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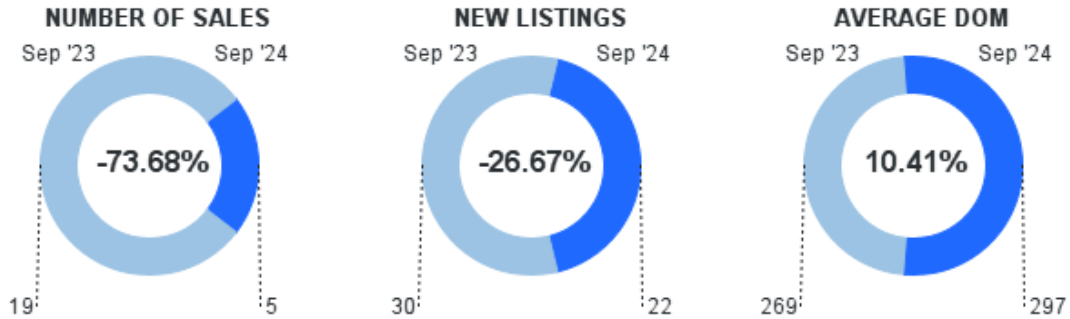
LAND

SEPTEMBER 2024
COLDWELL BANKER AREA REPORTS
ST CROIX, USVI

ST. CROIX | September 2024

REAL ESTATE SNAPSHOT - Change since this time last year

Lots/Acres



-11.63% ↓

MEDIAN SALES PRICE
LOTS/ACRES

-4.13% ↓

AVERAGE SALES PRICE
LOTS/ACRES

-42.03% ↓

**MEDIAN LIST PRICE
(SOLD LISTINGS)**
LOTS/ACRES

-19.07% ↓

**AVERAGE LIST PRICE
(SOLD LISTINGS)**
LOTS/ACRES

■ Sep '23 ■ Sep '24

AREA REPORT

ST. CROIX

FULL MARKET SUMMARY

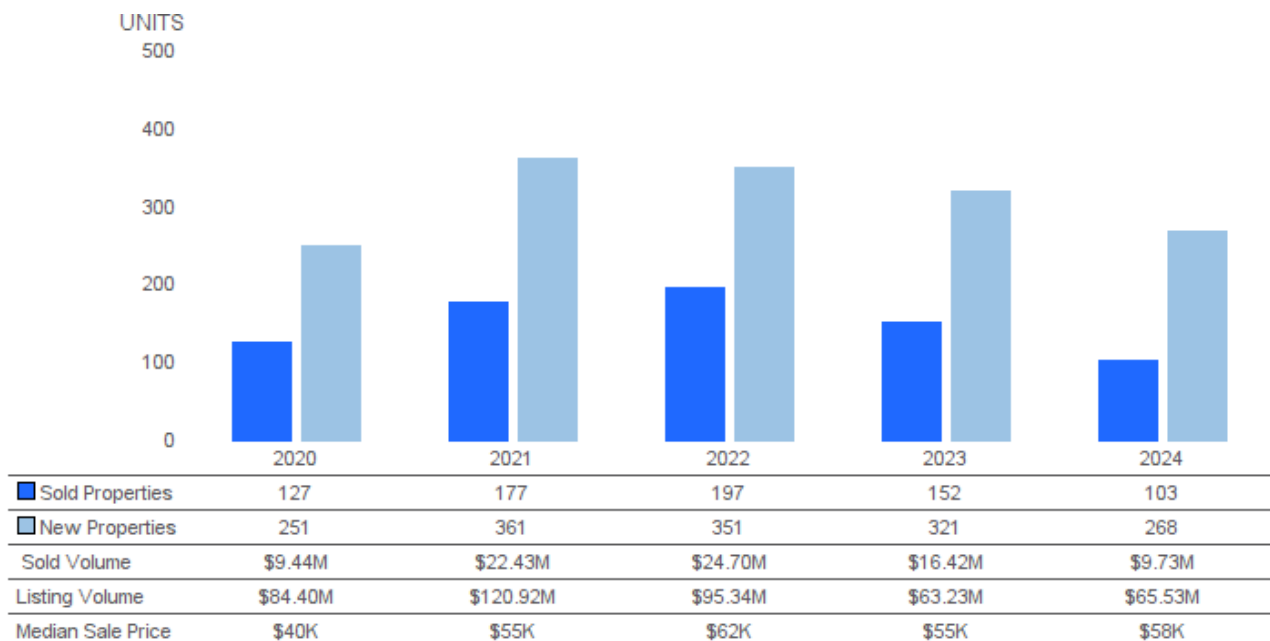
September 2024 | Lots/Acres ?

	Month to Date			Year to Date		
	September 2024	September 2023	% Change	YTD 2024	YTD 2023	% Change
New Listings	22	30	-26.67% ↓	268	256	4.69% ↑
Sold Listings	5	19	-73.68% ↓	103	123	-16.26% ↓
Median List Price (Solds)	\$40,000	\$69,000	-42.03% ↓	\$65,000	\$69,000	-5.8% ↓
Median Sold Price	\$38,000	\$43,000	-11.63% ↓	\$58,000	\$57,000	1.75% ↑
Median Days on Market	193	132	46.21% ↑	194	156	24.36% ↑
Average List Price (Solds)	\$50,200	\$62,026	-19.07% ↓	\$112,662	\$132,073	-14.7% ↓
Average Sold Price	\$46,900	\$48,921	-4.13% ↓	\$94,437	\$113,252	-16.61% ↓
Average Days on Market	297	269	10.41% ↑	324	287	12.89% ↑
List/Sold Price Ratio	94.4%	77.5%	21.76% ↑	86.9%	85.6%	1.54% ↑

SOLD AND NEW PROPERTIES (UNITS)

September 2024 | Lots/Acres ?

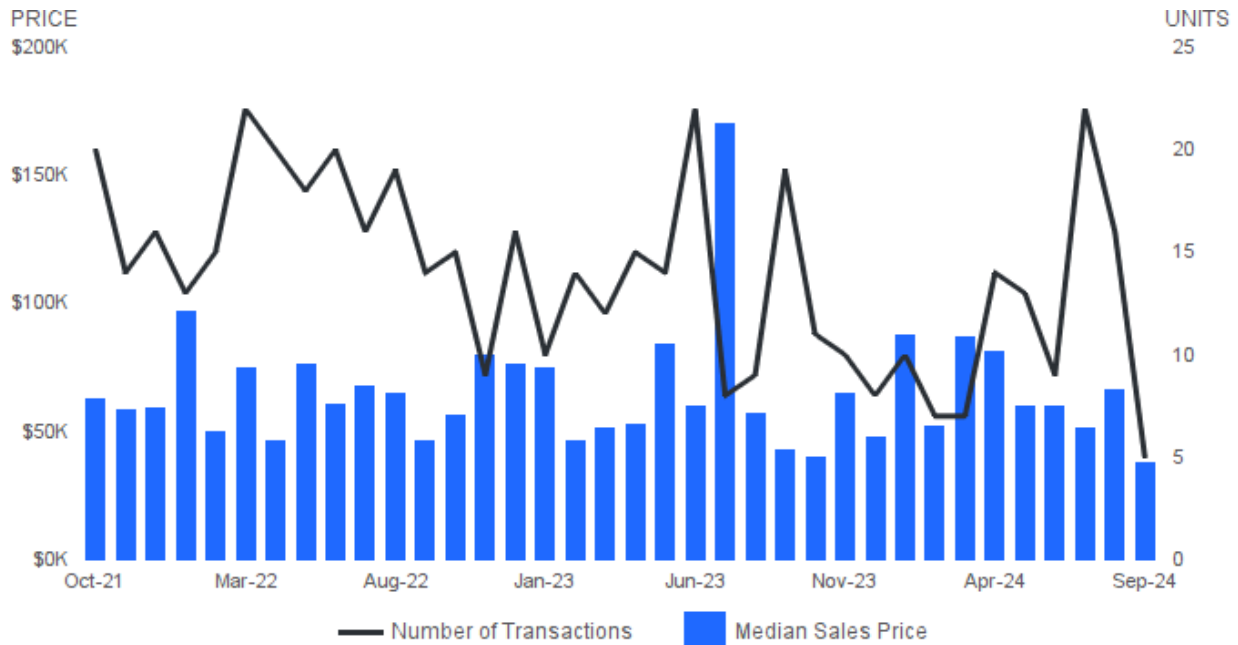
Sold Properties | Number of properties sold during the year
New Properties | Number of properties listed during the year.



MEDIAN SALES PRICE AND NUMBER OF SALES

September 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

September 2024 | Lots/Acres ?

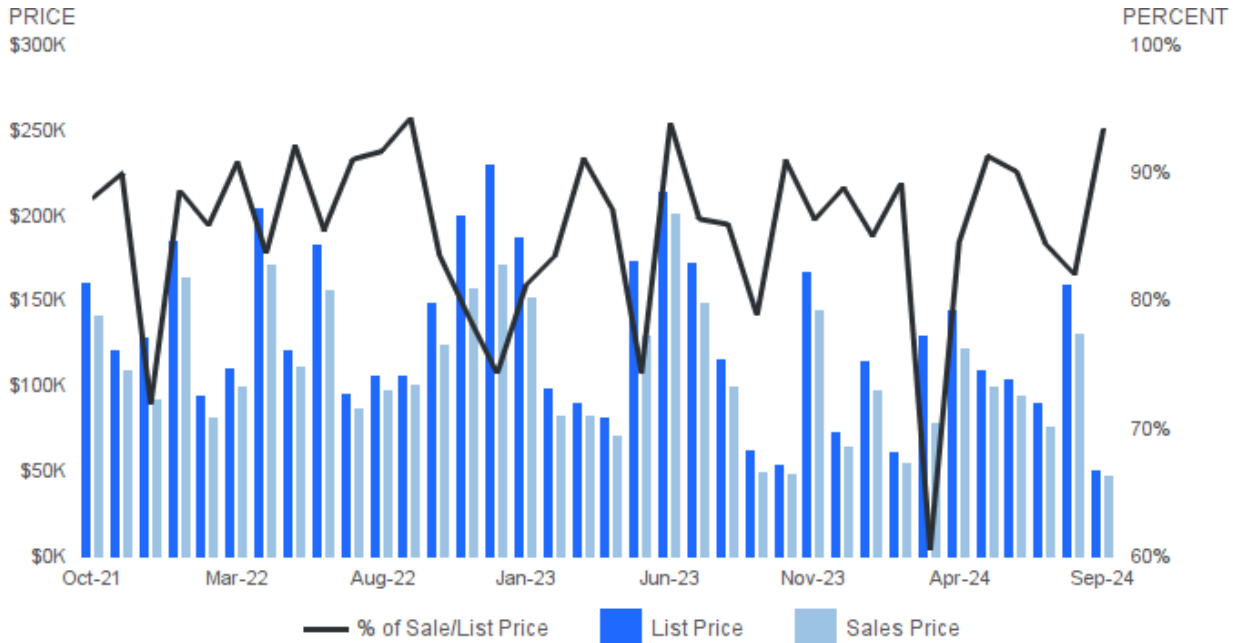
Average Sales Price | Average sales price for all properties sold.
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

September 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

September 2024 | Lots/Acres ?

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

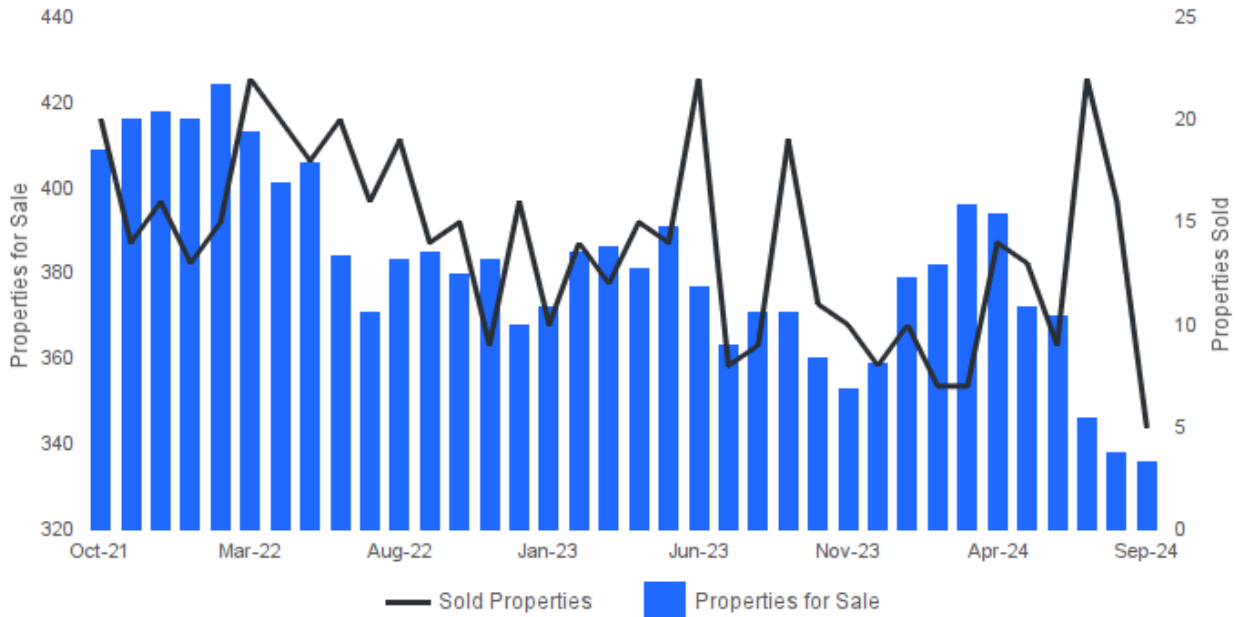
Properties for Sale | Number of properties listed for sale at the end of month.



PROPERTIES FOR SALE AND SOLD PROPERTIES

September 2024 | Lots/Acres ?

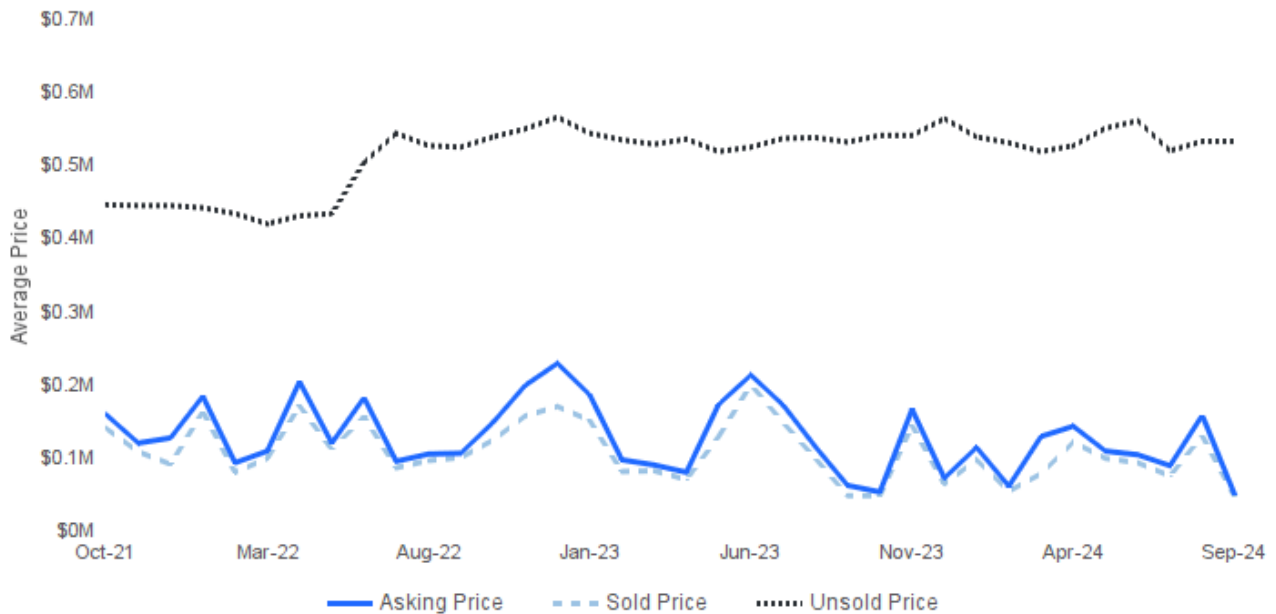
Properties for Sale | Number of properties listed for sale at the end of month.
Sold Properties | Number of properties sold.



AVERAGE ASKING/SOLD/UNSOLD PRICE

September 2024 | Lots/Acres ?

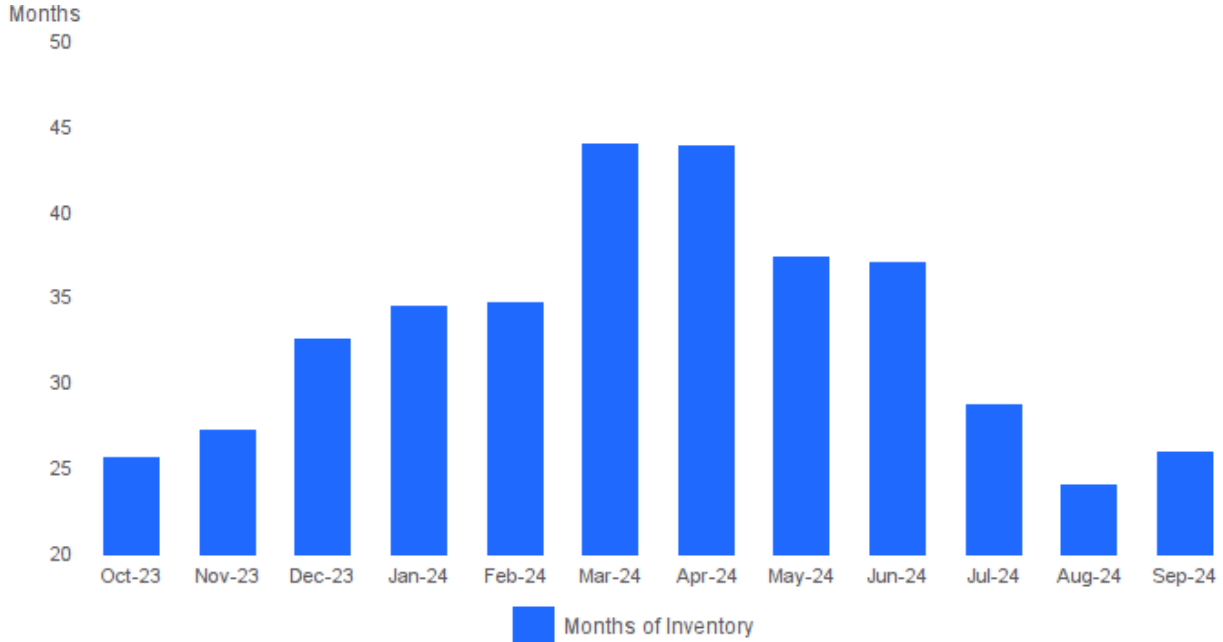
Asking Price | the average asking price of sold properties
Sold Price | the average selling price
Unsold Price | the average active list price



ABSORPTION RATE

September 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.



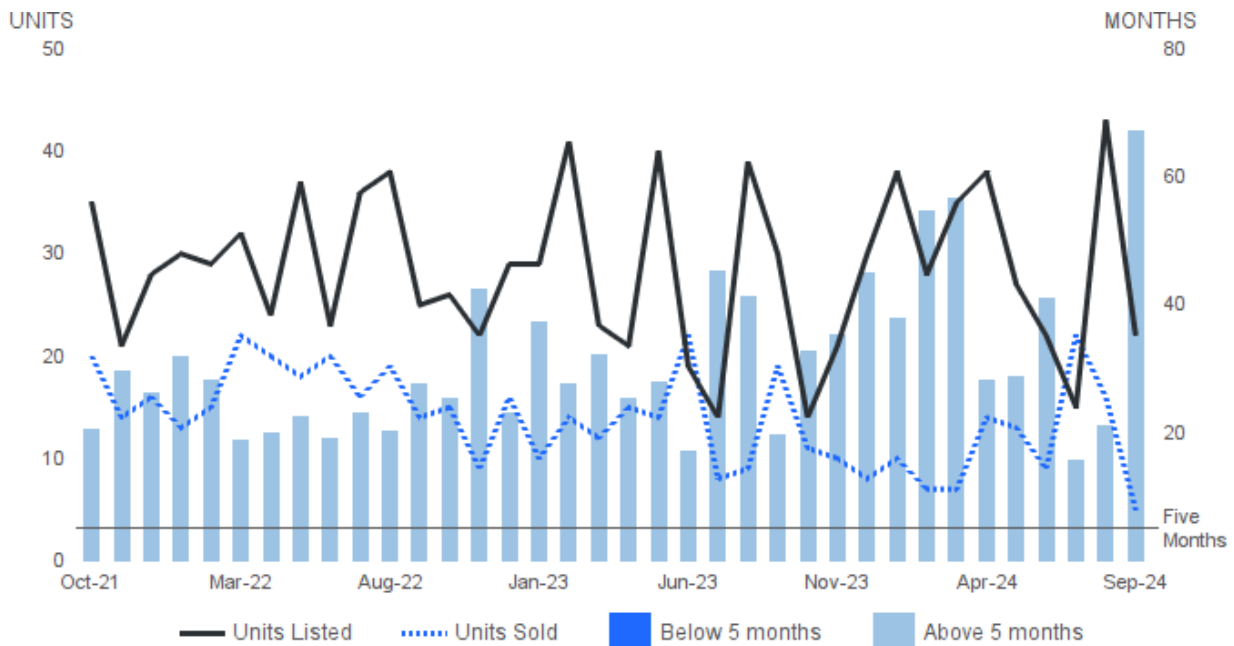
MONTHS SUPPLY OF INVENTORY

September 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.



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