



COLDWELL BANKER
U.S. VIRGIN ISLANDS

AREA REPORT

ST. CROIX

DECEMBER 2023 | ALL PROPERTY TYPES



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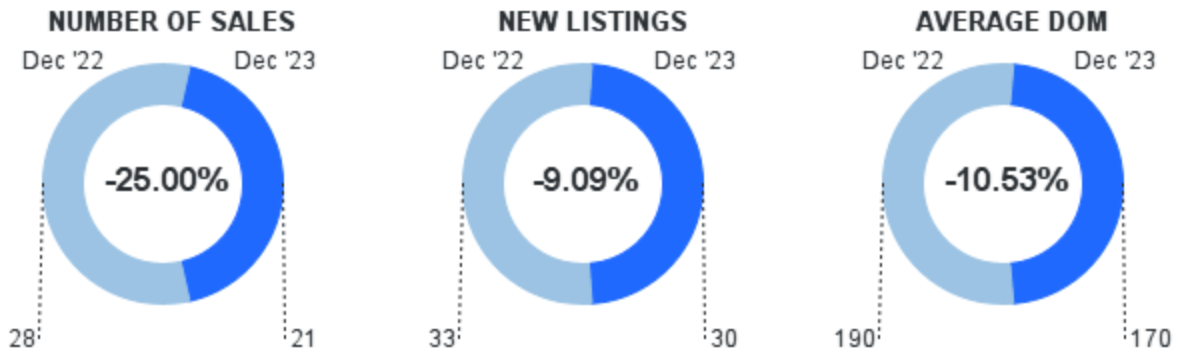


COLDWELL BANKER
ISLAND AFFILIATES

ST. CROIX | December 2023

REAL ESTATE SNAPSHOT - Change since this time last year

All Property Types



33.74%

MEDIAN SALES PRICE
ALL PROPERTY TYPES

4.34%

AVERAGE SALES PRICE
ALL PROPERTY TYPES

28.02%

**MEDIAN LIST PRICE
(SOLD LISTINGS)**
ALL PROPERTY TYPES

3.71%

**AVERAGE LIST PRICE
(SOLD LISTINGS)**
ALL PROPERTY TYPES

Dec '22 Dec '23

AREA REPORT

St. Croix

FULL MARKET SUMMARY

December 2023 | All Property Types ?

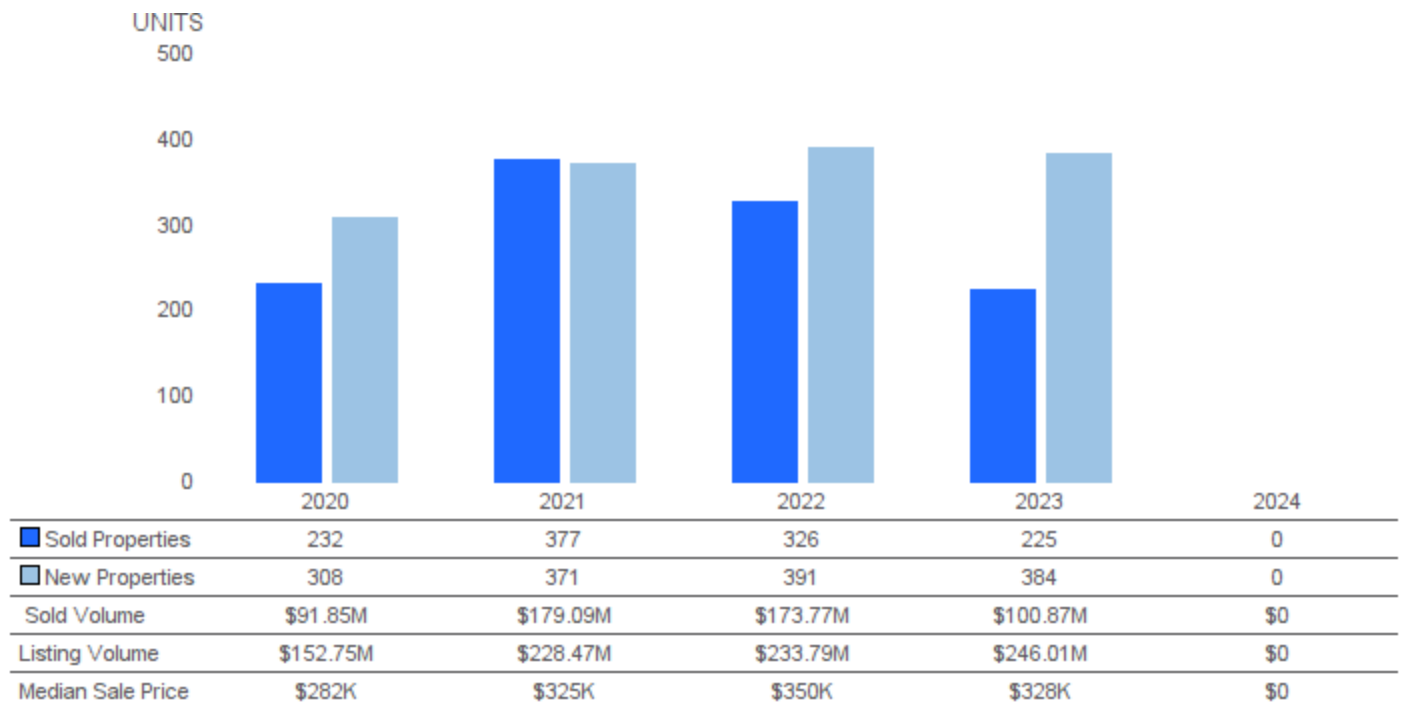
	Month to Date			Year to Date		
	December 2023	December 2022	% Change	YTD 2023	YTD 2022	% Change
New Listings	30	33	-9.09% ↓	384	391	-1.79% ↓
Sold Listings	21	28	-25% ↓	225	326	-30.98% ↓
Median List Price (Solds)	\$450,000	\$351,500	28.02% ↑	\$350,000	\$369,000	-5.15% ↓
Median Sold Price	\$440,000	\$329,000	33.74% ↑	\$327,500	\$350,000	-6.43% ↓
Median Days on Market	92	128	-28.13% ↓	125	132	-5.3% ↓
Average List Price (Solds)	\$475,666	\$458,642	3.71% ↑	\$475,680	\$569,325	-16.45% ↓
Average Sold Price	\$452,661	\$433,829	4.34% ↑	\$448,305	\$533,024	-15.89% ↓
Average Days on Market	170	190	-10.53% ↓	169	185	-8.65% ↓
List/Sold Price Ratio	95.2%	93.8%	1.59% ↑	93.7%	94.6%	-0.94% ↓

SOLD AND NEW PROPERTIES (UNITS)

December 2023 | All Property Types ?

Sold Properties | Number of properties sold during the year

New Properties | Number of properties listed during the year.

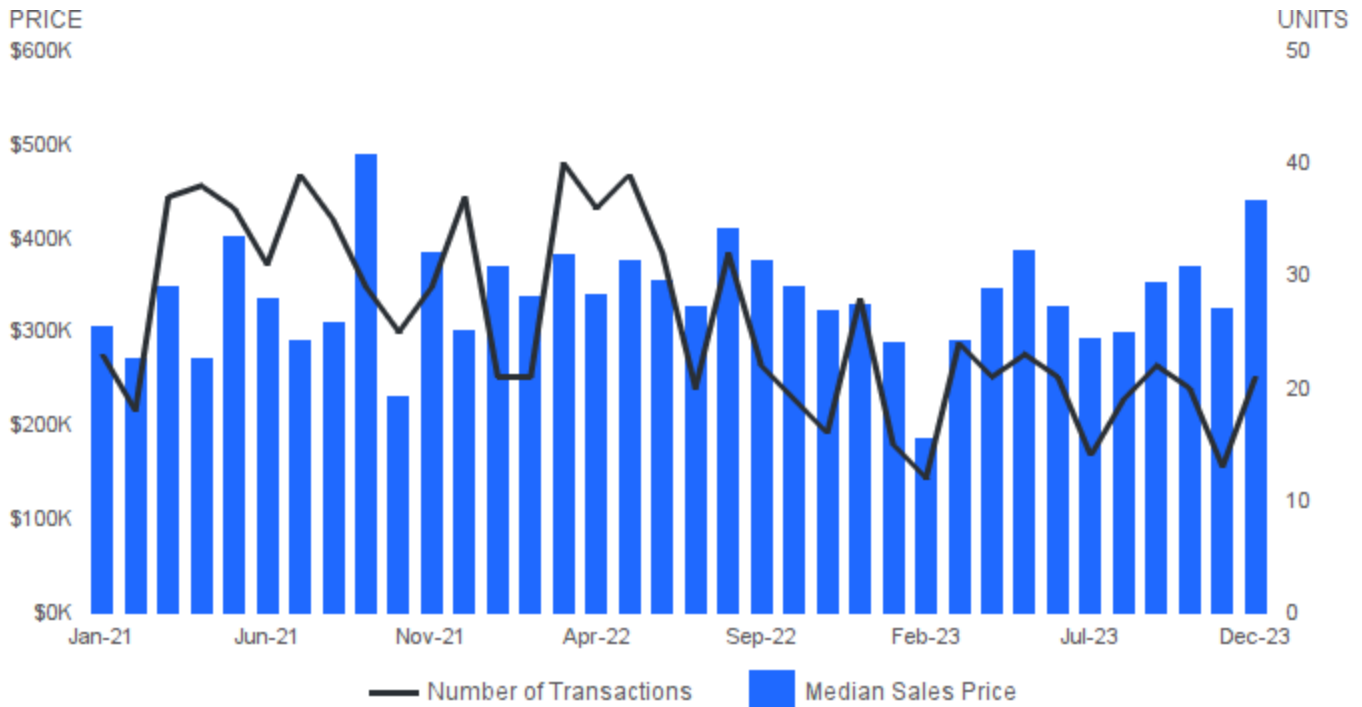


MEDIAN SALES PRICE AND NUMBER OF SALES

December 2023 | 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.

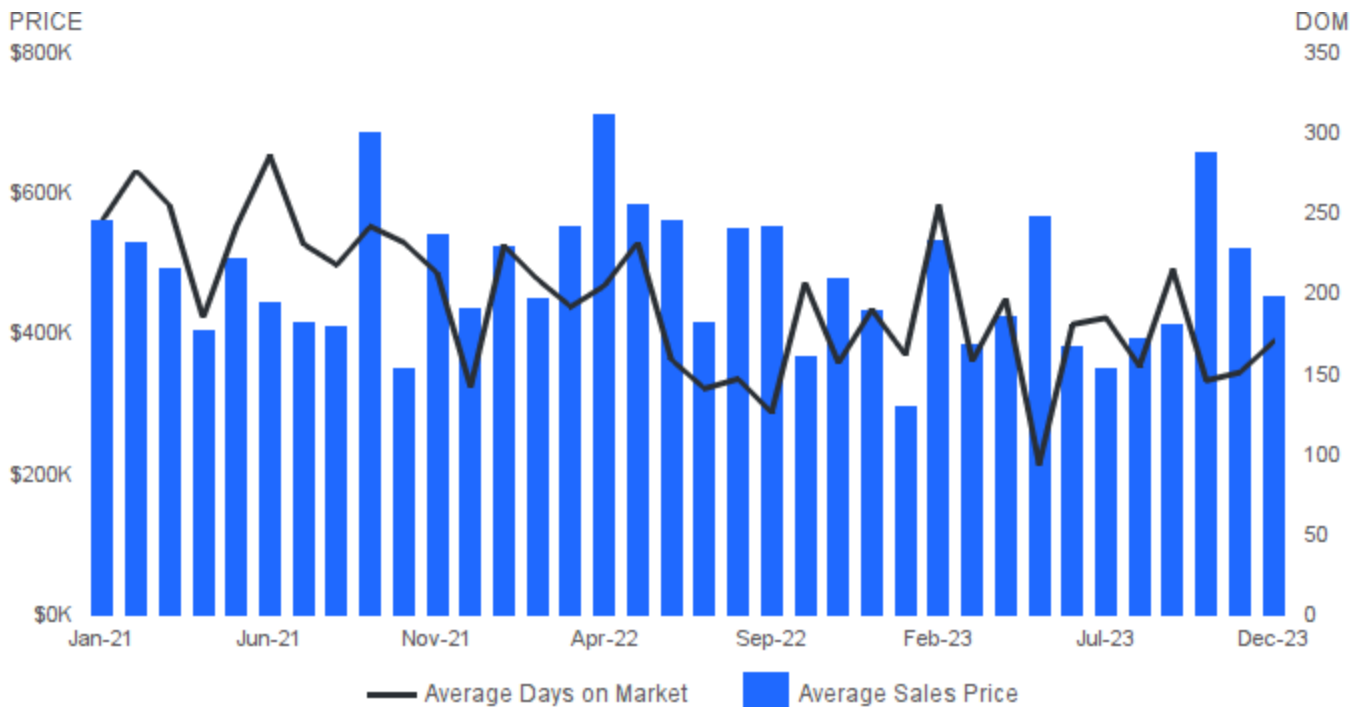


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

December 2023 | All Property Types ?

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

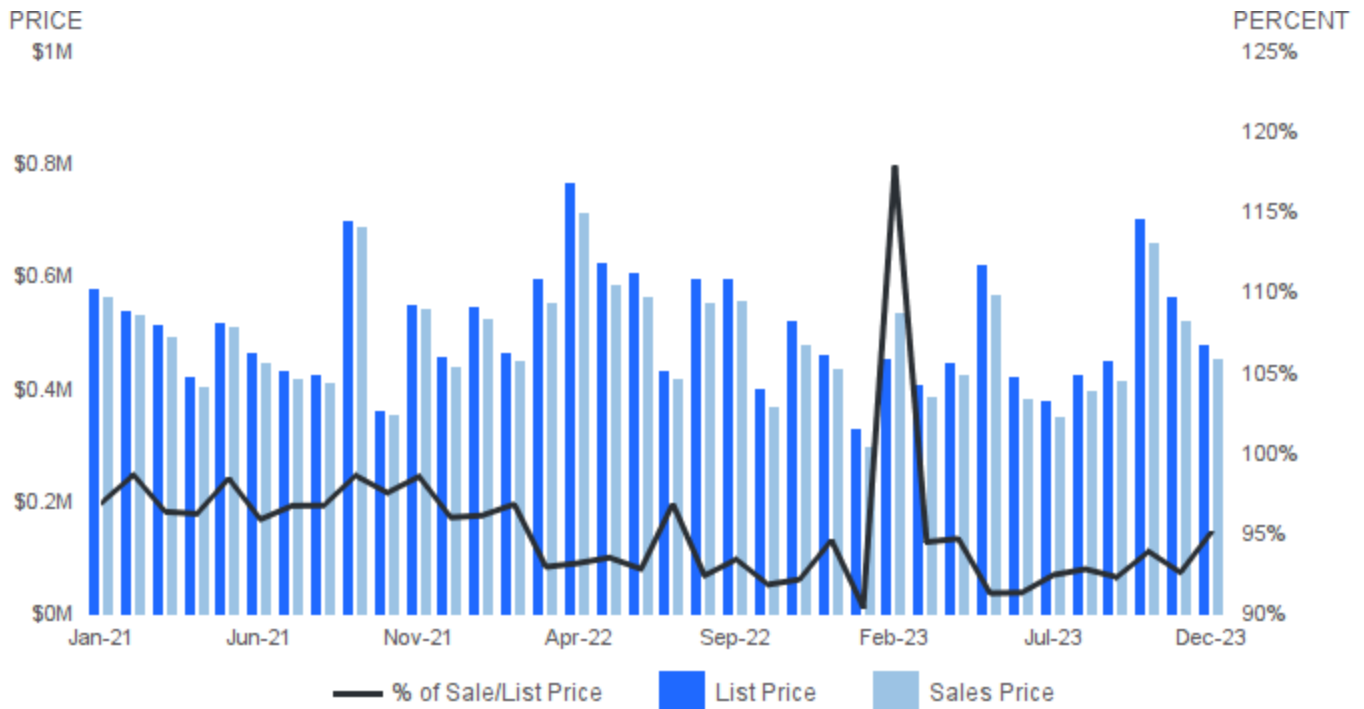
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

December 2023 | All Property Types ?

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

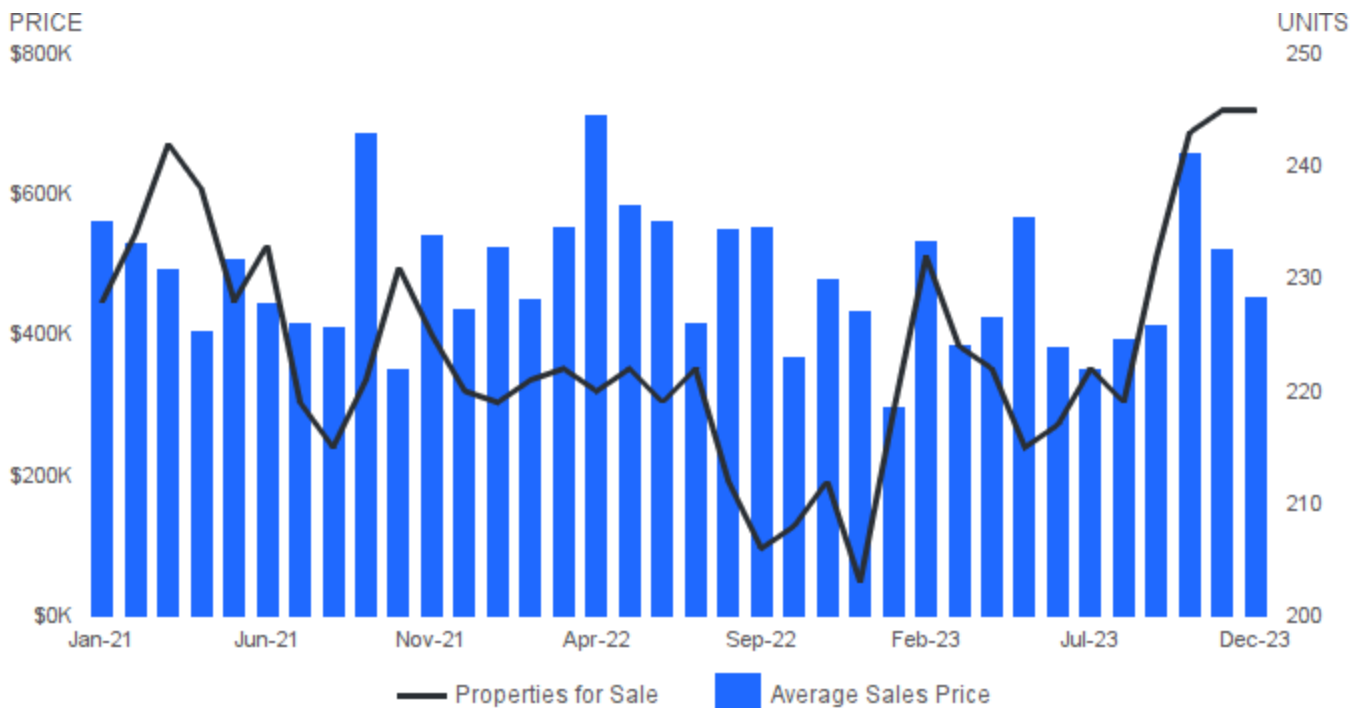


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

December 2023 | 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.

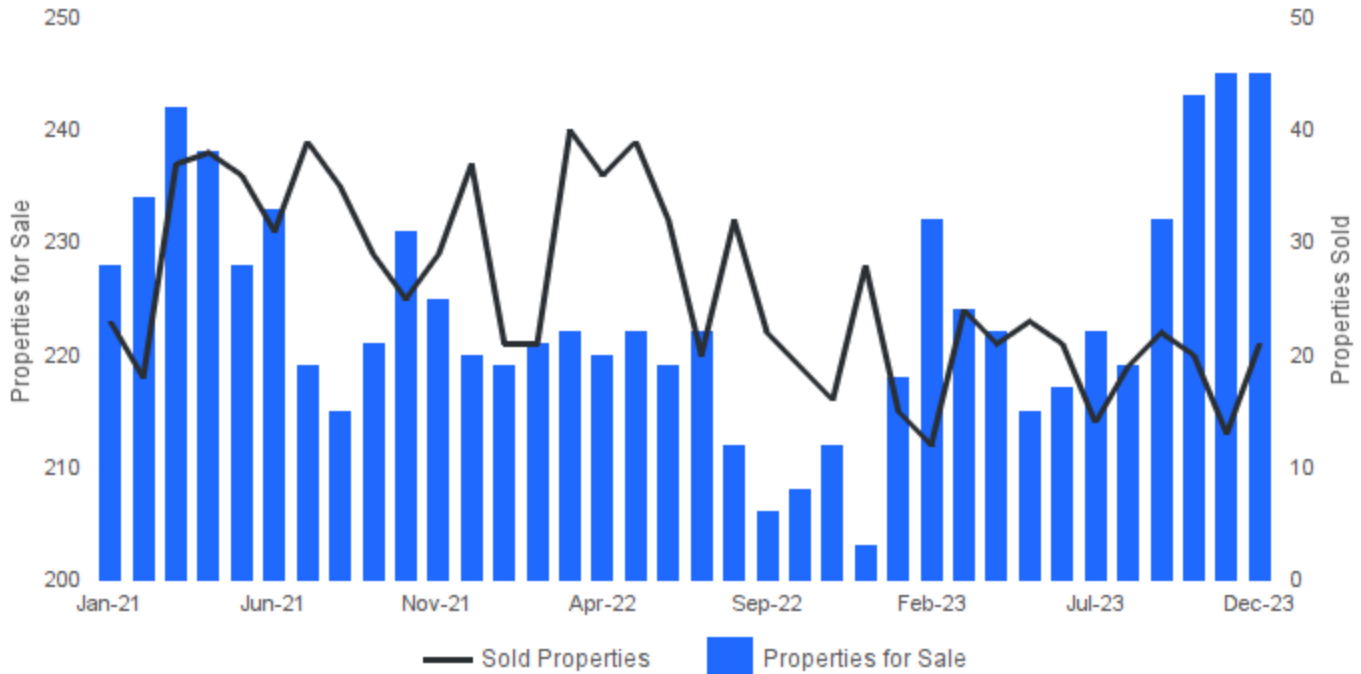


PROPERTIES FOR SALE AND SOLD PROPERTIES

December 2023 | All Property Types ?

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

Sold Properties | Number of properties sold.



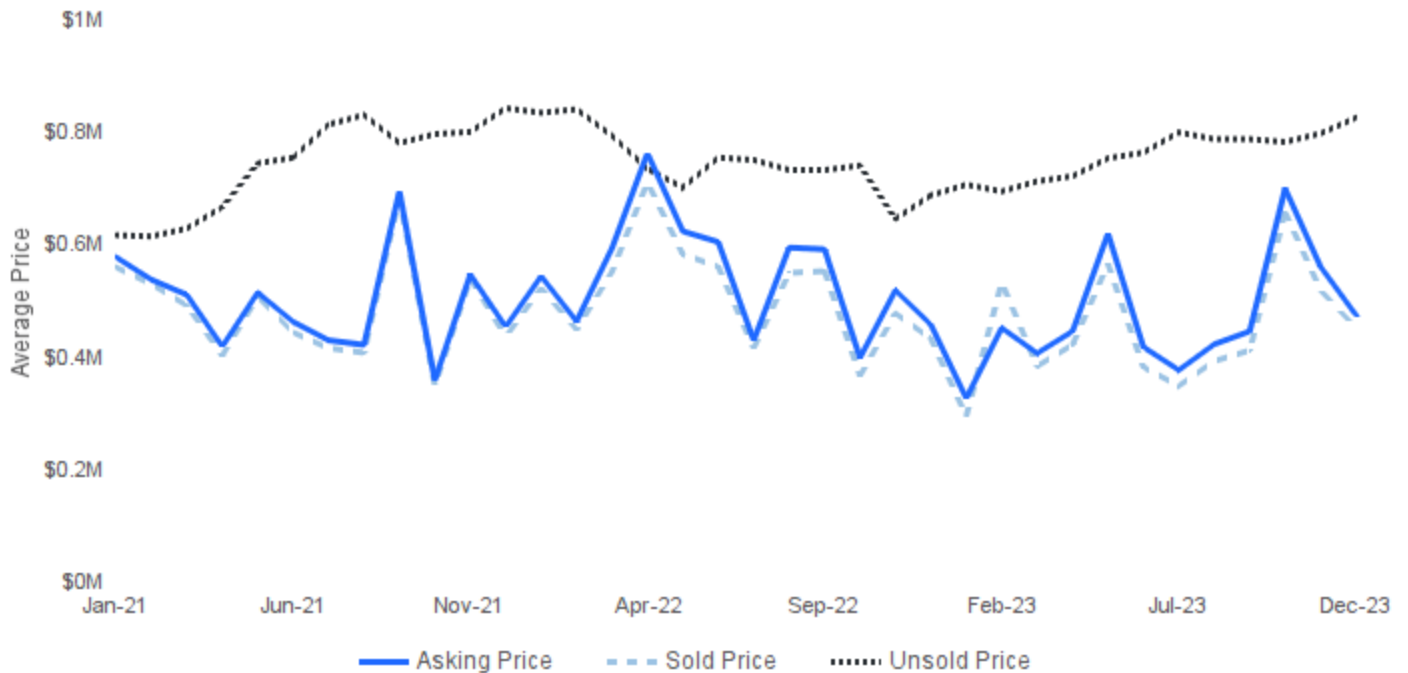
AVERAGE ASKING/SOLD/UNSOLD PRICE

December 2023 | All Property Types ?

Asking Price | the average asking price of sold properties

Sold Price | the average selling price

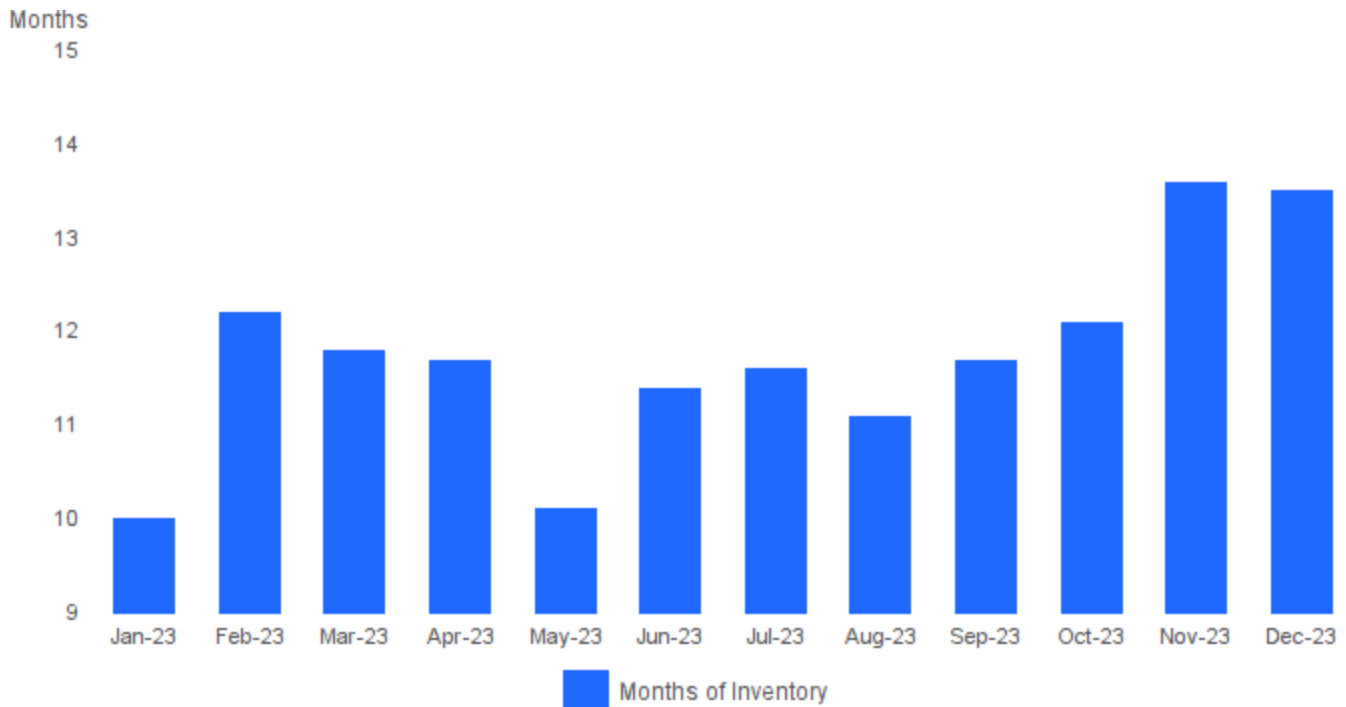
Unsold Price | the average active list price



ABSORPTION RATE

December 2023 | 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.



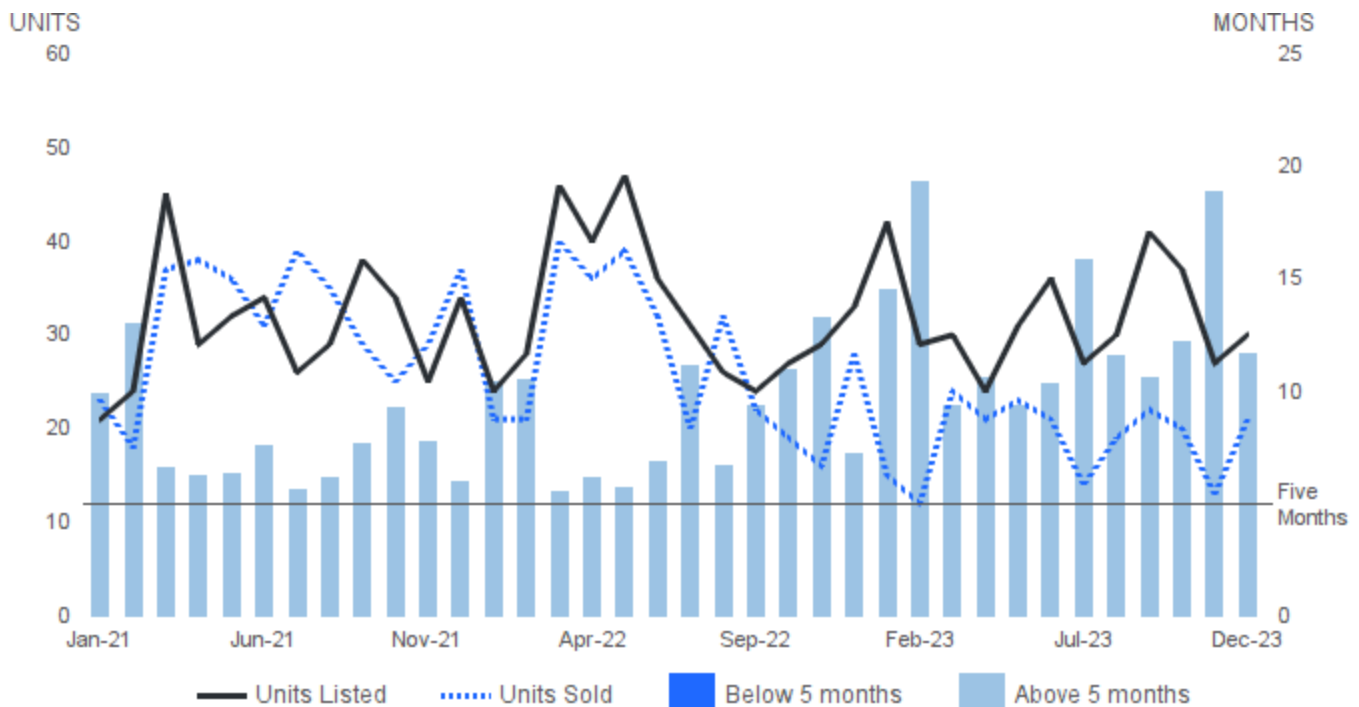
MONTHS SUPPLY OF INVENTORY

December 2023 | 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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