



[www.ChrisAndChristiePowers.com](http://www.ChrisAndChristiePowers.com)  
[christiepowersrealtor@gmail.com](mailto:christiepowersrealtor@gmail.com)



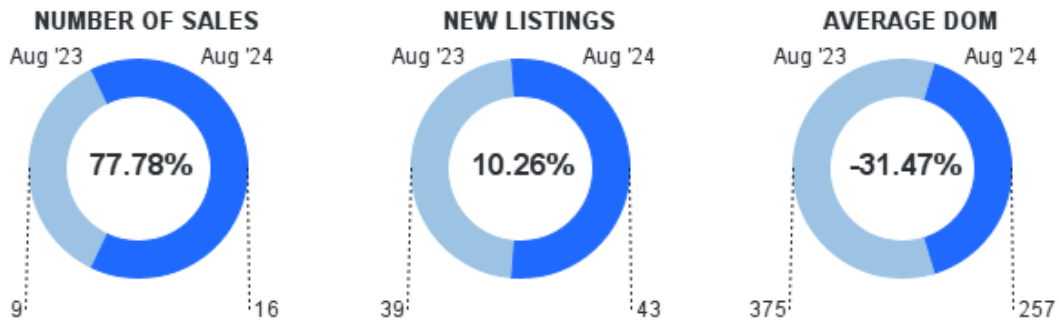
# LAND

AUGUST 2024  
COLDWELL BANKER AREA REPORTS  
ST CROIX, USVI

## ST. CROIX | August 2024

### REAL ESTATE SNAPSHOT - Change since this time last year

Lots/Acres



16.23%

MEDIAN SALES PRICE  
LOTS/ACRES

31.37%

AVERAGE SALES PRICE  
LOTS/ACRES

5.36%

MEDIAN LIST PRICE  
(SOLD LISTINGS)  
LOTS/ACRES

37.63%

AVERAGE LIST PRICE  
(SOLD LISTINGS)  
LOTS/ACRES

Aug '23 Aug '24

# AREA REPORT

## ST. CROIX

### FULL MARKET SUMMARY

August 2024 | Lots/Acres ?

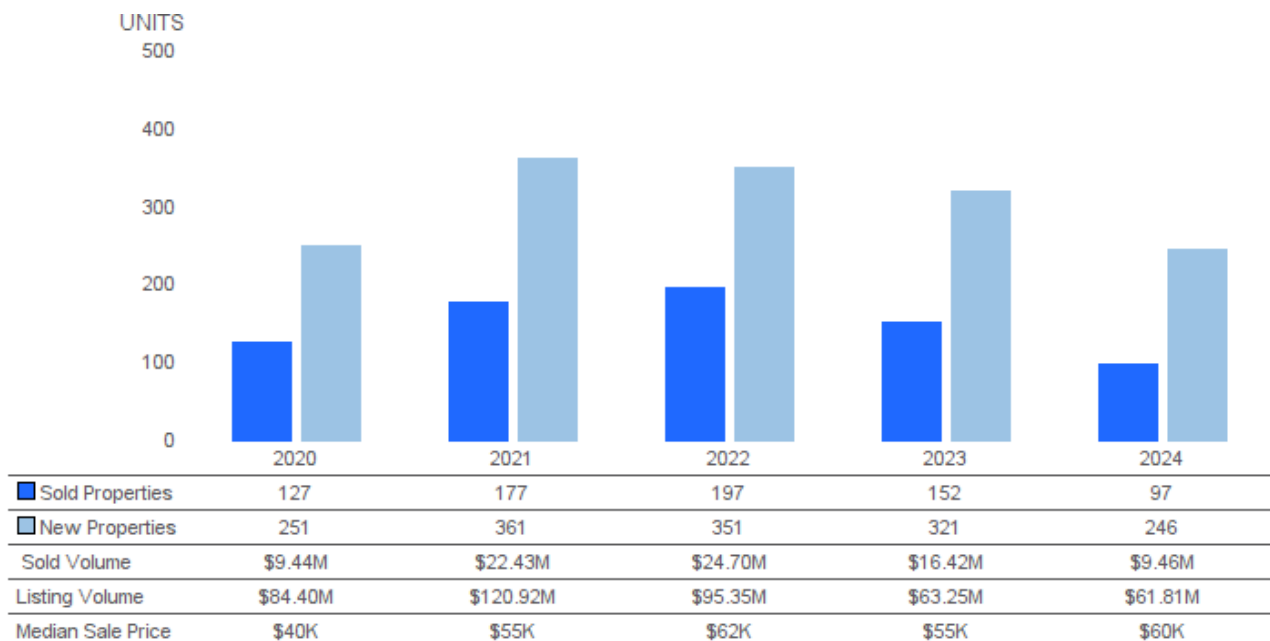
	Month to Date			Year to Date		
	August 2024	August 2023	% Change	YTD 2024	YTD 2023	% Change
New Listings	43	39	10.26% <span>↑</span>	246	226	8.85% <span>↑</span>
Sold Listings	16	9	77.78% <span>↑</span>	97	104	-6.73% <span>↓</span>
Median List Price (Solds)	\$73,750	\$70,000	5.36% <span>↑</span>	\$65,000	\$70,000	-7.14% <span>↓</span>
Median Sold Price	\$66,250	\$57,000	16.23% <span>↑</span>	\$60,000	\$60,000	0%
Median Days on Market	185	155	19.35% <span>↑</span>	197	156	26.28% <span>↑</span>
Average List Price (Solds)	\$158,812	\$115,388	37.63% <span>↑</span>	\$116,682	\$144,870	-19.46% <span>↓</span>
Average Sold Price	\$130,343	\$99,222	31.37% <span>↑</span>	\$97,501	\$125,004	-22% <span>↓</span>
Average Days on Market	257	375	-31.47% <span>↓</span>	327	290	12.76% <span>↑</span>
List/Sold Price Ratio	86.3%	88.6%	-2.61% <span>↓</span>	86.4%	87.1%	-0.78% <span>↓</span>

### SOLD AND NEW PROPERTIES (UNITS)

August 2024 | Lots/Acres ?

**Sold Properties** | Number of properties sold during the year

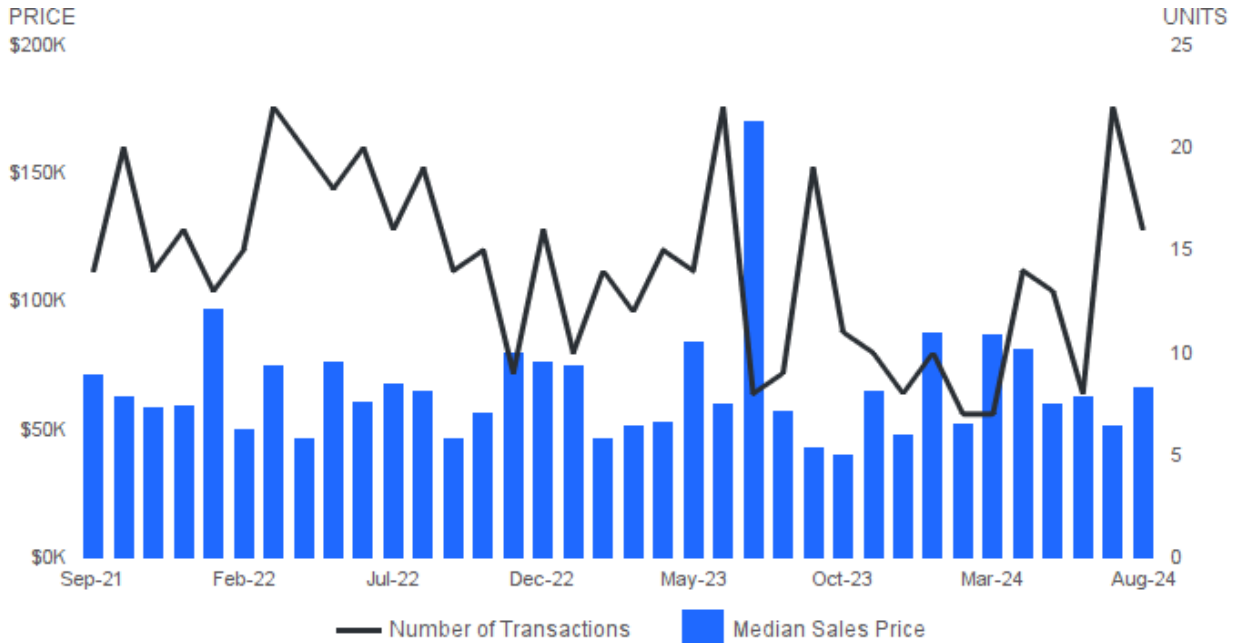
**New Properties** | Number of properties listed during the year.



## MEDIAN SALES PRICE AND NUMBER OF SALES

August 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

August 2024 | Lots/Acres ?

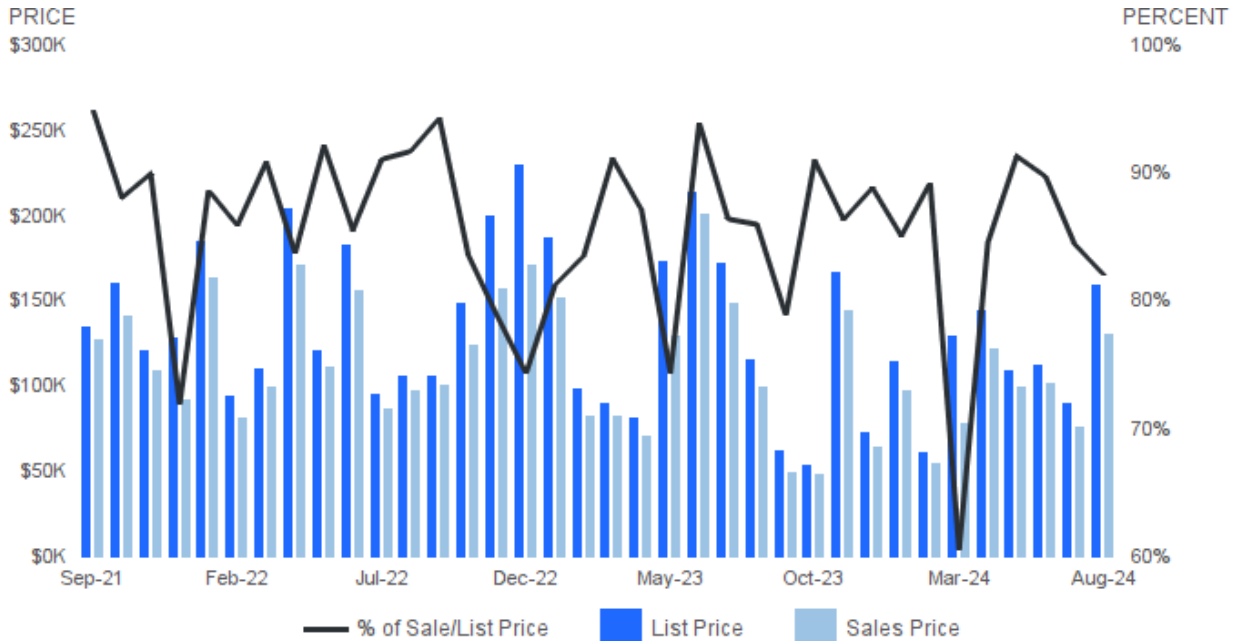
**Average Sales Price** | Average sales price for all properties sold.  
**Average Days on Market** | Average days on market for all properties sold.



## SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

August 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

August 2024 | Lots/Acres ?

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

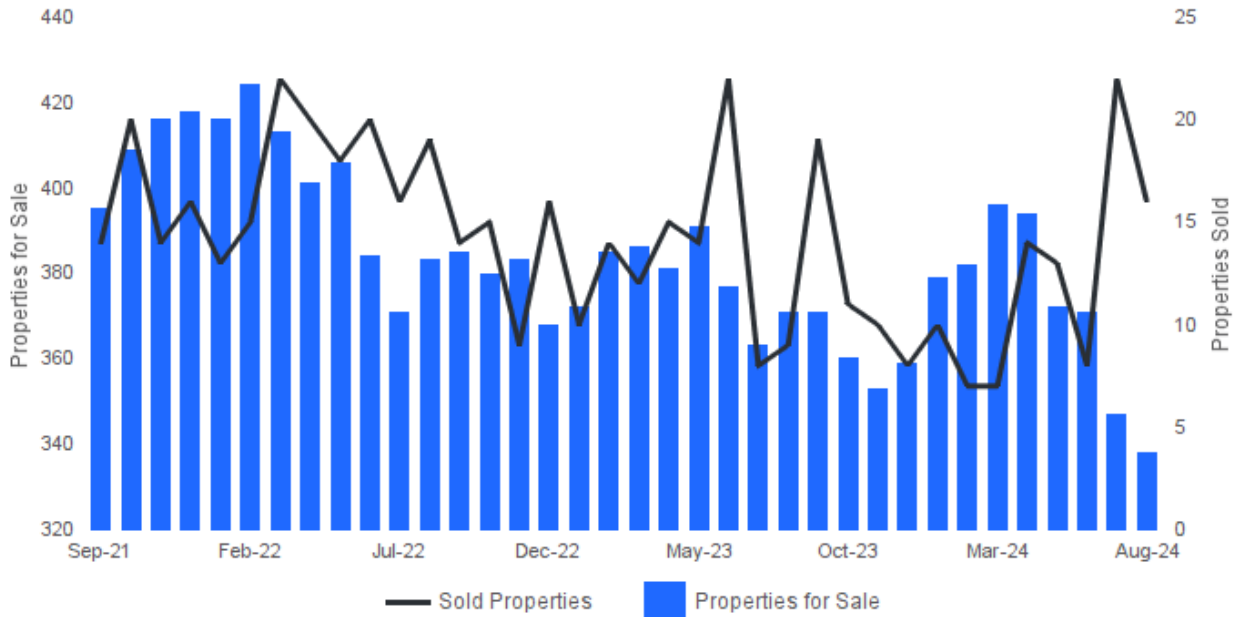
**Properties for Sale** | Number of properties listed for sale at the end of month.



## PROPERTIES FOR SALE AND SOLD PROPERTIES

August 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

August 2024 | Lots/Acres ?

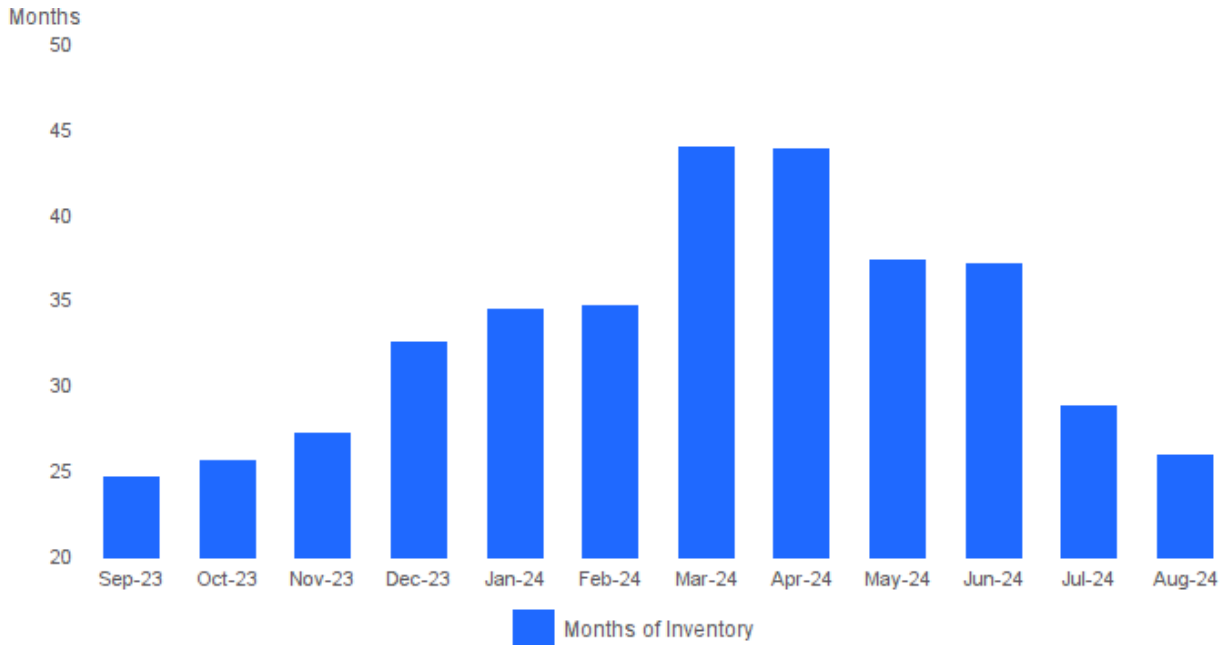
**Asking Price** | the average asking price of sold properties  
**Sold Price** | the average selling price  
**Unsold Price** | the average active list price



## ABSORPTION RATE

August 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.



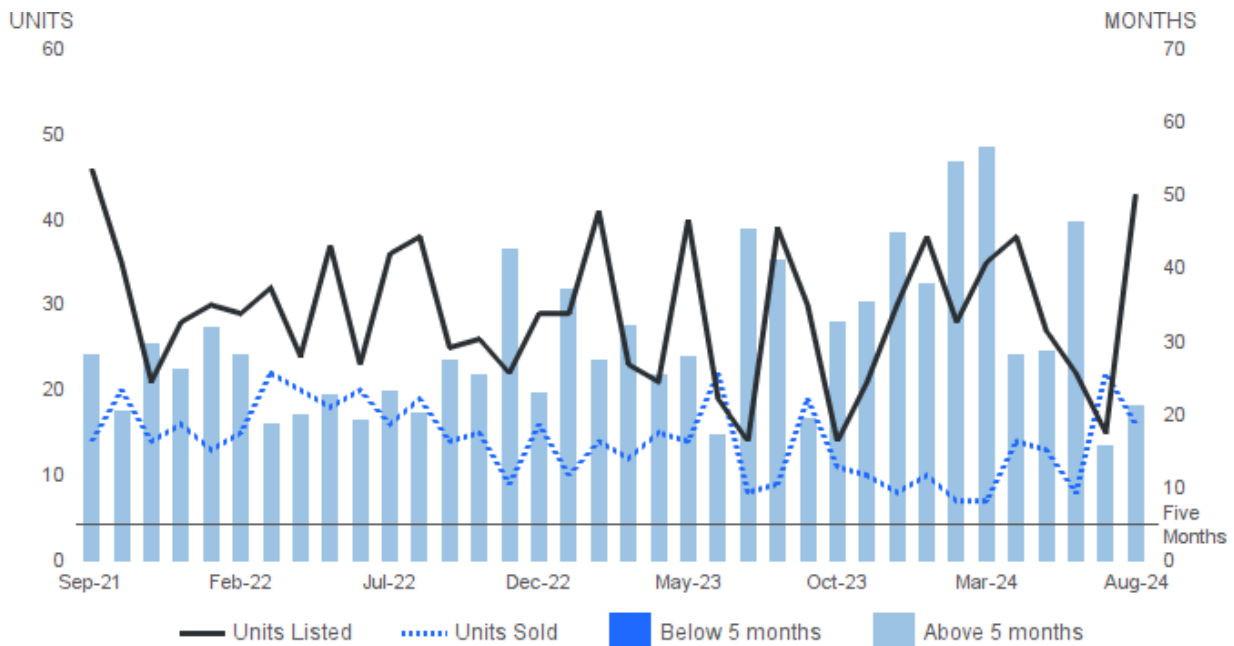
## MONTHS SUPPLY OF INVENTORY

August 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.



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. 