



COLDWELL BANKER
U.S. VIRGIN ISLANDS

AREA REPORT

ST. CROIX

DECEMBER 2023 | LOTS/ACRES



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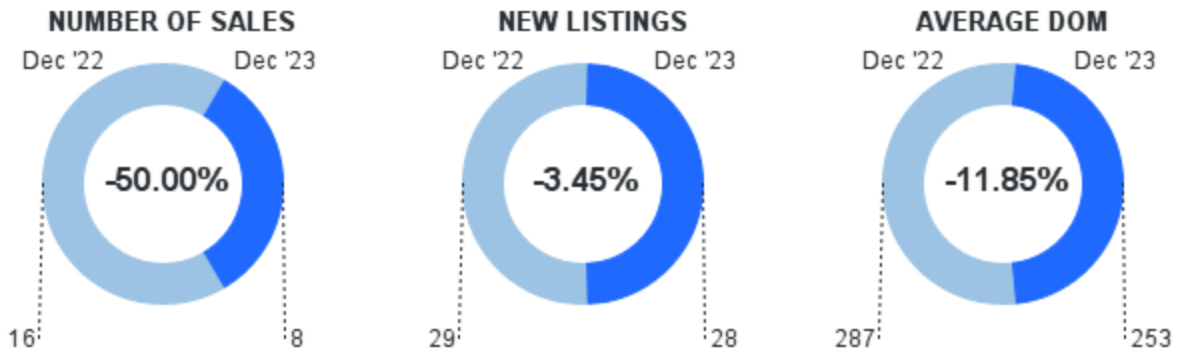


COLDWELL BANKER
ISLAND AFFILIATES

ST. CROIX | December 2023

REAL ESTATE SNAPSHOT - Change since this time last year

Lots/Acres



-37.50% ↓

MEDIAN SALES PRICE
LOTS/ACRES

-62.34% ↓

AVERAGE SALES PRICE
LOTS/ACRES

-37.50% ↓

**MEDIAN LIST PRICE
(SOLD LISTINGS)**
LOTS/ACRES

-68.50% ↓

**AVERAGE LIST PRICE
(SOLD LISTINGS)**
LOTS/ACRES

■ Dec '22

■ Dec '23

AREA REPORT

ST. CROIX

FULL MARKET SUMMARY

December 2023 | Lots/Acres ?

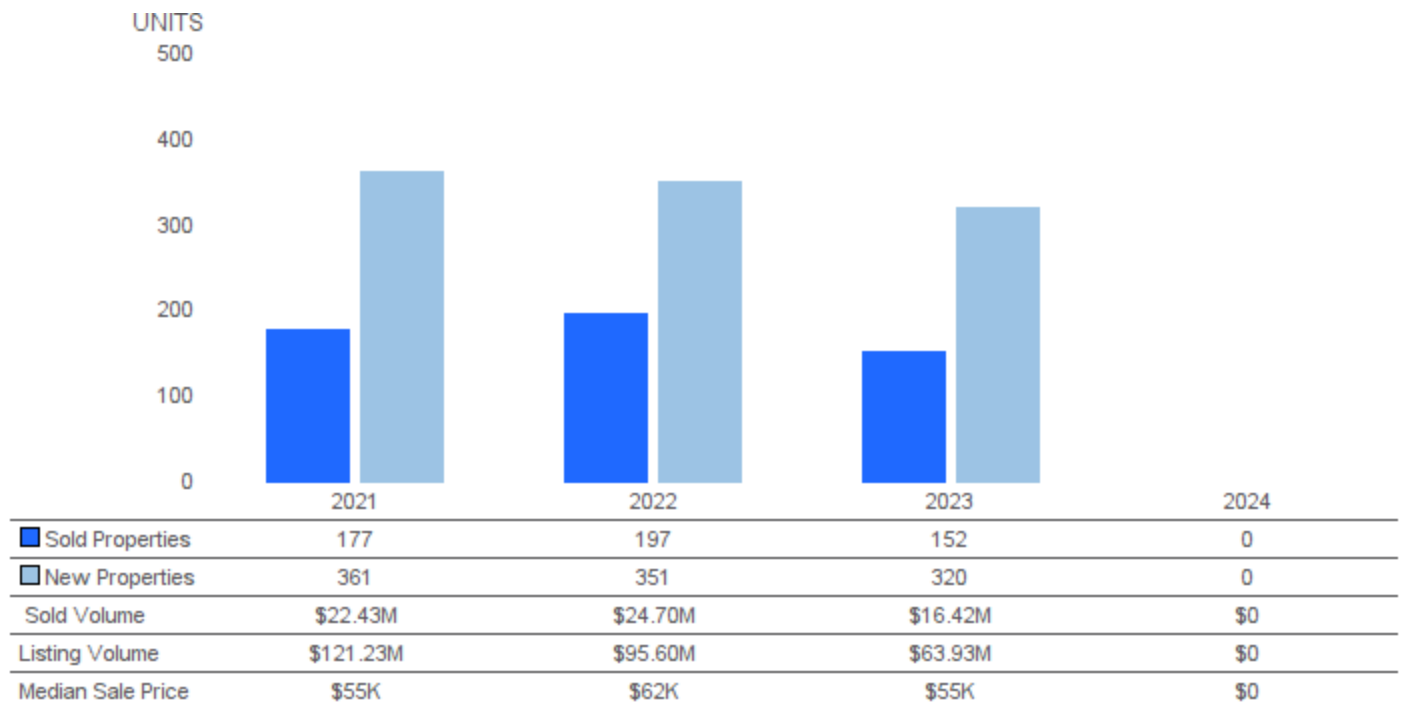
	Month to Date			Year to Date		
	December 2023	December 2022	% Change	YTD 2023	YTD 2022	% Change
New Listings	28	29	-3.45% ↓	319	351	-9.12% ↓
Sold Listings	8	16	-50% ↓	152	197	-22.84% ↓
Median List Price (Solds)	\$51,250	\$82,000	-37.5% ↓	\$66,500	\$69,000	-3.62% ↓
Median Sold Price	\$47,500	\$76,000	-37.5% ↓	\$55,000	\$62,000	-11.29% ↓
Median Days on Market	264	227	16.3% ↑	162	229	-29.26% ↓
Average List Price (Solds)	\$72,312	\$229,556	-68.5% ↓	\$125,492	\$146,356	-14.26% ↓
Average Sold Price	\$64,250	\$170,625	-62.34% ↓	\$107,996	\$125,403	-13.88% ↓
Average Days on Market	253	287	-11.85% ↓	296	295	0.34% ↑
List/Sold Price Ratio	90.1%	87.9%	2.56% ↑	86.6%	89.9%	-3.65% ↓

SOLD AND NEW PROPERTIES (UNITS)

December 2023 | 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

December 2023 | 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.

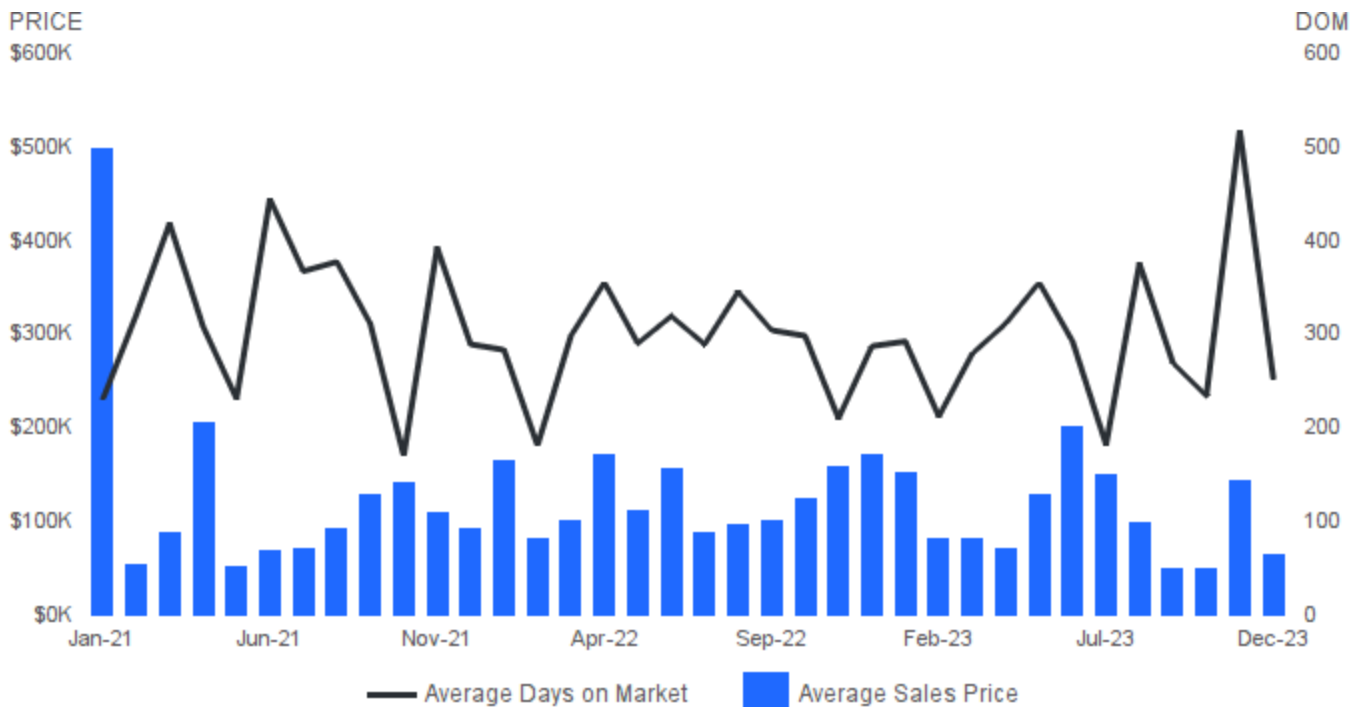


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

December 2023 | Lots/Acres ?

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

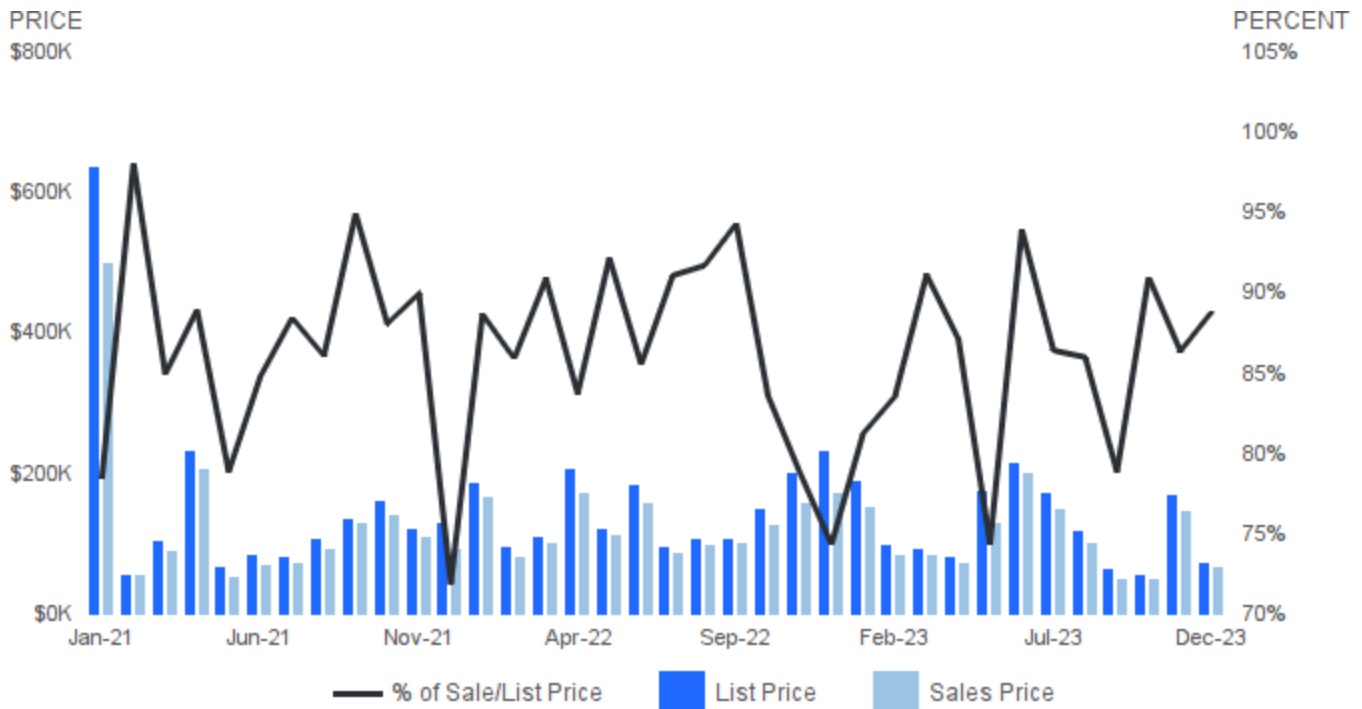
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

December 2023 | 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

December 2023 | 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.

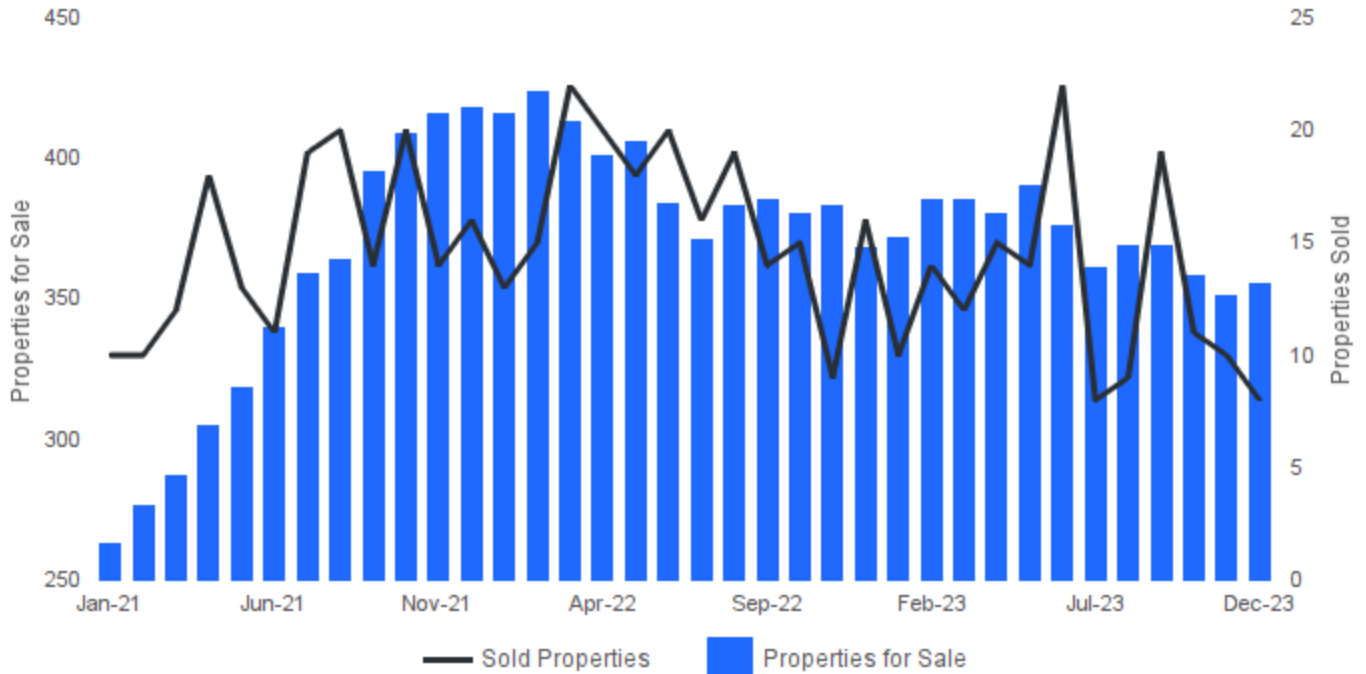


PROPERTIES FOR SALE AND SOLD PROPERTIES

December 2023 | Lots/Acres ?

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

Sold Properties | Number of properties sold.



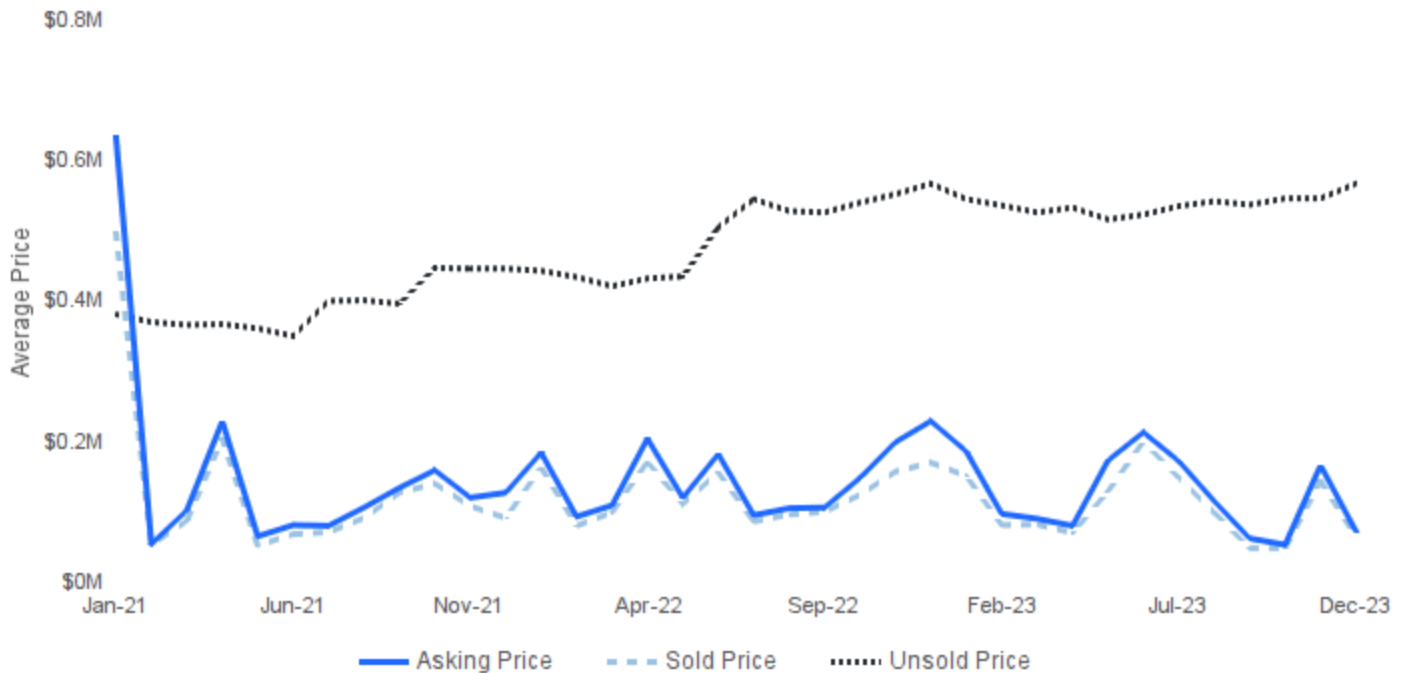
AVERAGE ASKING/SOLD/UNSOLD PRICE

December 2023 | Lots/Acres ?

Asking Price | the average asking price of sold properties

Sold Price | the average selling price

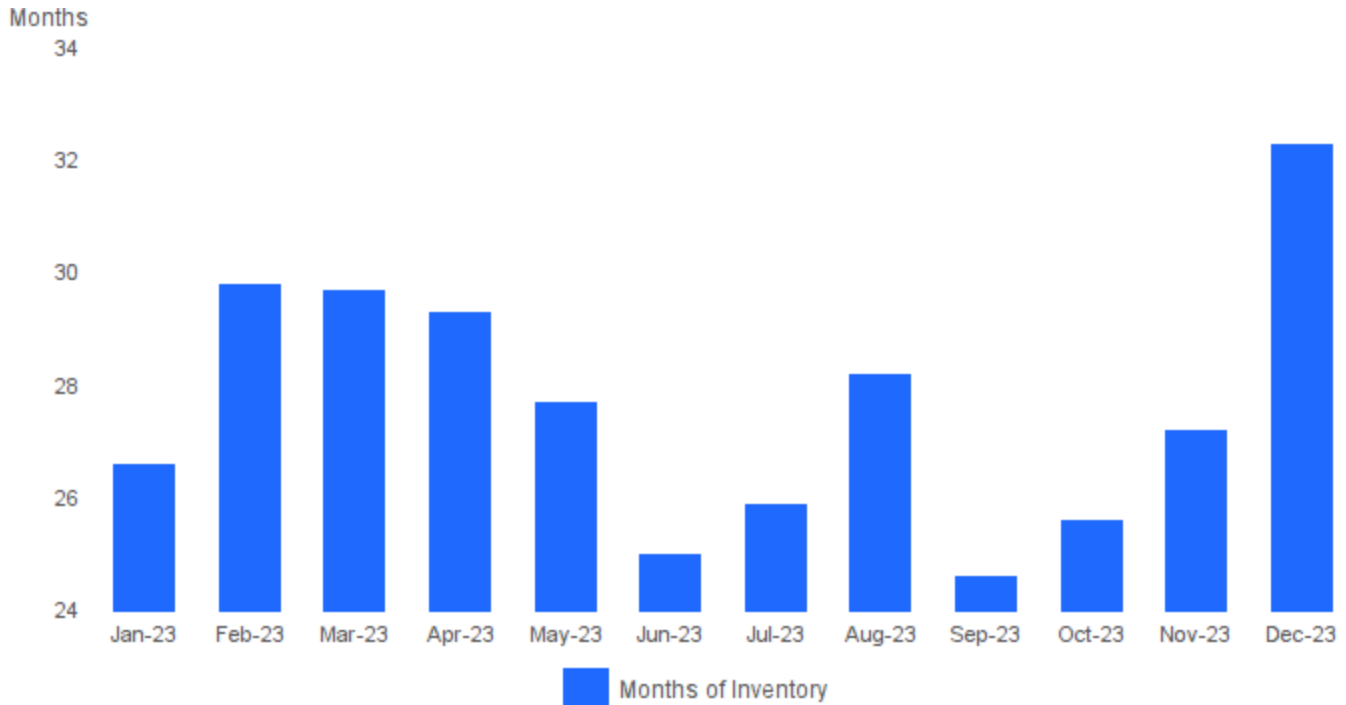
Unsold Price | the average active list price



ABSORPTION RATE

December 2023 | 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.



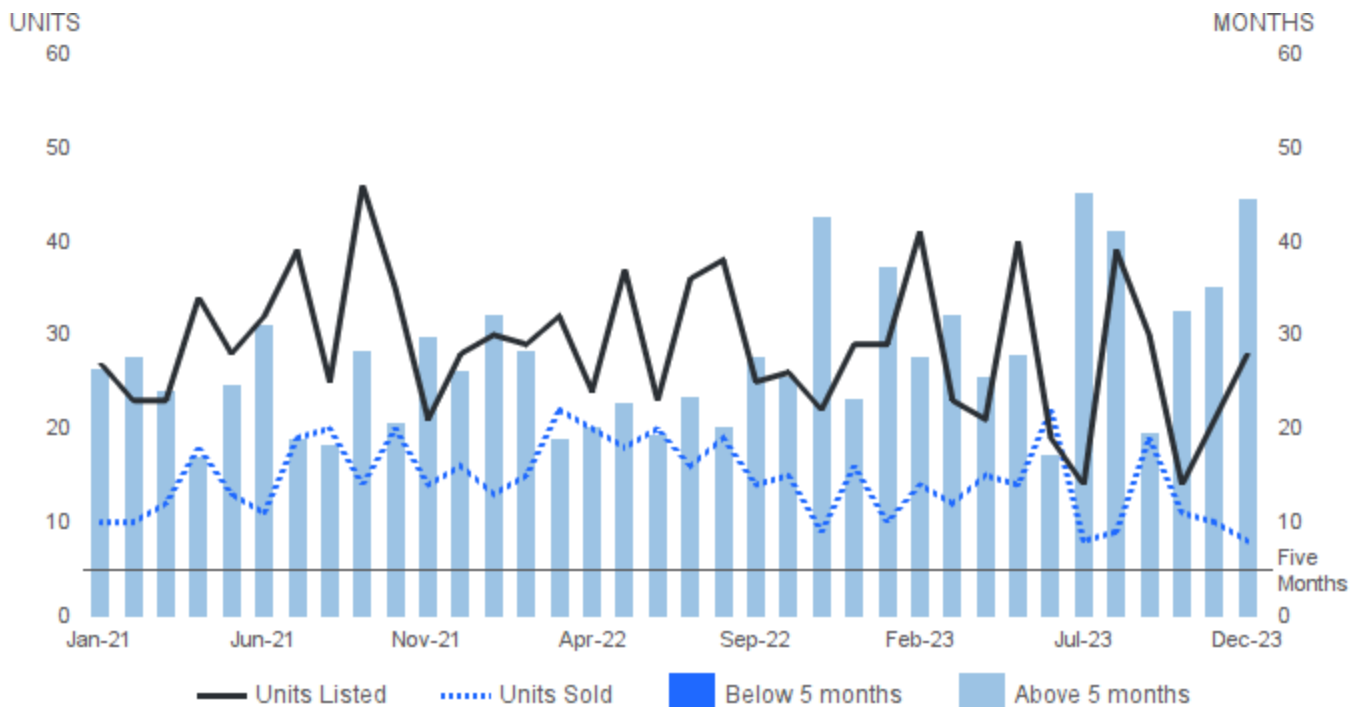
MONTHS SUPPLY OF INVENTORY

December 2023 | 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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