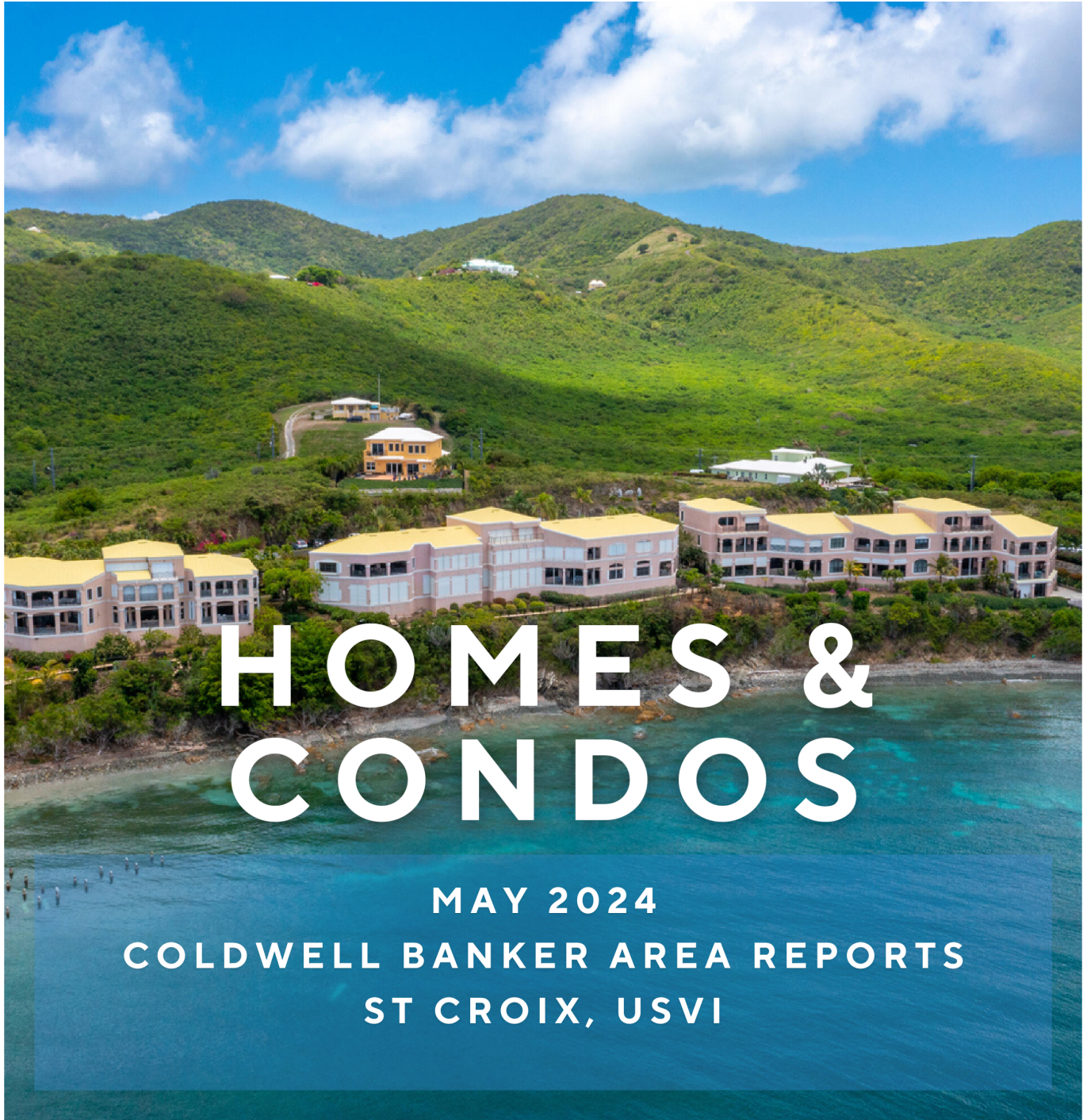




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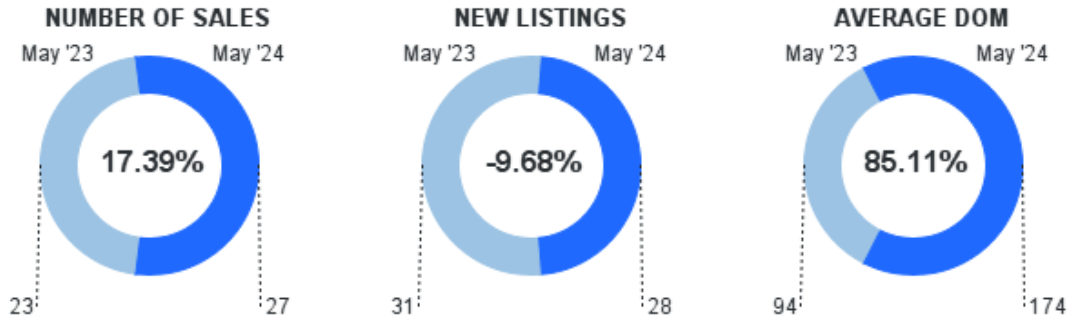
HOMES & CONDOS

MAY 2024
COLDWELL BANKER AREA REPORTS
ST CROIX, USVI

ST. CROIX | May 2024

REAL ESTATE SNAPSHOT - Change since this time last year

All Property Types



-6.06% ↓

MEDIAN SALES PRICE
ALL PROPERTY TYPES

-30.79% ↓

AVERAGE SALES PRICE
ALL PROPERTY TYPES

-5.06% ↓

**MEDIAN LIST PRICE
(SOLD LISTINGS)**
ALL PROPERTY TYPES

-32.44% ↓

**AVERAGE LIST PRICE
(SOLD LISTINGS)**
ALL PROPERTY TYPES

■ May '23 ■ May '24

AREA REPORT

St. Croix

FULL MARKET SUMMARY

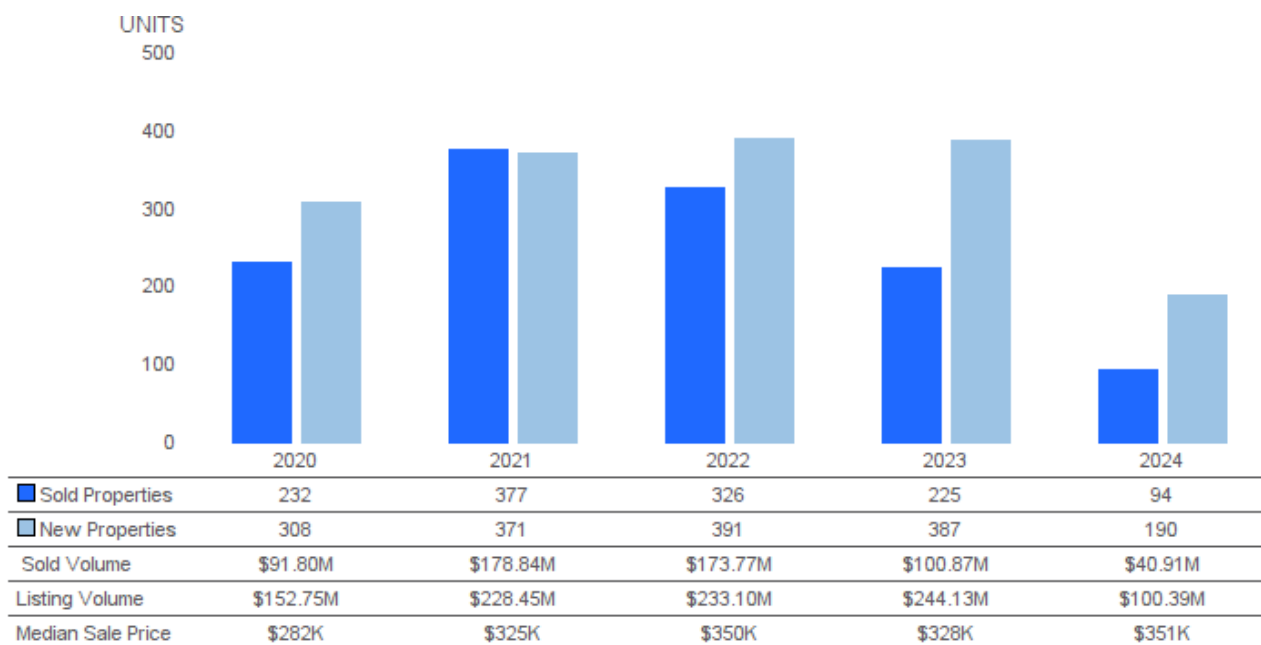
May 2024 | All Property Types ?

	Month to Date			Year to Date		
	May 2024	May 2023	% Change	YTD 2024	YTD 2023	% Change
New Listings	28	31	-9.68% ↓	190	157	21.02% ↑
Sold Listings	27	23	17.39% ↑	94	95	-1.05% ↓
Median List Price (Solds)	\$375,000	\$395,000	-5.06% ↓	\$365,750	\$325,000	12.54% ↑
Median Sold Price	\$362,500	\$385,900	-6.06% ↓	\$350,999	\$292,500	20% ↑
Median Days on Market	103	80	28.75% ↑	129	118	9.32% ↑
Average List Price (Solds)	\$419,348	\$620,739	-32.44% ↓	\$467,278	\$460,735	1.42% ↑
Average Sold Price	\$392,199	\$566,647	-30.79% ↓	\$435,190	\$441,998	-1.54% ↓
Average Days on Market	174	94	85.11% ↑	176	164	7.32% ↑
List/Sold Price Ratio	93.5%	94.7%	-1.25% ↓	93%	94.4%	-1.46% ↓

SOLD AND NEW PROPERTIES (UNITS)

May 2024 | All Property Types ?

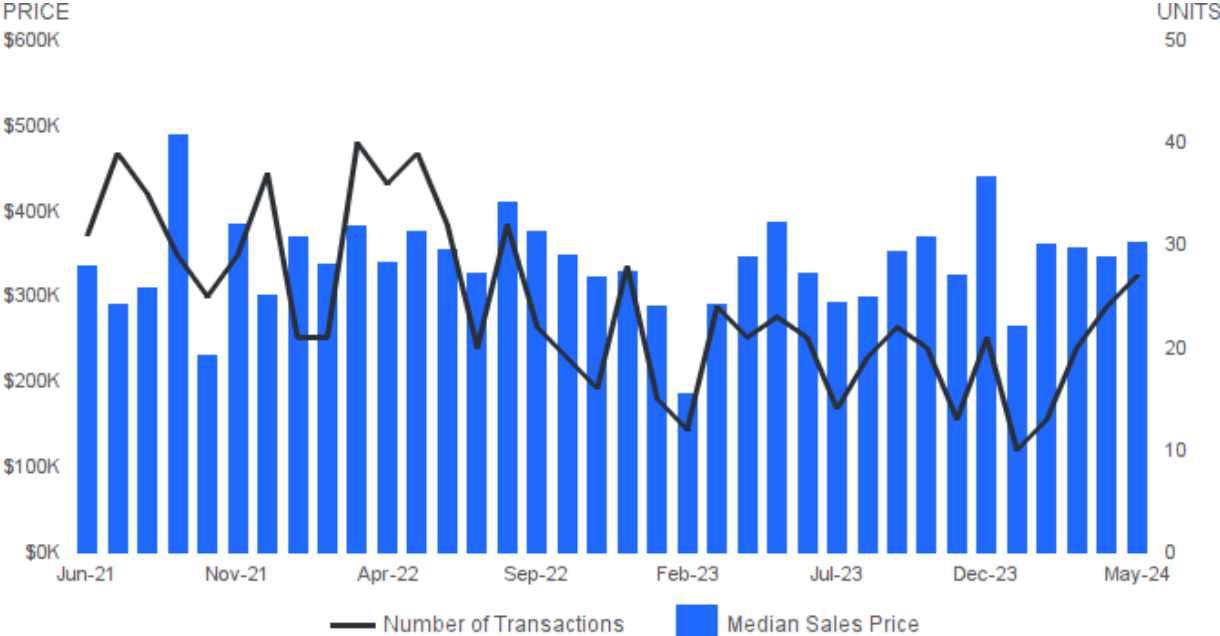
Sold Properties | Number of properties sold during the year
New Properties | Number of properties listed during the year.



MEDIAN SALES PRICE AND NUMBER OF SALES

May 2024 | All Property Types ?

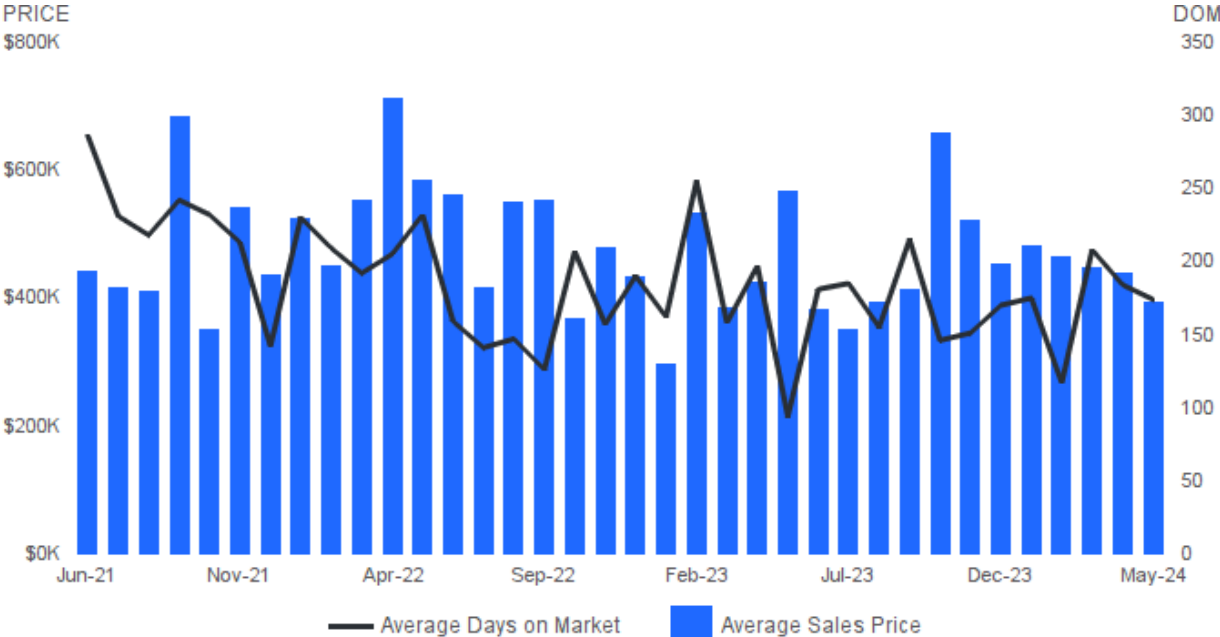
Median Sales Price | Price of the "middle" property sold -an equal number of sales were above and below this price.
Number of Sales | Number of properties sold.



AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

May 2024 | All Property Types ?

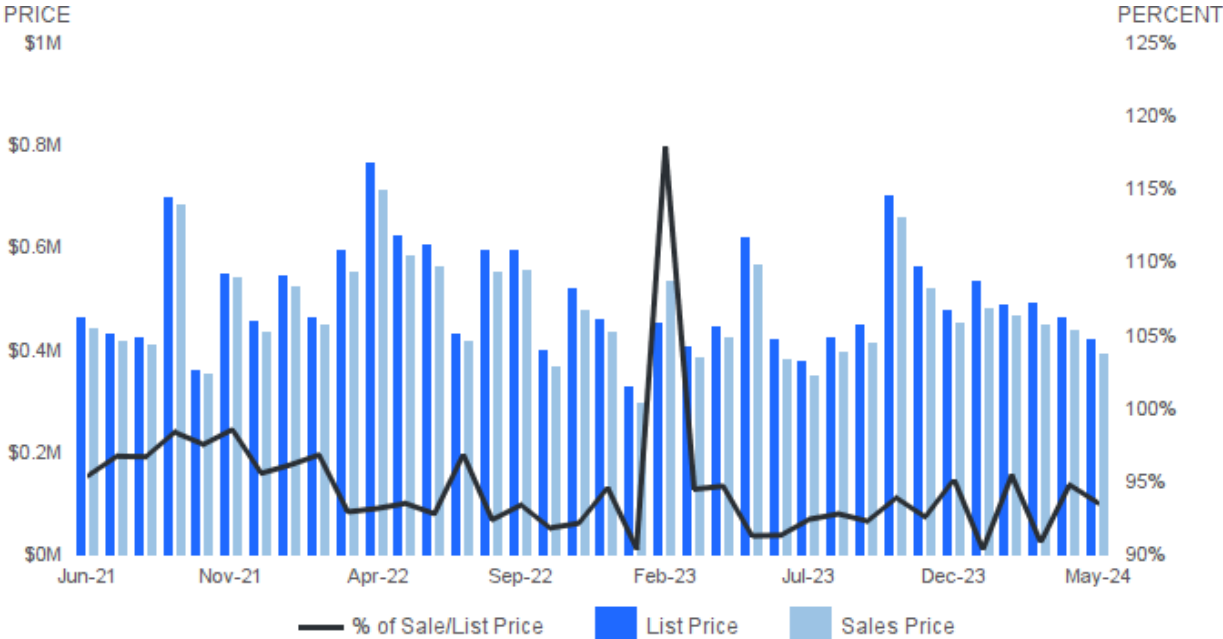
Average Sales Price | Average sales price for all properties sold.
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

May 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

May 2024 | All Property Types ?

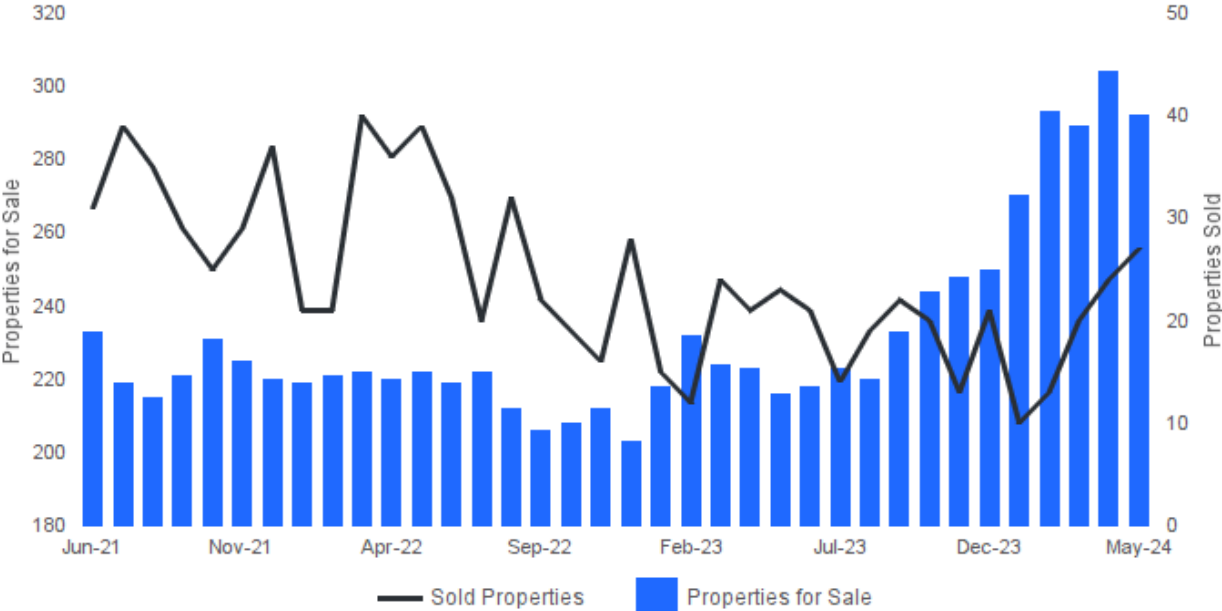
Average Sales Price | Average sales price for all properties sold.
Properties for Sale | Number of properties listed for sale at the end of month.



PROPERTIES FOR SALE AND SOLD PROPERTIES

May 2024 | All Property Types ?

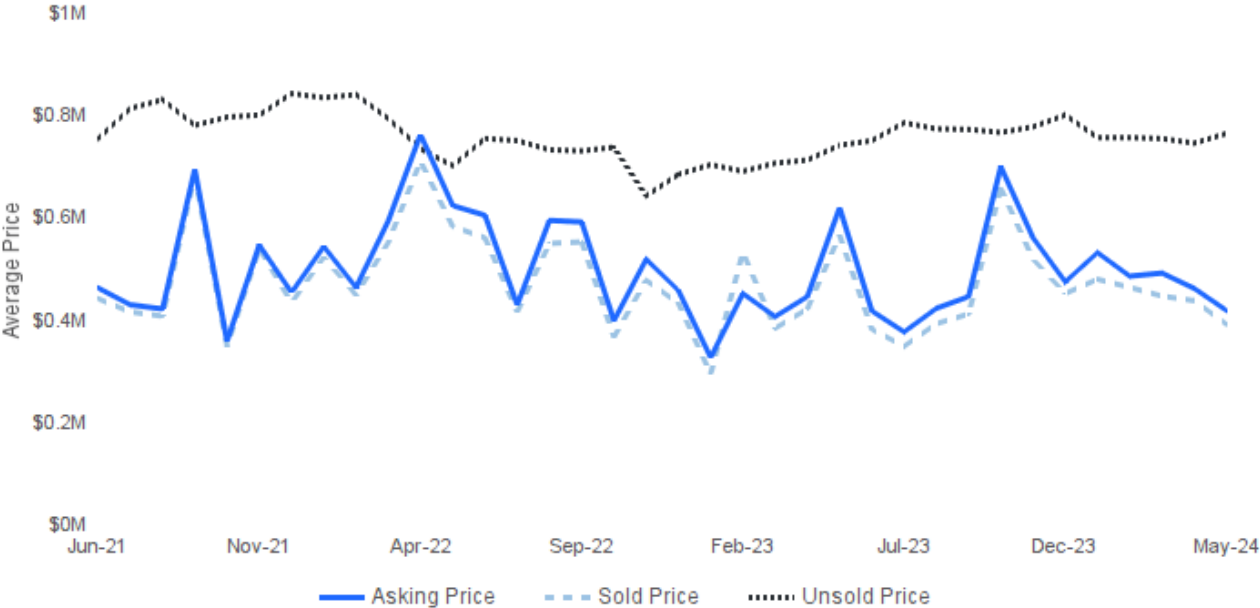
Properties for Sale | Number of properties listed for sale at the end of month.
Sold Properties | Number of properties sold.



AVERAGE ASKING/SOLD/UNSOLD PRICE

May 2024 | All Property Types ?

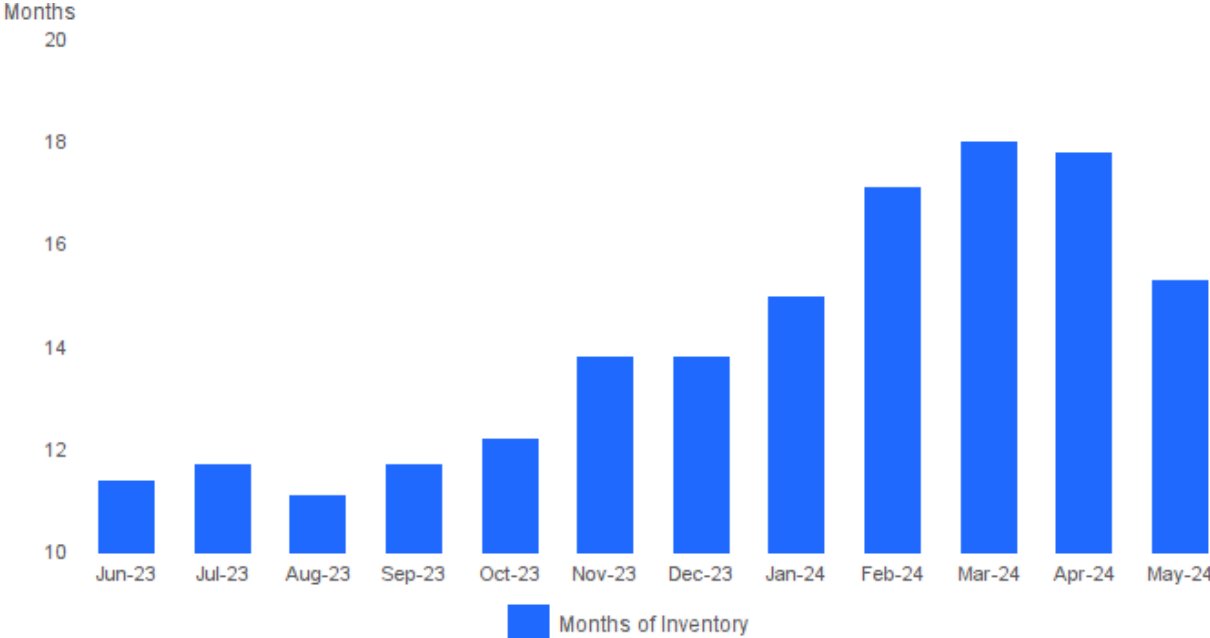
Asking Price | the average asking price of sold properties
Sold Price | the average selling price
Unsold Price | the average active list price



ABSORPTION RATE

May 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.



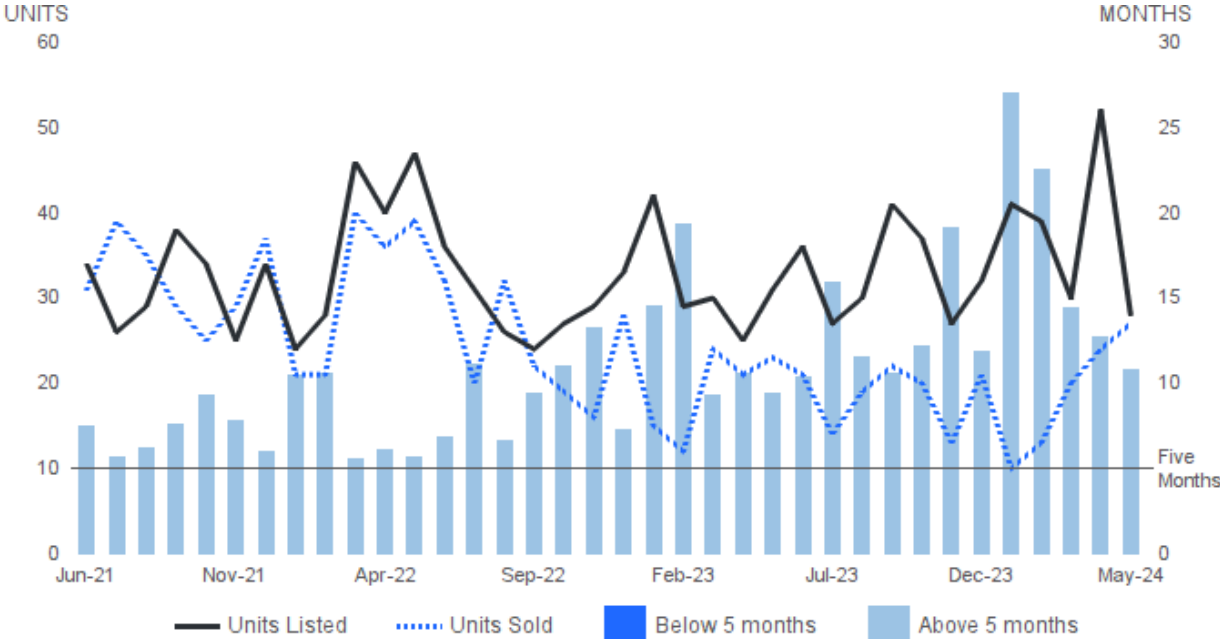
MONTHS SUPPLY OF INVENTORY

May 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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