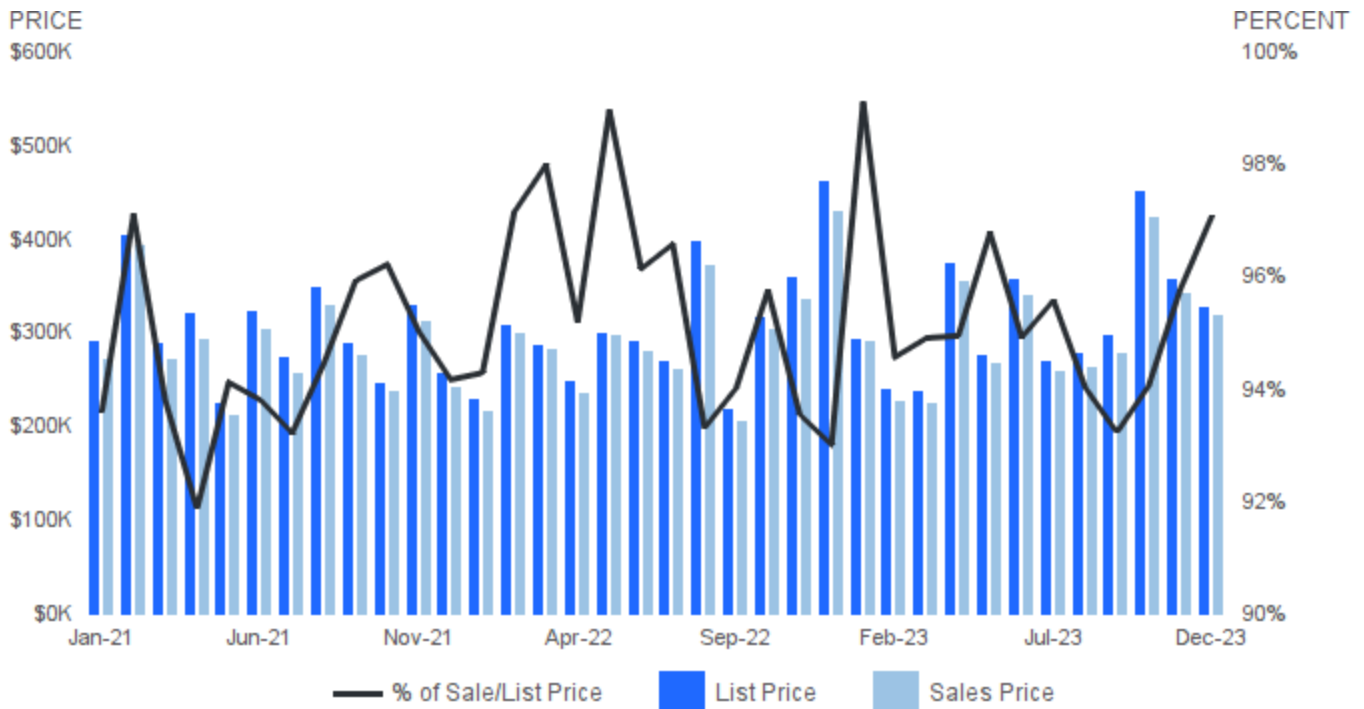
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

December 2023 | Condo ?

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

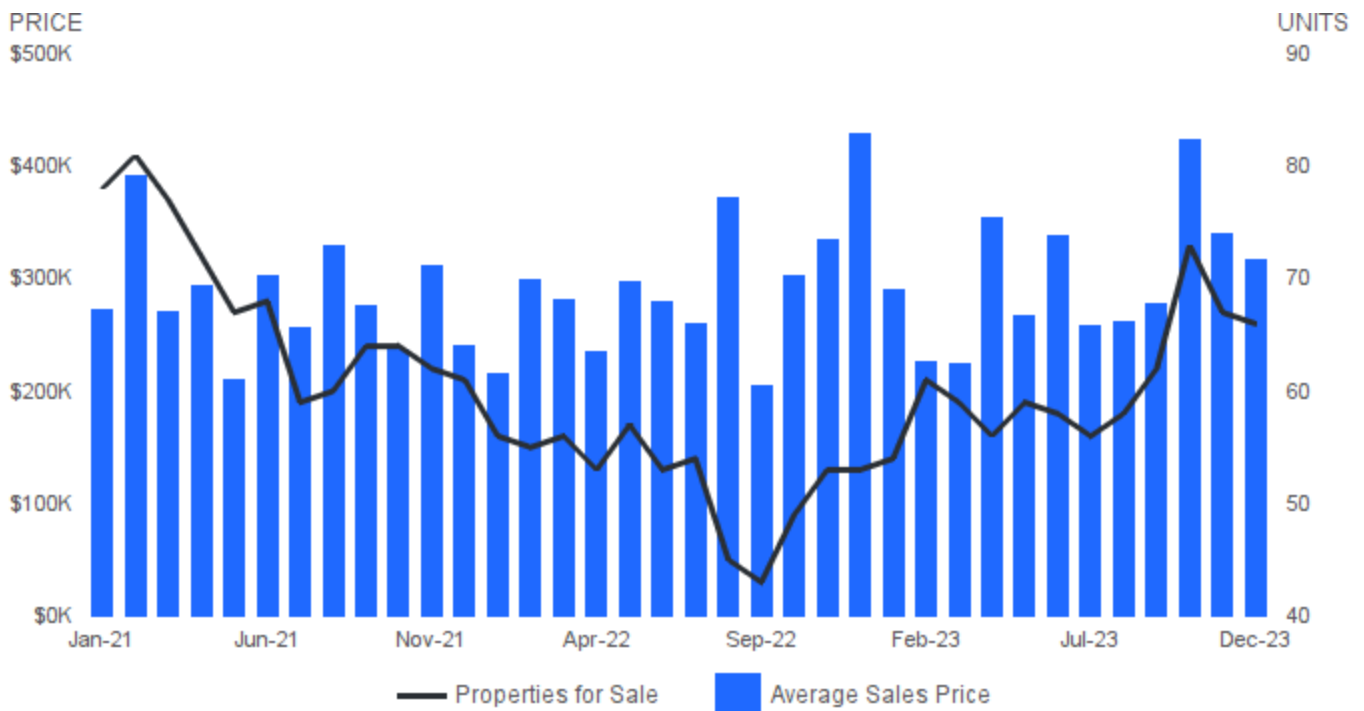


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

December 2023 | 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.

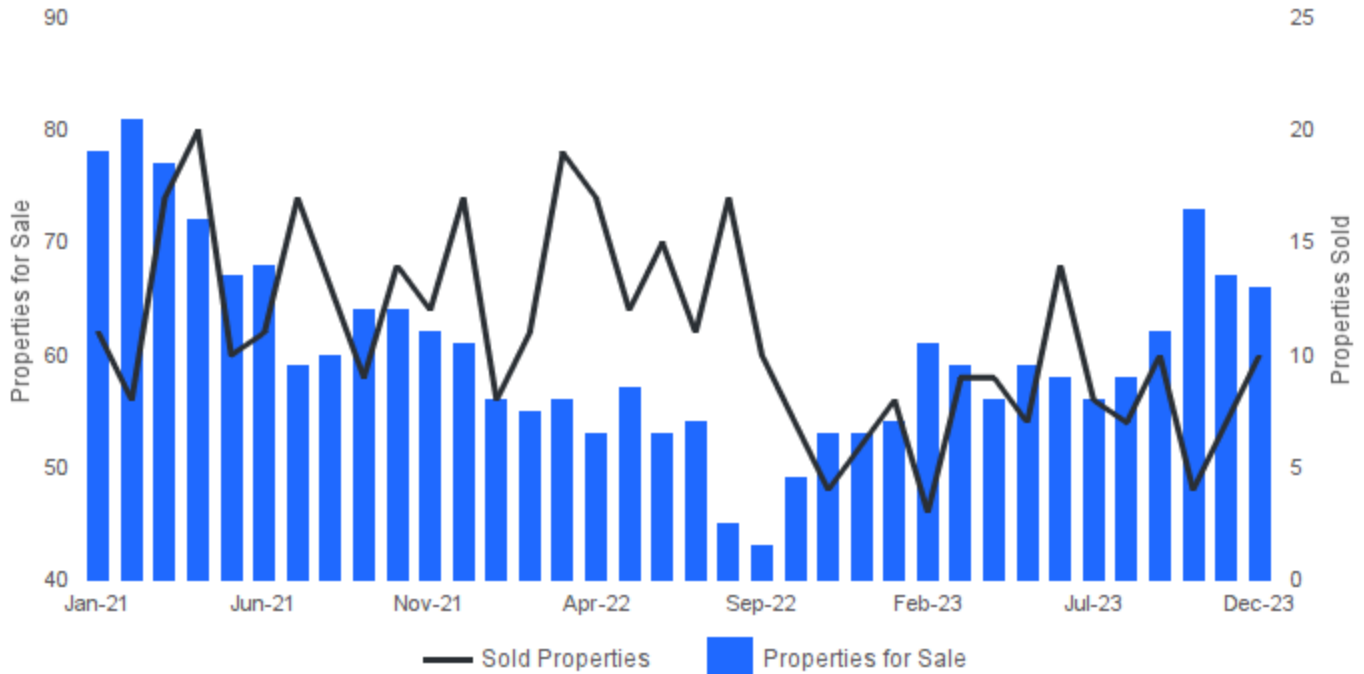


PROPERTIES FOR SALE AND SOLD PROPERTIES

December 2023 | Condo ?

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

Sold Properties | Number of properties sold.



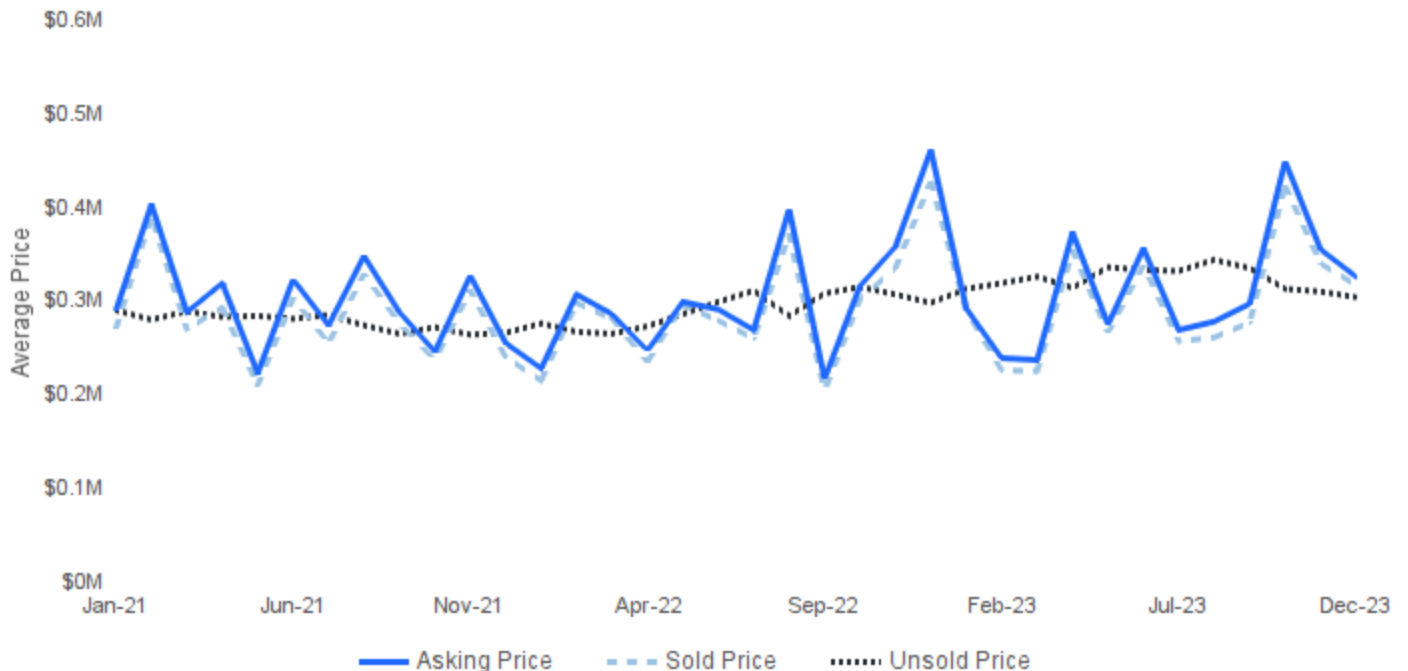
AVERAGE ASKING/SOLD/UNSOLD PRICE

December 2023 | Condo ?

Asking Price | the average asking price of sold properties

Sold Price | the average selling price

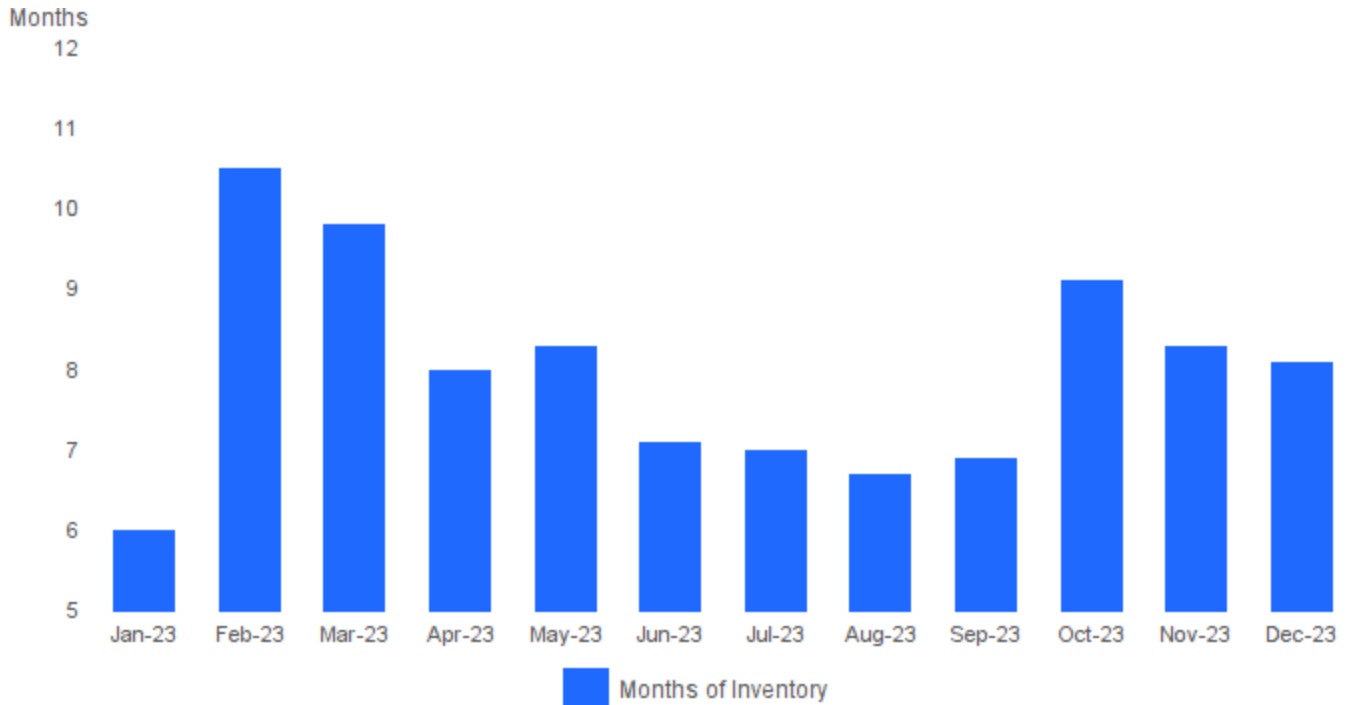
Unsold Price | the average active list price



ABSORPTION RATE

December 2023 | 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.



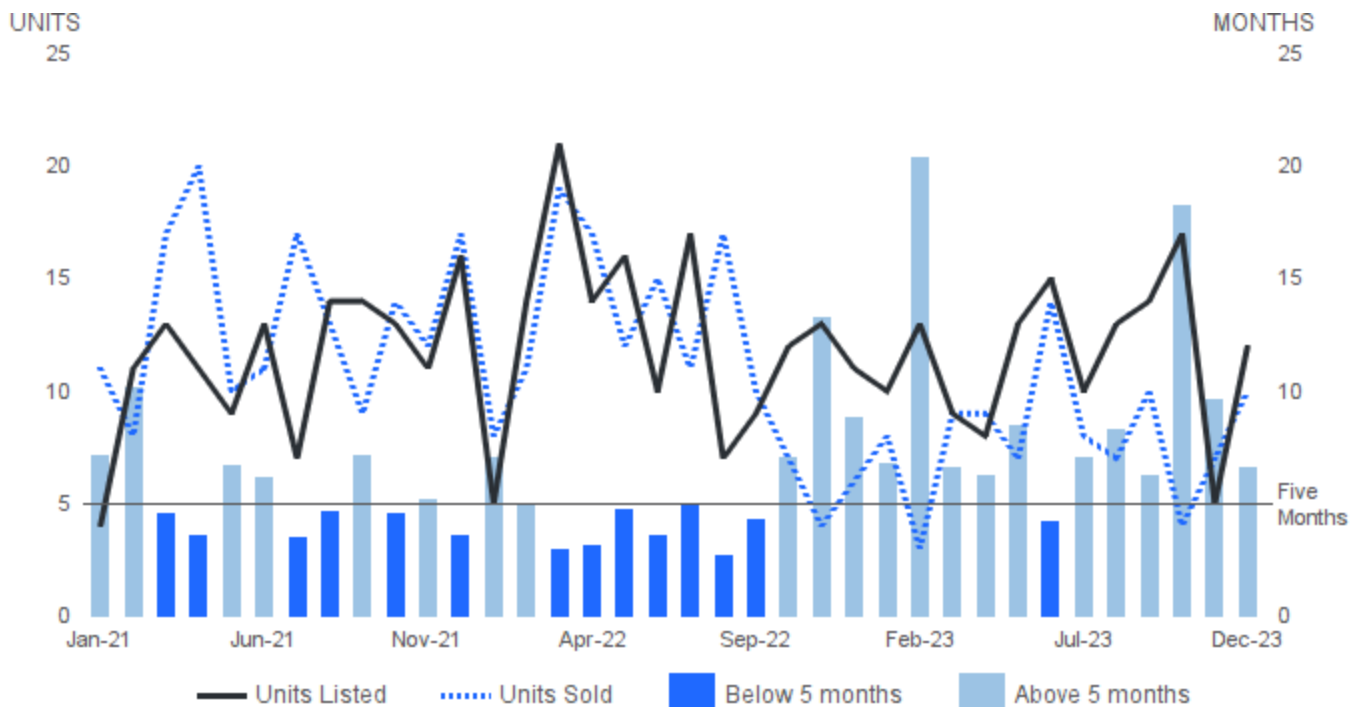
MONTHS SUPPLY OF INVENTORY

December 2023 | 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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