



COLDWELL BANKER
U.S. VIRGIN ISLANDS

**AREA
REPORT**

ST. CROIX

DECEMBER 2023 | SINGLE FAMILY



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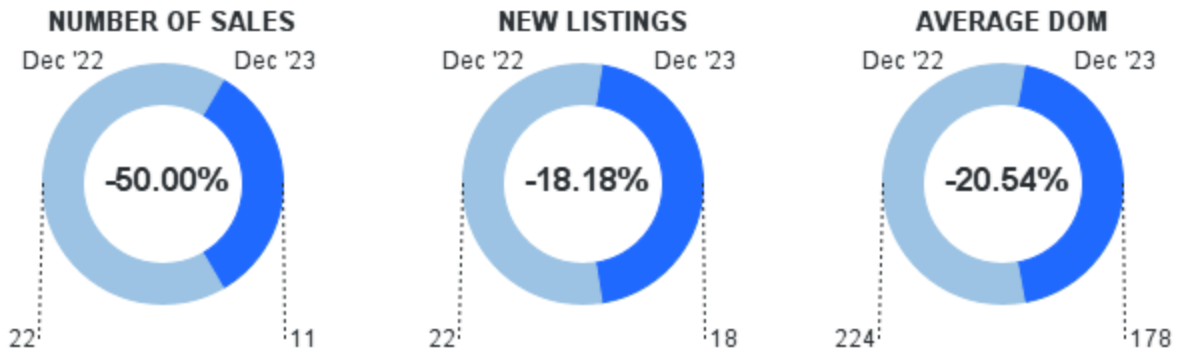


COLDWELL BANKER
ISLAND AFFILIATES

ST. CROIX | December 2023

REAL ESTATE SNAPSHOT - Change since this time last year

Single Family



58.43%

MEDIAN SALES PRICE
SINGLE FAMILY

32.29%

AVERAGE SALES PRICE
SINGLE FAMILY

66.36%

MEDIAN LIST PRICE
(SOLD LISTINGS)
SINGLE FAMILY

33.41%

AVERAGE LIST PRICE
(SOLD LISTINGS)
SINGLE FAMILY

Dec '22 Dec '23

AREA REPORT

ST. CROIX

FULL MARKET SUMMARY

December 2023 | Single Family ?

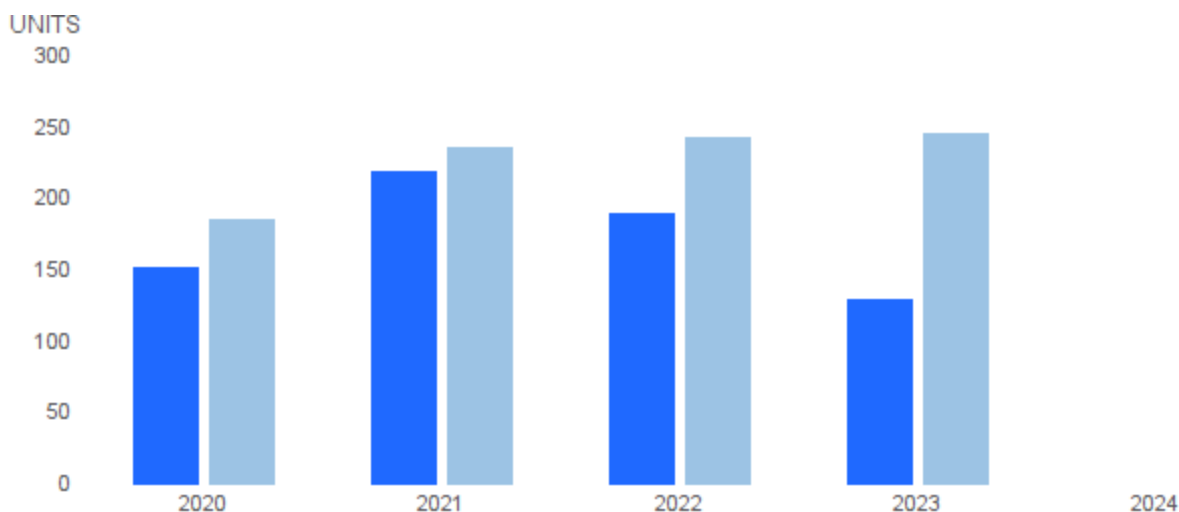
	Month to Date			Year to Date		
	December 2023	December 2022	% Change	YTD 2023	YTD 2022	% Change
New Listings	18	22	-18.18% ↓	245	242	1.24% ↑
Sold Listings	11	22	-50% ↓	129	189	-31.75% ↓
Median List Price (Solds)	\$549,000	\$330,000	66.36% ↑	\$415,000	\$510,000	-18.63% ↓
Median Sold Price	\$503,000	\$317,500	58.43% ↑	\$370,000	\$495,000	-25.25% ↓
Median Days on Market	92	221	-58.37% ↓	143	161	-11.18% ↓
Average List Price (Solds)	\$611,000	\$458,000	33.41% ↑	\$596,275	\$764,268	-21.98% ↓
Average Sold Price	\$575,727	\$435,211	32.29% ↑	\$559,181	\$711,082	-21.36% ↓
Average Days on Market	178	224	-20.54% ↓	196	222	-11.71% ↓
List/Sold Price Ratio	94.1%	93.7%	0.38% ↑	92.5%	93.9%	-1.48% ↓

SOLD AND NEW PROPERTIES (UNITS)

December 2023 | Single Family ?

Sold Properties | Number of properties sold during the year

New Properties | Number of properties listed during the year.



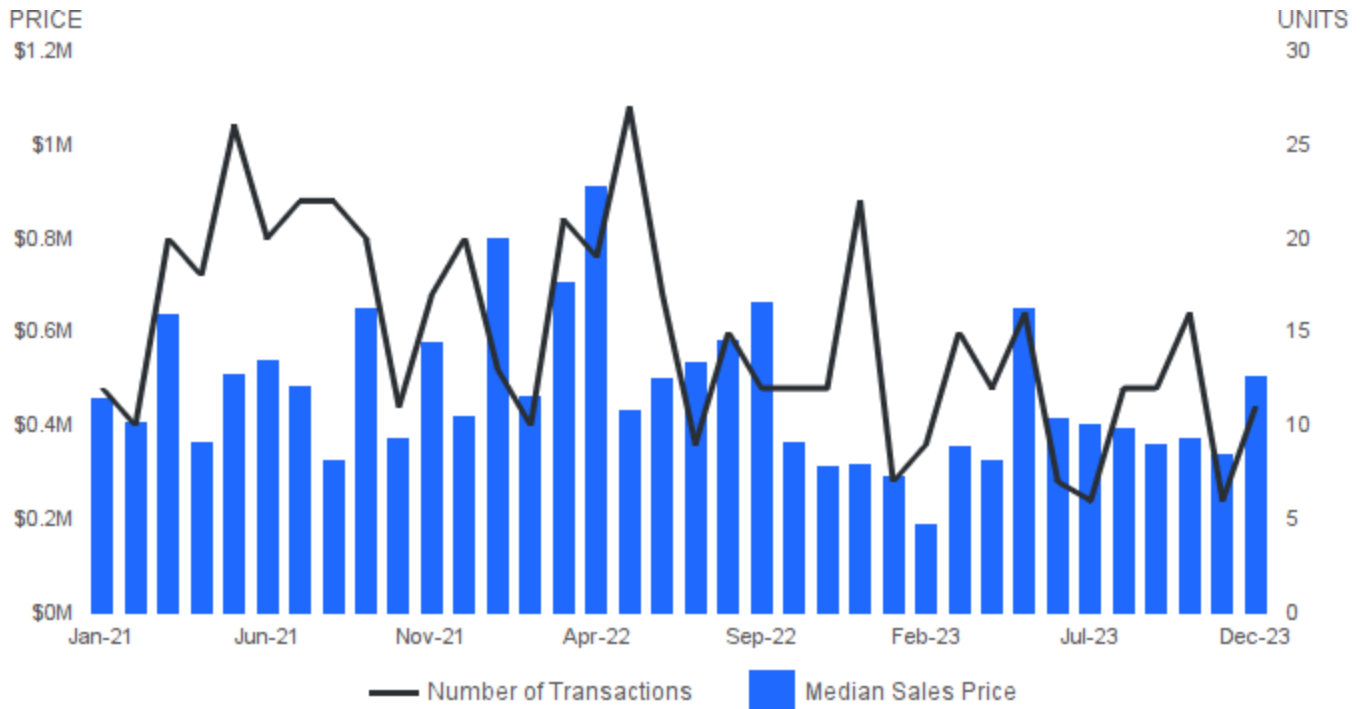
Sold Properties	152	218	189	129	0
New Properties	185	235	242	245	0
Sold Volume	\$71.88M	\$134.78M	\$134.39M	\$72.13M	\$0
Listing Volume	\$118.33M	\$189.28M	\$186.56M	\$201.41M	\$0
Median Sale Price	\$350K	\$489K	\$495K	\$370K	\$0

MEDIAN SALES PRICE AND NUMBER OF SALES

December 2023 | 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.

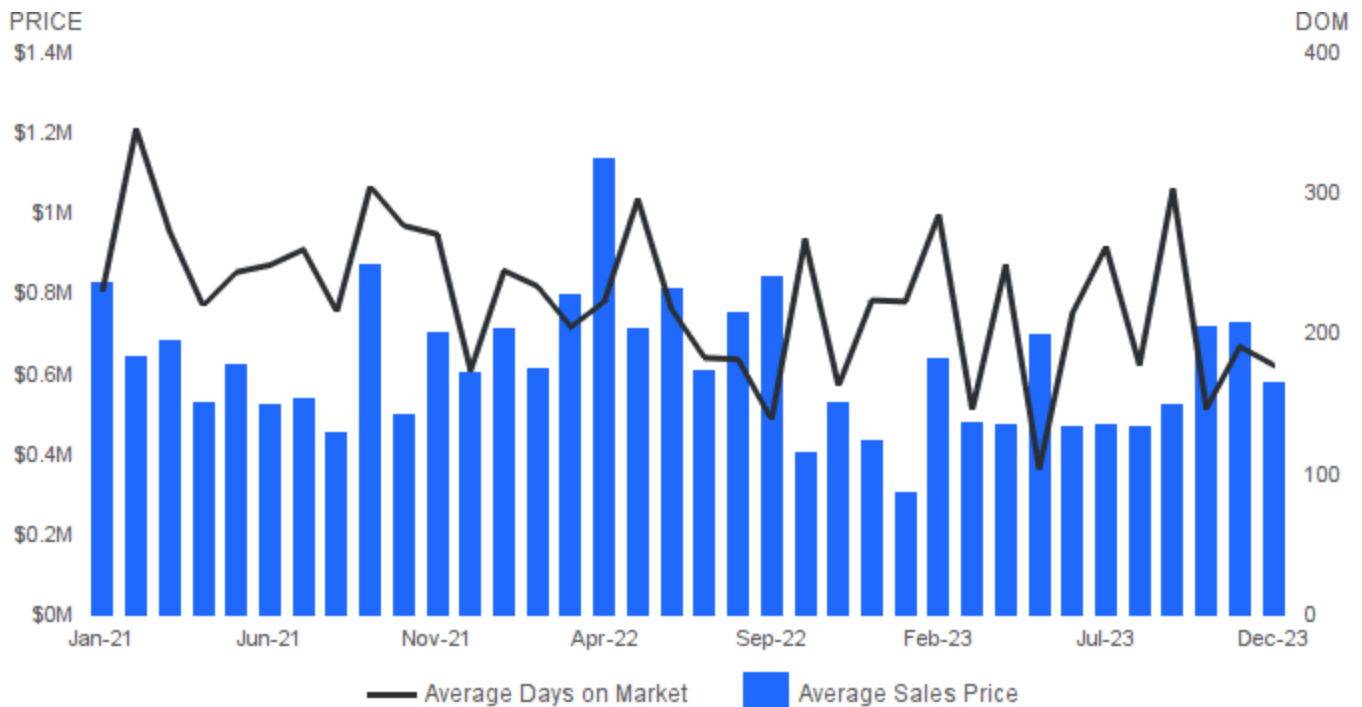


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

December 2023 | Single Family ?

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

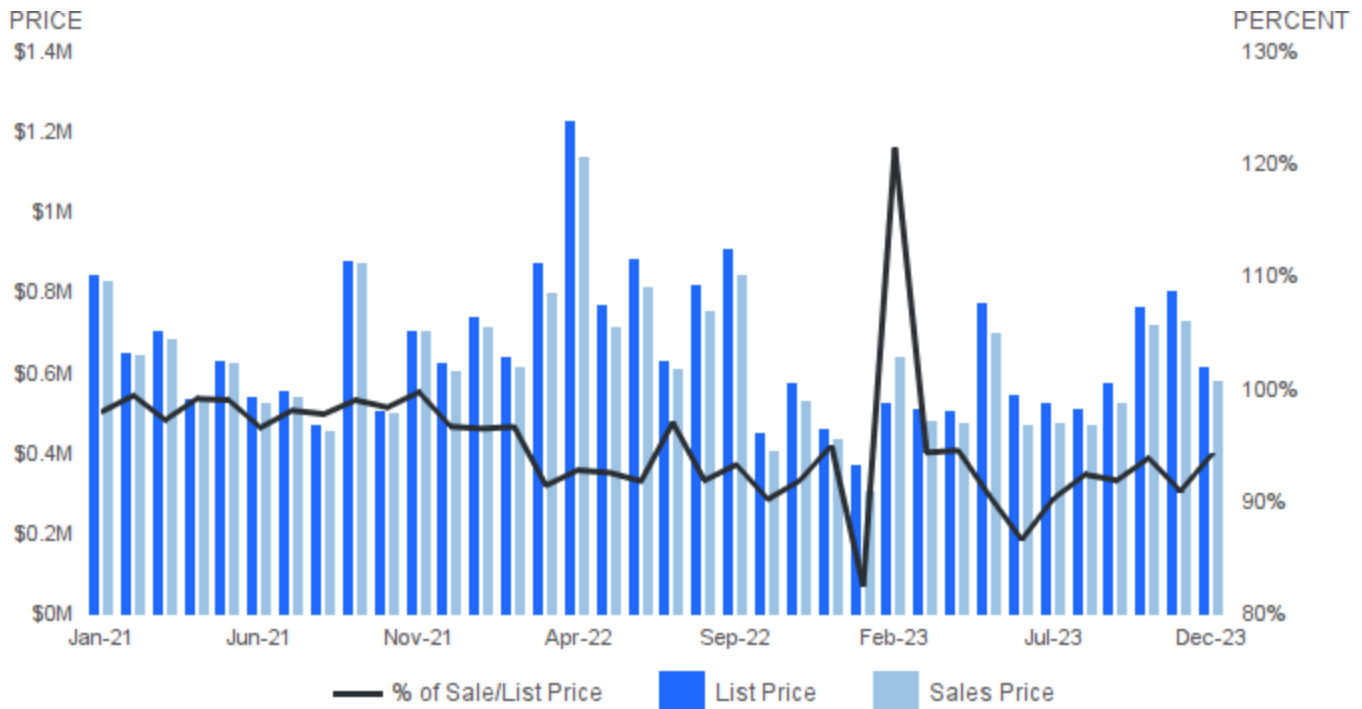
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

December 2023 | Single Family ?

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

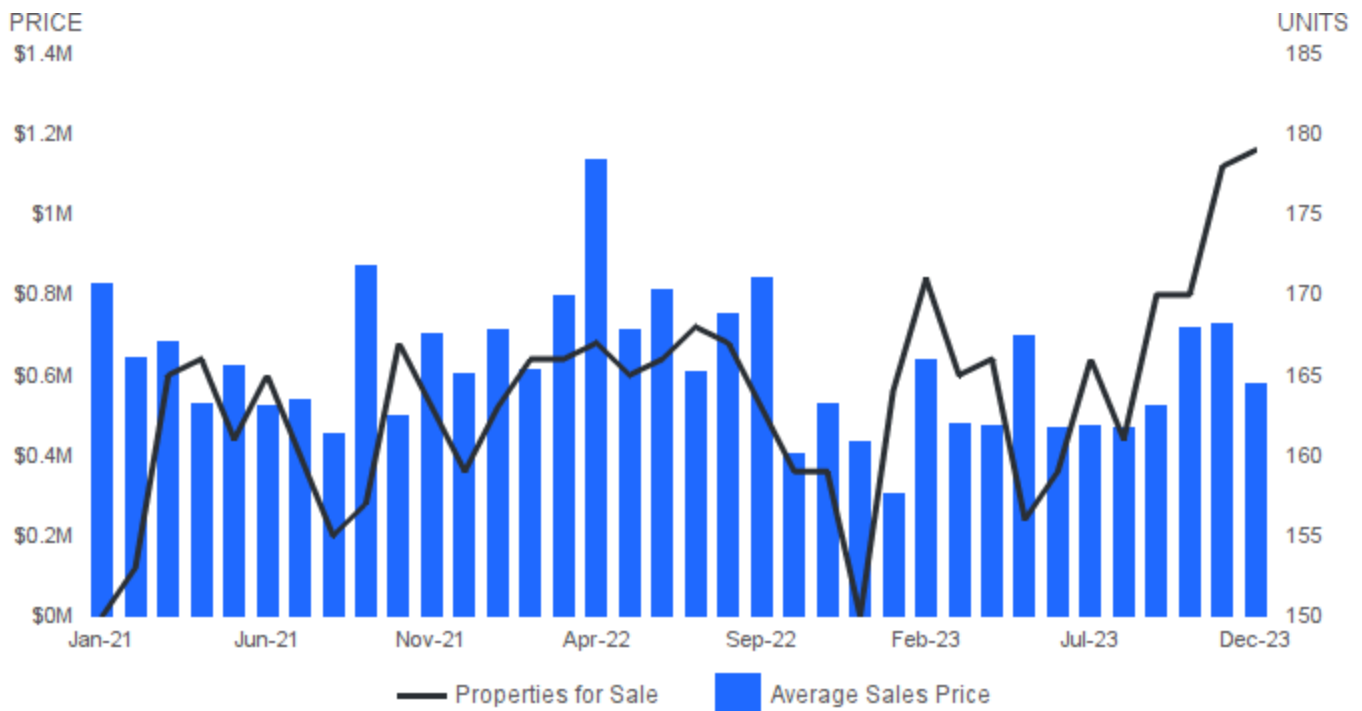


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

December 2023 | 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.

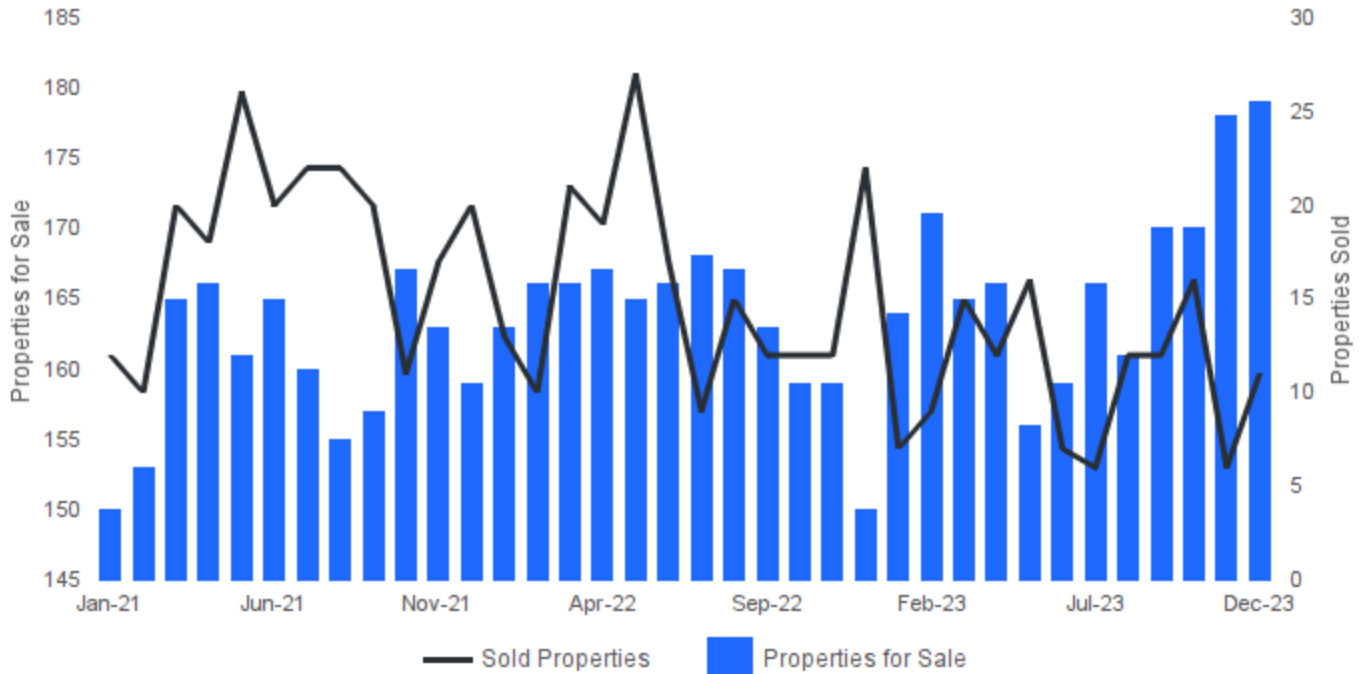


PROPERTIES FOR SALE AND SOLD PROPERTIES

December 2023 | Single Family ?

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

Sold Properties | Number of properties sold.



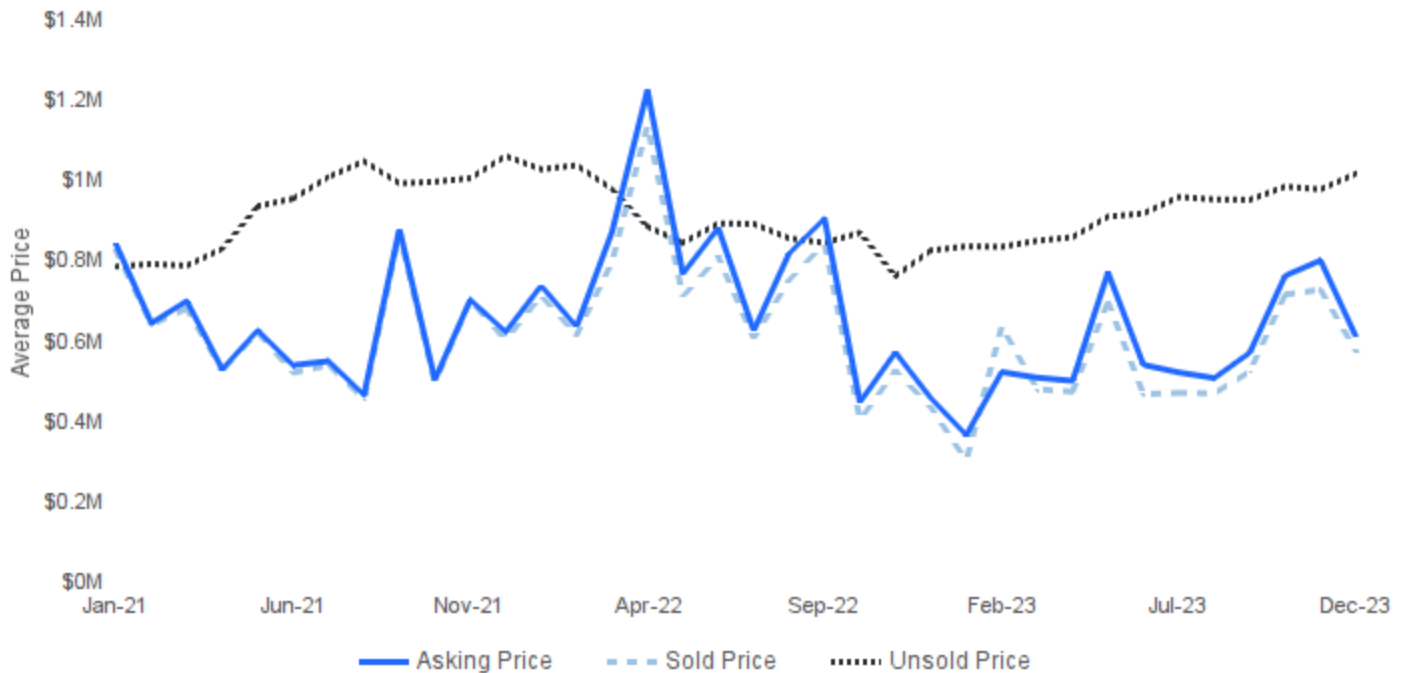
AVERAGE ASKING/SOLD/UNSOLD PRICE

December 2023 | Single Family ?

Asking Price | the average asking price of sold properties

Sold Price | the average selling price

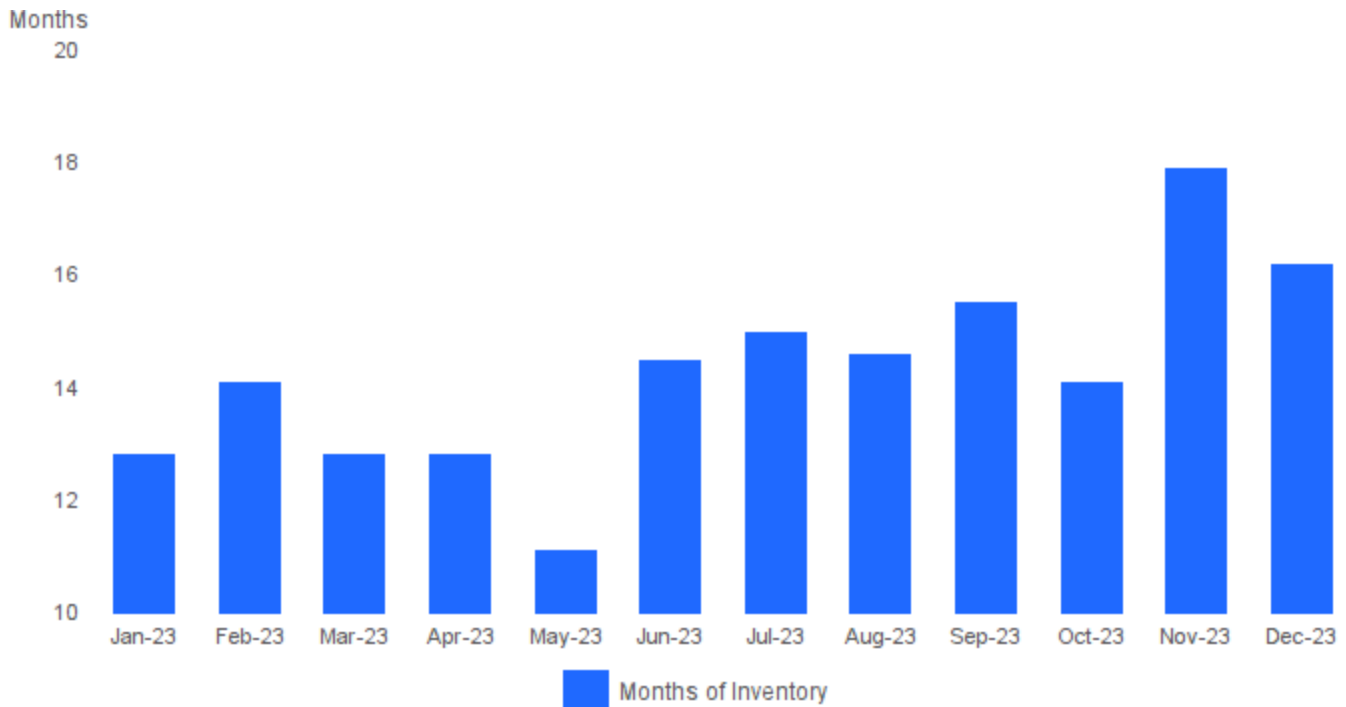
Unsold Price | the average active list price



ABSORPTION RATE

December 2023 | 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.



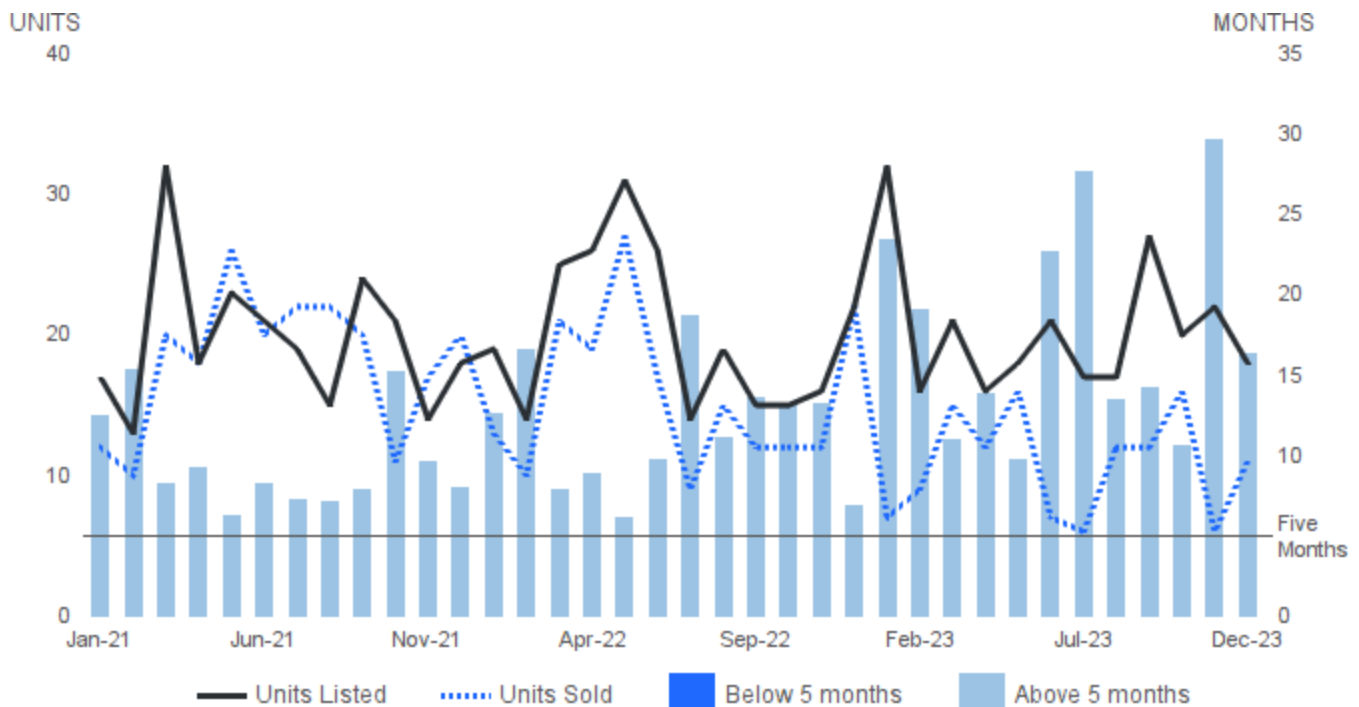
MONTHS SUPPLY OF INVENTORY

December 2023 | 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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