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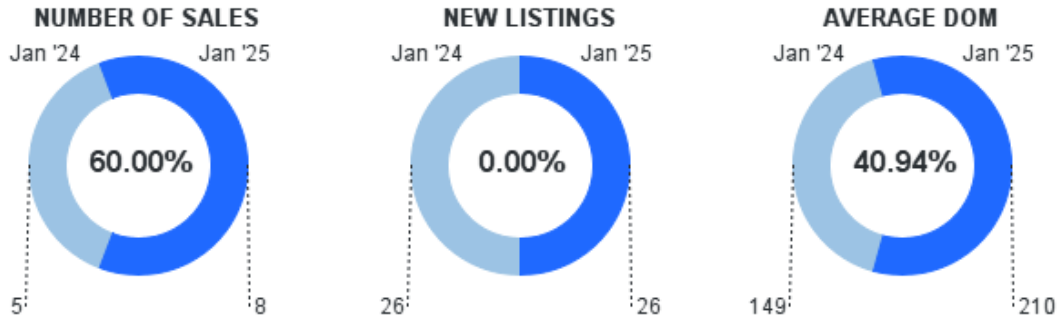


**HOME**  
JANUARY 2025  
COLDWELL BANKER AREA REPORTS  
ST CROIX, USVI

## ST. CROIX | January 2025

### REAL ESTATE SNAPSHOT - Change since this time last year

#### Single Family




41.30% 

MEDIAN SALES PRICE  
SINGLE FAMILY

-29.43% 

AVERAGE SALES PRICE  
SINGLE FAMILY

56.76% 

MEDIAN LIST PRICE  
(SOLD LISTINGS)  
SINGLE FAMILY

-31.52% 

AVERAGE LIST PRICE  
(SOLD LISTINGS)  
SINGLE FAMILY

 Jan '24  Jan '25

# AREA REPORT

## ST. CROIX

### FULL MARKET SUMMARY

January 2025 | Single Family ?

	Month to Date			Year to Date		
	January 2025	January 2024	% Change	YTD 2025	YTD 2024	% Change
New Listings	26	26	0%	26	26	0%
Sold Listings	8	5	60% ↑	8	5	60% ↑
Median List Price (Solds)	\$324,500	\$207,000	56.76% ↑	\$324,500	\$207,000	56.76% ↑
Median Sold Price	\$292,500	\$207,000	41.3% ↑	\$292,500	\$207,000	41.3% ↑
Median Days on Market	111	118	-5.93% ↓	111	118	-5.93% ↓
Average List Price (Solds)	\$470,750	\$687,400	-31.52% ↓	\$470,750	\$687,400	-31.52% ↓
Average Sold Price	\$437,750	\$620,270	-29.43% ↓	\$437,750	\$620,270	-29.43% ↓
Average Days on Market	210	149	40.94% ↑	210	149	40.94% ↑
List/Sold Price Ratio	90.1%	92.4%	-2.46% ↓	90.1%	92.4%	-2.46% ↓

### SOLD AND NEW PROPERTIES (UNITS)

January 2025 | Single Family ?

**Sold Properties** | Number of properties sold during the year

**New Properties** | Number of properties listed during the year.

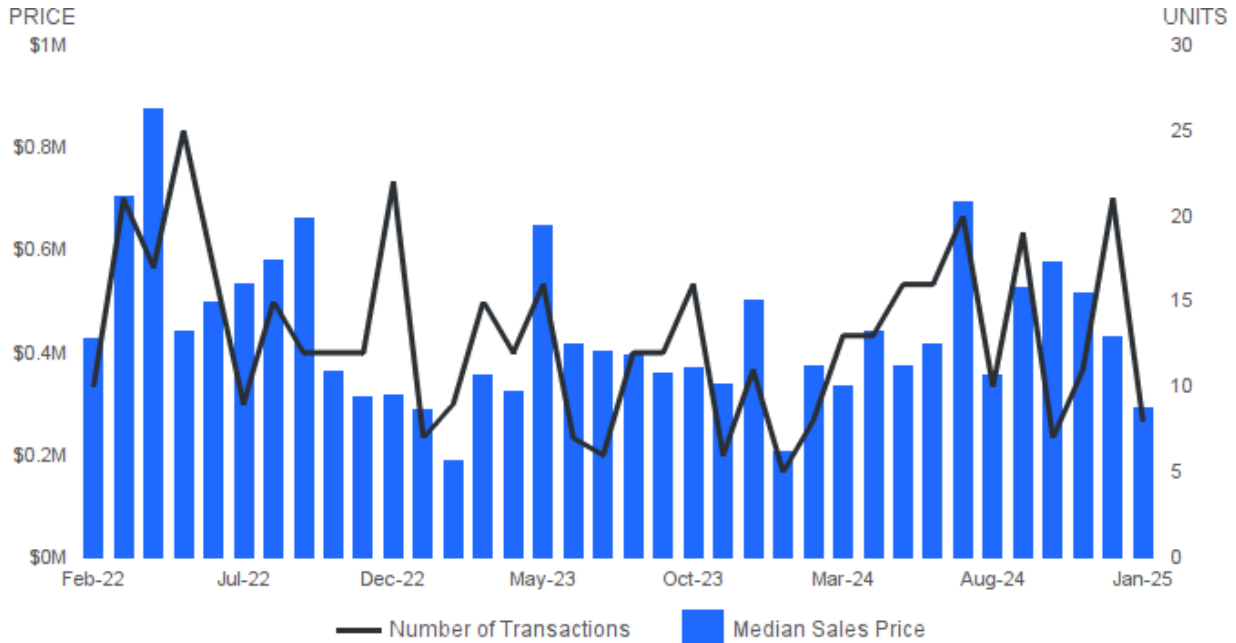


Sold Properties	196	185	129	159	8
New Properties	235	242	248	256	26
Sold Volume	\$113.26M	\$128.16M	\$72.13M	\$92.58M	\$3.50M
Listing Volume	\$189.41M	\$185.76M	\$197.57M	\$186.89M	\$22.74M
Median Sale Price	\$450K	\$475K	\$370K	\$440K	\$293K

## MEDIAN SALES PRICE AND NUMBER OF SALES

January 2025 | 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

January 2025 | 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

January 2025 | Single Family ?

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

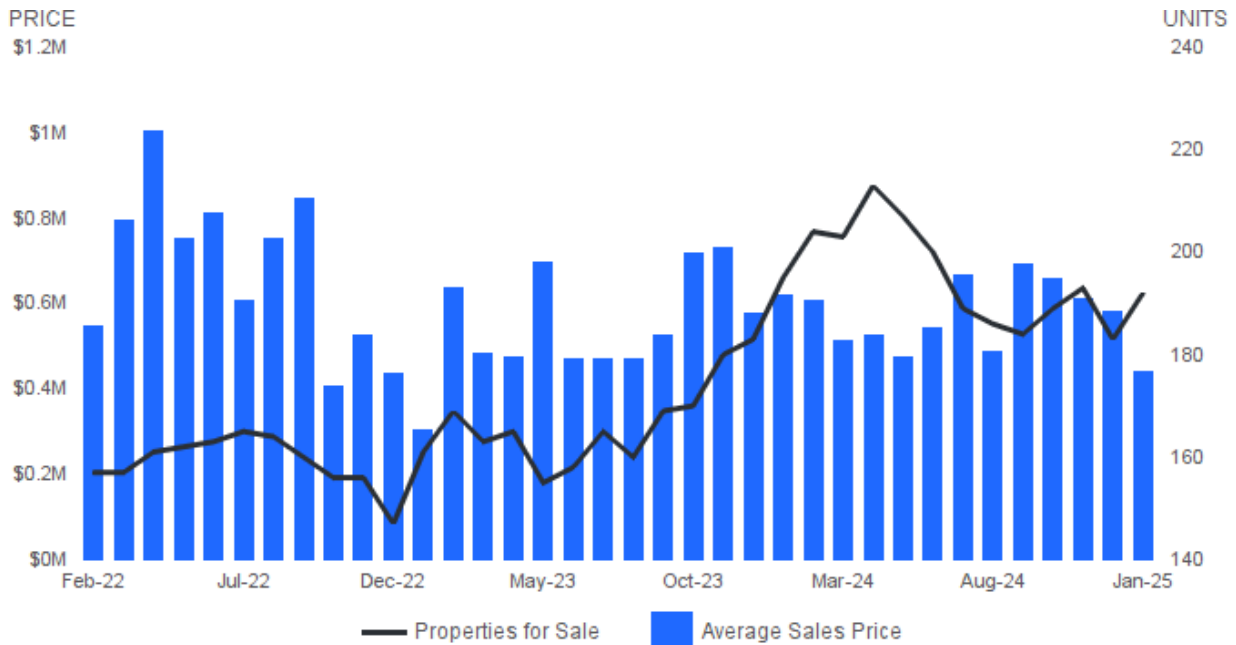


## AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

January 2025 | Single Family ?

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

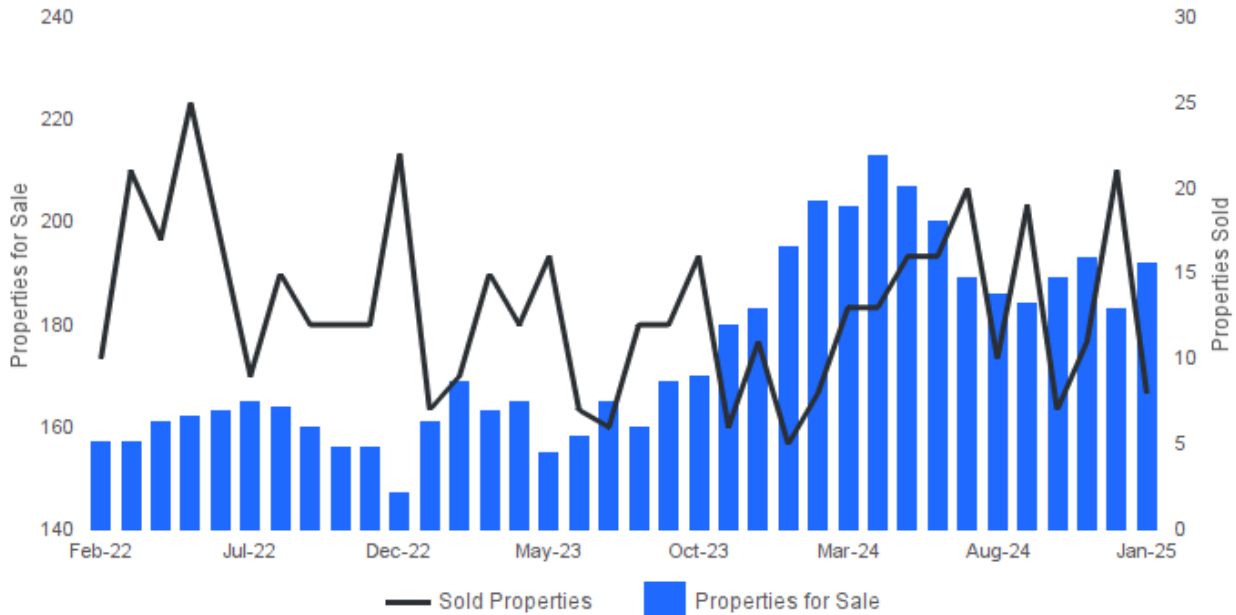
**Properties for Sale** | Number of properties listed for sale at the end of month.



## PROPERTIES FOR SALE AND SOLD PROPERTIES

January 2025 | Single Family ?

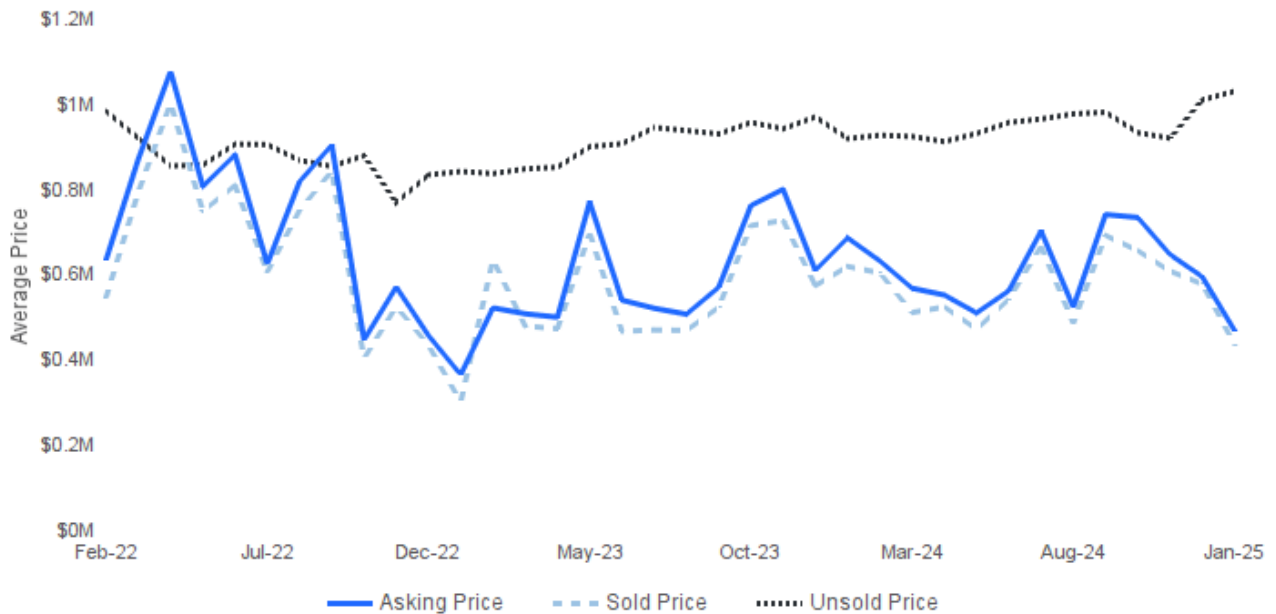
**Properties for Sale** | Number of properties listed for sale at the end of month.  
**Sold Properties** | Number of properties sold.



## AVERAGE ASKING/SOLD/UNSOLD PRICE

January 2025 | Single Family ?

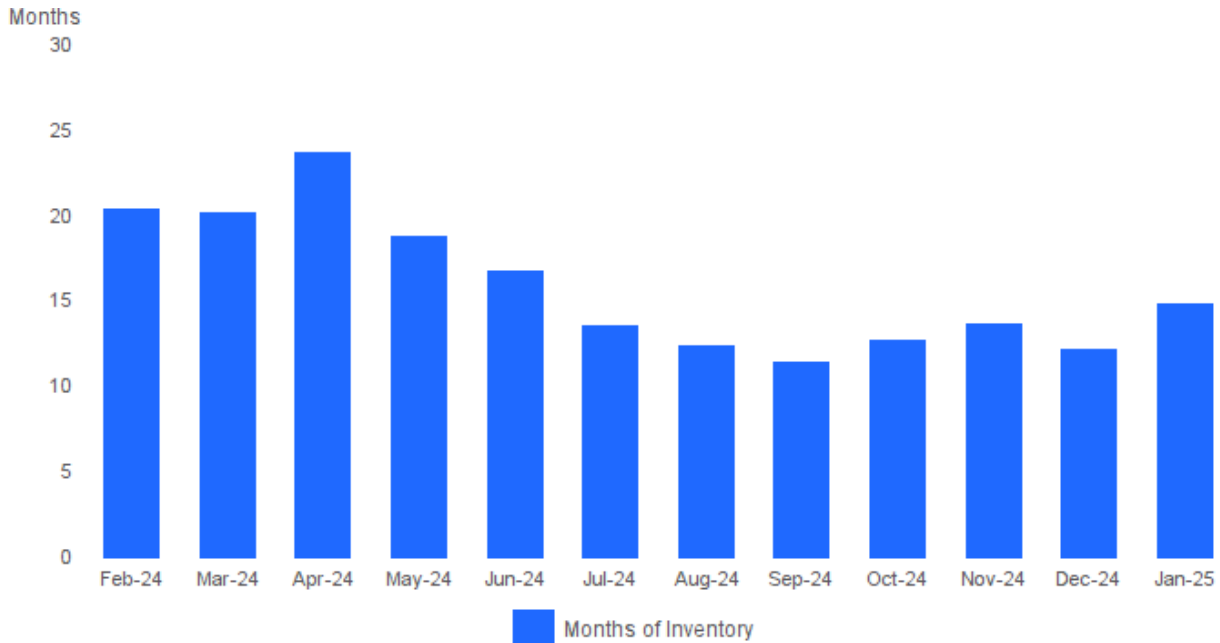
**Asking Price** | the average asking price of sold properties  
**Sold Price** | the average selling price  
**Unsold Price** | the average active list price



## ABSORPTION RATE

January 2025 | 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.



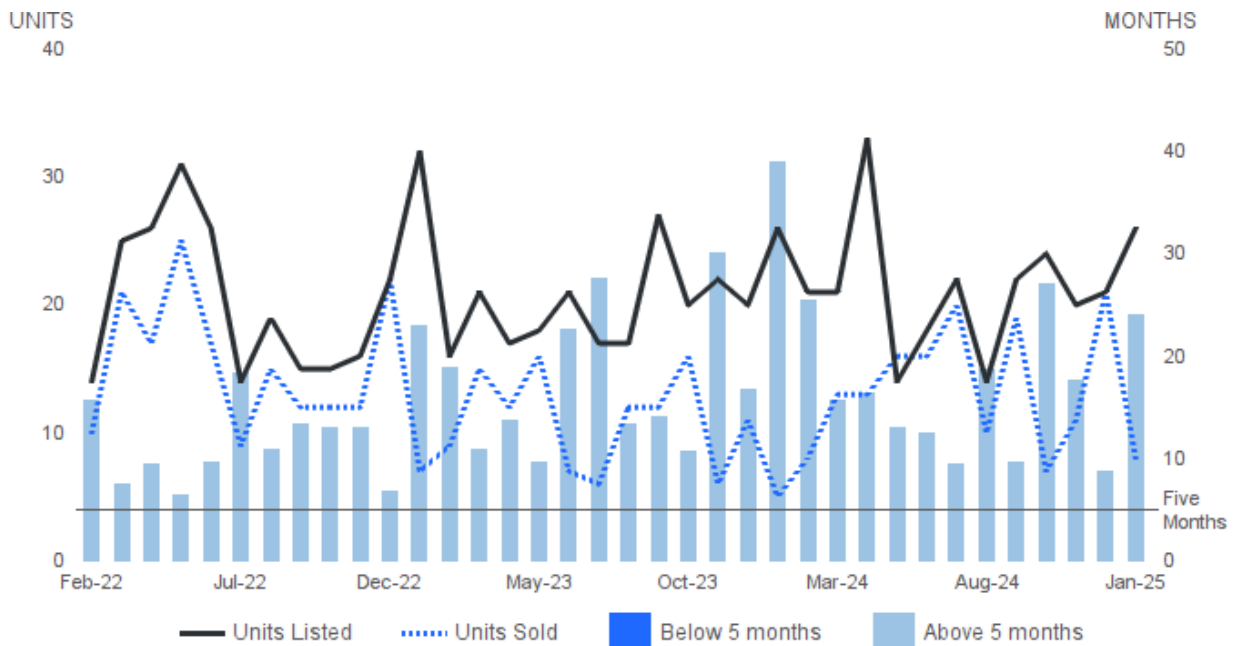
## MONTHS SUPPLY OF INVENTORY

January 2025 | 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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