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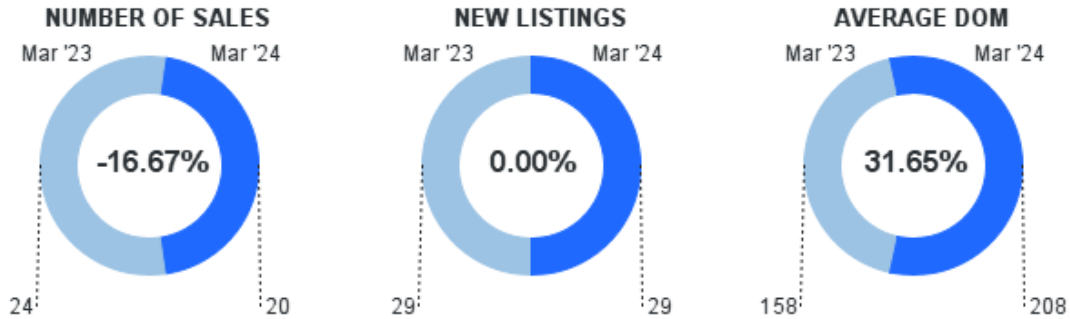
# HOMES & CONDOS

MARCH 2024  
COLDWELL BANKER AREA REPORTS  
ST CROIX, USVI

## ST. CROIX | March 2024

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

All Property Types



23.49%

MEDIAN SALES PRICE  
ALL PROPERTY TYPES

16.37%

AVERAGE SALES PRICE  
ALL PROPERTY TYPES

23.20%

MEDIAN LIST PRICE  
(SOLD LISTINGS)  
ALL PROPERTY TYPES

21.03%

AVERAGE LIST PRICE  
(SOLD LISTINGS)  
ALL PROPERTY TYPES

Mar '23 Mar '24

# AREA REPORT

## St. Croix

### FULL MARKET SUMMARY

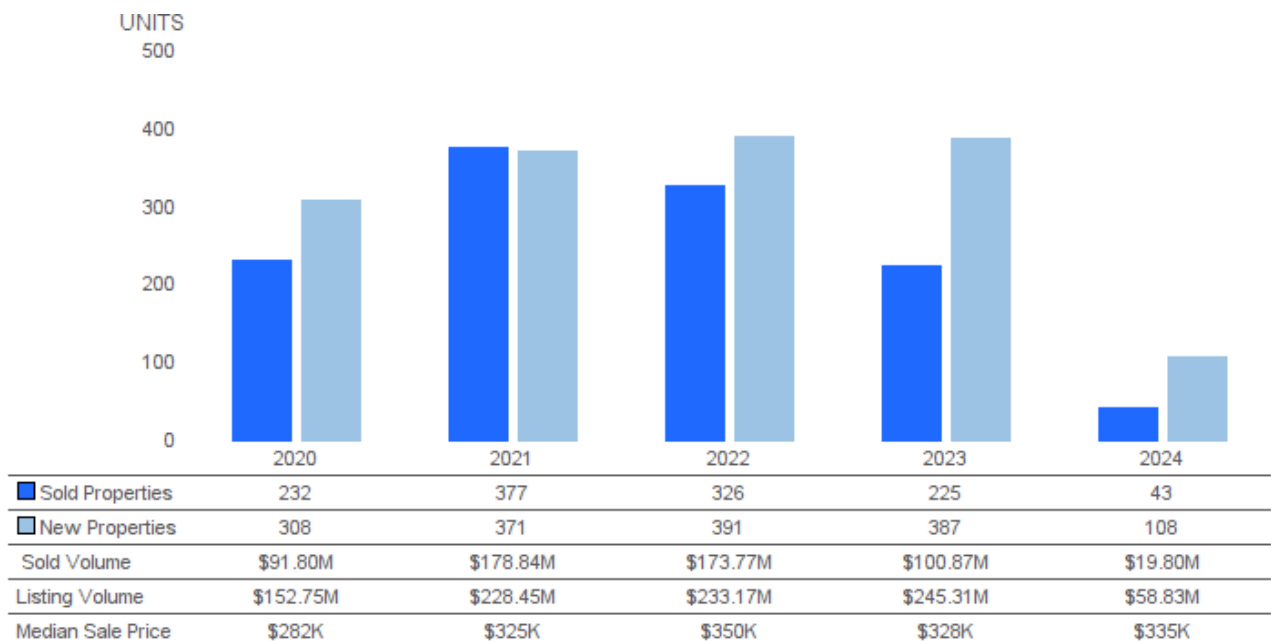
March 2024 | All Property Types ?

	Month to Date			Year to Date		
	March 2024	March 2023	% Change	YTD 2024	YTD 2023	% Change
New Listings	29	29	0%	108	100	8% ↑
Sold Listings	20	24	-16.67% ↓	43	51	-15.69% ↓
Median List Price (Solds)	\$372,000	\$301,950	23.2% ↑	\$345,000	\$299,000	15.38% ↑
Median Sold Price	\$357,500	\$289,500	23.49% ↑	\$335,000	\$270,000	24.07% ↑
Median Days on Market	184	124	48.39% ↑	136	136	0%
Average List Price (Solds)	\$492,844	\$407,216	21.03% ↑	\$500,137	\$394,392	26.81% ↑
Average Sold Price	\$447,724	\$384,750	16.37% ↑	\$460,496	\$393,647	16.98% ↑
Average Days on Market	208	158	31.65% ↑	173	182	-4.95% ↓
List/Sold Price Ratio	92%	94.4%	-2.52% ↓	92.8%	94.5%	-1.8% ↓

### SOLD AND NEW PROPERTIES (UNITS)

March 2024 | All Property Types ?

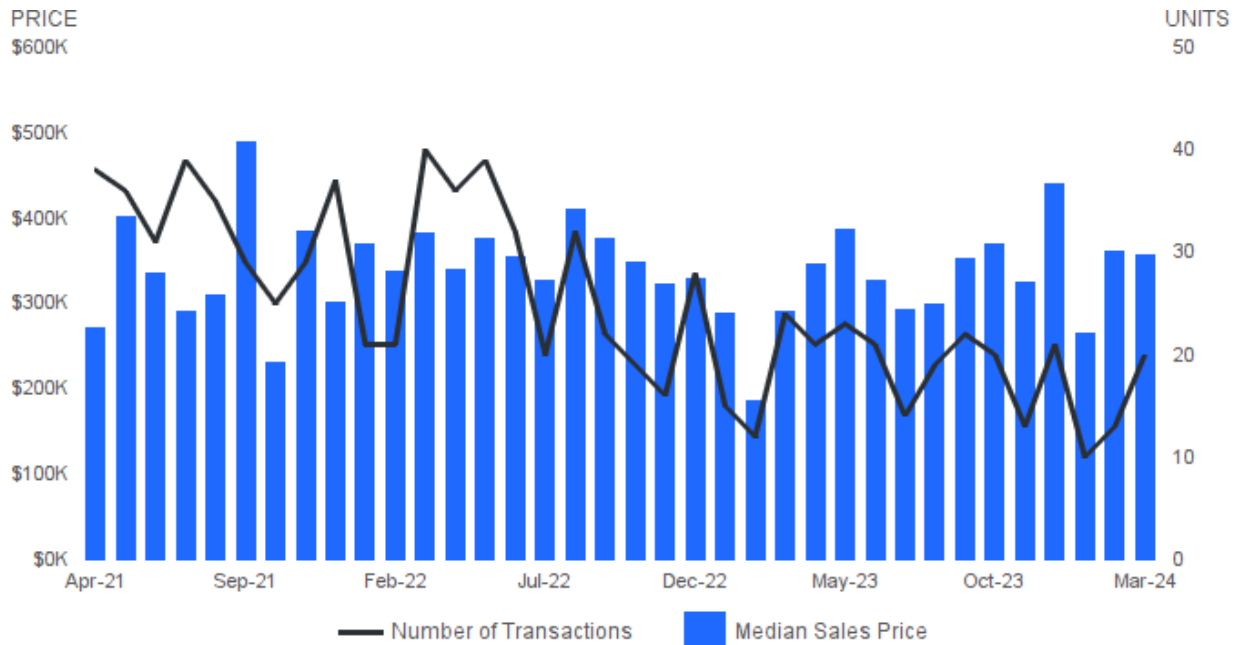
**Sold Properties** | Number of properties sold during the year  
**New Properties** | Number of properties listed during the year.



## MEDIAN SALES PRICE AND NUMBER OF SALES

March 2024 | All Property Types ?

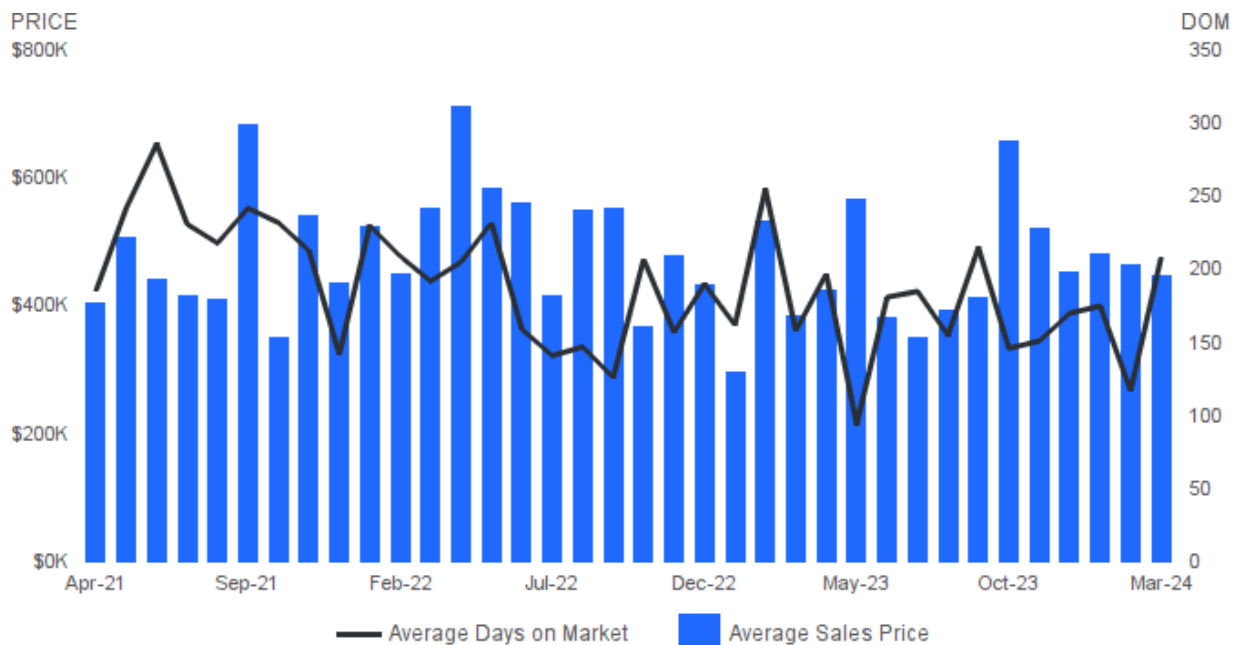
**Median Sales Price** | Price of the "middle" property sold -an equal number of sales were above and below this price.  
**Number of Sales** | Number of properties sold.



## AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

March 2024 | All Property Types ?

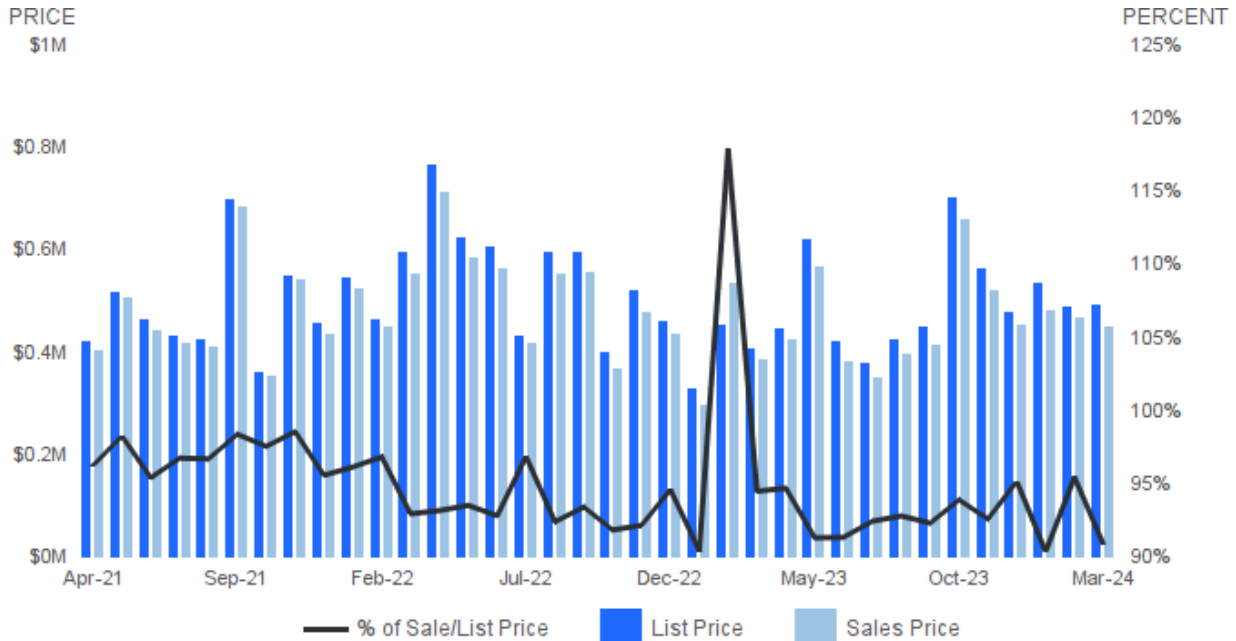
**Average Sales Price** | Average sales price for all properties sold.  
**Average Days on Market** | Average days on market for all properties sold.



## SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

March 2024 | All Property Types ?

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

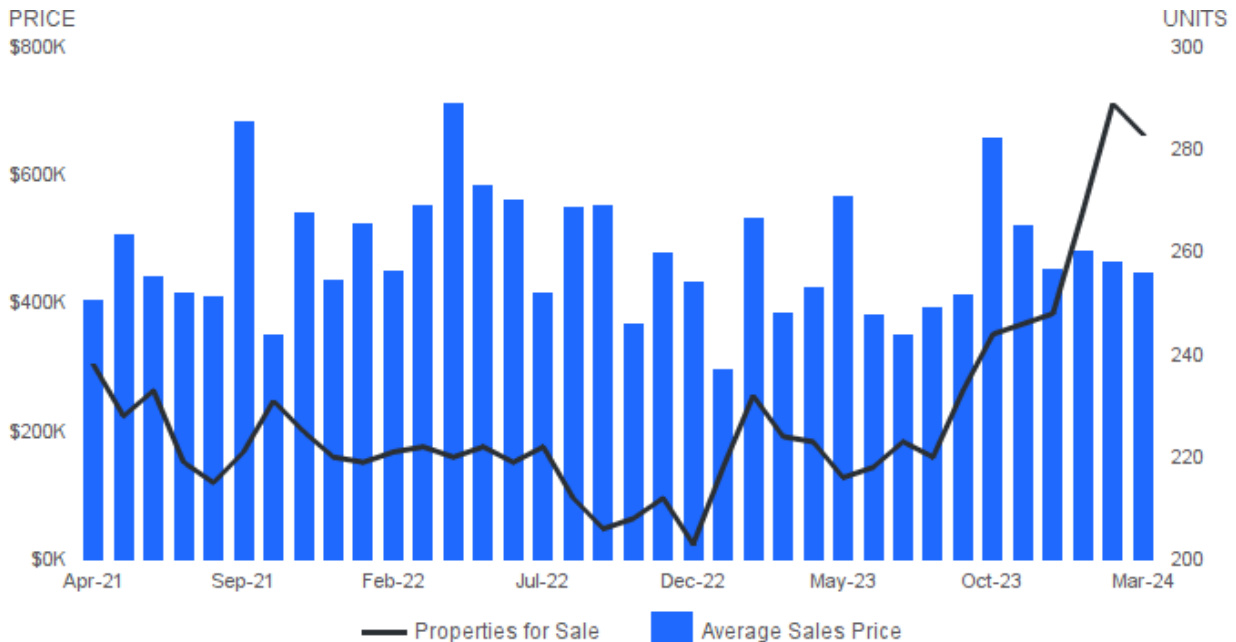


## AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

March 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.

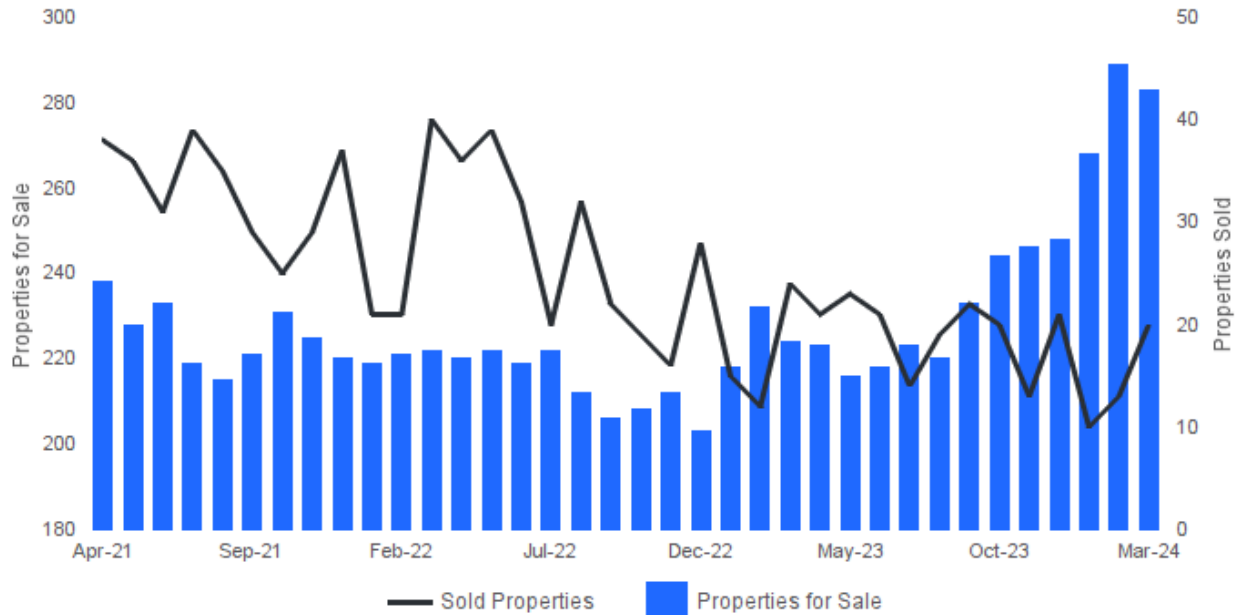




## PROPERTIES FOR SALE AND SOLD PROPERTIES

March 2024 | All Property Types ?

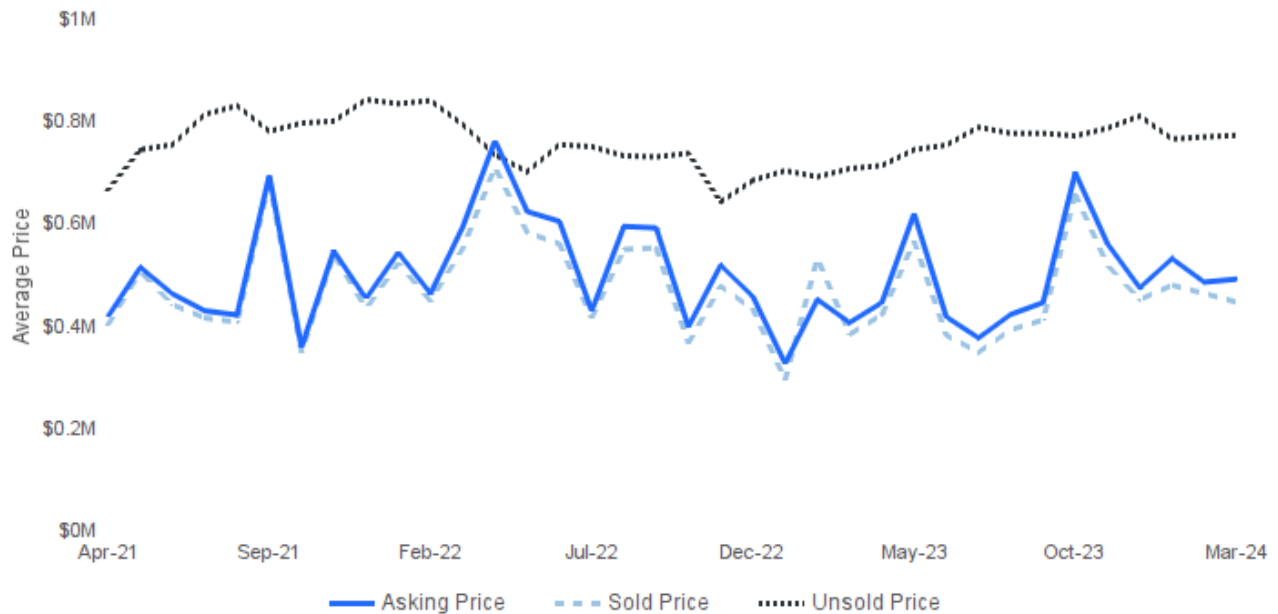
**Properties for Sale** | Number of properties listed for sale at the end of month.  
**Sold Properties** | Number of properties sold.



## AVERAGE ASKING/SOLD/UNSOLD PRICE

March 2024 | All Property Types ?

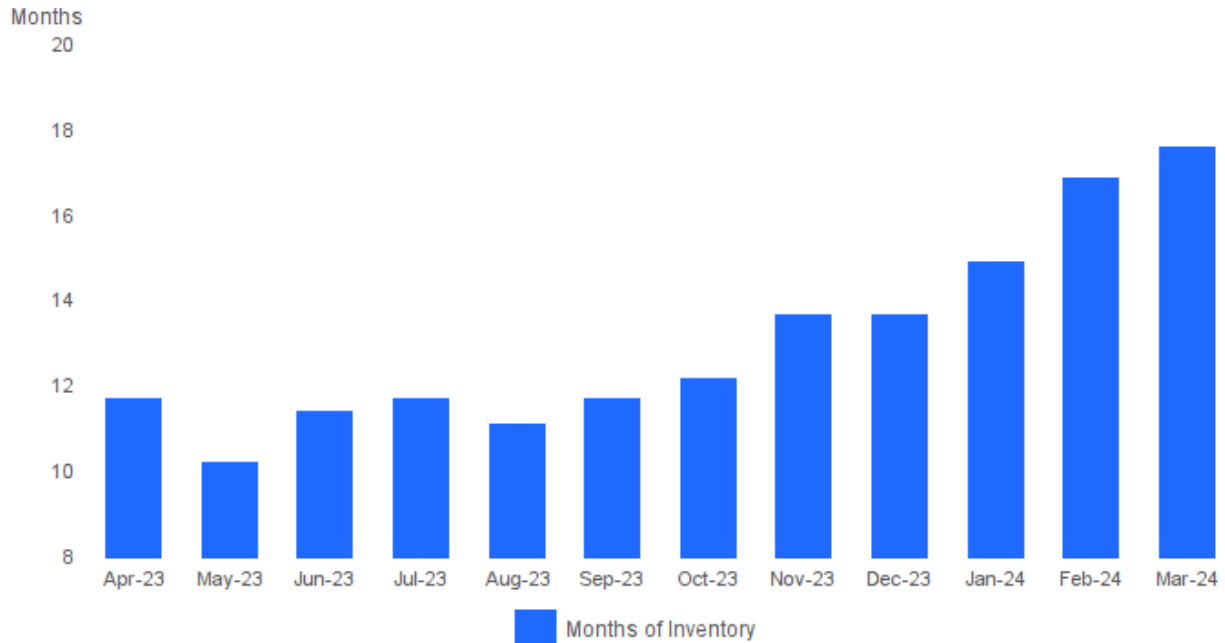
**Asking Price** | the average asking price of sold properties  
**Sold Price** | the average selling price  
**Unsold Price** | the average active list price



## ABSORPTION RATE

March 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.



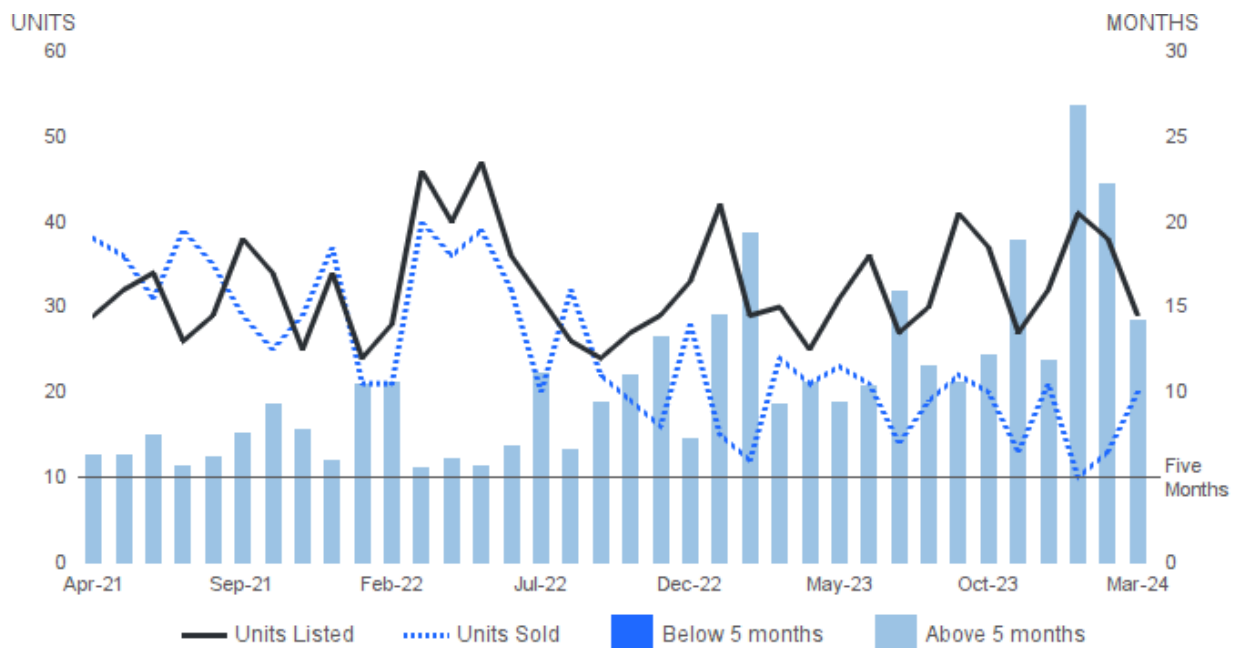
## MONTHS SUPPLY OF INVENTORY

March 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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