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HOMES & CONDOS

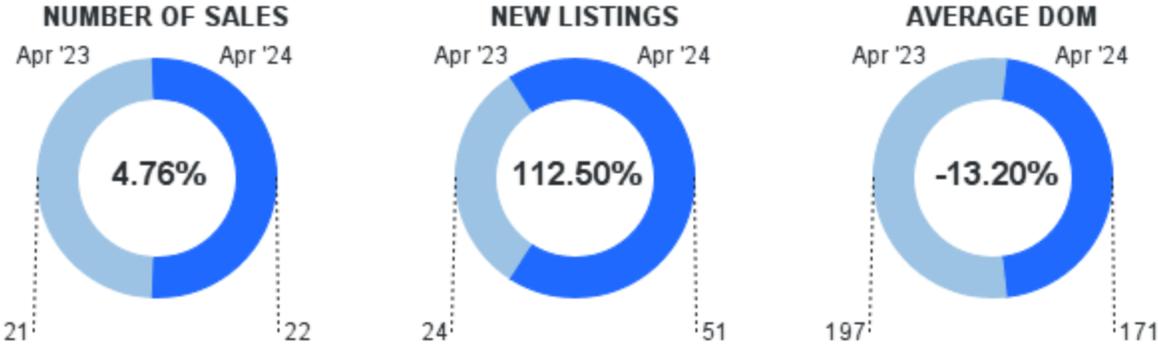
APRIL 2024

COLDWELL BANKER AREA REPORTS
ST CROIX, USVI

ST. CROIX | April 2024

REAL ESTATE SNAPSHOT - Change since this time last year

All Property Types



0.00%

MEDIAN SALES PRICE
ALL PROPERTY TYPES

6.81%

AVERAGE SALES PRICE
ALL PROPERTY TYPES

3.62%

MEDIAN LIST PRICE
(SOLD LISTINGS)
ALL PROPERTY TYPES

6.32%

AVERAGE LIST PRICE
(SOLD LISTINGS)
ALL PROPERTY TYPES

Apr '23 Apr '24

AREA REPORT

St. Croix

FULL MARKET SUMMARY

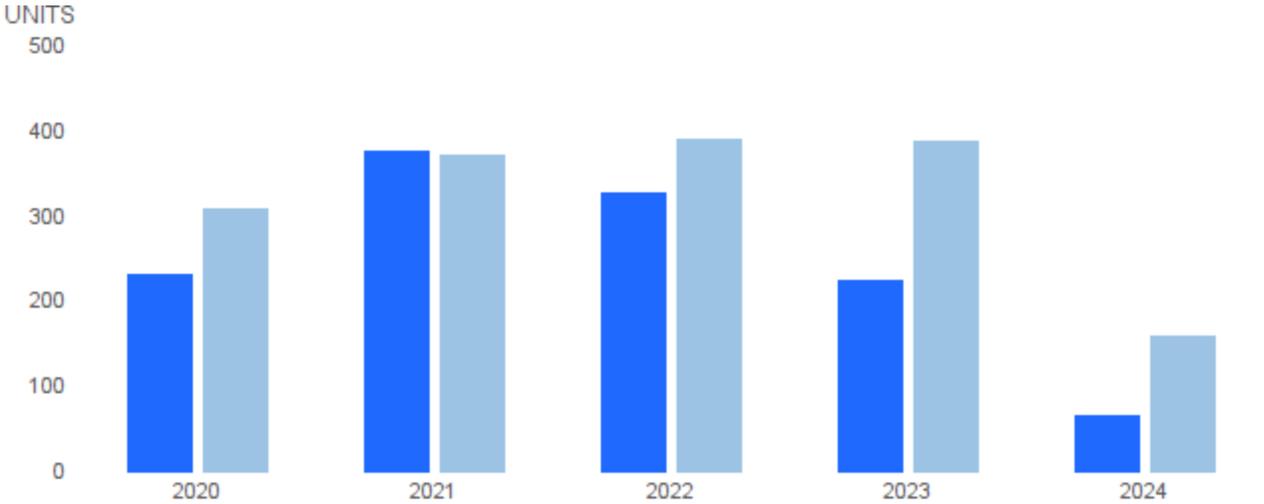
April 2024 | All Property Types ?

	Month to Date			Year to Date		
	April 2024	April 2023	% Change	YTD 2024	YTD 2023	% Change
New Listings	51	24	112.5% ↑	160	125	28% ↑
Sold Listings	22	21	4.76% ↑	65	72	-9.72% ↓
Median List Price (Solds)	\$372,000	\$359,000	3.62% ↑	\$360,000	\$320,000	12.5% ↑
Median Sold Price	\$344,999	\$345,000	0%	\$340,000	\$290,000	17.24% ↑
Median Days on Market	129	127	1.57% ↑	136	133	2.26% ↑
Average List Price (Solds)	\$474,859	\$446,614	6.32% ↑	\$491,581	\$409,623	20.01% ↑
Average Sold Price	\$451,687	\$422,904	6.81% ↑	\$457,515	\$402,180	13.76% ↑
Average Days on Market	171	197	-13.2% ↓	172	186	-7.53% ↓
List/Sold Price Ratio	93.5%	94%	-0.53% ↓	93%	94.3%	-1.39% ↓

SOLD AND NEW PROPERTIES (UNITS)

April 2024 | All Property Types ?

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

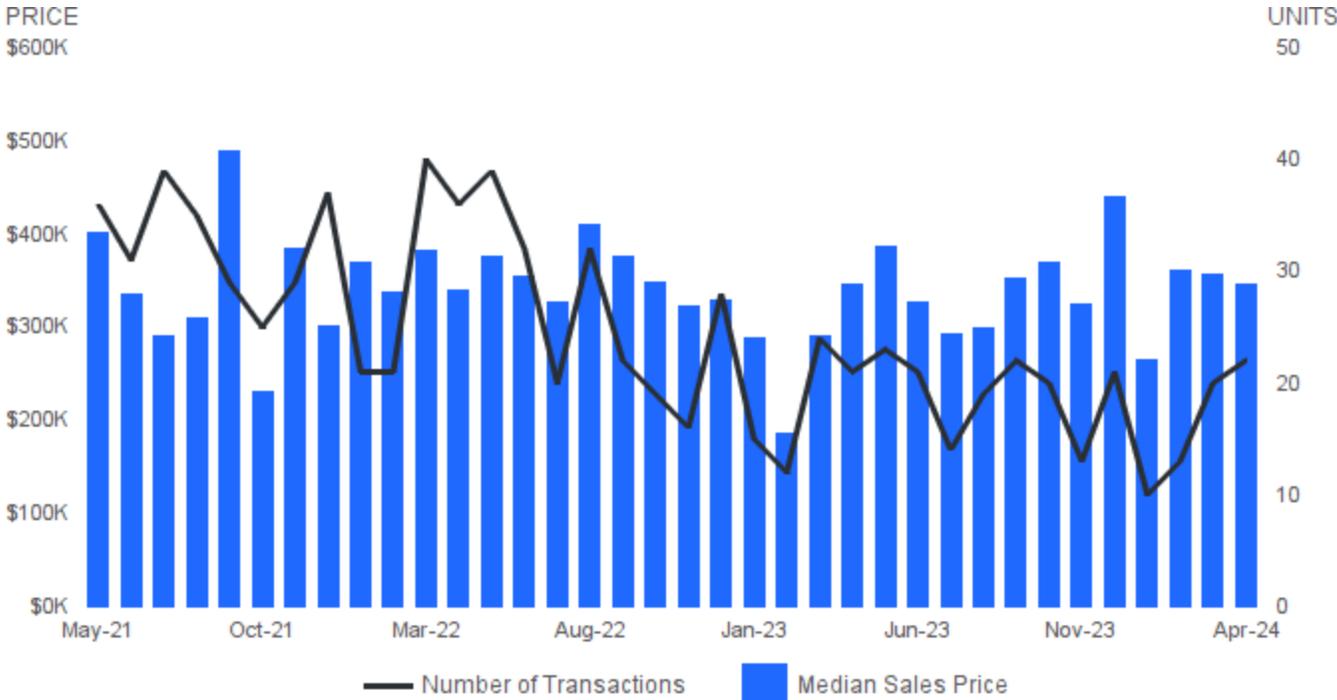


Sold Properties	232	377	326	225	65
New Properties	308	371	391	387	160
Sold Volume	\$91.80M	\$178.84M	\$173.77M	\$100.87M	\$29.74M
Listing Volume	\$152.75M	\$228.45M	\$233.13M	\$244.23M	\$84.47M
Median Sale Price	\$282K	\$325K	\$350K	\$328K	\$340K

MEDIAN SALES PRICE AND NUMBER OF SALES

April 2024 | All Property Types ?

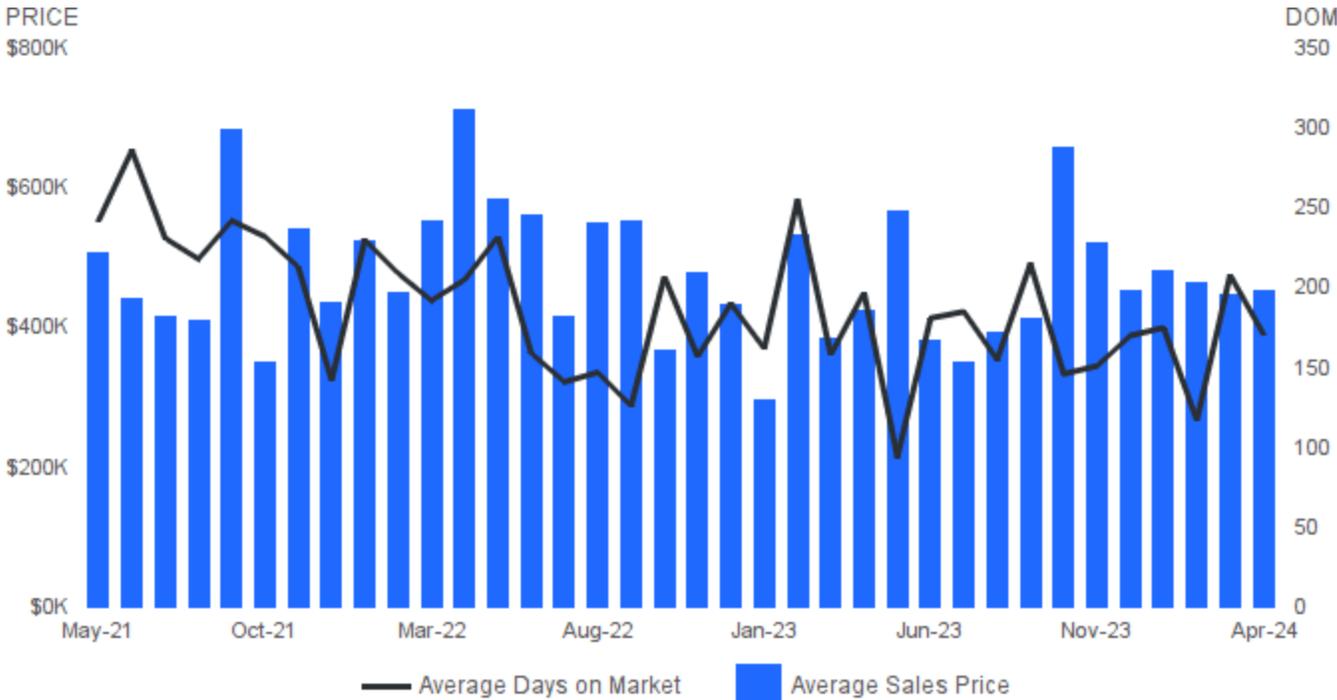
Median Sales Price | Price of the "middle" property sold -an equal number of sales were above and below this price.
Number of Sales | Number of properties sold.



AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

April 2024 | All Property Types ?

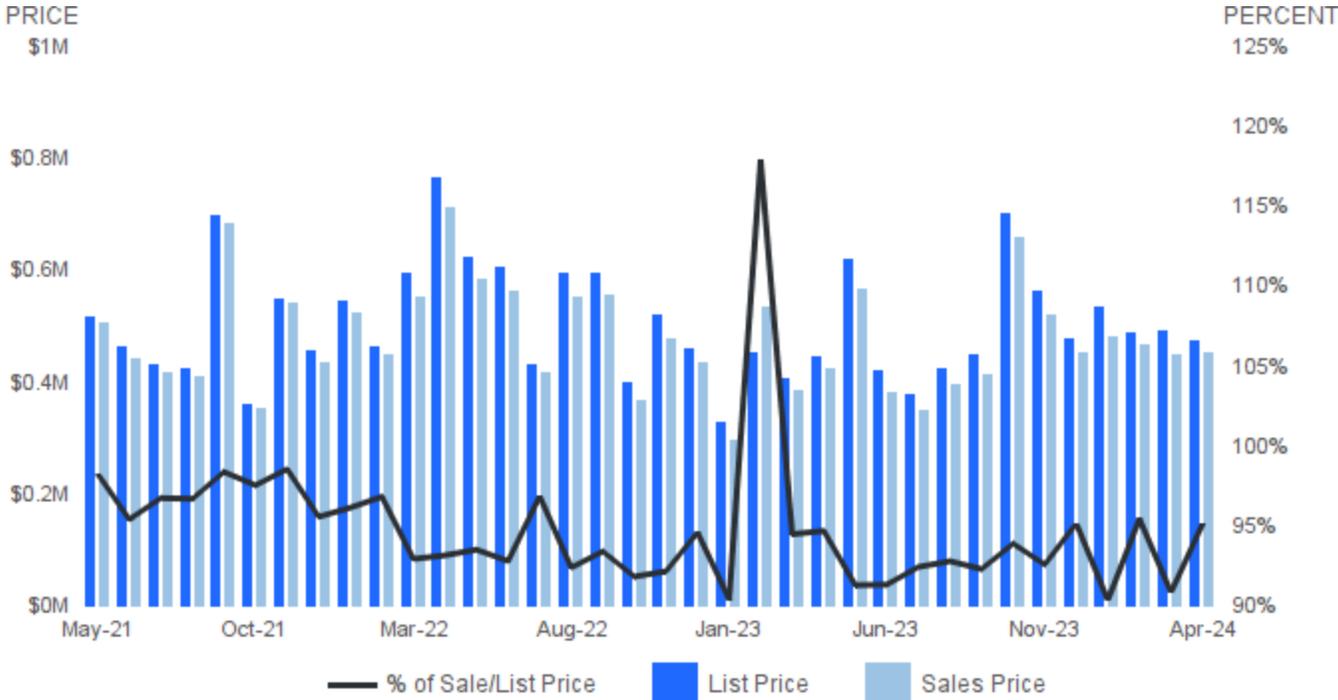
Average Sales Price | Average sales price for all properties sold.
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

April 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

April 2024 | All Property Types ?

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

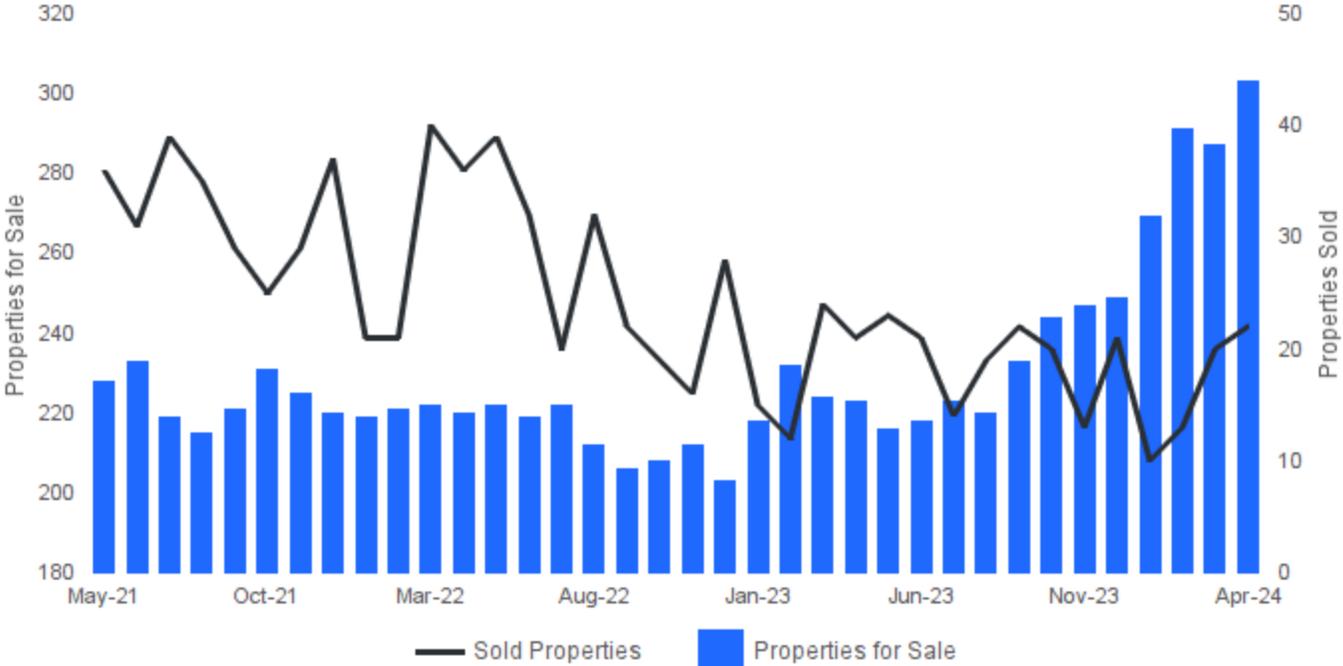
Properties for Sale | Number of properties listed for sale at the end of month.



PROPERTIES FOR SALE AND SOLD PROPERTIES

April 2024 | All Property Types ?

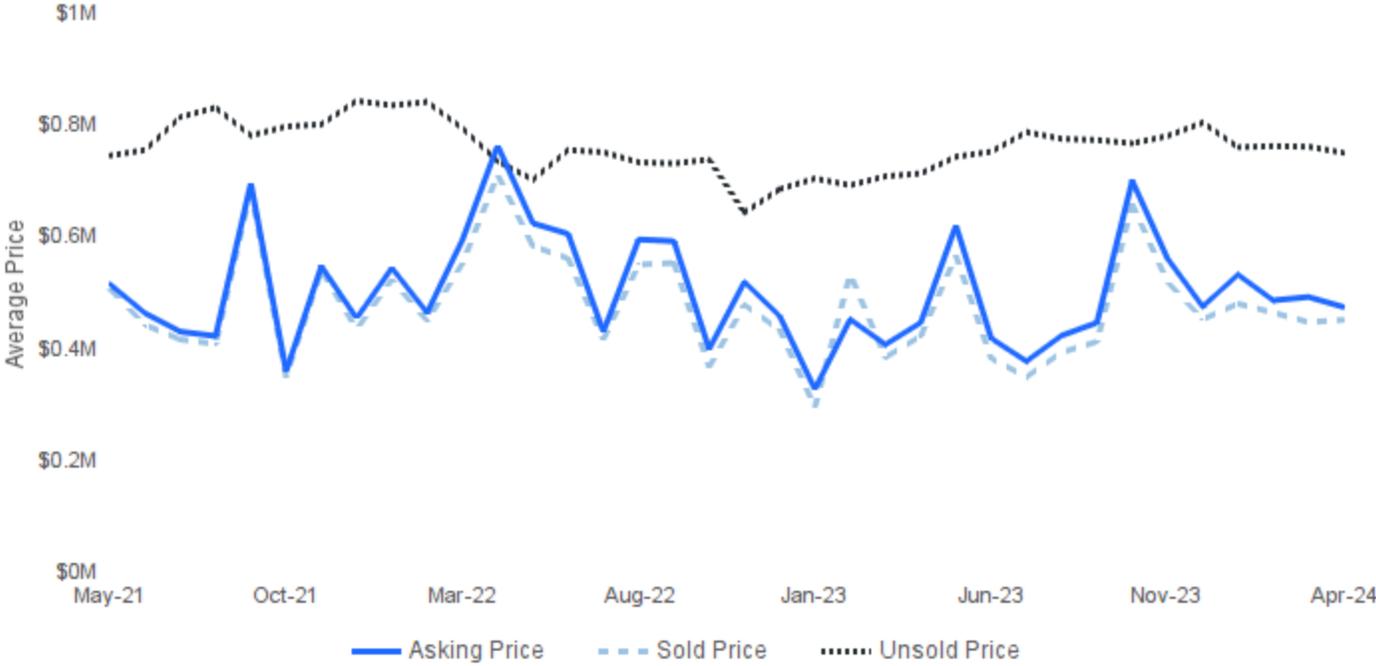
Properties for Sale | Number of properties listed for sale at the end of month.
Sold Properties | Number of properties sold.



AVERAGE ASKING/SOLD/UNSOLD PRICE

April 2024 | All Property Types ?

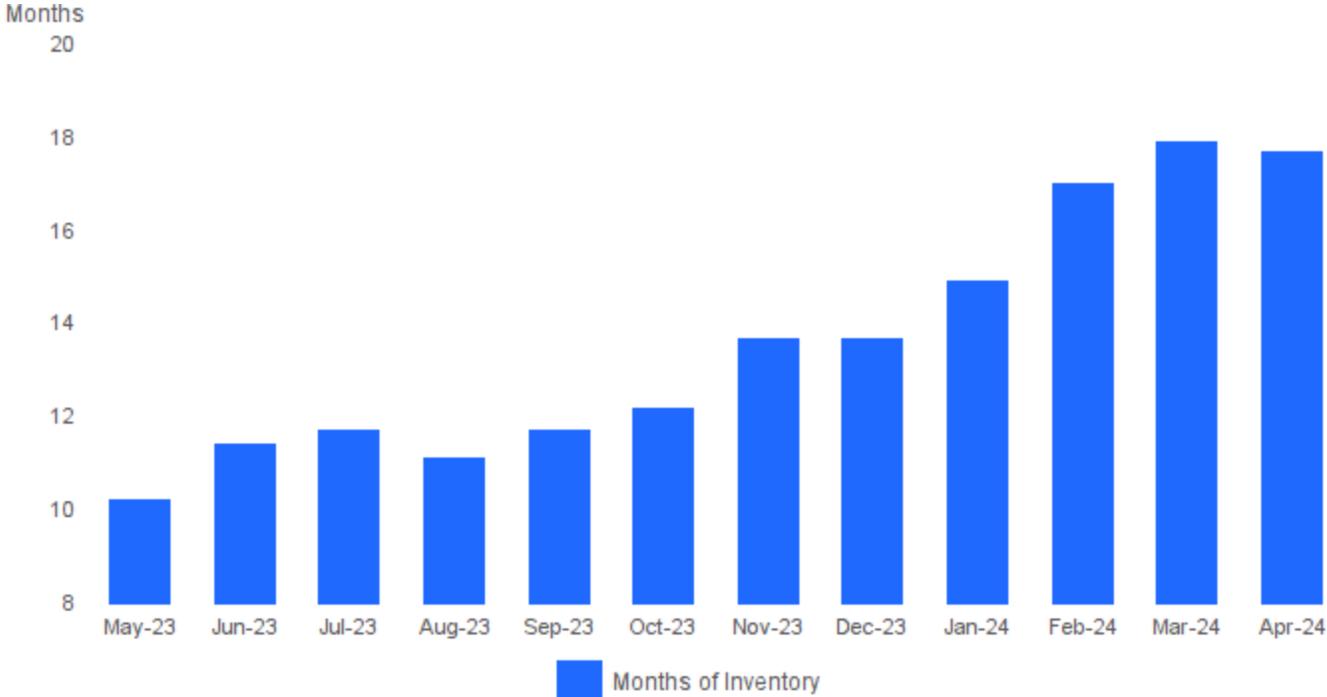
Asking Price | the average asking price of sold properties
Sold Price | the average selling price
Unsold Price | the average active list price



ABSORPTION RATE

April 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.



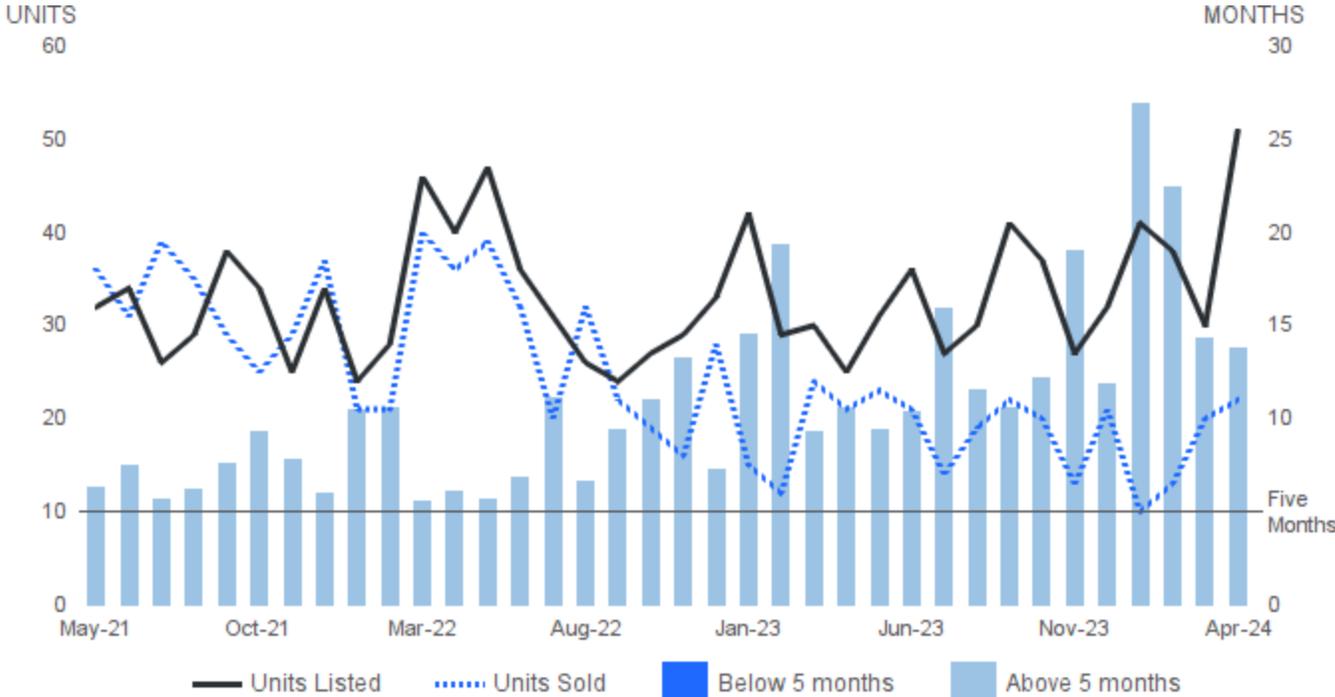
MONTHS SUPPLY OF INVENTORY

April 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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