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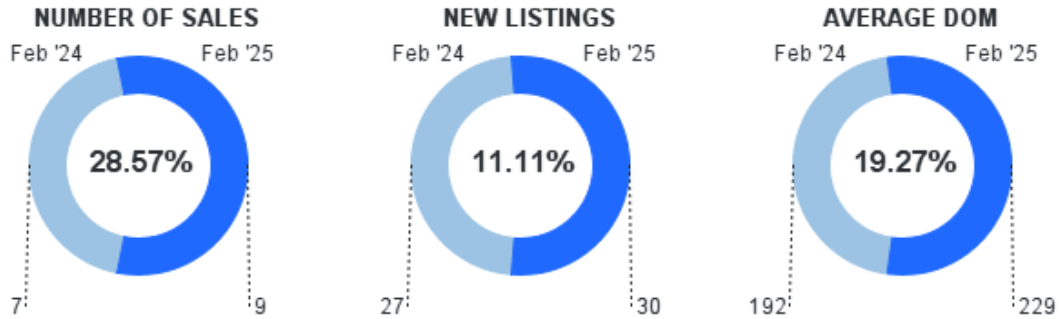
LAND

FEBRUARY 2025
COLDWELL BANKER AREA REPORTS
ST CROIX, USVI

ST. CROIX | February 2025

REAL ESTATE SNAPSHOT - Change since this time last year

Lots/Acres



51.92%

MEDIAN SALES PRICE
LOTS/ACRES

64.74%

AVERAGE SALES PRICE
LOTS/ACRES

35.59%

MEDIAN LIST PRICE
(SOLD LISTINGS)
LOTS/ACRES

59.31%

AVERAGE LIST PRICE
(SOLD LISTINGS)
LOTS/ACRES

Feb '24 Feb '25

AREA REPORT

ST. CROIX

FULL MARKET SUMMARY

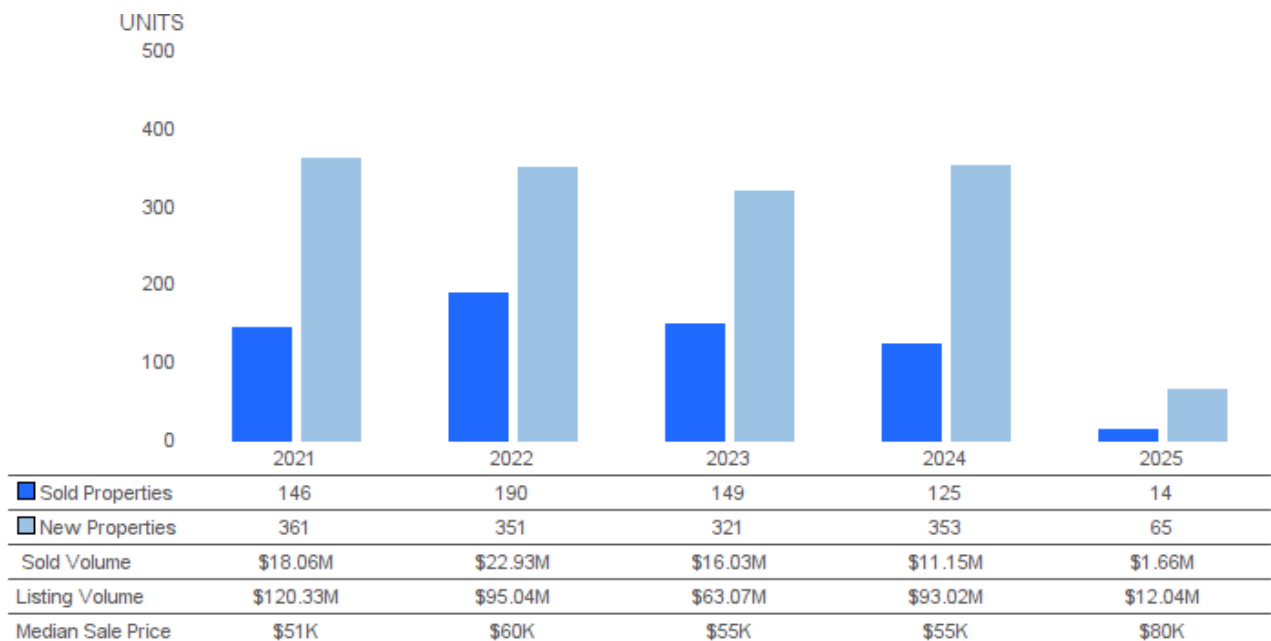
February 2025 | Lots/Acres ?

	Month to Date			Year to Date		
	February 2025	February 2024	% Change	YTD 2025	YTD 2024	% Change
New Listings	30	27	11.11% ↑	65	65	0%
Sold Listings	9	7	28.57% ↑	14	17	-17.65% ↓
Median List Price (Solds)	\$80,000	\$59,000	35.59% ↑	\$82,500	\$62,000	33.06% ↑
Median Sold Price	\$79,000	\$52,000	51.92% ↑	\$79,500	\$55,000	44.55% ↑
Median Days on Market	99	224	-55.8% ↓	121	178	-32.02% ↓
Average List Price (Solds)	\$97,155	\$60,985	59.31% ↑	\$131,028	\$92,570	41.54% ↑
Average Sold Price	\$89,666	\$54,428	64.74% ↑	\$118,564	\$79,811	48.56% ↑
Average Days on Market	229	192	19.27% ↑	258	261	-1.15% ↓
List/Sold Price Ratio	92.2%	91.1%	1.18% ↑	90.4%	88.5%	2.07% ↑

SOLD AND NEW PROPERTIES (UNITS)

February 2025 | Lots/Acres ?

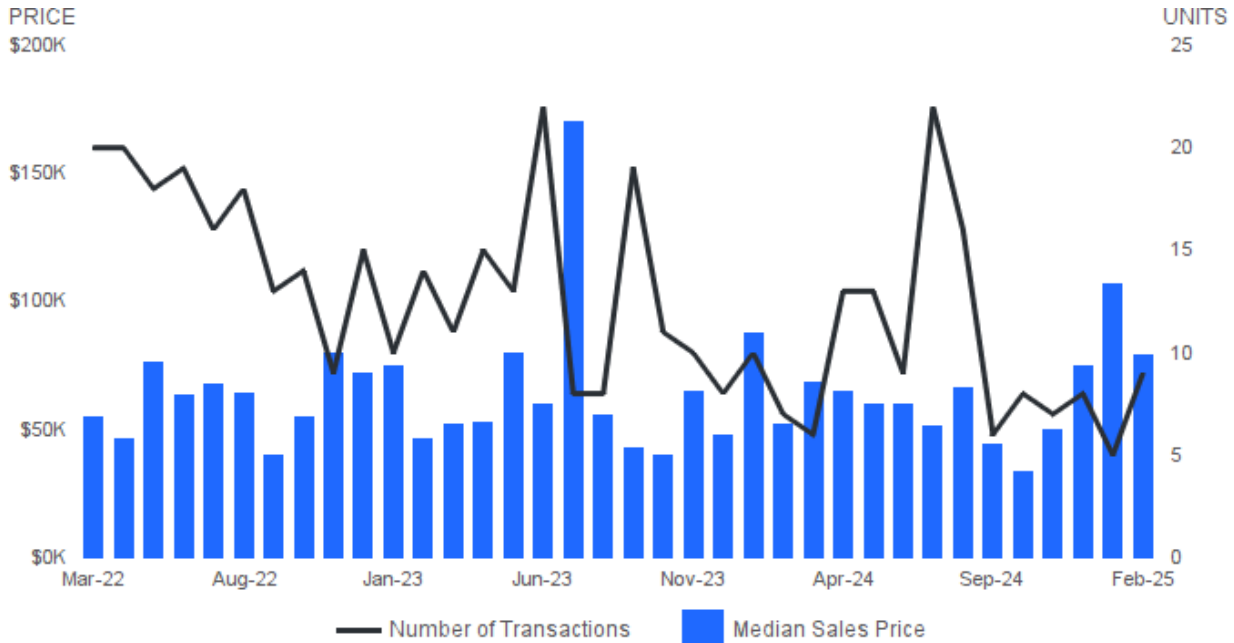
Sold Properties | Number of properties sold during the year
New Properties | Number of properties listed during the year.



MEDIAN SALES PRICE AND NUMBER OF SALES

February 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

February 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

February 2025 | Lots/Acres ?

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

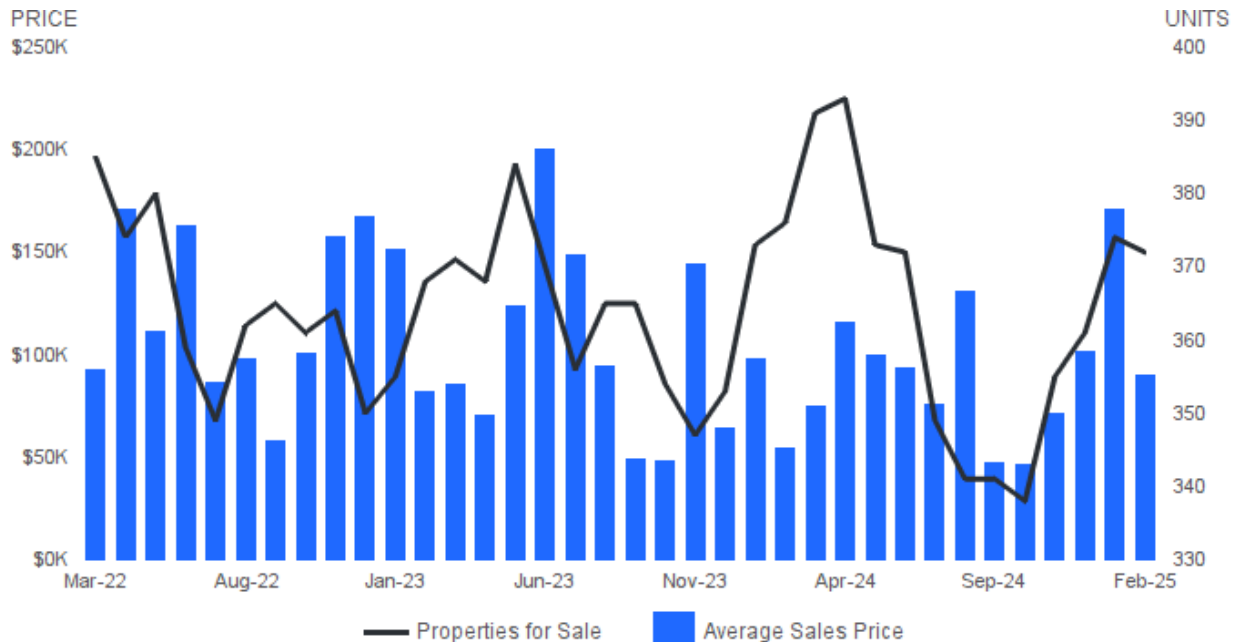


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

February 2025 | Lots/Acres ?

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

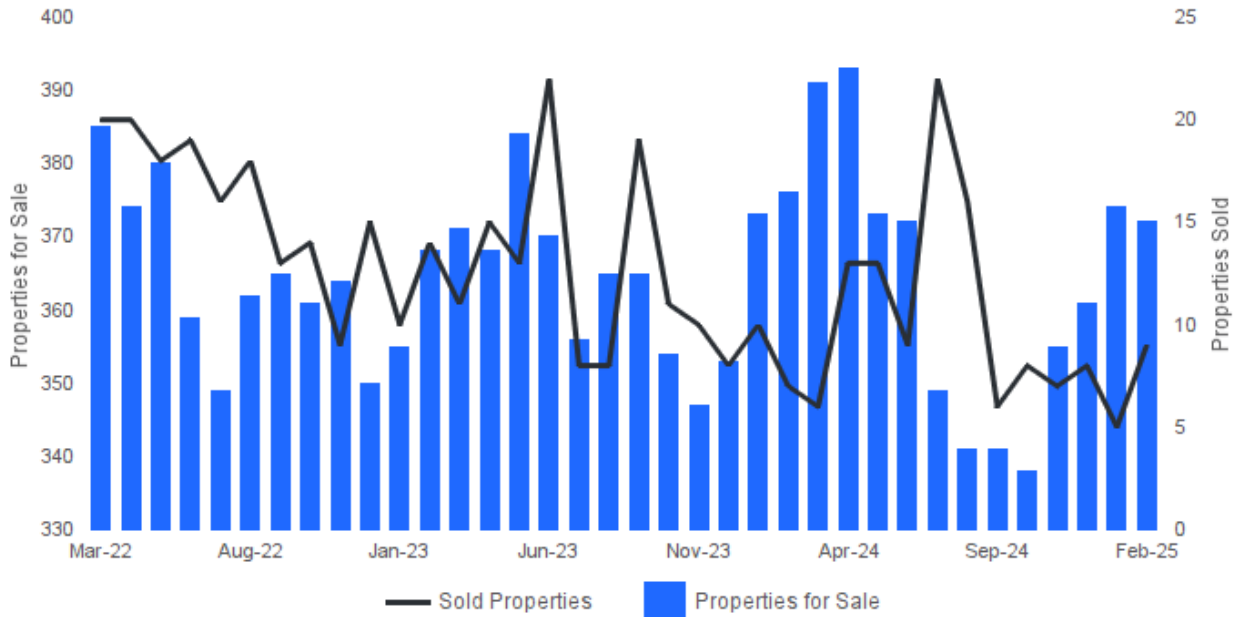
Properties for Sale | Number of properties listed for sale at the end of month.



PROPERTIES FOR SALE AND SOLD PROPERTIES

February 2025 | Lots/Acres ?

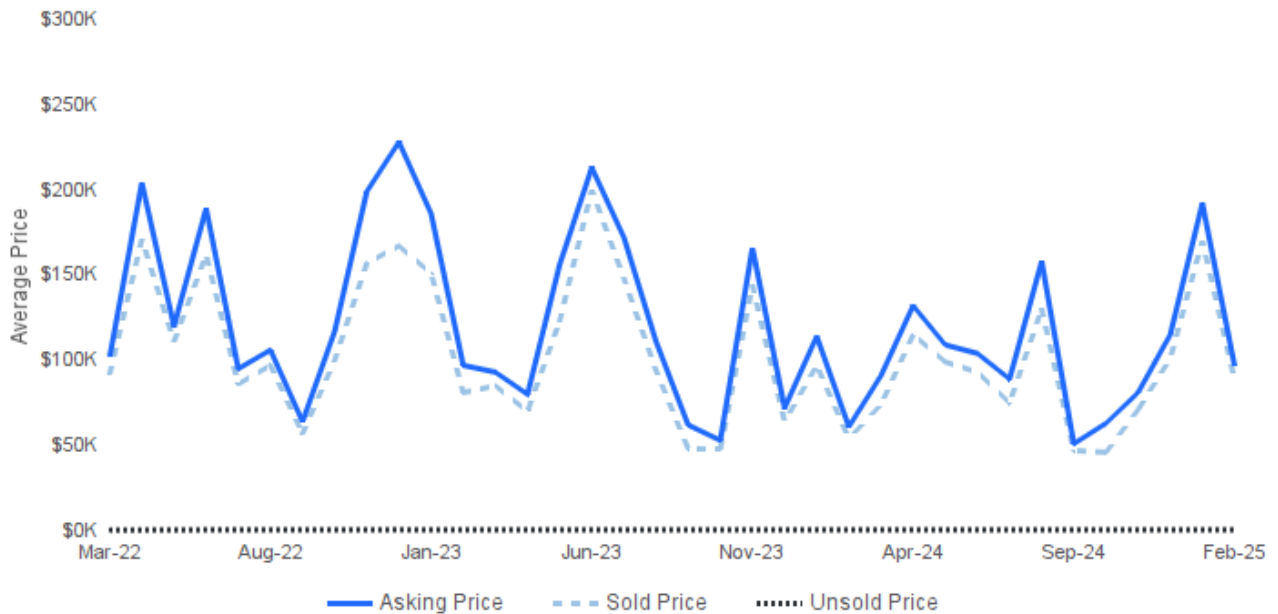
Properties for Sale | Number of properties listed for sale at the end of month.
Sold Properties | Number of properties sold.



AVERAGE ASKING/SOLD/UNSOLD PRICE

February 2025 | Lots/Acres ?

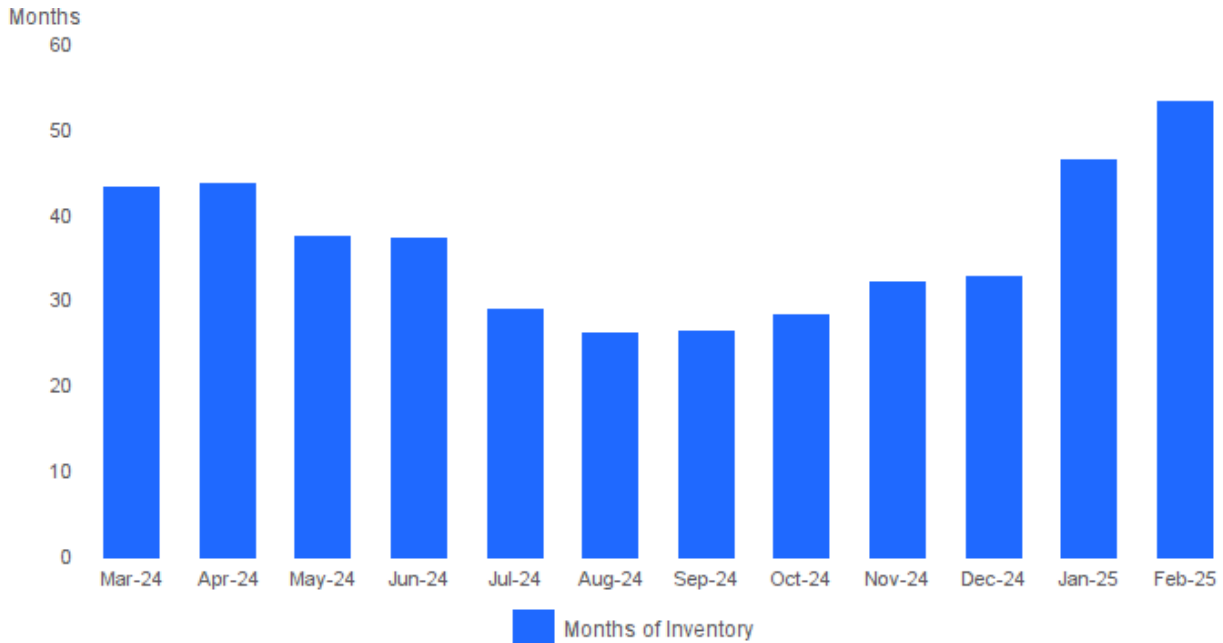
Asking Price | the average asking price of sold properties
Sold Price | the average selling price
Unsold Price | the average active list price



ABSORPTION RATE

February 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.



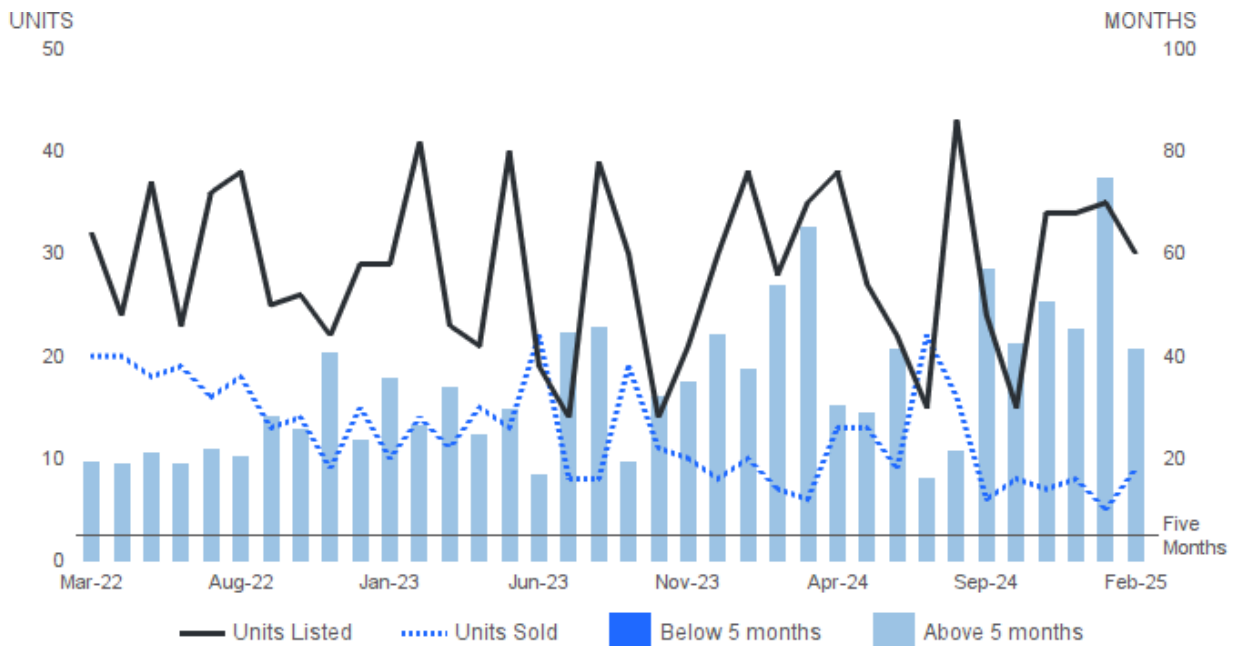
MONTHS SUPPLY OF INVENTORY

February 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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