



COLDWELL BANKER

U.S. VIRGIN ISLANDS

AREA REPORT

ST. CROIX

DECEMBER 2024 | LOTS/ACRES



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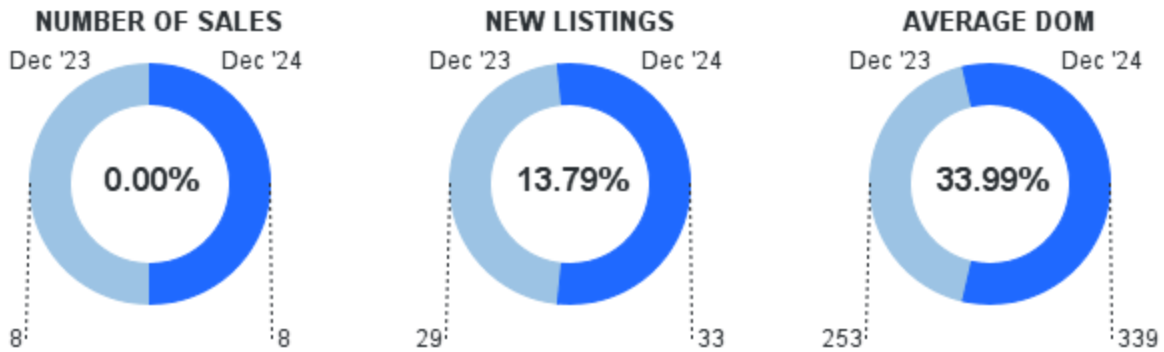


COLDWELL BANKER
ISLAND AFFILIATES

ST. CROIX | December 2024

REAL ESTATE SNAPSHOT - Change since this time last year

Lots/Acres



57.89%

MEDIAN SALES PRICE
LOTS/ACRES

57.43%

AVERAGE SALES PRICE
LOTS/ACRES

60.00%

MEDIAN LIST PRICE
(SOLD LISTINGS)
LOTS/ACRES

59.12%

AVERAGE LIST PRICE
(SOLD LISTINGS)
LOTS/ACRES

Dec '23 Dec '24

AREA REPORT

ST. CROIX

FULL MARKET SUMMARY

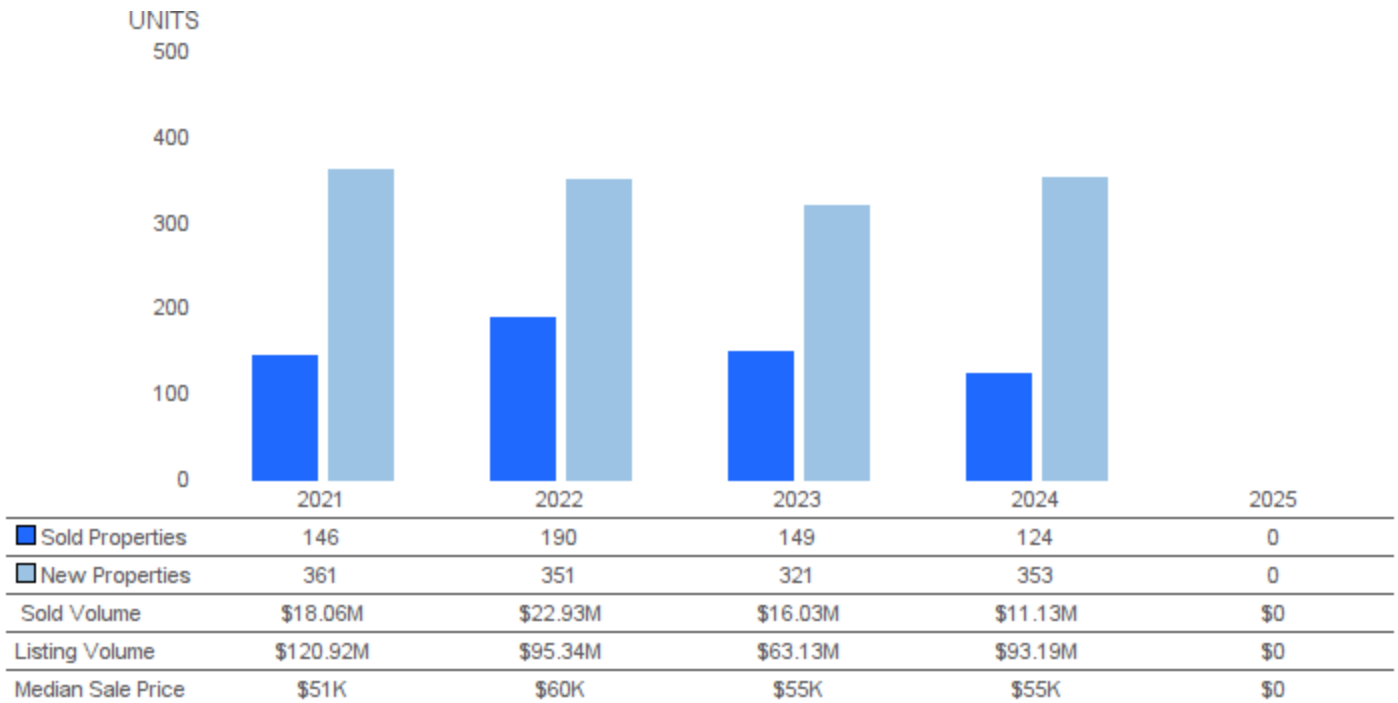
December 2024 | Lots/Acres ?

	Month to Date			Year to Date		
	December 2024	December 2023	% Change	YTD 2024	YTD 2023	% Change
New Listings	33	29	13.79% ↑	352	320	10% ↑
Sold Listings	8	8	0% ↔	124	149	-16.78% ↓
Median List Price (Solds)	\$82,000	\$51,250	60% ↑	\$64,900	\$65,000	-0.15% ↓
Median Sold Price	\$75,000	\$47,500	57.89% ↑	\$55,000	\$55,000	0% ↔
Median Days on Market	256	264	-3.03% ↓	193	157	22.93% ↑
Average List Price (Solds)	\$115,062	\$72,312	59.12% ↑	\$104,654	\$124,005	-15.61% ↓
Average Sold Price	\$101,147	\$64,250	57.43% ↑	\$89,720	\$107,600	-16.62% ↓
Average Days on Market	339	253	33.99% ↑	294	274	7.3% ↑
List/Sold Price Ratio	90.4%	90.1%	0.28% ↑	87.6%	86.7%	1.06% ↑

SOLD AND NEW PROPERTIES (UNITS)

December 2024 | Lots/Acres ?

Sold Properties | Number of properties sold during the year
New Properties | Number of properties listed during the year.



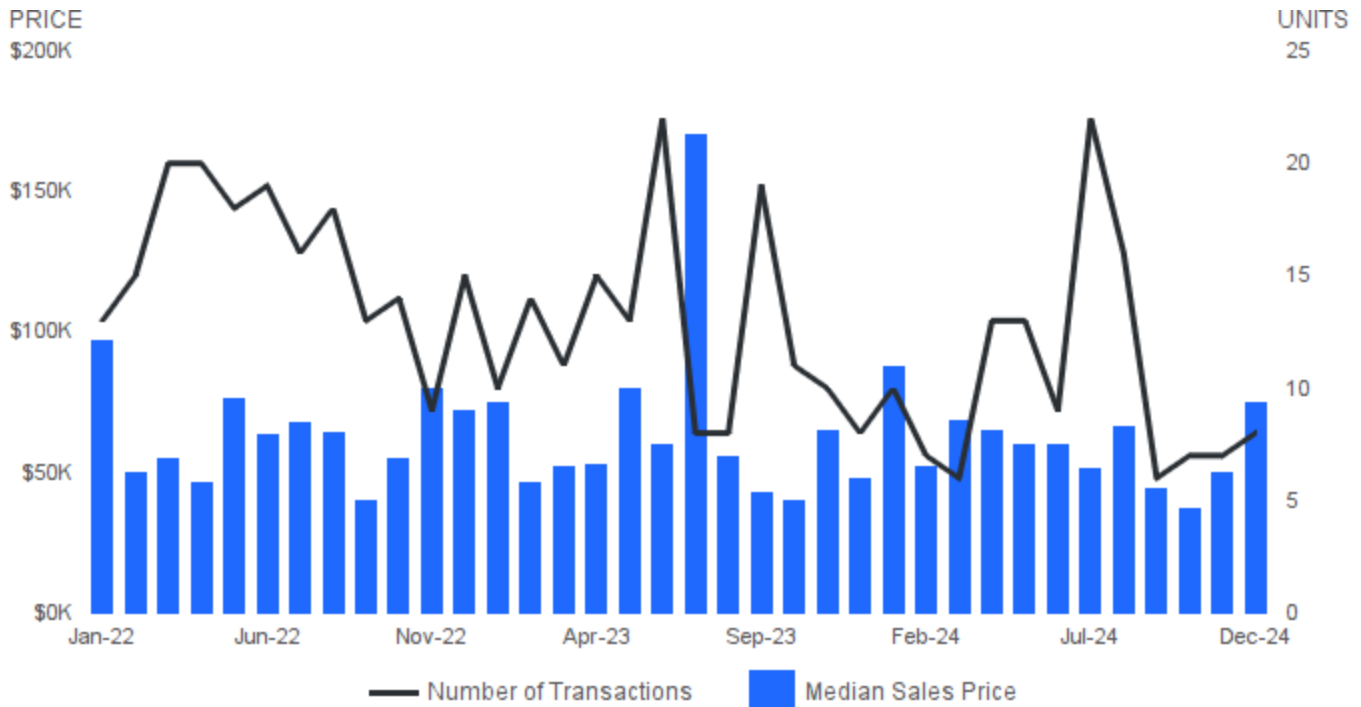
Sold Volume	\$18.06M	\$22.93M	\$16.03M	\$11.13M	\$0
Listing Volume	\$120.92M	\$95.34M	\$63.13M	\$93.19M	\$0
Median Sale Price	\$51K	\$60K	\$55K	\$55K	\$0

MEDIAN SALES PRICE AND NUMBER OF SALES

December 2024 | 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.

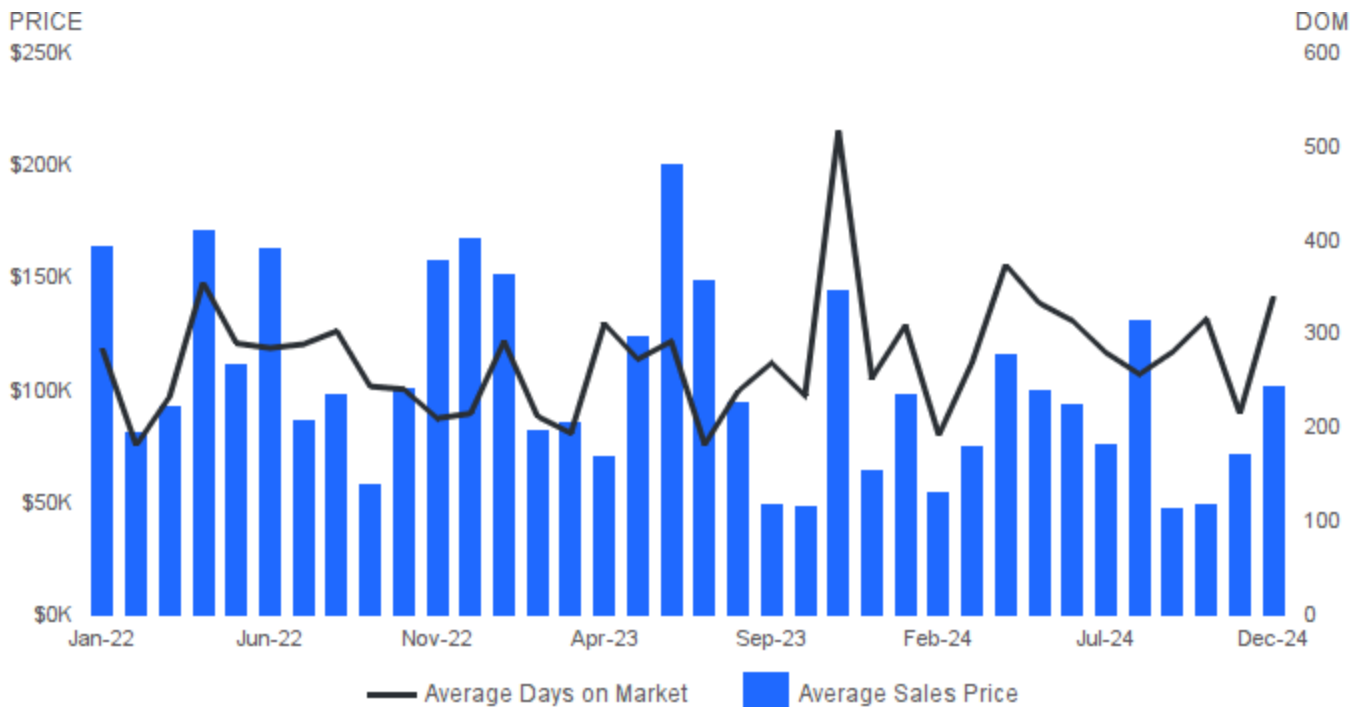


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

December 2024 | Lots/Acres ?

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

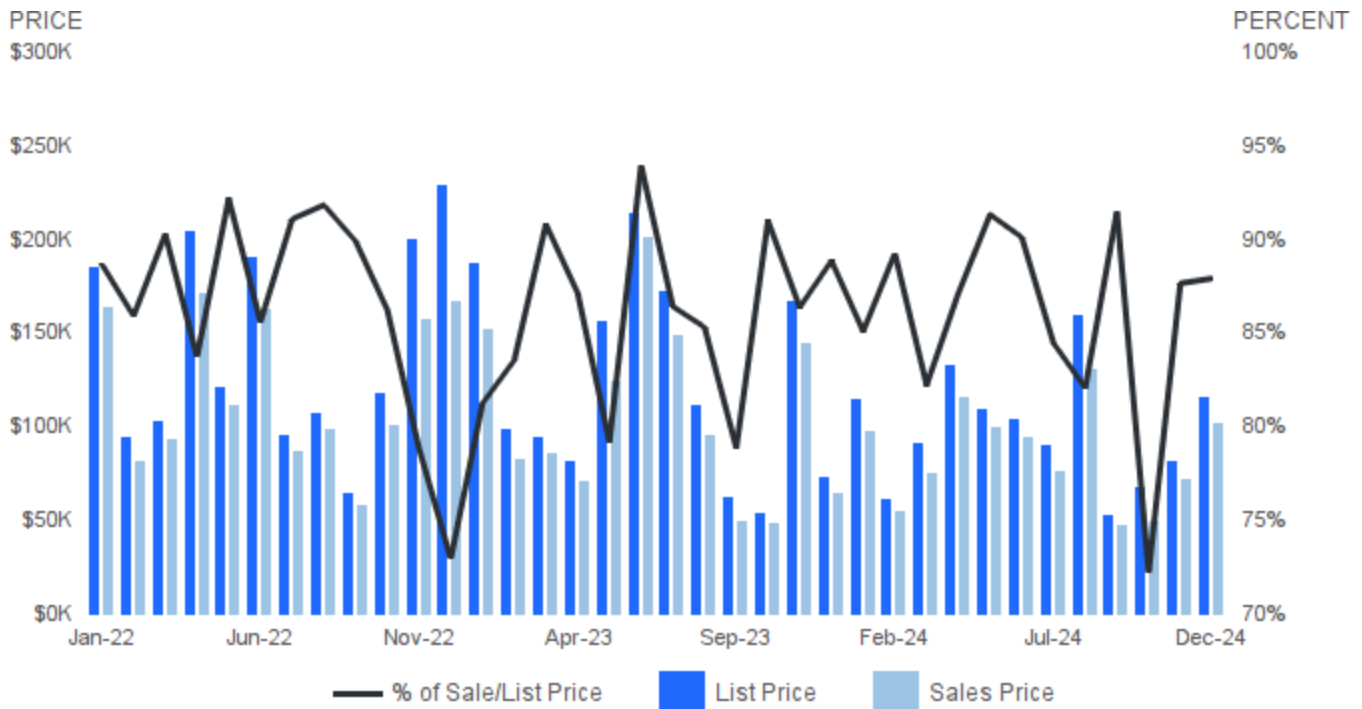
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

December 2024 | 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 2024 | 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.

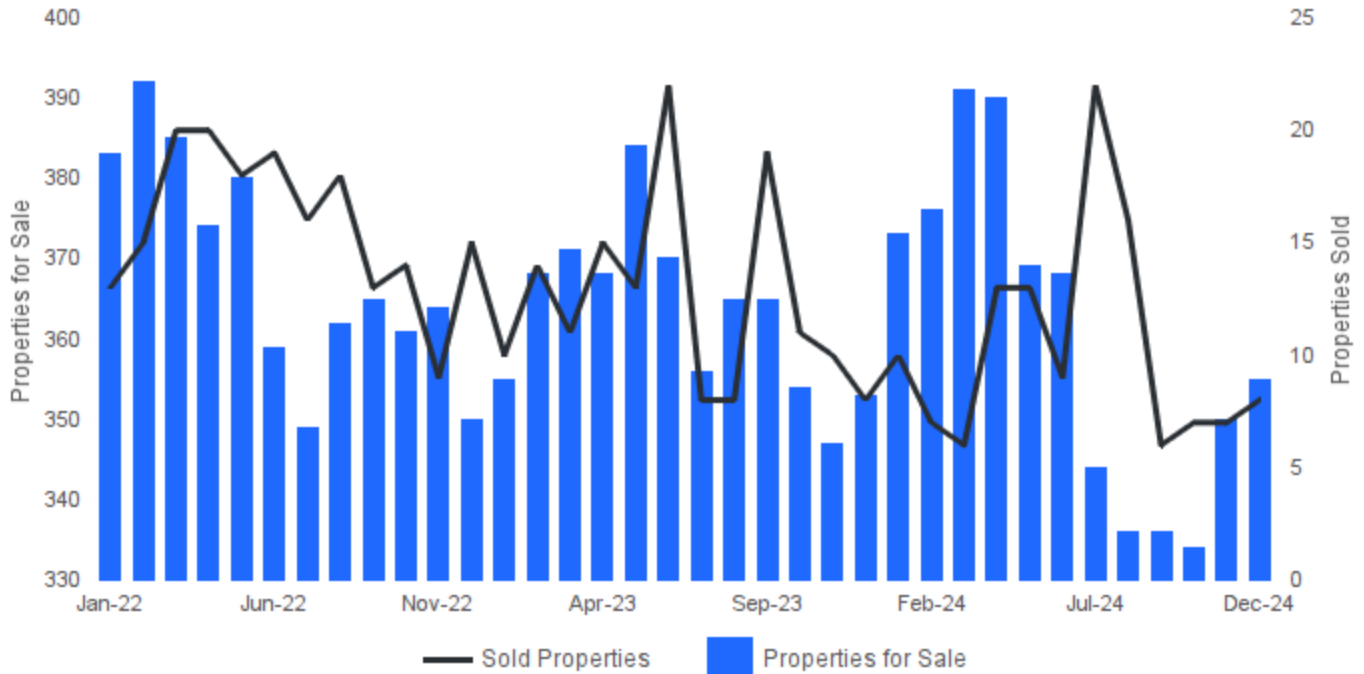


PROPERTIES FOR SALE AND SOLD PROPERTIES

December 2024 | Lots/Acres ?

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

Sold Properties | Number of properties sold.



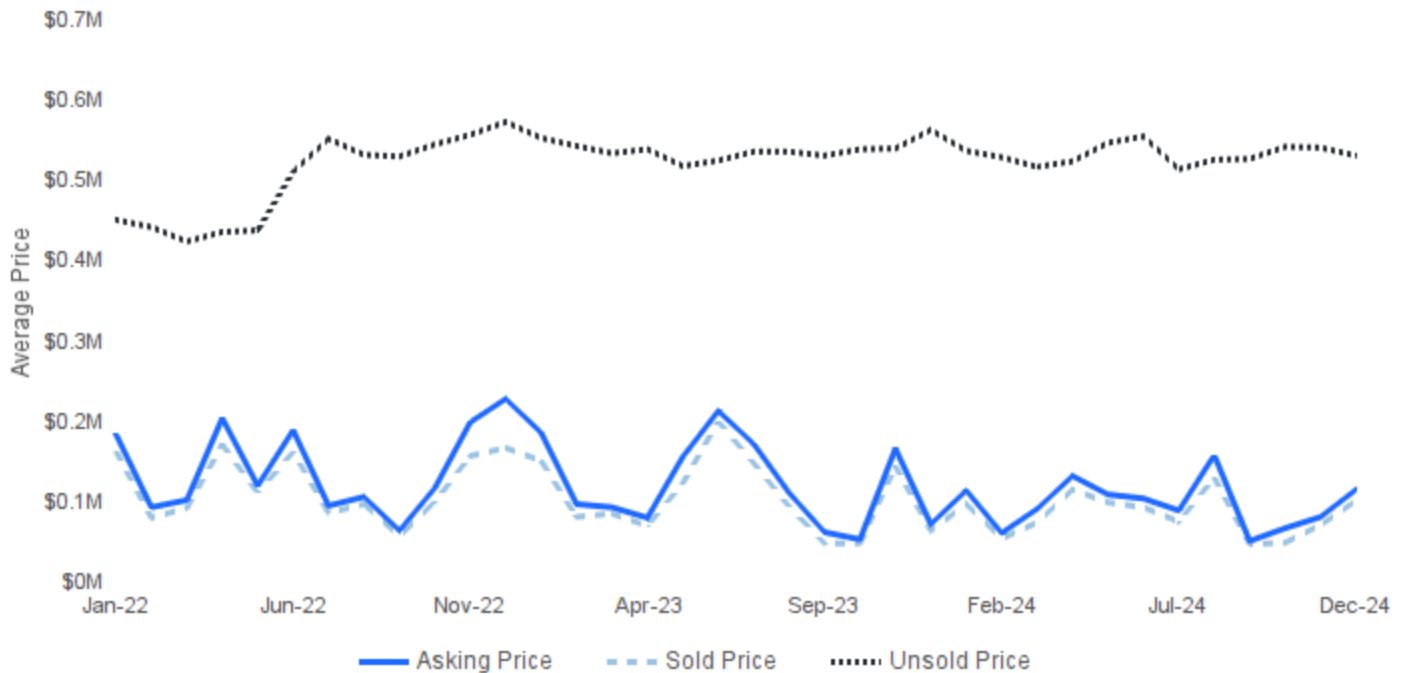
AVERAGE ASKING/SOLD/UNSOLD PRICE

December 2024 | Lots/Acres ?

Asking Price | the average asking price of sold properties

Sold Price | the average selling price

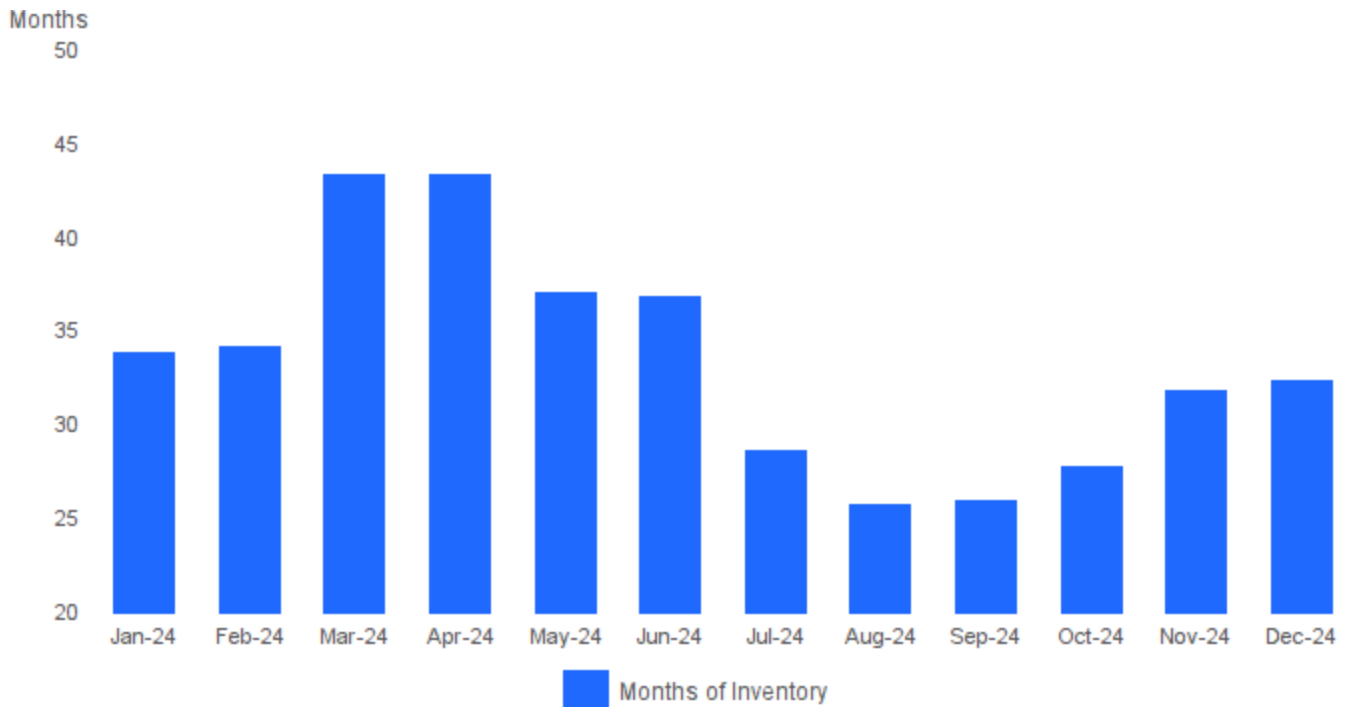
Unsold Price | the average active list price



ABSORPTION RATE

December 2024 | 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.



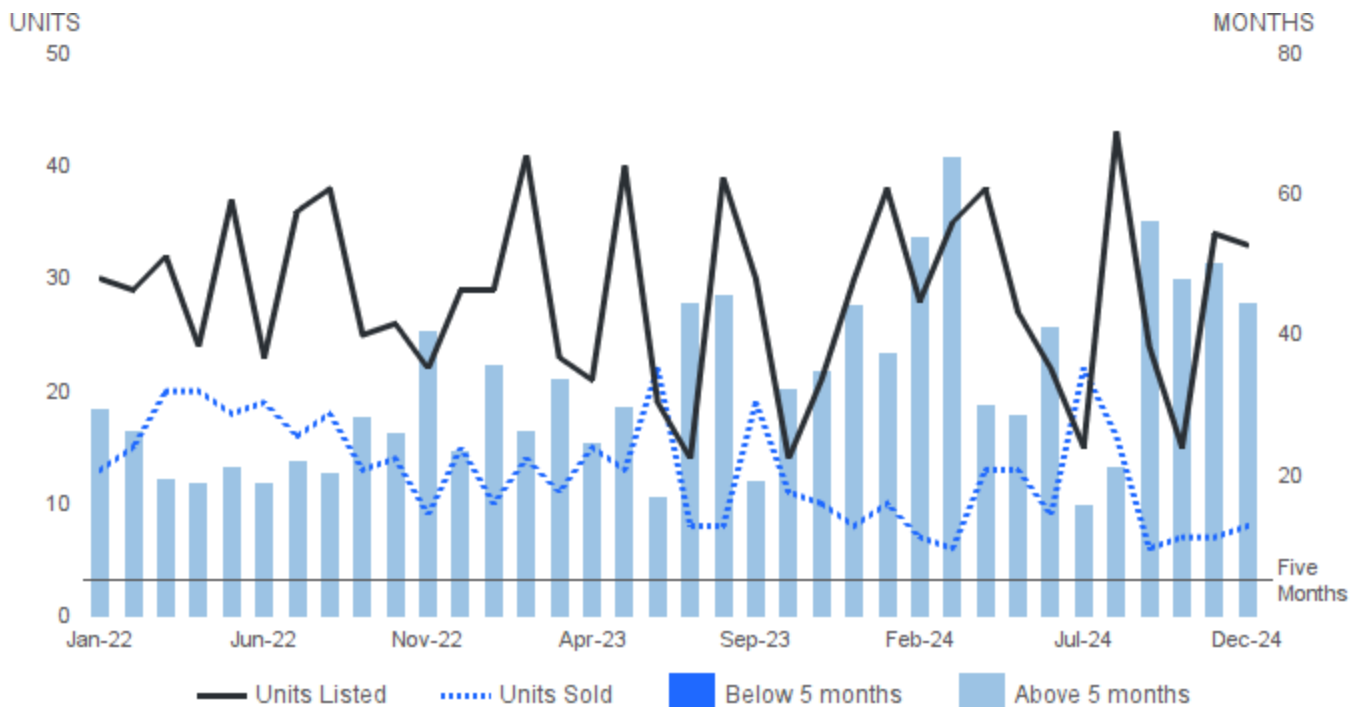
MONTHS SUPPLY OF INVENTORY

December 2024 | 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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