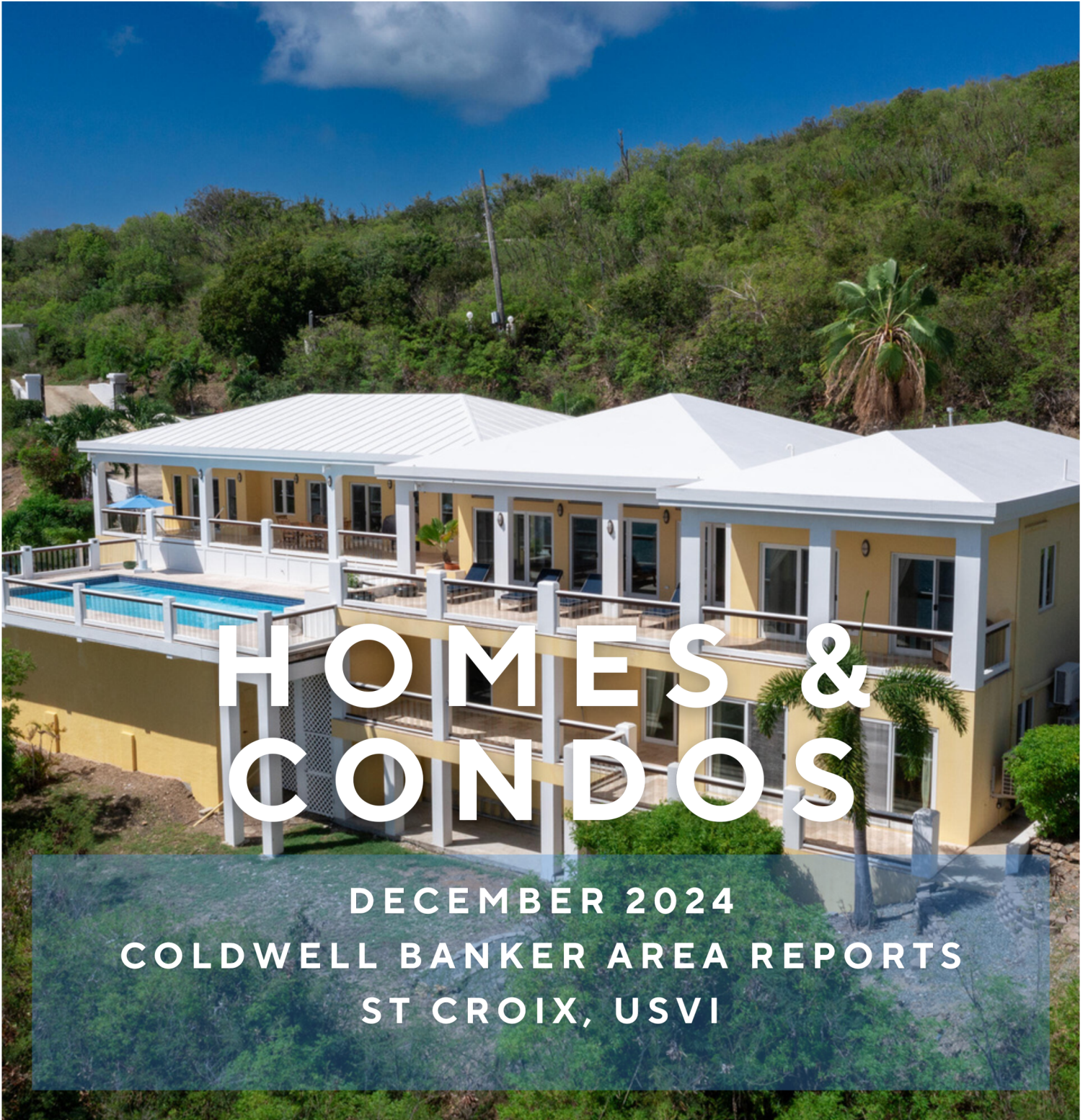




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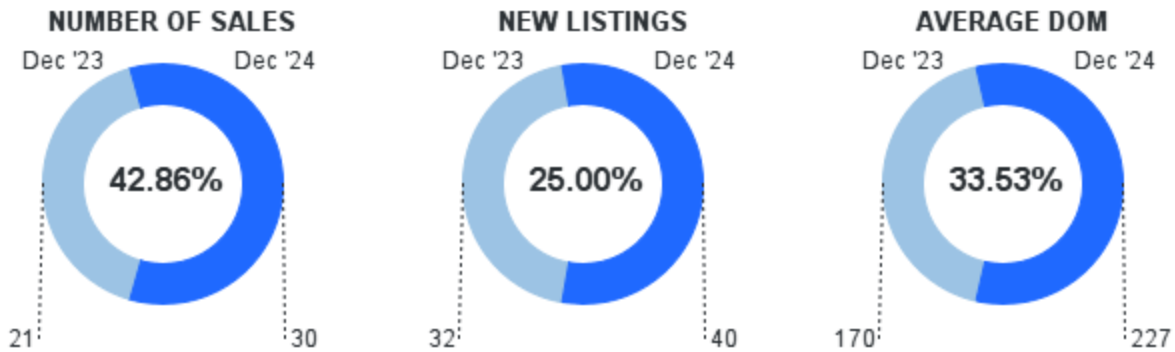
HOMES & CONDOS

DECEMBER 2024
COLDWELL BANKER AREA REPORTS
ST CROIX, USVI

ST. CROIX | December 2024

REAL ESTATE SNAPSHOT - Change since this time last year

All Property Types



-17.84% ↓

MEDIAN SALES PRICE
ALL PROPERTY TYPES

9.48% ↑

AVERAGE SALES PRICE
ALL PROPERTY TYPES

-17.90% ↓

**MEDIAN LIST PRICE
(SOLD LISTINGS)**
ALL PROPERTY TYPES

8.59% ↑

**AVERAGE LIST PRICE
(SOLD LISTINGS)**
ALL PROPERTY TYPES

■ Dec '23 ■ Dec '24

AREA REPORT

St. Croix

FULL MARKET SUMMARY

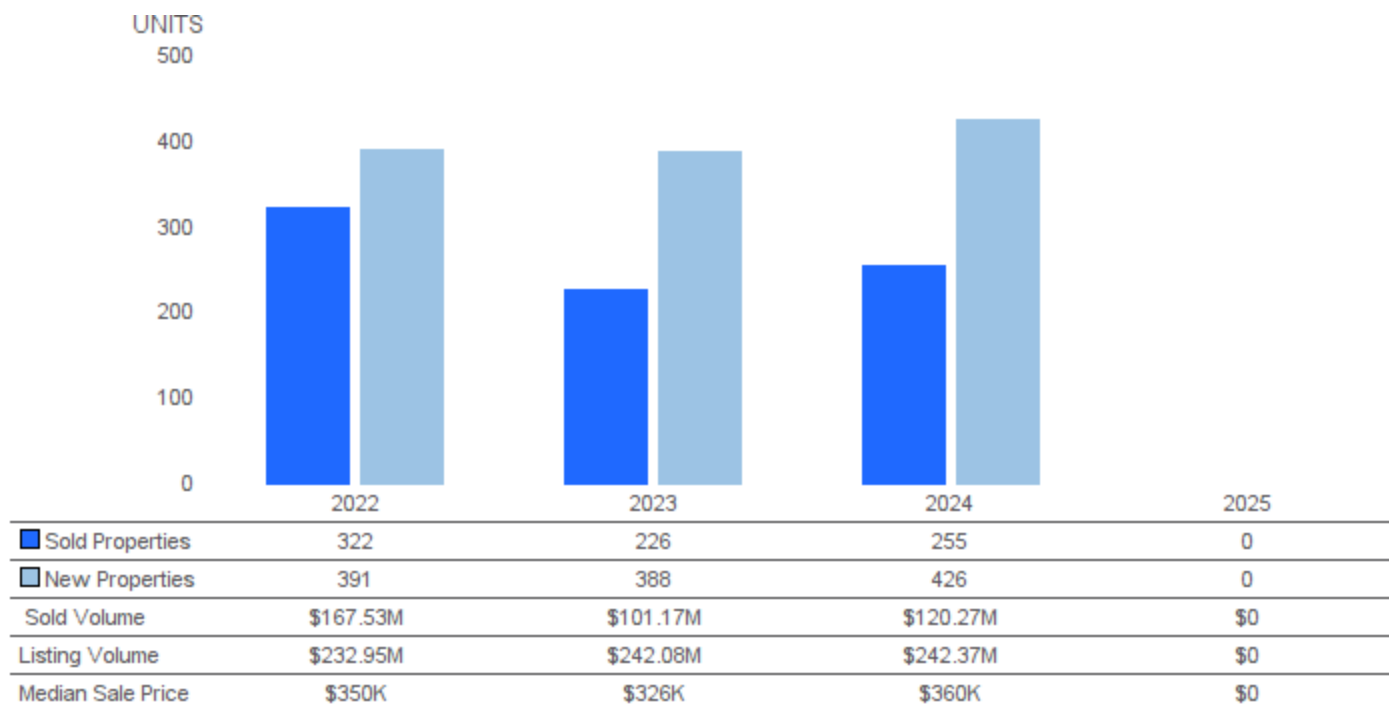
December 2024 | All Property Types ?

	Month to Date			Year to Date		
	December 2024	December 2023	% Change	YTD 2024	YTD 2023	% Change
New Listings	40	32	25% ↑	425	388	9.54% ↑
Sold Listings	30	21	42.86% ↑	255	226	12.83% ↑
Median List Price (Solds)	\$369,450	\$450,000	-17.9% ↓	\$375,000	\$350,000	7.14% ↑
Median Sold Price	\$361,500	\$440,000	-17.84% ↓	\$360,000	\$326,250	10.34% ↑
Median Days on Market	181	92	96.74% ↑	148	123	20.33% ↑
Average List Price (Solds)	\$516,516	\$475,666	8.59% ↑	\$502,212	\$475,124	5.7% ↑
Average Sold Price	\$495,559	\$452,661	9.48% ↑	\$471,631	\$447,649	5.36% ↑
Average Days on Market	227	170	33.53% ↑	189	169	11.83% ↑
List/Sold Price Ratio	95.8%	95.2%	0.56% ↑	94.1%	93.6%	0.48% ↑

SOLD AND NEW PROPERTIES (UNITS)

December 2024 | All Property Types ?

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

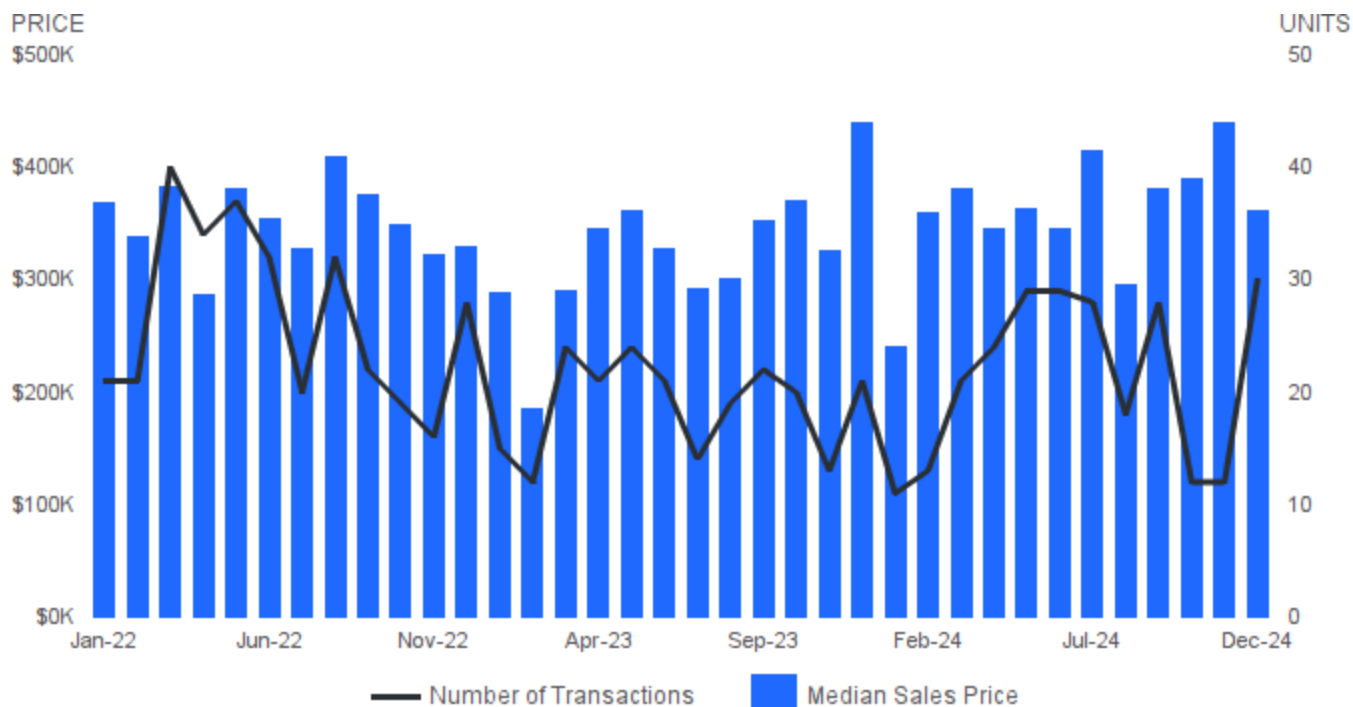


MEDIAN SALES PRICE AND NUMBER OF SALES

December 2024 | All Property Types ?

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.

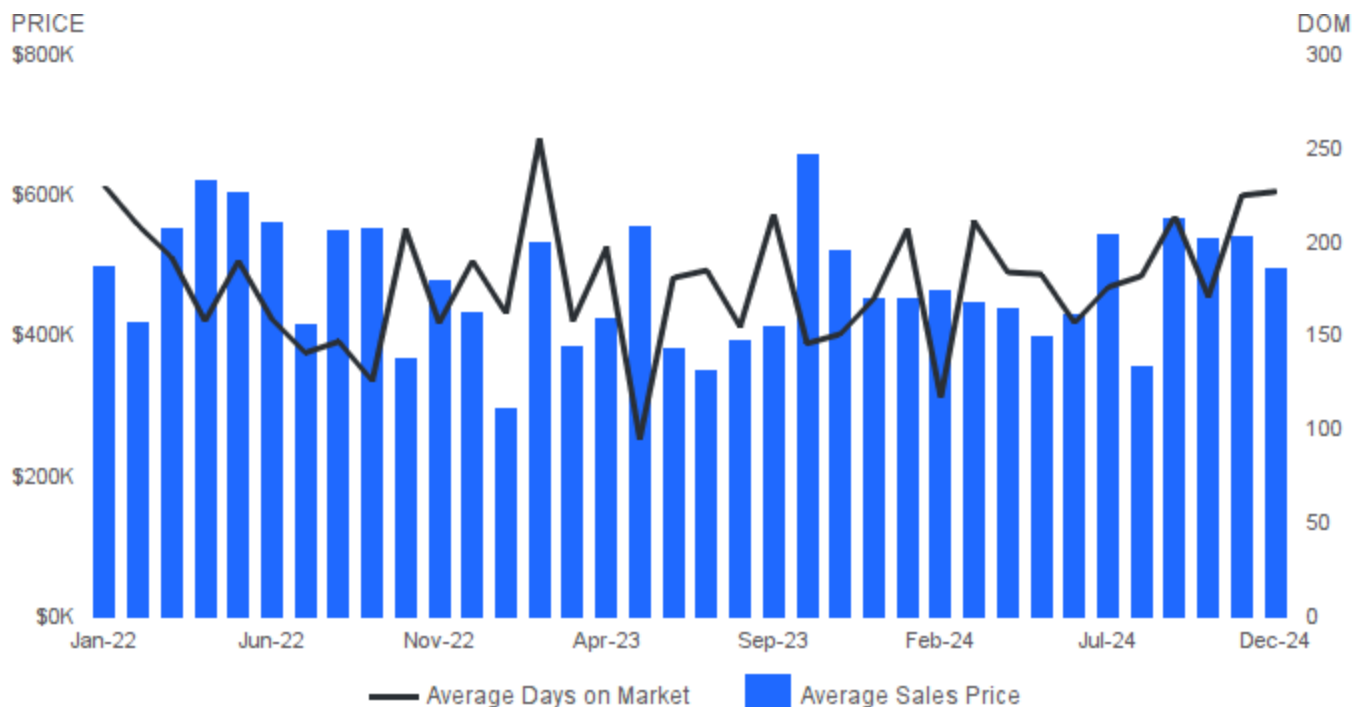


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

December 2024 | All Property Types ?

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

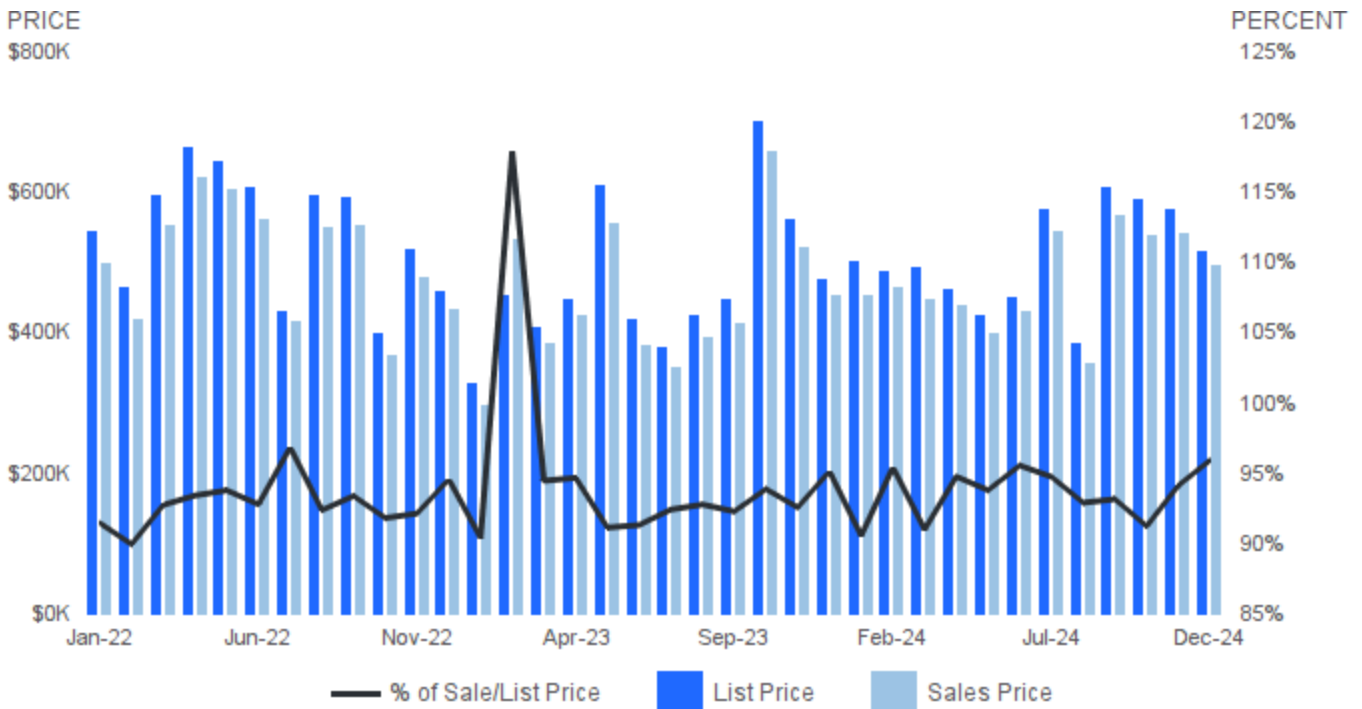
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

December 2024 | All Property Types ?

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

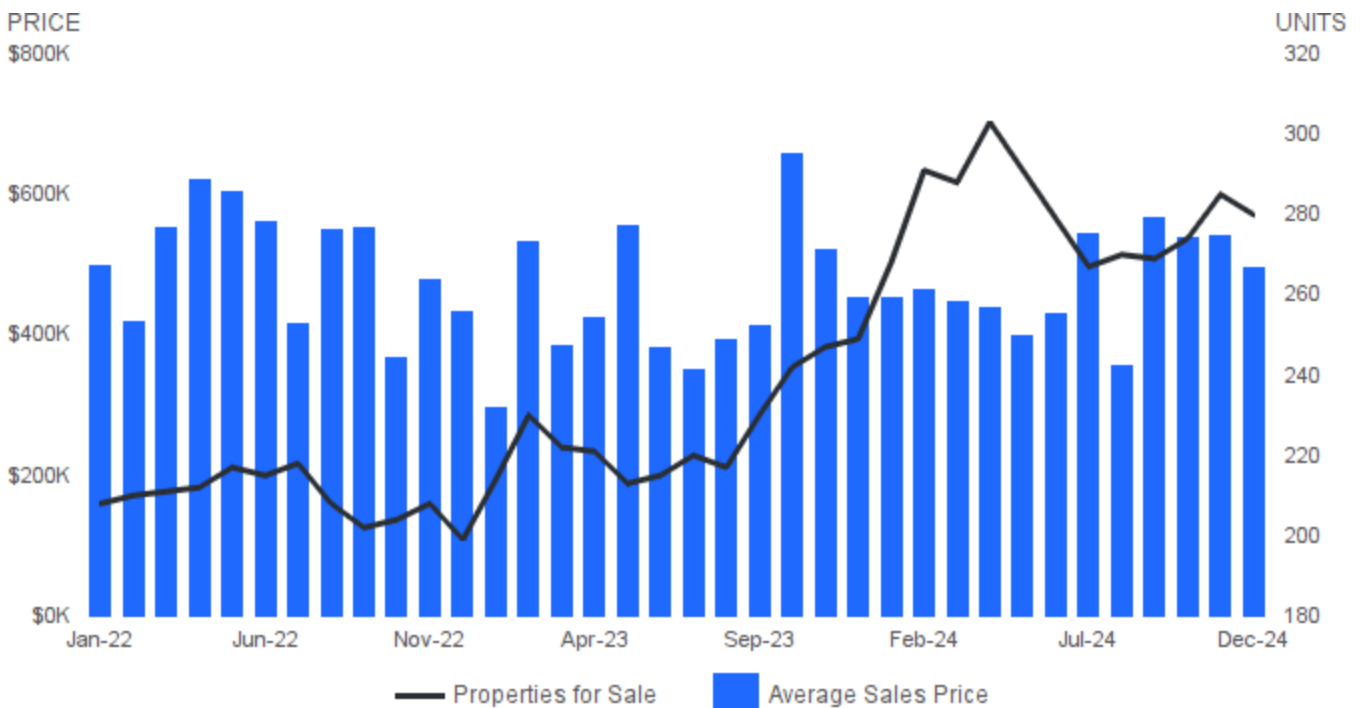


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

December 2024 | All Property Types ?

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

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

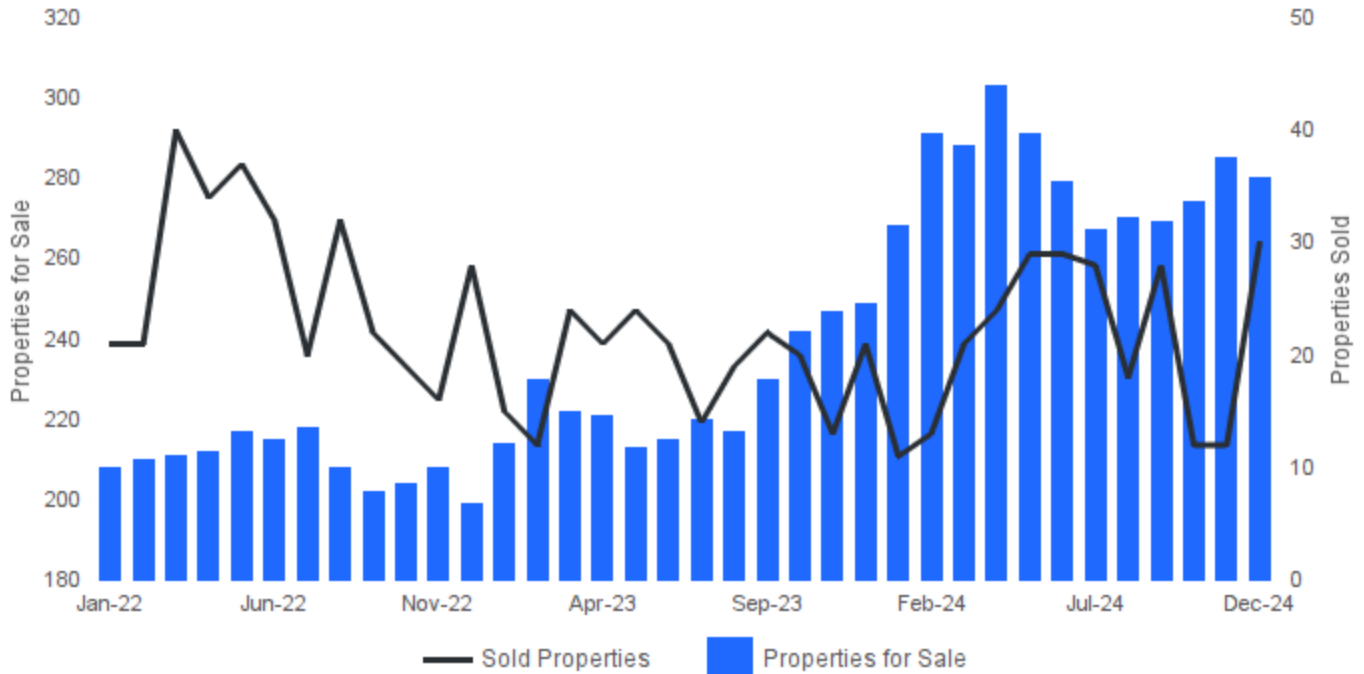


PROPERTIES FOR SALE AND SOLD PROPERTIES

December 2024 | All Property Types ?

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

Sold Properties | Number of properties sold.



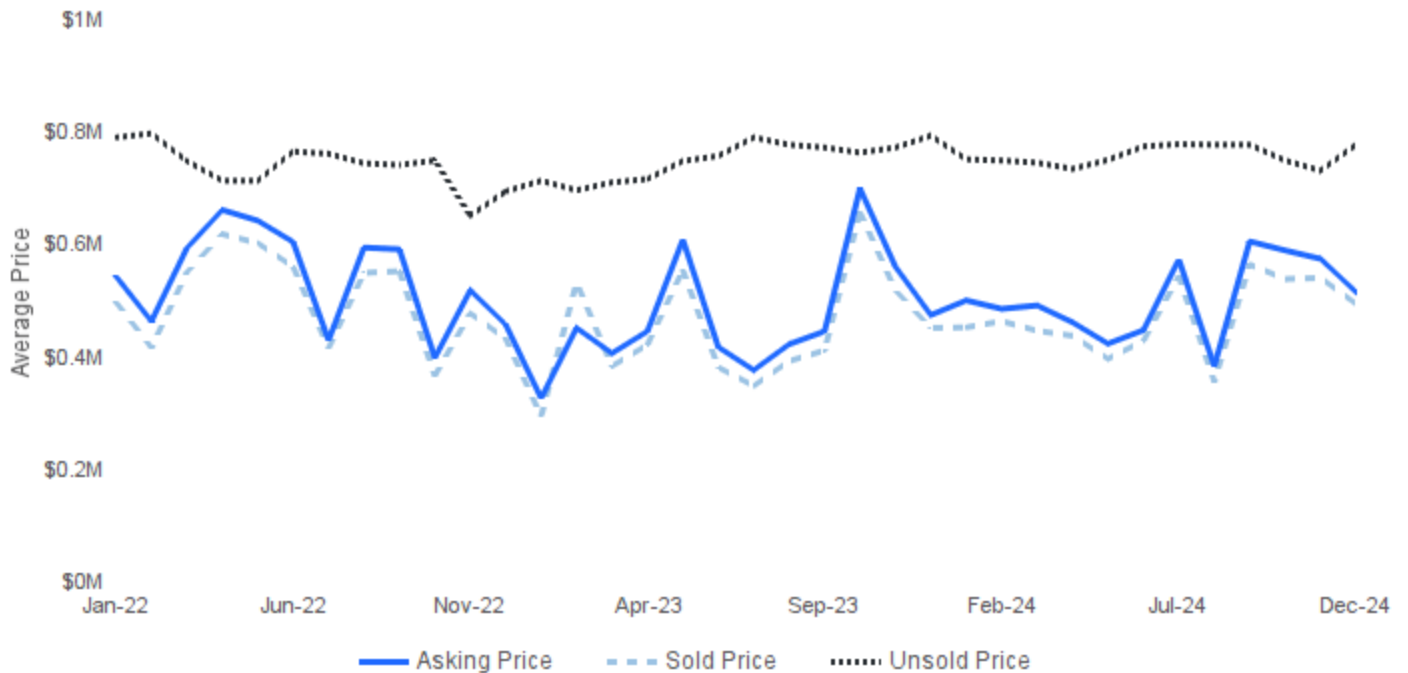
AVERAGE ASKING/SOLD/UNSOLD PRICE

December 2024 | All Property Types ?

Asking Price | the average asking price of sold properties

Sold Price | the average selling price

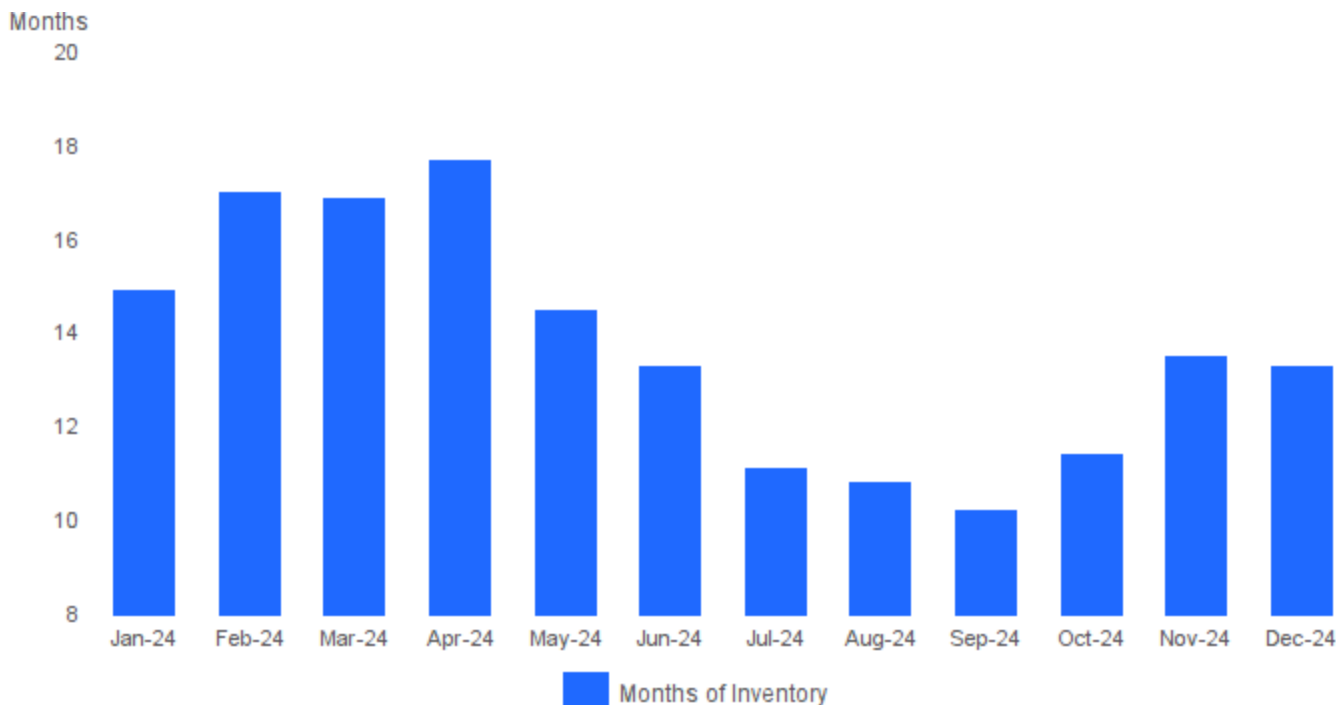
Unsold Price | the average active list price



ABSORPTION RATE

December 2024 | All Property Types ?

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.



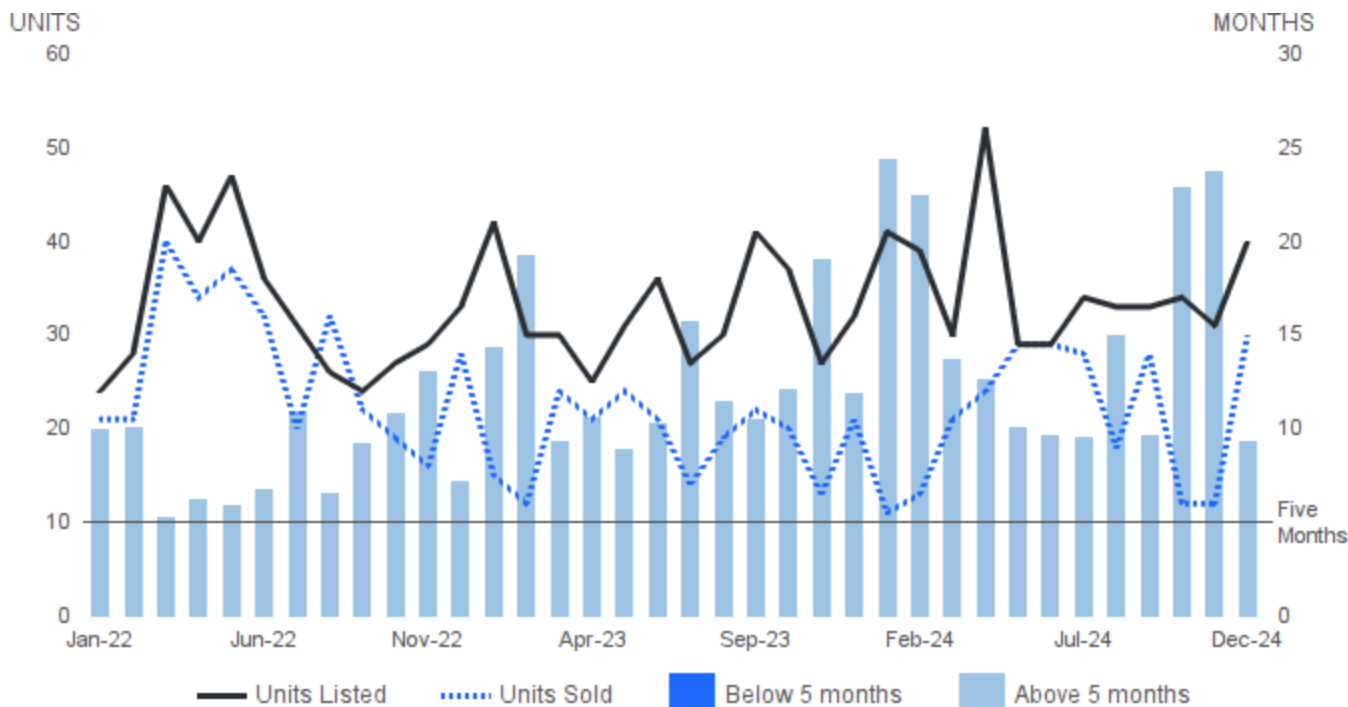
MONTHS SUPPLY OF INVENTORY

December 2024 | All Property Types ?

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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