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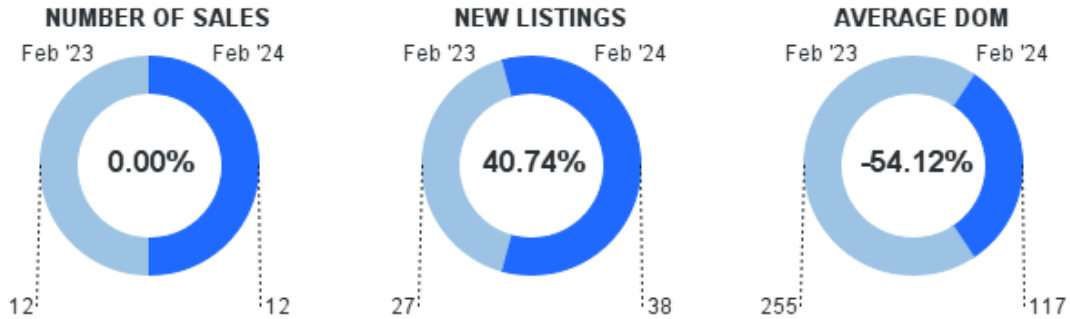
HOMES & CONDOS

FEBRUARY 2024
COLDWELL BANKER AREA REPORTS
ST CROIX, USVI

ST. CROIX | February 2024

REAL ESTATE SNAPSHOT - Change since this time last year

All Property Types



75.68%

MEDIAN SALES PRICE
ALL PROPERTY TYPES

-11.33%

AVERAGE SALES PRICE
ALL PROPERTY TYPES

70.13%

MEDIAN LIST PRICE
(SOLD LISTINGS)
ALL PROPERTY TYPES

10.11%

AVERAGE LIST PRICE
(SOLD LISTINGS)
ALL PROPERTY TYPES

Feb '23 Feb '24

AREA REPORT

St. Croix

FULL MARKET SUMMARY

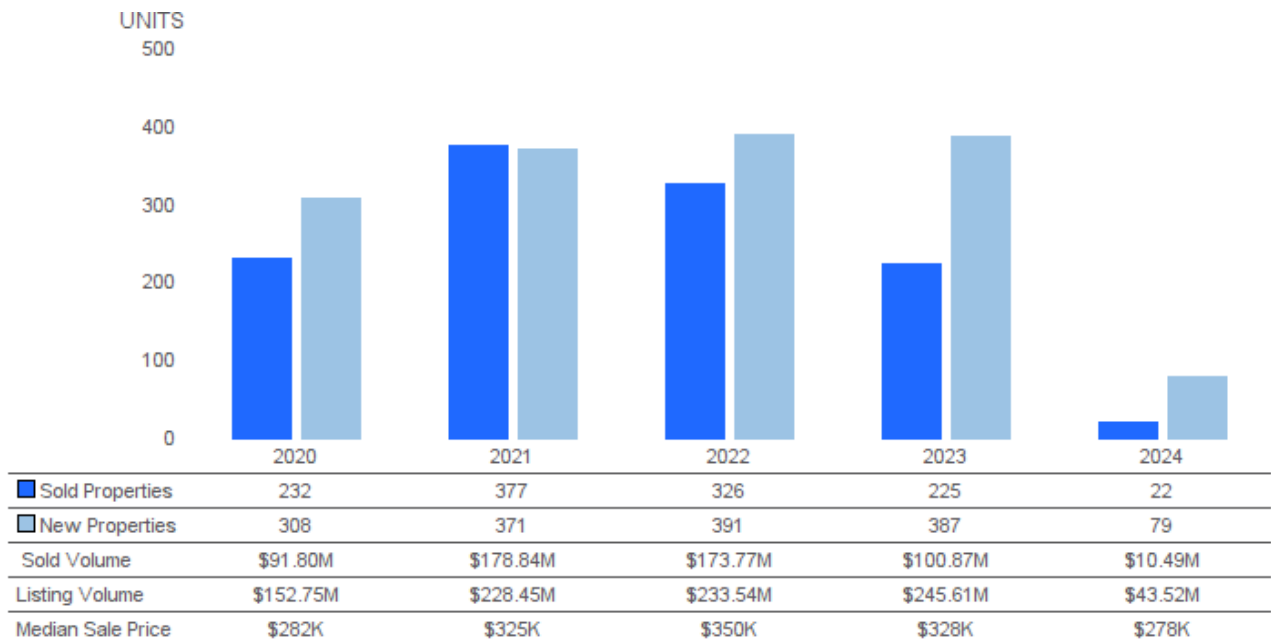
February 2024 | All Property Types ?

	Month to Date			Year to Date		
	February 2024	February 2023	% Change	YTD 2024	YTD 2023	% Change
New Listings	38	27	40.74% ↑	79	69	14.49% ↑
Sold Listings	12	12	0% ↔	22	27	-18.52% ↓
Median List Price (Solds)	\$340,250	\$200,000	70.13% ↑	\$297,750	\$249,000	19.58% ↑
Median Sold Price	\$325,000	\$185,000	75.68% ↑	\$277,500	\$245,000	13.27% ↑
Median Days on Market	104	226	-53.98% ↓	120	142	-15.49% ↓
Average List Price (Solds)	\$498,500	\$452,741	10.11% ↑	\$513,818	\$382,992	34.16% ↑
Average Sold Price	\$473,208	\$533,666	-11.33% ↓	\$476,675	\$401,555	18.71% ↑
Average Days on Market	117	255	-54.12% ↓	144	204	-29.41% ↓
List/Sold Price Ratio	93.7%	96.3%	-2.76% ↓	93%	94.6%	-1.68% ↓

SOLD AND NEW PROPERTIES (UNITS)

February 2024 | All Property Types ?

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

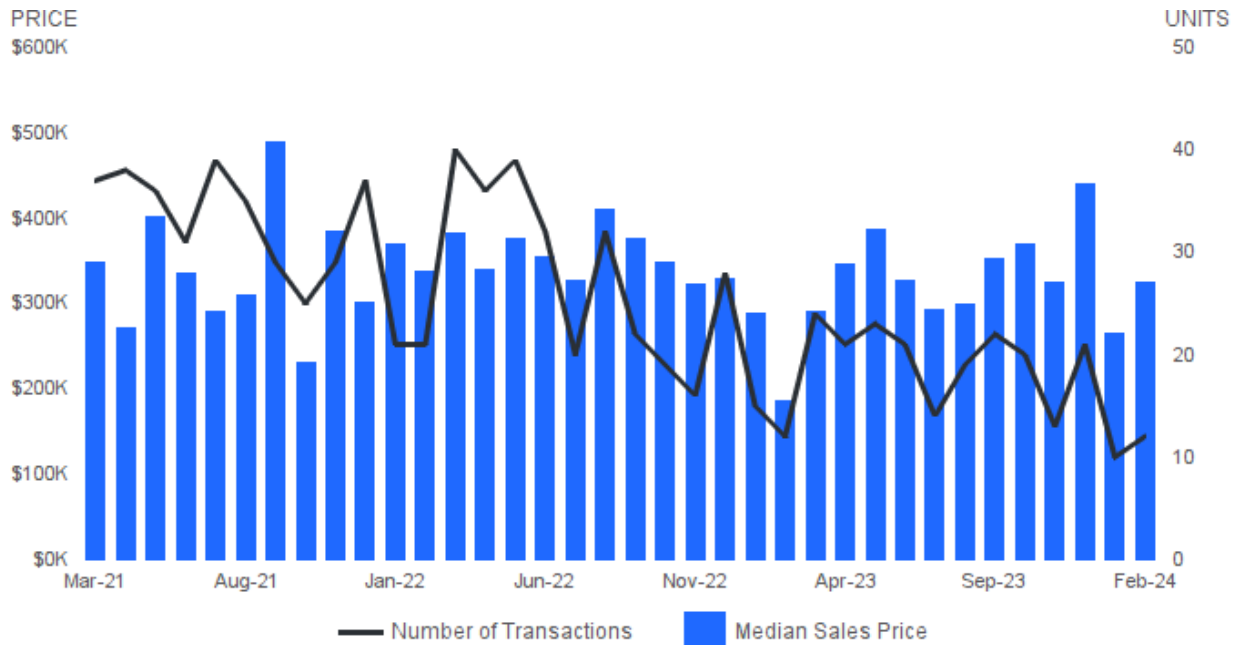


Sold Volume	\$91.80M	\$178.84M	\$173.77M	\$100.87M	\$10.49M
Listing Volume	\$152.75M	\$228.45M	\$233.54M	\$245.61M	\$43.52M
Median Sale Price	\$282K	\$325K	\$350K	\$328K	\$278K

MEDIAN SALES PRICE AND NUMBER OF SALES

February 2024 | All Property Types ?

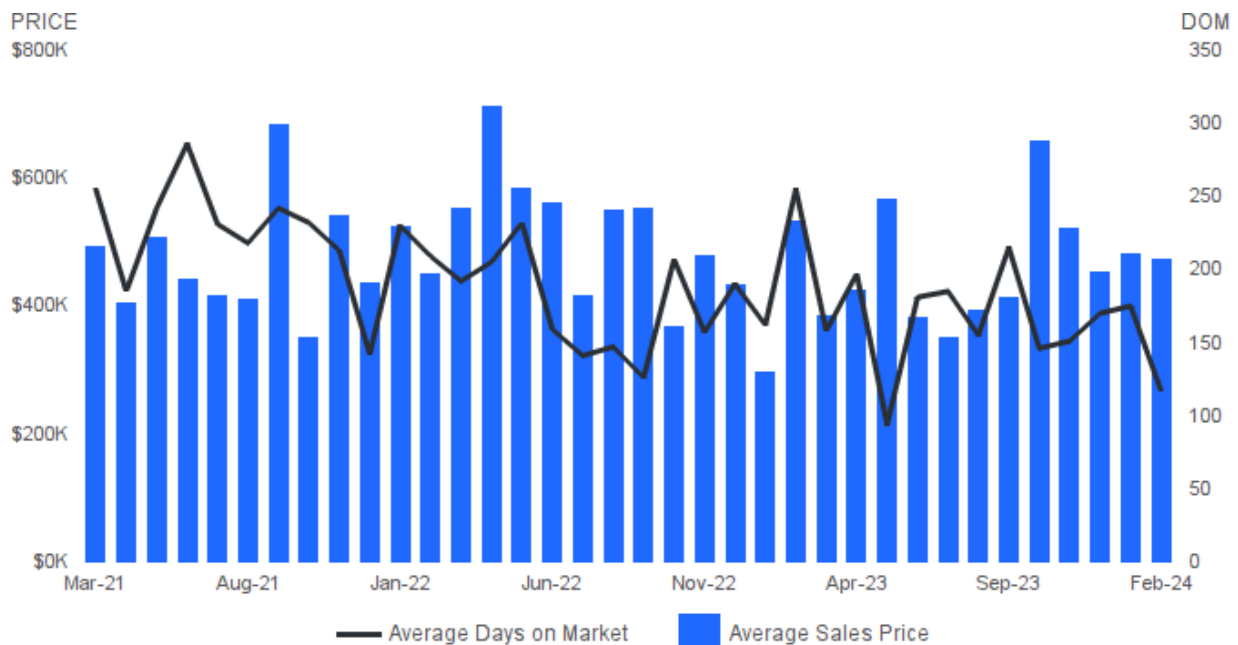
Median Sales Price | Price of the "middle" property sold -an equal number of sales were above and below this price.
Number of Sales | Number of properties sold.



AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

February 2024 | All Property Types ?

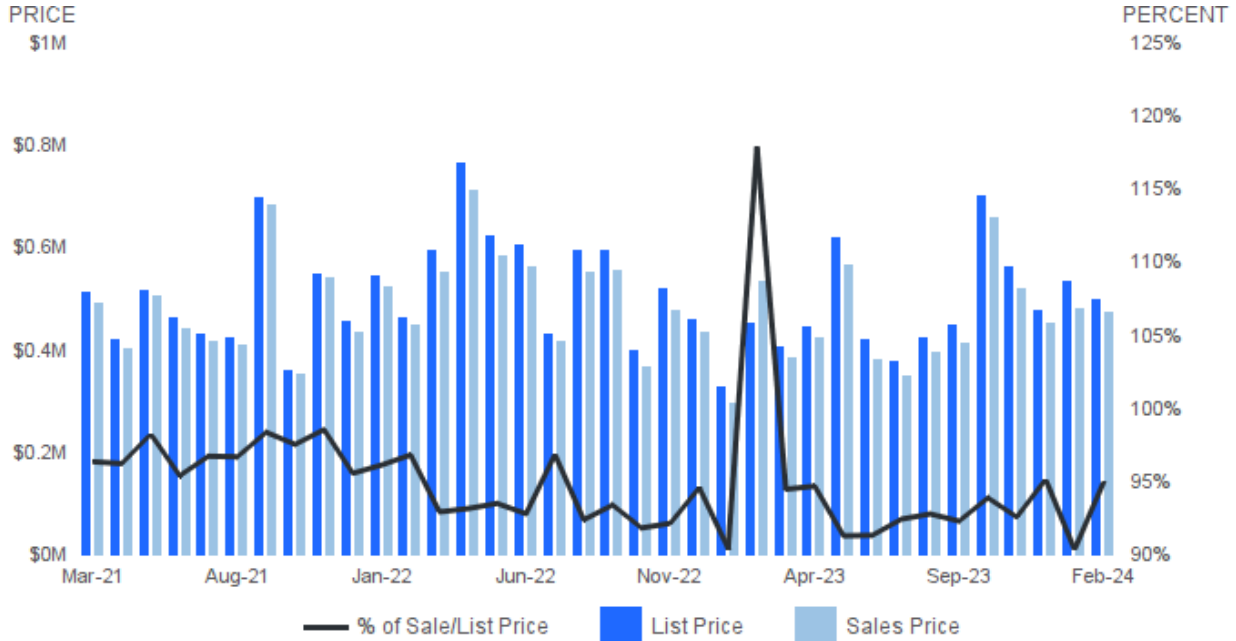
Average Sales Price | Average sales price for all properties sold.
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

February 2024 | All Property Types ?

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

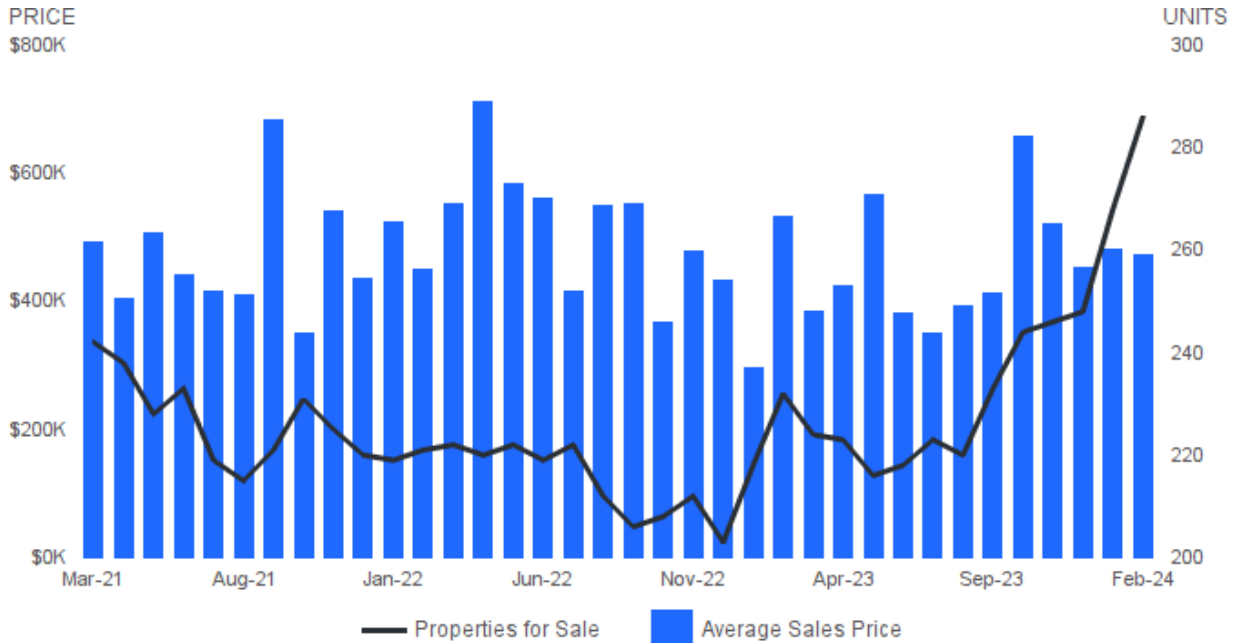


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

February 2024 | All Property Types ?

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

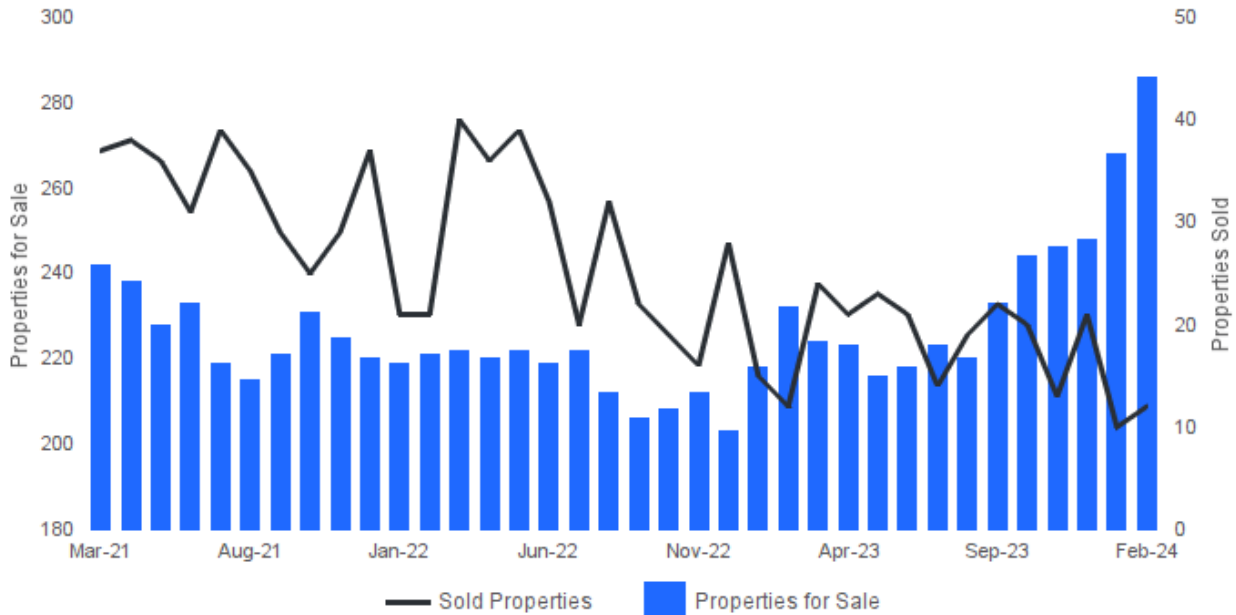
Properties for Sale | Number of properties listed for sale at the end of month.



PROPERTIES FOR SALE AND SOLD PROPERTIES

February 2024 | All Property Types ?

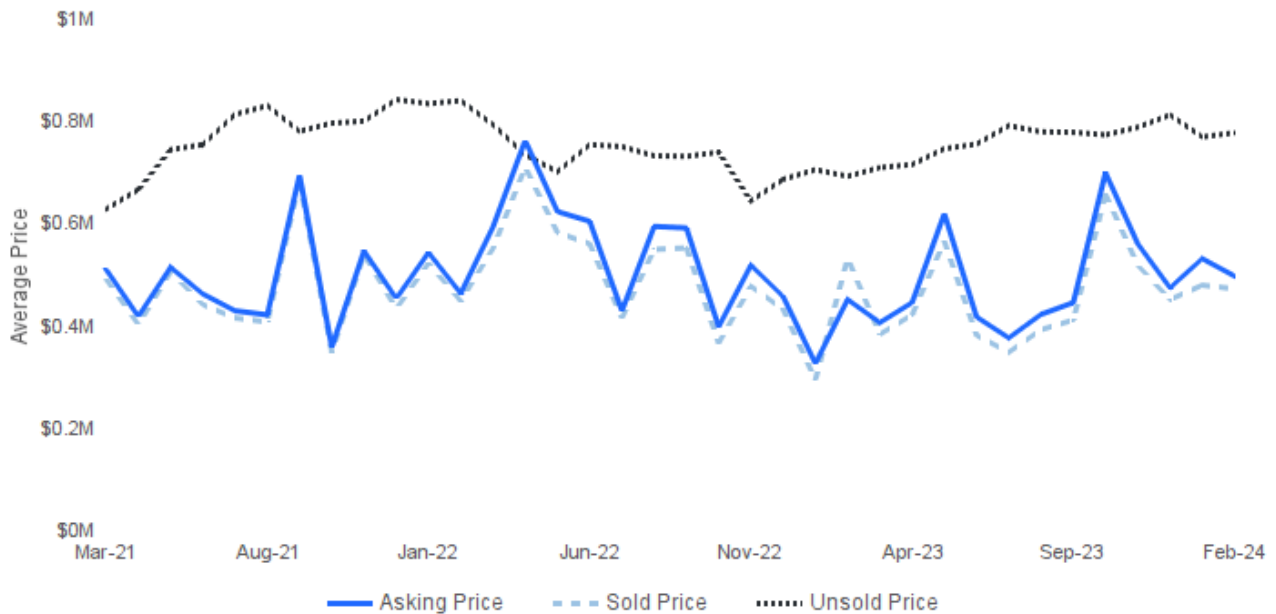
Properties for Sale | Number of properties listed for sale at the end of month.
Sold Properties | Number of properties sold.



AVERAGE ASKING/SOLD/UNSOLD PRICE

February 2024 | All Property Types ?

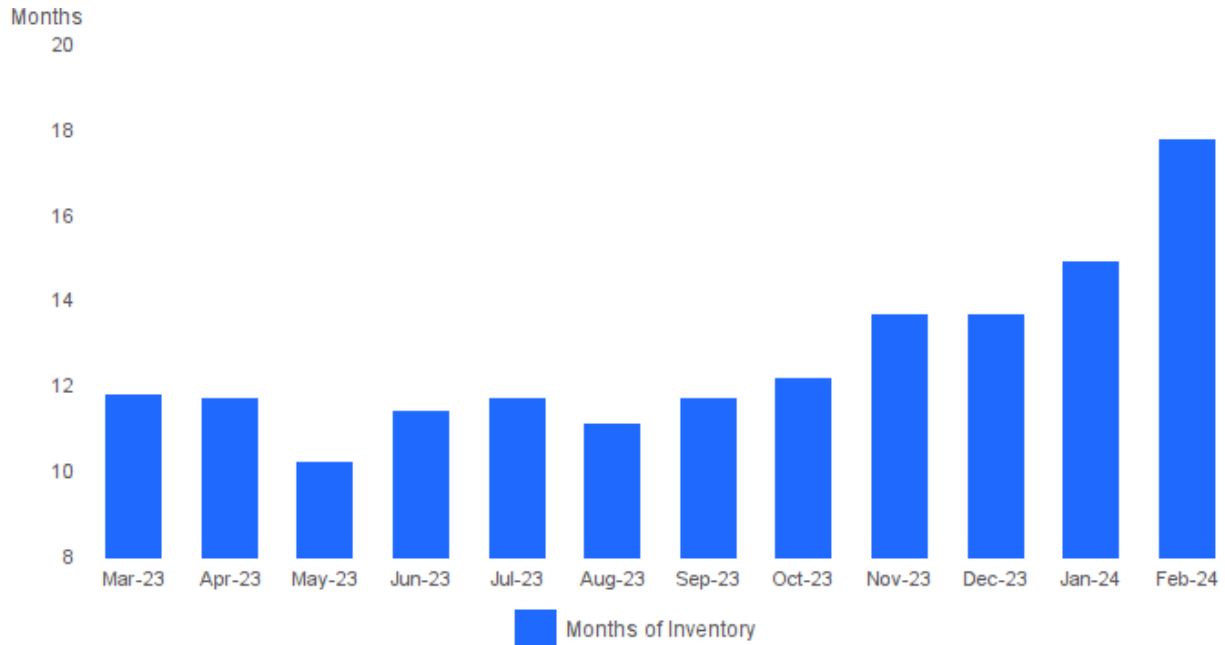
Asking Price | the average asking price of sold properties
Sold Price | the average selling price
Unsold Price | the average active list price



ABSORPTION RATE

February 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.



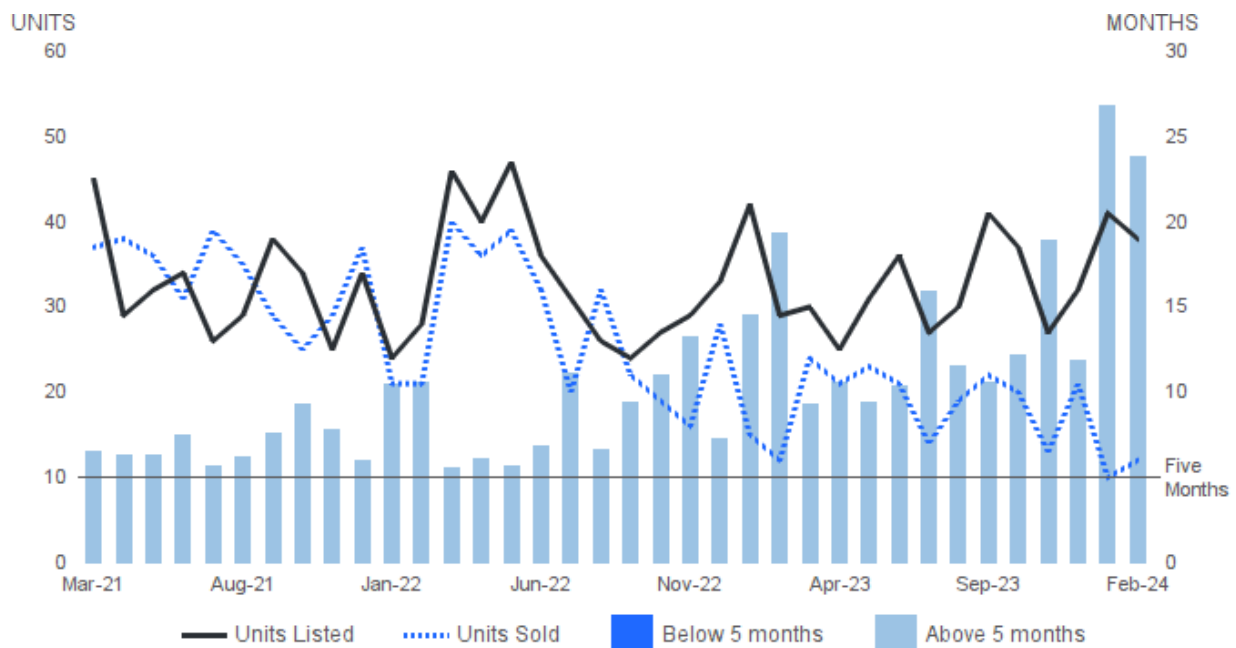
MONTHS SUPPLY OF INVENTORY

February 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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