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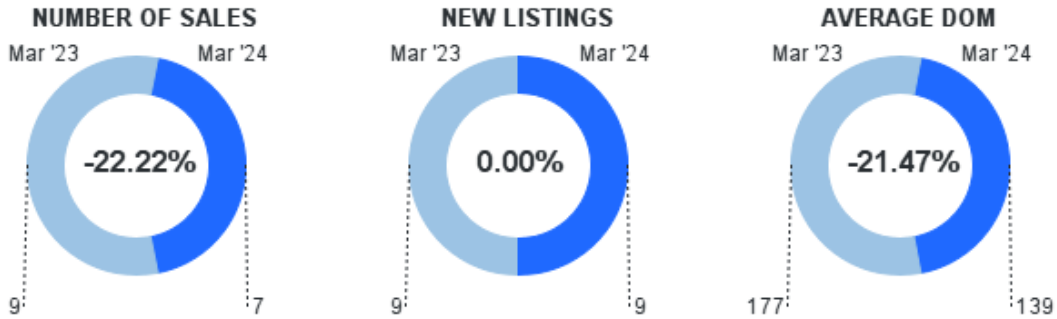
# CONDO

MARCH 2024  
COLDWELL BANKER AREA REPORTS  
ST CROIX, USVI

## ST. CROIX | March 2024

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

Condo



94.87%

MEDIAN SALES PRICE  
CONDO

45.87%

AVERAGE SALES PRICE  
CONDO

97.50%

MEDIAN LIST PRICE  
(SOLD LISTINGS)  
CONDO

47.81%

AVERAGE LIST PRICE  
(SOLD LISTINGS)  
CONDO

Mar '23 Mar '24

# AREA REPORT

## ST. CROIX

### FULL MARKET SUMMARY

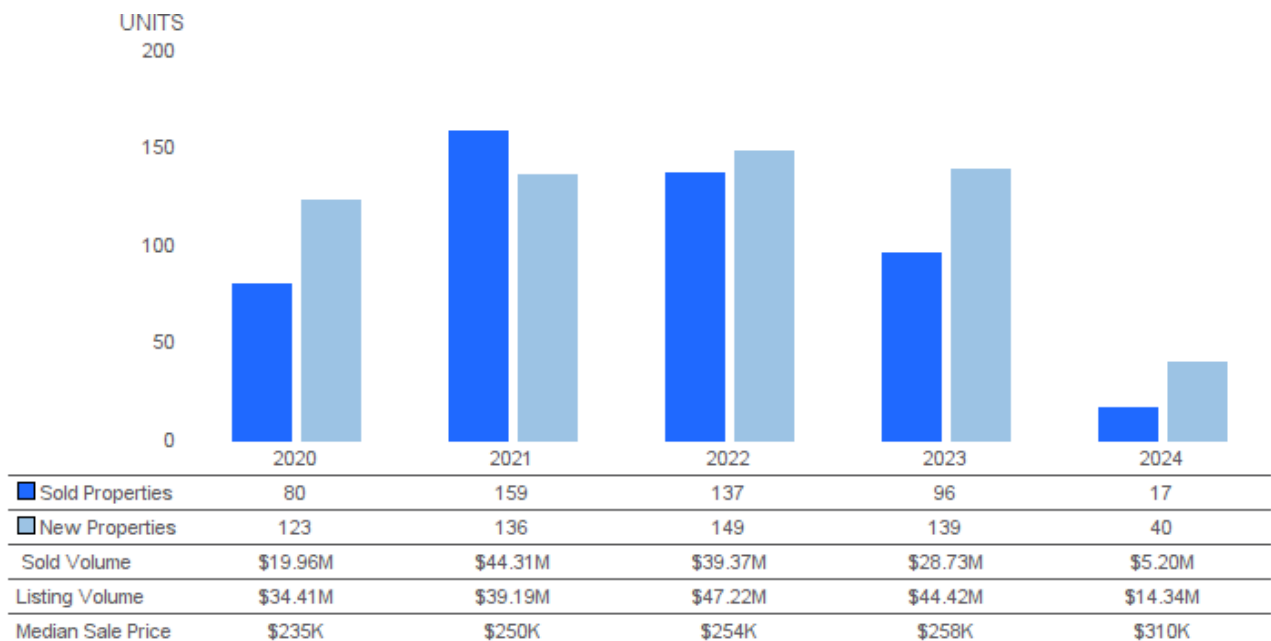
March 2024 | Condo ?

	Month to Date			Year to Date		
	March 2024	March 2023	% Change	YTD 2024	YTD 2023	% Change
New Listings	9	9	0%	40	32	25% <span>↑</span>
Sold Listings	7	9	-22.22% <span>↓</span>	17	20	-15% <span>↓</span>
Median List Price (Solds)	\$395,000	\$200,000	97.5% <span>↑</span>	\$325,000	\$224,500	44.77% <span>↑</span>
Median Sold Price	\$380,000	\$195,000	94.87% <span>↑</span>	\$310,000	\$220,000	40.91% <span>↑</span>
Median Days on Market	87	182	-52.2% <span>↓</span>	132	110	20% <span>↑</span>
Average List Price (Solds)	\$350,428	\$237,077	47.81% <span>↑</span>	\$329,441	\$259,630	26.89% <span>↑</span>
Average Sold Price	\$328,214	\$225,000	45.87% <span>↑</span>	\$306,058	\$251,200	21.84% <span>↑</span>
Average Days on Market	139	177	-21.47% <span>↓</span>	164	149	10.07% <span>↑</span>
List/Sold Price Ratio	93.1%	94.9%	-1.84% <span>↓</span>	92.9%	95.6%	-2.79% <span>↓</span>

### SOLD AND NEW PROPERTIES (UNITS)

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**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

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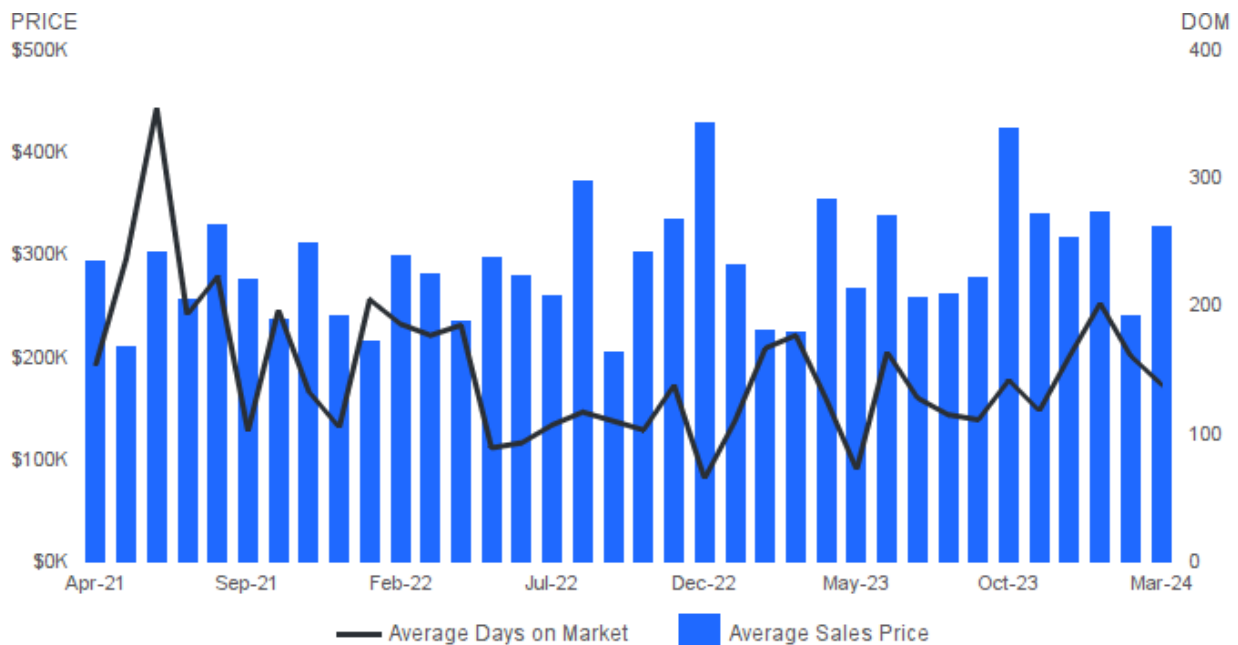
**Median Sales Price** | Price of the "middle" property sold -an equal number of sales were above and below this price.  
**Number of Sales** | Number of properties sold.



## AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

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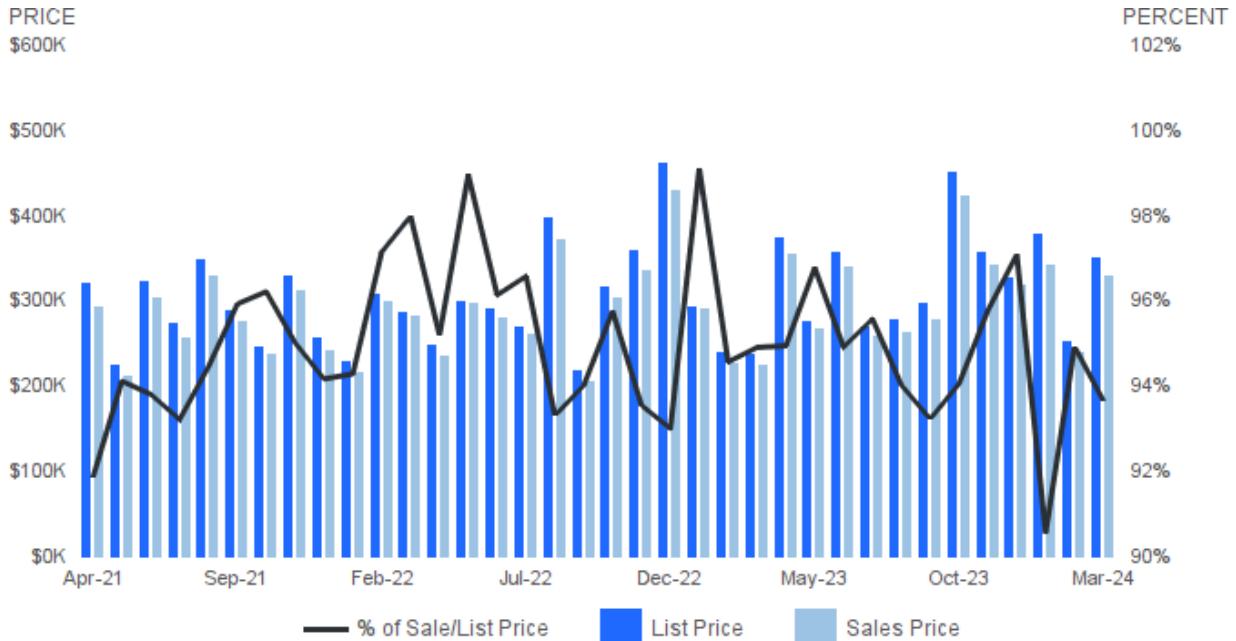
**Average Sales Price** | Average sales price for all properties sold.  
**Average Days on Market** | Average days on market for all properties sold.



## SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

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**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

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

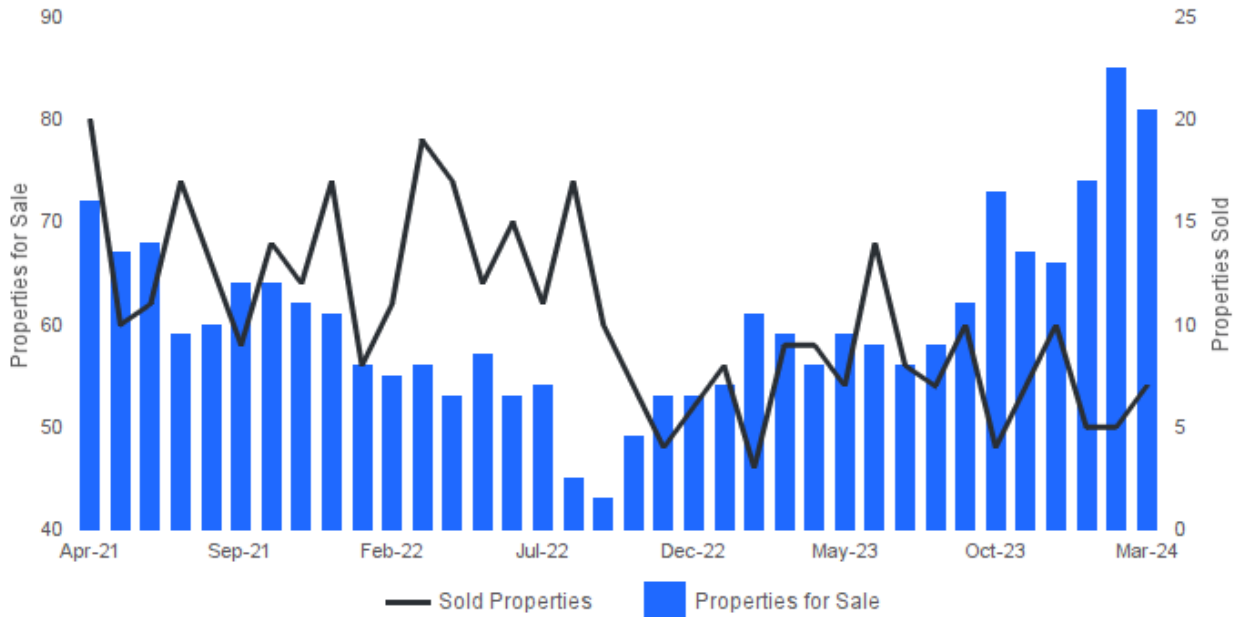
**Properties for Sale** | Number of properties listed for sale at the end of month.



## PROPERTIES FOR SALE AND SOLD PROPERTIES

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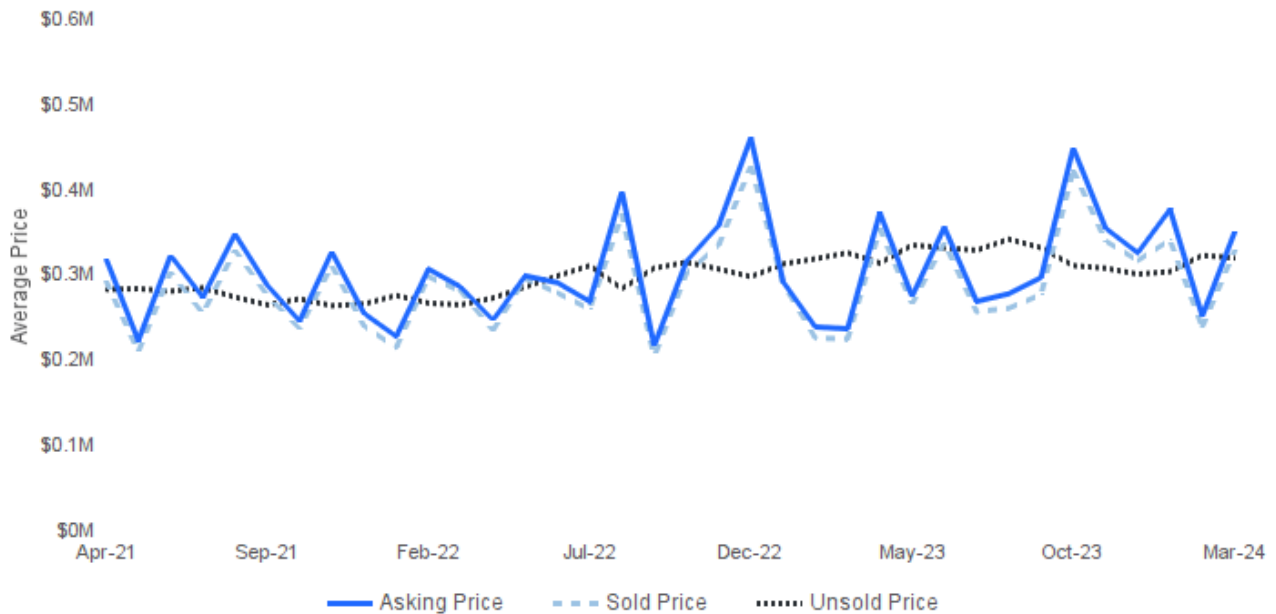
**Properties for Sale** | Number of properties listed for sale at the end of month.  
**Sold Properties** | Number of properties sold.



## AVERAGE ASKING/SOLD/UNSOLD PRICE

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

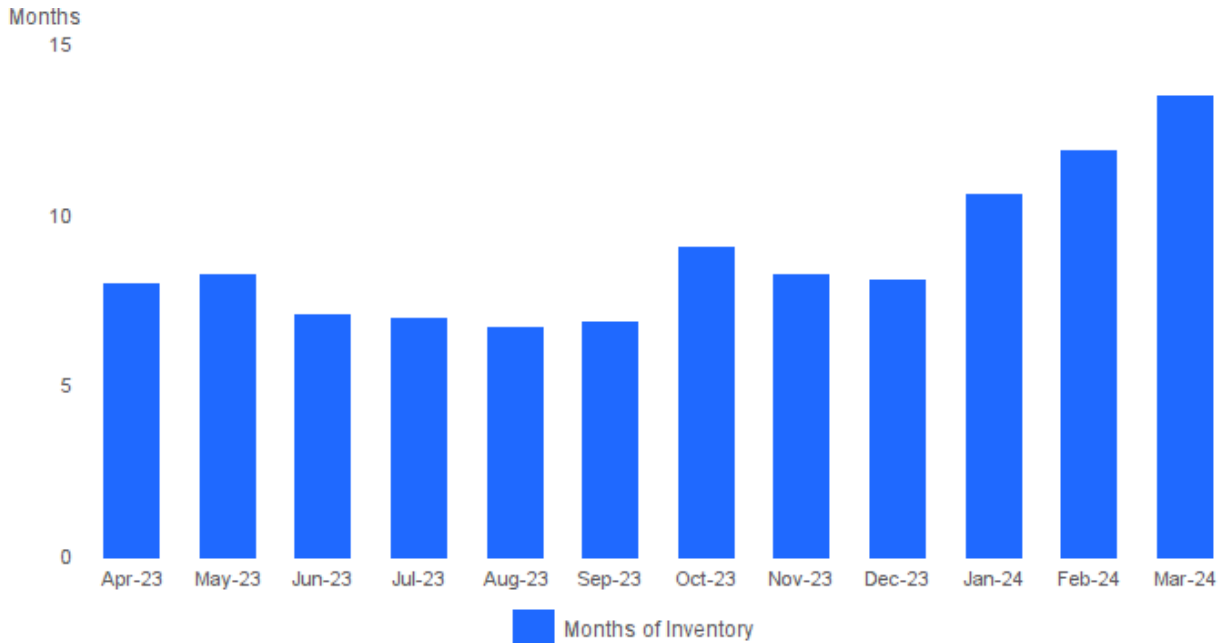




## ABSORPTION RATE

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**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.



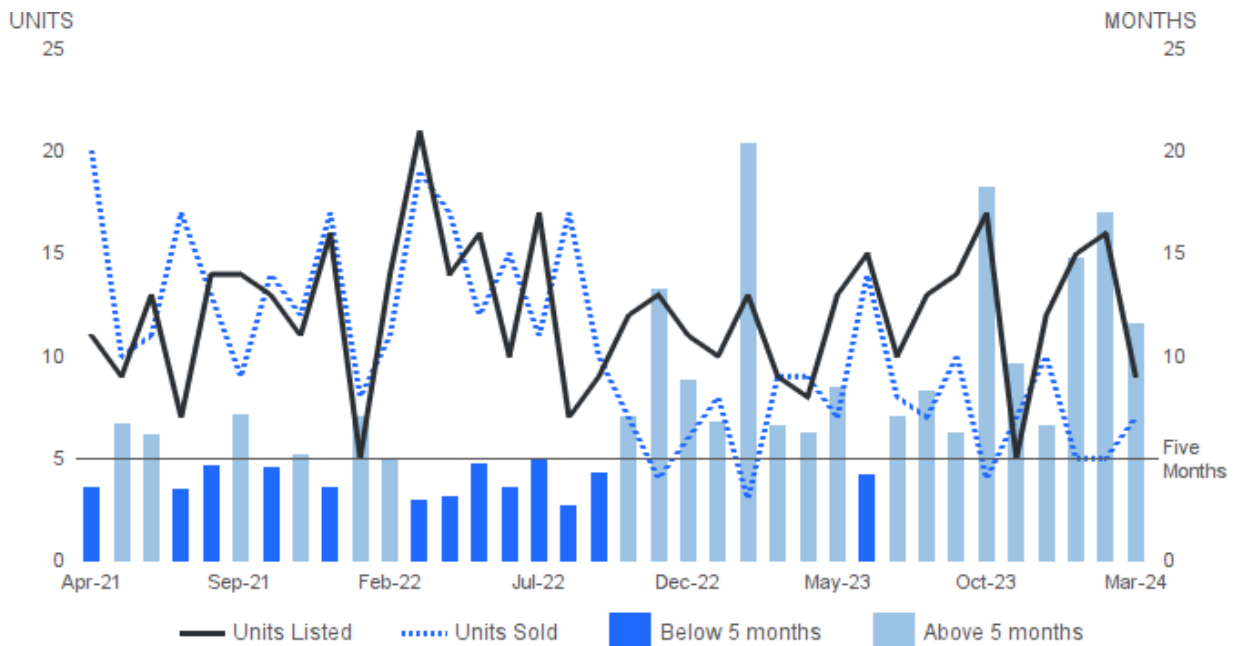
## MONTHS SUPPLY OF INVENTORY

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**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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