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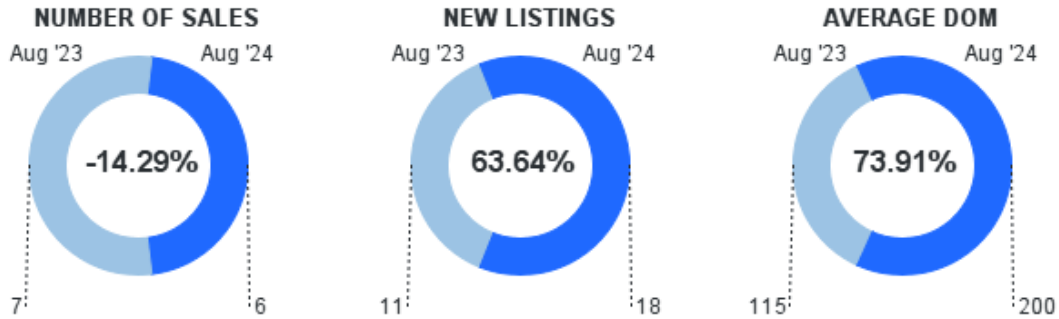
CONDO

AUGUST 2024
COLDWELL BANKER AREA REPORTS
ST CROIX, USVI

ST. CROIX | August 2024

REAL ESTATE SNAPSHOT - Change since this time last year

Condo



-9.41% ↓

MEDIAN SALES PRICE
CONDO

-29.57% ↓

AVERAGE SALES PRICE
CONDO

-8.33% ↓

MEDIAN LIST PRICE
(SOLD LISTINGS)
CONDO

-29.16% ↓

AVERAGE LIST PRICE
(SOLD LISTINGS)
CONDO

■ Aug '23

■ Aug '24

AREA REPORT

ST. CROIX

FULL MARKET SUMMARY

August 2024 | Condo ?

	Month to Date			Year to Date		
	August 2024	August 2023	% Change	YTD 2024	YTD 2023	% Change
New Listings	18	11	63.64% ↑	116	89	30.34% ↑
Sold Listings	6	7	-14.29% ↓	69	65	6.15% ↑
Median List Price (Solds)	\$192,500	\$210,000	-8.33% ↓	\$289,000	\$269,000	7.43% ↑
Median Sold Price	\$183,000	\$202,000	-9.41% ↓	\$275,000	\$255,500	7.63% ↑
Median Days on Market	207	102	102.94% ↑	120	117	2.56% ↑
Average List Price (Solds)	\$197,166	\$278,342	-29.16% ↓	\$304,766	\$301,181	1.19% ↑
Average Sold Price	\$184,333	\$261,714	-29.57% ↓	\$286,769	\$287,861	-0.38% ↓
Average Days on Market	200	115	73.91% ↑	165	135	22.22% ↑
List/Sold Price Ratio	92.2%	94.3%	-2.25% ↓	93.4%	95.7%	-2.36% ↓

SOLD AND NEW PROPERTIES (UNITS)

August 2024 | Condo ?

Sold Properties | Number of properties sold during the year

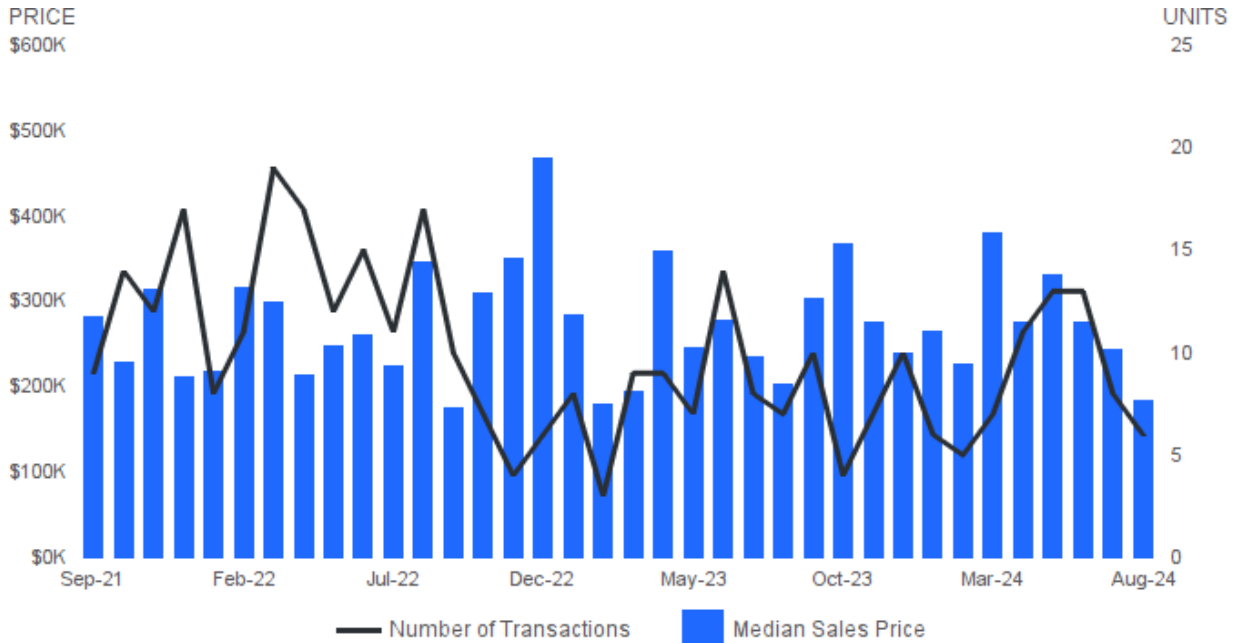
New Properties | Number of properties listed during the year.



MEDIAN SALES PRICE AND NUMBER OF SALES

August 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

August 2024 | Condo ?

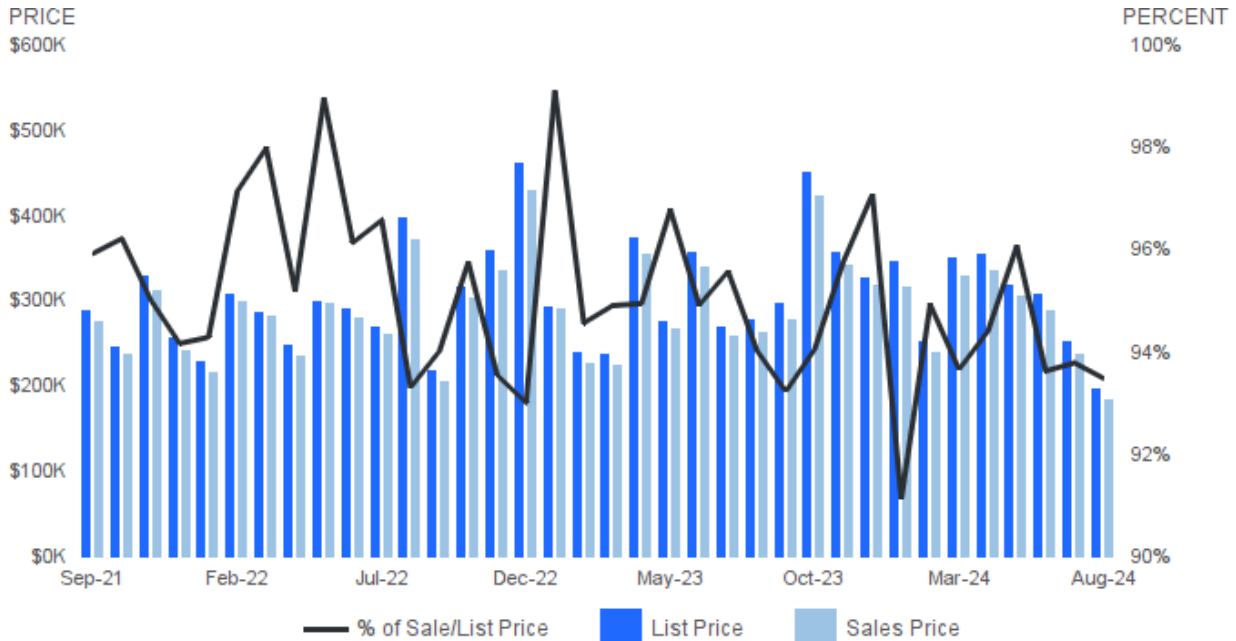
Average Sales Price | Average sales price for all properties sold.
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

August 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

August 2024 | Condo ?

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

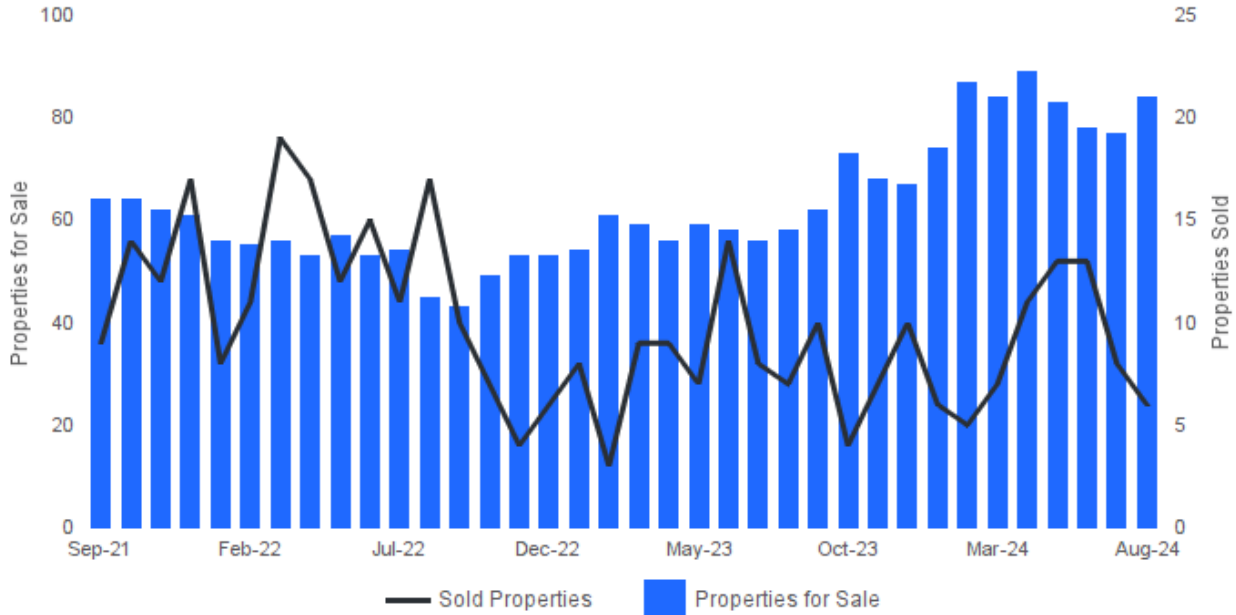
Properties for Sale | Number of properties listed for sale at the end of month.



PROPERTIES FOR SALE AND SOLD PROPERTIES

August 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/UN SOLD PRICE

August 2024 | Condo ?

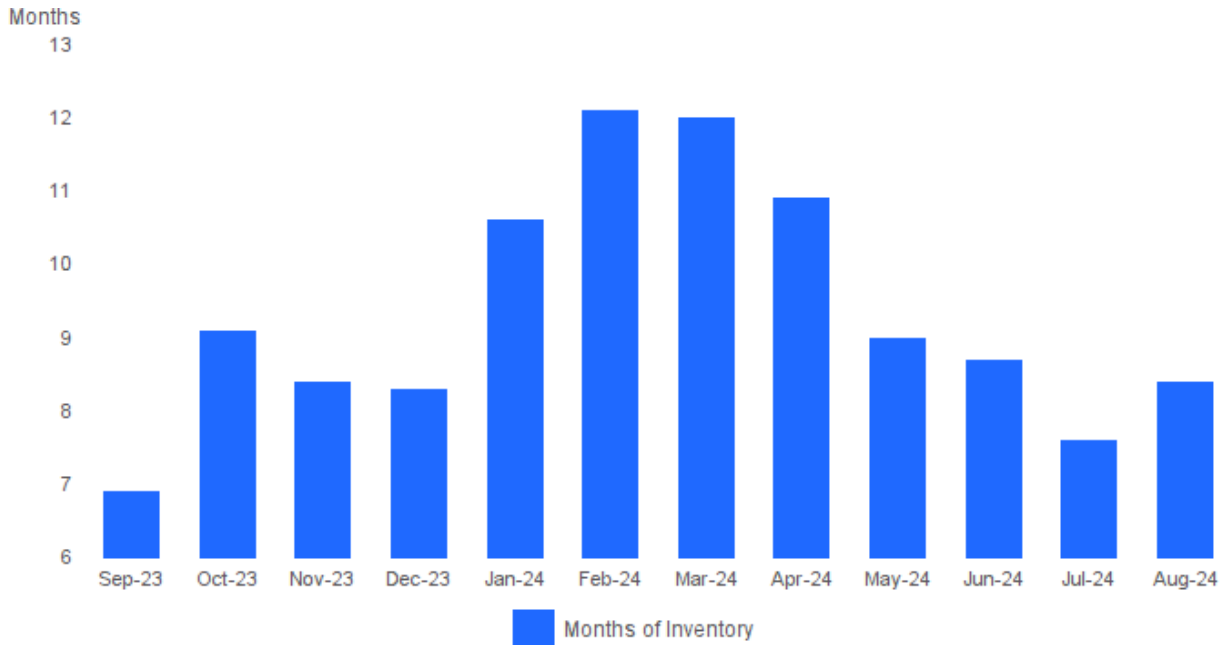
Asking Price | the average asking price of sold properties
Sold Price | the average selling price
Unsold Price | the average active list price



ABSORPTION RATE

August 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.



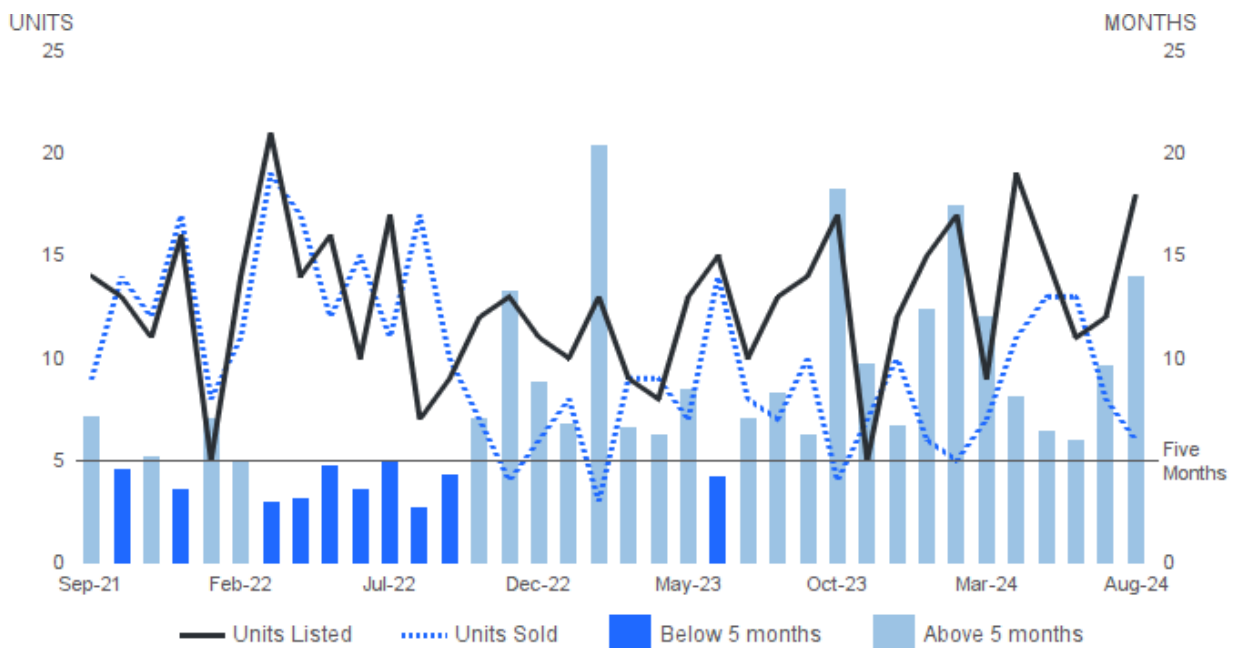
MONTHS SUPPLY OF INVENTORY

August 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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