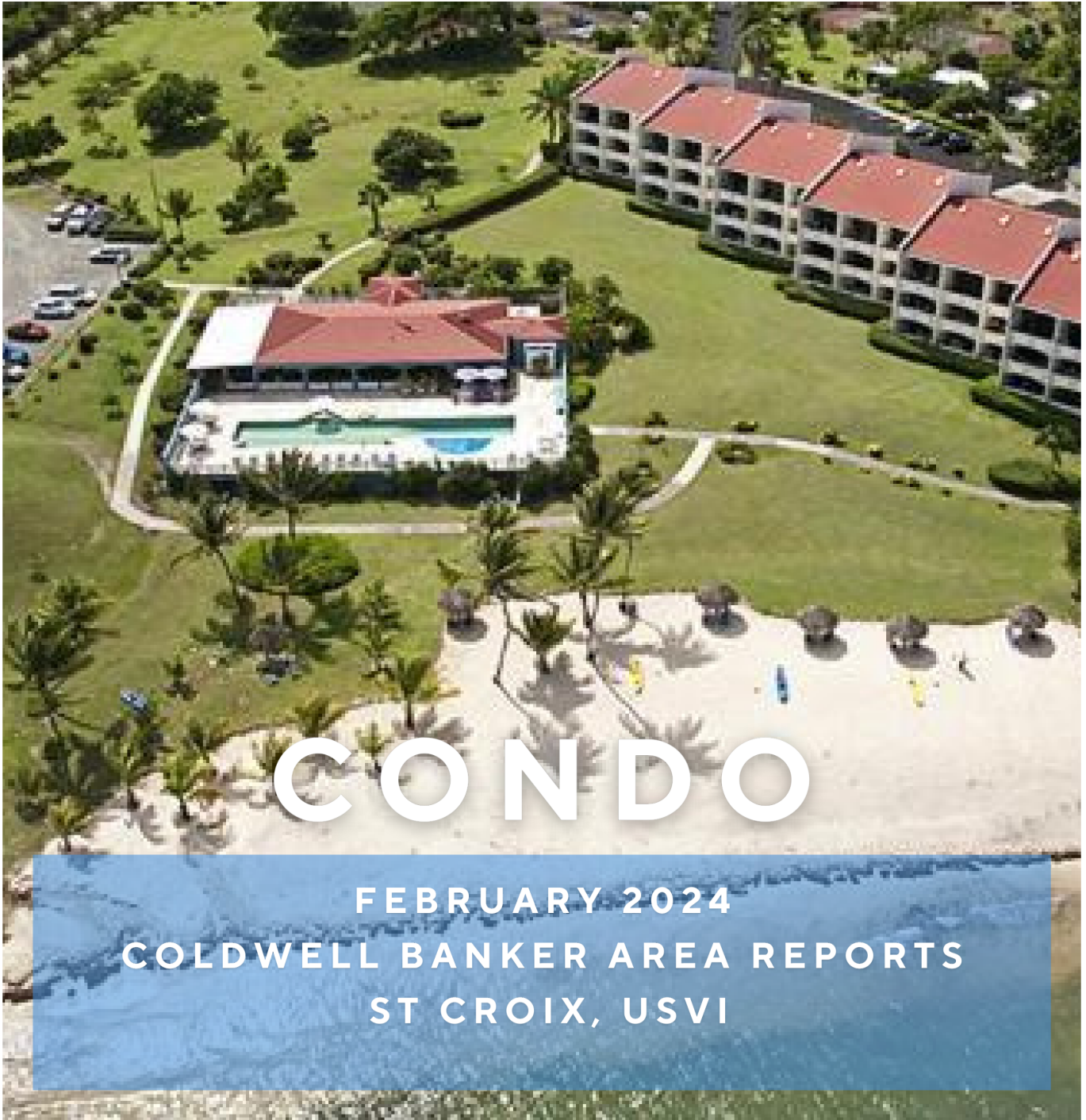




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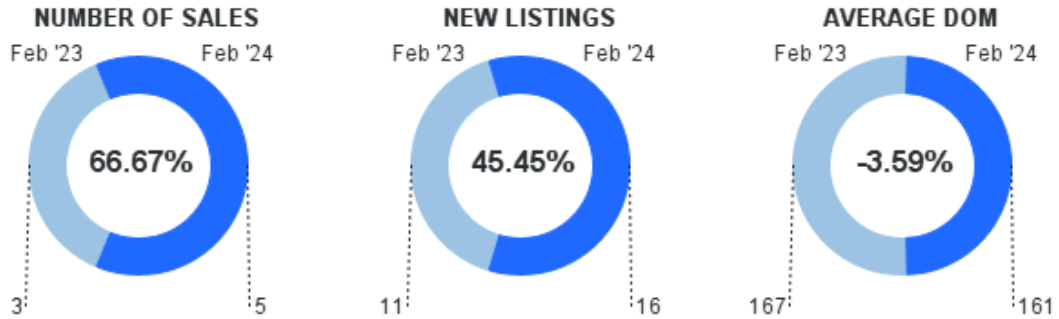
# CONDO

FEBRUARY 2024  
COLDWELL BANKER AREA REPORTS  
ST CROIX, USVI

## ST. CROIX | February 2024


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

#### Condo



26.11% 


MEDIAN SALES PRICE  
CONDO

5.91% 

AVERAGE SALES PRICE  
CONDO

20.51% 

MEDIAN LIST PRICE  
(SOLD LISTINGS)  
CONDO

5.50% 

AVERAGE LIST PRICE  
(SOLD LISTINGS)  
CONDO

 Feb '23  Feb '24

# AREA REPORT

## ST. CROIX

### FULL MARKET SUMMARY

February 2024 | Condo ?

	Month to Date			Year to Date		
	February 2024	February 2023	% Change	YTD 2024	YTD 2023	% Change
New Listings	16	11	45.45% <span>↑</span>	31	21	47.62% <span>↑</span>
Sold Listings	5	3	66.67% <span>↑</span>	10	11	-9.09% <span>↓</span>
Median List Price (Solds)	\$235,000	\$195,000	20.51% <span>↑</span>	\$284,500	\$249,000	14.26% <span>↑</span>
Median Sold Price	\$227,000	\$180,000	26.11% <span>↑</span>	\$265,000	\$245,000	8.16% <span>↑</span>
Median Days on Market	132	118	11.86% <span>↑</span>	136	81	67.9% <span>↑</span>
Average List Price (Solds)	\$252,500	\$239,333	5.5% <span>↑</span>	\$314,750	\$278,081	13.19% <span>↑</span>
Average Sold Price	\$239,700	\$226,333	5.91% <span>↑</span>	\$290,550	\$272,636	6.57% <span>↑</span>
Average Days on Market	161	167	-3.59% <span>↓</span>	181	125	44.8% <span>↑</span>
List/Sold Price Ratio	93.4%	92%	1.52% <span>↑</span>	92.7%	96.1%	-3.53% <span>↓</span>

### SOLD AND NEW PROPERTIES (UNITS)

February 2024 | Condo ?

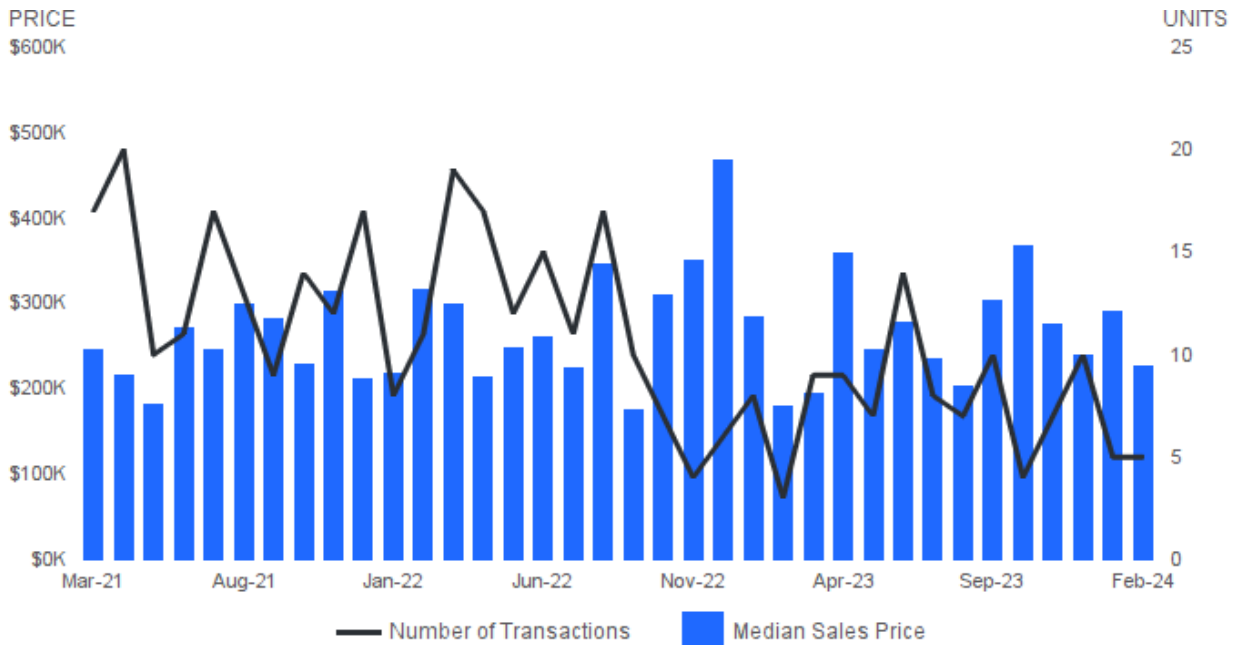
**Sold Properties** | Number of properties sold during the year  
**New Properties** | Number of properties listed during the year.



## MEDIAN SALES PRICE AND NUMBER OF SALES

February 2024 | Condo ?

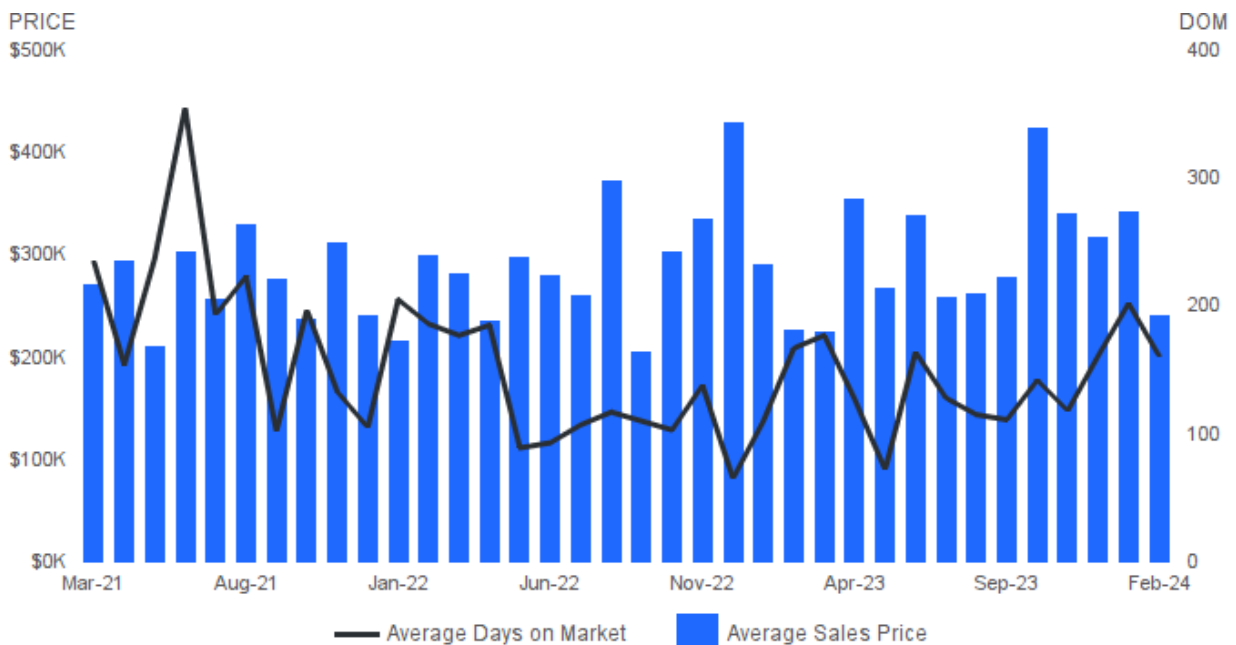
**Median Sales Price** | Price of the "middle" property sold -an equal number of sales were above and below this price.  
**Number of Sales** | Number of properties sold.



## AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

February 2024 | Condo ?

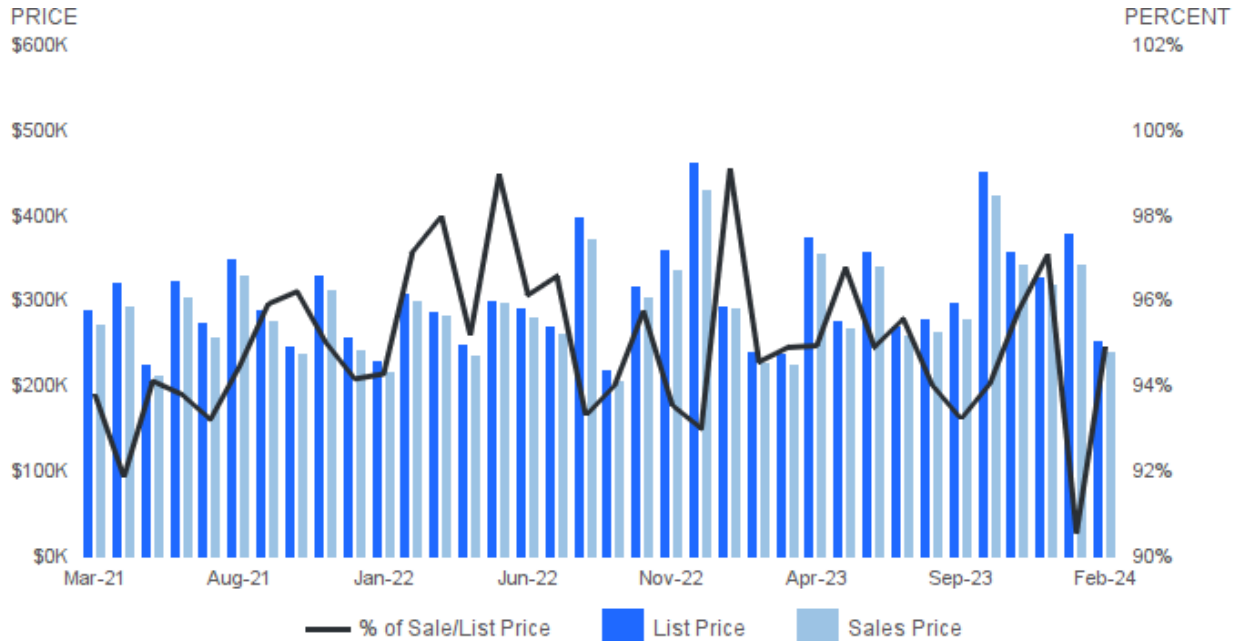
**Average Sales Price** | Average sales price for all properties sold.  
**Average Days on Market** | Average days on market for all properties sold.



## SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

February 2024 | Condo ?

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

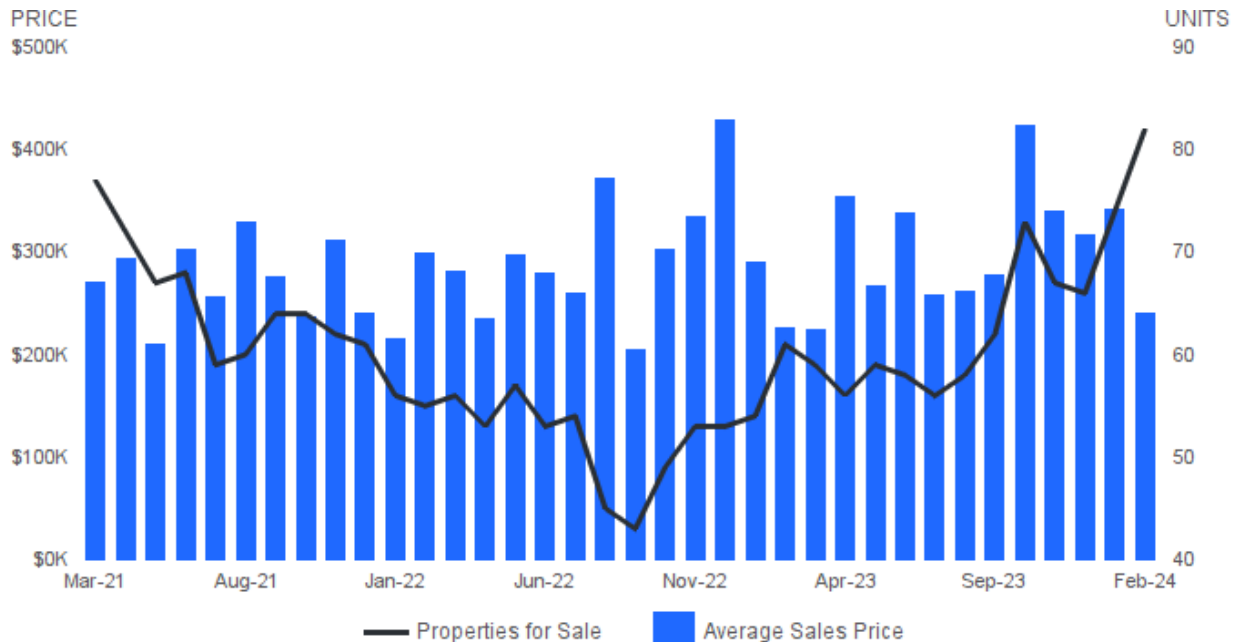


## AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

February 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

February 2024 | Condo ?

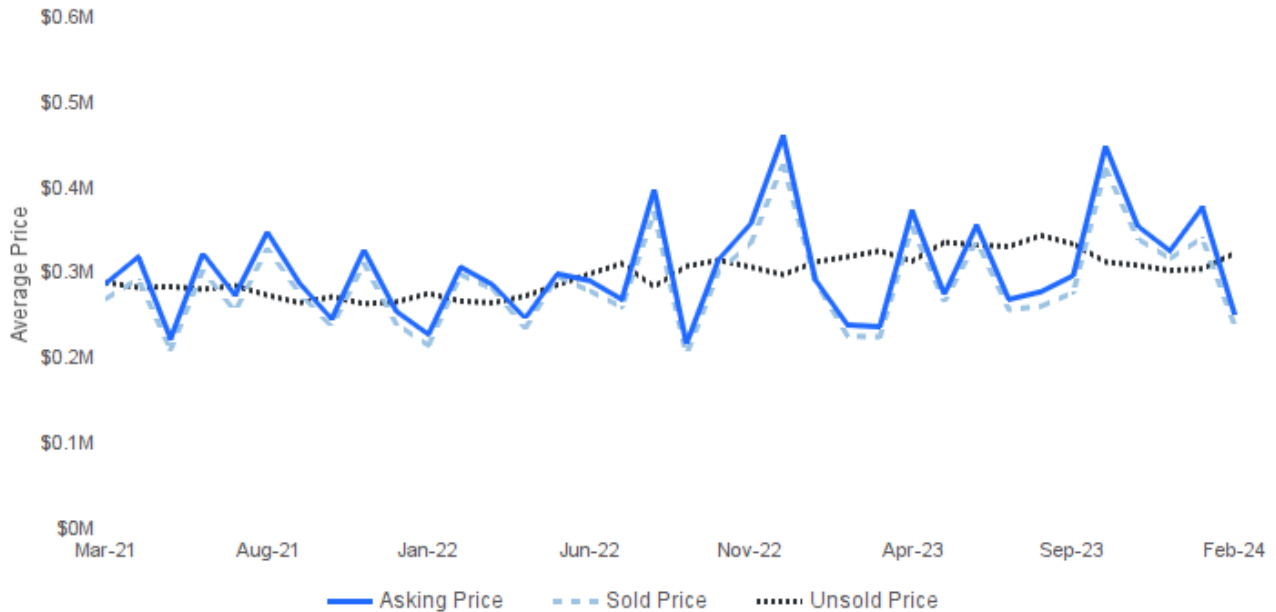
**Properties for Sale** | Number of properties listed for sale at the end of month.  
**Sold Properties** | Number of properties sold.



## AVERAGE ASKING/SOLD/UNSOLD PRICE

February 2024 | Condo ?

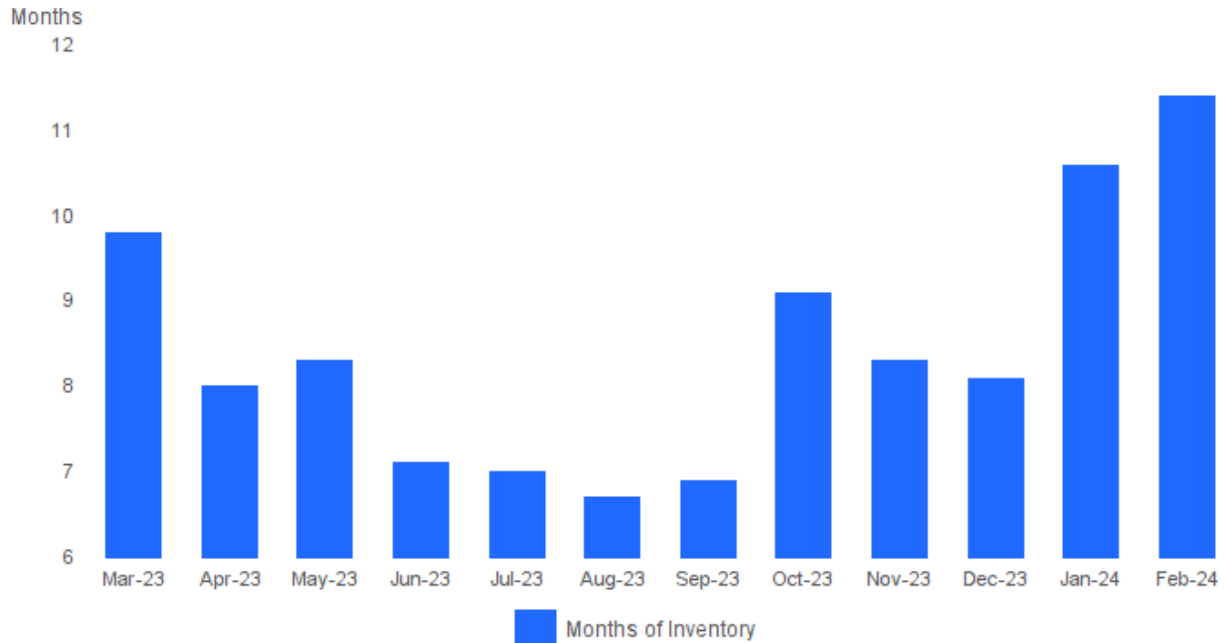
**Asking Price** | the average asking price of sold properties  
**Sold Price** | the average selling price  
**Unsold Price** | the average active list price



## ABSORPTION RATE

February 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.



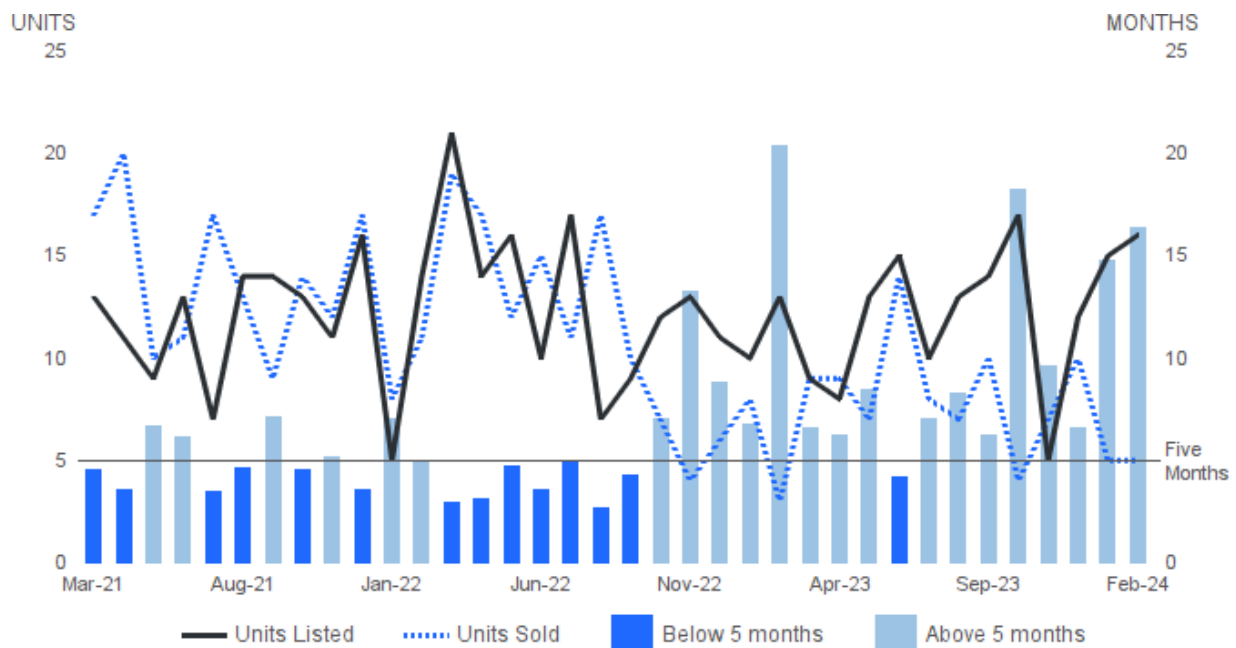
## MONTHS SUPPLY OF INVENTORY

February 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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