



www.ChrisAndChristiePowers.com
christiepowersrealtor@gmail.com



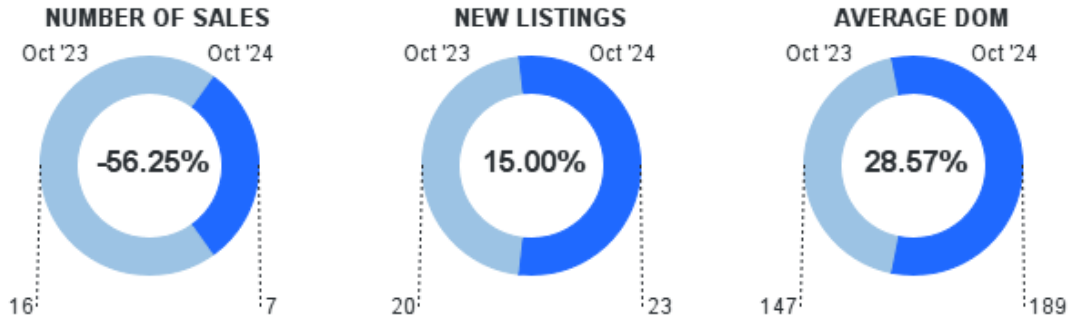
SINGLE FAMILY

OCTOBER 2024
COLDWELL BANKER AREA REPORTS
ST CROIX, USVI

ST. CROIX | October 2024

REAL ESTATE SNAPSHOT - Change since this time last year

Single Family



55.43%

MEDIAN SALES PRICE
SINGLE FAMILY

-8.24%

AVERAGE SALES PRICE
SINGLE FAMILY

67.96%

MEDIAN LIST PRICE
(SOLD LISTINGS)
SINGLE FAMILY

-3.66%

AVERAGE LIST PRICE
(SOLD LISTINGS)
SINGLE FAMILY

Oct '23 Oct '24

AREA REPORT

ST. CROIX

FULL MARKET SUMMARY

October 2024 | Single Family ?

	Month to Date			Year to Date		
	October 2024	October 2023	% Change	YTD 2024	YTD 2023	% Change
New Listings	23	20	15% ↑	215	206	4.37% ↑
Sold Listings	7	16	-56.25% ↓	127	112	13.39% ↑
Median List Price (Solds)	\$650,000	\$387,000	67.96% ↑	\$450,000	\$396,000	13.64% ↑
Median Sold Price	\$575,000	\$369,950	55.43% ↑	\$435,000	\$352,500	23.4% ↑
Median Days on Market	196	97	102.06% ↑	171	147	16.33% ↑
Average List Price (Solds)	\$735,571	\$763,555	-3.66% ↓	\$620,977	\$583,862	6.36% ↑
Average Sold Price	\$657,714	\$716,743	-8.24% ↓	\$580,362	\$548,494	5.81% ↑
Average Days on Market	189	147	28.57% ↑	195	198	-1.52% ↓
List/Sold Price Ratio	91.3%	93.9%	-2.76% ↓	94%	92.4%	1.82% ↑

SOLD AND NEW PROPERTIES (UNITS)

October 2024 | Single Family ?

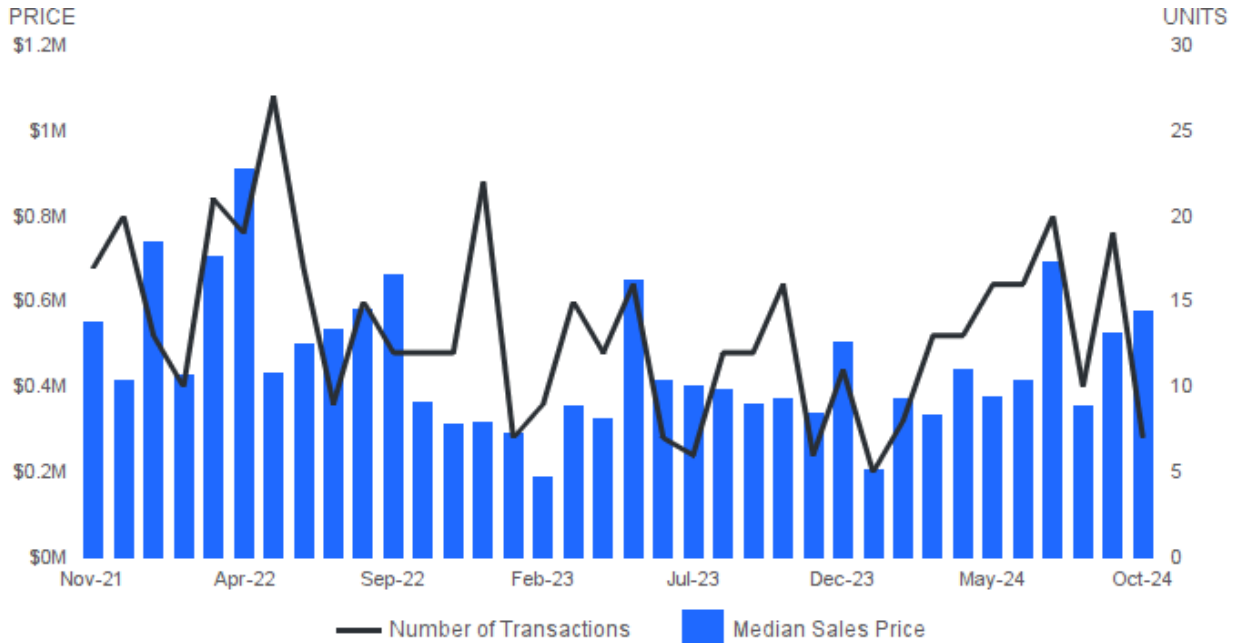
Sold Properties | Number of properties sold during the year
New Properties | Number of properties listed during the year.



MEDIAN SALES PRICE AND NUMBER OF SALES

October 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

October 2024 | Single Family ?

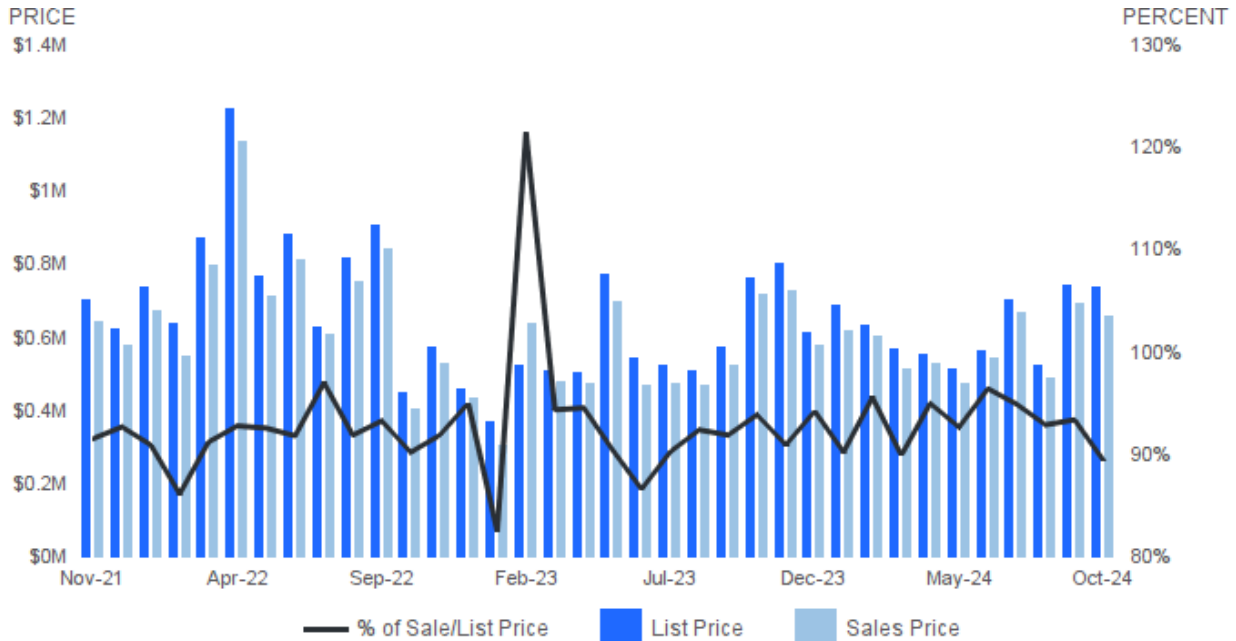
Average Sales Price | Average sales price for all properties sold.
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

October 2024 | Single Family ?

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

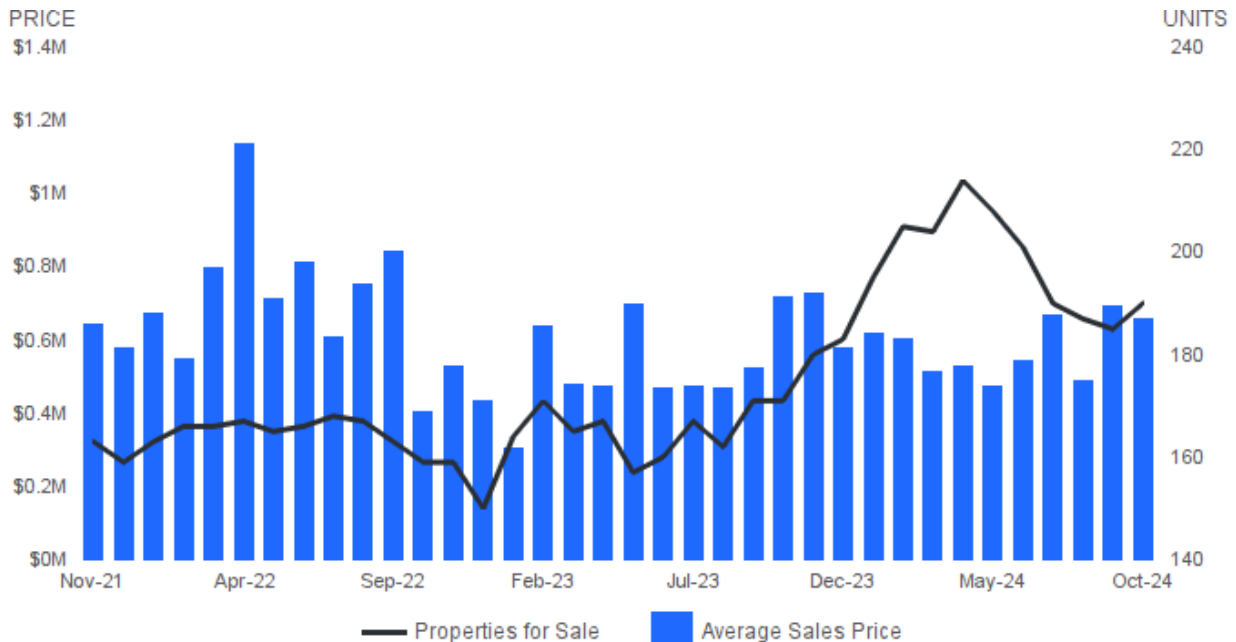


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

October 2024 | Single Family ?

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

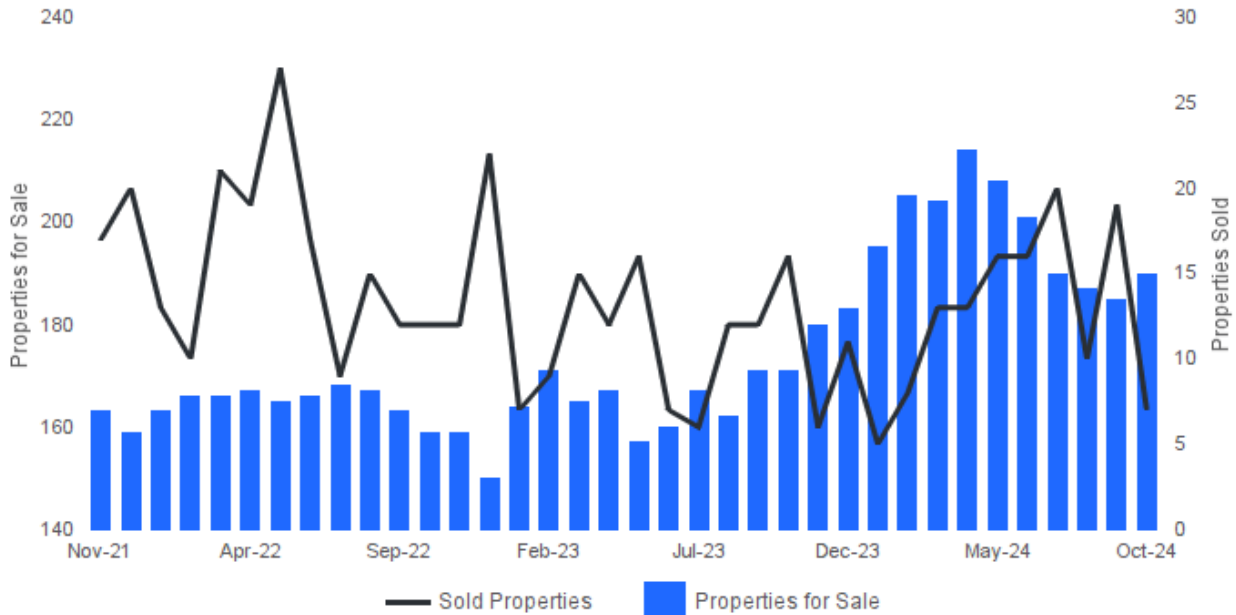
Properties for Sale | Number of properties listed for sale at the end of month.



PROPERTIES FOR SALE AND SOLD PROPERTIES

October 2024 | Single Family ?

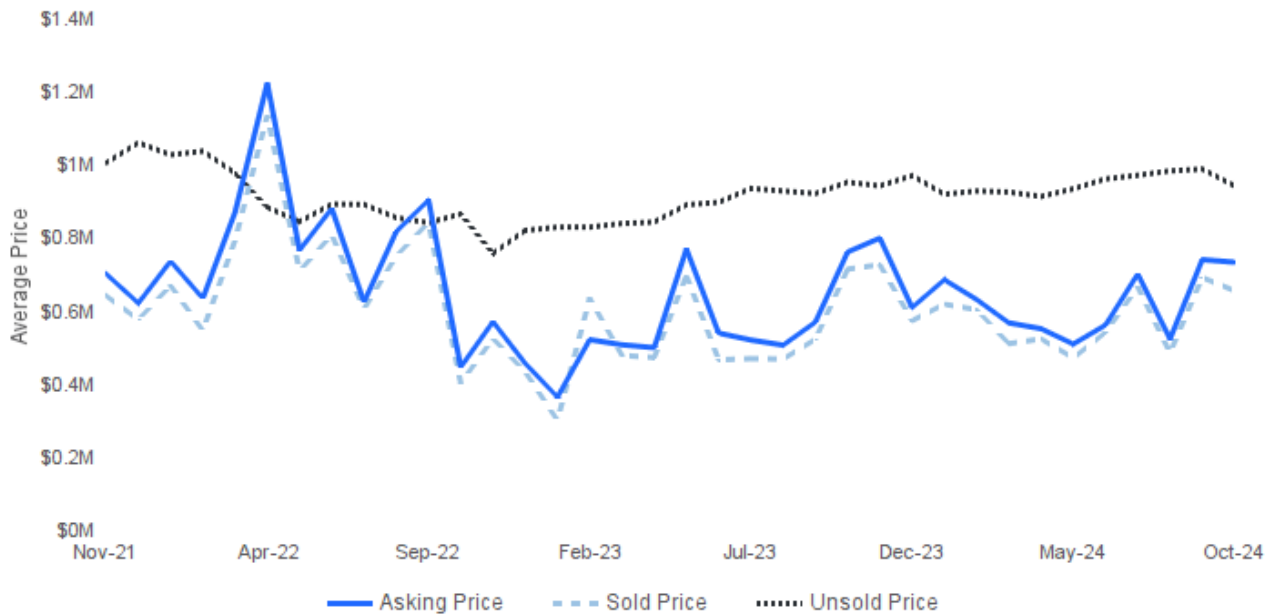
Properties for Sale | Number of properties listed for sale at the end of month.
Sold Properties | Number of properties sold.



AVERAGE ASKING/SOLD/UNSOLD PRICE

October 2024 | Single Family ?

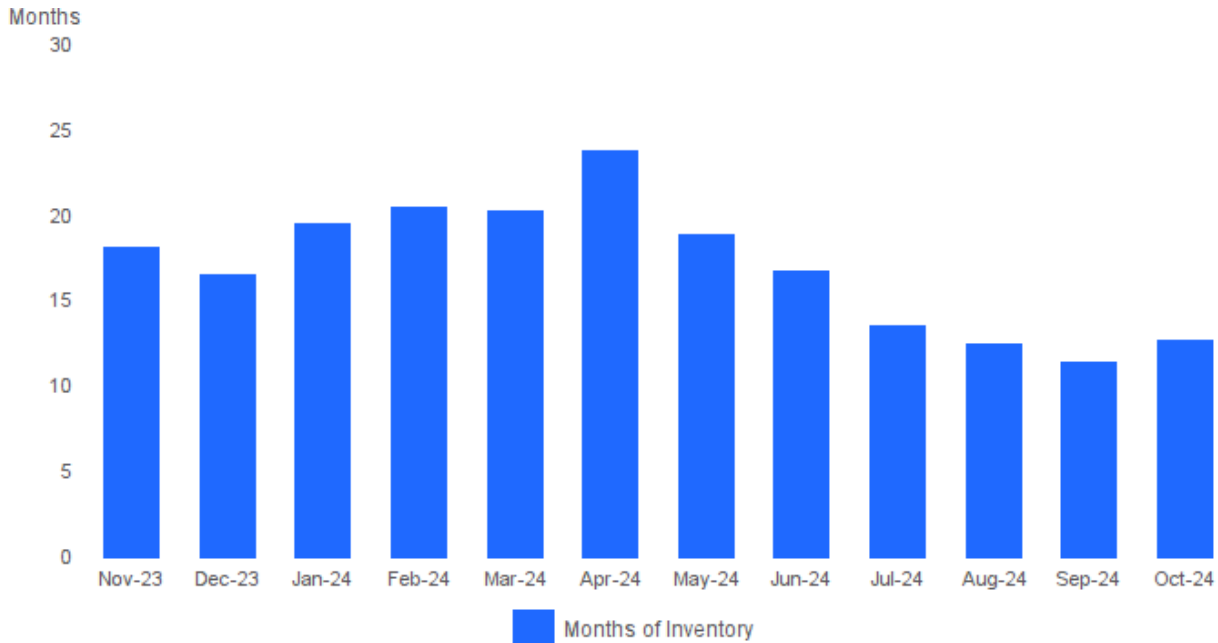
Asking Price | the average asking price of sold properties
Sold Price | the average selling price
Unsold Price | the average active list price



ABSORPTION RATE

October 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.



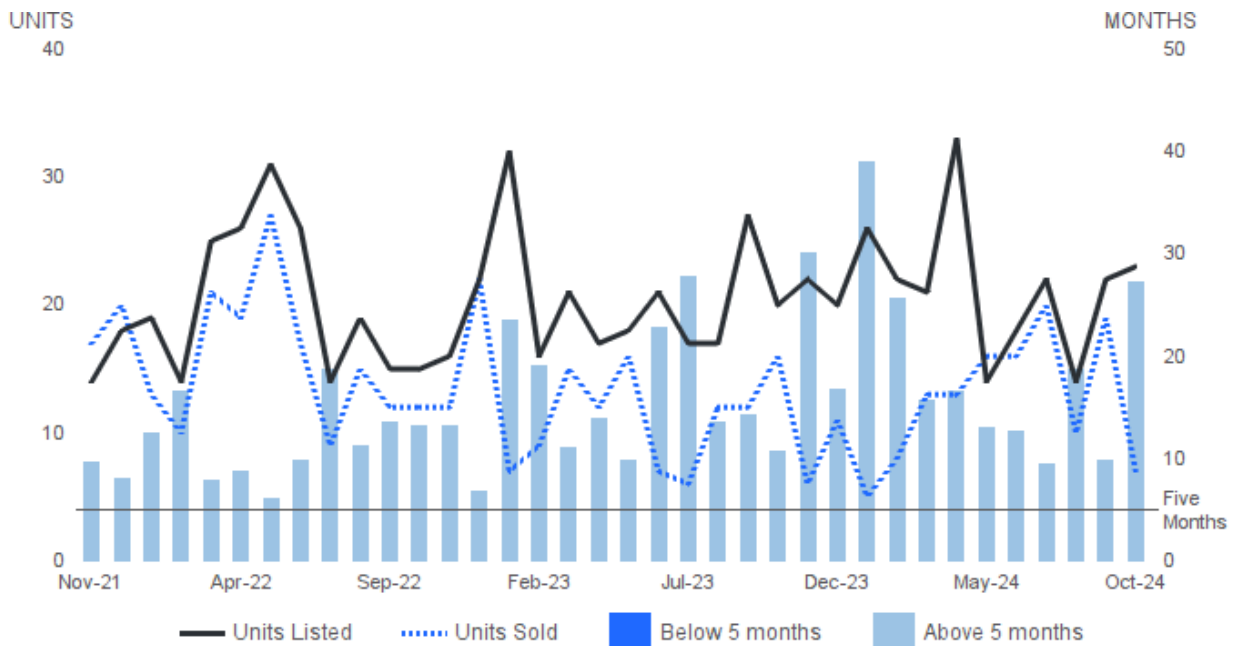
MONTHS SUPPLY OF INVENTORY

October 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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