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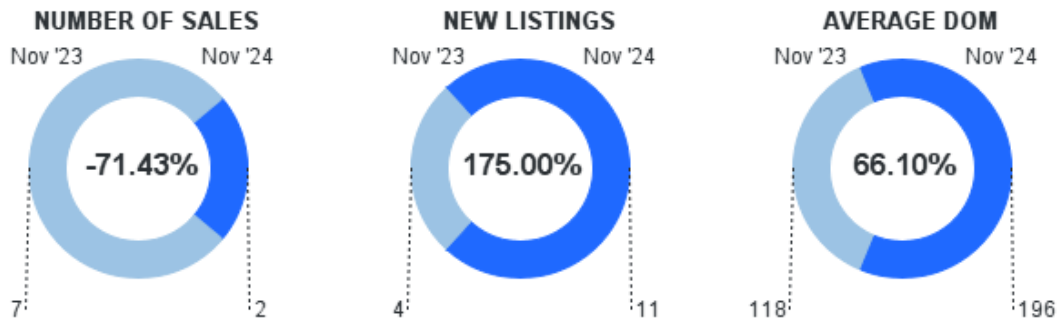


NOVEMBER 2024
COLDWELL BANKER AREA REPORTS
ST CROIX, USVI

ST. CROIX | November 2024

REAL ESTATE SNAPSHOT - Change since this time last year

Condo



8.00%

MEDIAN SALES PRICE
CONDO

-12.83%

AVERAGE SALES PRICE
CONDO

3.34%

MEDIAN LIST PRICE
(SOLD LISTINGS)
CONDO

-13.13%

AVERAGE LIST PRICE
(SOLD LISTINGS)
CONDO

Nov '23 Nov '24

AREA REPORT

ST. CROIX

FULL MARKET SUMMARY

November 2024 | Condo ?

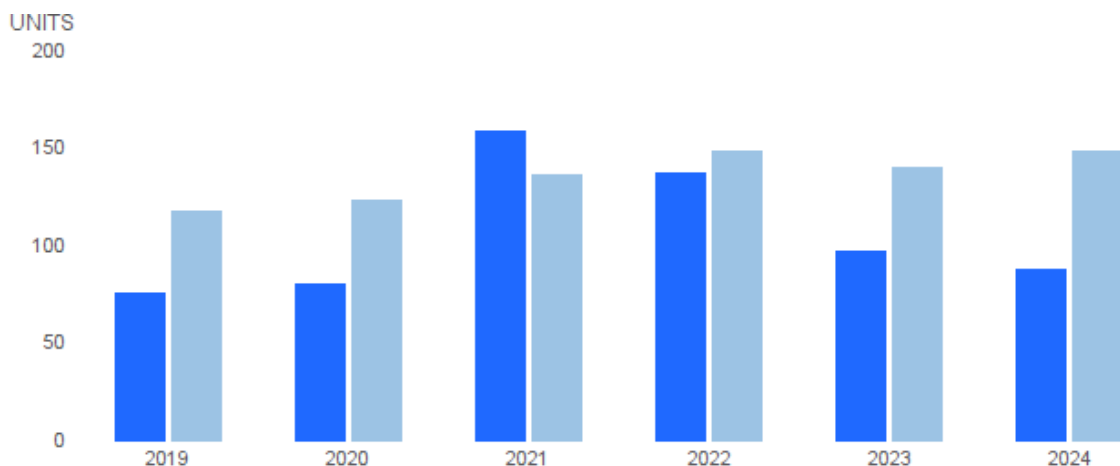
| | Month to Date | | | Year to Date | | |
|----------------------------|---------------|---------------|------------------------|--------------|-----------|-----------------------|
| | November 2024 | November 2023 | % Change | YTD 2024 | YTD 2023 | % Change |
| New Listings | 11 | 4 | 175% ↑ | 149 | 127 | 17.32% ↑ |
| Sold Listings | 2 | 7 | -71.43% ↓ | 88 | 87 | 1.15% ↑ |
| Median List Price (Solds) | \$309,000 | \$299,000 | 3.34% ↑ | \$299,000 | \$290,000 | 3.1% ↑ |
| Median Sold Price | \$297,000 | \$275,000 | 8% ↑ | \$280,000 | \$265,800 | 5.34% ↑ |
| Median Days on Market | 196 | 76 | 157.89% ↑ | 119 | 108 | 10.19% ↑ |
| Average List Price (Solds) | \$309,000 | \$355,700 | -13.13% ↓ | \$311,587 | \$312,534 | -0.3% ↓ |
| Average Sold Price | \$297,000 | \$340,700 | -12.83% ↓ | \$293,044 | \$297,257 | -1.42% ↓ |
| Average Days on Market | 196 | 118 | 66.1% ↑ | 163 | 130 | 25.38% ↑ |
| List/Sold Price Ratio | 96.5% | 95.1% | 1.43% ↑ | 93.5% | 95% | -1.55% ↓ |

SOLD AND NEW PROPERTIES (UNITS)

November 2024 | Condo ?

Sold Properties | Number of properties sold during the year

New Properties | Number of properties listed during the year.



| | | | | | | |
|-------------------|----------|----------|----------|----------|----------|----------|
| Sold Properties | 76 | 80 | 159 | 137 | 97 | 88 |
| New Properties | 118 | 123 | 136 | 149 | 140 | 149 |
| Sold Volume | \$16.97M | \$19.96M | \$44.31M | \$39.37M | \$29.03M | \$25.79M |
| Listing Volume | \$29.25M | \$34.41M | \$39.19M | \$47.19M | \$44.51M | \$48.52M |
| Median Sale Price | \$180K | \$235K | \$250K | \$254K | \$260K | \$280K |

MEDIAN SALES PRICE AND NUMBER OF SALES

November 2024 | Condo ?

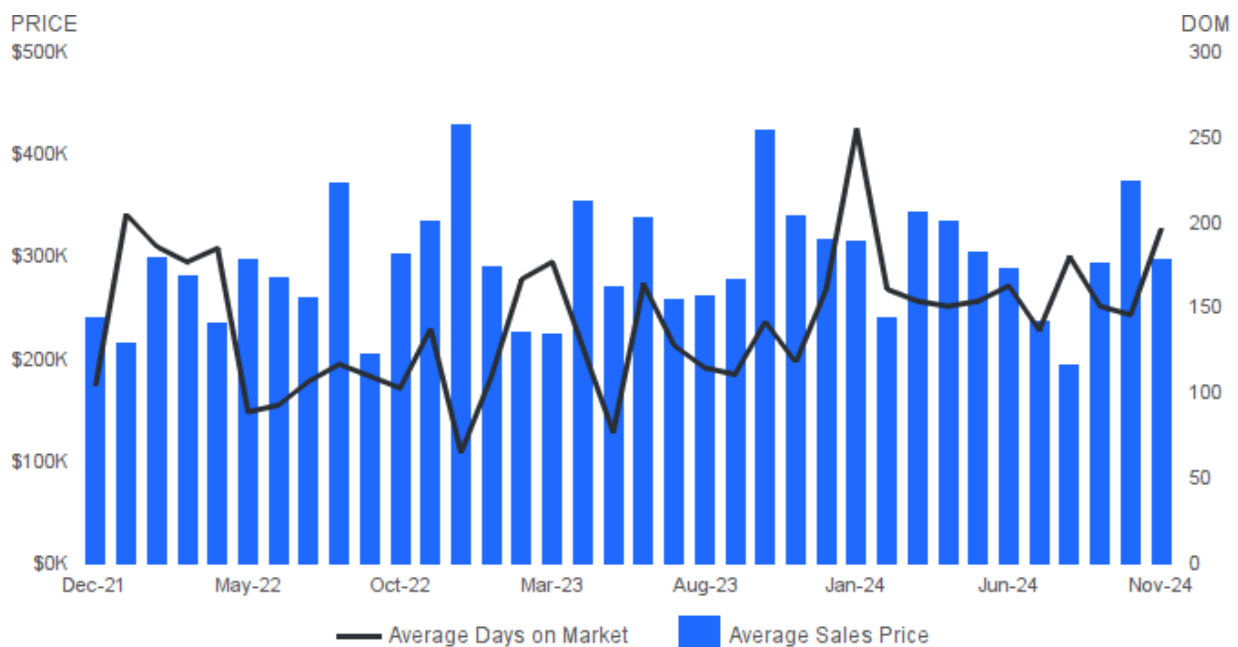
Median Sales Price | Price of the "middle" property sold -an equal number of sales were above and below this price.
Number of Sales | Number of properties sold.



AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

November 2024 | Condo ?

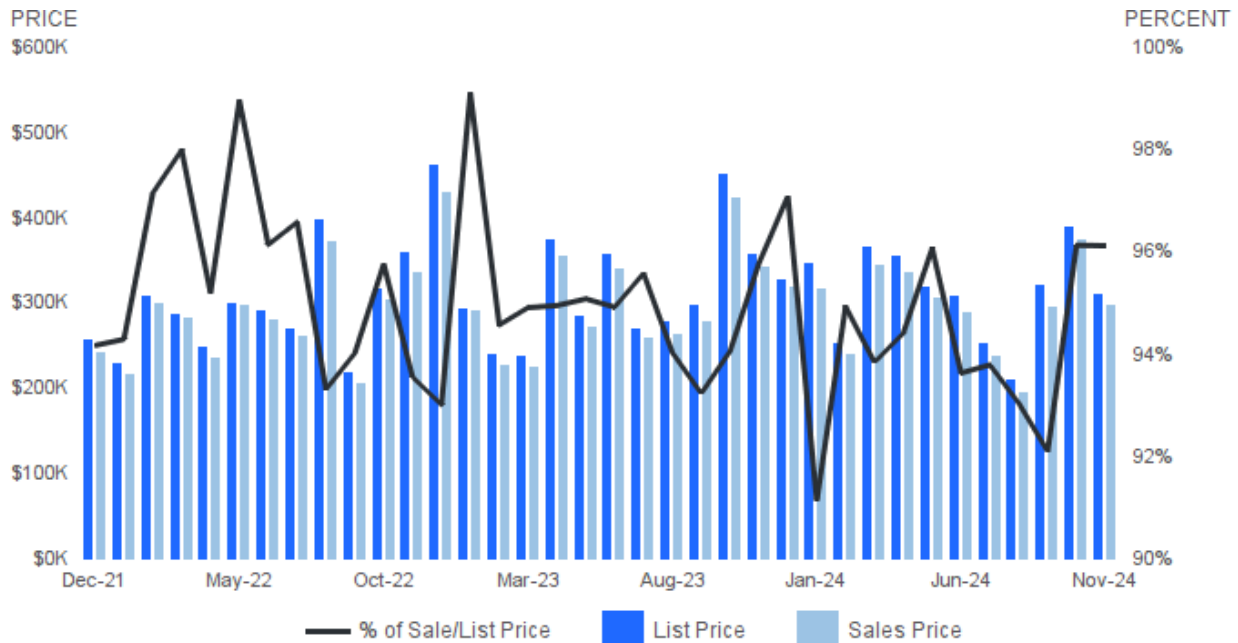
Average Sales Price | Average sales price for all properties sold.
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

November 2024 | Condo ?

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

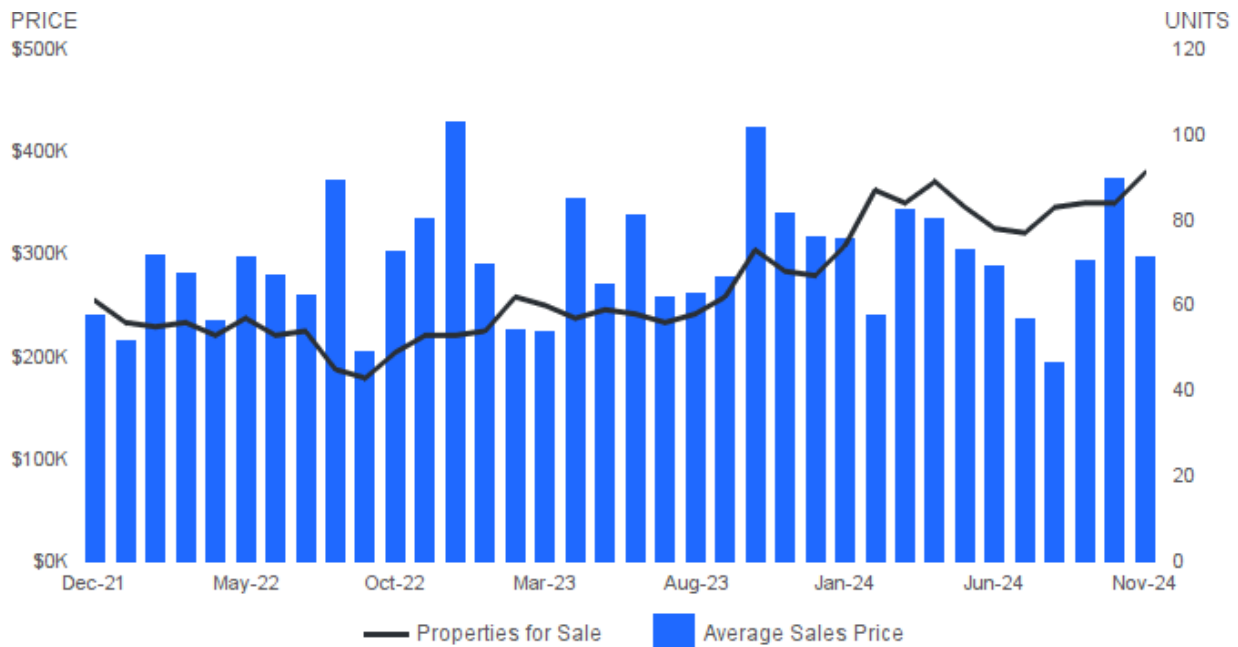


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

November 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.

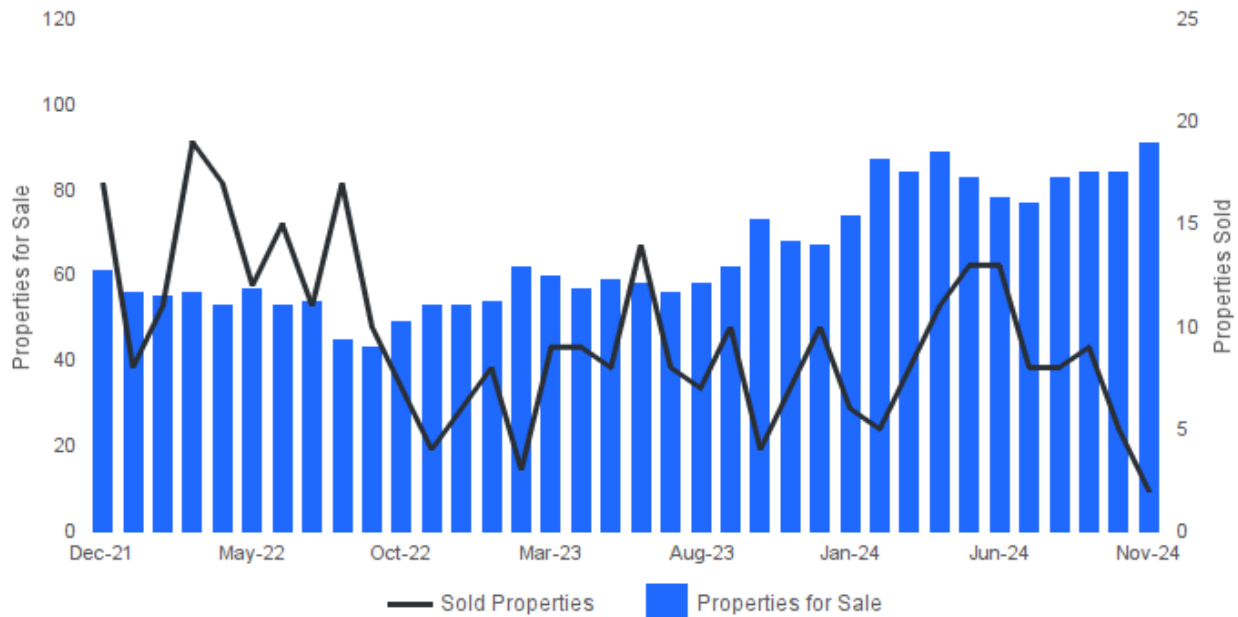


PROPERTIES FOR SALE AND SOLD PROPERTIES

November 2024 | Condo ?

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

Sold Properties | Number of properties sold.



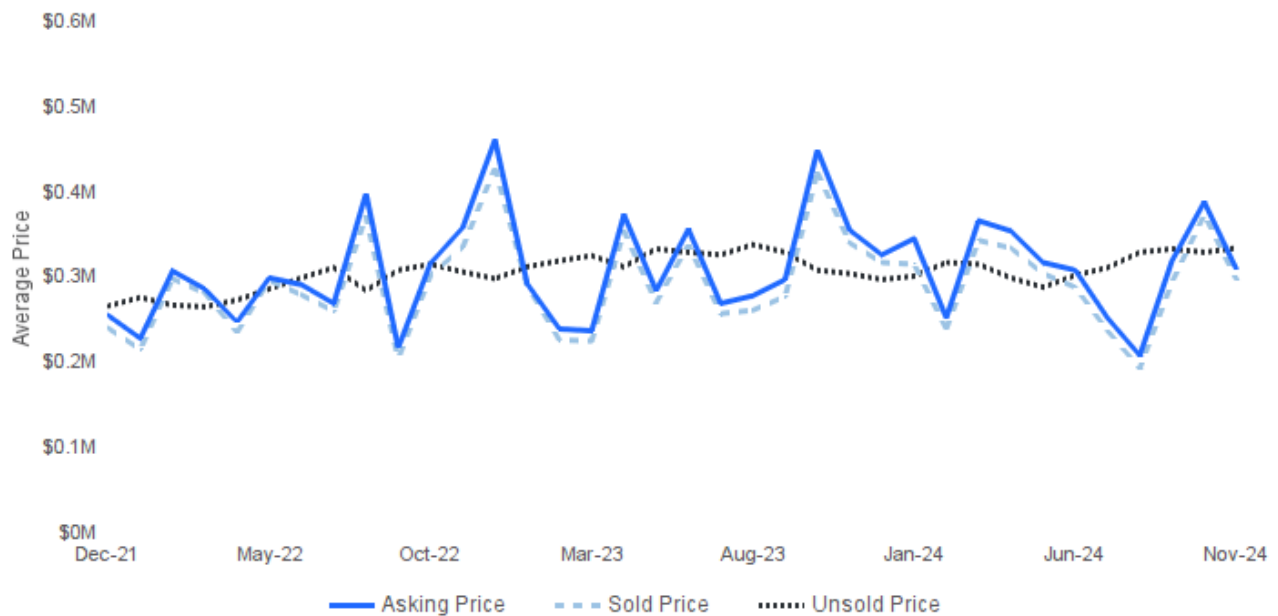
AVERAGE ASKING/SOLD/UNSOLD PRICE

November 2024 | Condo ?

Asking Price | the average asking price of sold properties

Sold Price | the average selling price

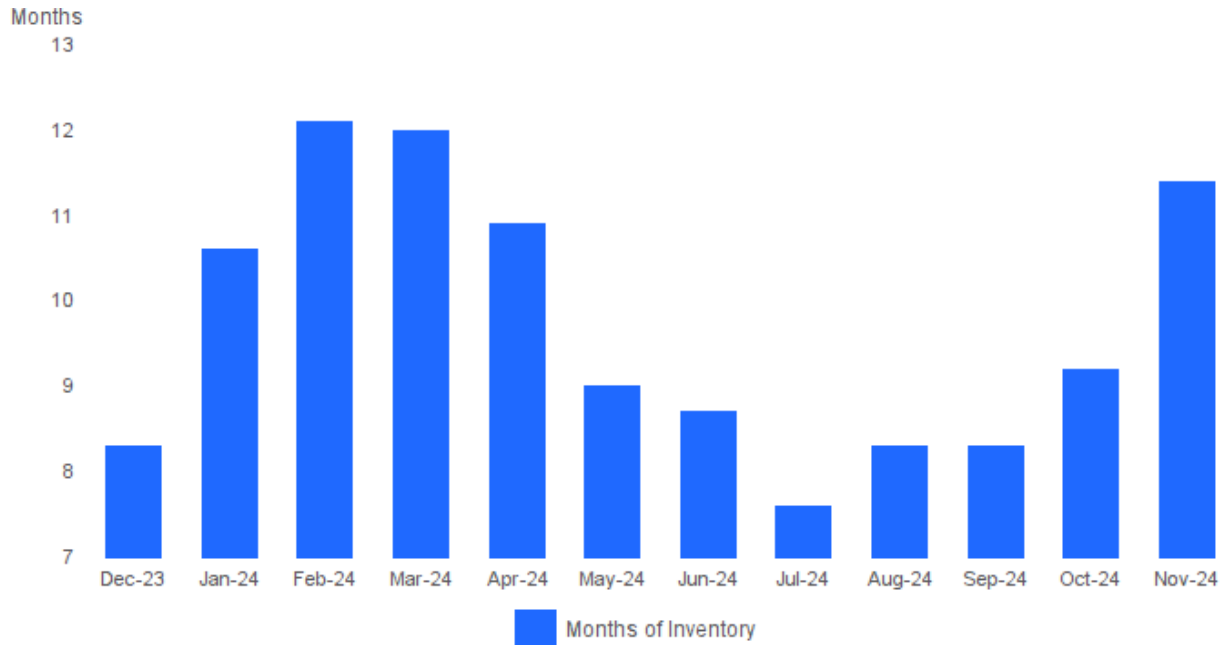
Unsold Price | the average active list price



ABSORPTION RATE

November 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.



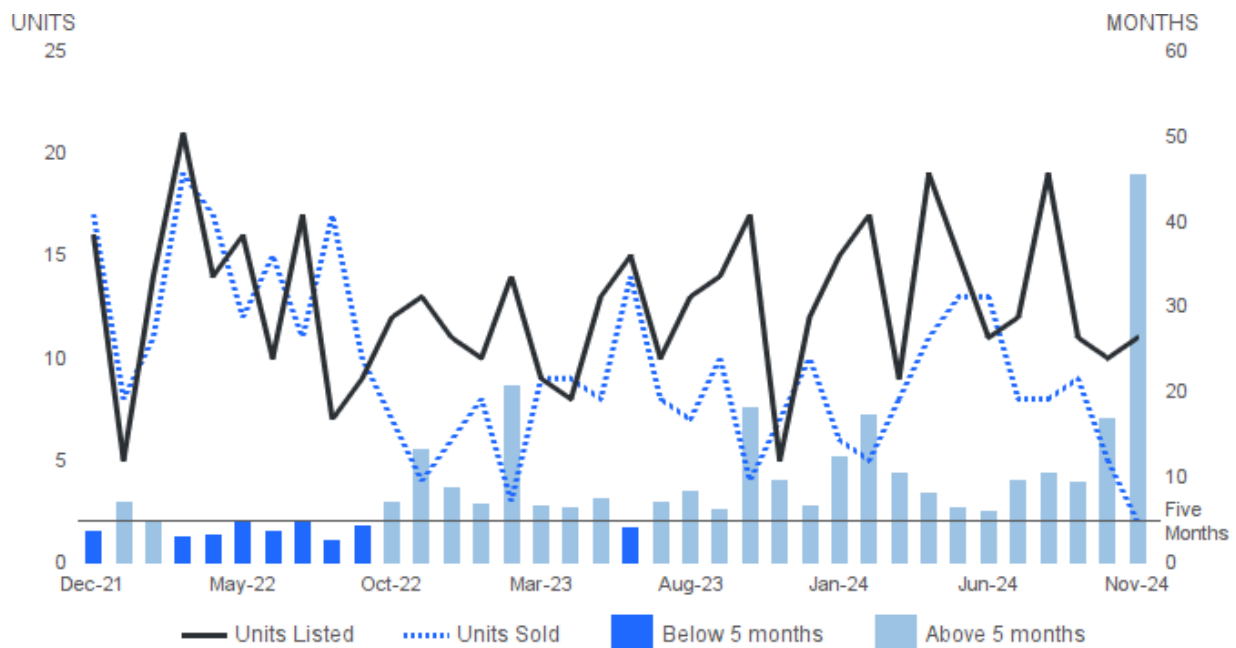
MONTHS SUPPLY OF INVENTORY

November 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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