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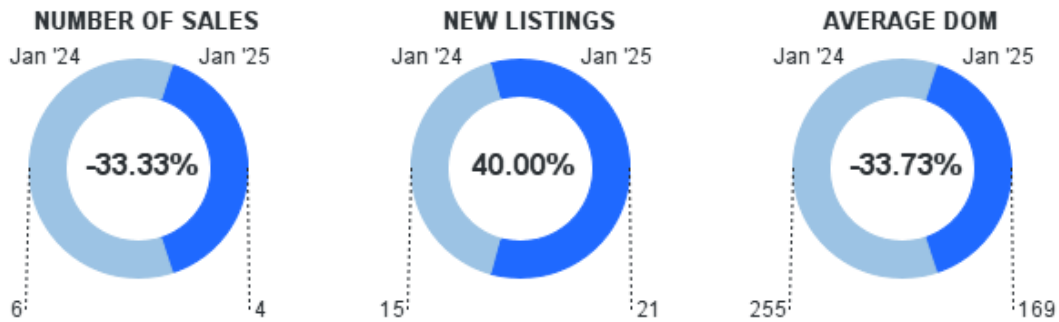
CONDO

JANUARY 2025
COLDWELL BANKER AREA REPORTS
ST CROIX, USVI

ST. CROIX | January 2025

REAL ESTATE SNAPSHOT - Change since this time last year

Condo



8.28%

MEDIAN SALES PRICE
CONDO

3.48%

AVERAGE SALES PRICE
CONDO

5.08%

MEDIAN LIST PRICE
(SOLD LISTINGS)
CONDO

6.16%

AVERAGE LIST PRICE
(SOLD LISTINGS)
CONDO

Jan '24 Jan '25

AREA REPORT

ST. CROIX

FULL MARKET SUMMARY

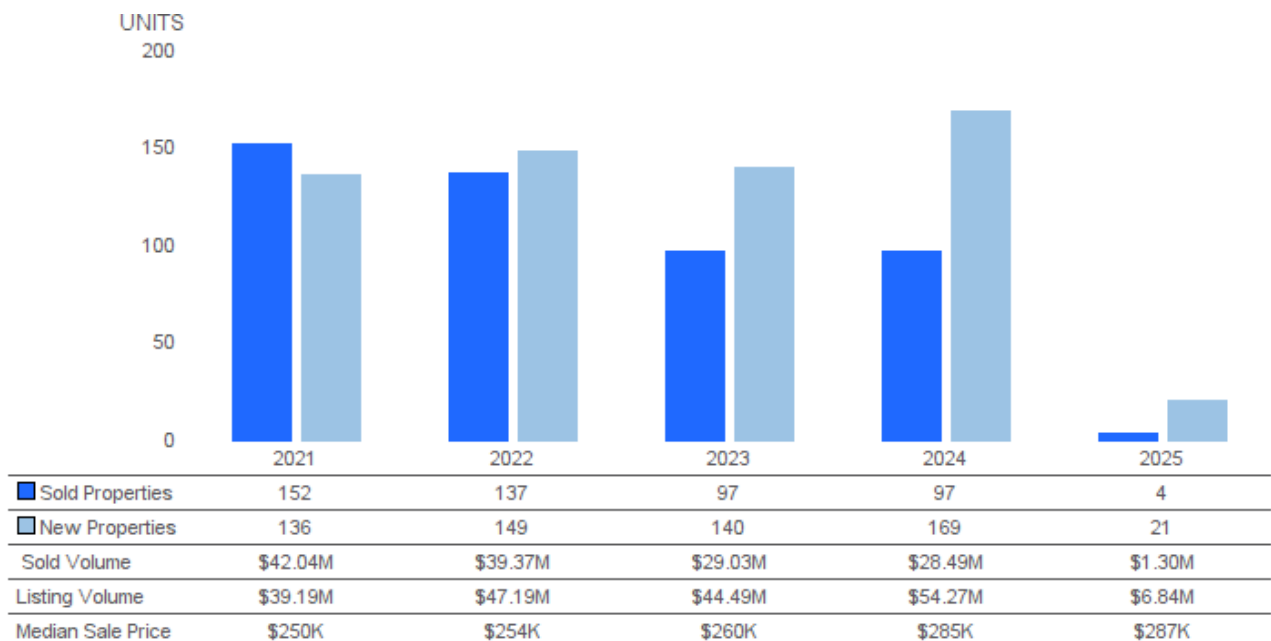
January 2025 | Condo ?

	Month to Date			Year to Date		
	January 2025	January 2024	% Change	YTD 2025	YTD 2024	% Change
New Listings	21	15	40% ↑	21	15	40% ↑
Sold Listings	4	6	-33.33% ↓	4	6	-33.33% ↓
Median List Price (Solds)	\$298,950	\$284,500	5.08% ↑	\$298,950	\$284,500	5.08% ↑
Median Sold Price	\$286,950	\$265,000	8.28% ↑	\$286,950	\$265,000	8.28% ↑
Median Days on Market	153	189	-19.05% ↓	153	189	-19.05% ↓
Average List Price (Solds)	\$366,975	\$345,666	6.16% ↑	\$366,975	\$345,666	6.16% ↑
Average Sold Price	\$325,975	\$315,000	3.48% ↑	\$325,975	\$315,000	3.48% ↑
Average Days on Market	169	255	-33.73% ↓	169	255	-33.73% ↓
List/Sold Price Ratio	91.5%	92.8%	-1.43% ↓	91.5%	92.8%	-1.43% ↓

SOLD AND NEW PROPERTIES (UNITS)

January 2025 | Condo ?

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

January 2025 | 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

January 2025 | 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

January 2025 | Condo ?

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

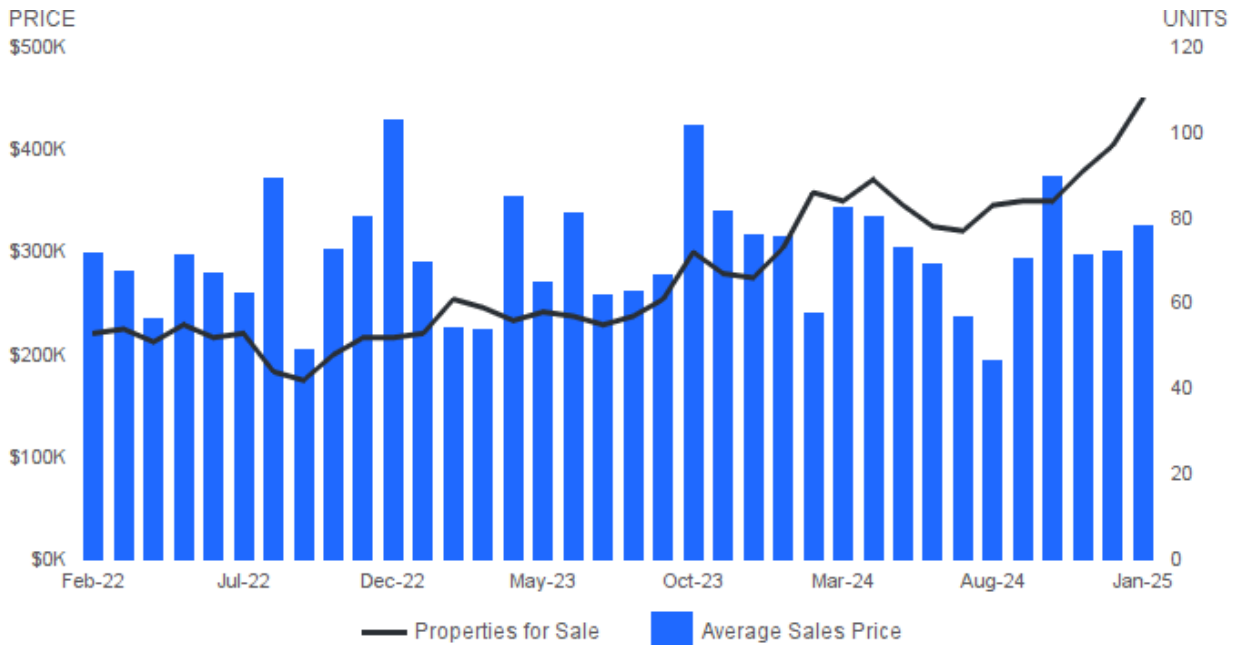


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

January 2025 | Condo ?

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

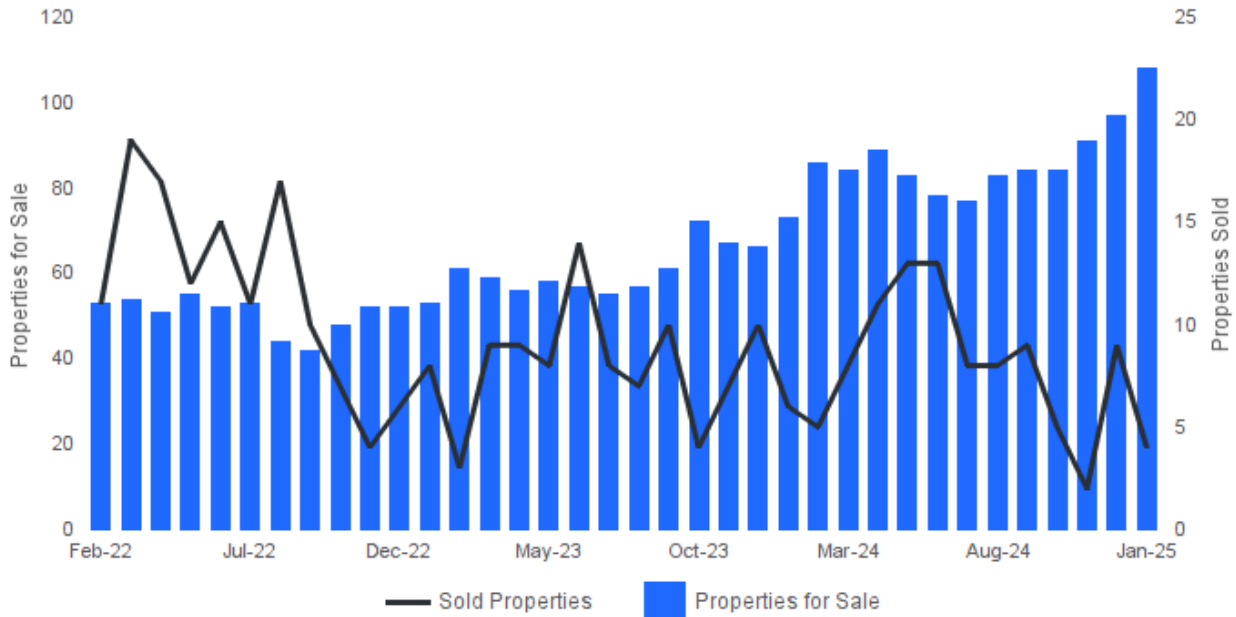
Properties for Sale | Number of properties listed for sale at the end of month.



PROPERTIES FOR SALE AND SOLD PROPERTIES

January 2025 | Condo ?

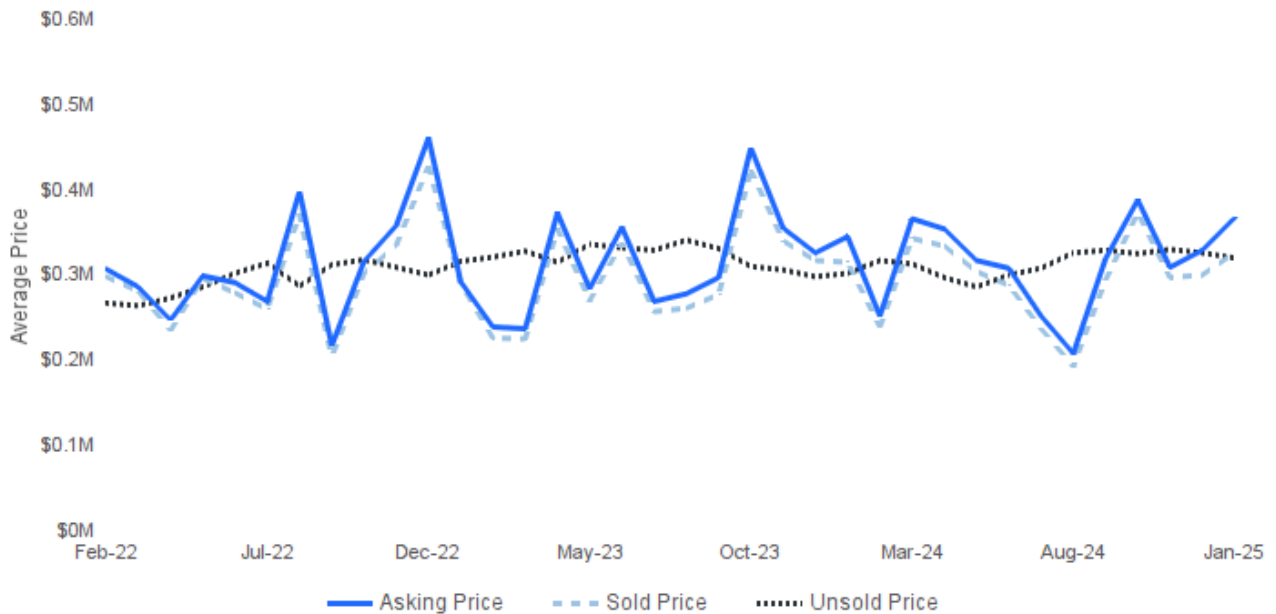
Properties for Sale | Number of properties listed for sale at the end of month.
Sold Properties | Number of properties sold.



AVERAGE ASKING/SOLD/UNSOLD PRICE

January 2025 | Condo ?

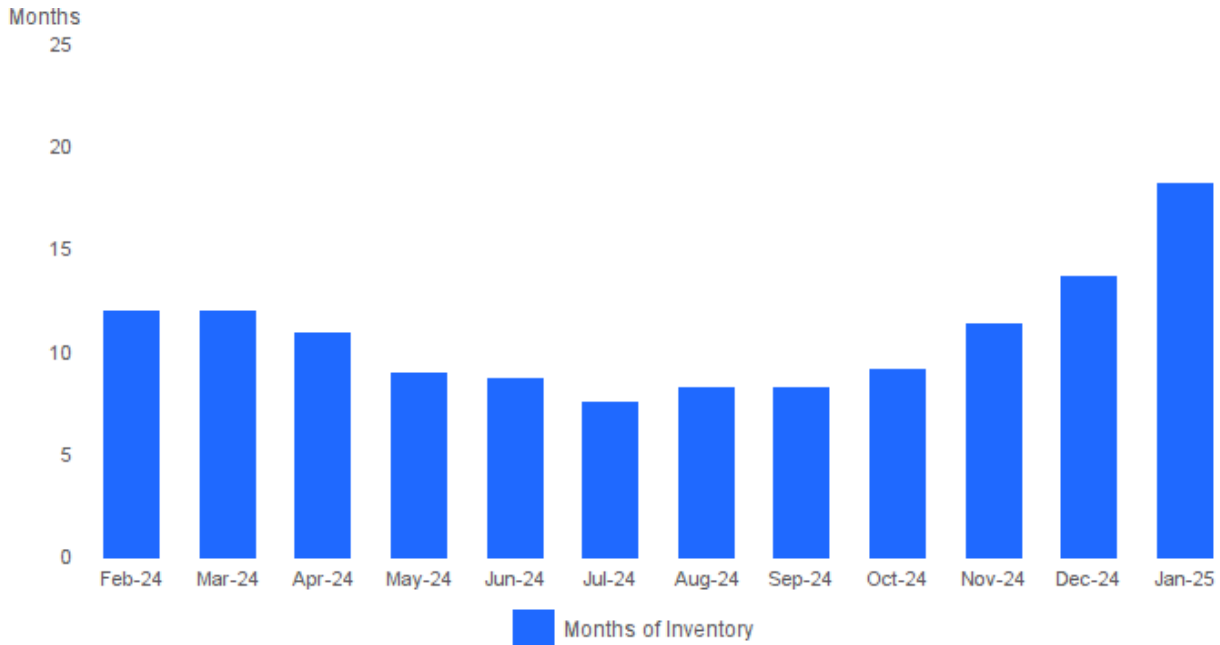
Asking Price | the average asking price of sold properties
Sold Price | the average selling price
Unsold Price | the average active list price



ABSORPTION RATE

January 2025 | 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.



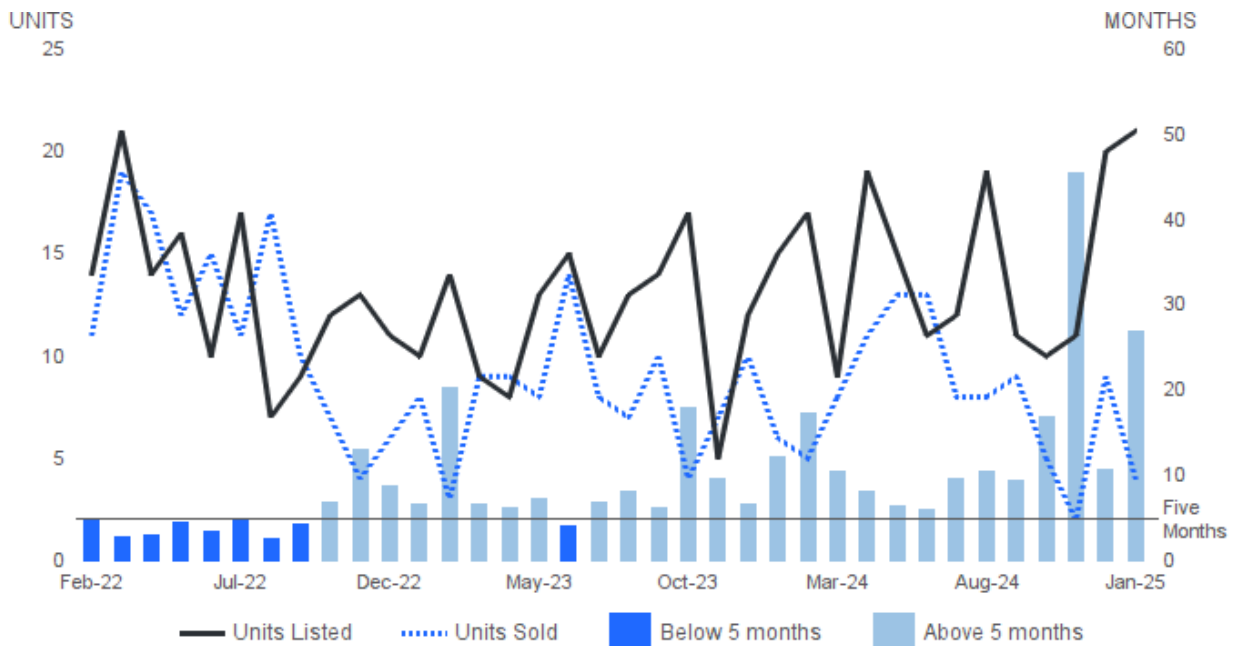
MONTHS SUPPLY OF INVENTORY

January 2025 | 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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