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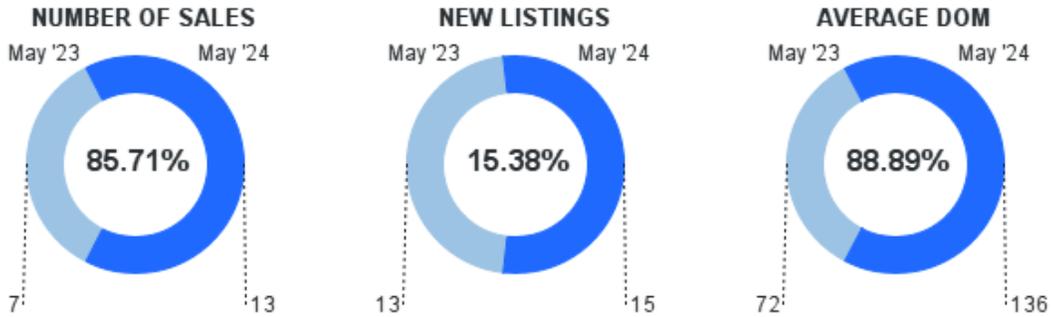
CONDO

MAY 2024
COLDWELL BANKER AREA REPORTS
ST CROIX, USVI

ST. CROIX | May 2024

REAL ESTATE SNAPSHOT - Change since this time last year

Condo



34.69%

MEDIAN SALES PRICE
CONDO

12.82%

AVERAGE SALES PRICE
CONDO

39.60%

MEDIAN LIST PRICE
(SOLD LISTINGS)
CONDO

13.32%

AVERAGE LIST PRICE
(SOLD LISTINGS)
CONDO

May '23 May '24

AREA REPORT

ST. CROIX

FULL MARKET SUMMARY

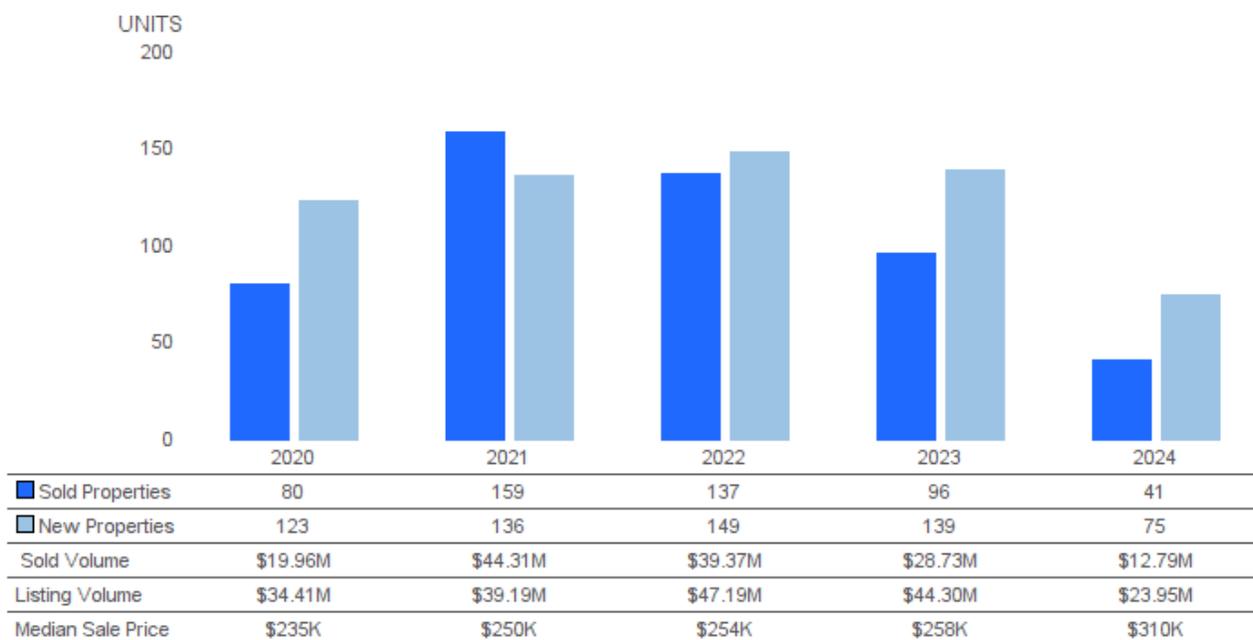
May 2024 | Condo ?

	Month to Date			Year to Date		
	May 2024	May 2023	% Change	YTD 2024	YTD 2023	% Change
New Listings	15	13	15.38% ↑	75	53	41.51% ↑
Sold Listings	13	7	85.71% ↑	41	36	13.89% ↑
Median List Price (Solds)	\$349,000	\$249,999	39.6% ↑	\$325,000	\$269,450	20.62% ↑
Median Sold Price	\$330,000	\$245,000	34.69% ↑	\$310,000	\$257,000	20.62% ↑
Median Days on Market	92	68	35.29% ↑	105	105	0%
Average List Price (Solds)	\$311,961	\$275,285	13.32% ↑	\$330,634	\$291,016	13.61% ↑
Average Sold Price	\$300,569	\$266,414	12.82% ↑	\$312,007	\$279,900	11.47% ↑
Average Days on Market	136	72	88.89% ↑	152	128	18.75% ↑
List/Sold Price Ratio	96%	99.9%	-3.87% ↓	94%	96.2%	-2.28% ↓

SOLD AND NEW PROPERTIES (UNITS)

May 2024 | Condo ?

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

May 2024 | Condo ?

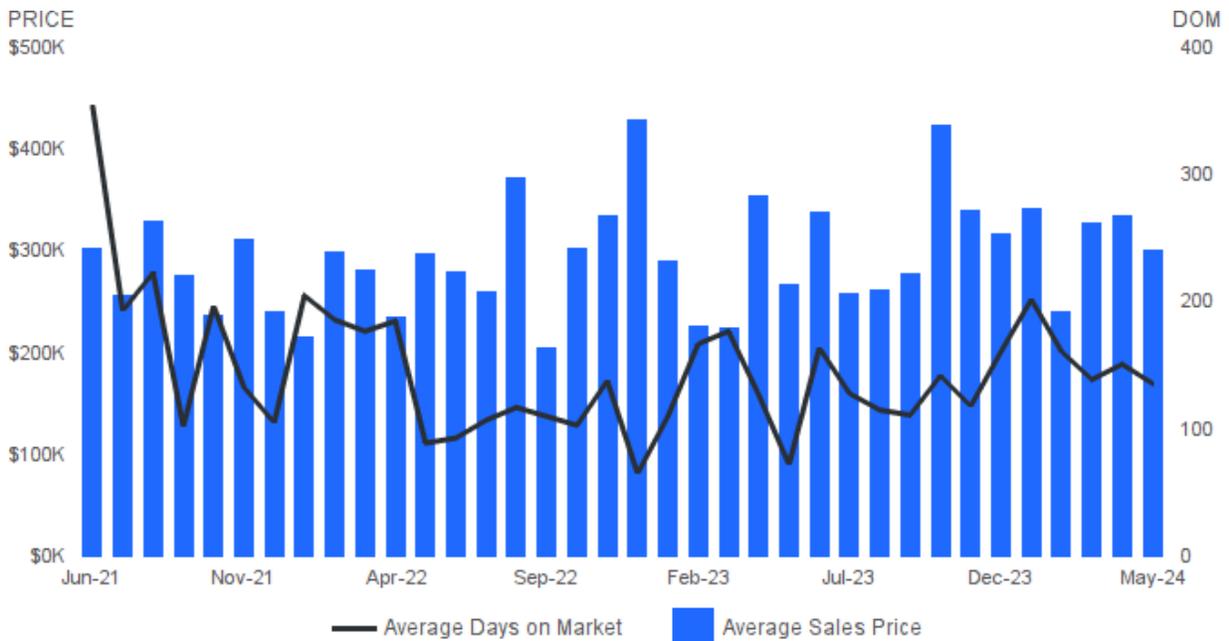
Median Sales Price | Price of the "middle" property sold -an equal number of sales were above and below this price.
Number of Sales | Number of properties sold.



AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

May 2024 | Condo ?

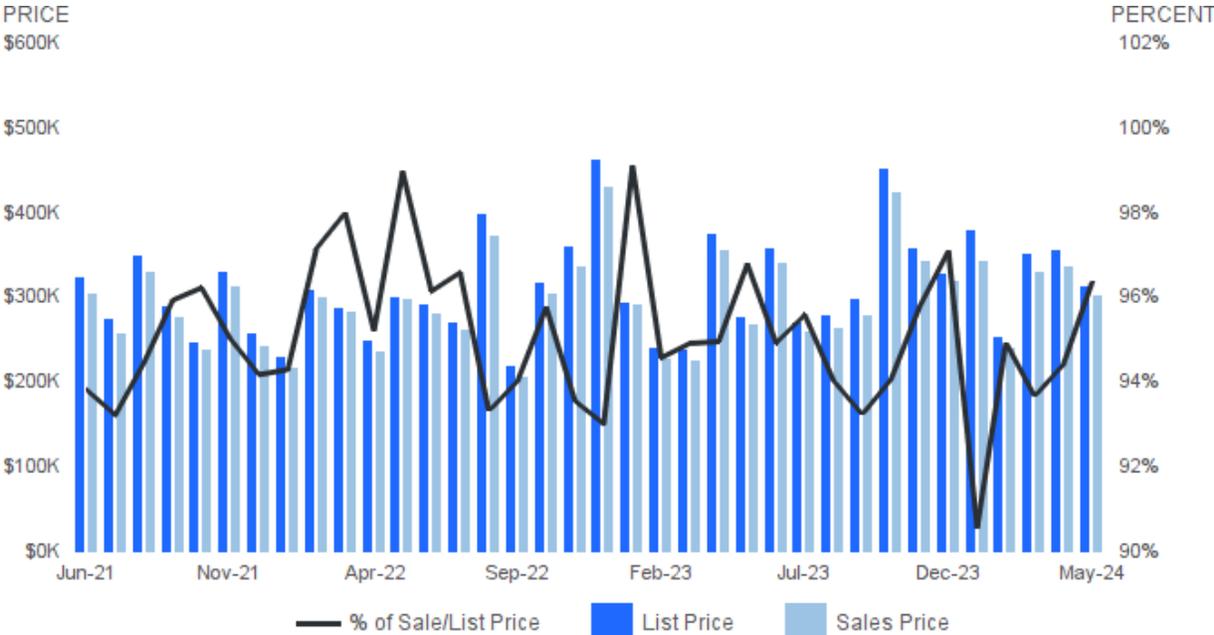
Average Sales Price | Average sales price for all properties sold.
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

May 2024 | Condo ?

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

May 2024 | Condo ?

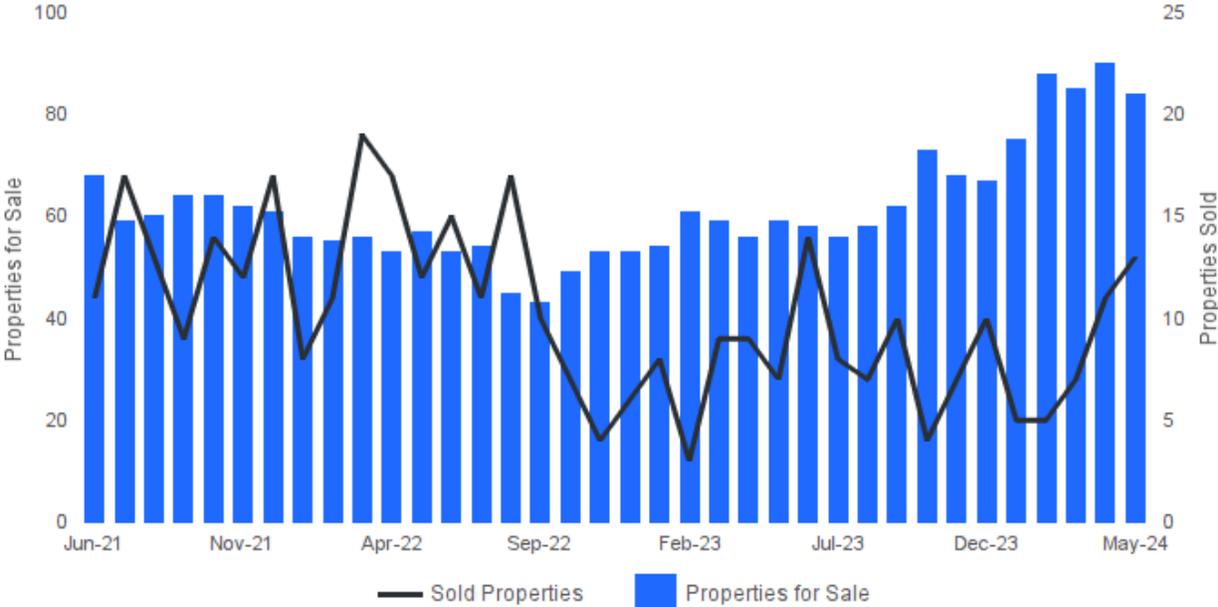
Average Sales Price | Average sales price for all properties sold.
Properties for Sale | Number of properties listed for sale at the end of month.



PROPERTIES FOR SALE AND SOLD PROPERTIES

May 2024 | Condo ?

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

May 2024 | Condo ?

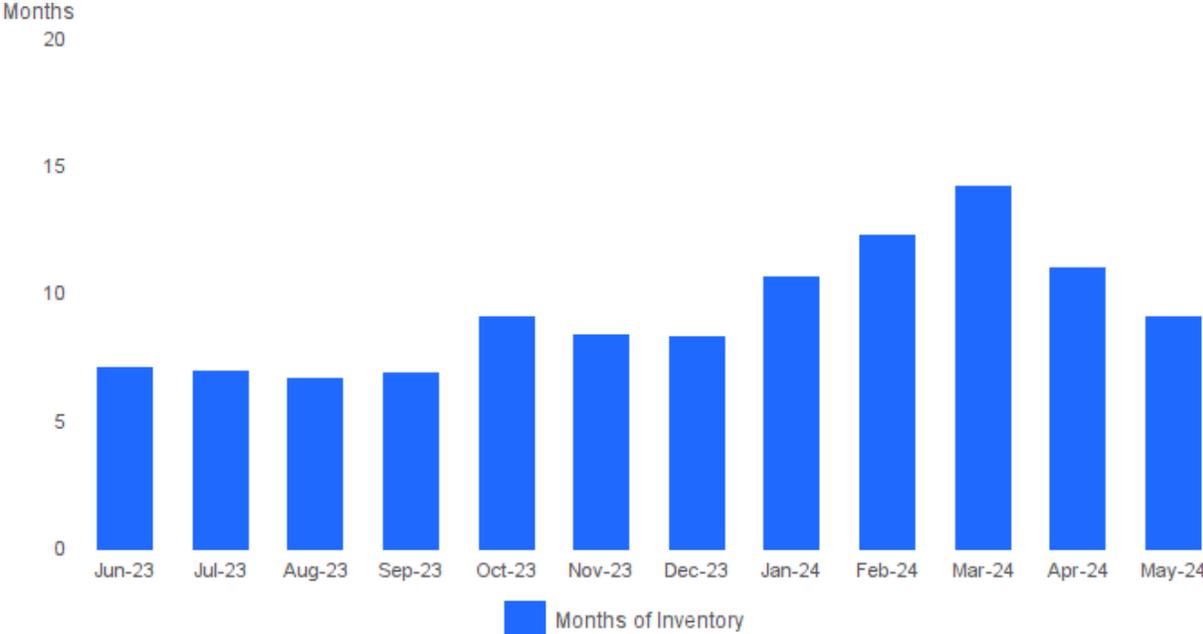
Asking Price | the average asking price of sold properties
Sold Price | the average selling price
Unsold Price | the average active list price



ABSORPTION RATE

May 2024 | Condo ?

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.



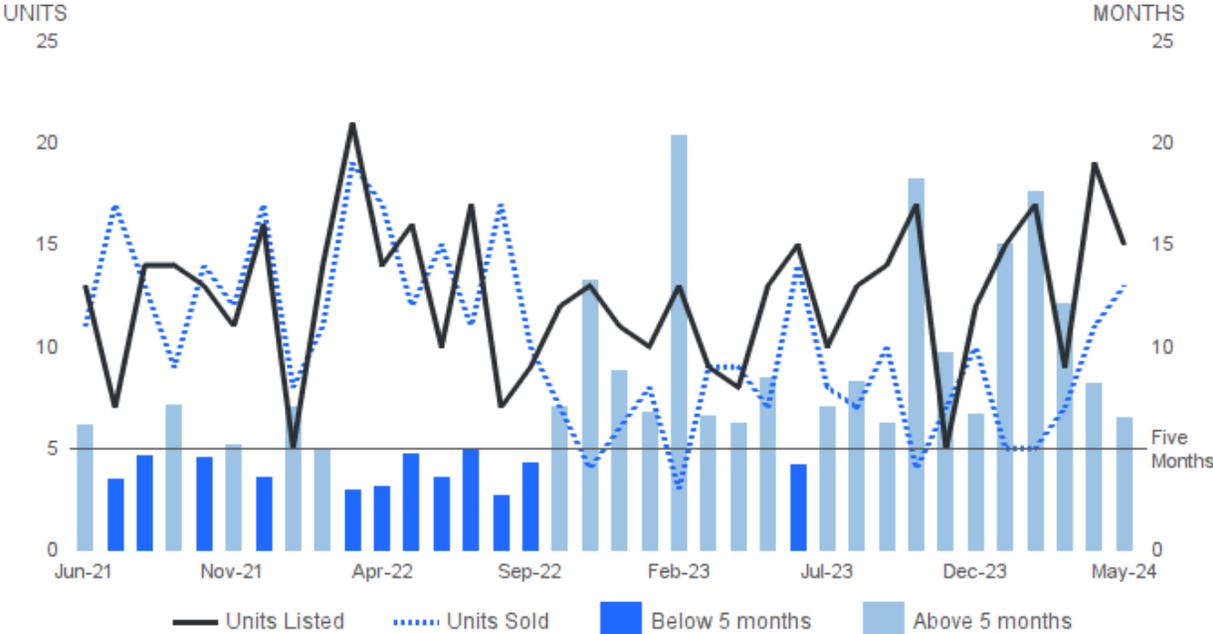
MONTHS SUPPLY OF INVENTORY

May 2024 | Condo ?

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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