



COLDWELL BANKER
U.S. VIRGIN ISLANDS

**AREA
REPORT**

ST. CROIX

DECEMBER 2024 | CONDO



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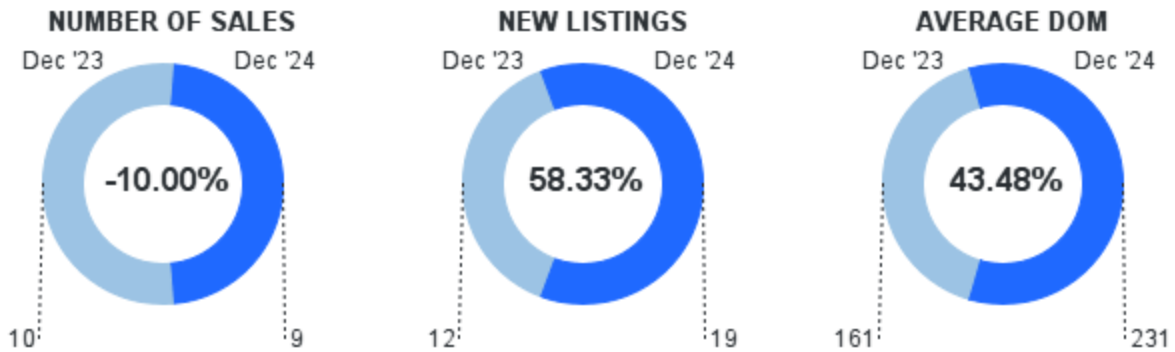


COLDWELL BANKER
ISLAND AFFILIATES

ST. CROIX | December 2024

REAL ESTATE SNAPSHOT - Change since this time last year

Condo



18.75%

MEDIAN SALES PRICE
CONDO

-5.38%

AVERAGE SALES PRICE
CONDO

28.85%

MEDIAN LIST PRICE
(SOLD LISTINGS)
CONDO

0.87%

AVERAGE LIST PRICE
(SOLD LISTINGS)
CONDO

Dec '23 Dec '24

AREA REPORT

ST. CROIX

FULL MARKET SUMMARY

December 2024 | Condo ?

	Month to Date			Year to Date		
	December 2024	December 2023	% Change	YTD 2024	YTD 2023	% Change
New Listings	19	12	58.33% ↑	168	140	20% ↑
Sold Listings	9	10	-10% ↓	97	97	0%
Median List Price (Solds)	\$335,000	\$260,000	28.85% ↑	\$300,000	\$269,900	11.15% ↑
Median Sold Price	\$285,000	\$240,000	18.75% ↑	\$285,000	\$260,000	9.62% ↑
Median Days on Market	247	100	147% ↑	122	108	12.96% ↑
Average List Price (Solds)	\$329,655	\$326,800	0.87% ↑	\$313,263	\$314,005	-0.24% ↓
Average Sold Price	\$300,211	\$317,290	-5.38% ↓	\$293,709	\$299,322	-1.88% ↓
Average Days on Market	231	161	43.48% ↑	169	134	26.12% ↑
List/Sold Price Ratio	90.6%	96.5%	-6.16% ↓	93.3%	95.1%	-1.99% ↓

SOLD AND NEW PROPERTIES (UNITS)

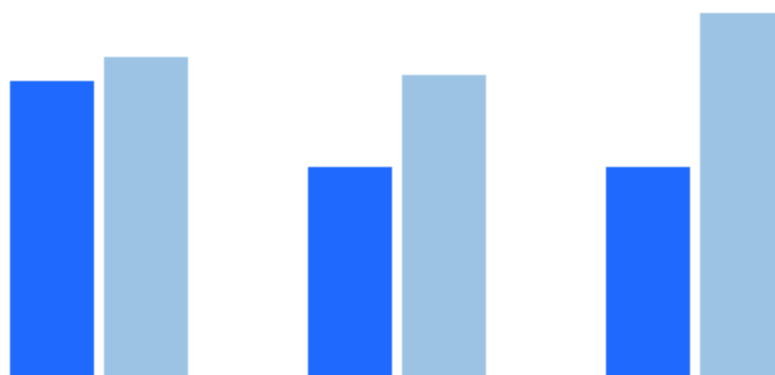
December 2024 | Condo ?

Sold Properties | Number of properties sold during the year

New Properties | Number of properties listed during the year.

UNITS
200

150
100
50
0



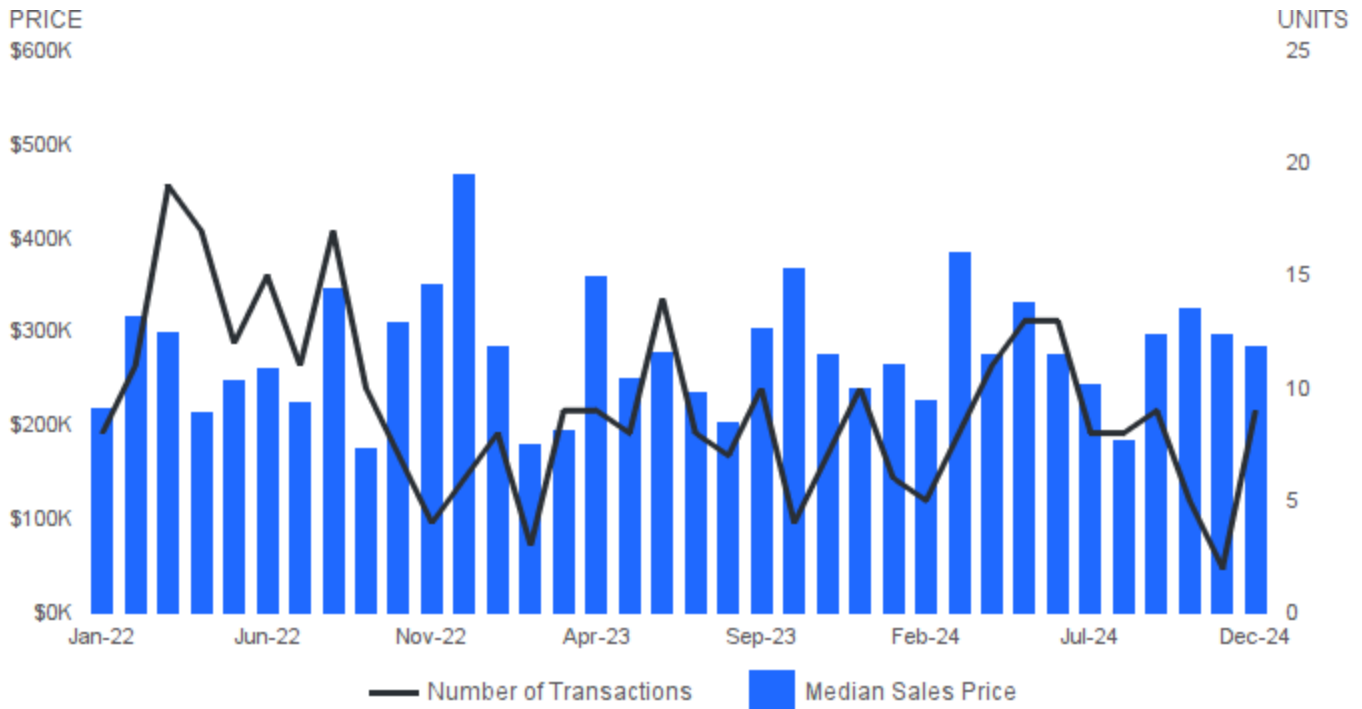
	2022	2023	2024	2025
■ Sold Properties	137	97	97	0
■ New Properties	149	140	169	0
Sold Volume	\$39.37M	\$29.03M	\$28.49M	\$0
Listing Volume	\$47.19M	\$44.51M	\$54.46M	\$0
Median Sale Price	\$254K	\$260K	\$285K	\$0

MEDIAN SALES PRICE AND NUMBER OF SALES

December 2024 | 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 2024 | Condo ?

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

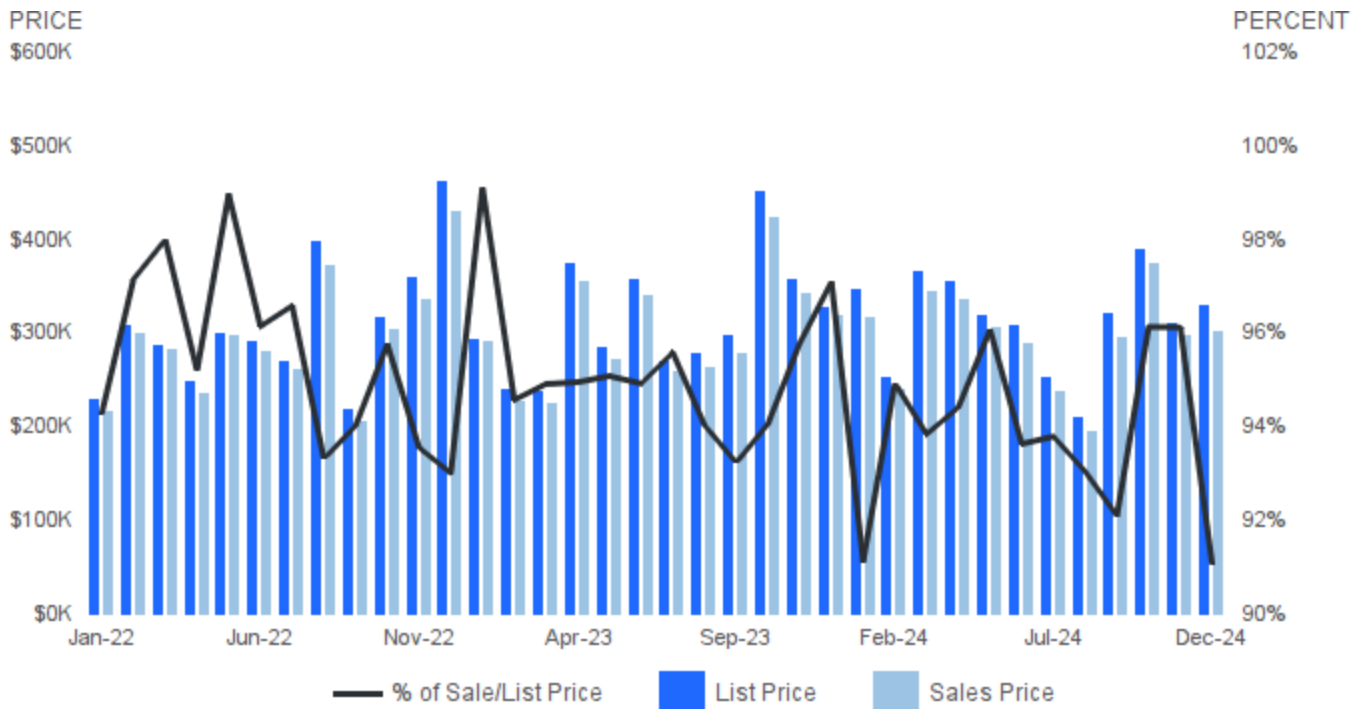
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

December 2024 | Condo ?

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

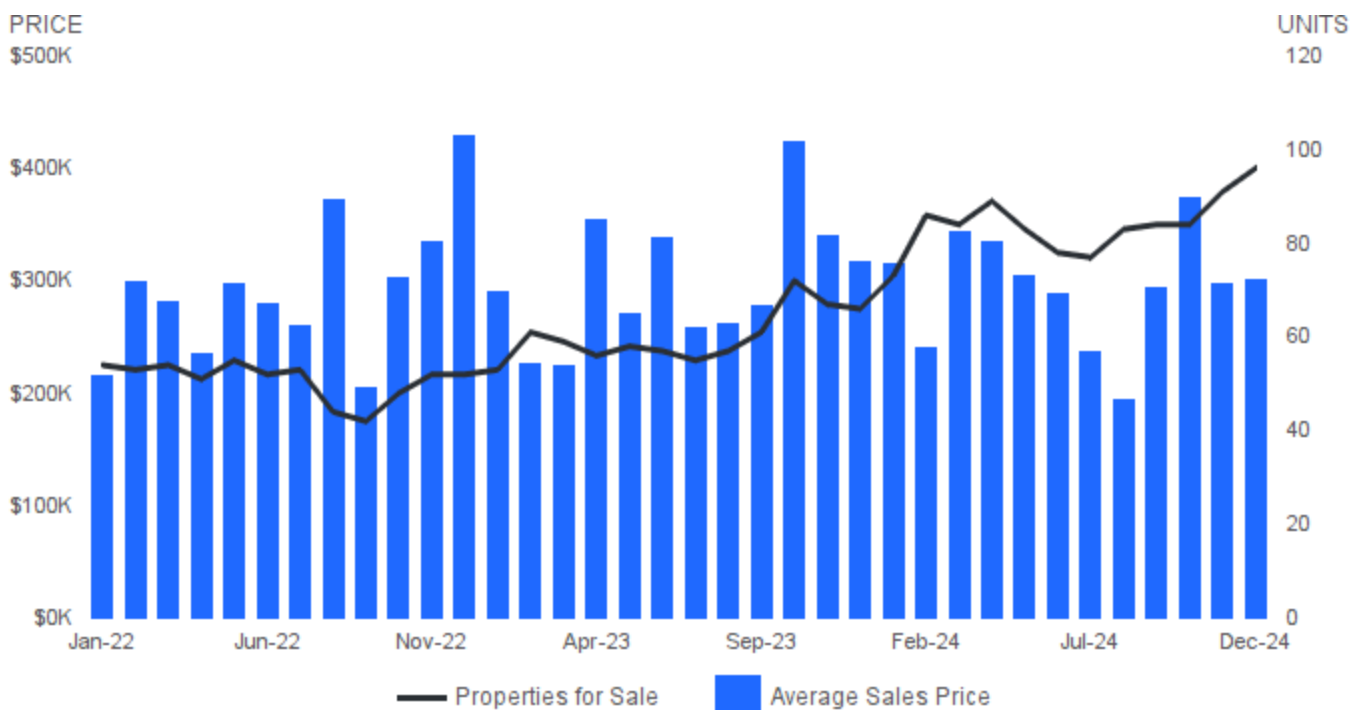


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

December 2024 | 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.

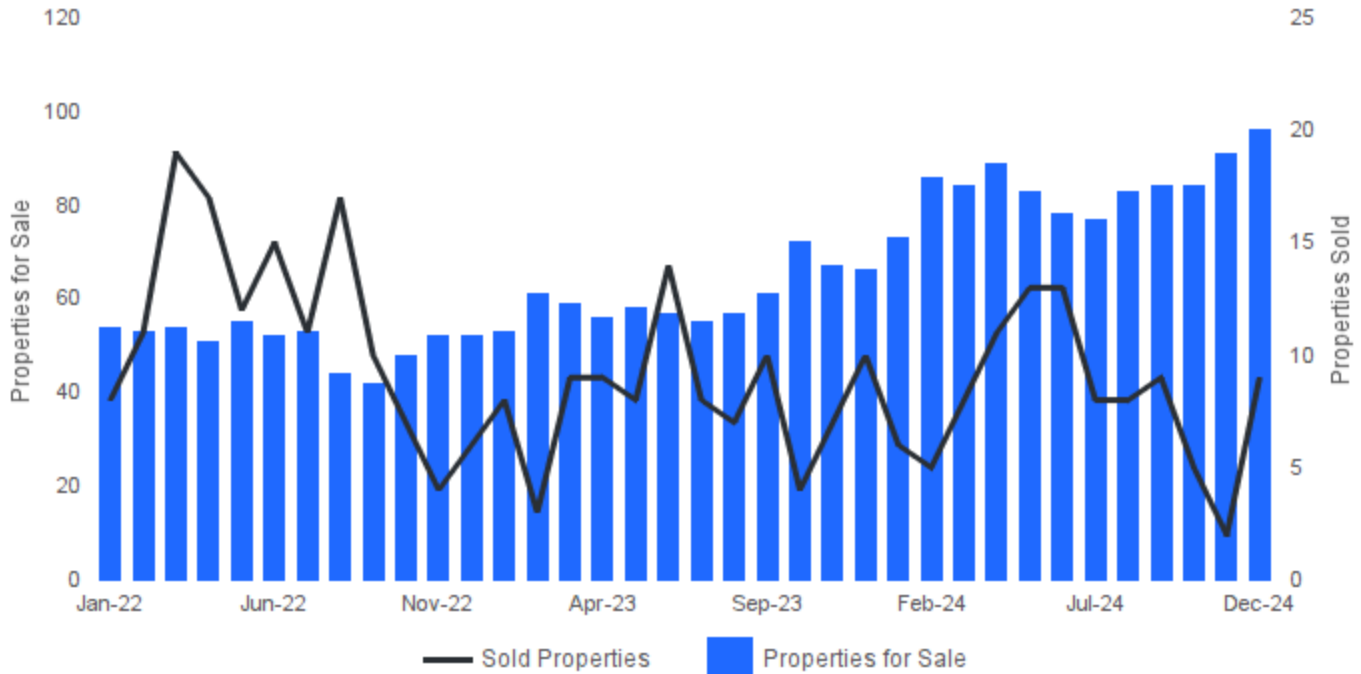


PROPERTIES FOR SALE AND SOLD PROPERTIES

December 2024 | Condo ?

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

Sold Properties | Number of properties sold.



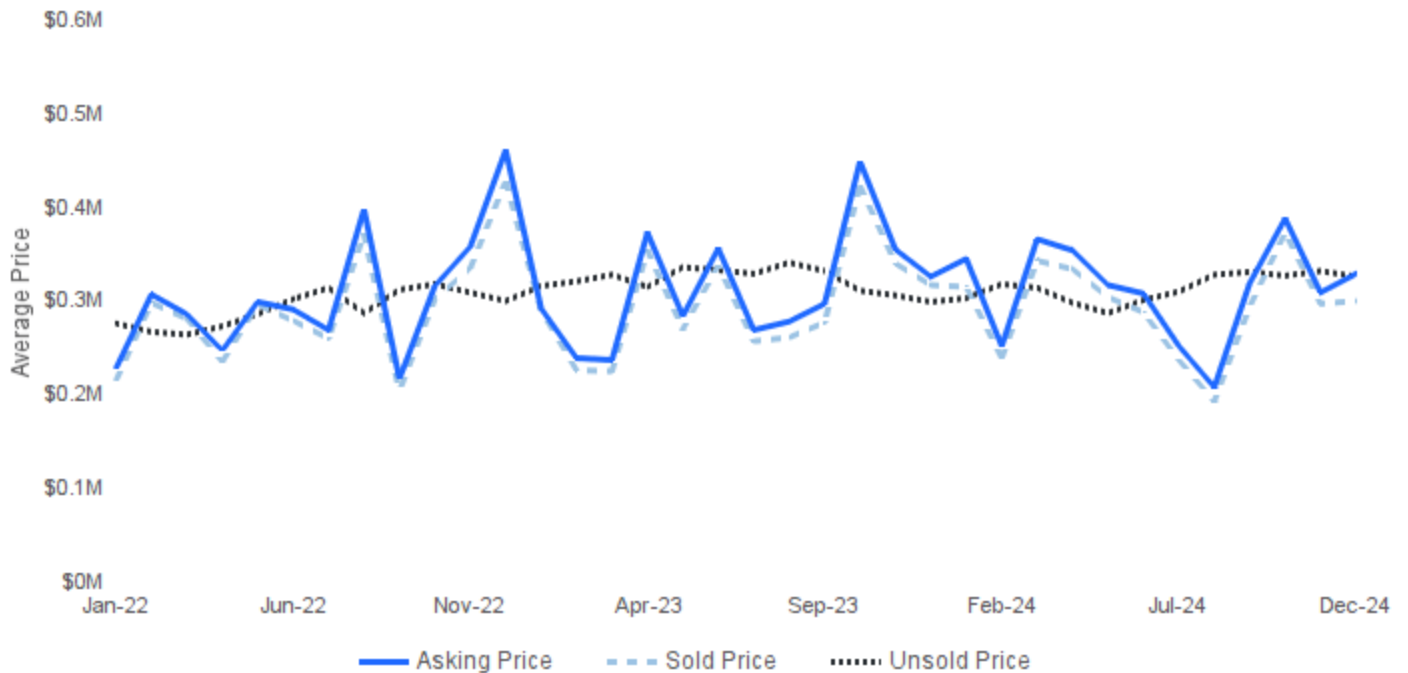
AVERAGE ASKING/SOLD/UNSOLD PRICE

December 2024 | Condo ?

Asking Price | the average asking price of sold properties

Sold Price | the average selling price

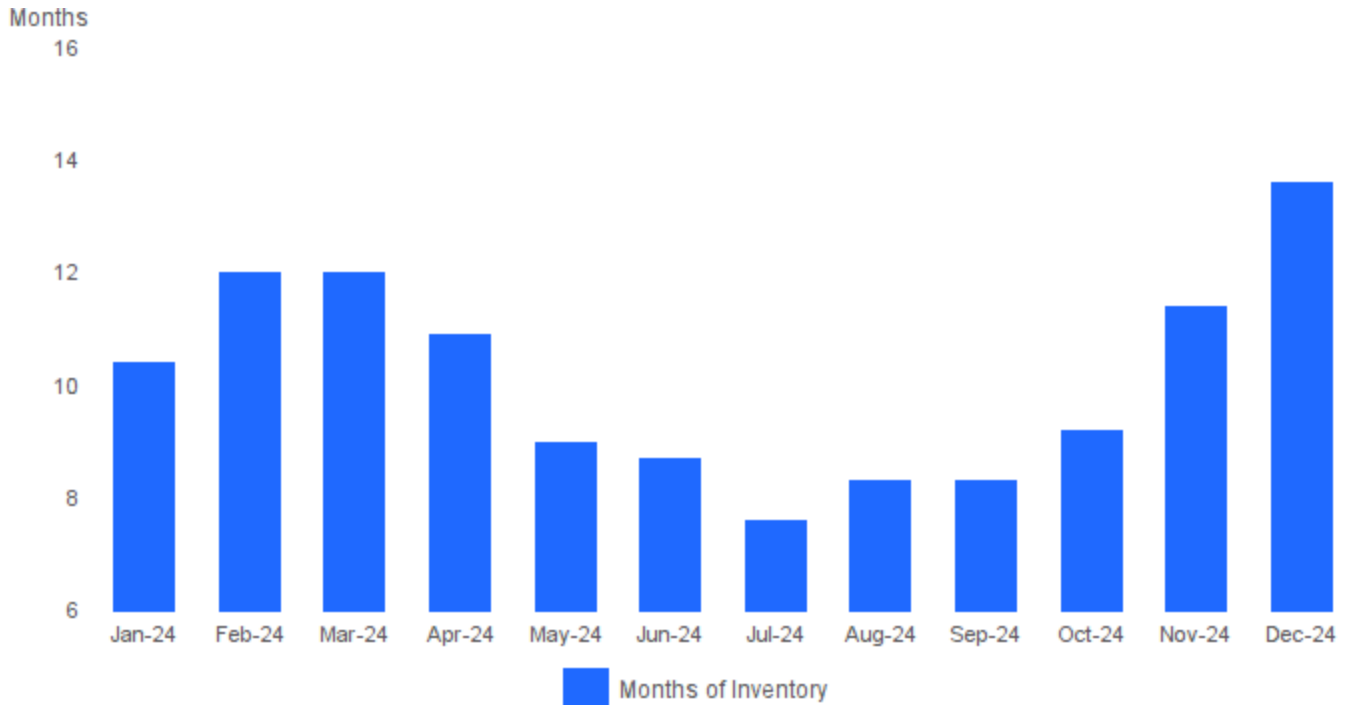
Unsold Price | the average active list price



ABSORPTION RATE

December 2024 | 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.



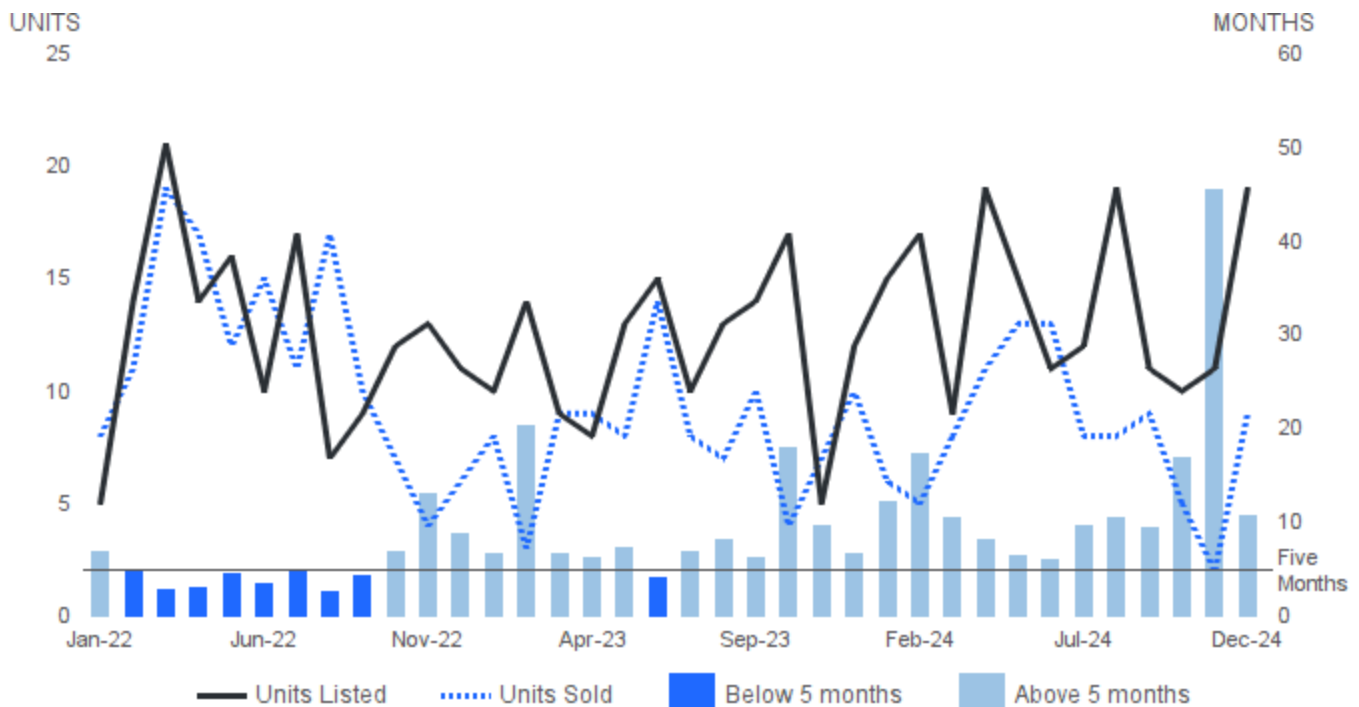
MONTHS SUPPLY OF INVENTORY

December 2024 | 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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