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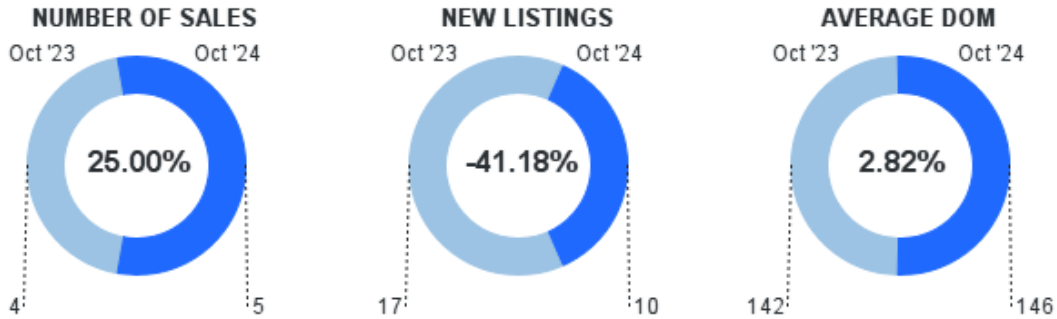
CONDO

OCTOBER 2024
COLDWELL BANKER AREA REPORTS
ST CROIX, USVI

ST. CROIX | October 2024

REAL ESTATE SNAPSHOT - Change since this time last year

Condo



-11.47% ↓

MEDIAN SALES PRICE
CONDO

-11.83% ↓

AVERAGE SALES PRICE
CONDO

-12.18% ↓

MEDIAN LIST PRICE
(SOLD LISTINGS)
CONDO

-13.73% ↓

AVERAGE LIST PRICE
(SOLD LISTINGS)
CONDO

■ Oct '23 ■ Oct '24

AREA REPORT

ST. CROIX

FULL MARKET SUMMARY

October 2024 | Condo ?

	Month to Date			Year to Date		
	October 2024	October 2023	% Change	YTD 2024	YTD 2023	% Change
New Listings	10	17	-41.18% ↓	137	123	11.38% ↑
Sold Listings	5	4	25% ↑	85	80	6.25% ↑
Median List Price (Solds)	\$324,900	\$369,950	-12.18% ↓	\$299,000	\$279,950	6.8% ↑
Median Sold Price	\$324,900	\$367,000	-11.47% ↓	\$275,000	\$262,900	4.6% ↑
Median Days on Market	109	130	-16.15% ↓	119	108	10.19% ↑
Average List Price (Solds)	\$387,960	\$449,725	-13.73% ↓	\$309,725	\$308,757	0.31% ↑
Average Sold Price	\$372,960	\$423,000	-11.83% ↓	\$291,104	\$293,456	-0.8% ↓
Average Days on Market	146	142	2.82% ↑	161	132	21.97% ↑
List/Sold Price Ratio	94.8%	92.5%	2.49% ↑	93.4%	95%	-1.62% ↓

SOLD AND NEW PROPERTIES (UNITS)

October 2024 | Condo ?

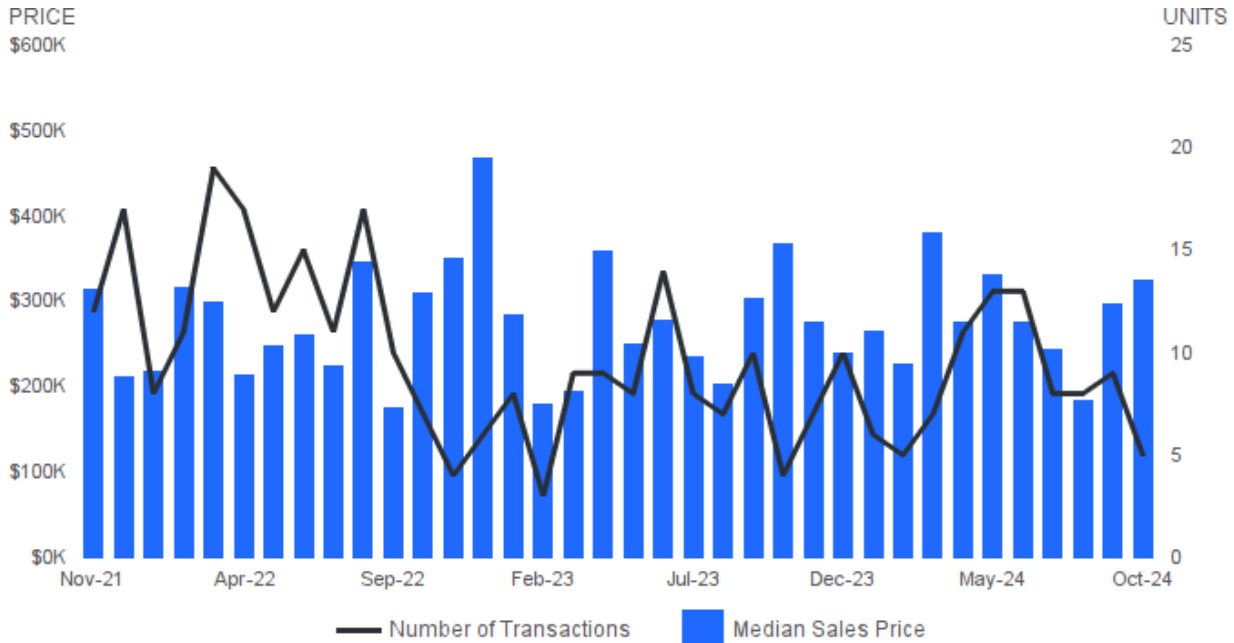
Sold Properties | Number of properties sold during the year
New Properties | Number of properties listed during the year.



MEDIAN SALES PRICE AND NUMBER OF SALES

October 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

October 2024 | Condo ?

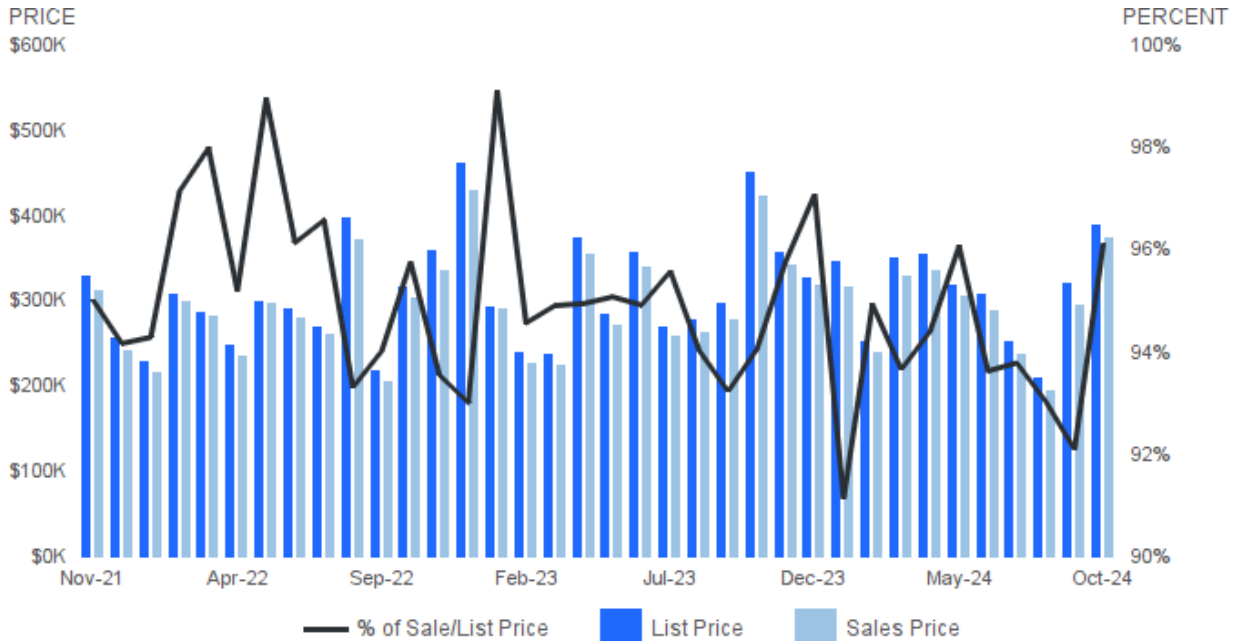
Average Sales Price | Average sales price for all properties sold.
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

October 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

October 2024 | Condo ?

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

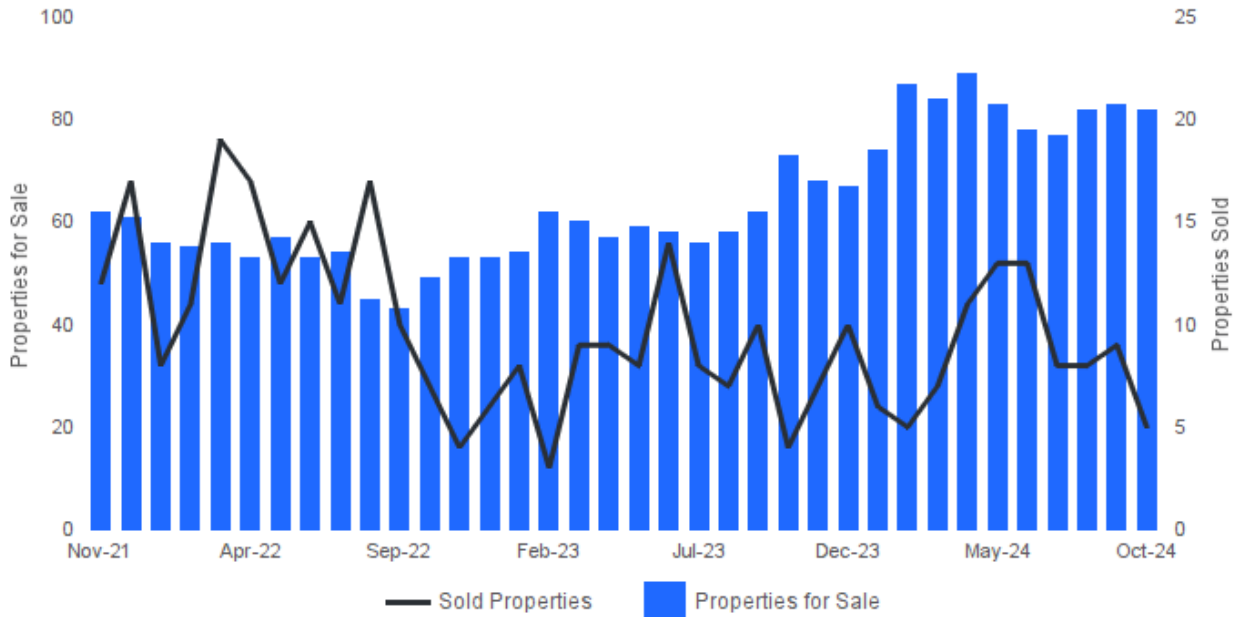
Properties for Sale | Number of properties listed for sale at the end of month.



PROPERTIES FOR SALE AND SOLD PROPERTIES

October 2024 | Condo ?

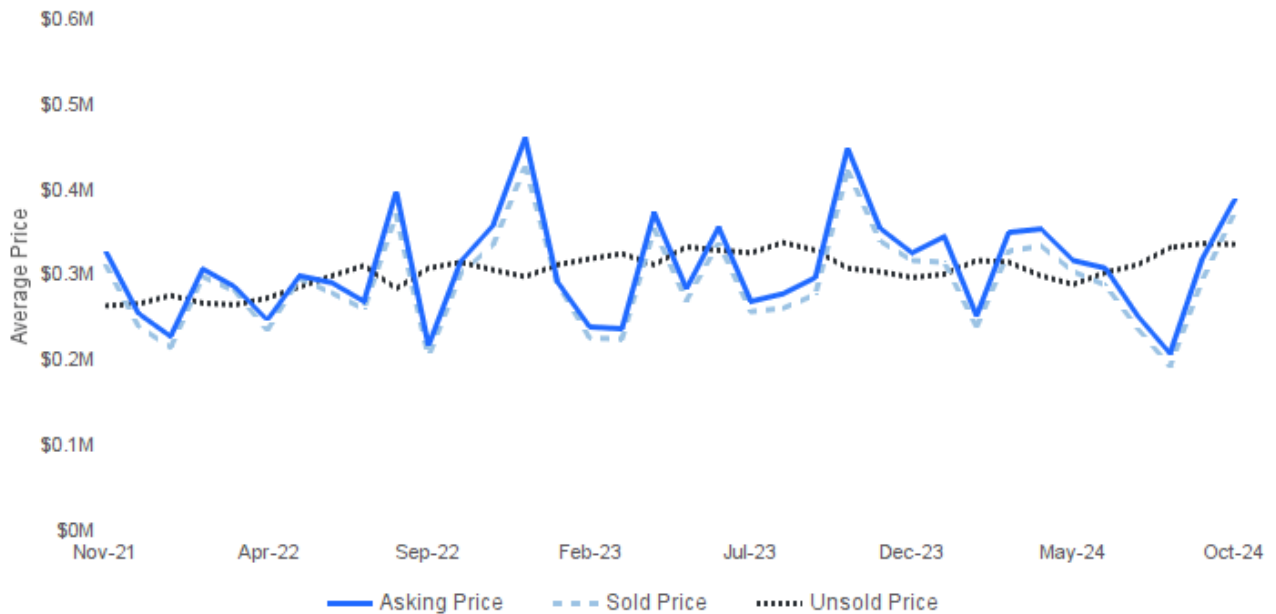
Properties for Sale | Number of properties listed for sale at the end of month.
Sold Properties | Number of properties sold.



AVERAGE ASKING/SOLD/UNSOLD PRICE

October 2024 | Condo ?

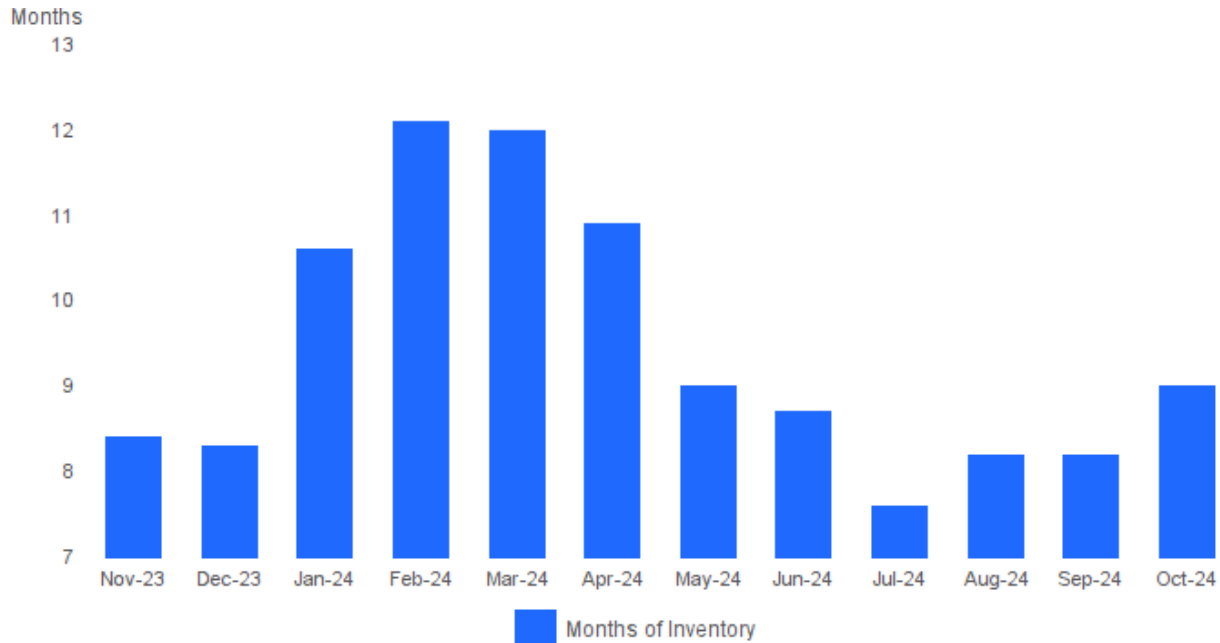
Asking Price | the average asking price of sold properties
Sold Price | the average selling price
Unsold Price | the average active list price



ABSORPTION RATE

October 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.



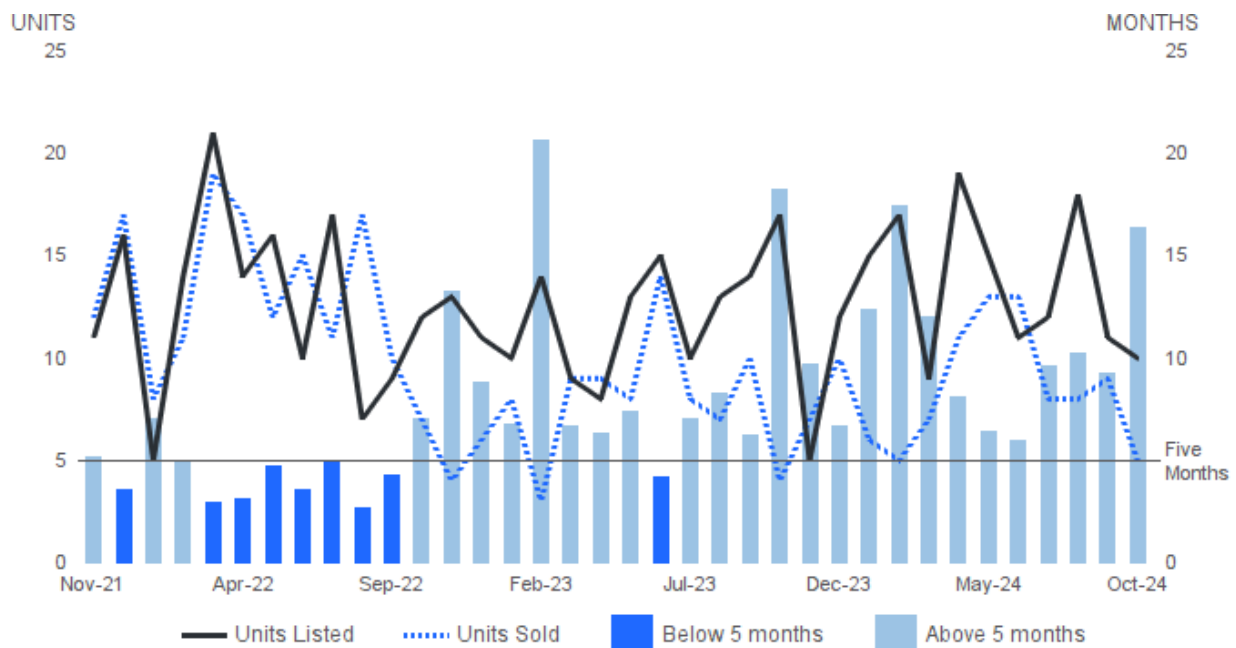
MONTHS SUPPLY OF INVENTORY

October 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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