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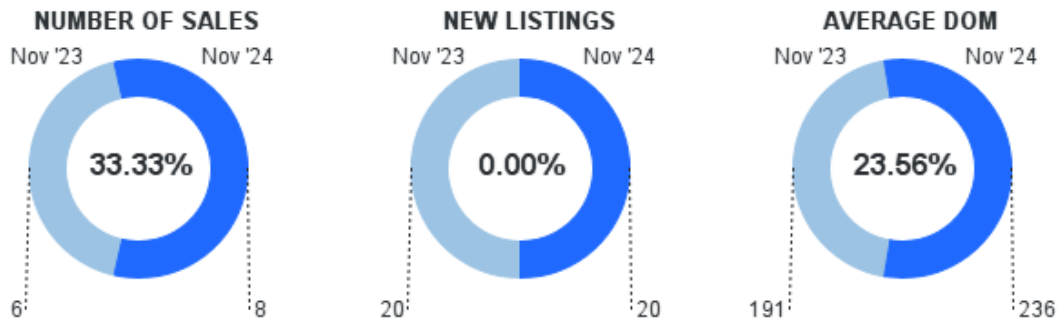
SINGLE FAMILY

NOVEMBER 2024
COLDWELL BANKER AREA REPORTS
ST CROIX, USVI

ST. CROIX | November 2024

REAL ESTATE SNAPSHOT - Change since this time last year

Single Family



55.78%

MEDIAN SALES PRICE
SINGLE FAMILY

-4.83%

AVERAGE SALES PRICE
SINGLE FAMILY

52.34%

MEDIAN LIST PRICE
(SOLD LISTINGS)
SINGLE FAMILY

-7.82%

AVERAGE LIST PRICE
(SOLD LISTINGS)
SINGLE FAMILY

Nov '23 Nov '24

AREA REPORT

ST. CROIX

FULL MARKET SUMMARY

November 2024 | Single Family ?

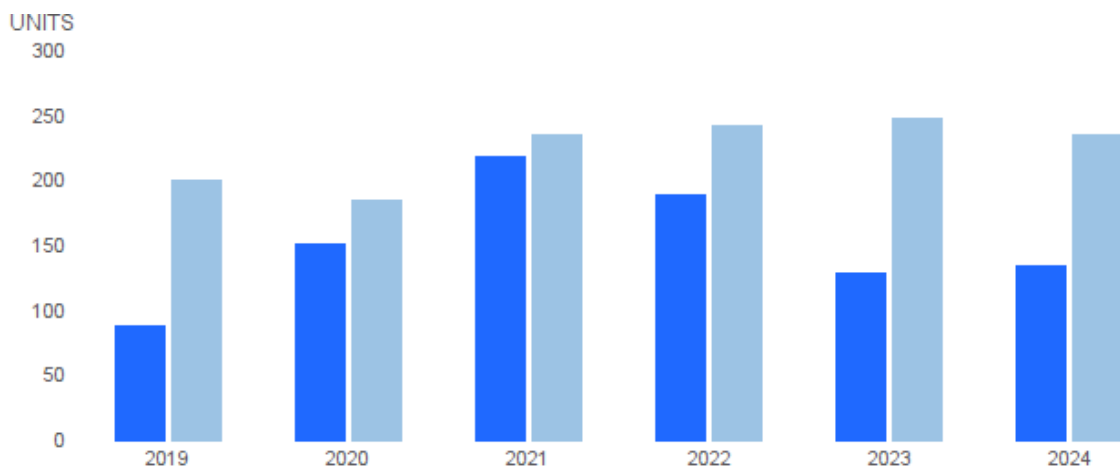
	Month to Date			Year to Date		
	November 2024	November 2023	% Change	YTD 2024	YTD 2023	% Change
New Listings	20	20	0%	236	226	4.42% ↑
Sold Listings	8	6	33.33% ↑	135	118	14.41% ↑
Median List Price (Solds)	\$537,000	\$352,500	52.34% ↑	\$475,000	\$392,000	21.17% ↑
Median Sold Price	\$525,750	\$337,500	55.78% ↑	\$440,000	\$350,000	25.71% ↑
Median Days on Market	266	134	98.51% ↑	173	147	17.69% ↑
Average List Price (Solds)	\$738,375	\$801,000	-7.82% ↓	\$627,934	\$594,903	5.55% ↑
Average Sold Price	\$693,187	\$728,333	-4.83% ↓	\$587,047	\$557,638	5.27% ↑
Average Days on Market	236	191	23.56% ↑	197	197	0%
List/Sold Price Ratio	94%	92%	2.17% ↑	94%	92.3%	1.84% ↑

SOLD AND NEW PROPERTIES (UNITS)

November 2024 | Single Family ?

Sold Properties | Number of properties sold during the year

New Properties | Number of properties listed during the year.

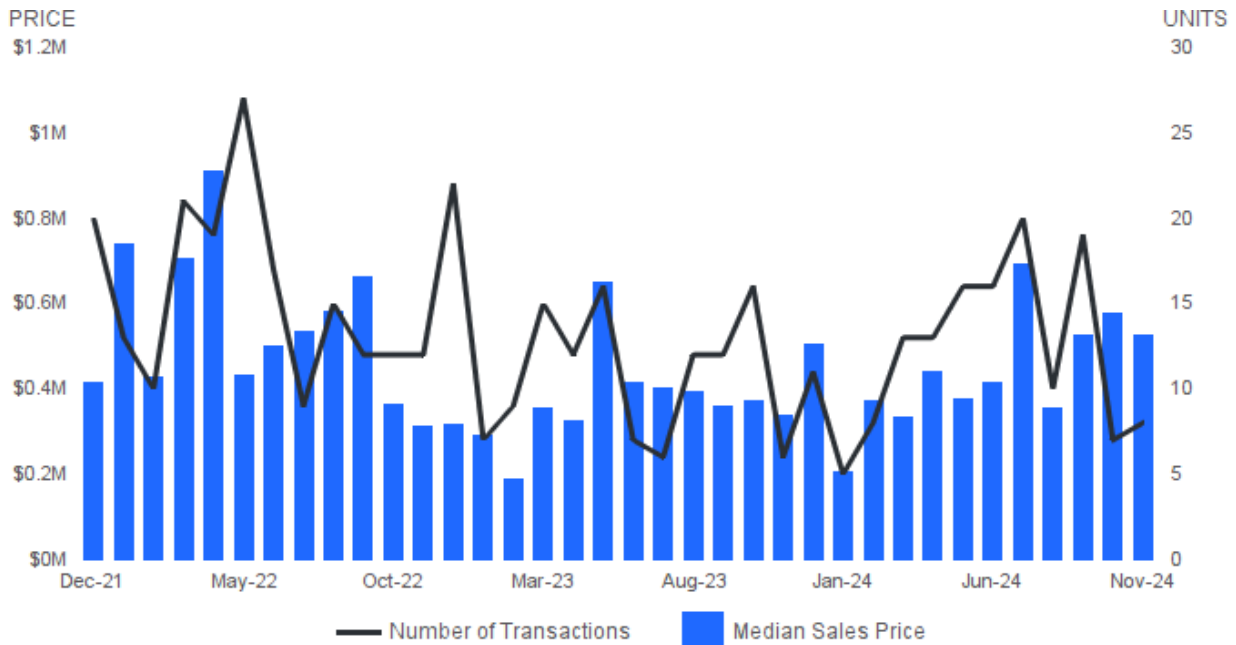


Sold Properties	88	152	218	189	129	135
New Properties	200	185	235	242	248	236
Sold Volume	\$34.98M	\$67.27M	\$128.50M	\$133.15M	\$72.13M	\$79.25M
Listing Volume	\$110.96M	\$118.33M	\$189.41M	\$185.76M	\$197.72M	\$162.67M
Median Sale Price	\$326K	\$340K	\$473K	\$475K	\$370K	\$440K

MEDIAN SALES PRICE AND NUMBER OF SALES

November 2024 | Single Family ?

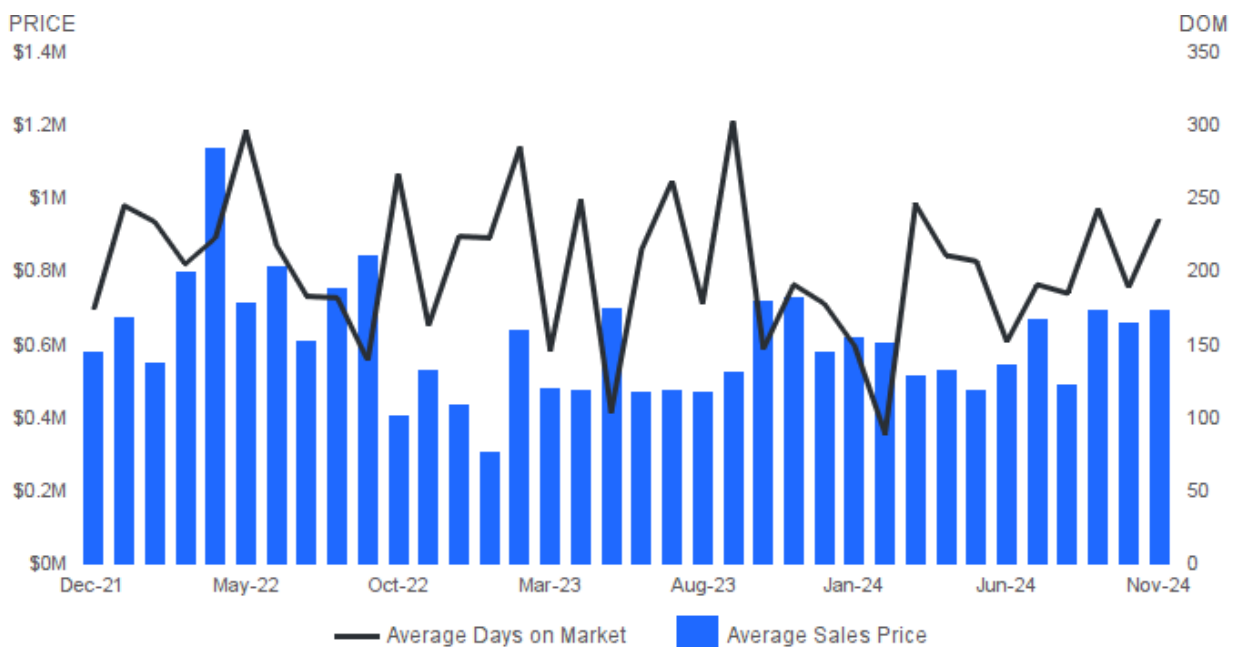
Median Sales Price | Price of the "middle" property sold -an equal number of sales were above and below this price.
Number of Sales | Number of properties sold.



AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

November 2024 | Single Family ?

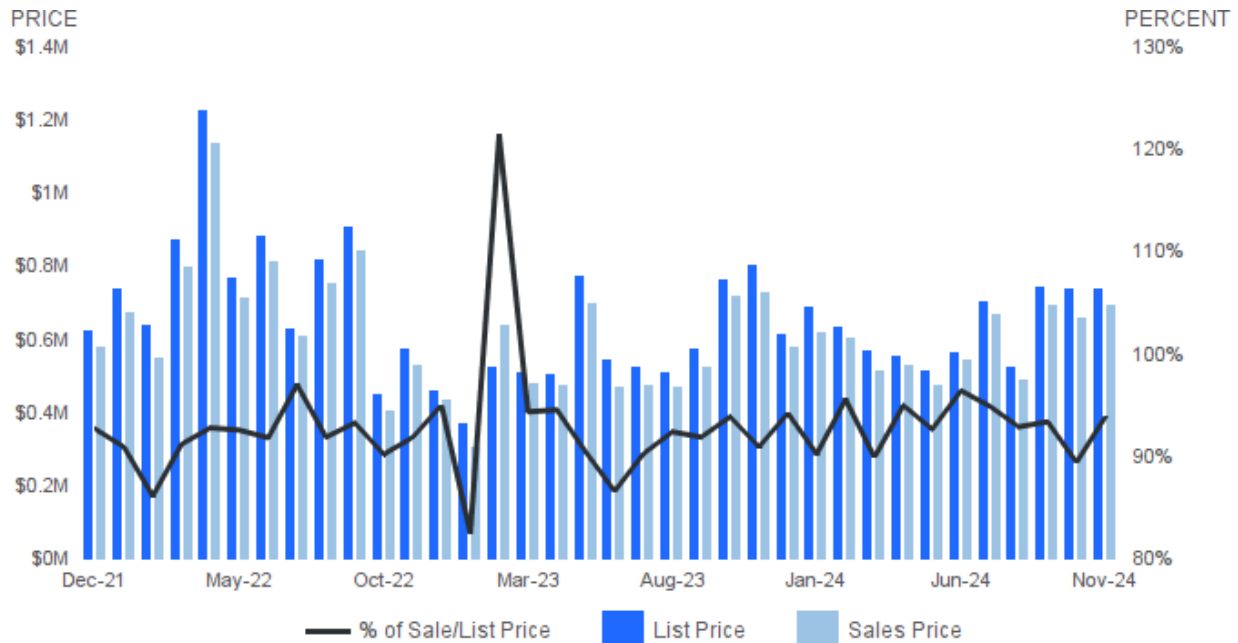
Average Sales Price | Average sales price for all properties sold.
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

November 2024 | Single Family ?

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

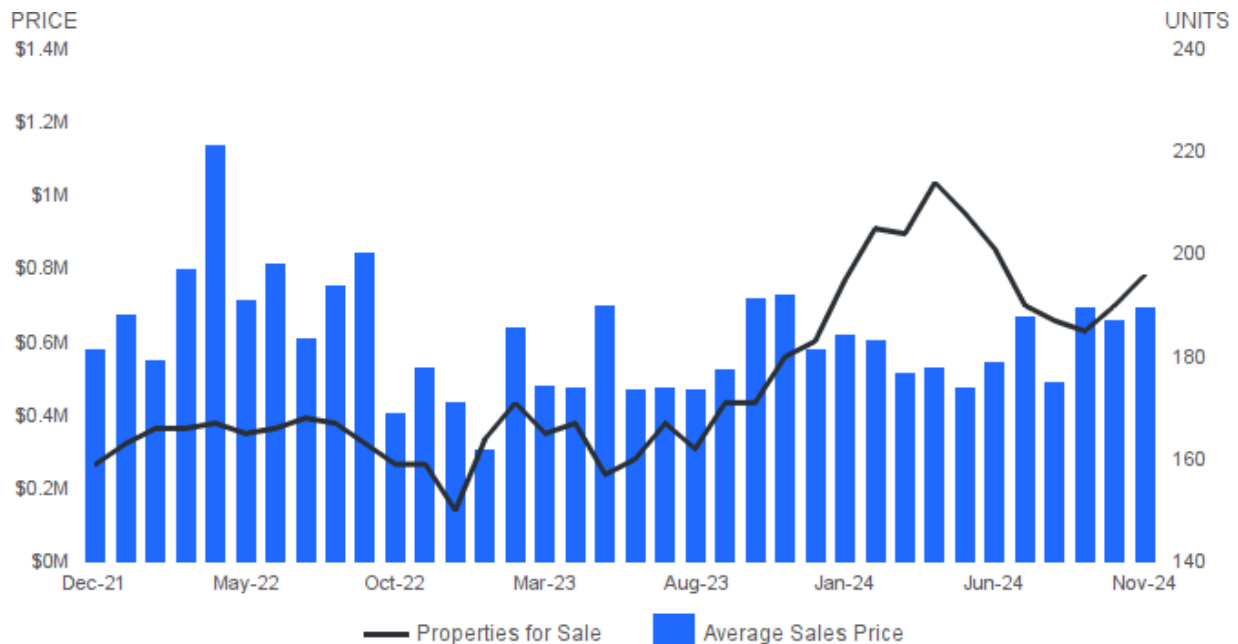


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

November 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.

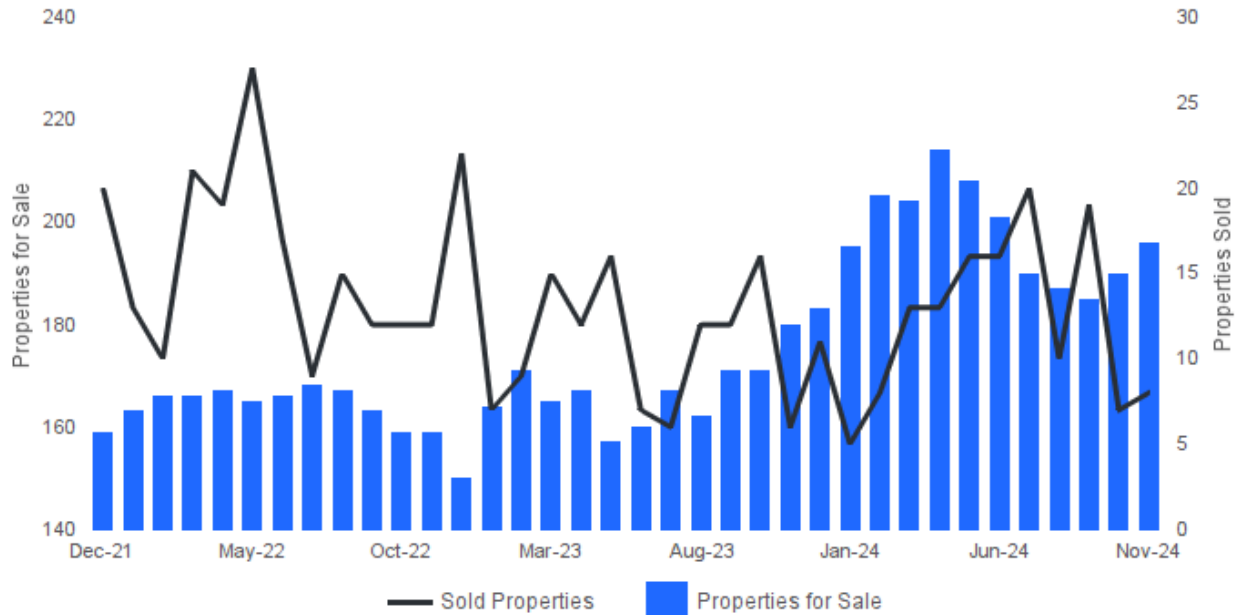


PROPERTIES FOR SALE AND SOLD PROPERTIES

November 2024 | Single Family ?

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

Sold Properties | Number of properties sold.



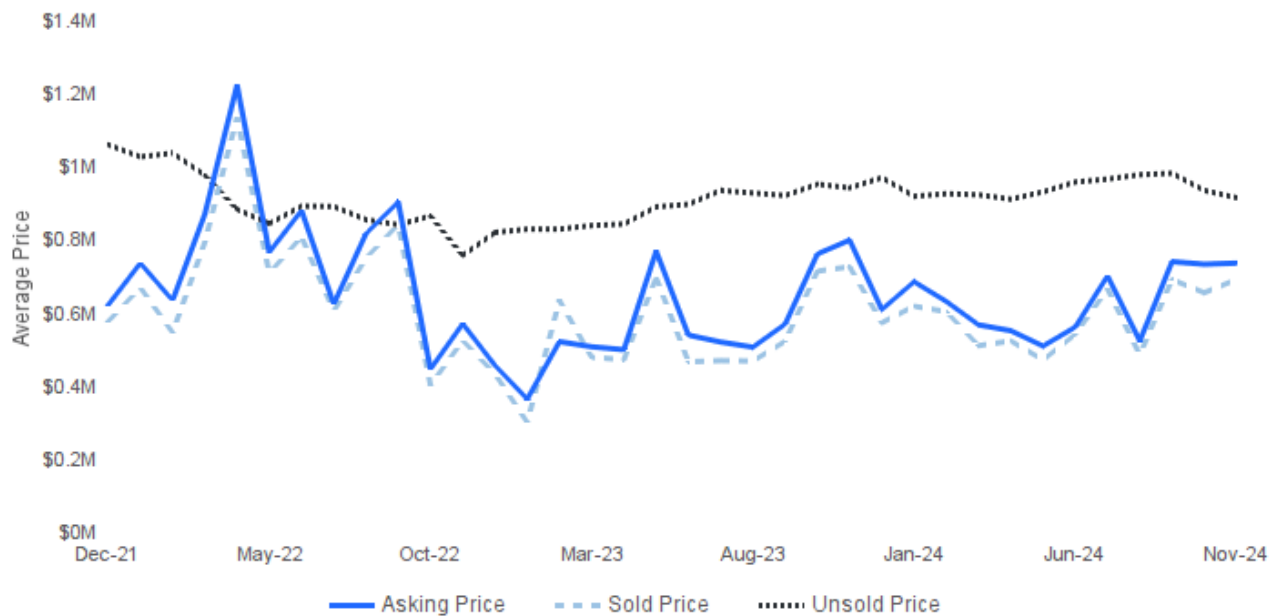
AVERAGE ASKING/SOLD/UNSOLD PRICE

November 2024 | Single Family ?

Asking Price | the average asking price of sold properties

Sold Price | the average selling price

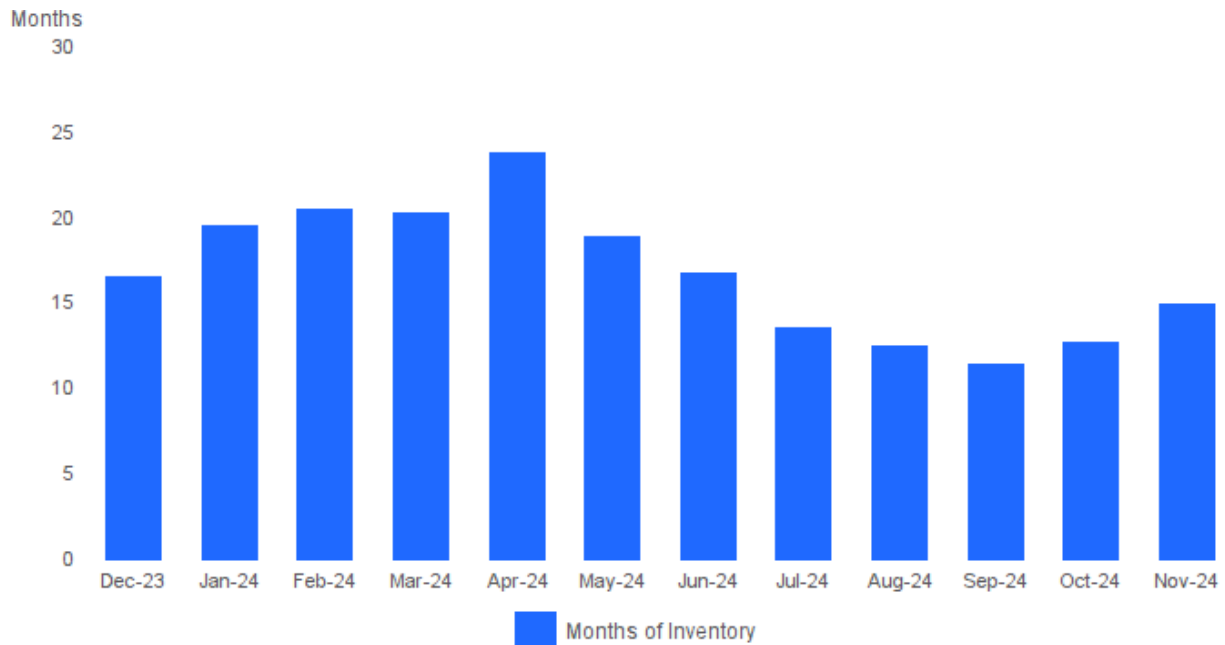
Unsold Price | the average active list price



ABSORPTION RATE

November 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.



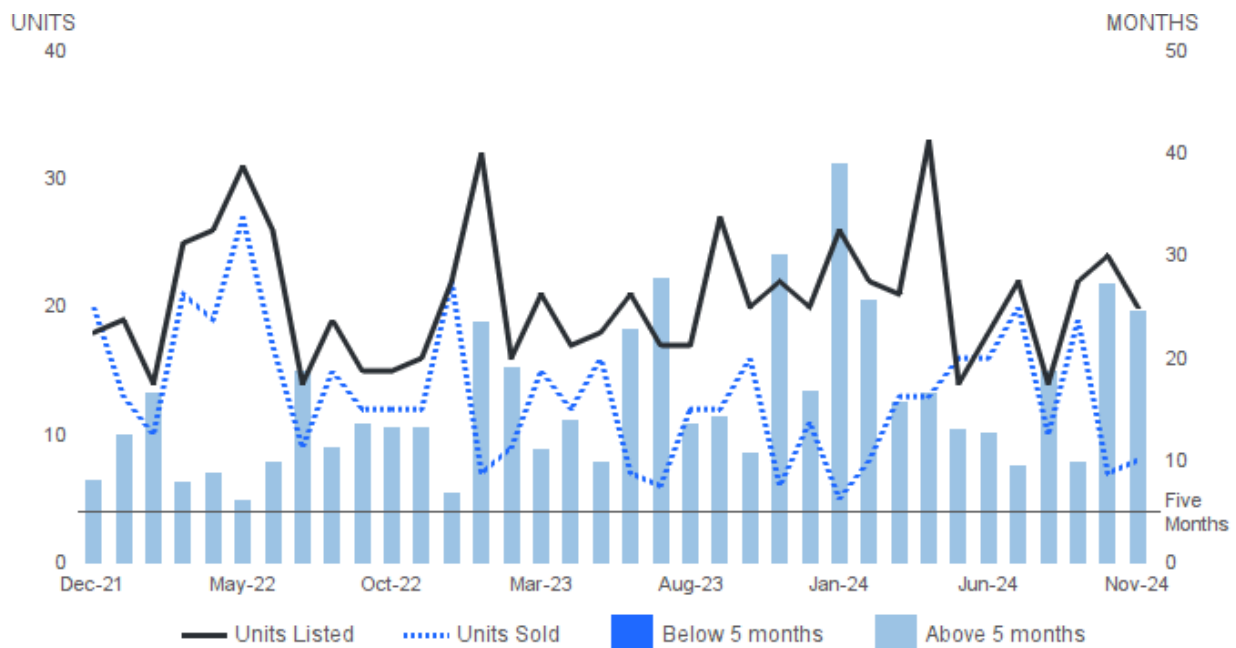
MONTHS SUPPLY OF INVENTORY

November 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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