



www.ChrisAndChristiePowers.com
christiepowersrealtor@gmail.com



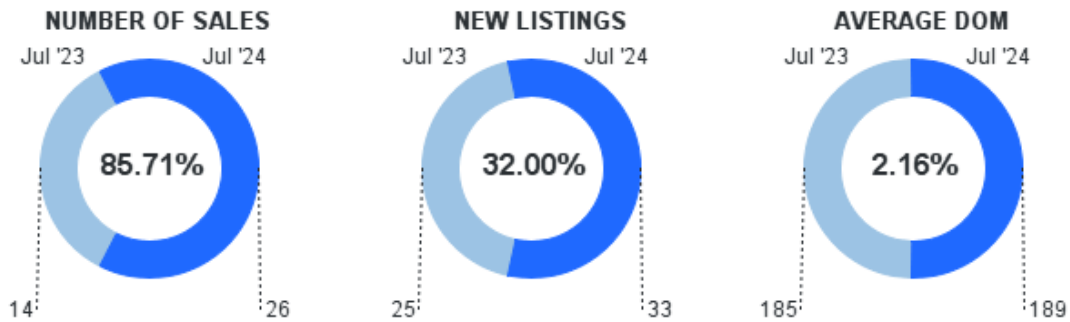
HOMES & CONDOS

JULY 2024
COLDWELL BANKER AREA REPORTS
ST CROIX, USVI

ST. CROIX | July 2024

REAL ESTATE SNAPSHOT - Change since this time last year

All Property Types



41.88%

MEDIAN SALES PRICE
ALL PROPERTY TYPES

56.75%

AVERAGE SALES PRICE
ALL PROPERTY TYPES

34.61%

MEDIAN LIST PRICE
(SOLD LISTINGS)
ALL PROPERTY TYPES

53.32%

AVERAGE LIST PRICE
(SOLD LISTINGS)
ALL PROPERTY TYPES

Jul '23

Jul '24

AREA REPORT

St. Croix

FULL MARKET SUMMARY

July 2024 | All Property Types ?

	Month to Date			Year to Date		
	July 2024	July 2023	% Change	YTD 2024	YTD 2023	% Change
New Listings	33	25	32% ↑	253	218	16.06% ↑
Sold Listings	26	14	85.71% ↑	151	130	16.15% ↑
Median List Price (Solds)	\$457,000	\$339,500	34.61% ↑	\$375,000	\$325,000	15.38% ↑
Median Sold Price	\$415,000	\$292,500	41.88% ↑	\$362,500	\$296,250	22.36% ↑
Median Days on Market	142	157	-9.55% ↓	137	128	7.03% ↑
Average List Price (Solds)	\$579,326	\$377,857	53.32% ↑	\$483,350	\$444,947	8.63% ↑
Average Sold Price	\$547,476	\$349,271	56.75% ↑	\$453,877	\$422,319	7.47% ↑
Average Days on Market	189	185	2.16% ↑	176	169	4.14% ↑
List/Sold Price Ratio	94%	93.4%	0.61% ↑	93.5%	94.1%	-0.55% ↓

SOLD AND NEW PROPERTIES (UNITS)

July 2024 | All Property Types ?

Sold Properties | Number of properties sold during the year

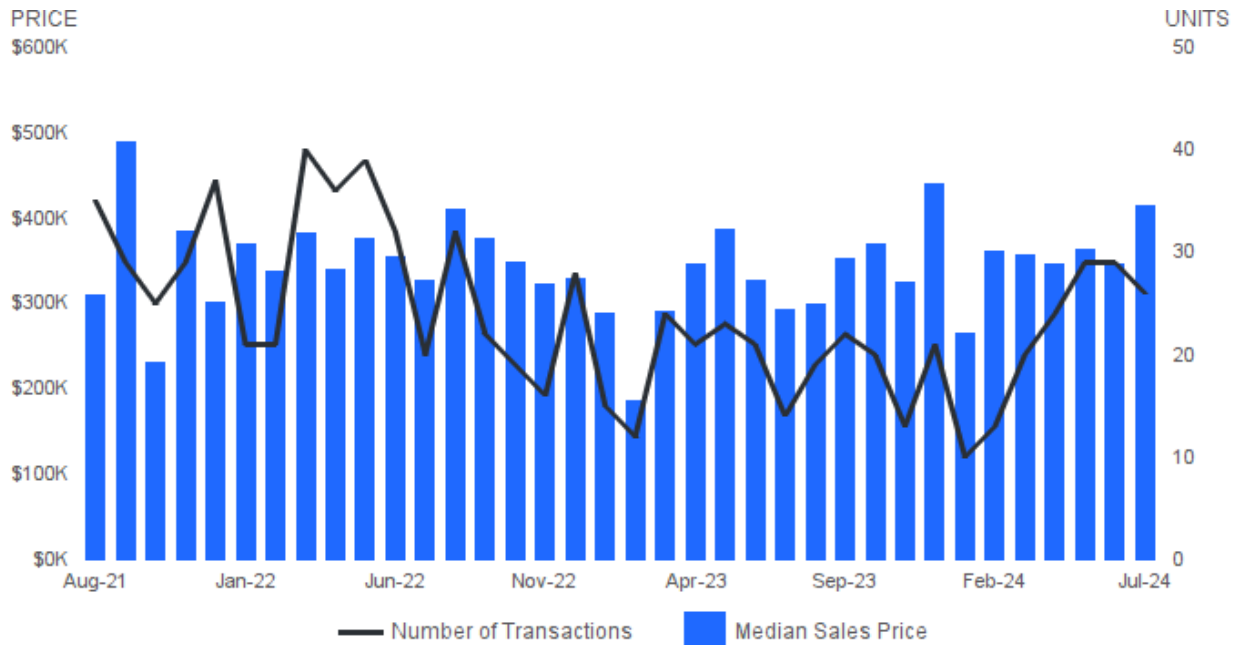
New Properties | Number of properties listed during the year.



MEDIAN SALES PRICE AND NUMBER OF SALES

July 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

July 2024 | All Property Types ?

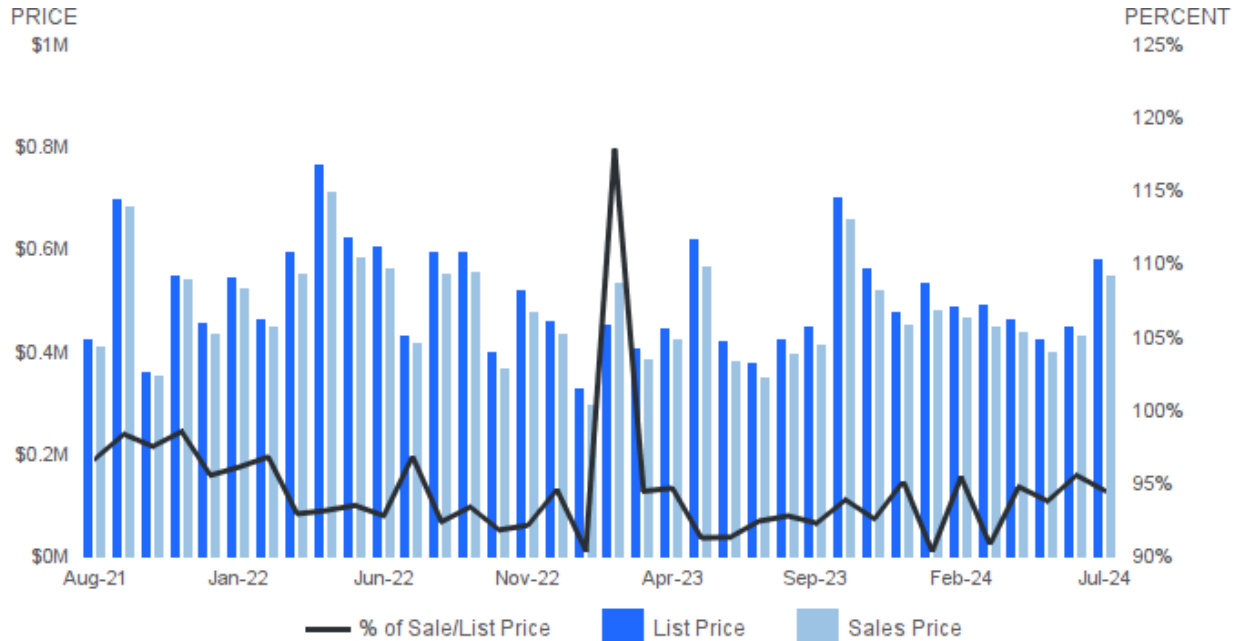
Average Sales Price | Average sales price for all properties sold.
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

July 2024 | All Property Types ?

Sale Price as a Percentage of Original Price | Average sale price of property as percentage of final list price.

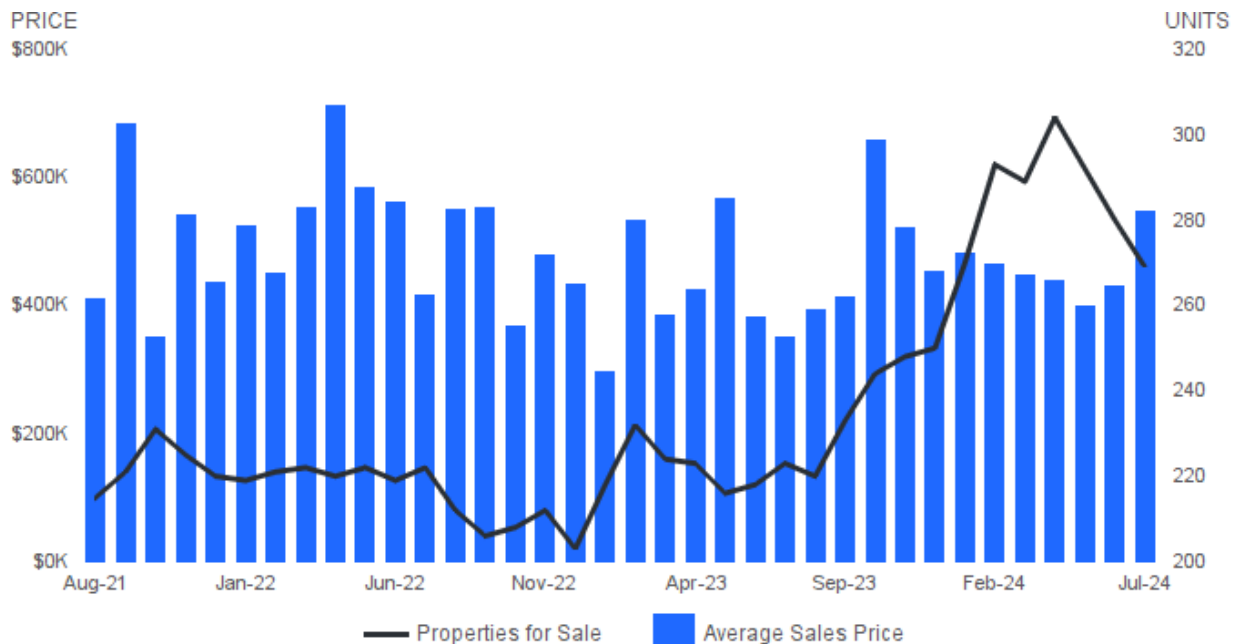


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

July 2024 | All Property Types ?

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

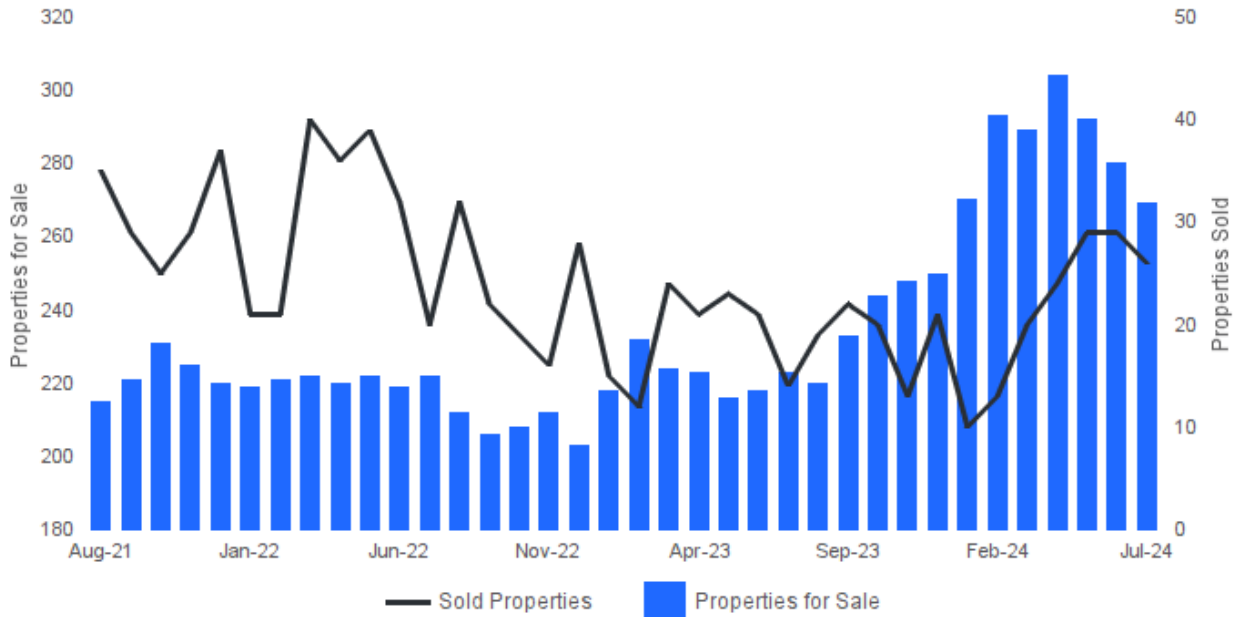
Properties for Sale | Number of properties listed for sale at the end of month.



PROPERTIES FOR SALE AND SOLD PROPERTIES

July 2024 | All Property Types ?

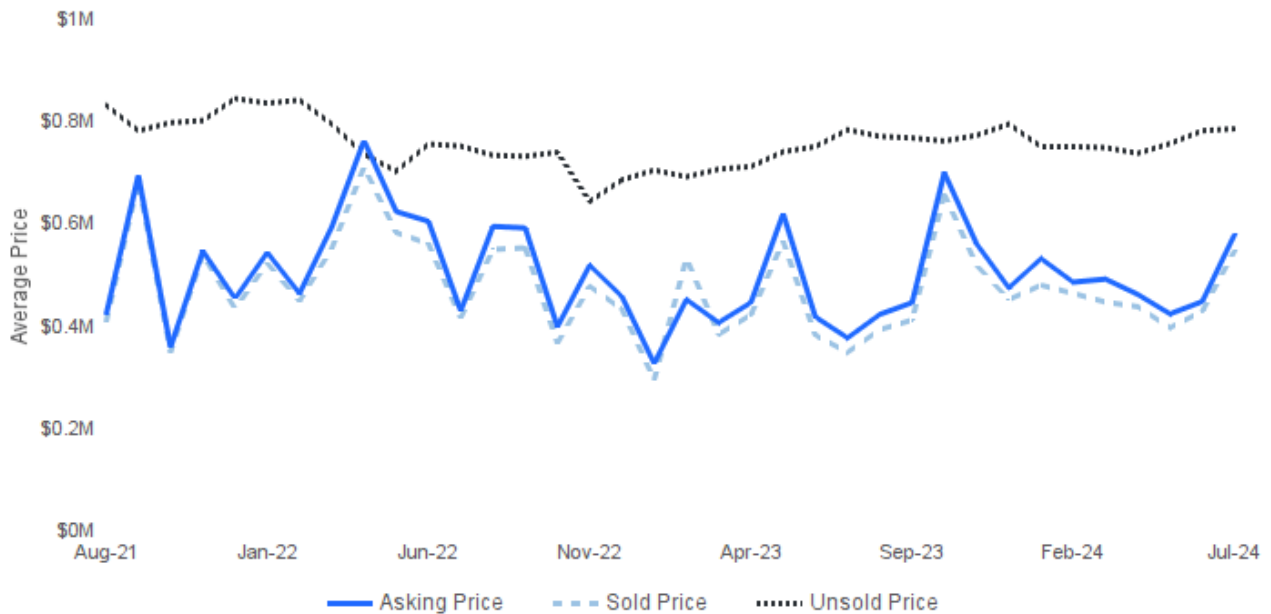
Properties for Sale | Number of properties listed for sale at the end of month.
Sold Properties | Number of properties sold.



AVERAGE ASKING/SOLD/UNSOLD PRICE

July 2024 | All Property Types ?

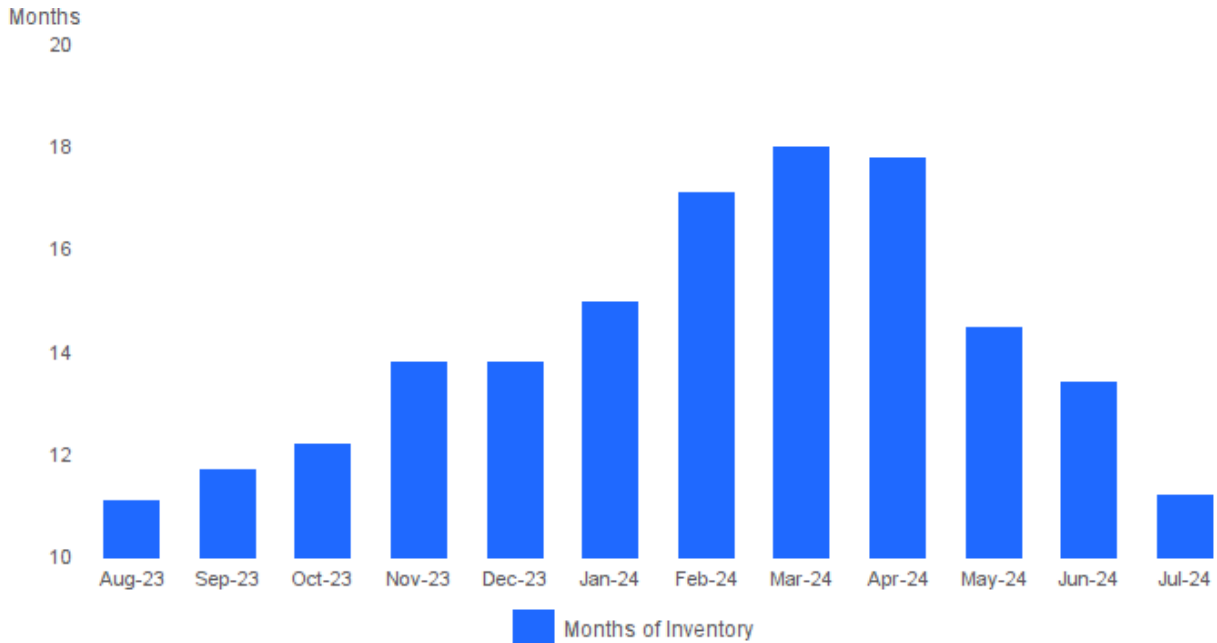
Asking Price | the average asking price of sold properties
Sold Price | the average selling price
Unsold Price | the average active list price



ABSORPTION RATE

July 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.



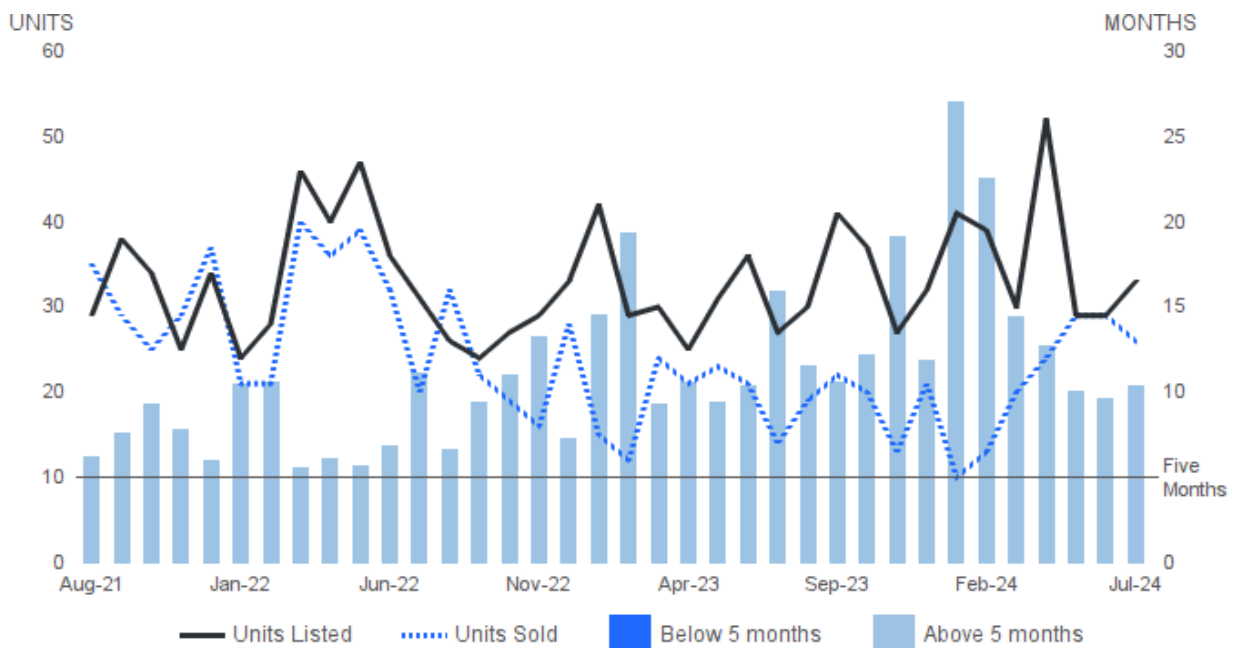
MONTHS SUPPLY OF INVENTORY

July 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.



The property information herein is derived from various sources that may include, but not be limited to, county records and the Multiple Listing Service, and it may include approximations. Although the information is believed to be accurate, it is not warranted and you should not rely upon it without personal verification. ©2024 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. 