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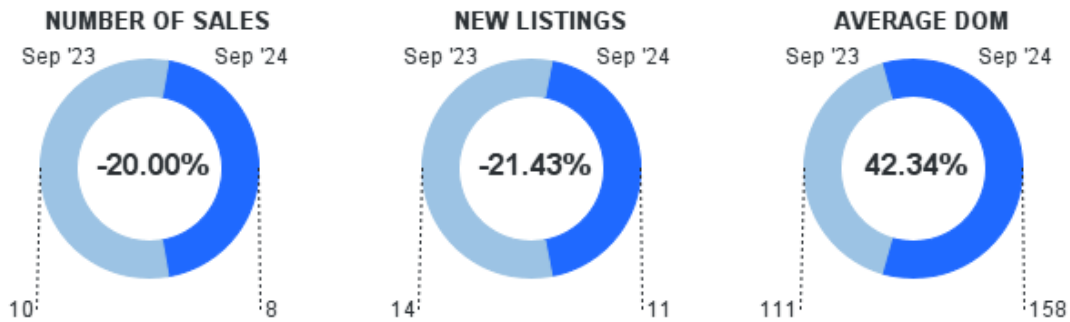
# CONDO

SEPTEMBER 2024  
COLDWELL BANKER AREA REPORTS  
ST CROIX, USVI

## ST. CROIX | September 2024

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

#### Condo



**-7.93%** ↓

**MEDIAN SALES PRICE**  
CONDO

**-5.49%** ↓

**AVERAGE SALES PRICE**  
CONDO

**-5.38%** ↓

**MEDIAN LIST PRICE**  
**(SOLD LISTINGS)**  
CONDO

**-5.50%** ↓

**AVERAGE LIST PRICE**  
**(SOLD LISTINGS)**  
CONDO

■ Sep '23   ■ Sep '24

# AREA REPORT

## ST. CROIX

### FULL MARKET SUMMARY

September 2024 | Condo ?

	Month to Date			Year to Date		
	September 2024	September 2023	% Change	YTD 2024	YTD 2023	% Change
New Listings	11	14	-21.43% <span>↓</span>	127	105	20.95% <span>↑</span>
Sold Listings	8	10	-20% <span>↓</span>	79	75	5.33% <span>↑</span>
Median List Price (Solds)	\$307,000	\$324,450	-5.38% <span>↓</span>	\$290,000	\$269,000	7.81% <span>↑</span>
Median Sold Price	\$278,500	\$302,500	-7.93% <span>↓</span>	\$275,000	\$255,500	7.63% <span>↑</span>
Median Days on Market	132	105	25.71% <span>↑</span>	122	108	12.96% <span>↑</span>
Average List Price (Solds)	\$281,125	\$297,490	-5.5% <span>↓</span>	\$300,783	\$300,689	0.03% <span>↑</span>
Average Sold Price	\$262,124	\$277,350	-5.49% <span>↓</span>	\$282,646	\$286,459	-1.33% <span>↓</span>
Average Days on Market	158	111	42.34% <span>↑</span>	163	131	24.43% <span>↑</span>
List/Sold Price Ratio	94%	92.5%	1.62% <span>↑</span>	93.4%	95.2%	-1.9% <span>↓</span>

### SOLD AND NEW PROPERTIES (UNITS)

September 2024 | Condo ?

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

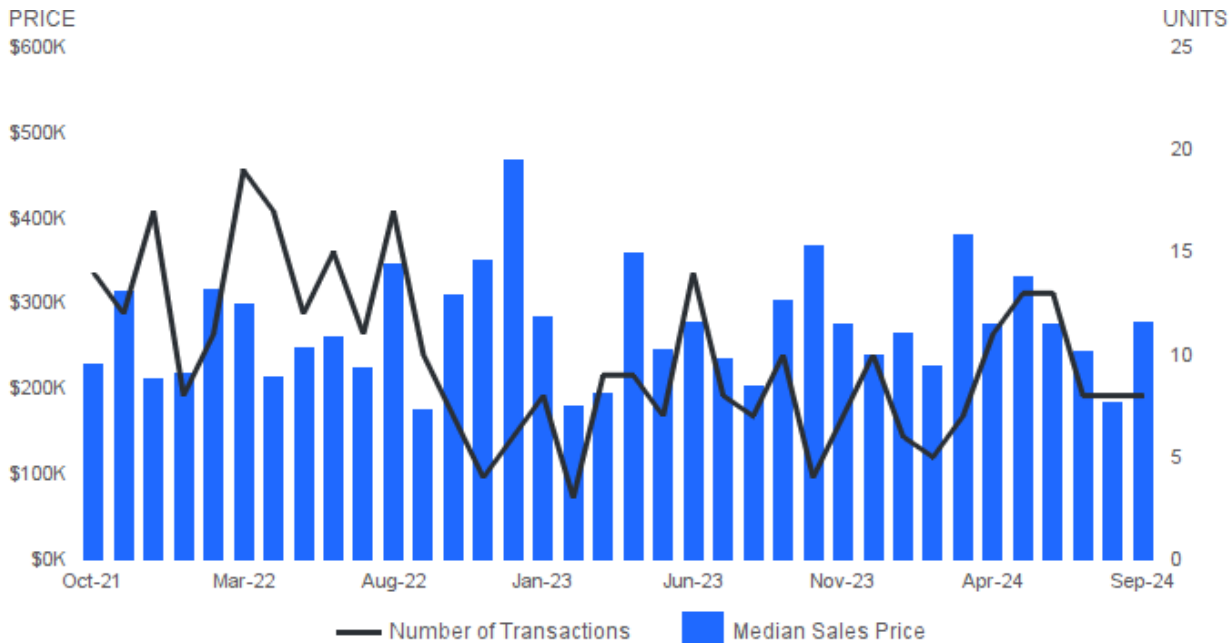


Sold Volume	\$16.97M	\$19.96M	\$44.31M	\$39.37M	\$28.73M	\$22.33M
Listing Volume	\$29.25M	\$34.41M	\$39.19M	\$47.19M	\$44.26M	\$41.58M
Median Sale Price	\$180K	\$235K	\$250K	\$254K	\$258K	\$275K

## MEDIAN SALES PRICE AND NUMBER OF SALES

September 2024 | Condo ?

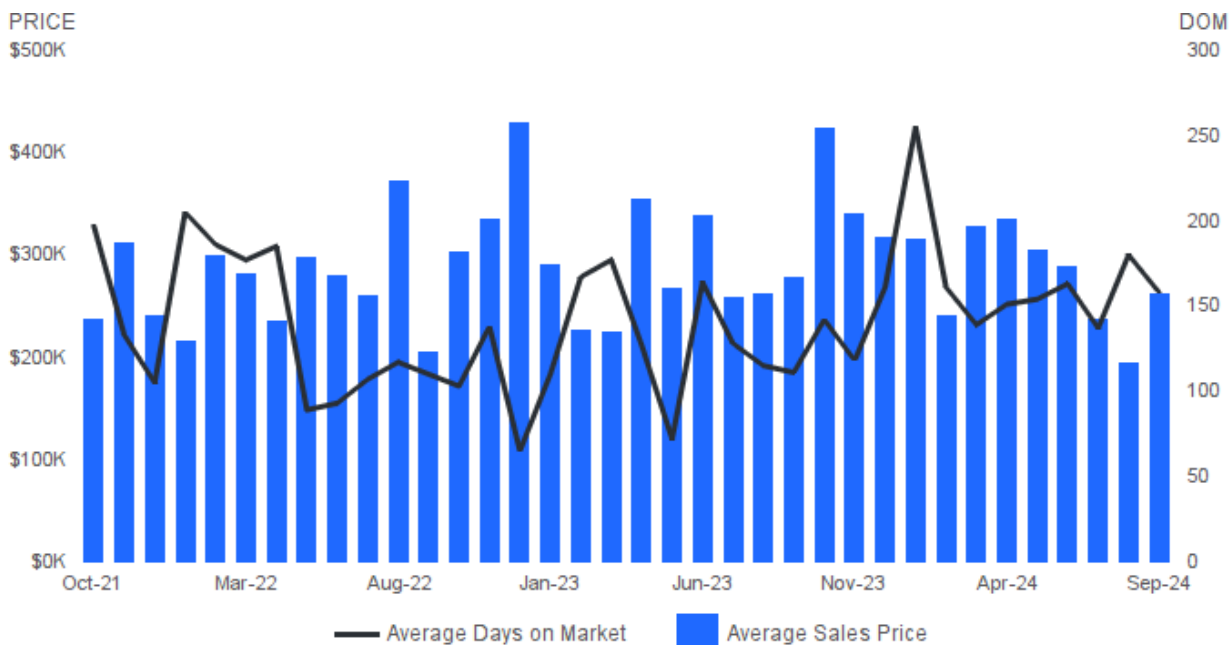
**Median Sales Price** | Price of the "middle" property sold -an equal number of sales were above and below this price.  
**Number of Sales** | Number of properties sold.



## AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

September 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

September 2024 | Condo ?

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

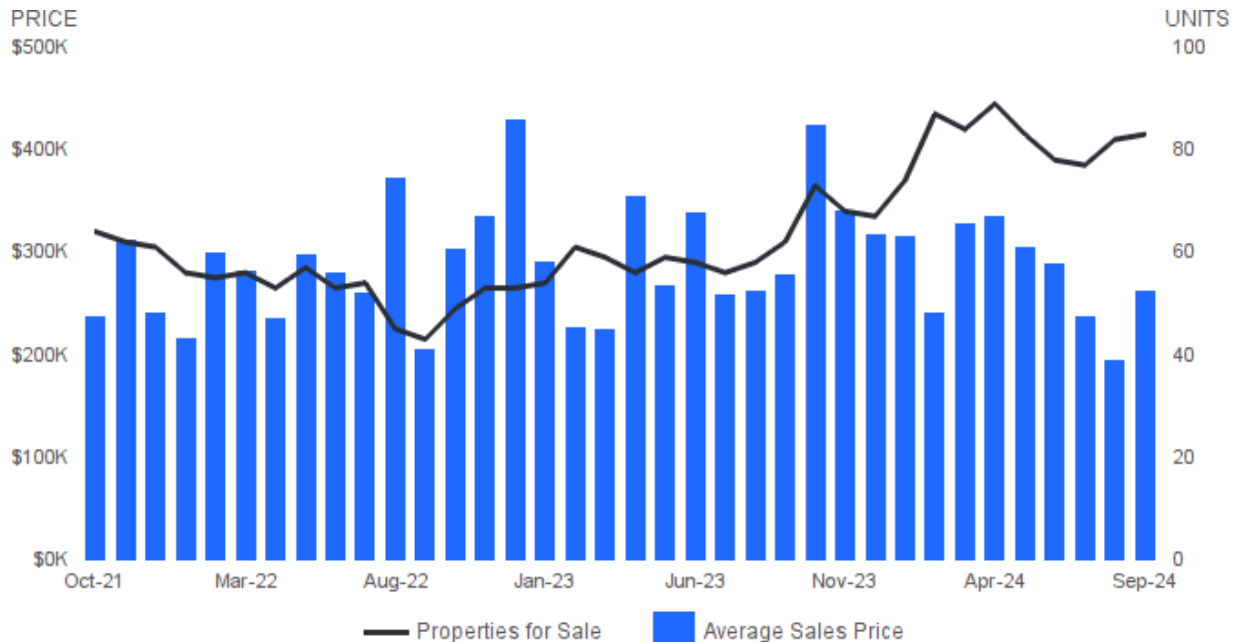


## AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

September 2024 | Condo ?

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

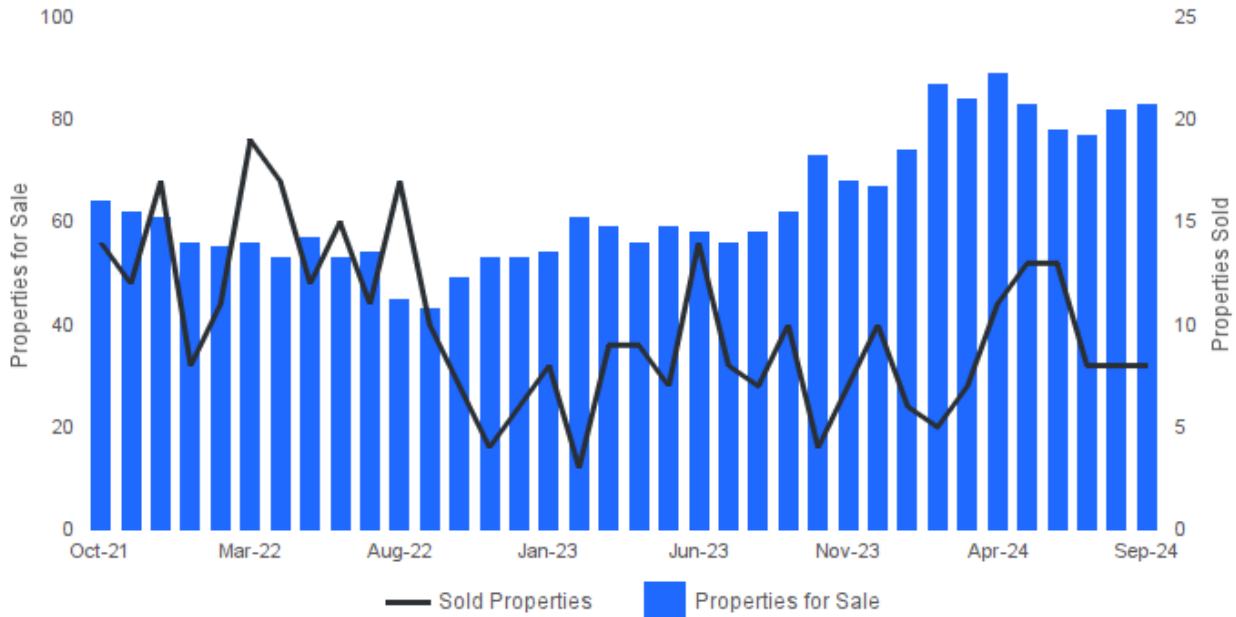
**Properties for Sale** | Number of properties listed for sale at the end of month.



## PROPERTIES FOR SALE AND SOLD PROPERTIES

September 2024 | Condo ?

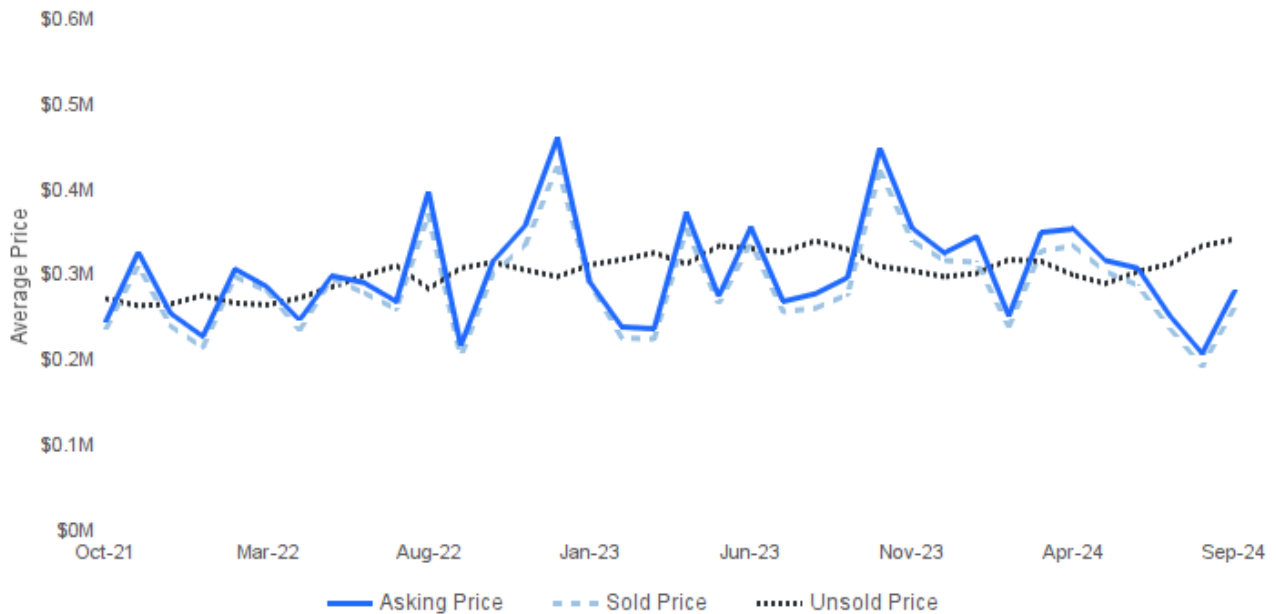
**Properties for Sale** | Number of properties listed for sale at the end of month.  
**Sold Properties** | Number of properties sold.



## AVERAGE ASKING/SOLD/UNSOLD PRICE

September 2024 | Condo ?

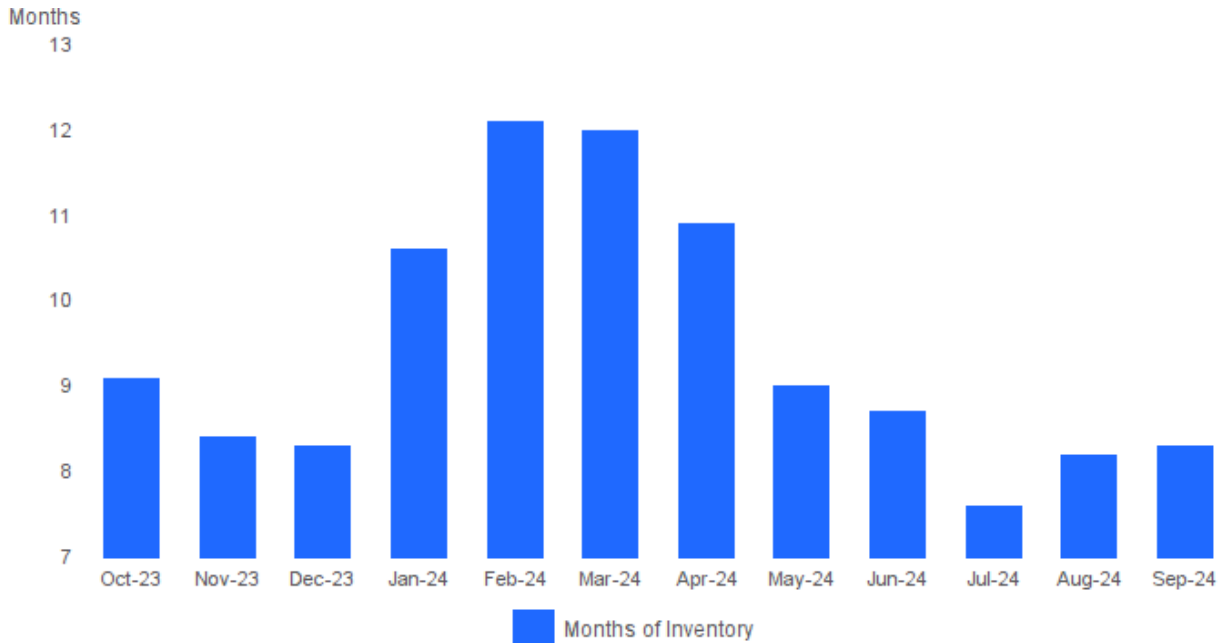
**Asking Price** | the average asking price of sold properties  
**Sold Price** | the average selling price  
**Unsold Price** | the average active list price



## ABSORPTION RATE

September 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.



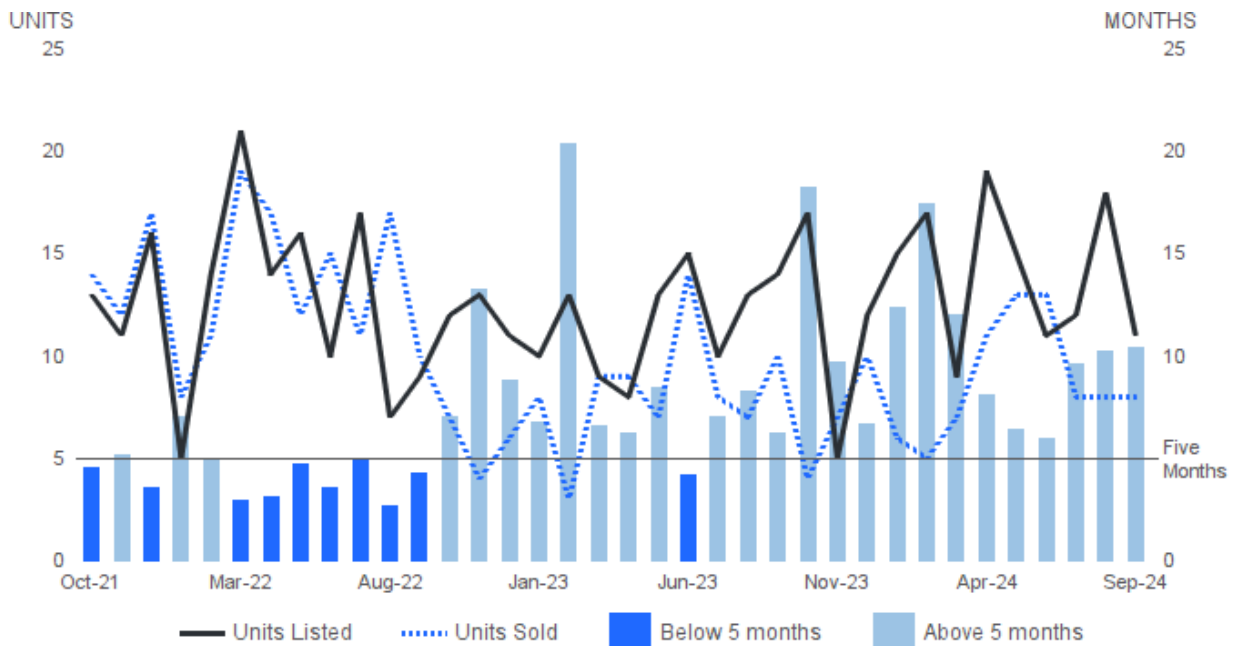
## MONTHS SUPPLY OF INVENTORY

September 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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