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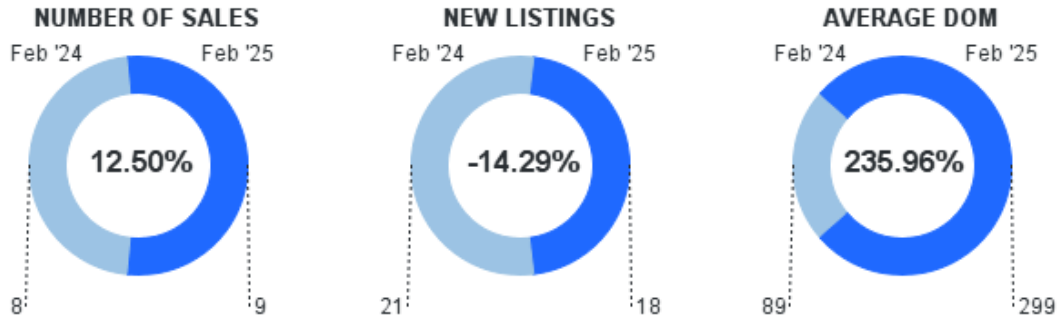
HOME

JANUARY 2025
COLDWELL BANKER AREA REPORTS
ST CROIX, USVI

ST. CROIX | February 2025

REAL ESTATE SNAPSHOT - Change since this time last year

Single Family



20.81%

MEDIAN SALES PRICE
SINGLE FAMILY

54.77%

AVERAGE SALES PRICE
SINGLE FAMILY

28.77%

MEDIAN LIST PRICE
(SOLD LISTINGS)
SINGLE FAMILY

52.04%

AVERAGE LIST PRICE
(SOLD LISTINGS)
SINGLE FAMILY

Feb '24 Feb '25

AREA REPORT

ST. CROIX

FULL MARKET SUMMARY

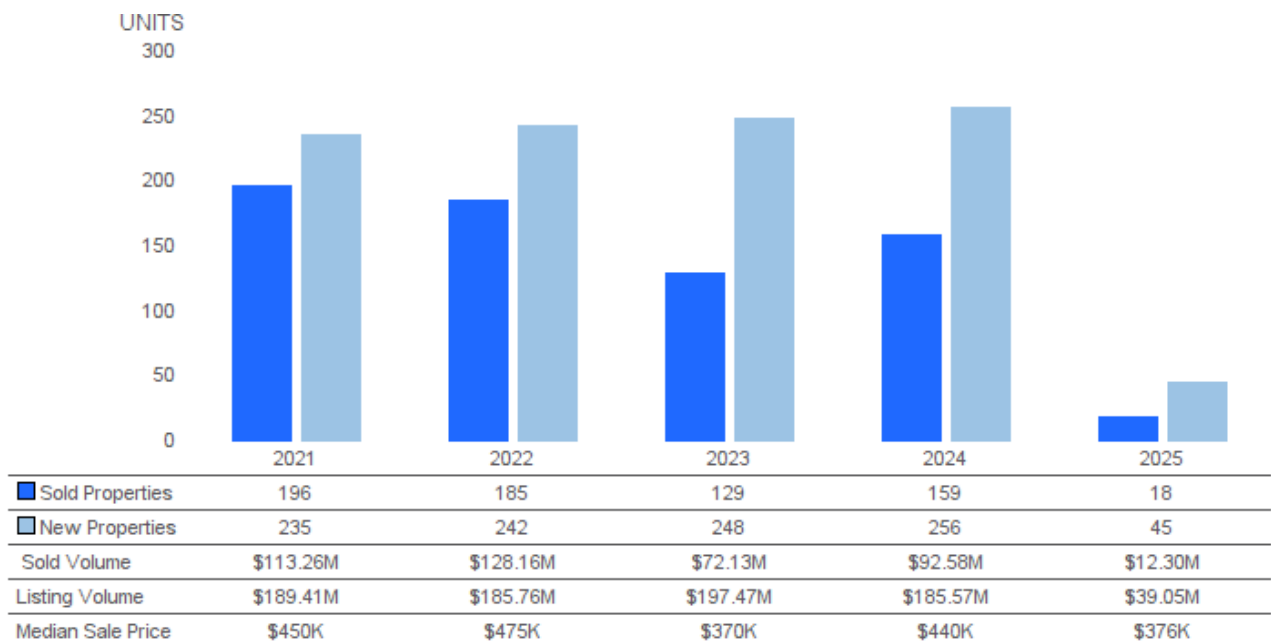
February 2025 | Single Family ?

	Month to Date			Year to Date		
	February 2025	February 2024	% Change	YTD 2025	YTD 2024	% Change
New Listings	18	21	-14.29% ↓	45	47	-4.26% ↓
Sold Listings	9	8	12.5% ↑	18	13	38.46% ↑
Median List Price (Solds)	\$470,000	\$365,000	28.77% ↑	\$392,500	\$345,000	13.77% ↑
Median Sold Price	\$450,000	\$372,500	20.81% ↑	\$375,500	\$360,000	4.31% ↑
Median Days on Market	163	90	81.11% ↑	159	100	59% ↑
Average List Price (Solds)	\$962,488	\$633,062	52.04% ↑	\$711,300	\$653,961	8.77% ↑
Average Sold Price	\$936,333	\$605,000	54.77% ↑	\$683,555	\$610,873	11.9% ↑
Average Days on Market	299	89	235.96% ↑	282	112	151.79% ↑
List/Sold Price Ratio	97.2%	95.1%	2.2% ↑	94.2%	94.1%	0.15% ↑

SOLD AND NEW PROPERTIES (UNITS)

February 2025 | Single Family ?

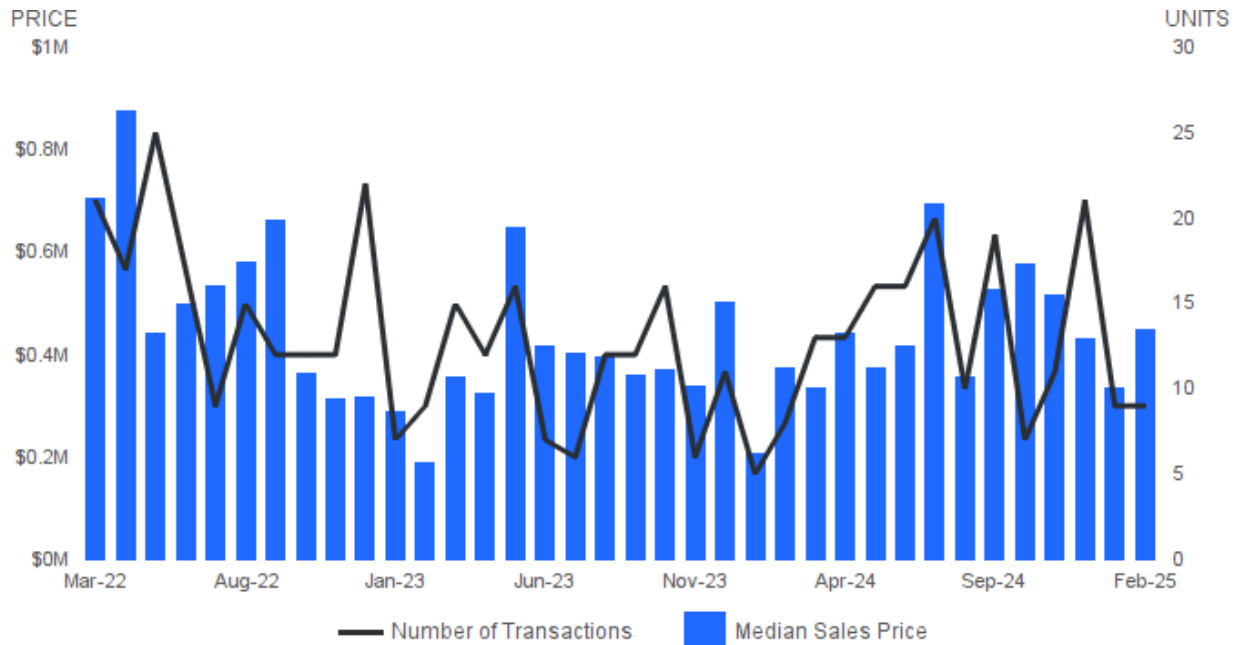
Sold Properties | Number of properties sold during the year
New Properties | Number of properties listed during the year.



MEDIAN SALES PRICE AND NUMBER OF SALES

February 2025 | Single Family ?

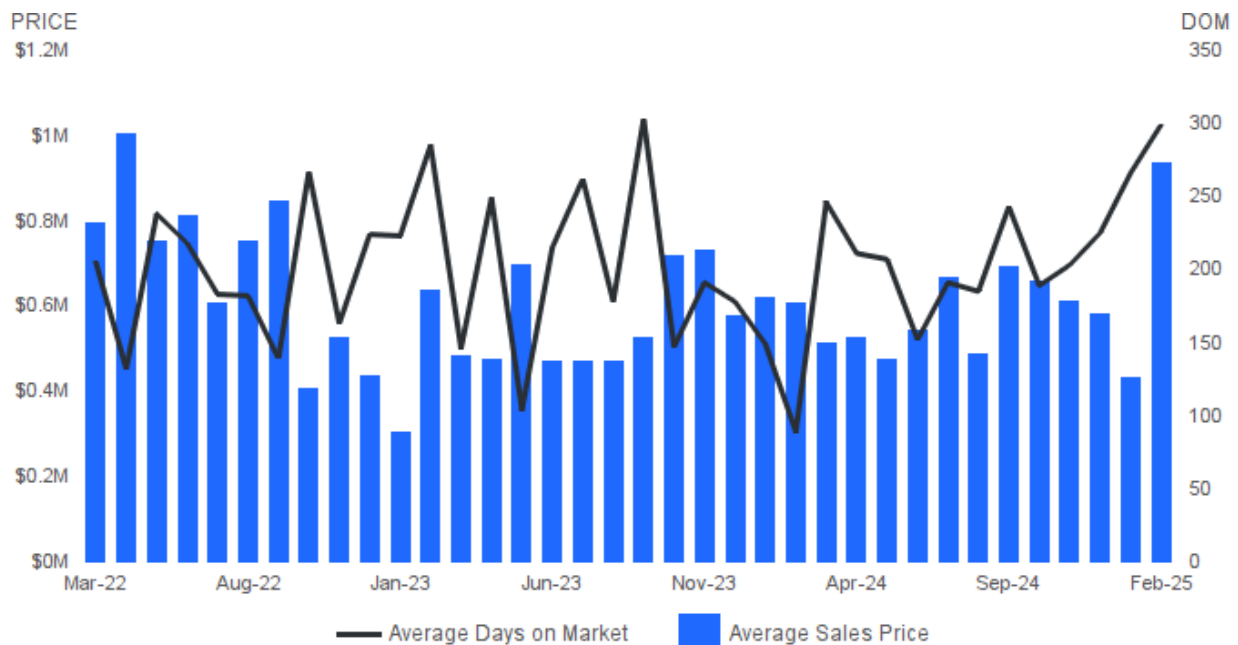
Median Sales Price | Price of the "middle" property sold -an equal number of sales were above and below this price.
Number of Sales | Number of properties sold.



AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

February 2025 | Single Family ?

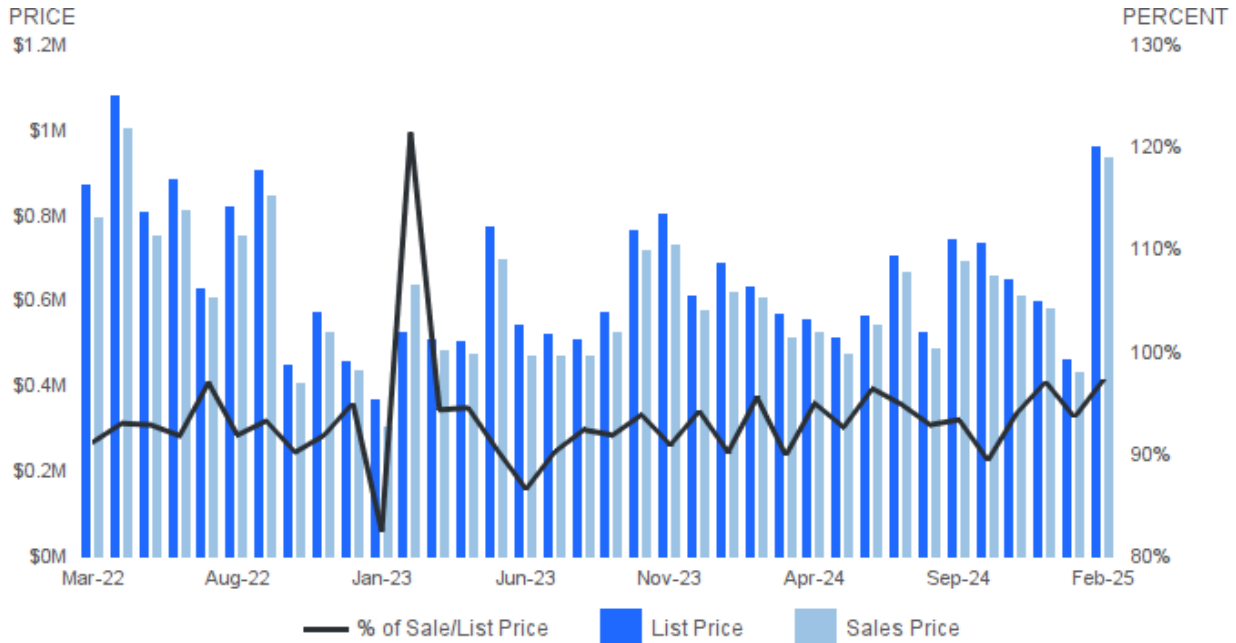
Average Sales Price | Average sales price for all properties sold.
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

February 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

February 2025 | Single Family ?

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

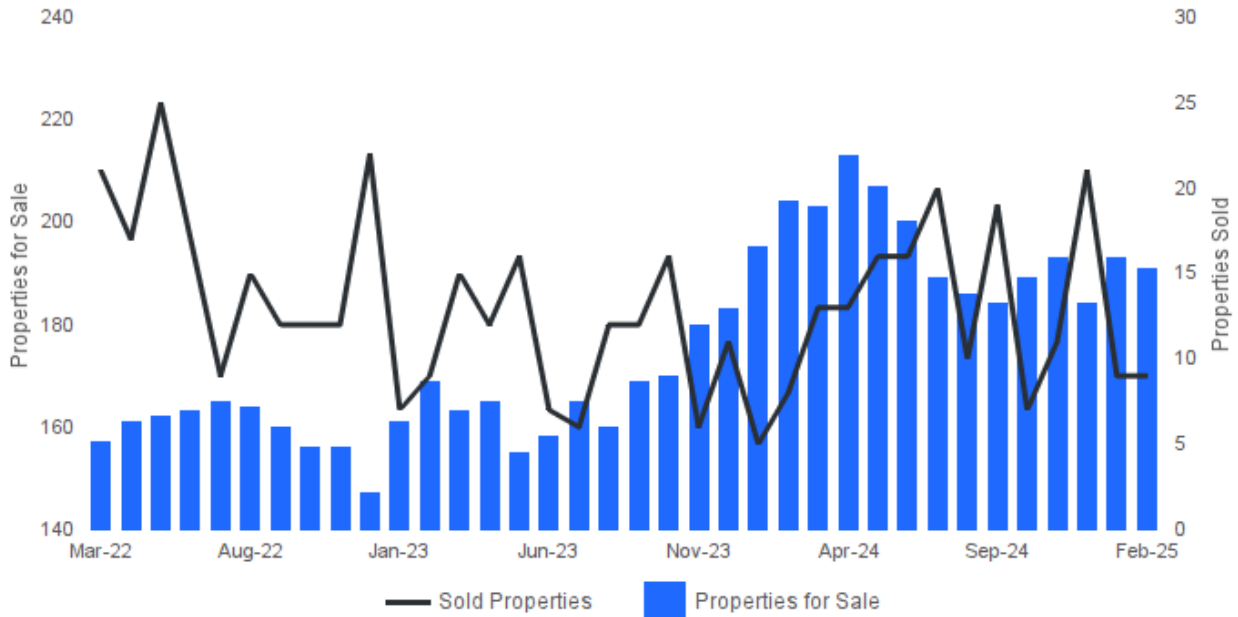
Properties for Sale | Number of properties listed for sale at the end of month.



PROPERTIES FOR SALE AND SOLD PROPERTIES

February 2025 | Single Family ?

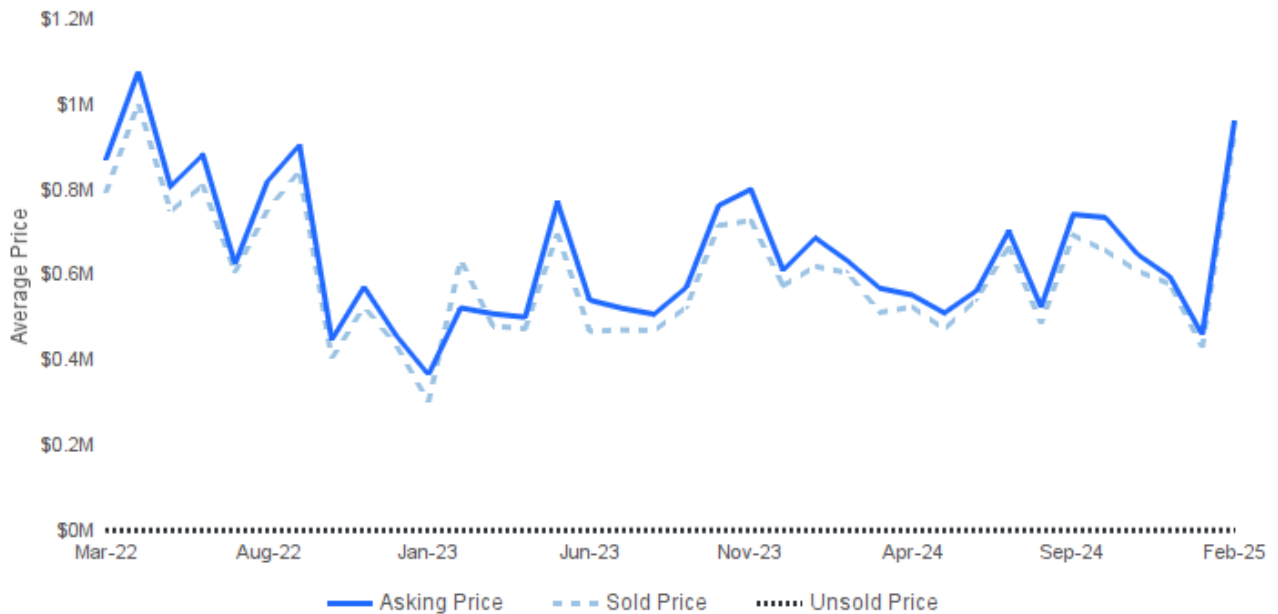
Properties for Sale | Number of properties listed for sale at the end of month.
Sold Properties | Number of properties sold.



AVERAGE ASKING/SOLD/UNSOLD PRICE

February 2025 | Single Family ?

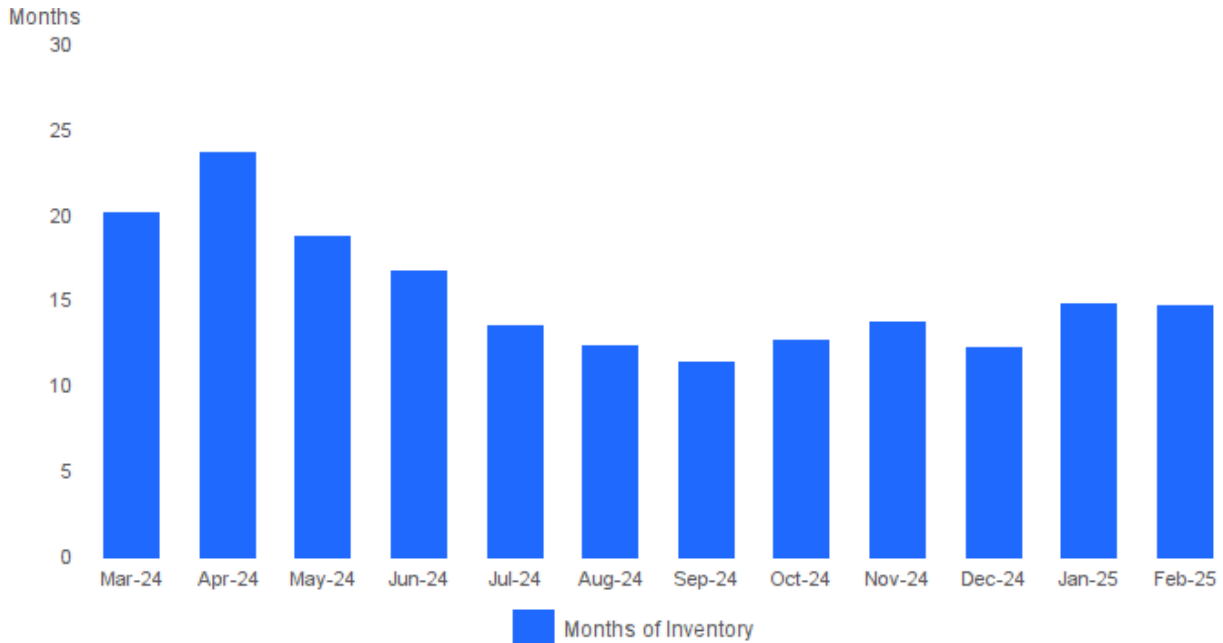
Asking Price | the average asking price of sold properties
Sold Price | the average selling price
Unsold Price | the average active list price



ABSORPTION RATE

February 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.



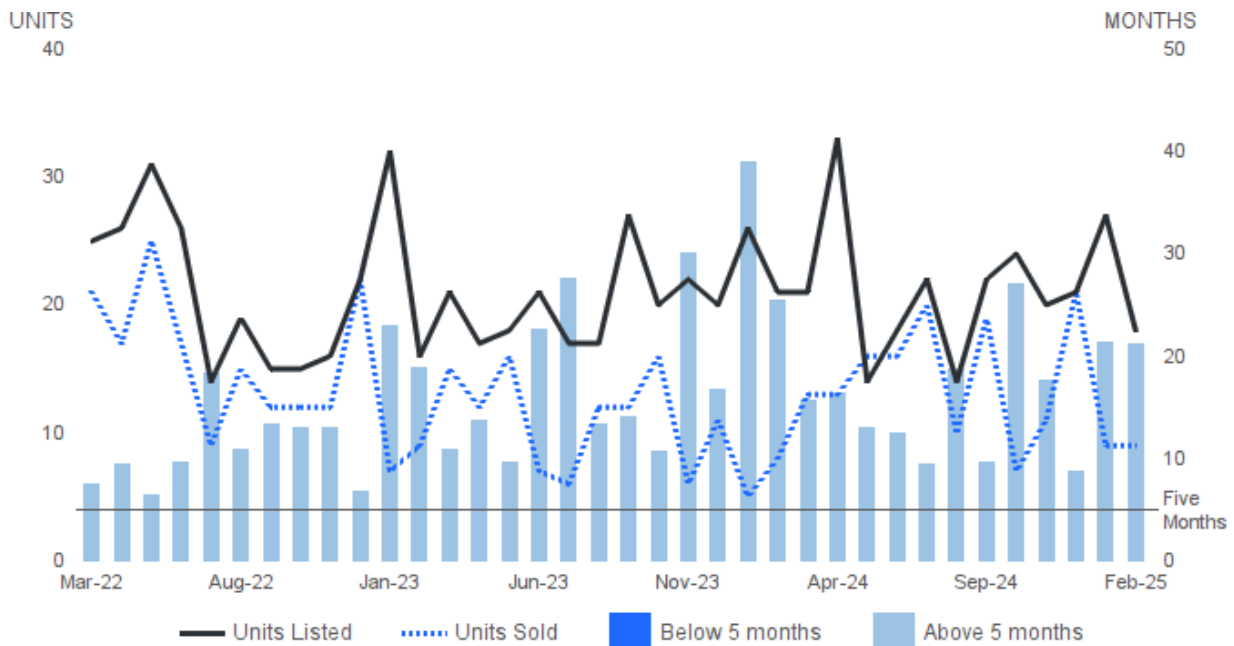
MONTHS SUPPLY OF INVENTORY

February 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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