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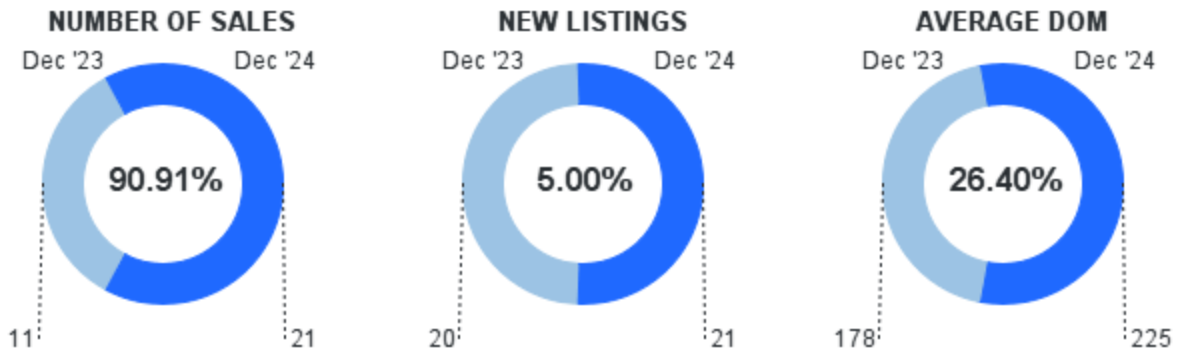
SINGLE FAMILY

DECEMBER 2024
COLDWELL BANKER AREA REPORTS
ST CROIX, USVI

ST. CROIX | December 2024

REAL ESTATE SNAPSHOT - Change since this time last year

Single Family



-14.51% ↓

MEDIAN SALES PRICE
SINGLE FAMILY

0.62% ↑

AVERAGE SALES PRICE
SINGLE FAMILY

-18.21% ↓

**MEDIAN LIST PRICE
(SOLD LISTINGS)**
SINGLE FAMILY

-2.36% ↓

**AVERAGE LIST PRICE
(SOLD LISTINGS)**
SINGLE FAMILY

■ Dec '23 ■ Dec '24

AREA REPORT

ST. CROIX

FULL MARKET SUMMARY

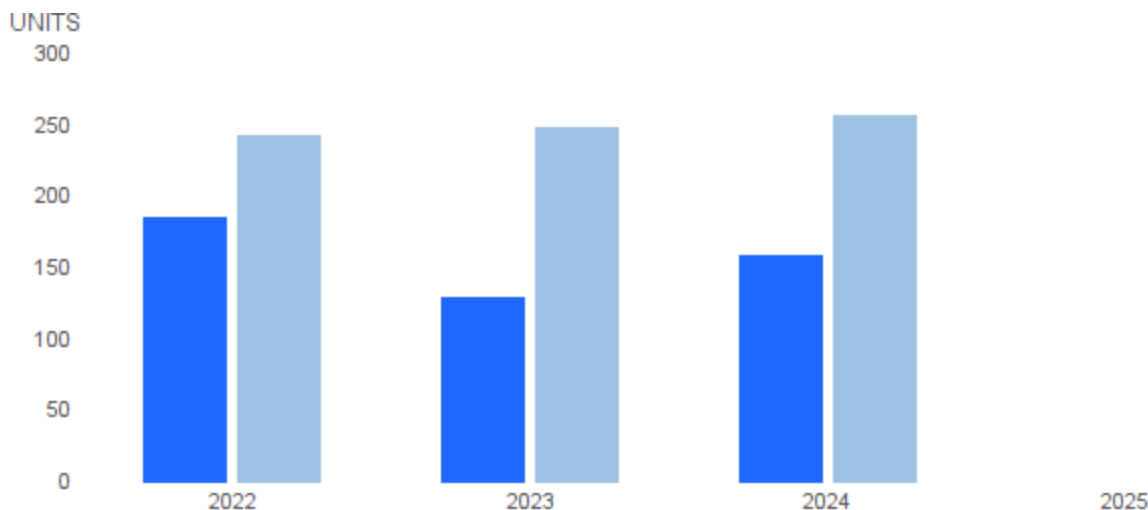
December 2024 | Single Family ?

	Month to Date			Year to Date		
	December 2024	December 2023	% Change	YTD 2024	YTD 2023	% Change
New Listings	21	20	5% ↑	257	248	3.63% ↑
Sold Listings	21	11	90.91% ↑	158	129	22.48% ↑
Median List Price (Solds)	\$449,000	\$549,000	-18.21% ↓	\$449,500	\$415,000	8.31% ↑
Median Sold Price	\$430,000	\$503,000	-14.51% ↓	\$437,500	\$370,000	18.24% ↑
Median Days on Market	168	92	82.61% ↑	172	143	20.28% ↑
Average List Price (Solds)	\$596,599	\$611,000	-2.36% ↓	\$618,213	\$596,275	3.68% ↑
Average Sold Price	\$579,280	\$575,727	0.62% ↑	\$580,863	\$559,181	3.88% ↑
Average Days on Market	225	178	26.4% ↑	201	196	2.55% ↑
List/Sold Price Ratio	98%	94.1%	4.16% ↑	94.6%	92.5%	2.27% ↑

SOLD AND NEW PROPERTIES (UNITS)

December 2024 | Single Family ?

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



Sold Properties	185	129	158	0
New Properties	242	248	257	0
Sold Volume	\$128.16M	\$72.13M	\$91.78M	\$0
Listing Volume	\$185.76M	\$197.57M	\$187.91M	\$0
Median Sale Price	\$475K	\$370K	\$438K	\$0

MEDIAN SALES PRICE AND NUMBER OF SALES

December 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

December 2024 | Single Family ?

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

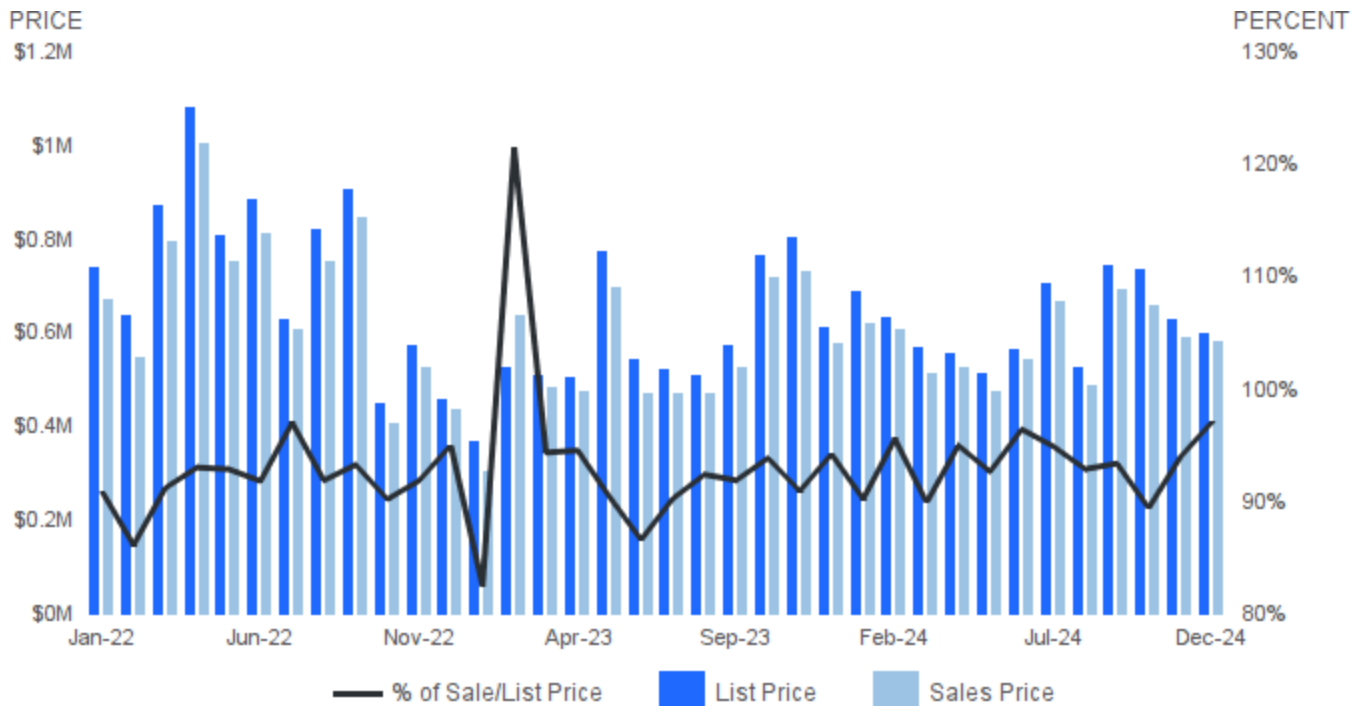
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

December 2024 | Single Family ?

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

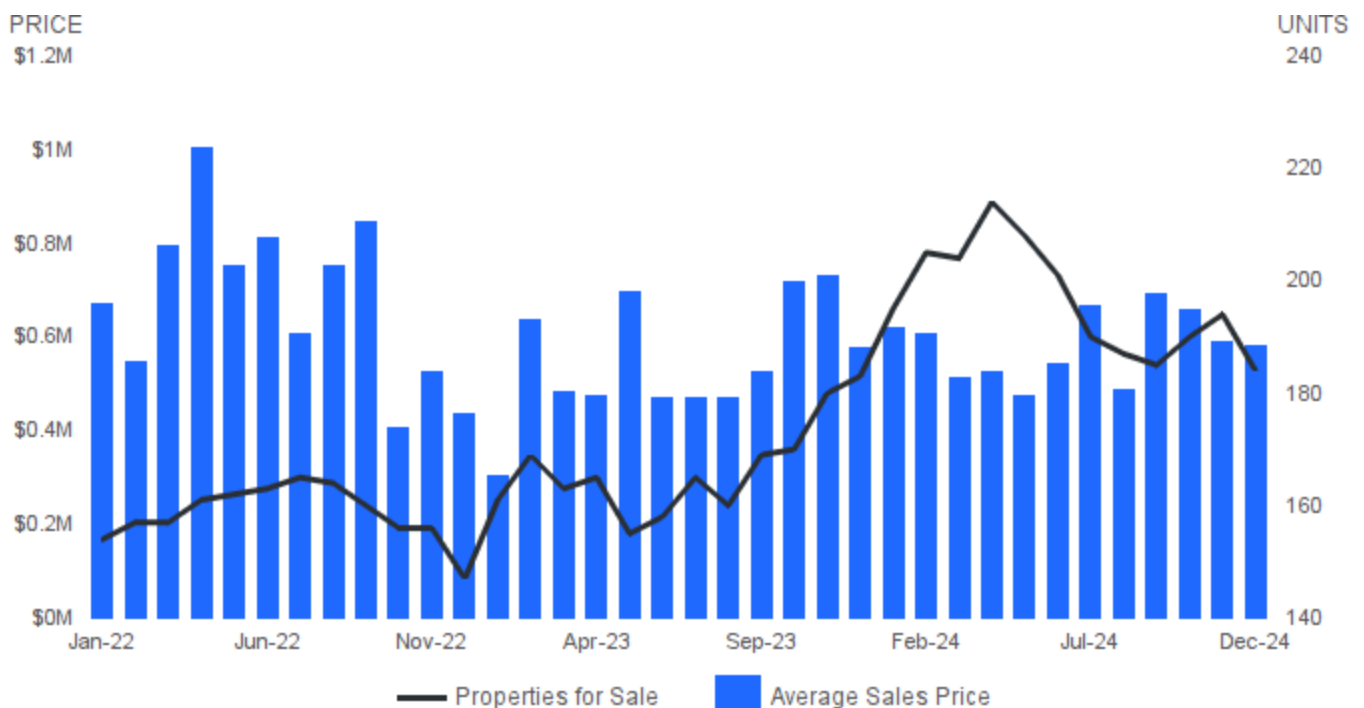


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

December 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.

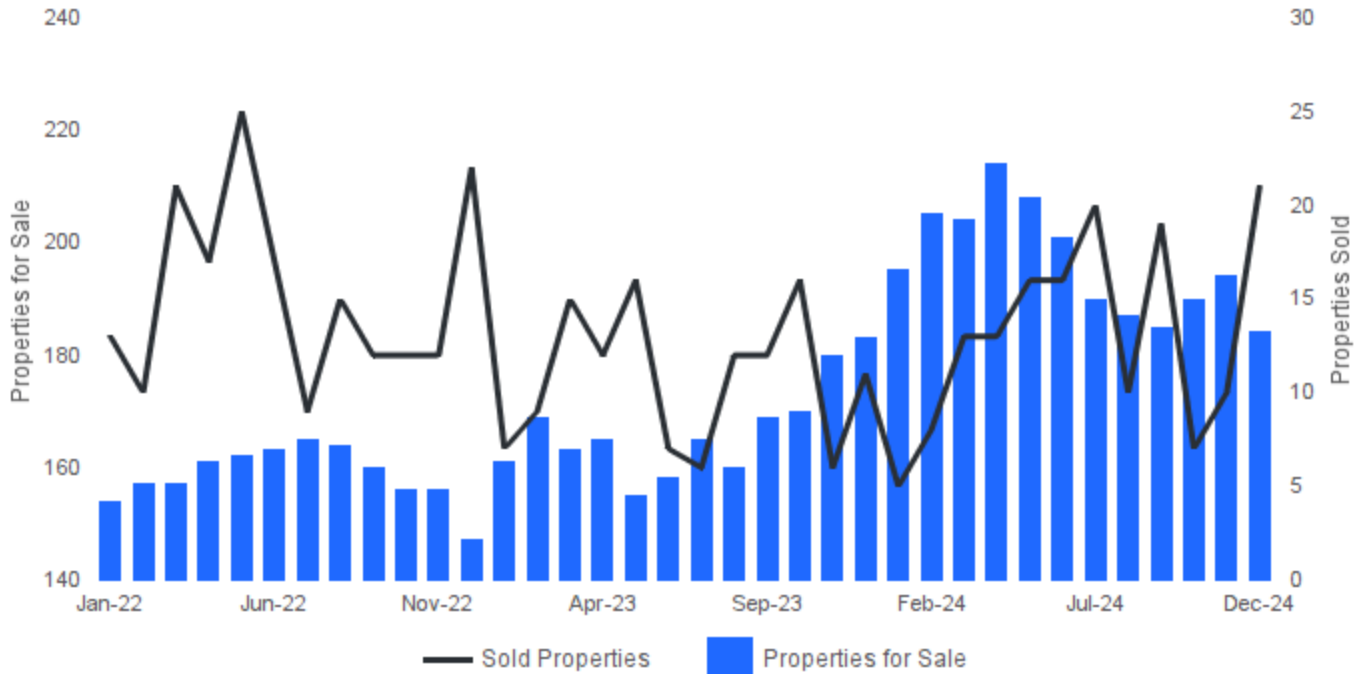


PROPERTIES FOR SALE AND SOLD PROPERTIES

December 2024 | Single Family ?

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

Sold Properties | Number of properties sold.



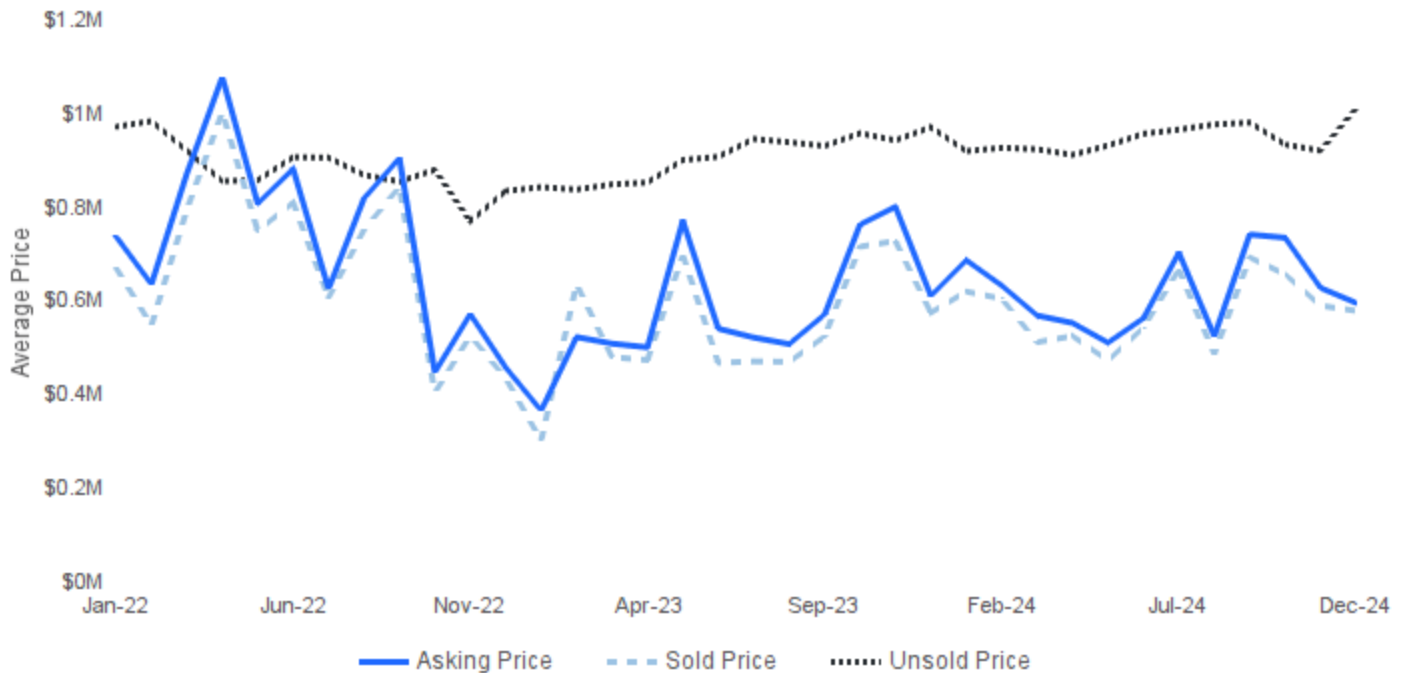
AVERAGE ASKING/SOLD/UNSOLD PRICE

December 2024 | Single Family ?

Asking Price | the average asking price of sold properties

Sold Price | the average selling price

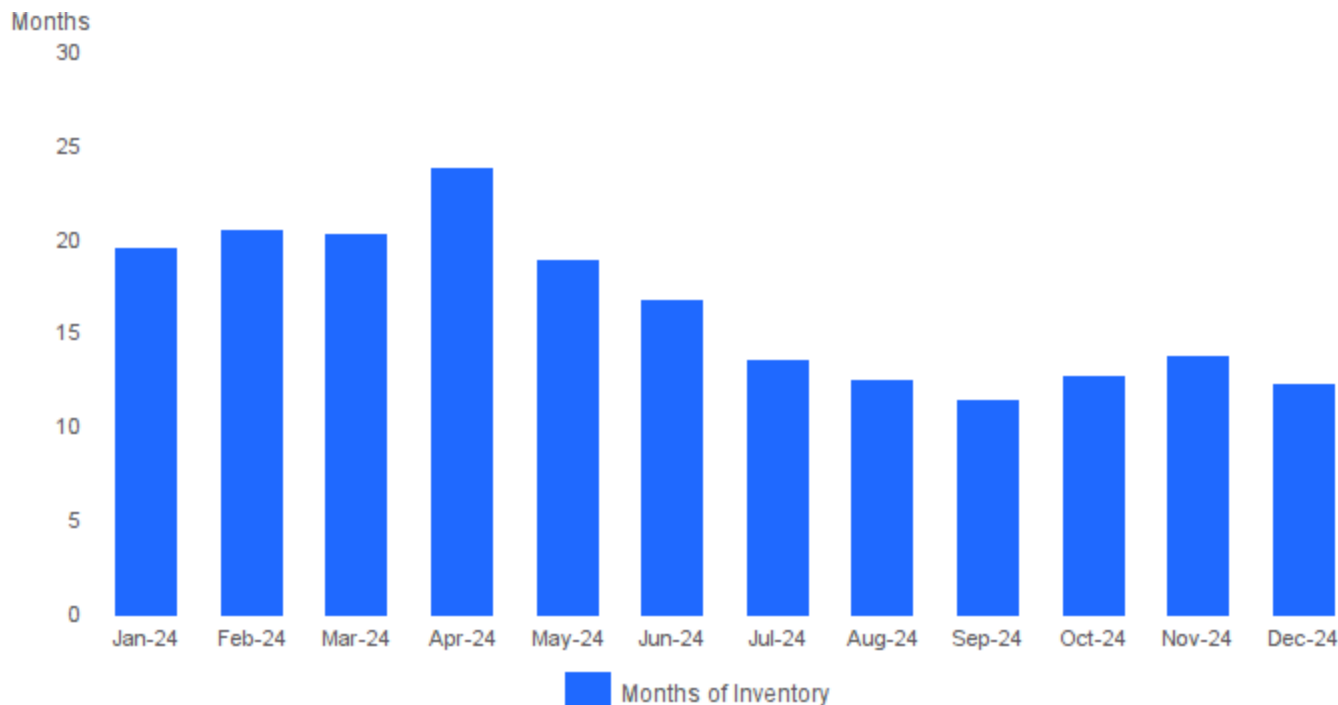
Unsold Price | the average active list price



ABSORPTION RATE

December 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.



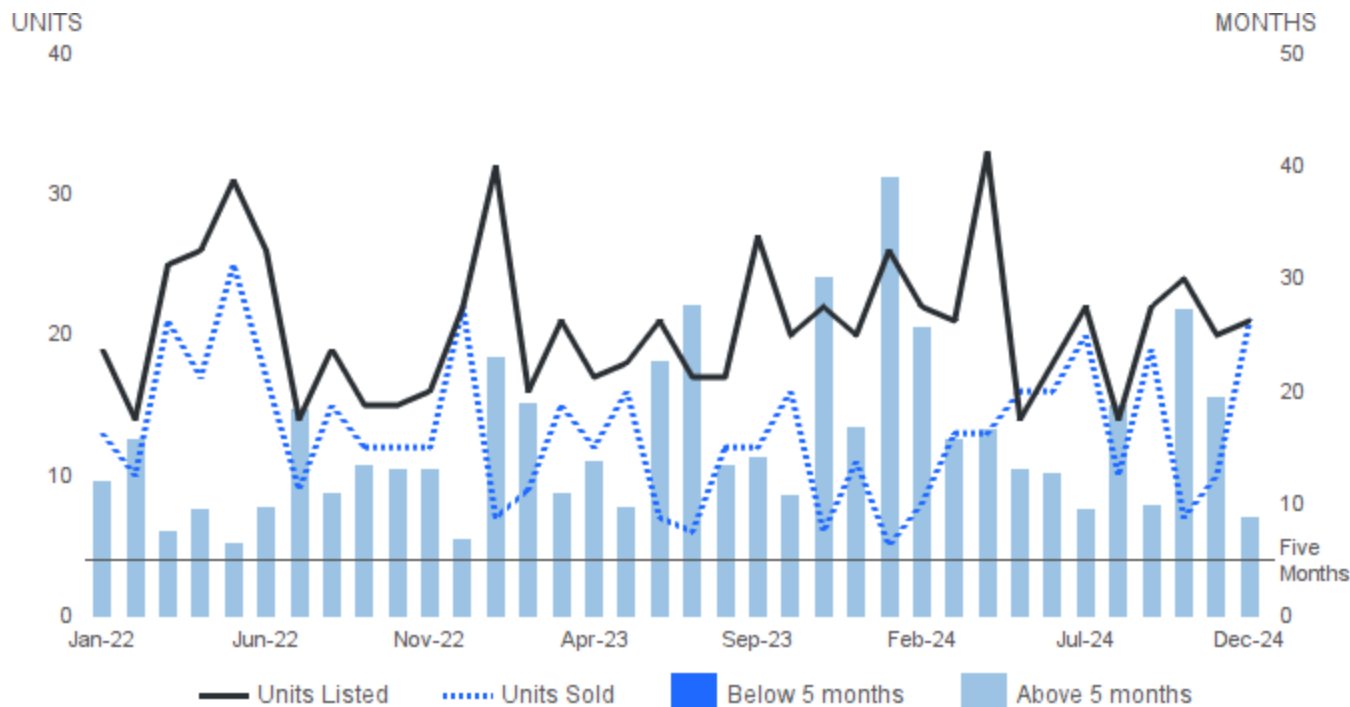
MONTHS SUPPLY OF INVENTORY

December 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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