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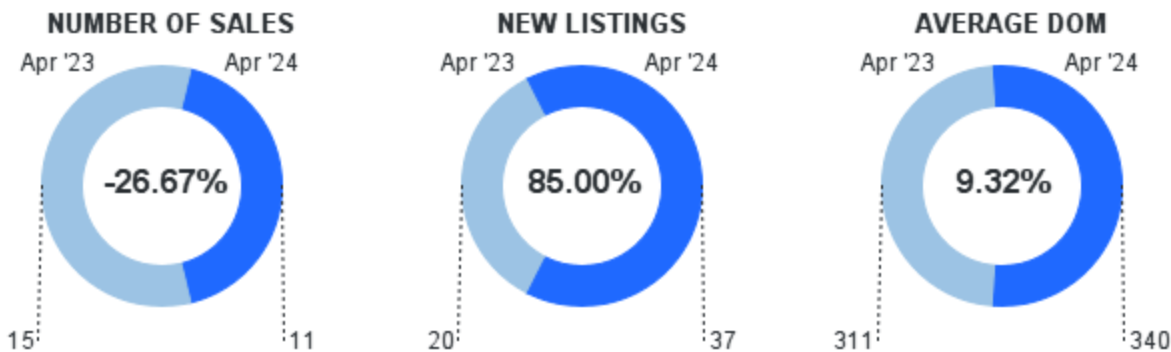
LAND

APRIL 2024
COLDWELL BANKER AREA REPORTS
ST CROIX, USVI

ST. CROIX | April 2024

REAL ESTATE SNAPSHOT - Change since this time last year

Lots/Acres



4.76% ↑

MEDIAN SALES PRICE
LOTS/ACRES

67.04% ↑

AVERAGE SALES PRICE
LOTS/ACRES

-2.16% ↓

MEDIAN LIST PRICE
(SOLD LISTINGS)
LOTS/ACRES

66.86% ↑

AVERAGE LIST PRICE
(SOLD LISTINGS)
LOTS/ACRES

■ Apr '23 ■ Apr '24

AREA REPORT

ST. CROIX

FULL MARKET SUMMARY

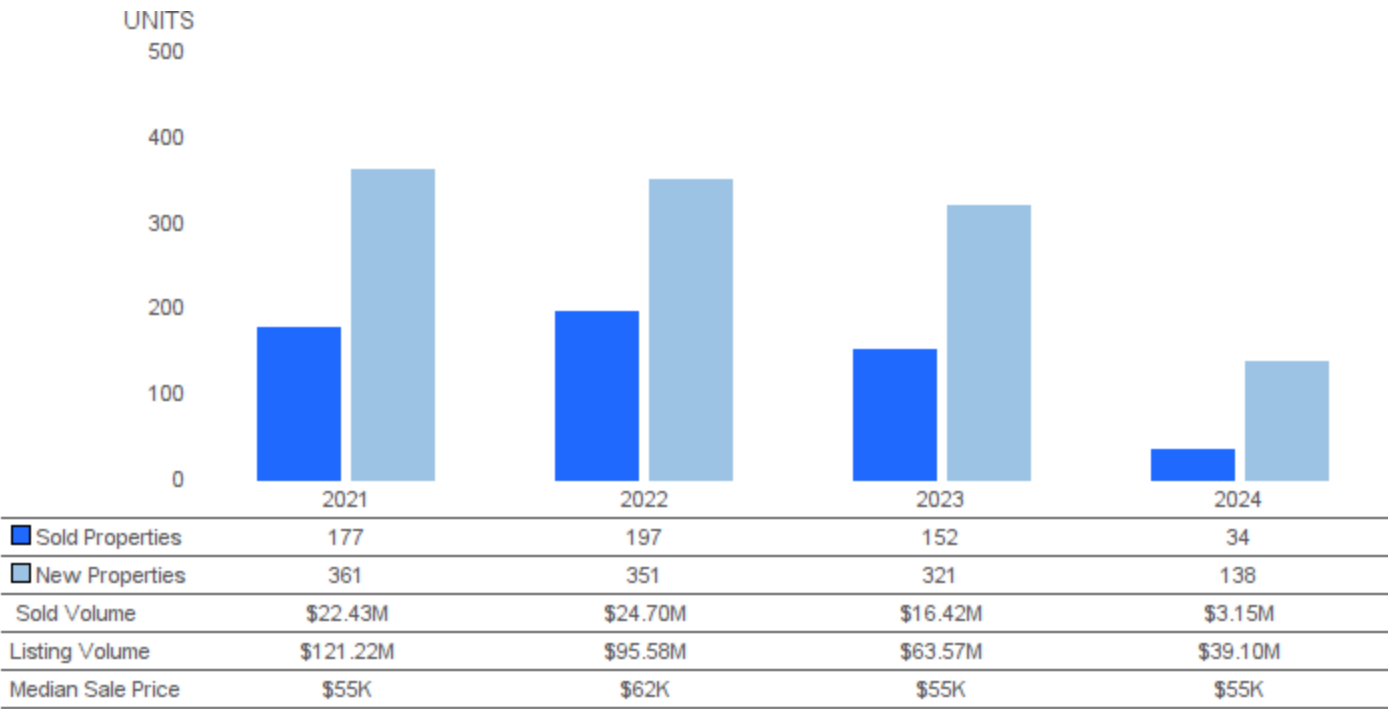
April 2024 | Lots/Acres ?

	Month to Date			Year to Date		
	April 2024	April 2023	% Change	YTD 2024	YTD 2023	% Change
New Listings	37	20	85% ↑	138	113	22.12% ↑
Sold Listings	11	15	-26.67% ↓	34	51	-33.33% ↓
Median List Price (Solds)	\$59,000	\$60,300	-2.16% ↓	\$63,450	\$60,300	5.22% ↑
Median Sold Price	\$55,000	\$52,500	4.76% ↑	\$55,000	\$52,500	4.76% ↑
Median Days on Market	353	163	116.56% ↑	243	168	44.64% ↑
Average List Price (Solds)	\$134,500	\$80,606	66.86% ↑	\$114,682	\$108,354	5.84% ↑
Average Sold Price	\$117,318	\$70,233	67.04% ↑	\$92,652	\$92,137	0.56% ↑
Average Days on Market	340	311	9.32% ↑	333	273	21.98% ↑
List/Sold Price Ratio	88%	86.5%	1.77% ↑	85.8%	87.5%	-1.93% ↓

SOLD AND NEW PROPERTIES (UNITS)

April 2024 | Lots/Acres ?

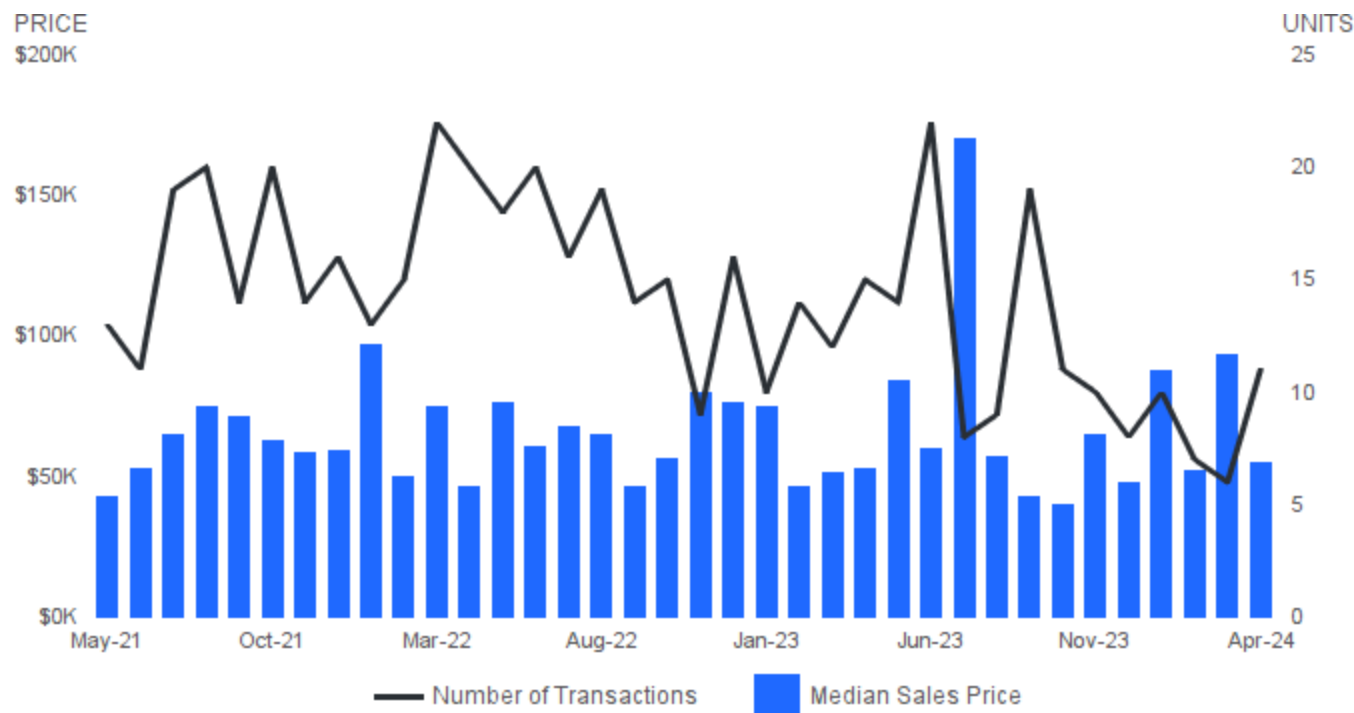
Sold Properties | Number of properties sold during the year
New Properties | Number of properties listed during the year.



MEDIAN SALES PRICE AND NUMBER OF SALES

April 2024 | Lots/Acres 

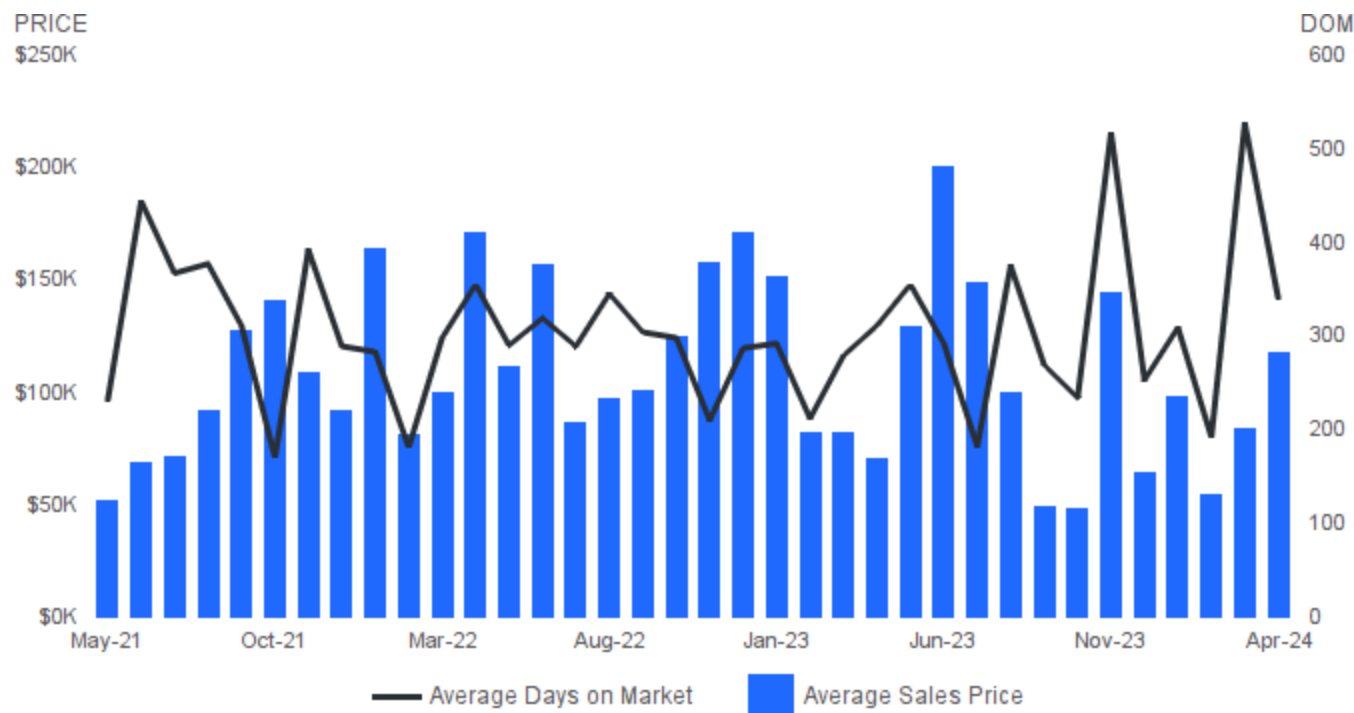
Median Sales Price | Price of the ""middle"" property sold -an equal number of sales were above and below this price.
Number of Sales | Number of properties sold.



AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

April 2024 | Lots/Acres 

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

April 2024 | Lots/Acres ?

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

April 2024 | Lots/Acres ?

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

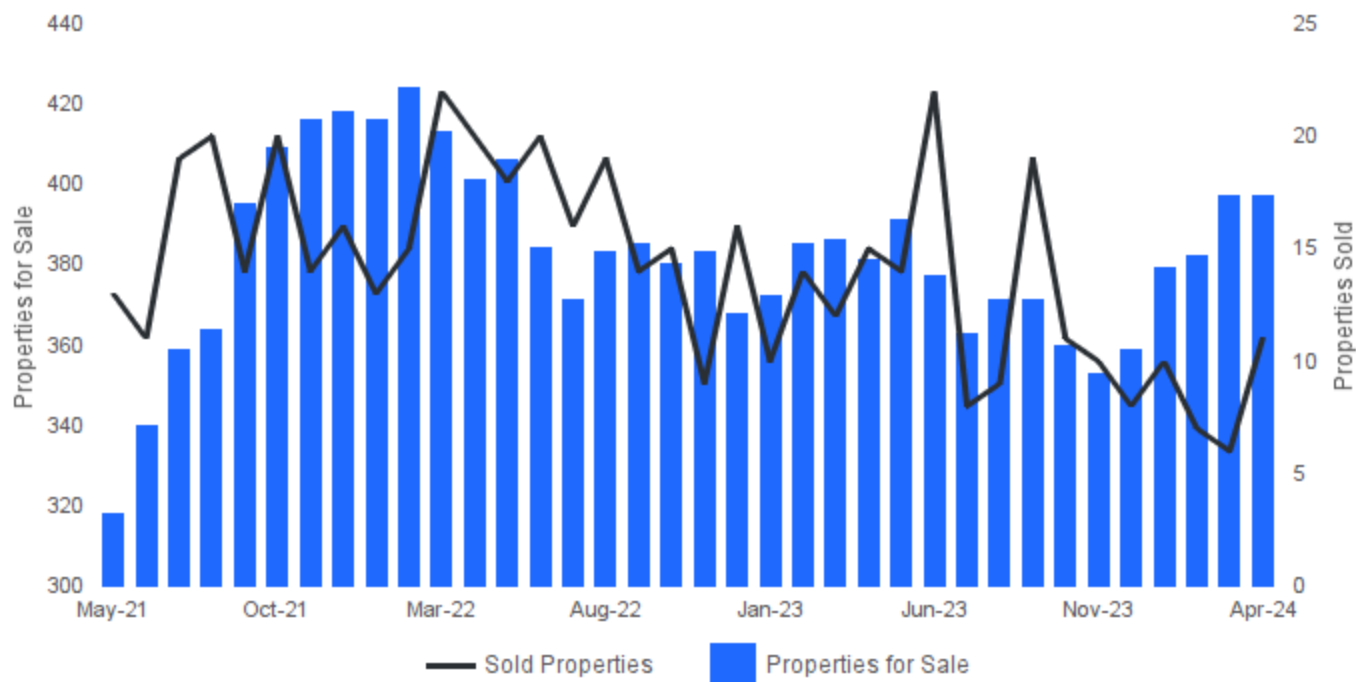
Properties for Sale | Number of properties listed for sale at the end of month.



PROPERTIES FOR SALE AND SOLD PROPERTIES

April 2024 | Lots/Acres ?

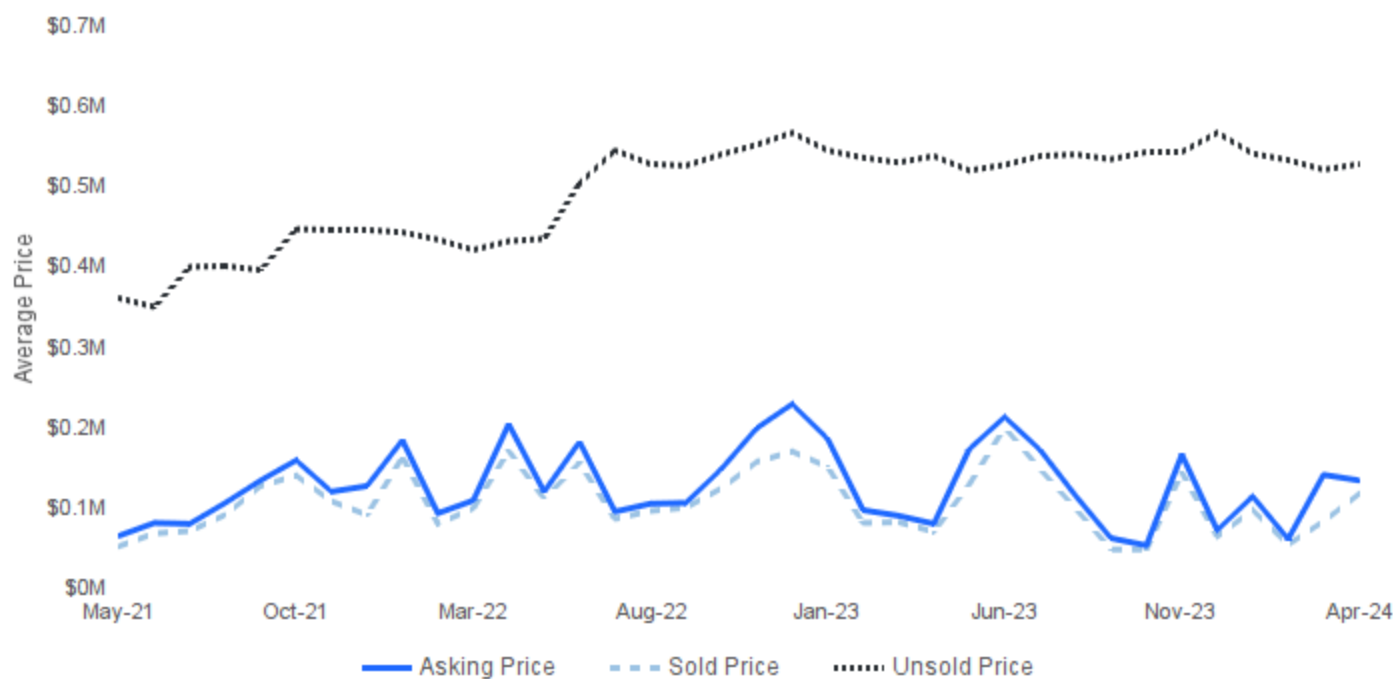
Properties for Sale | Number of properties listed for sale at the end of month.
Sold Properties | Number of properties sold.



AVERAGE ASKING/SOLD/UNSOLD PRICE

April 2024 | Lots/Acres ?

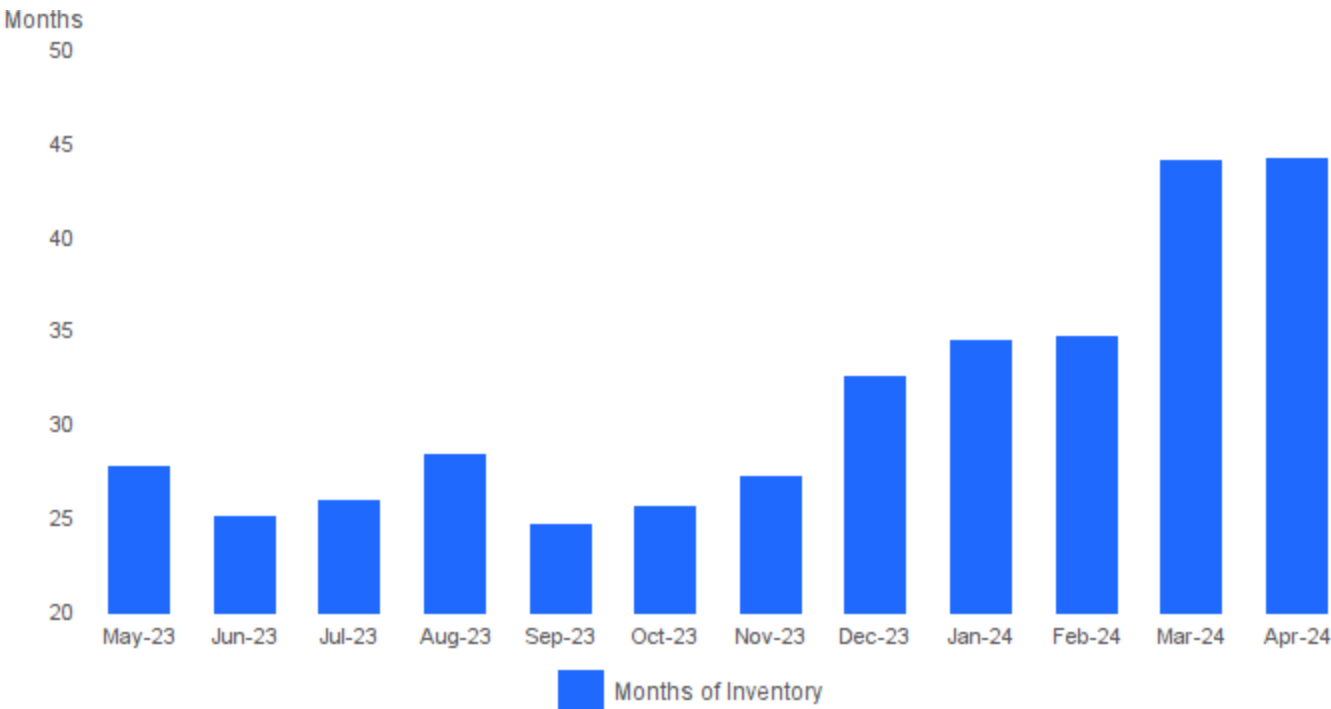
Asking Price | the average asking price of sold properties
Sold Price | the average selling price
Unsold Price | the average active list price



ABSORPTION RATE

April 2024 | Lots/Acres ?

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.



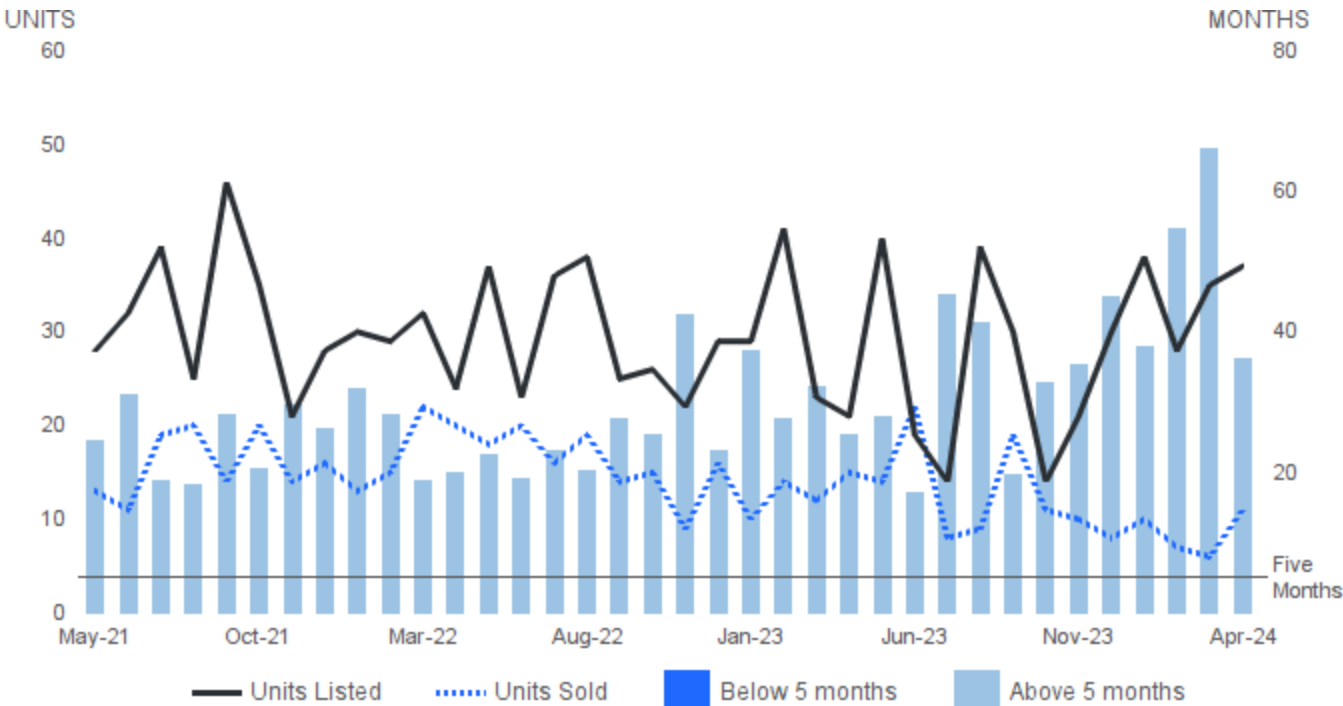
MONTHS SUPPLY OF INVENTORY

April 2024 | Lots/Acres ?

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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