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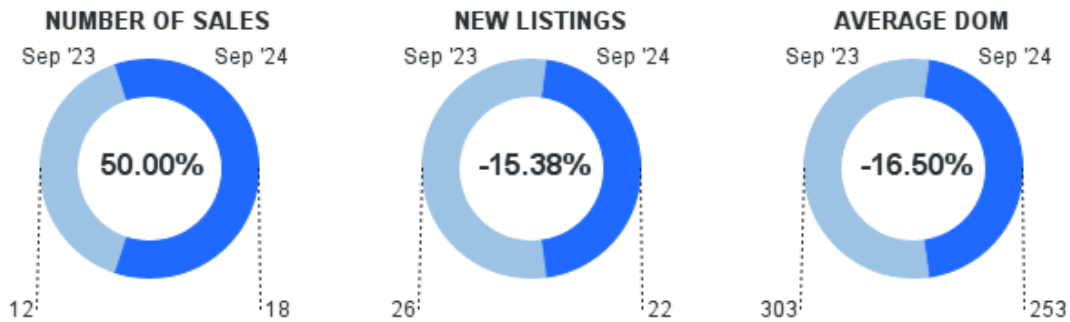
SINGLE FAMILY

SEPTEMBER 2024
COLDWELL BANKER AREA REPORTS
ST CROIX, USVI

ST. CROIX | September 2024

REAL ESTATE SNAPSHOT - Change since this time last year

Single Family



32.64%

MEDIAN SALES PRICE
SINGLE FAMILY

26.28%

AVERAGE SALES PRICE
SINGLE FAMILY

25.68%

MEDIAN LIST PRICE
(SOLD LISTINGS)
SINGLE FAMILY

24.72%

AVERAGE LIST PRICE
(SOLD LISTINGS)
SINGLE FAMILY

Sep '23 Sep '24

AREA REPORT

ST. CROIX

FULL MARKET SUMMARY

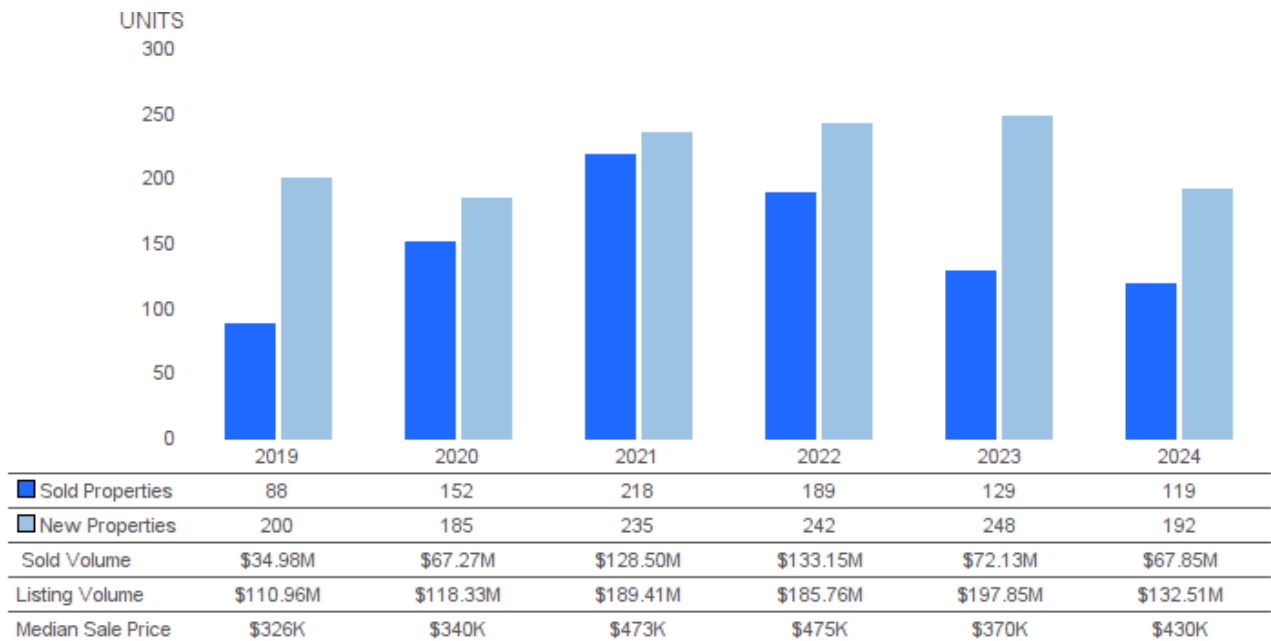
September 2024 | Single Family ?

	Month to Date			Year to Date		
	September 2024	September 2023	% Change	YTD 2024	YTD 2023	% Change
New Listings	22	26	-15.38% ↓	192	185	3.78% ↑
Sold Listings	18	12	50% ↑	119	96	23.96% ↑
Median List Price (Solds)	\$487,000	\$387,500	25.68% ↑	\$449,000	\$396,000	13.38% ↑
Median Sold Price	\$477,500	\$360,000	32.64% ↑	\$430,000	\$352,500	21.99% ↑
Median Days on Market	217	241	-9.96% ↓	171	153	11.76% ↑
Average List Price (Solds)	\$712,472	\$571,241	24.72% ↑	\$608,614	\$553,913	9.88% ↑
Average Sold Price	\$662,861	\$524,916	26.28% ↑	\$570,184	\$520,453	9.56% ↑
Average Days on Market	253	303	-16.5% ↓	196	206	-4.85% ↓
List/Sold Price Ratio	94.7%	90.3%	4.8% ↑	94.2%	92.1%	2.26% ↑

SOLD AND NEW PROPERTIES (UNITS)

September 2024 | Single Family ?

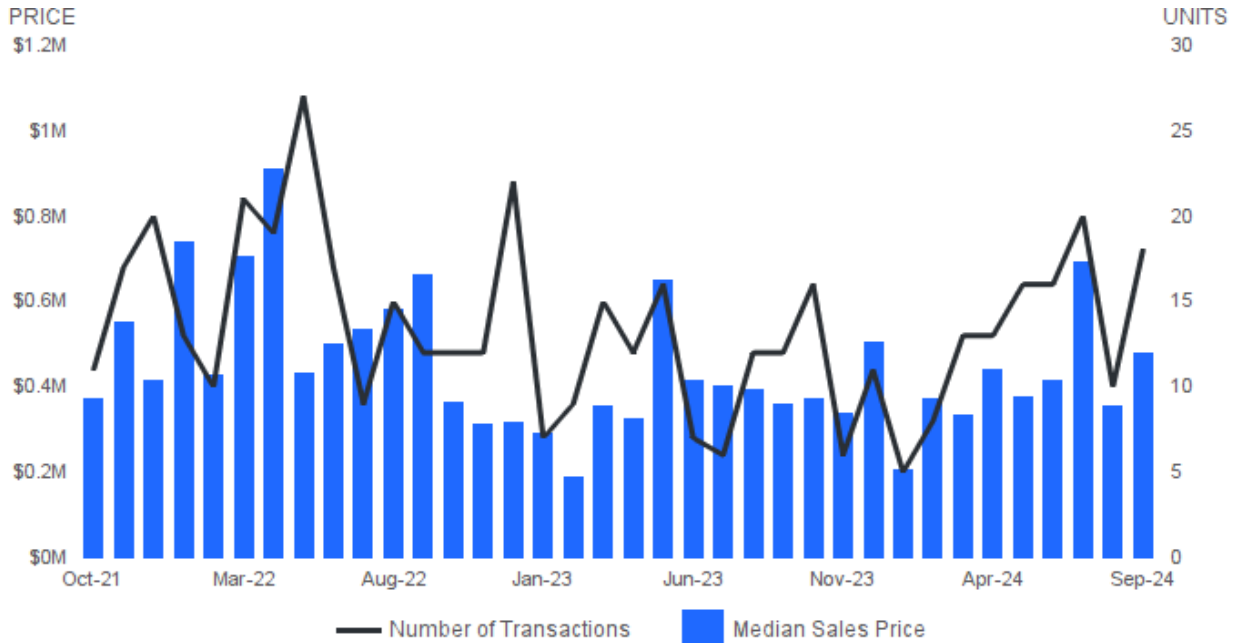
Sold Properties | Number of properties sold during the year
New Properties | Number of properties listed during the year.



MEDIAN SALES PRICE AND NUMBER OF SALES

September 2024 | Single Family ?

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 | Single Family ?

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 | Single Family ?

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 | Single Family ?

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

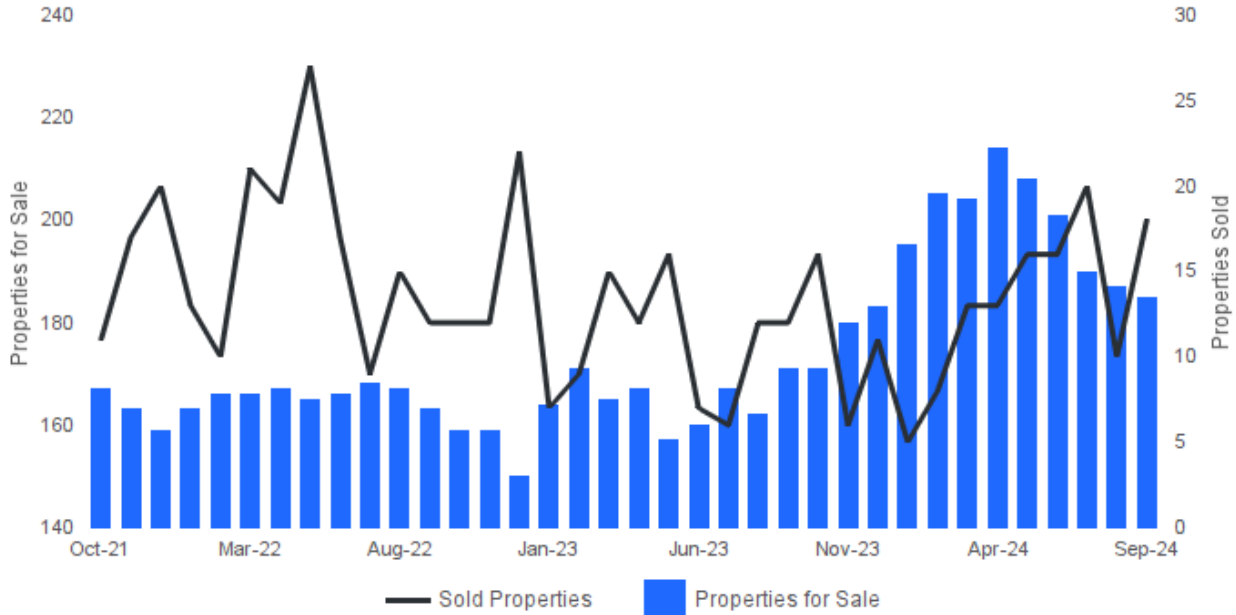
Properties for Sale | Number of properties listed for sale at the end of month.



PROPERTIES FOR SALE AND SOLD PROPERTIES

September 2024 | Single Family ?

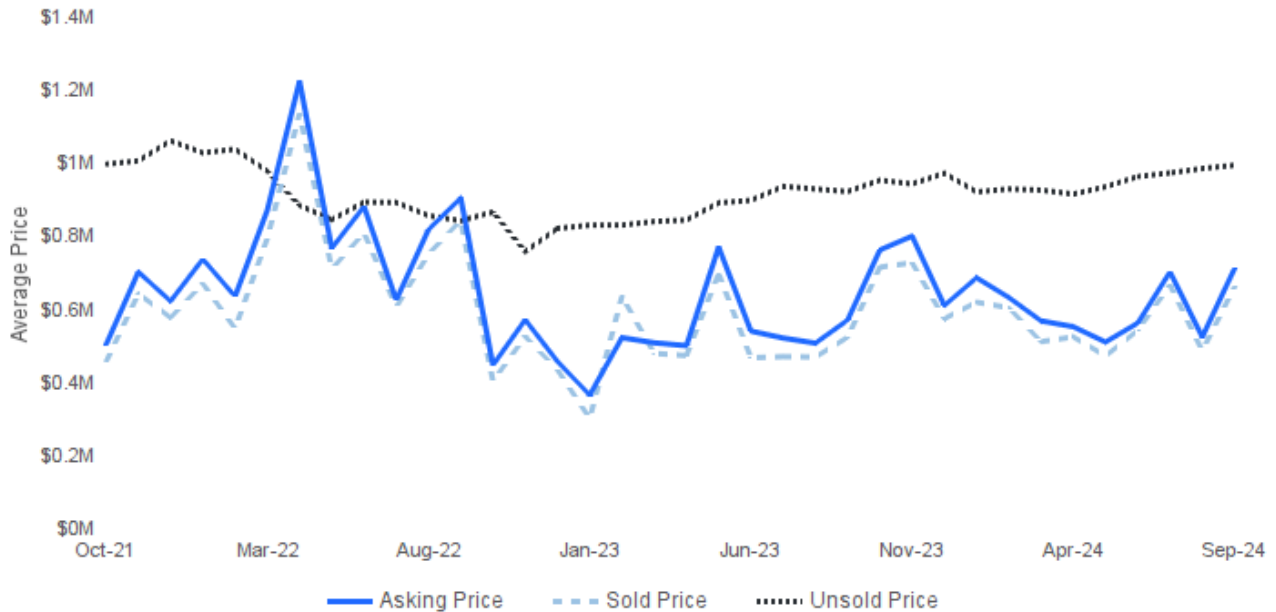
Properties for Sale | Number of properties listed for sale at the end of month.
Sold Properties | Number of properties sold.



AVERAGE ASKING/SOLD/UNSOLD PRICE

September 2024 | Single Family ?

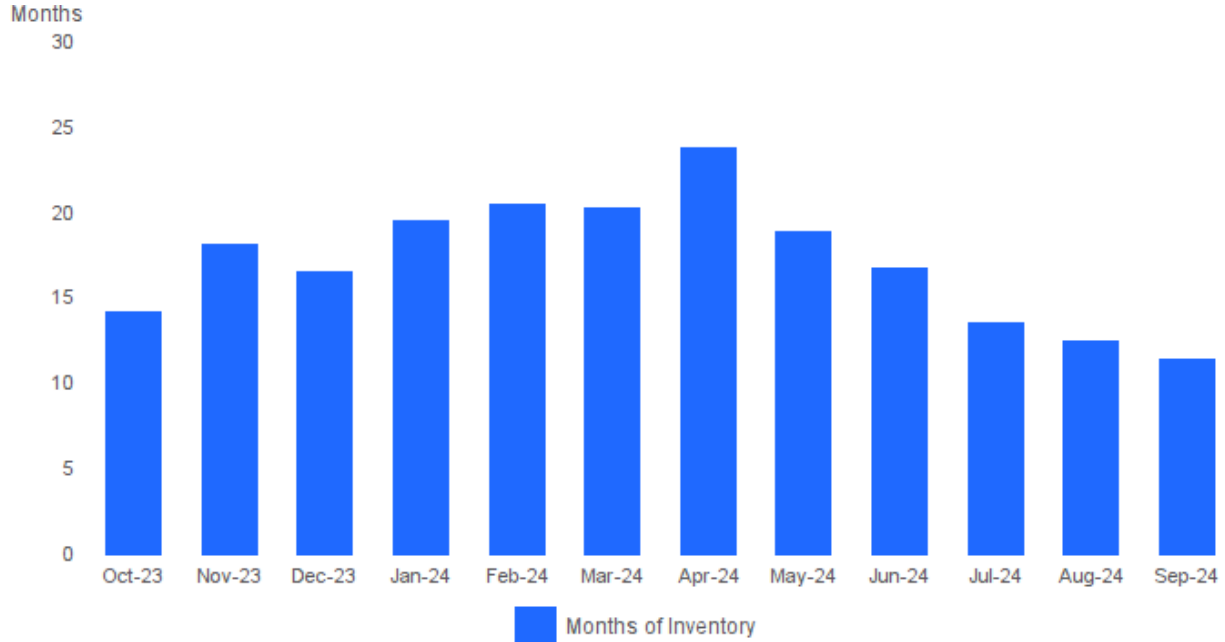
Asking Price | the average asking price of sold properties
Sold Price | the average selling price
Unsold Price | the average active list price



ABSORPTION RATE

September 2024 | Single Family ?

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.



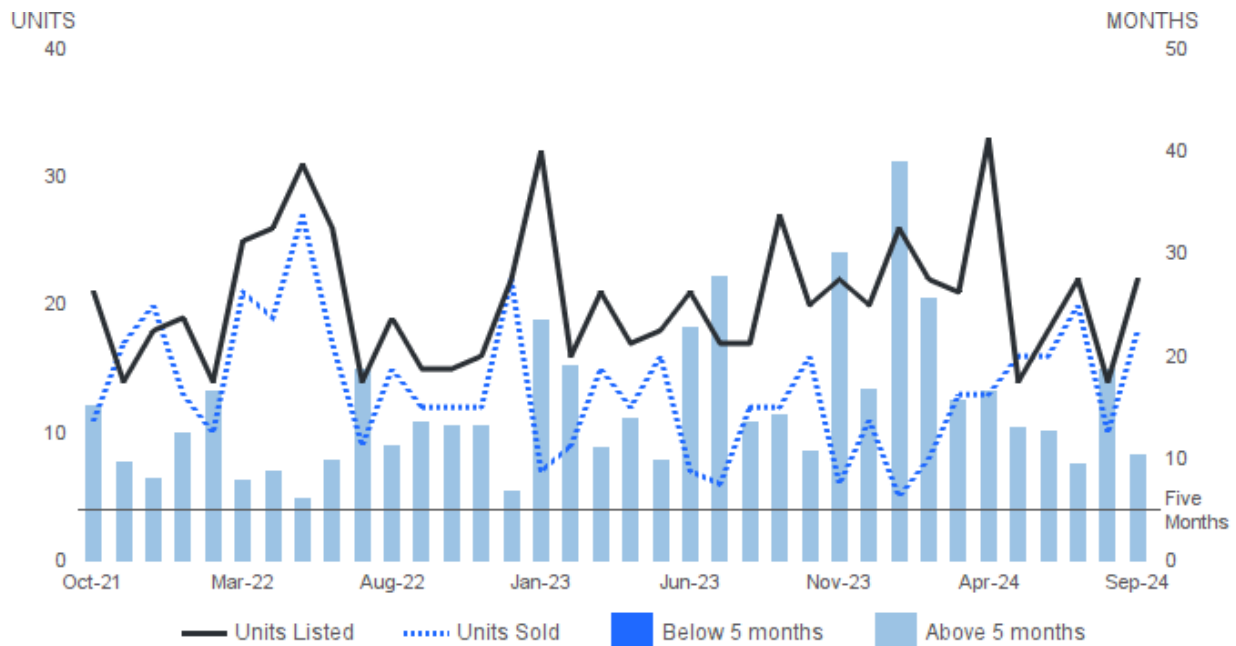
MONTHS SUPPLY OF INVENTORY

September 2024 | Single Family ?

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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