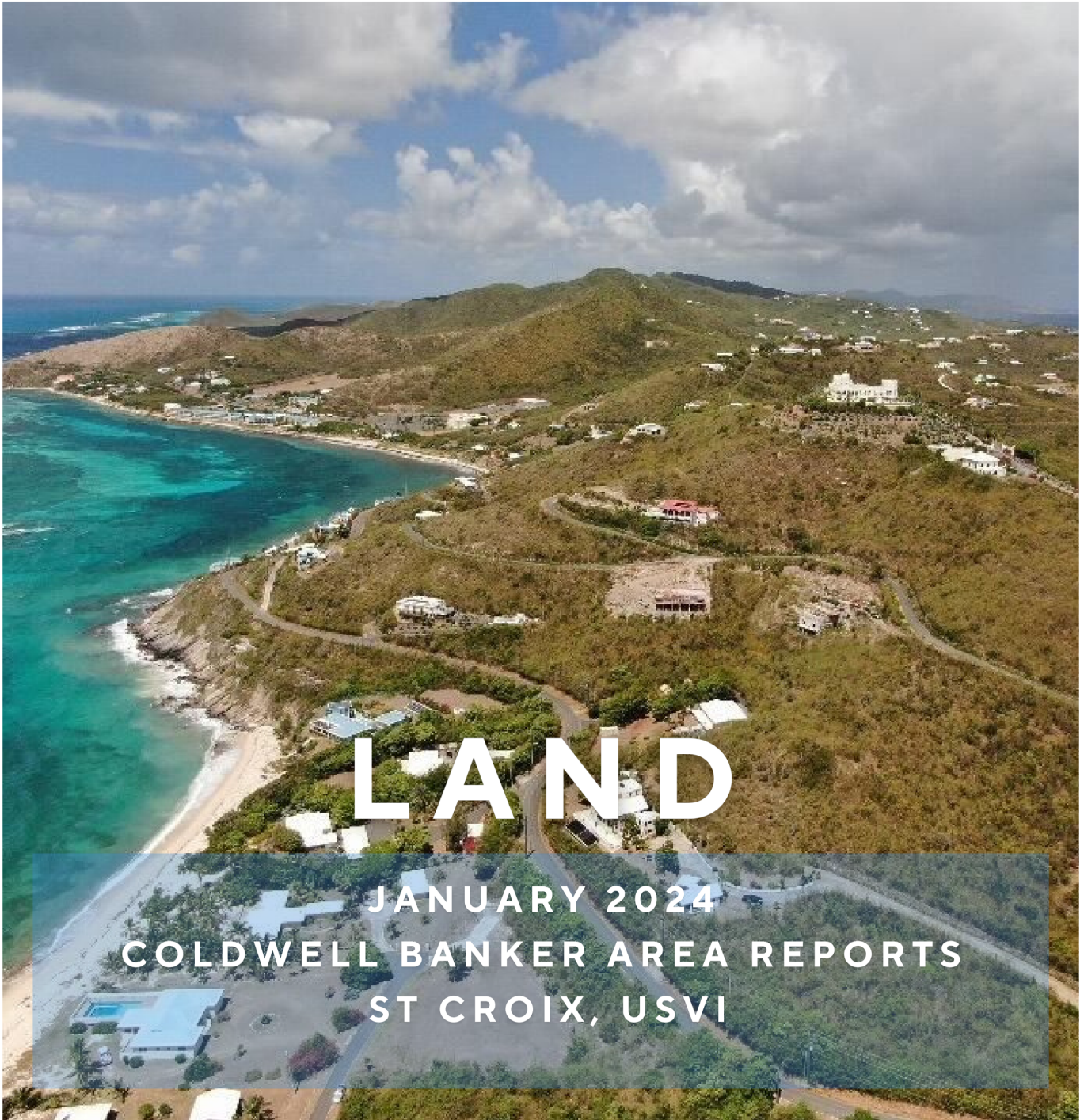




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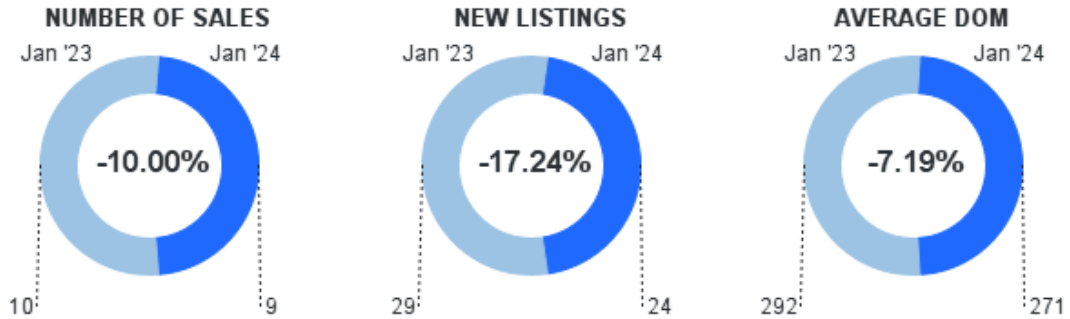
# LAND

JANUARY 2024  
COLDWELL BANKER AREA REPORTS  
ST CROIX, USVI

## ST. CROIX | January 2024

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

Lots/Acres



**-26.42%** ↓

**MEDIAN SALES PRICE**  
LOTS/ACRES

**-40.04%** ↓

**AVERAGE SALES PRICE**  
LOTS/ACRES

**-20.85%** ↓

**MEDIAN LIST PRICE  
(SOLD LISTINGS)**  
LOTS/ACRES

**-42.12%** ↓

**AVERAGE LIST PRICE  
(SOLD LISTINGS)**  
LOTS/ACRES

■ Jan '23    ■ Jan '24

# AREA REPORT

## ST. CROIX

### FULL MARKET SUMMARY

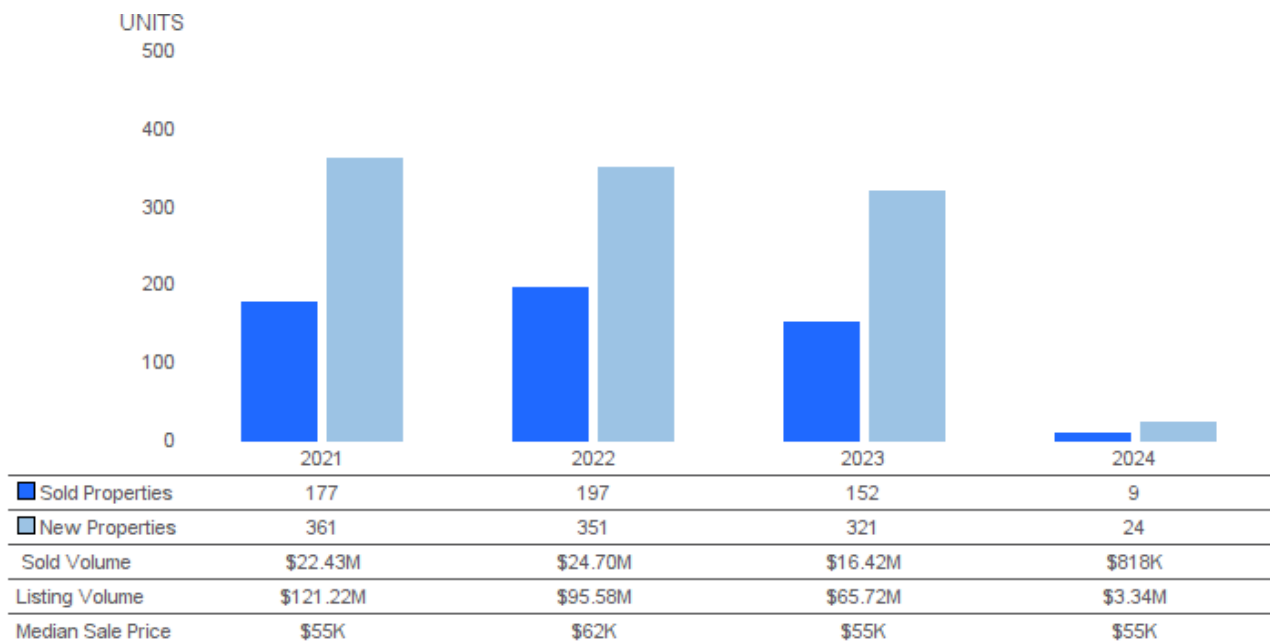
January 2024 | Lots/Acres ?

	Month to Date			Year to Date		
	January 2024	January 2023	% Change	YTD 2024	YTD 2023	% Change
New Listings	24	29	-17.24% ↓	24	29	-17.24% ↓
Sold Listings	9	10	-10% ↓	9	10	-10% ↓
Median List Price (Solds)	\$64,900	\$82,000	-20.85% ↓	\$64,900	\$82,000	-20.85% ↓
Median Sold Price	\$55,000	\$74,750	-26.42% ↓	\$55,000	\$74,750	-26.42% ↓
Median Days on Market	148	215	-31.16% ↓	148	215	-31.16% ↓
Average List Price (Solds)	\$107,977	\$186,550	-42.12% ↓	\$107,977	\$186,550	-42.12% ↓
Average Sold Price	\$90,866	\$151,550	-40.04% ↓	\$90,866	\$151,550	-40.04% ↓
Average Days on Market	271	292	-7.19% ↓	271	292	-7.19% ↓
List/Sold Price Ratio	86.3%	86.6%	-0.31% ↓	86.3%	86.6%	-0.31% ↓

### SOLD AND NEW PROPERTIES (UNITS)

January 2024 | Lots/Acres ?

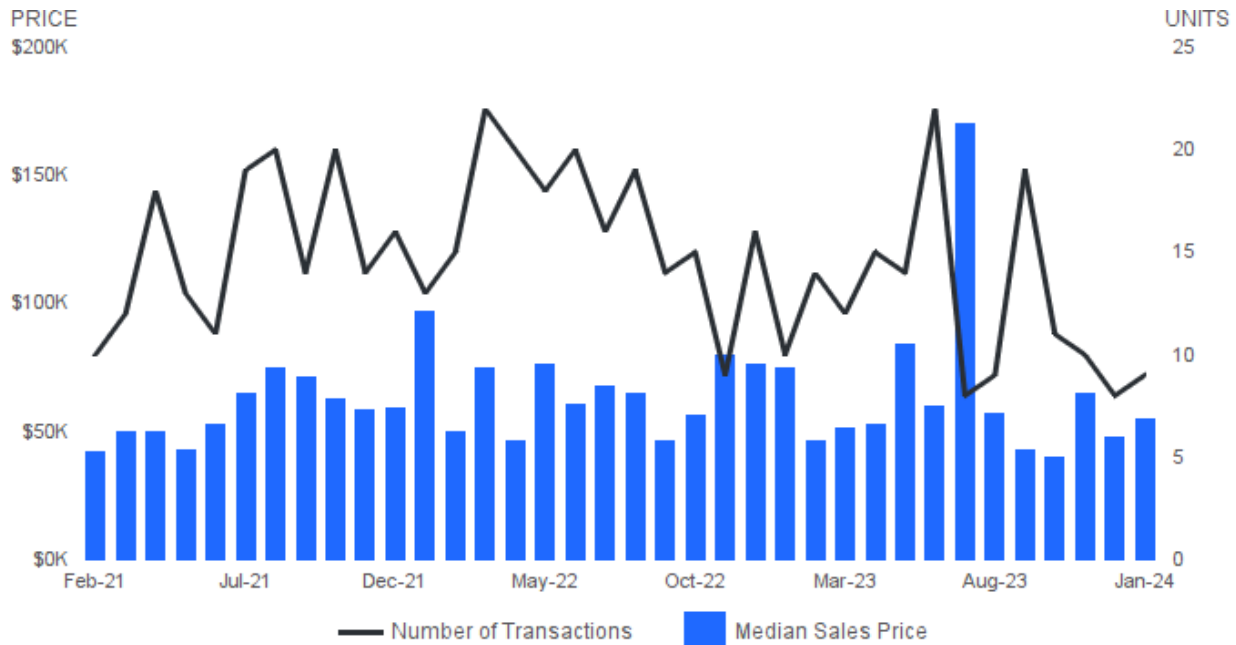
**Sold Properties** | Number of properties sold during the year  
**New Properties** | Number of properties listed during the year.



## MEDIAN SALES PRICE AND NUMBER OF SALES

January 2024 | Lots/Acres ?

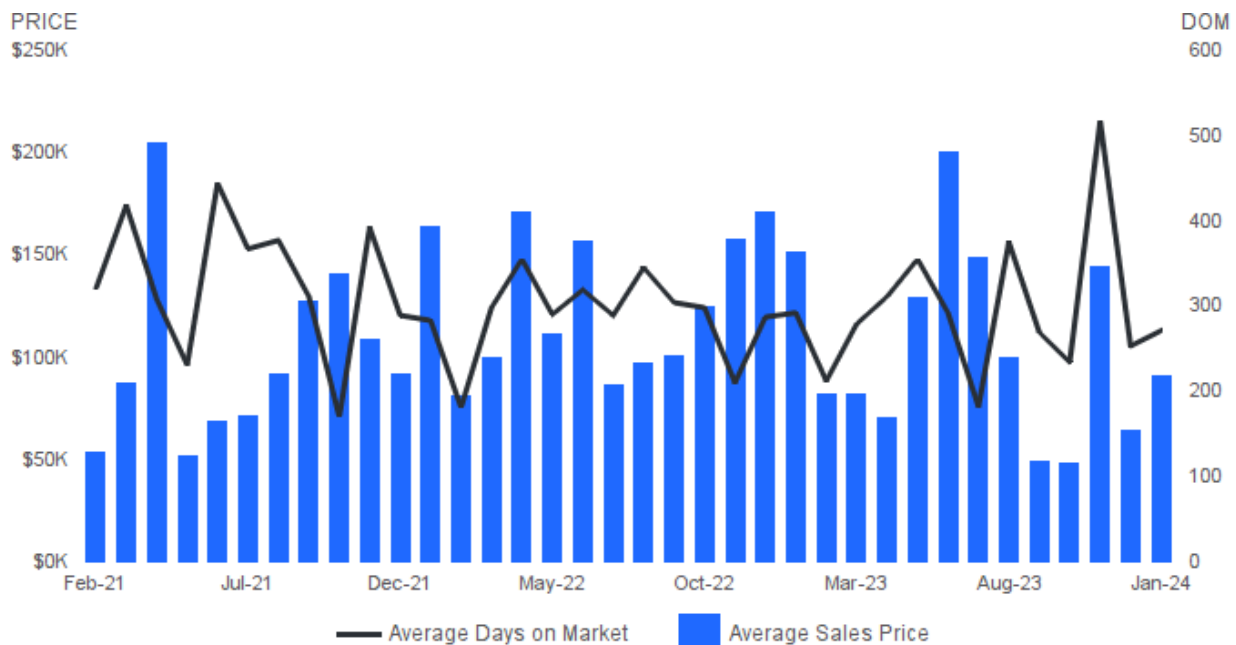
**Median Sales Price** | Price of the "middle" property sold -an equal number of sales were above and below this price.  
**Number of Sales** | Number of properties sold.



## AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

January 2024 | Lots/Acres ?

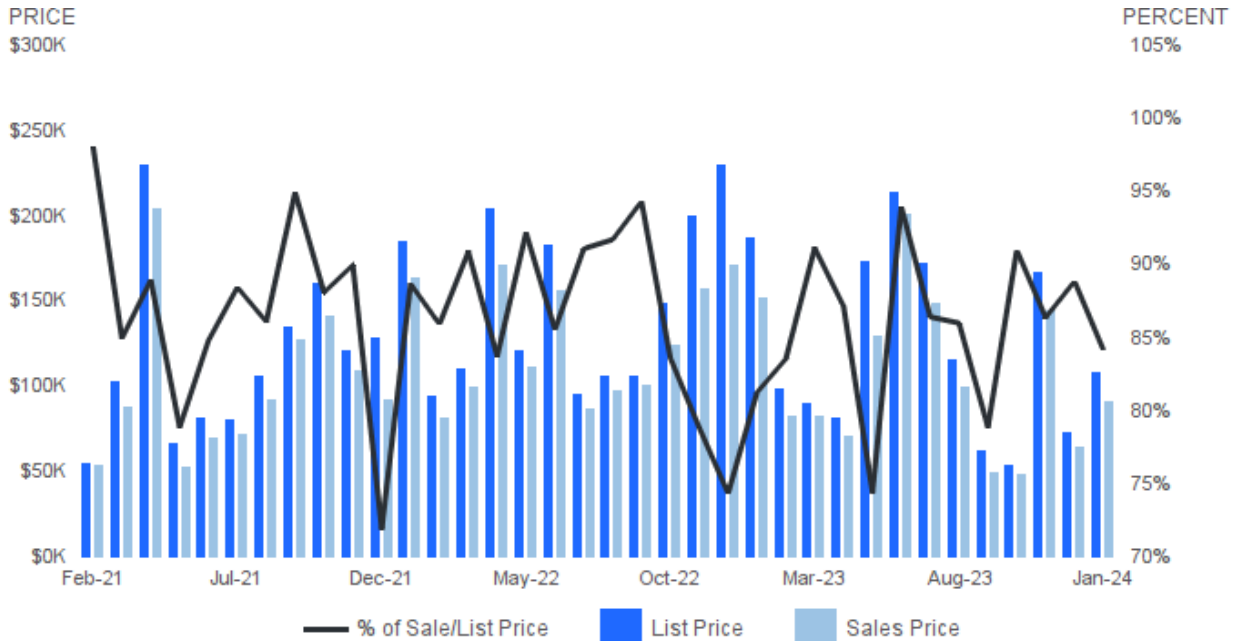
**Average Sales Price** | Average sales price for all properties sold.  
**Average Days on Market** | Average days on market for all properties sold.



## SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

January 2024 | Lots/Acres ?

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

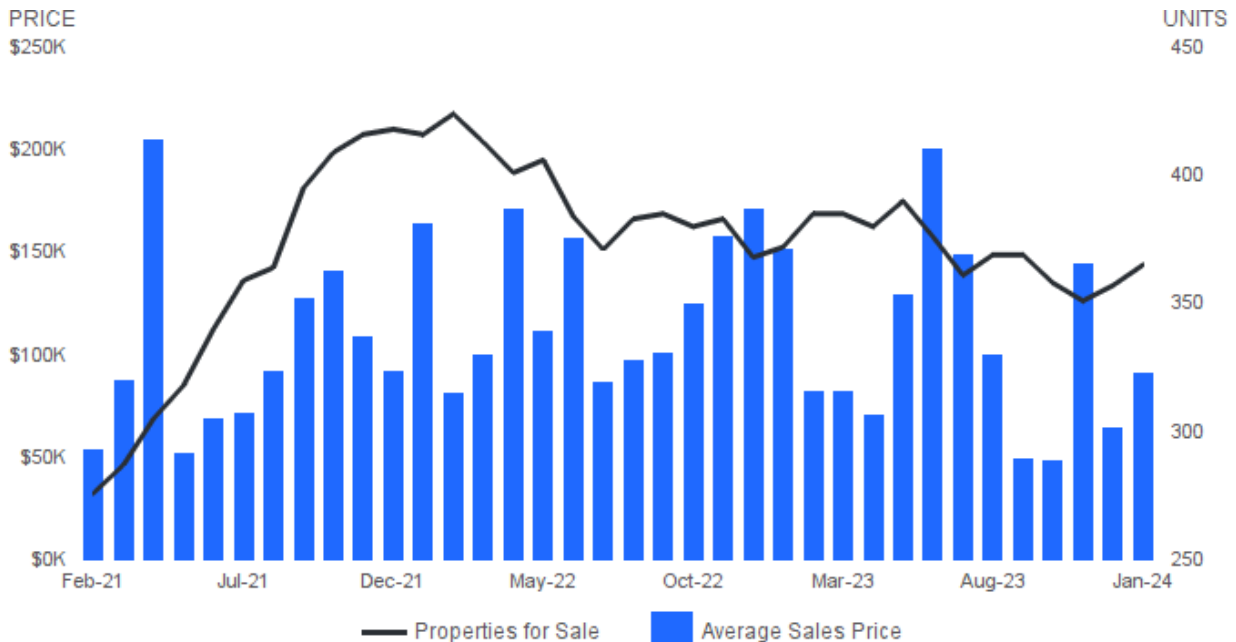


## AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

January 2024 | Lots/Acres ?

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

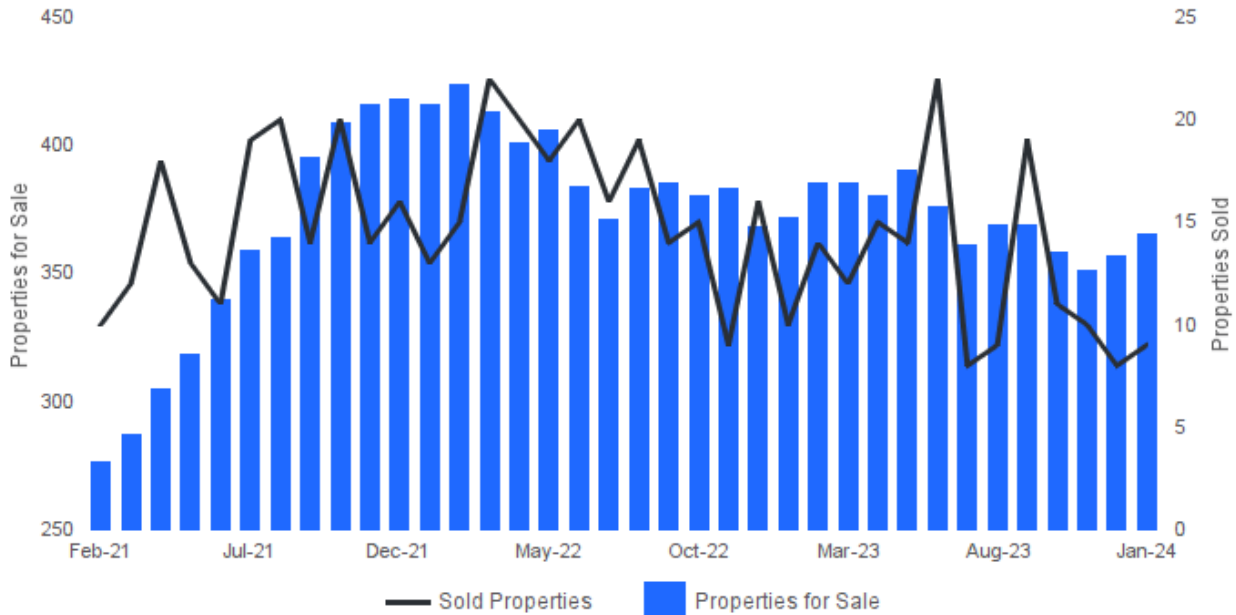
**Properties for Sale** | Number of properties listed for sale at the end of month.



## PROPERTIES FOR SALE AND SOLD PROPERTIES

January 2024 | Lots/Acres ?

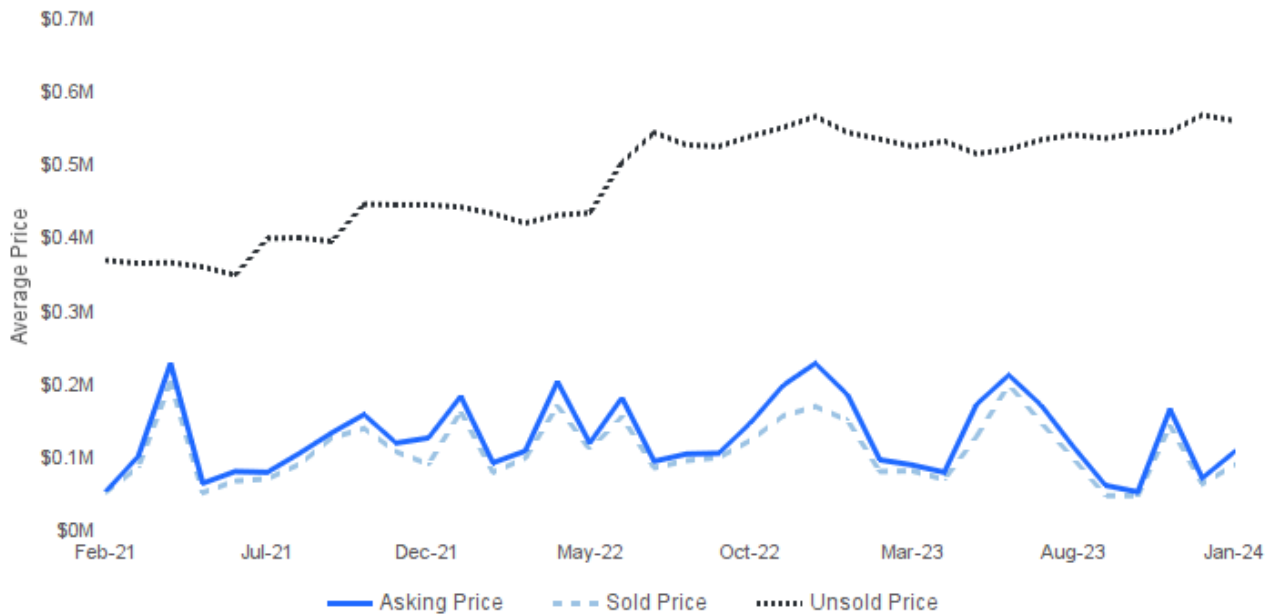
**Properties for Sale** | Number of properties listed for sale at the end of month.  
**Sold Properties** | Number of properties sold.



## AVERAGE ASKING/SOLD/UNSOLD PRICE

January 2024 | Lots/Acres ?

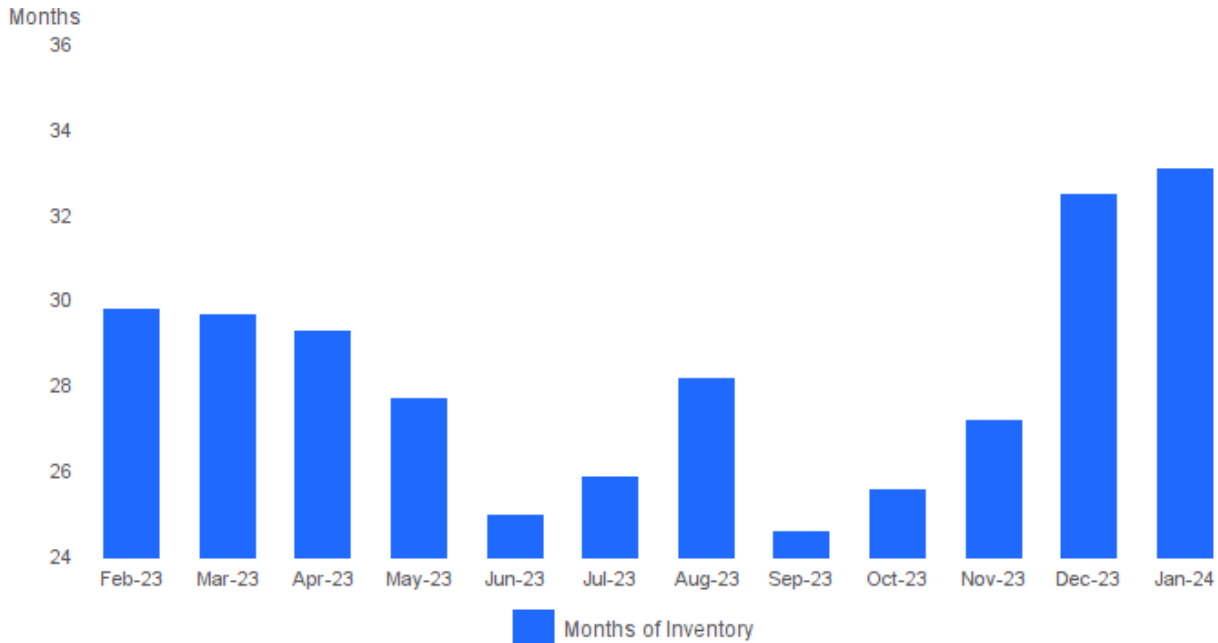
**Asking Price** | the average asking price of sold properties  
**Sold Price** | the average selling price  
**Unsold Price** | the average active list price



## ABSORPTION RATE

January 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.



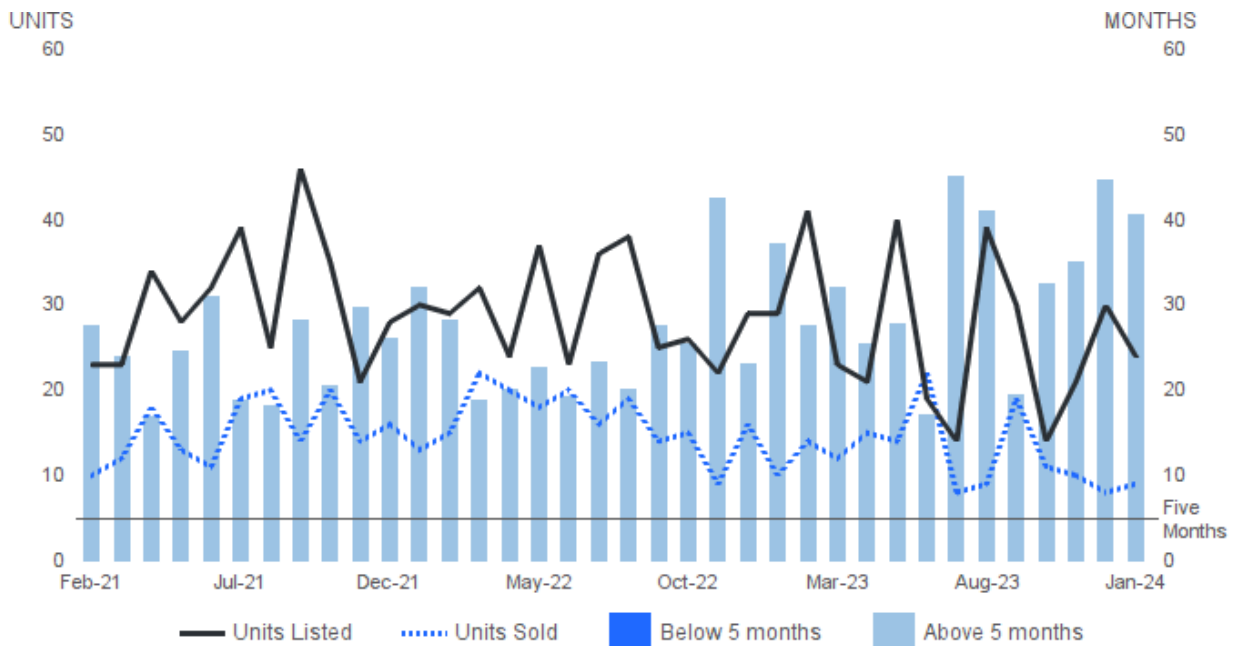
## MONTHS SUPPLY OF INVENTORY

January 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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