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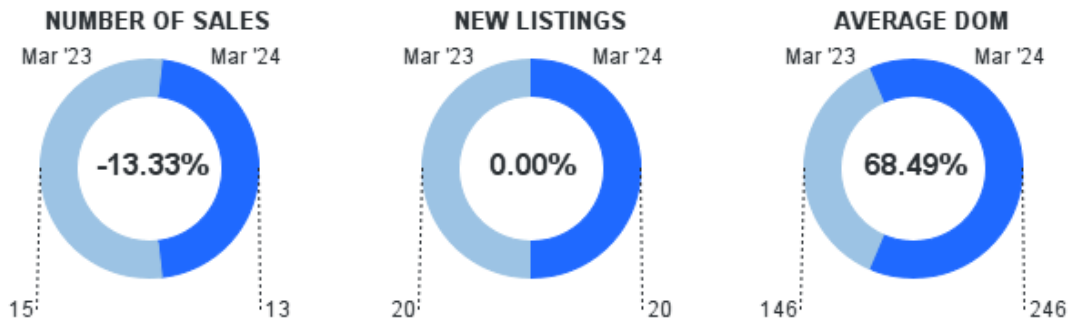
SINGLE FAMILY

MARCH 2024
COLDWELL BANKER AREA REPORTS
ST CROIX, USVI

ST. CROIX | March 2024

REAL ESTATE SNAPSHOT - Change since this time last year

Single Family



-5.63% ↓

MEDIAN SALES PRICE
SINGLE FAMILY

6.55% ↑

AVERAGE SALES PRICE
SINGLE FAMILY

-10.28% ↓

**MEDIAN LIST PRICE
(SOLD LISTINGS)**
SINGLE FAMILY

11.83% ↑

**AVERAGE LIST PRICE
(SOLD LISTINGS)**
SINGLE FAMILY

■ Mar '23 ■ Mar '24

AREA REPORT

ST. CROIX

FULL MARKET SUMMARY

March 2024 | Single Family ?

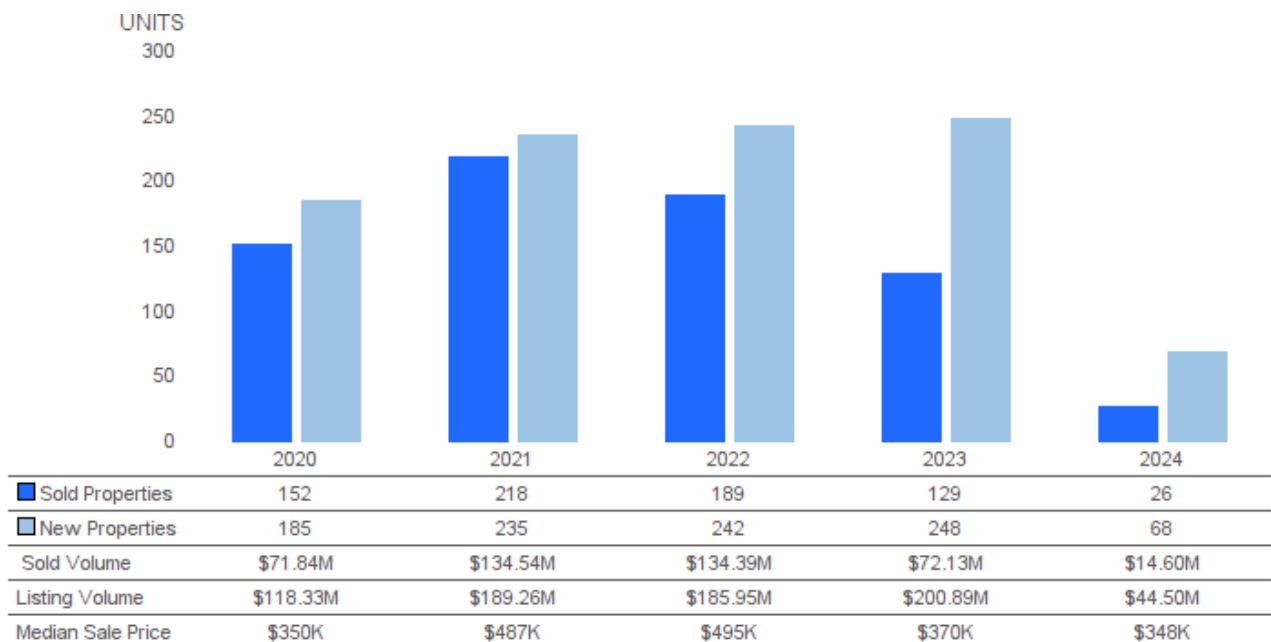
	Month to Date			Year to Date		
	March 2024	March 2023	% Change	YTD 2024	YTD 2023	% Change
New Listings	20	20	0%	68	68	0%
Sold Listings	13	15	-13.33% ↓	26	31	-16.13% ↓
Median List Price (Solds)	\$349,000	\$389,000	-10.28% ↓	\$347,000	\$330,000	5.15% ↑
Median Sold Price	\$335,000	\$355,000	-5.63% ↓	\$347,500	\$290,000	19.83% ↑
Median Days on Market	231	108	113.89% ↑	172	142	21.13% ↑
Average List Price (Solds)	\$569,530	\$509,300	11.83% ↑	\$611,746	\$481,335	27.09% ↑
Average Sold Price	\$512,076	\$480,600	6.55% ↑	\$561,475	\$485,548	15.64% ↑
Average Days on Market	246	146	68.49% ↑	179	204	-12.25% ↓
List/Sold Price Ratio	91.4%	94.1%	-2.86% ↓	92.7%	93.8%	-1.15% ↓

SOLD AND NEW PROPERTIES (UNITS)

March 2024 | Single Family ?

Sold Properties | Number of properties sold during the year

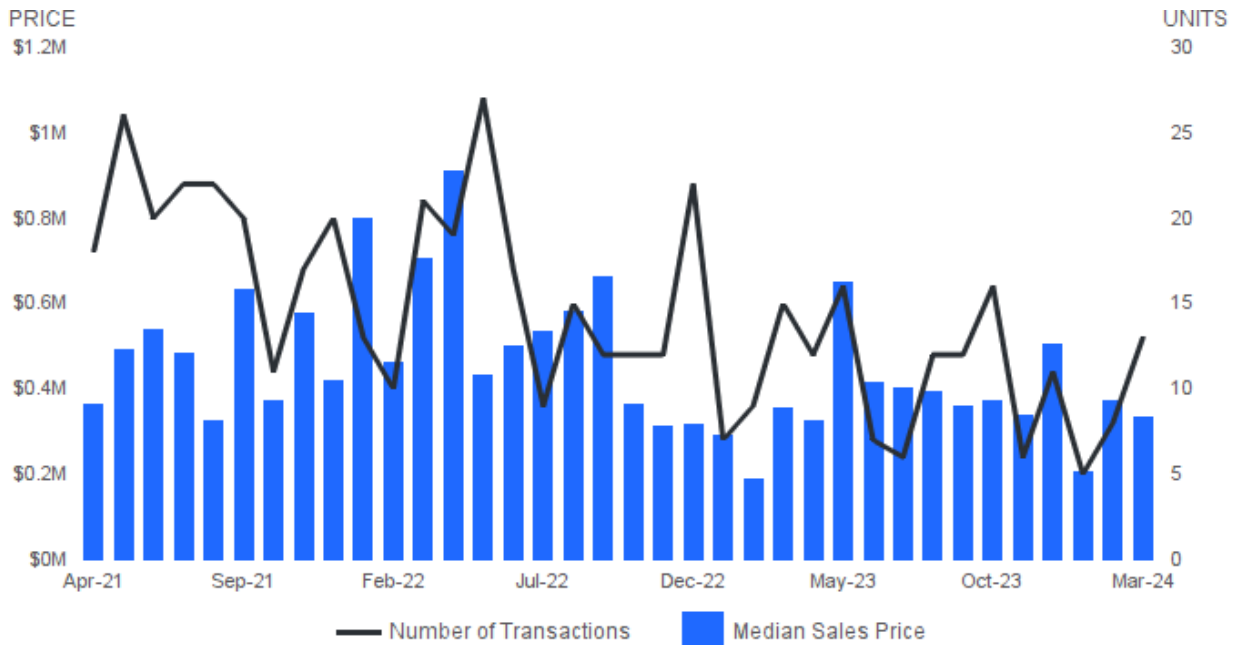
New Properties | Number of properties listed during the year.



MEDIAN SALES PRICE AND NUMBER OF SALES

March 2024 | Single Family ?

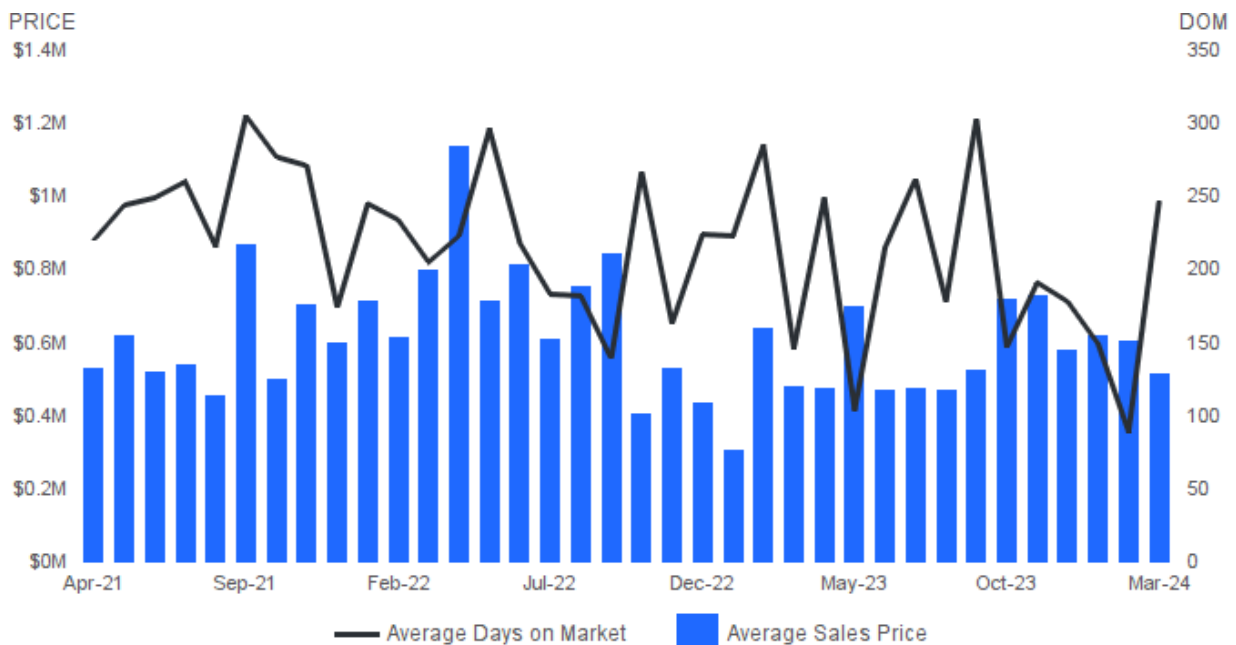
Median Sales Price | Price of the "middle" property sold -an equal number of sales were above and below this price.
Number of Sales | Number of properties sold.



AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

March 2024 | Single Family ?

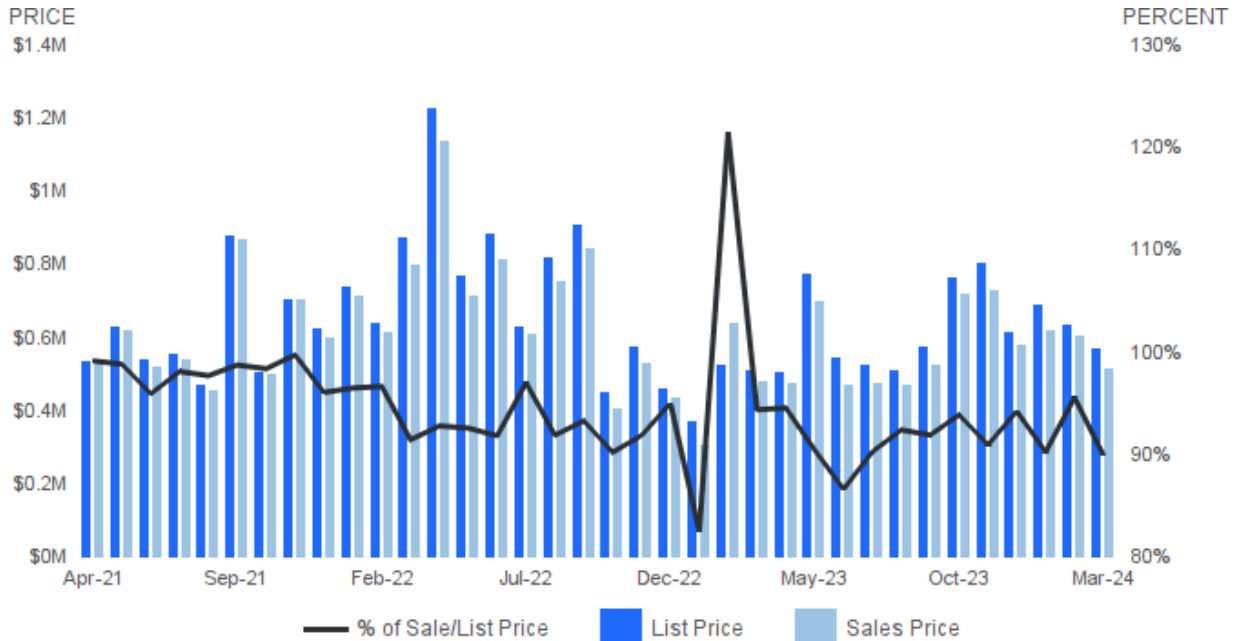
Average Sales Price | Average sales price for all properties sold.
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

March 2024 | Single Family ?

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

March 2024 | Single Family ?

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

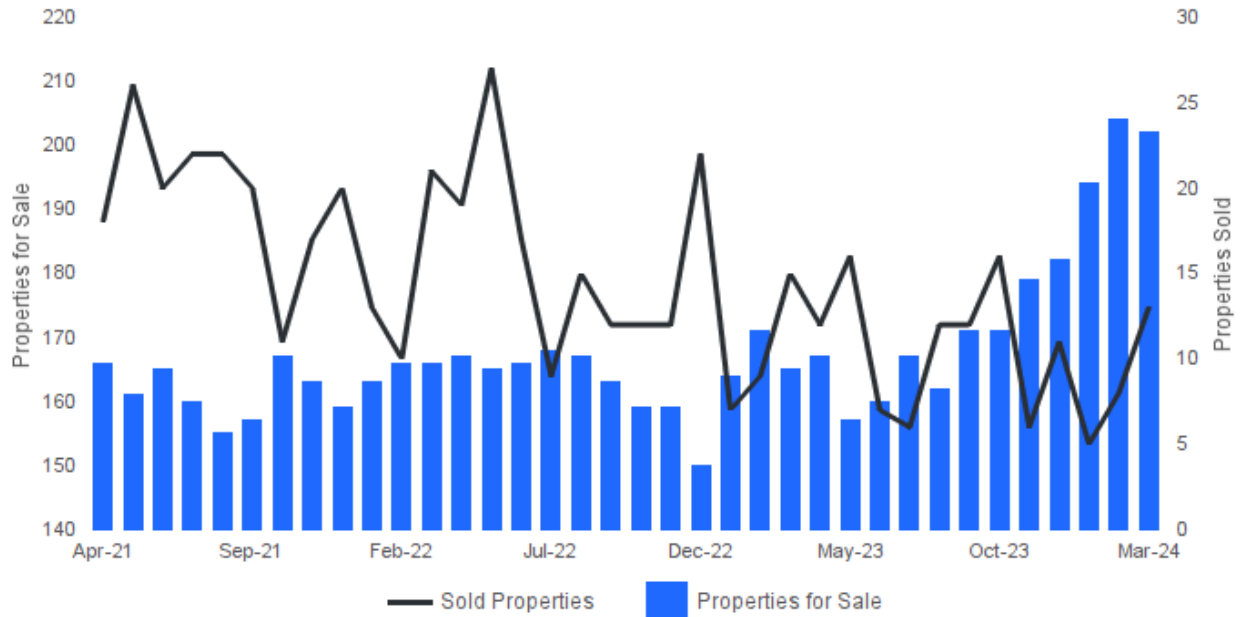
Properties for Sale | Number of properties listed for sale at the end of month.



PROPERTIES FOR SALE AND SOLD PROPERTIES

March 2024 | Single Family ?

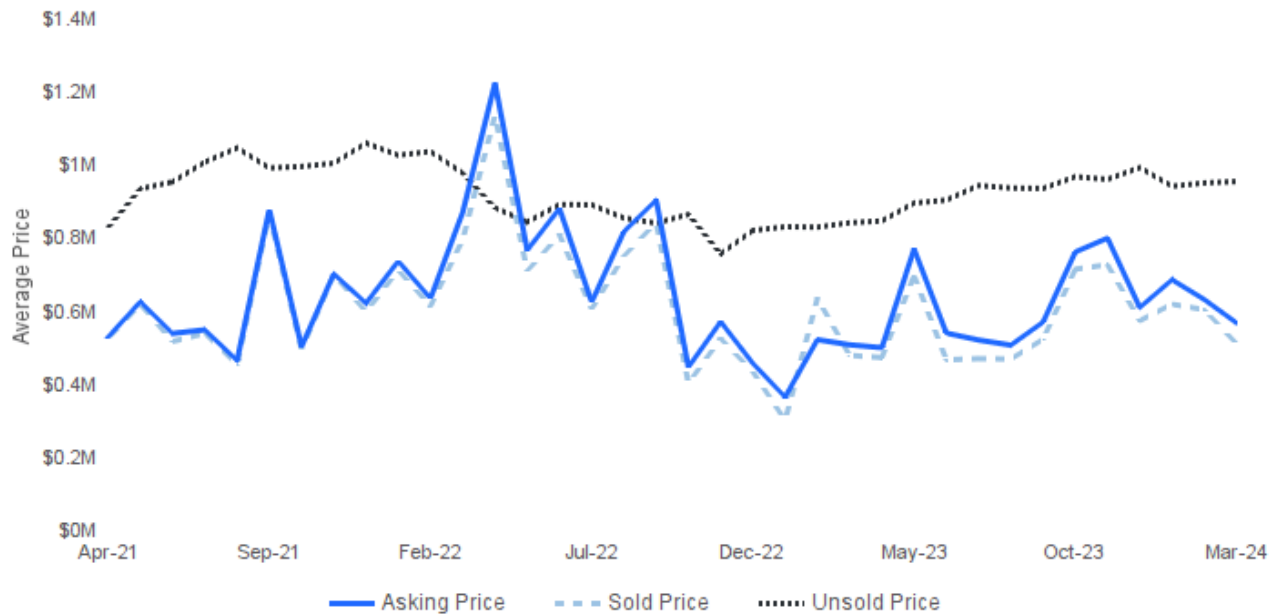
Properties for Sale | Number of properties listed for sale at the end of month.
Sold Properties | Number of properties sold.



AVERAGE ASKING/SOLD/UNSOLD PRICE

March 2024 | Single Family ?

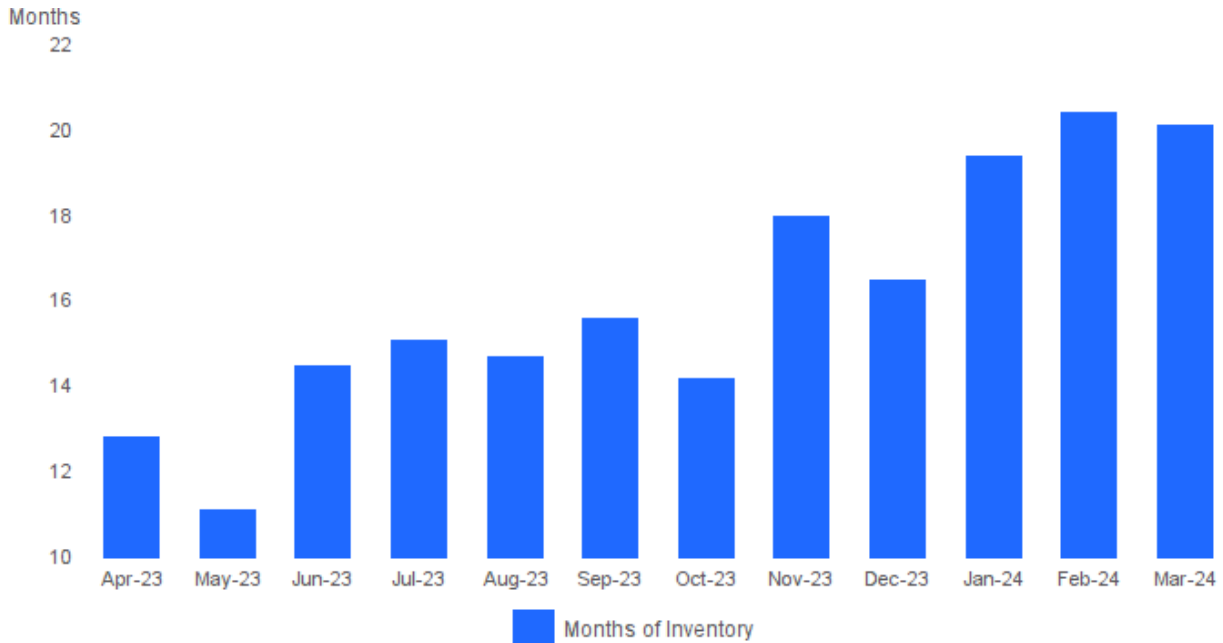
Asking Price | the average asking price of sold properties
Sold Price | the average selling price
Unsold Price | the average active list price



ABSORPTION RATE

March 2024 | Single Family ?

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.



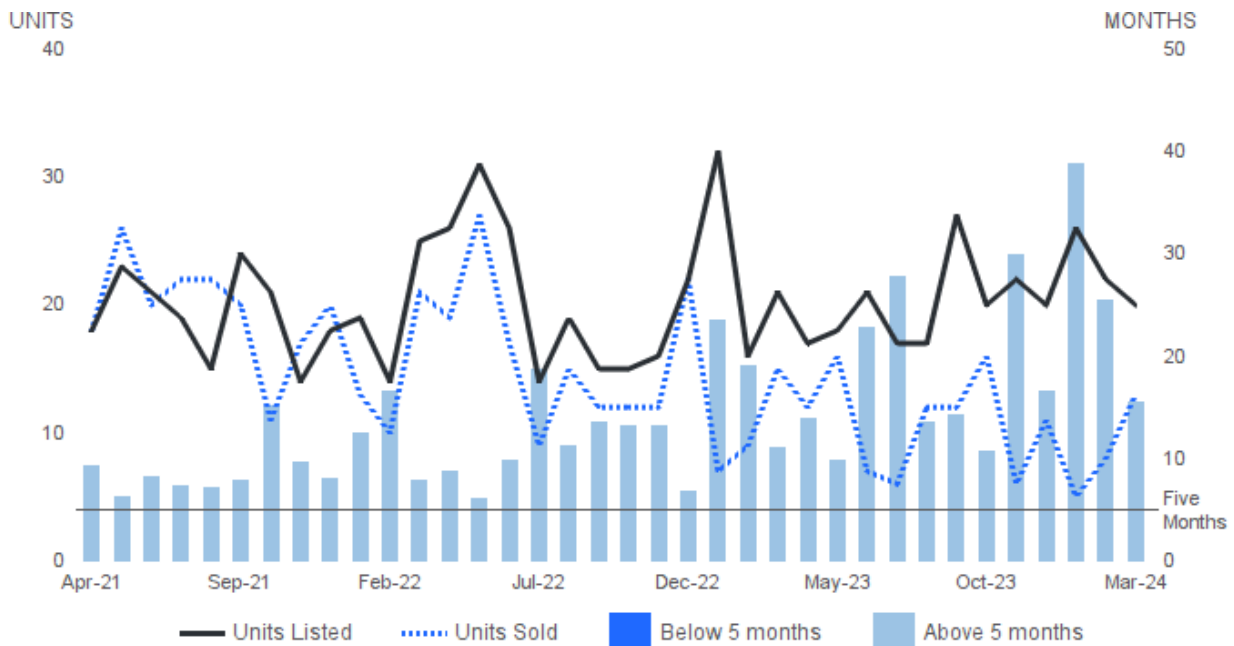
MONTHS SUPPLY OF INVENTORY

March 2024 | Single Family ?

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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