



# COLDWELL BANKER

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## U.S. VIRGIN ISLANDS

# AREA REPORT

ST. CROIX

DECEMBER 2024 | ALL PROPERTY TYPES



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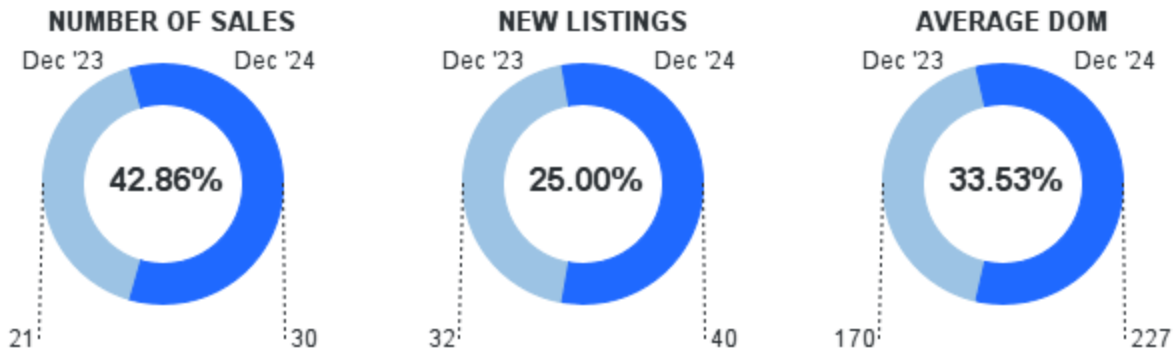


**COLDWELL BANKER**  
ISLAND AFFILIATES

# ST. CROIX | December 2024

## REAL ESTATE SNAPSHOT - Change since this time last year

### All Property Types



**-17.84%** ↓

**MEDIAN SALES PRICE**  
ALL PROPERTY TYPES

**9.48%** ↑

**AVERAGE SALES PRICE**  
ALL PROPERTY TYPES

**-17.90%** ↓

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

**8.59%** ↑

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

■ Dec '23    ■ Dec '24

# AREA REPORT

## St. Croix

### FULL MARKET SUMMARY

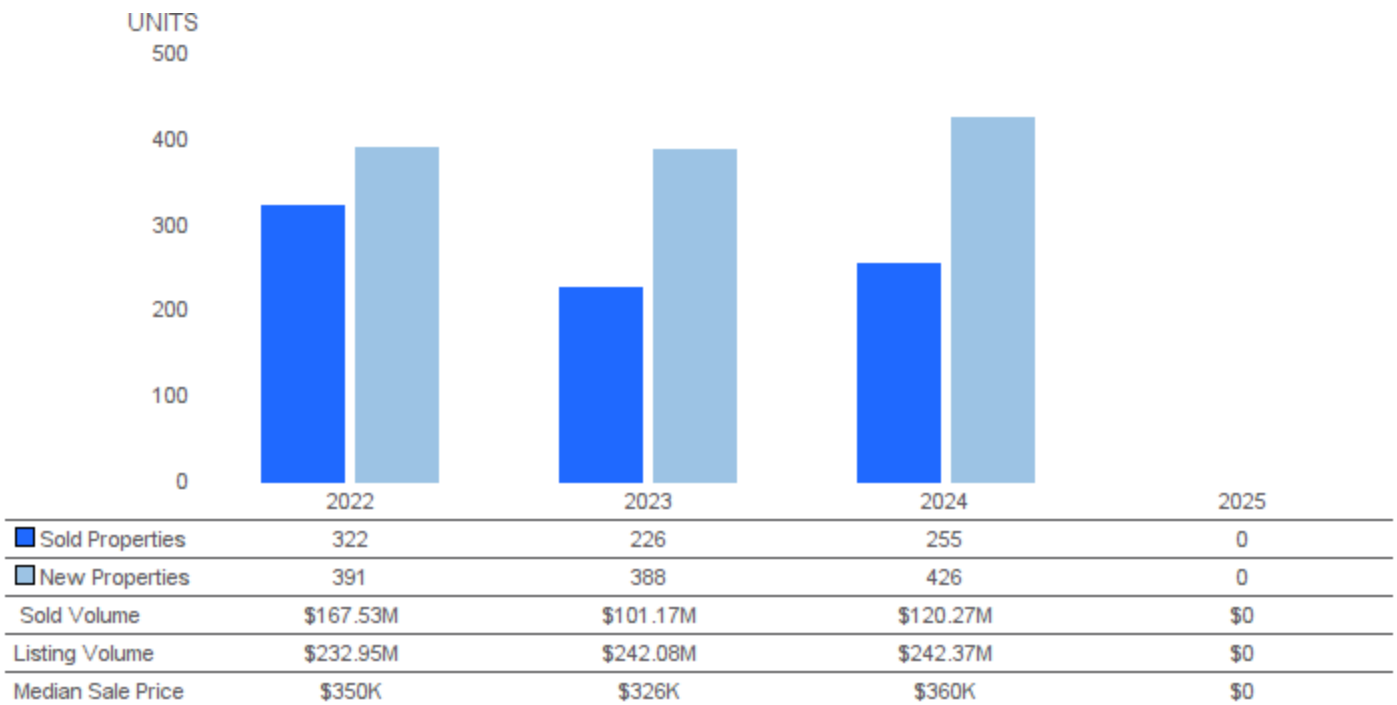
December 2024 | All Property Types ?

	Month to Date			Year to Date		
	December 2024	December 2023	% Change	YTD 2024	YTD 2023	% Change
New Listings	40	32	25% <span>↑</span>	425	388	9.54% <span>↑</span>
Sold Listings	30	21	42.86% <span>↑</span>	255	226	12.83% <span>↑</span>
Median List Price (Solds)	\$369,450	\$450,000	-17.9% <span>↓</span>	\$375,000	\$350,000	7.14% <span>↑</span>
Median Sold Price	\$361,500	\$440,000	-17.84% <span>↓</span>	\$360,000	\$326,250	10.34% <span>↑</span>
Median Days on Market	181	92	96.74% <span>↑</span>	148	123	20.33% <span>↑</span>
Average List Price (Solds)	\$516,516	\$475,666	8.59% <span>↑</span>	\$502,212	\$475,124	5.7% <span>↑</span>
Average Sold Price	\$495,559	\$452,661	9.48% <span>↑</span>	\$471,631	\$447,649	5.36% <span>↑</span>
Average Days on Market	227	170	33.53% <span>↑</span>	189	169	11.83% <span>↑</span>
List/Sold Price Ratio	95.8%	95.2%	0.56% <span>↑</span>	94.1%	93.6%	0.48% <span>↑</span>

### SOLD AND NEW PROPERTIES (UNITS)

December 2024 | 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 2024 | 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 2024 | All Property Types ?

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

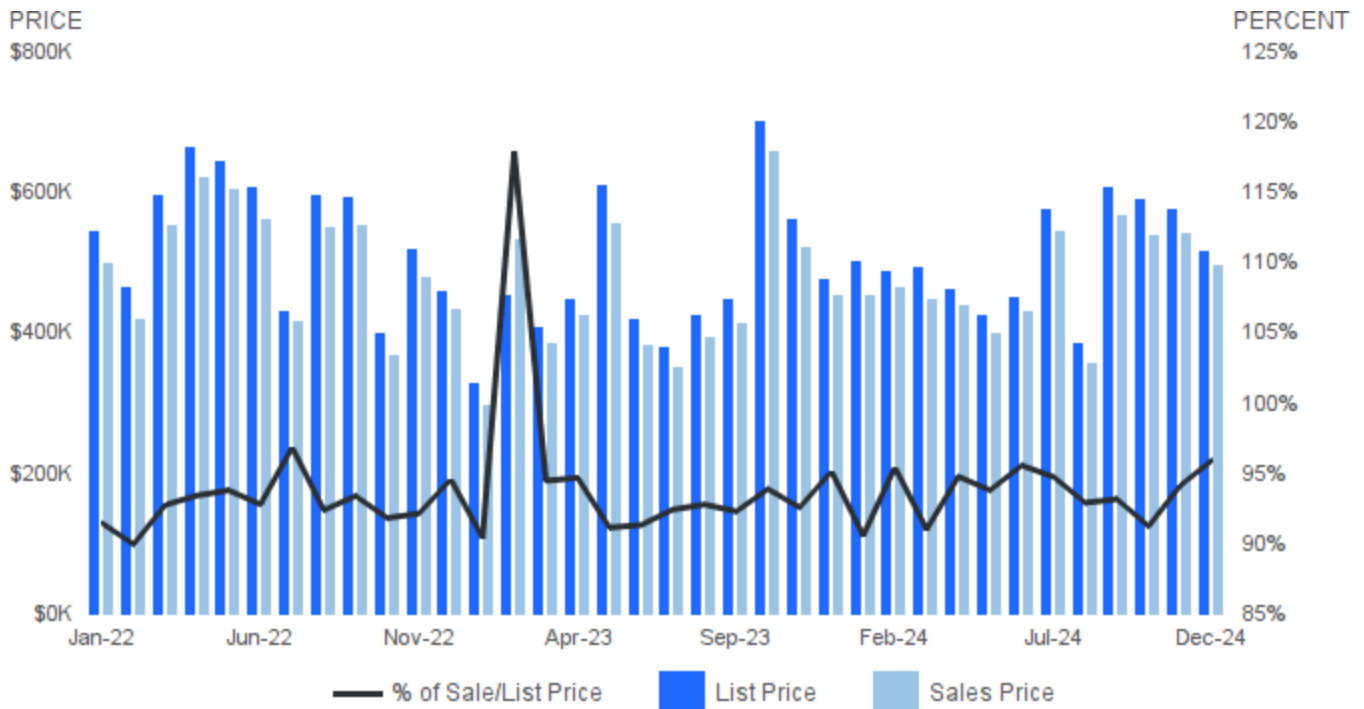
**Average Days on Market** | Average days on market for all properties sold.



## SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

December 2024 | All Property Types ?

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

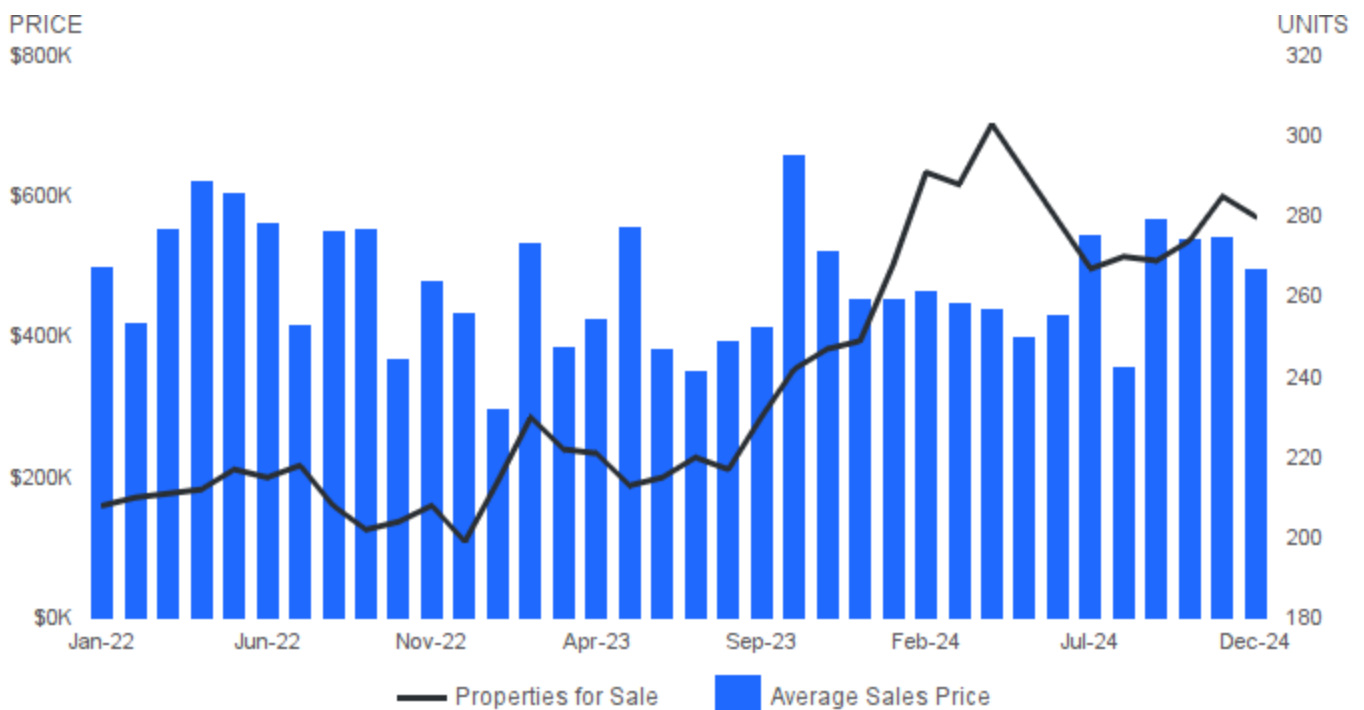


## AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

December 2024 | 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.

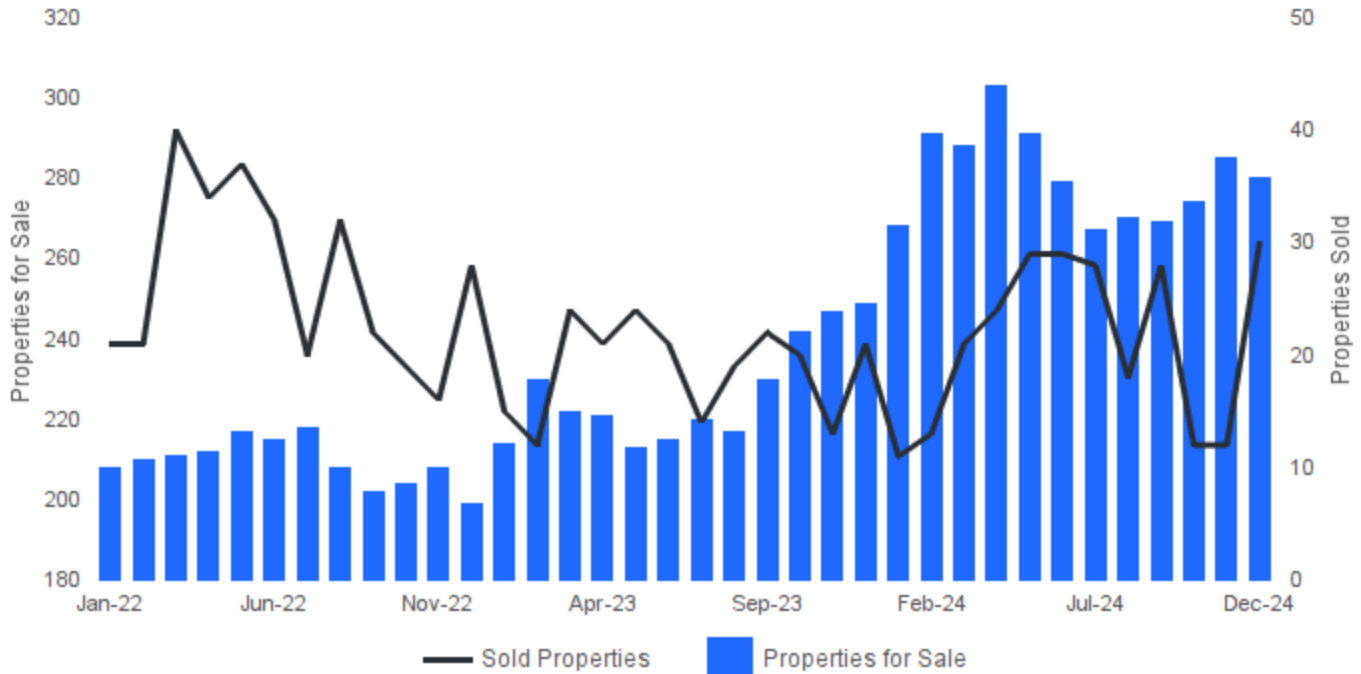


# PROPERTIES FOR SALE AND SOLD PROPERTIES

December 2024 | All Property Types ?

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

**Sold Properties** | Number of properties sold.



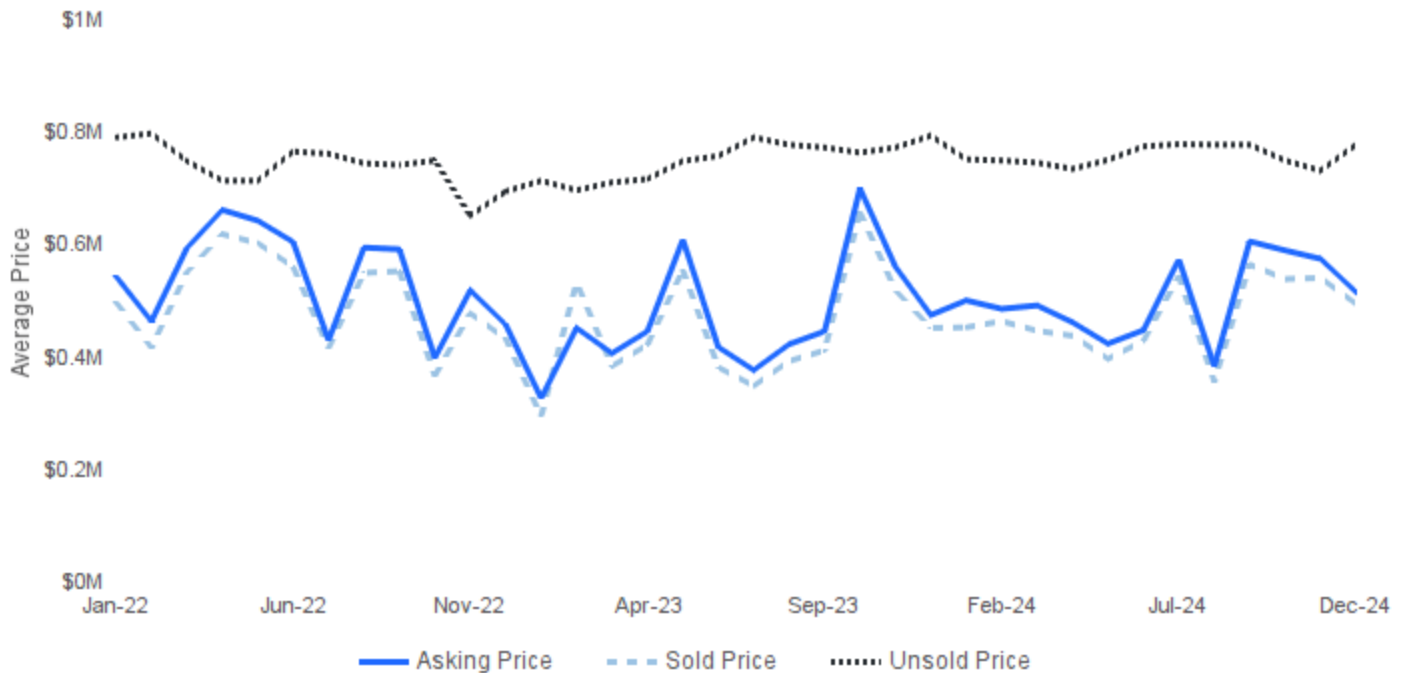
# AVERAGE ASKING/SOLD/UNSOLD PRICE

December 2024 | All Property Types ?

**Asking Price** | the average asking price of sold properties

**Sold Price** | the average selling price

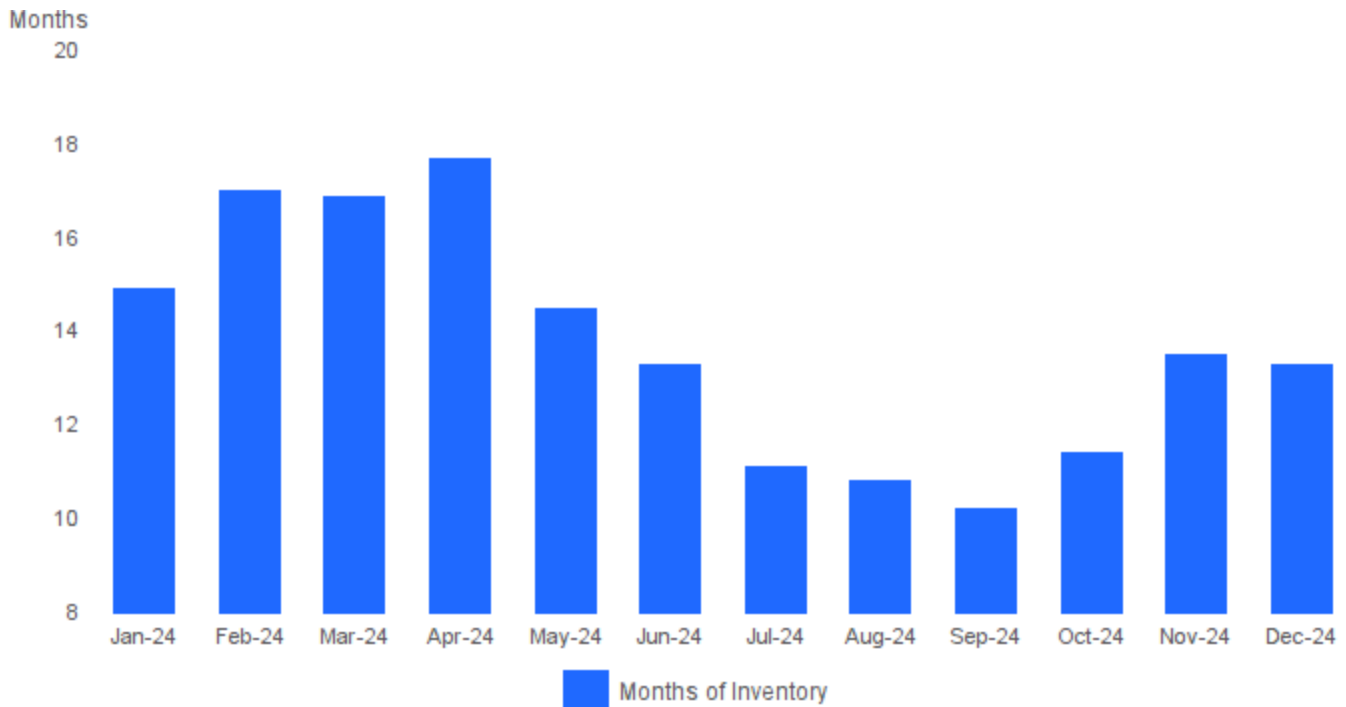
**Unsold Price** | the average active list price



# ABSORPTION RATE

December 2024 | 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.



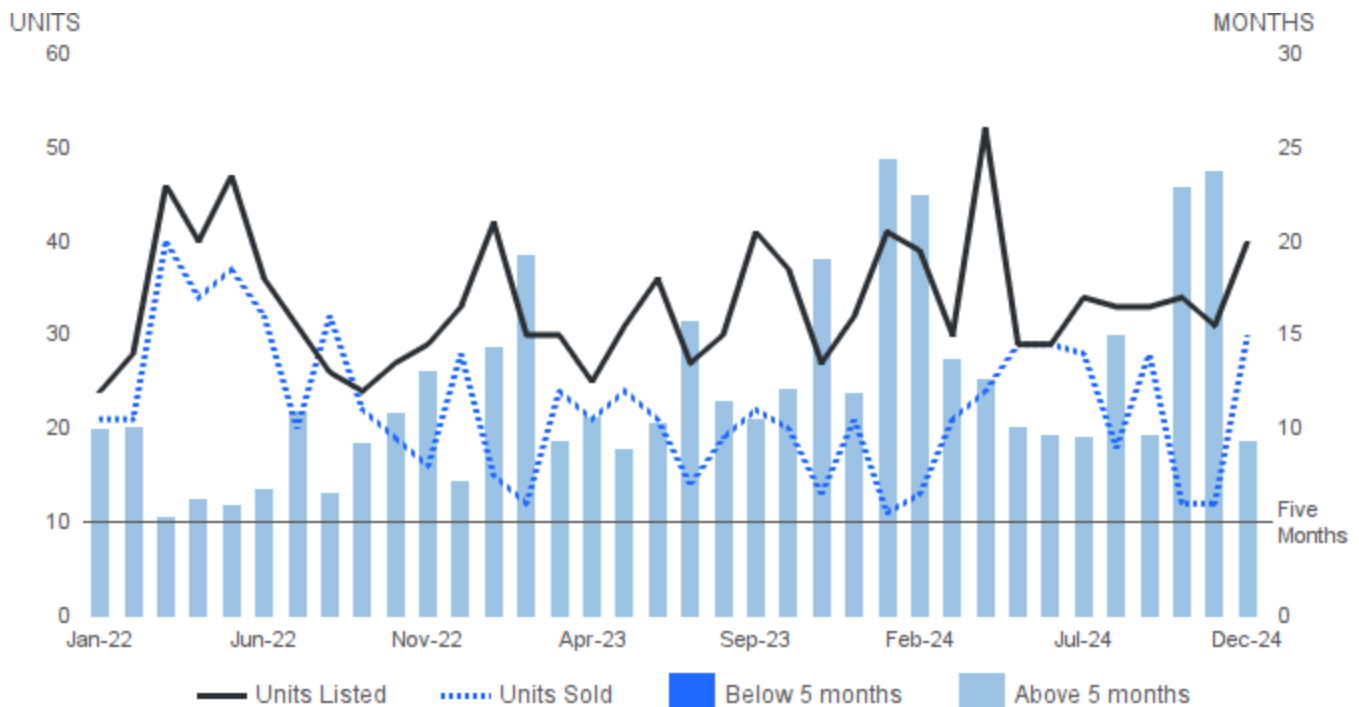
# MONTHS SUPPLY OF INVENTORY

December 2024 | 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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