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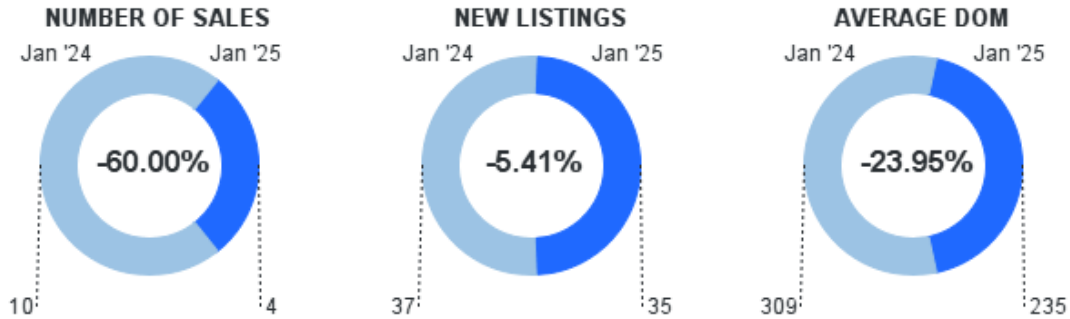
LAND

JANUARY 2025
COLDWELL BANKER AREA REPORTS
ST CROIX, USVI

ST. CROIX | January 2025

REAL ESTATE SNAPSHOT - Change since this time last year

Lots/Acres



32.51% 

MEDIAN SALES PRICE
LOTS/ACRES

105.19% 

AVERAGE SALES PRICE
LOTS/ACRES

59.36% 

MEDIAN LIST PRICE
(SOLD LISTINGS)
LOTS/ACRES

97.29% 

AVERAGE LIST PRICE
(SOLD LISTINGS)
LOTS/ACRES

 Jan '24  Jan '25

AREA REPORT

ST. CROIX

FULL MARKET SUMMARY

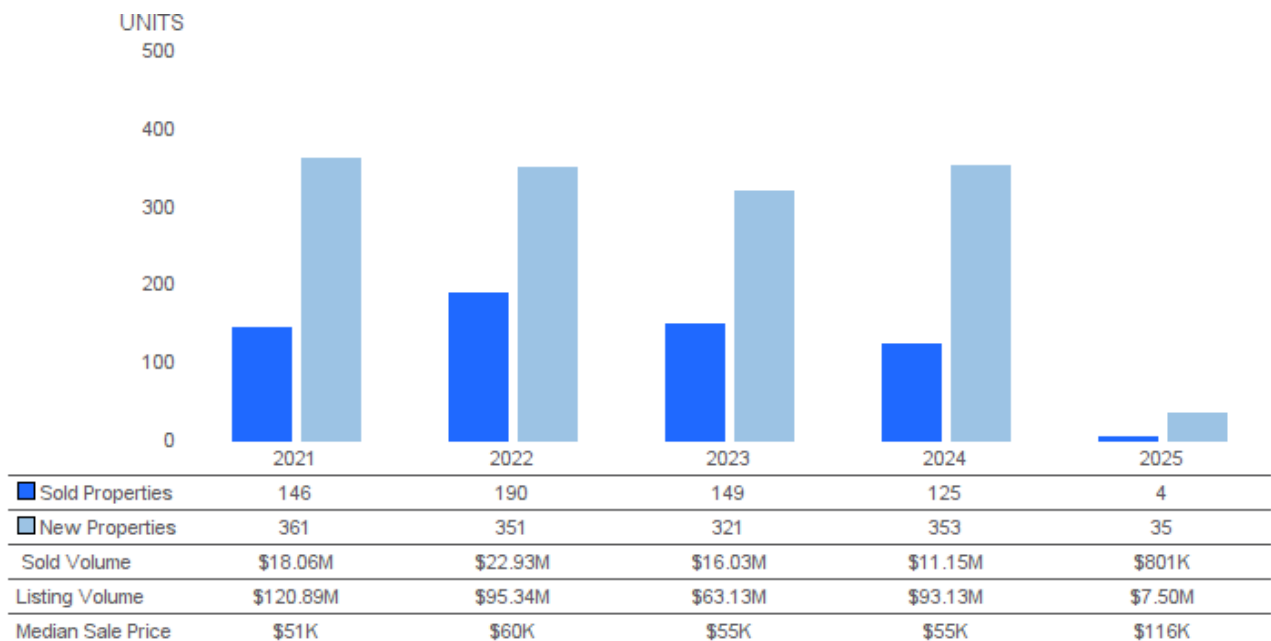
January 2025 | Lots/Acres ?

	Month to Date			Year to Date		
	January 2025	January 2024	% Change	YTD 2025	YTD 2024	% Change
New Listings	35	37	-5.41% ↓	35	37	-5.41% ↓
Sold Listings	4	10	-60% ↓	4	10	-60% ↓
Median List Price (Solds)	\$154,500	\$96,950	59.36% ↑	\$154,500	\$96,950	59.36% ↑
Median Sold Price	\$115,950	\$87,500	32.51% ↑	\$115,950	\$87,500	32.51% ↑
Median Days on Market	128	163	-21.47% ↓	128	163	-21.47% ↓
Average List Price (Solds)	\$226,250	\$114,680	97.29% ↑	\$226,250	\$114,680	97.29% ↑
Average Sold Price	\$200,225	\$97,580	105.19% ↑	\$200,225	\$97,580	105.19% ↑
Average Days on Market	235	309	-23.95% ↓	235	309	-23.95% ↓
List/Sold Price Ratio	85%	86.7%	-1.96% ↓	85%	86.7%	-1.96% ↓

SOLD AND NEW PROPERTIES (UNITS)

January 2025 | Lots/Acres ?

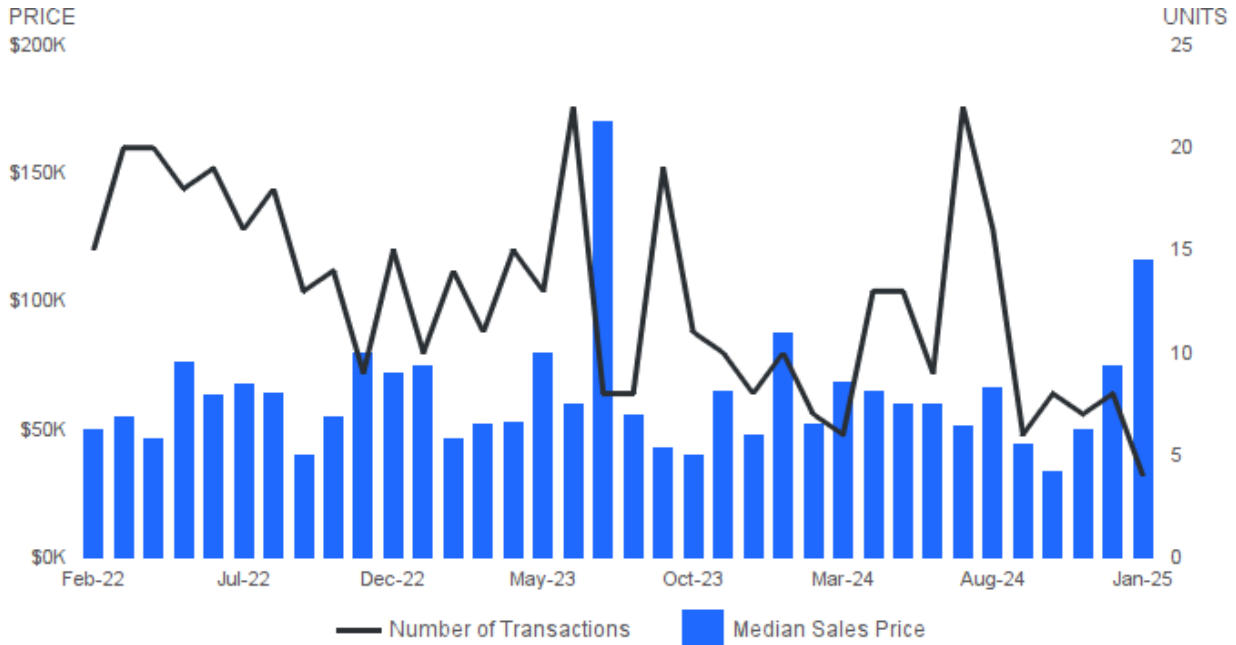
Sold Properties | Number of properties sold during the year
New Properties | Number of properties listed during the year.



MEDIAN SALES PRICE AND NUMBER OF SALES

January 2025 | Lots/Acres ?

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 | Lots/Acres ?

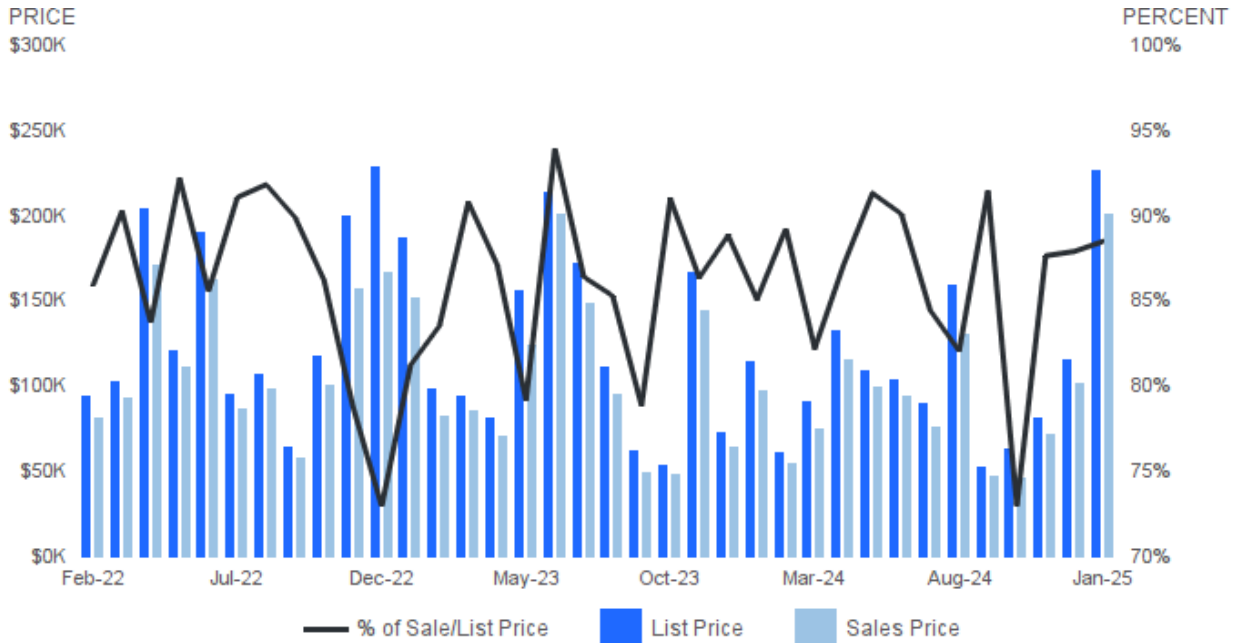
Average Sales Price | Average sales price for all properties sold.
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

January 2025 | Lots/Acres ?

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 | Lots/Acres ?

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

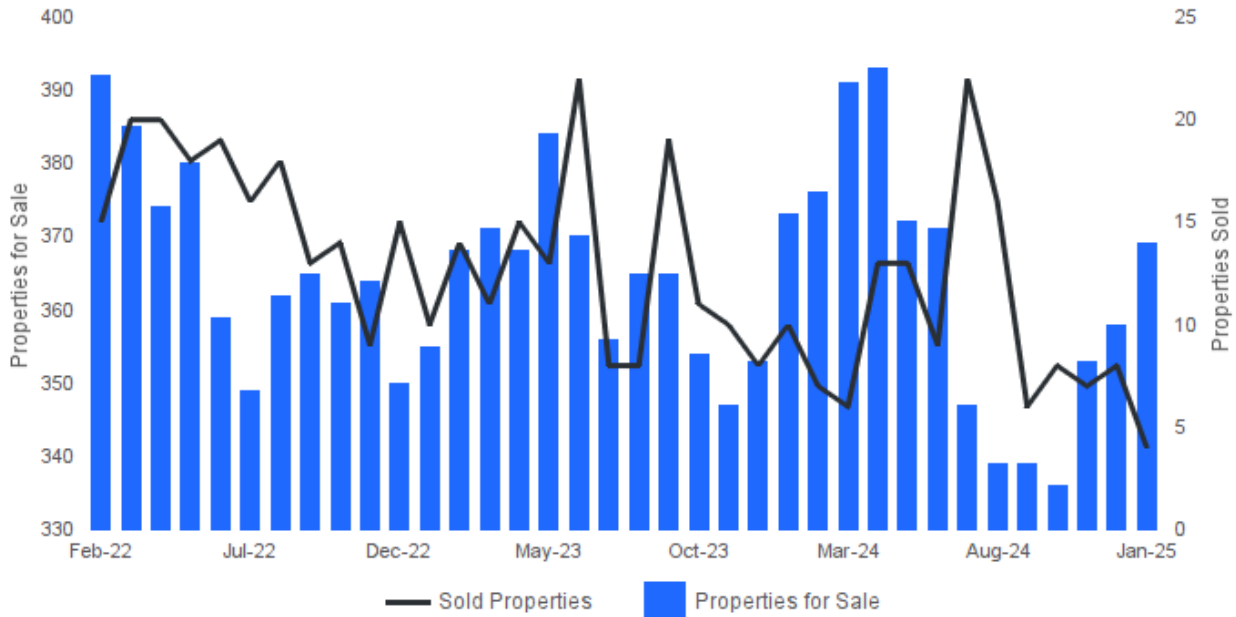
Properties for Sale | Number of properties listed for sale at the end of month.



PROPERTIES FOR SALE AND SOLD PROPERTIES

January 2025 | Lots/Acres ?

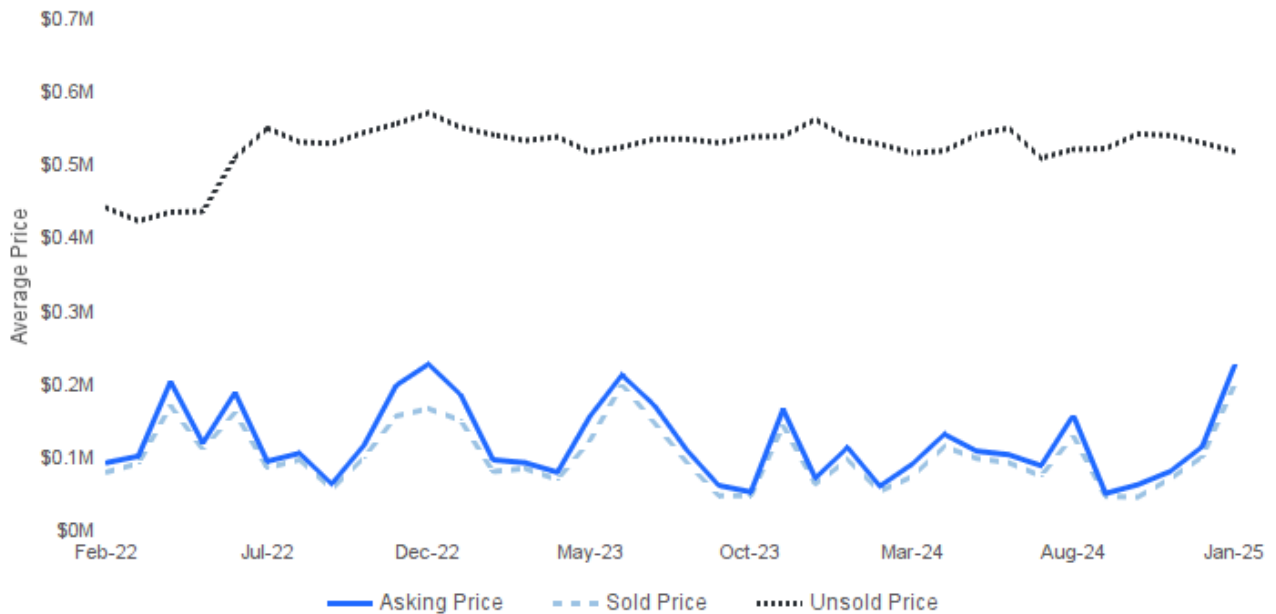
Properties for Sale | Number of properties listed for sale at the end of month.
Sold Properties | Number of properties sold.



AVERAGE ASKING/SOLD/UNSOLD PRICE

January 2025 | Lots/Acres ?

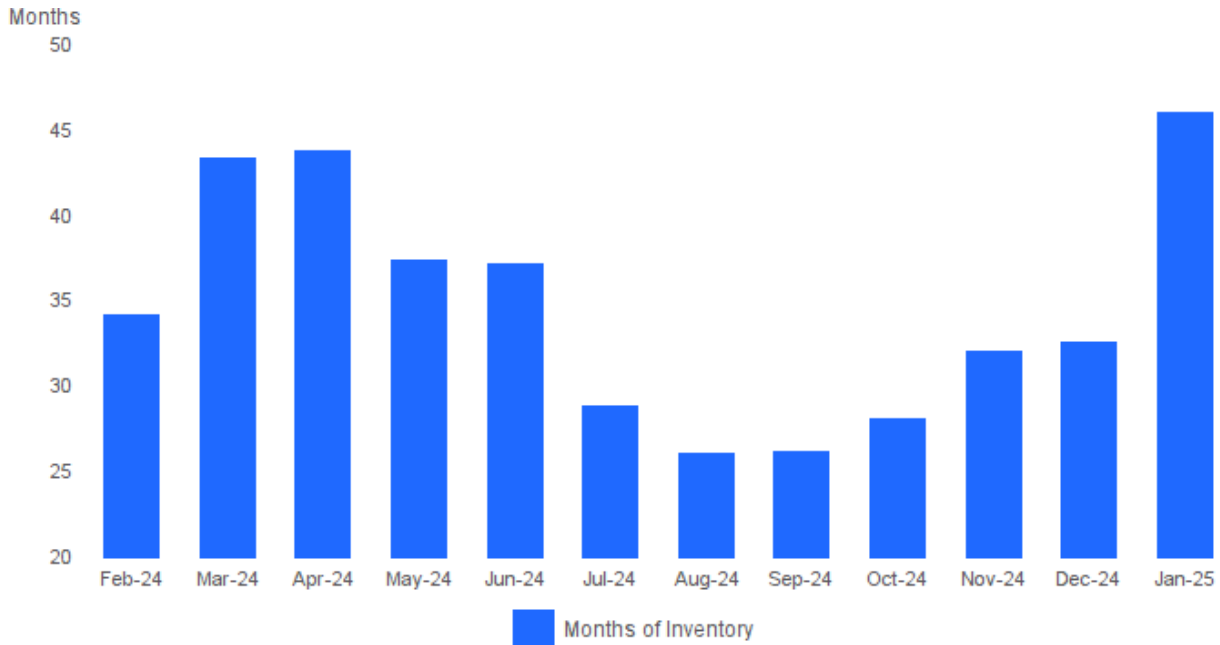
Asking Price | the average asking price of sold properties
Sold Price | the average selling price
Unsold Price | the average active list price



ABSORPTION RATE

January 2025 | Lots/Acres ?

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.



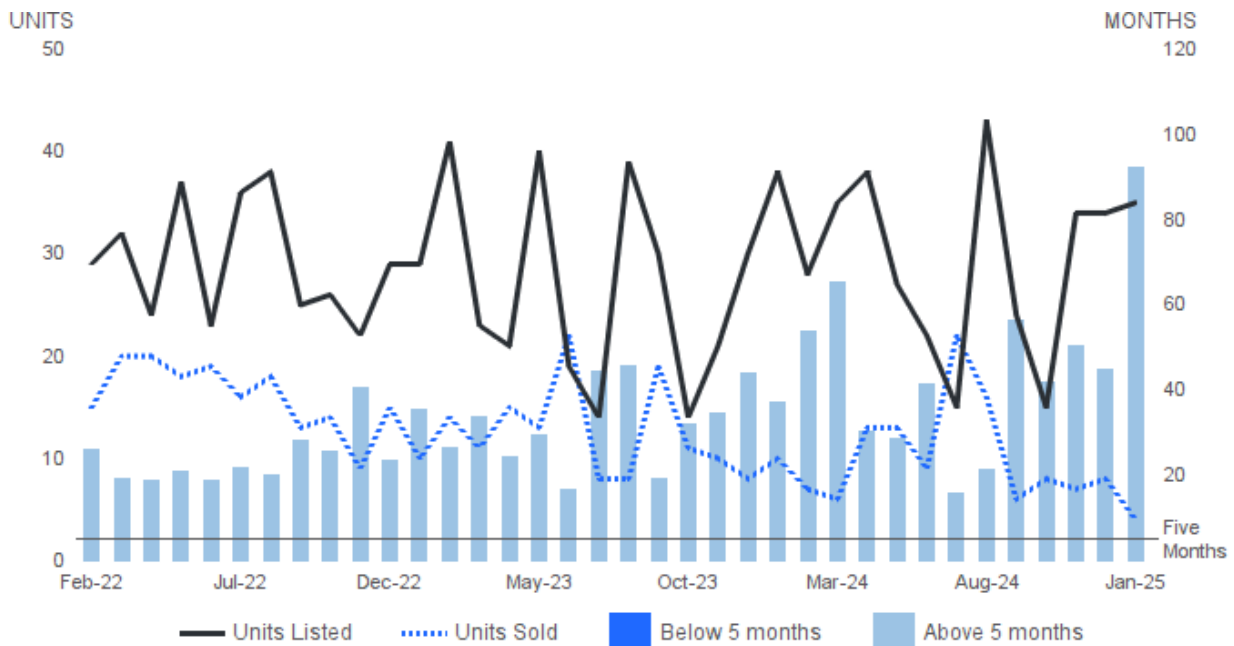
MONTHS SUPPLY OF INVENTORY

January 2025 | Lots/Acres ?

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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