



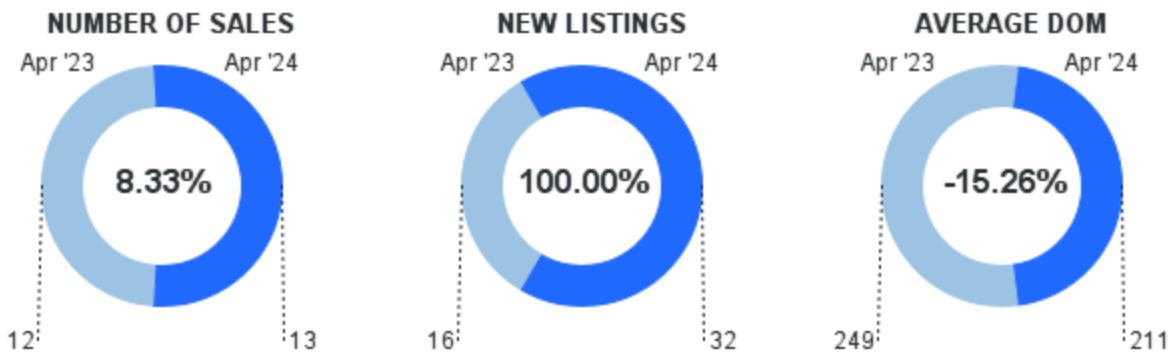
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SINGLE FAMILY


APRIL 2024
COLDWELL BANKER AREA REPORTS
ST CROIX, USVI

ST. CROIX | April 2024
REAL ESTATE SNAPSHOT - Change since this time last year
Single Family



36.43% 
MEDIAN SALES PRICE
SINGLE FAMILY

10.82% 
AVERAGE SALES PRICE
SINGLE FAMILY

28.57% 
MEDIAN LIST PRICE
(SOLD LISTINGS)
SINGLE FAMILY

10.30% 
AVERAGE LIST PRICE
(SOLD LISTINGS)
SINGLE FAMILY

 Apr '23  Apr '24

AREA REPORT

ST. CROIX

FULL MARKET SUMMARY

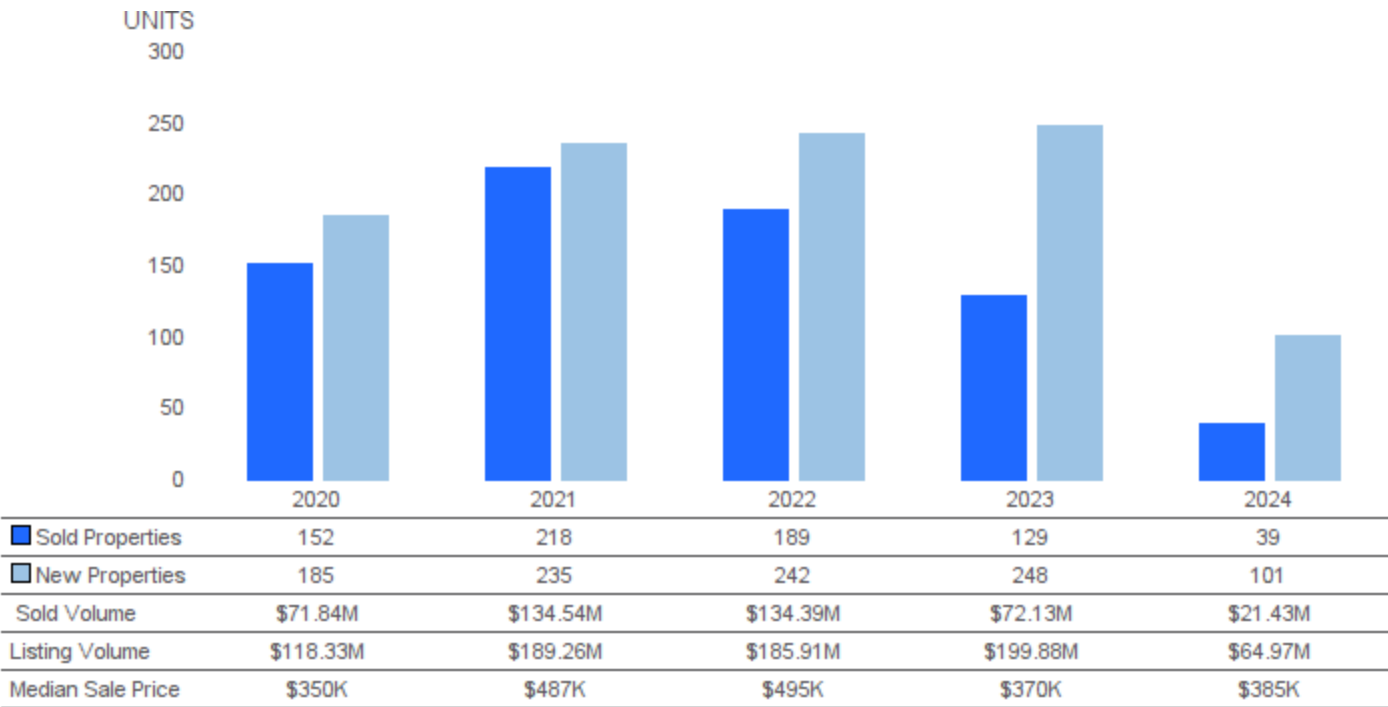
April 2024 | Single Family ?

	Month to Date			Year to Date		
	April 2024	April 2023	% Change	YTD 2024	YTD 2023	% Change
New Listings	32	16	100%	101	85	18.82%
Sold Listings	13	12	8.33%	39	43	-9.3%
Median List Price (Solds)	\$450,000	\$350,000	28.57%	\$385,000	\$330,000	16.67%
Median Sold Price	\$440,000	\$322,500	36.43%	\$385,000	\$300,000	28.33%
Median Days on Market	181	169	7.1%	177	151	17.22%
Average List Price (Solds)	\$553,530	\$501,825	10.3%	\$592,341	\$487,053	21.62%
Average Sold Price	\$525,786	\$474,458	10.82%	\$549,578	\$482,453	13.91%
Average Days on Market	211	249	-15.26%	190	216	-12.04%
List/Sold Price Ratio	92.6%	93.3%	-0.76%	92.7%	93.7%	-1.05%

SOLD AND NEW PROPERTIES (UNITS)

April 2024 | Single Family ?

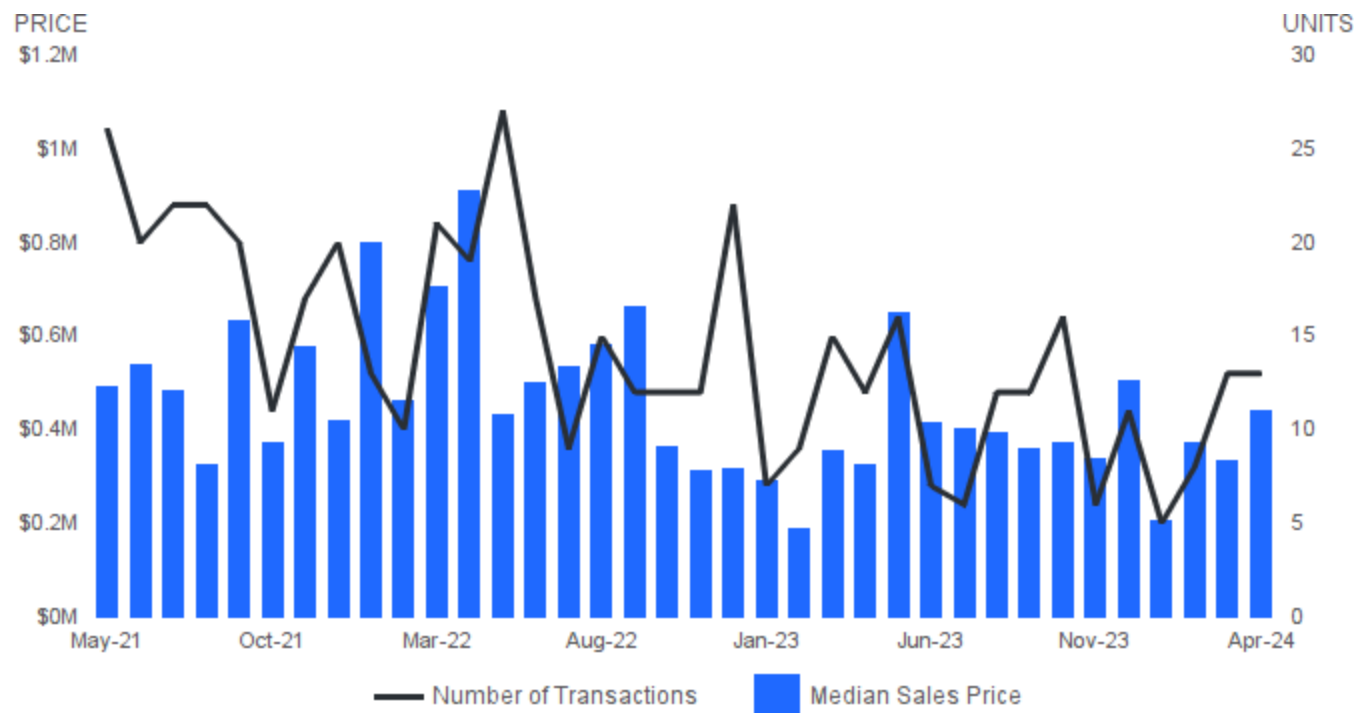
Sold Properties | Number of properties sold during the year
New Properties | Number of properties listed during the year.



MEDIAN SALES PRICE AND NUMBER OF SALES

April 2024 | Single Family ?

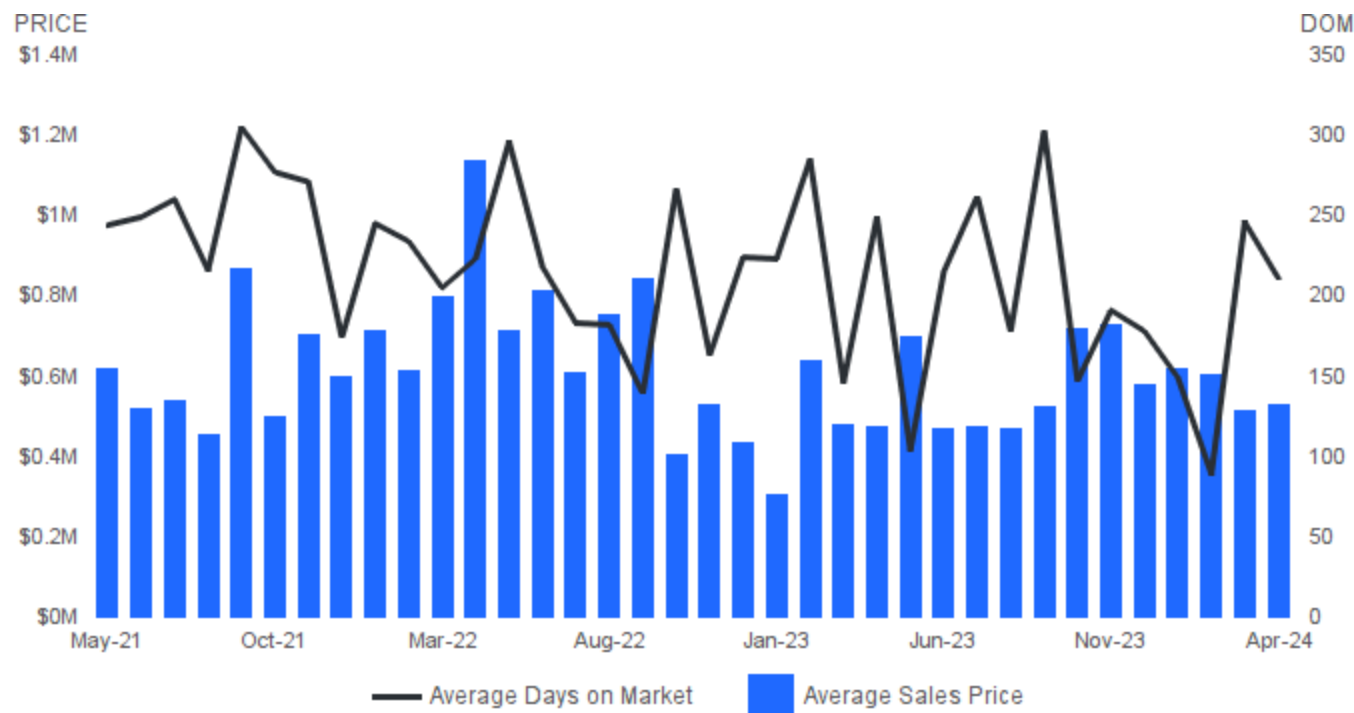
Median Sales Price | Price of the ""middle"" property sold -an equal number of sales were above and below this price.
Number of Sales | Number of properties sold.



AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

April 2024 | Single Family ?

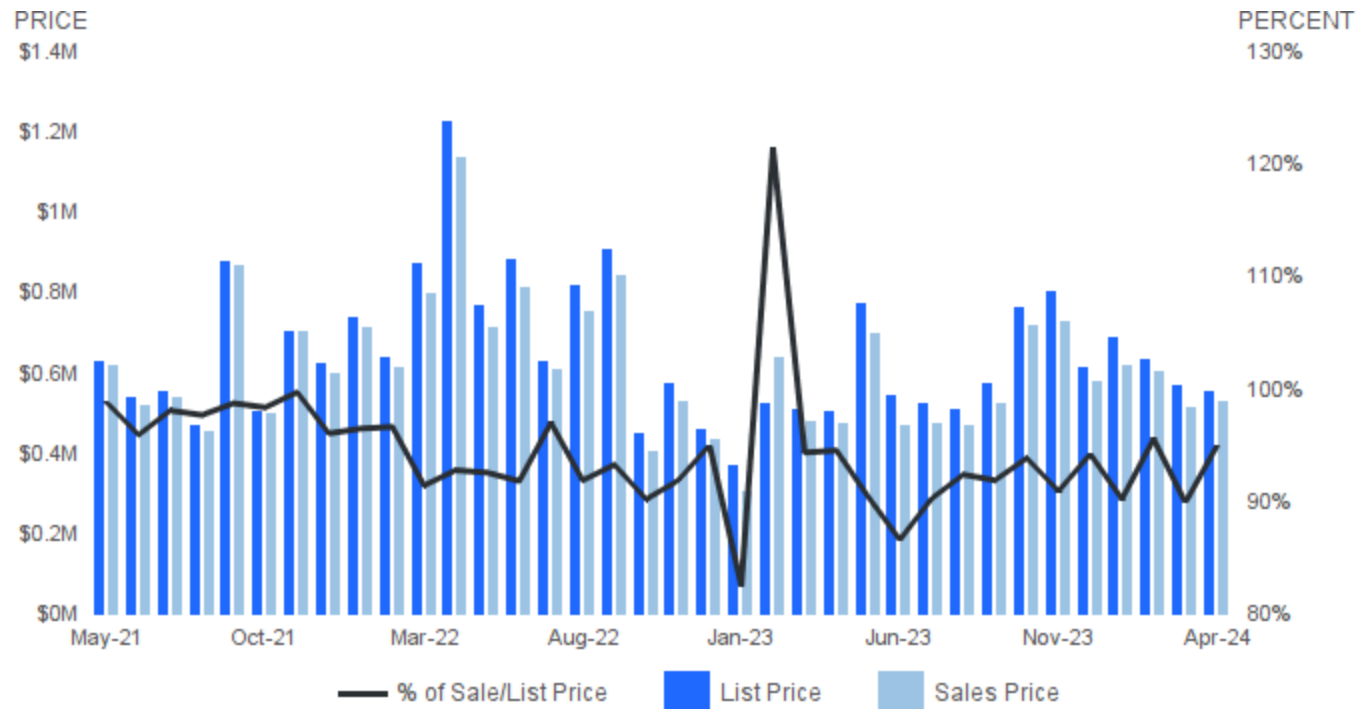
Average Sales Price | Average sales price for all properties sold.
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

April 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

April 2024 | Single Family ?

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

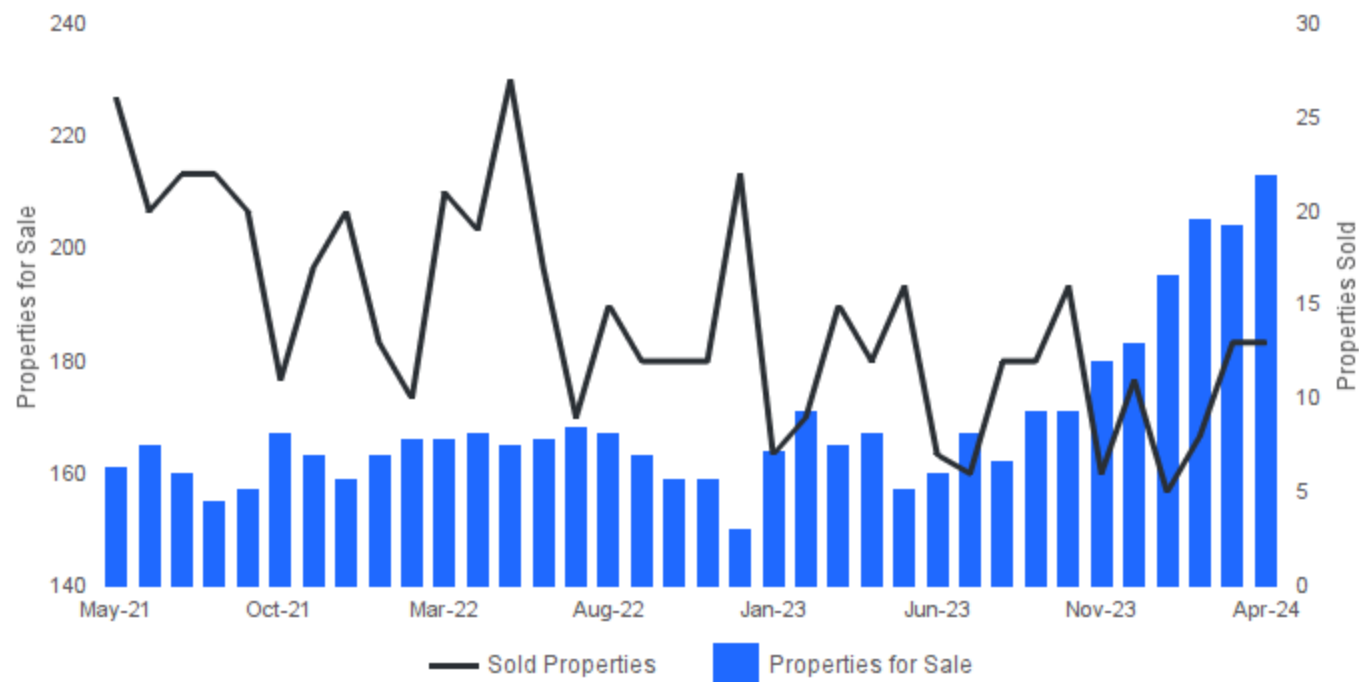
Properties for Sale | Number of properties listed for sale at the end of month.



PROPERTIES FOR SALE AND SOLD PROPERTIES

April 2024 | Single Family ?

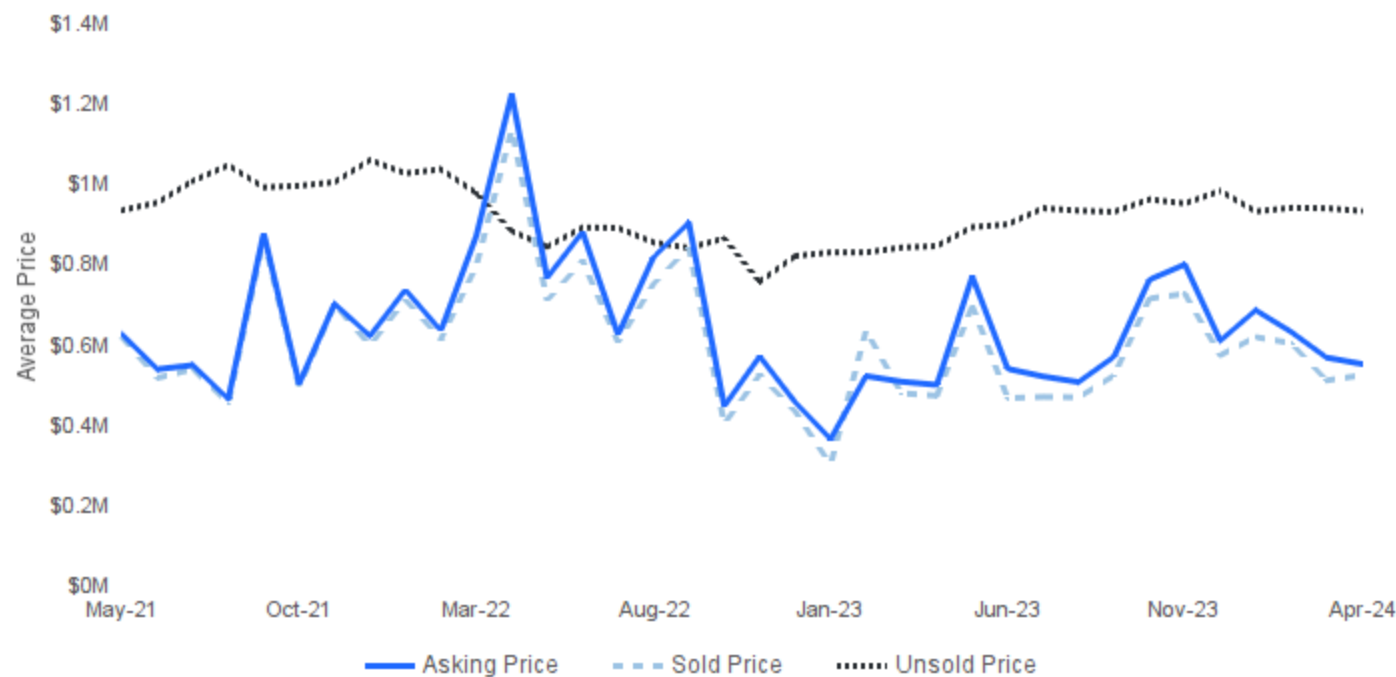
Properties for Sale | Number of properties listed for sale at the end of month.
Sold Properties | Number of properties sold.



AVERAGE ASKING/SOLD/UNSOLD PRICE

April 2024 | Single Family ?

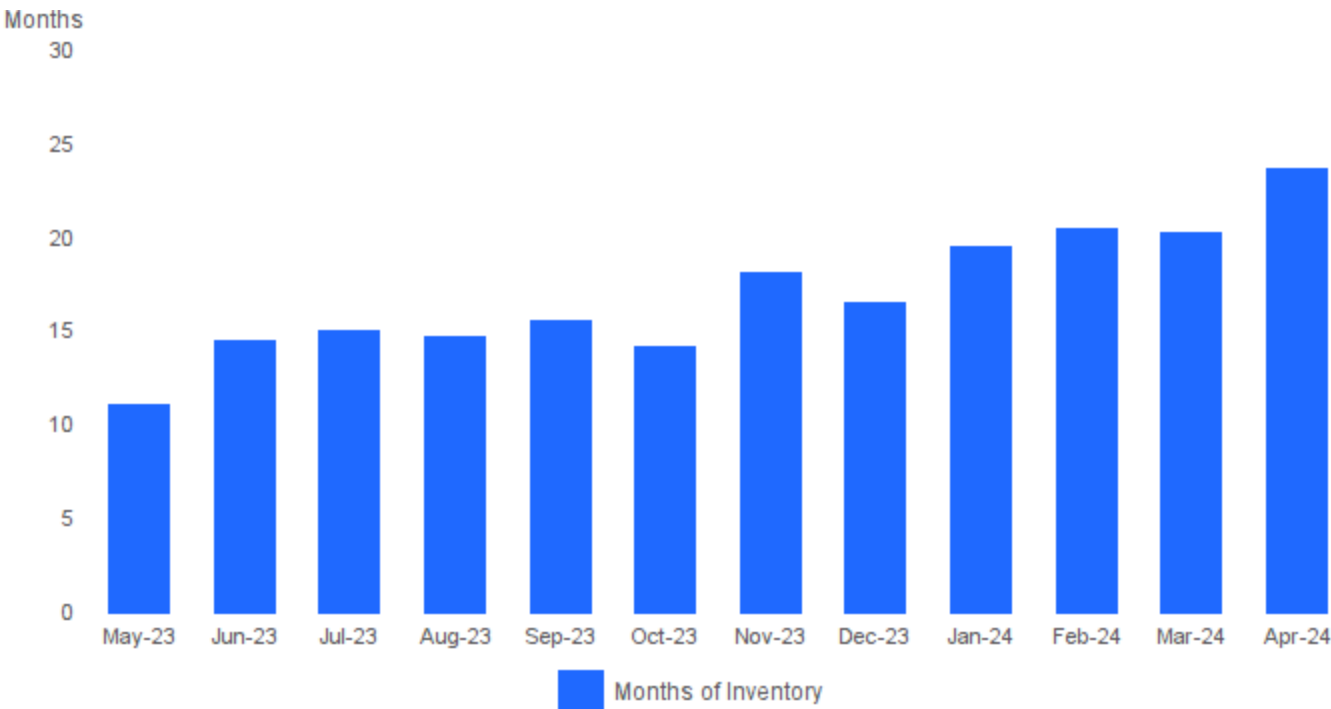
Asking Price | the average asking price of sold properties
Sold Price | the average selling price
Unsold Price | the average active list price



ABSORPTION RATE

April 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.



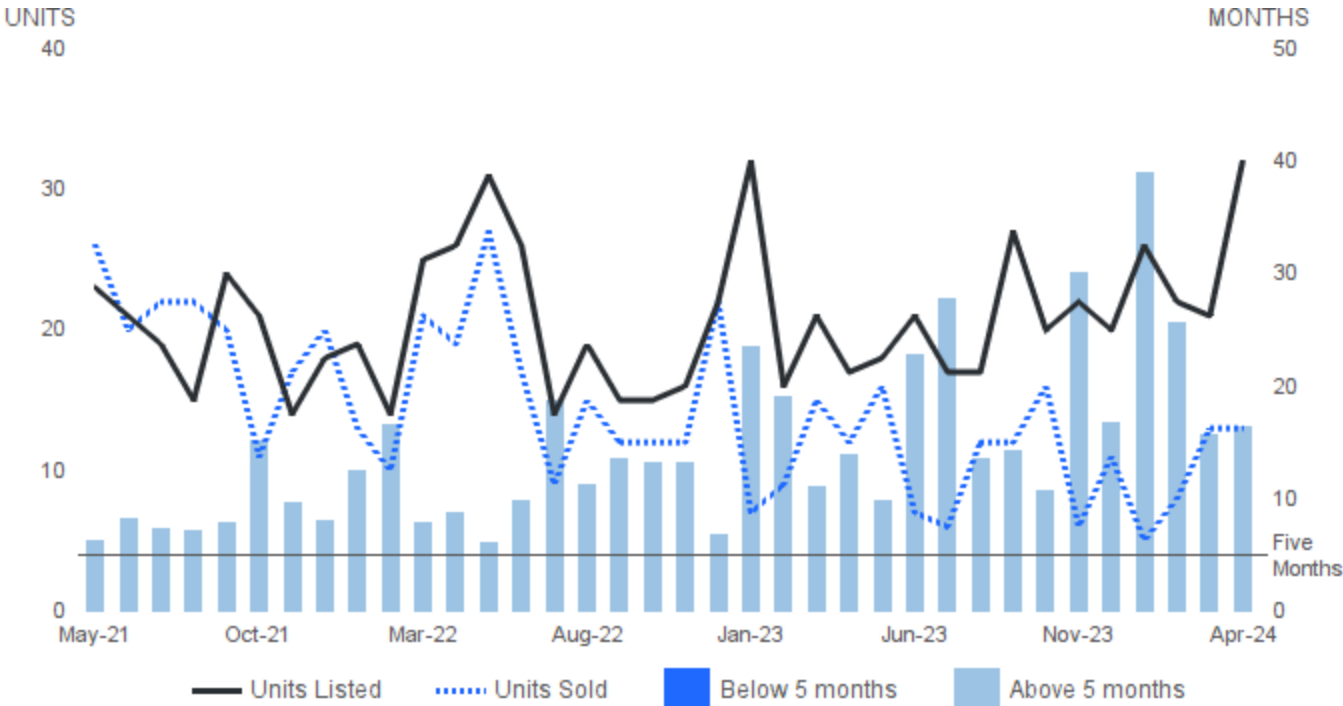
MONTHS SUPPLY OF INVENTORY

April 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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