



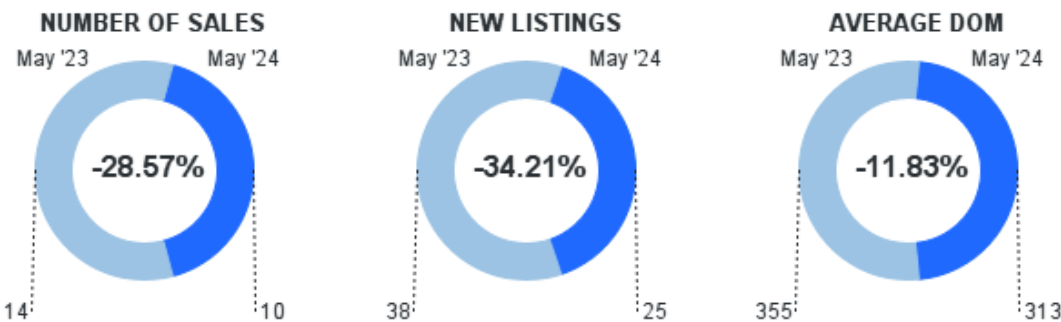
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LAND

MAY 2024
COLDWELL BANKER AREA REPORTS
ST CROIX, USVI

ST. CROIX | May 2024
REAL ESTATE SNAPSHOT - Change since this time last year
Lots/Acres



-22.39% ↓

MEDIAN SALES PRICE
LOTS/ACRES

-13.17% ↓

AVERAGE SALES PRICE
LOTS/ACRES

-30.00% ↓

**MEDIAN LIST PRICE
(SOLD LISTINGS)**
LOTS/ACRES

-29.05% ↓

**AVERAGE LIST PRICE
(SOLD LISTINGS)**
LOTS/ACRES

■ May '23 ■ May '24

AREA REPORT

ST. CROIX

FULL MARKET SUMMARY

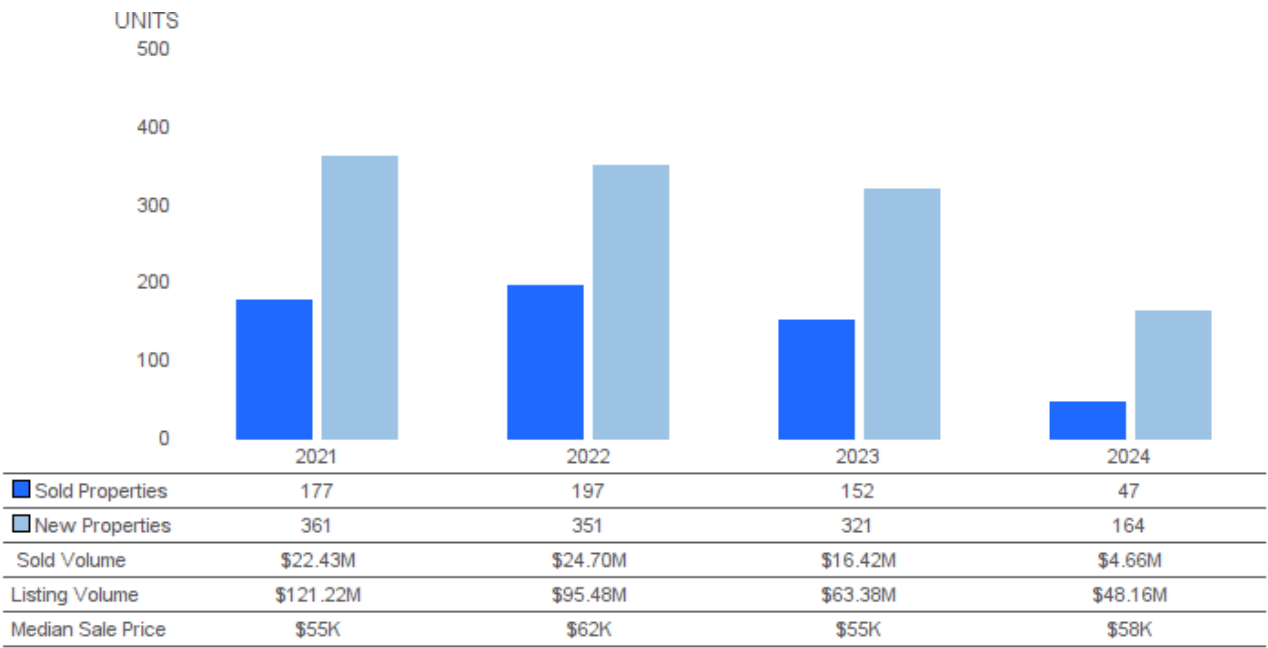
May 2024 | Lots/Acres ?

	Month to Date			Year to Date		
	May 2024	May 2023	% Change	YTD 2024	YTD 2023	% Change
New Listings	25	38	-34.21%	164	152	7.89%
Sold Listings	10	14	-28.57%	47	65	-27.69%
Median List Price (Solds)	\$73,500	\$105,000	-30%	\$64,900	\$70,000	-7.29%
Median Sold Price	\$65,000	\$83,750	-22.39%	\$58,000	\$60,000	-3.33%
Median Days on Market	188	150	25.33%	237	163	45.4%
Average List Price (Solds)	\$123,090	\$173,480	-29.05%	\$120,151	\$122,381	-1.82%
Average Sold Price	\$112,090	\$129,090	-13.17%	\$99,214	\$100,096	-0.88%
Average Days on Market	313	355	-11.83%	370	290	27.59%
List/Sold Price Ratio	84.9%	83.3%	1.93%	85%	86.6%	-1.74%

SOLD AND NEW PROPERTIES (UNITS)

May 2024 | Lots/Acres ?

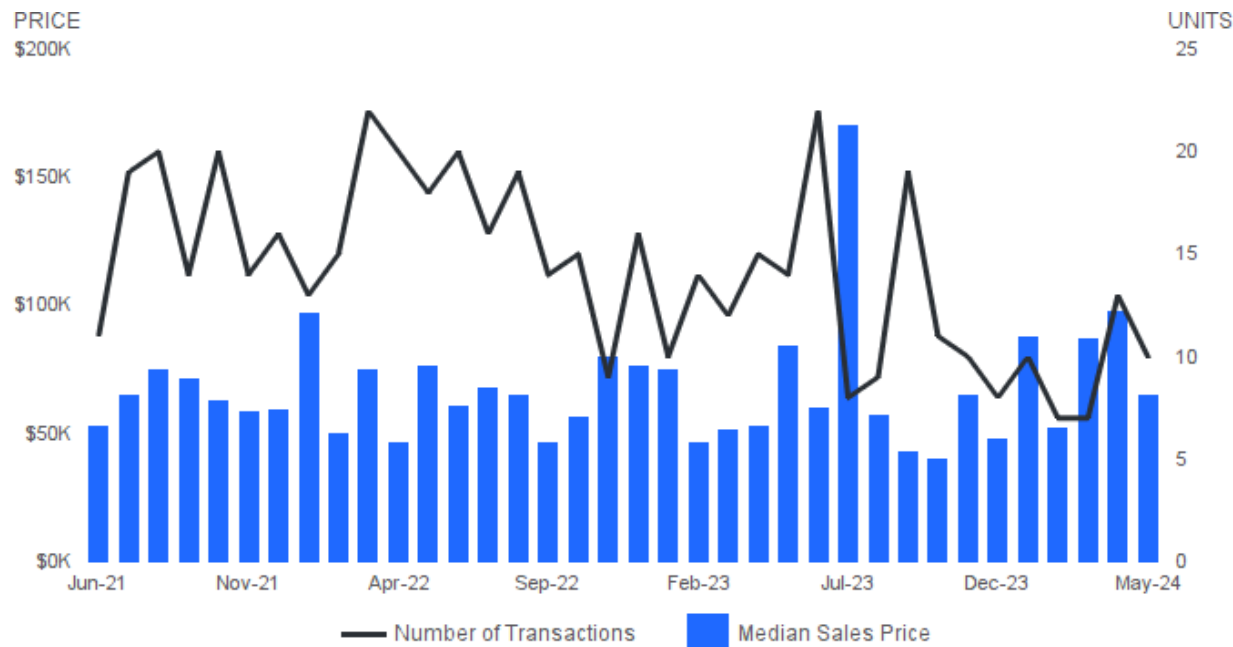
Sold Properties | Number of properties sold during the year
New Properties | Number of properties listed during the year.



MEDIAN SALES PRICE AND NUMBER OF SALES

May 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

May 2024 | Lots/Acres ?

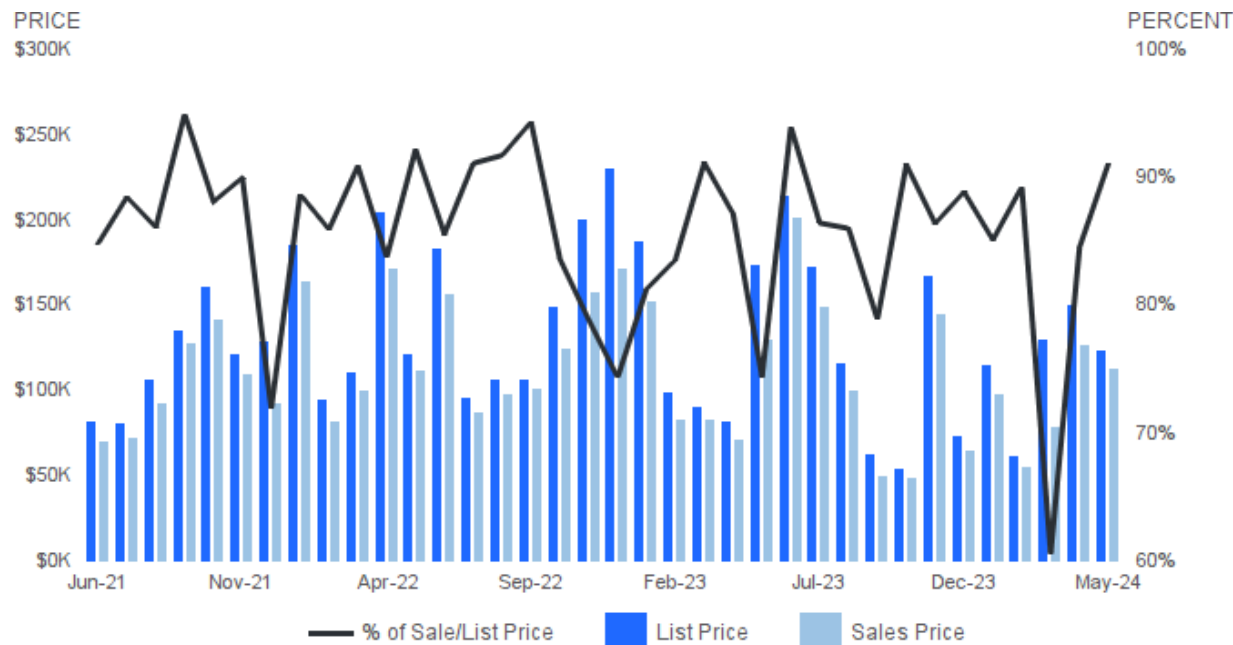
Average Sales Price | Average sales price for all properties sold.
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

May 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

May 2024 | Lots/Acres ?

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

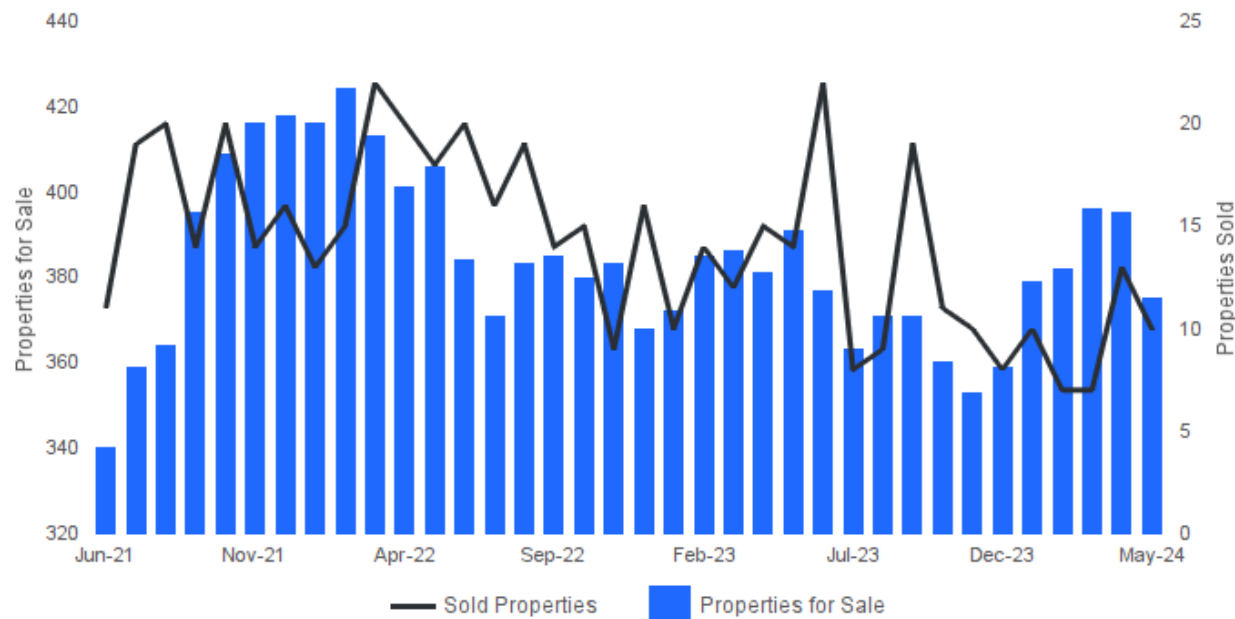
Properties for Sale | Number of properties listed for sale at the end of month.



PROPERTIES FOR SALE AND SOLD PROPERTIES

May 2024 | Lots/Acres ?

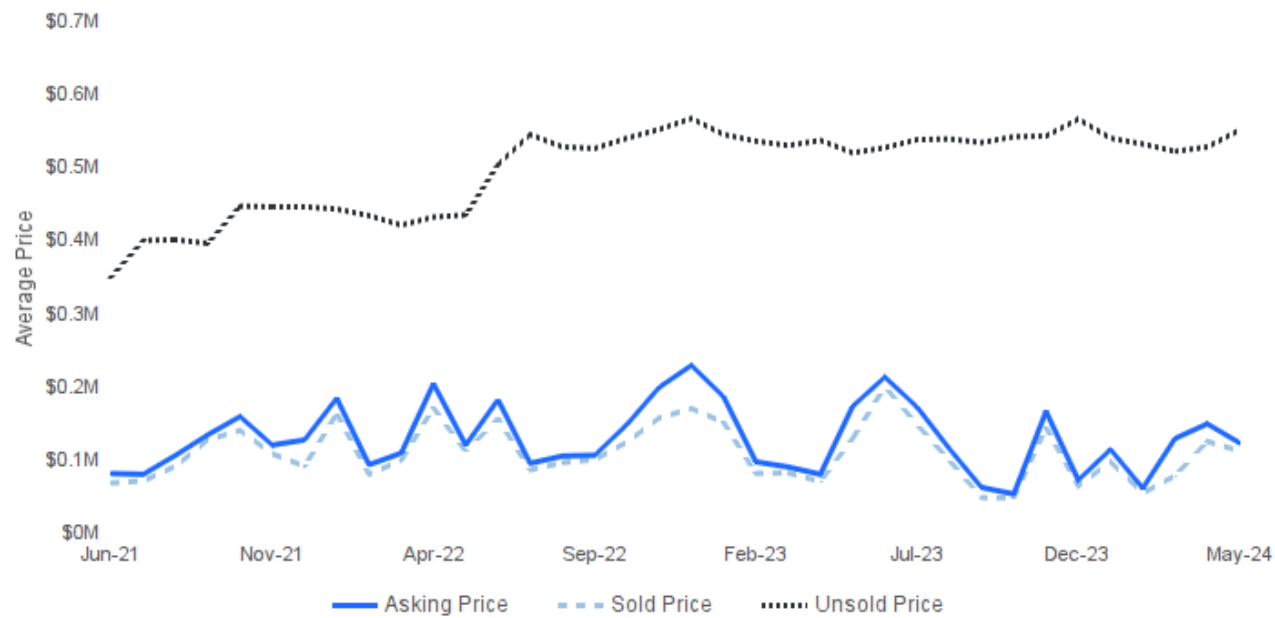
Properties for Sale | Number of properties listed for sale at the end of month.
Sold Properties | Number of properties sold.



AVERAGE ASKING/SOLD/UNSOLD PRICE

May 2024 | Lots/Acres ?

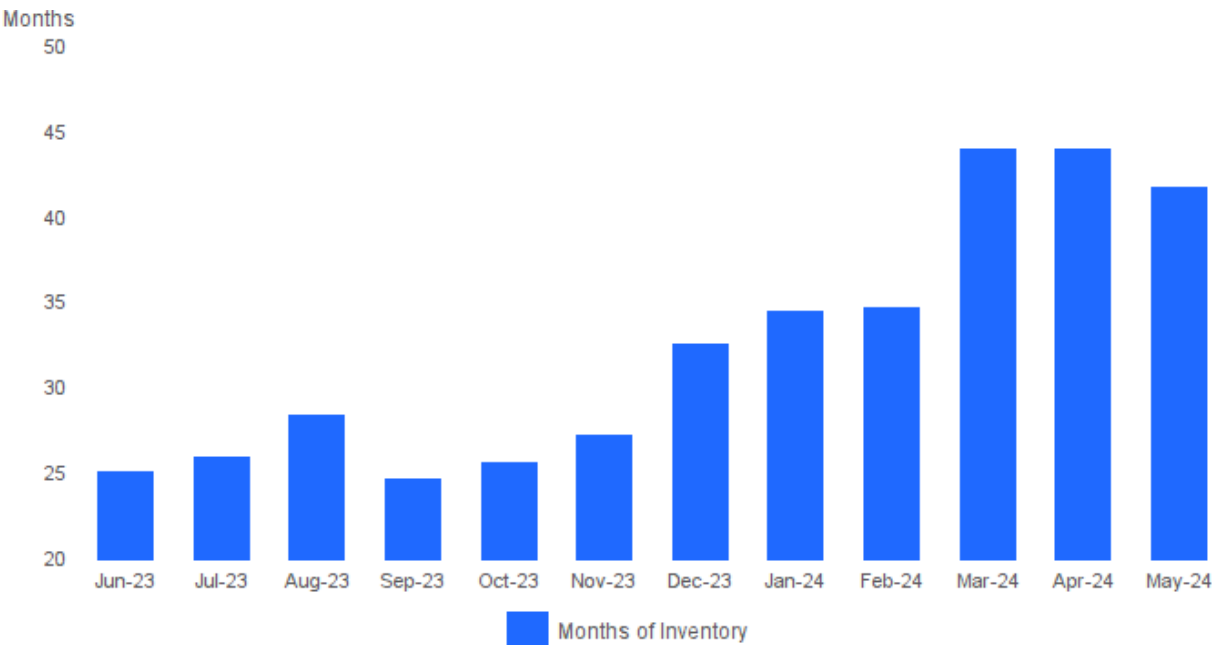
Asking Price | the average asking price of sold properties
Sold Price | the average selling price
Unsold Price | the average active list price



ABSORPTION RATE

May 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.



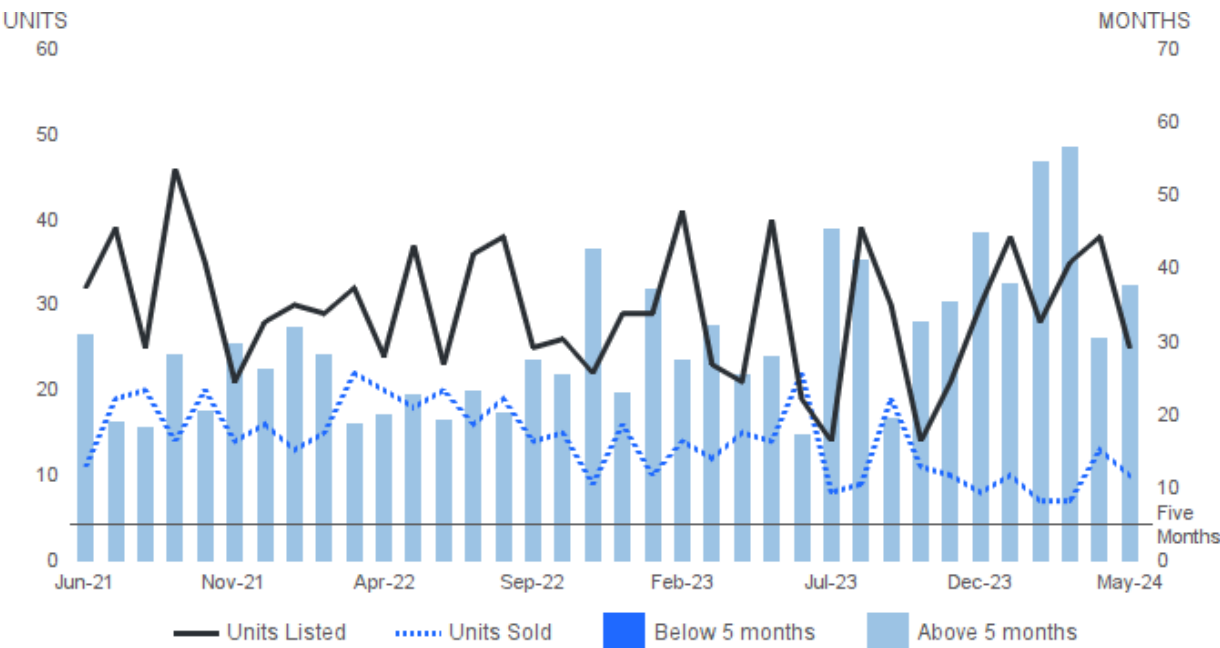
MONTHS SUPPLY OF INVENTORY

May 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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