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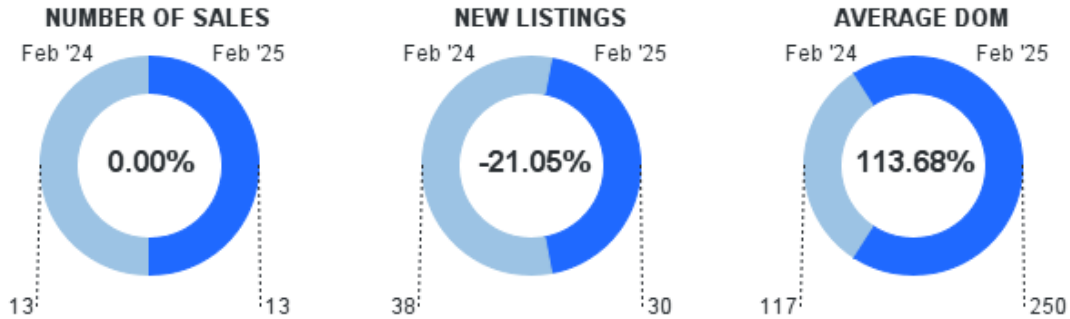
# HOMES & CONDOS

FEBRUARY 2025  
COLDWELL BANKER AREA REPORTS  
ST CROIX, USVI

## ST. CROIX | February 2025

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

All Property Types



4.44%

MEDIAN SALES PRICE  
ALL PROPERTY TYPES

54.00%

AVERAGE SALES PRICE  
ALL PROPERTY TYPES

15.94%

MEDIAN LIST PRICE  
(SOLD LISTINGS)  
ALL PROPERTY TYPES

51.64%

AVERAGE LIST PRICE  
(SOLD LISTINGS)  
ALL PROPERTY TYPES

Feb '24 Feb '25

# AREA REPORT

## St. Croix

### FULL MARKET SUMMARY

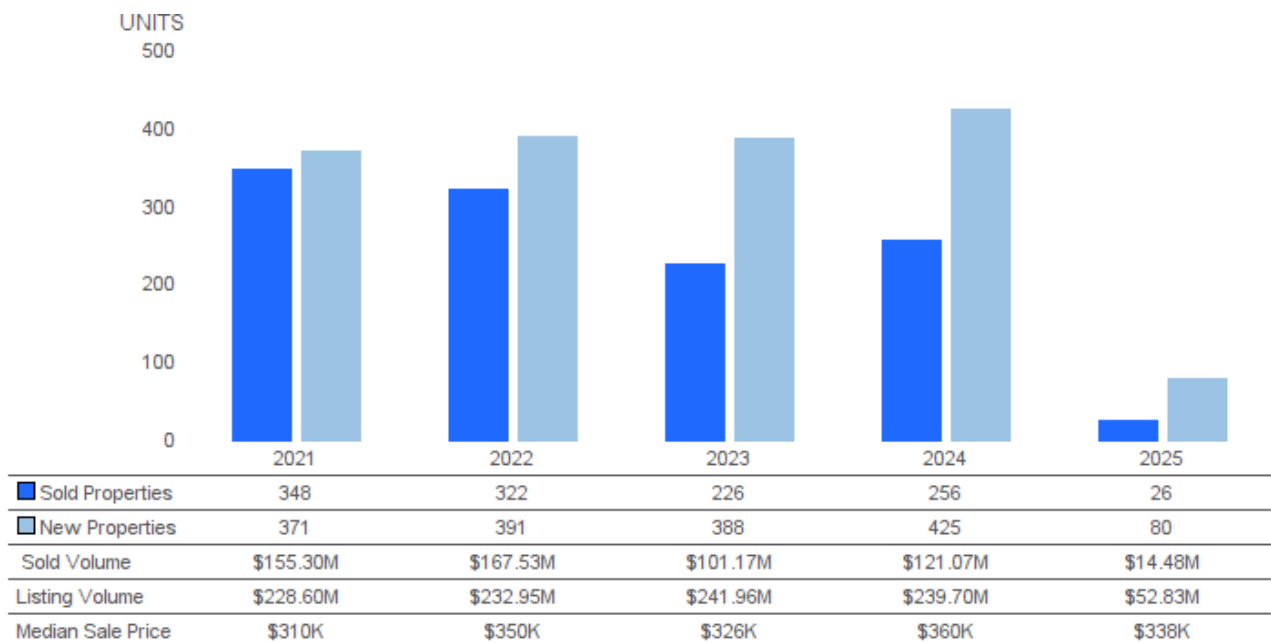
February 2025 | All Property Types ?

	Month to Date			Year to Date		
	February 2025	February 2024	% Change	YTD 2025	YTD 2024	% Change
New Listings	30	38	-21.05% ↓	80	79	1.27% ↑
Sold Listings	13	13	0%	26	24	8.33% ↑
Median List Price (Solds)	\$400,000	\$345,000	15.94% ↑	\$362,000	\$297,750	21.58% ↑
Median Sold Price	\$376,000	\$360,000	4.44% ↑	\$338,000	\$277,500	21.8% ↑
Median Days on Market	163	105	55.24% ↑	159	120	32.5% ↑
Average List Price (Solds)	\$738,030	\$486,692	51.64% ↑	\$584,742	\$493,250	18.55% ↑
Average Sold Price	\$715,346	\$464,500	54% ↑	\$556,938	\$459,577	21.18% ↑
Average Days on Market	250	117	113.68% ↑	243	158	53.8% ↑
List/Sold Price Ratio	95.9%	94.5%	1.55% ↑	93.6%	93.6%	-0.01% ↓

### SOLD AND NEW PROPERTIES (UNITS)

February 2025 | All Property Types ?

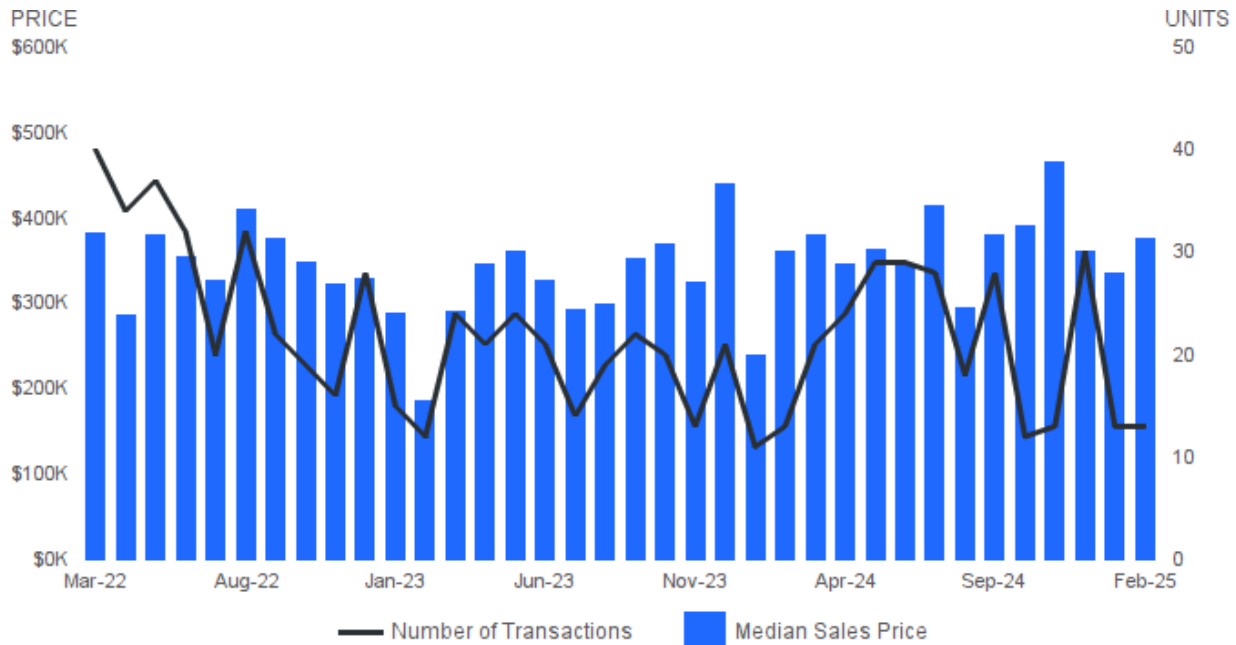
**Sold Properties** | Number of properties sold during the year  
**New Properties** | Number of properties listed during the year.



## MEDIAN SALES PRICE AND NUMBER OF SALES

February 2025 | All Property Types ?

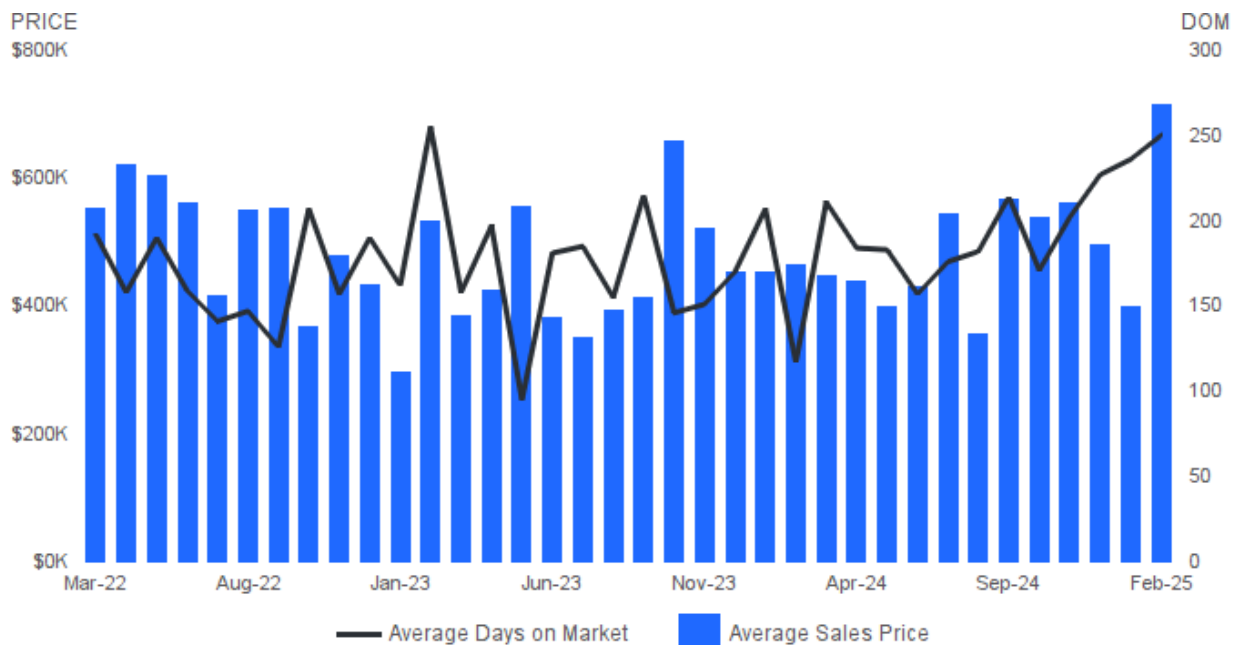
**Median Sales Price** | Price of the "middle" property sold -an equal number of sales were above and below this price.  
**Number of Sales** | Number of properties sold.



## AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

February 2025 | All Property Types ?

**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 | All Property Types ?

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

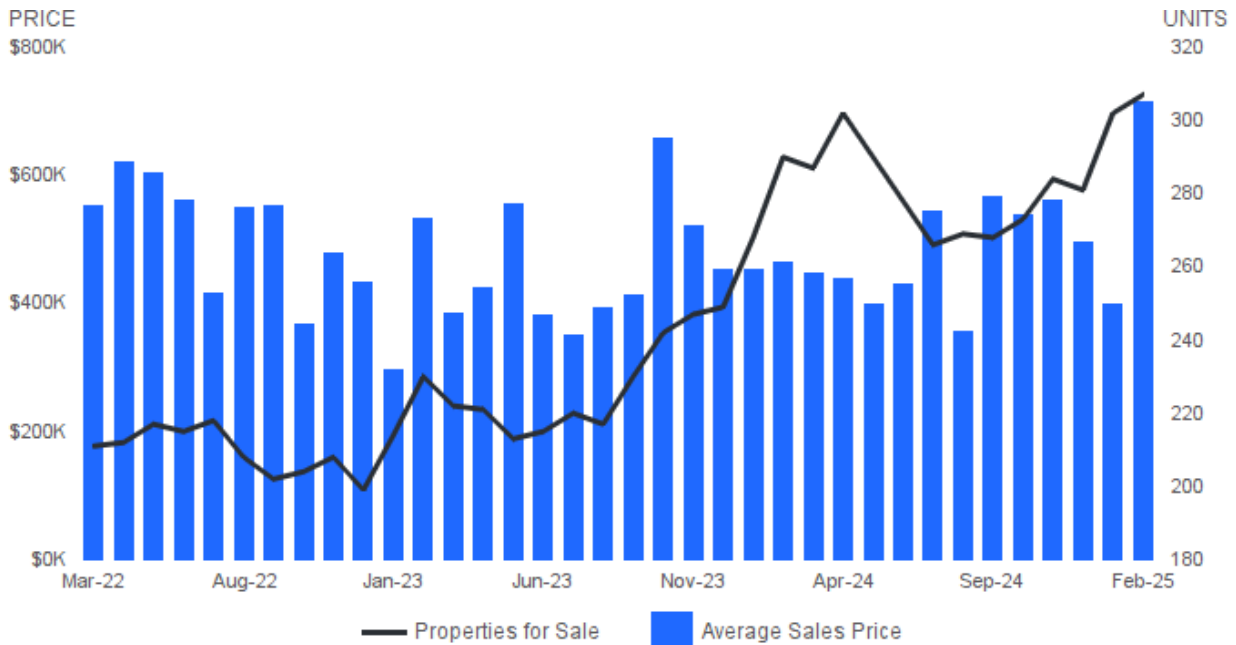


## AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

February 2025 | All Property Types ?

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

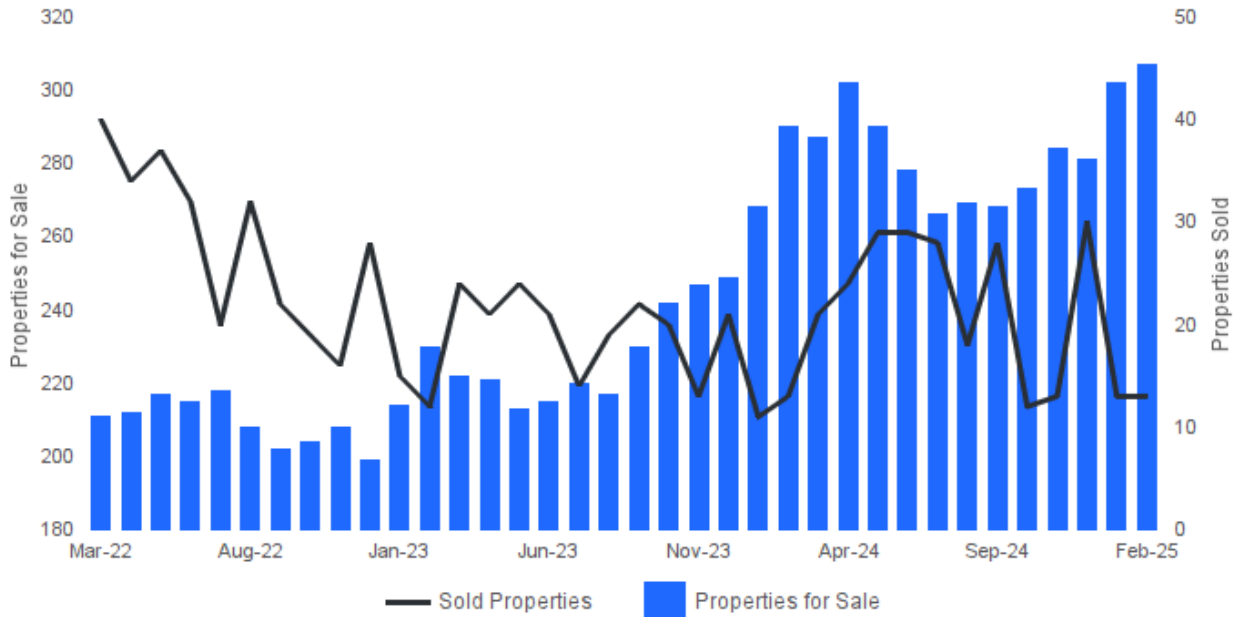
**Properties for Sale** | Number of properties listed for sale at the end of month.



## PROPERTIES FOR SALE AND SOLD PROPERTIES

February 2025 | All Property Types ?

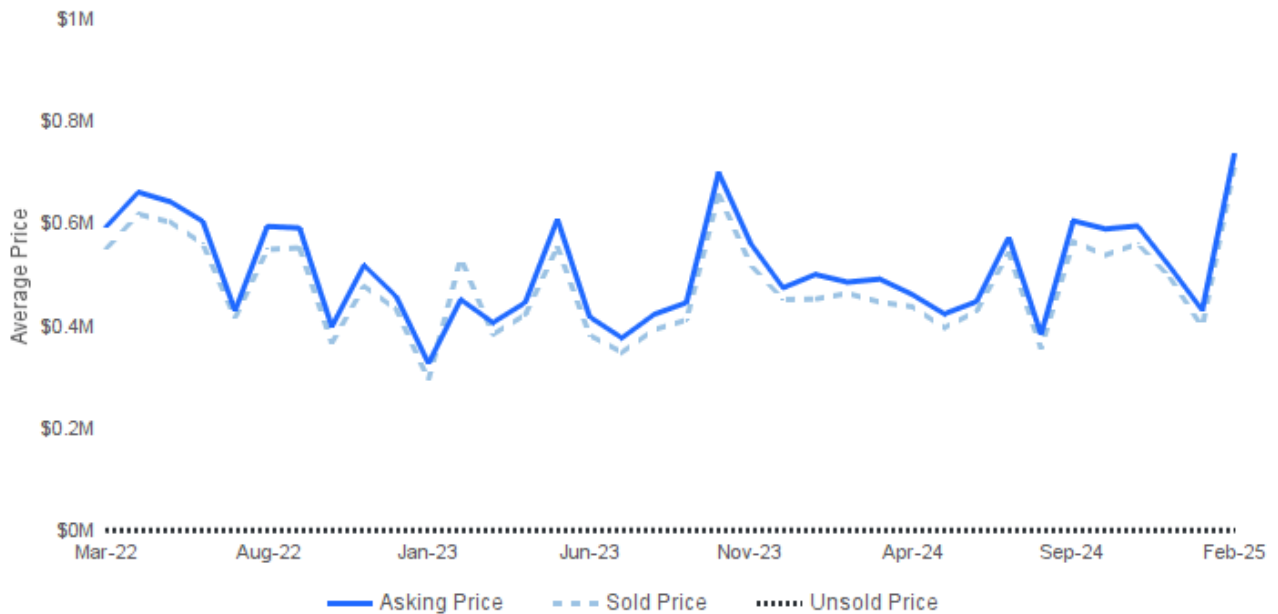
**Properties for Sale** | Number of properties listed for sale at the end of month.  
**Sold Properties** | Number of properties sold.



## AVERAGE ASKING/SOLD/UNSOLD PRICE

February 2025 | All Property Types ?

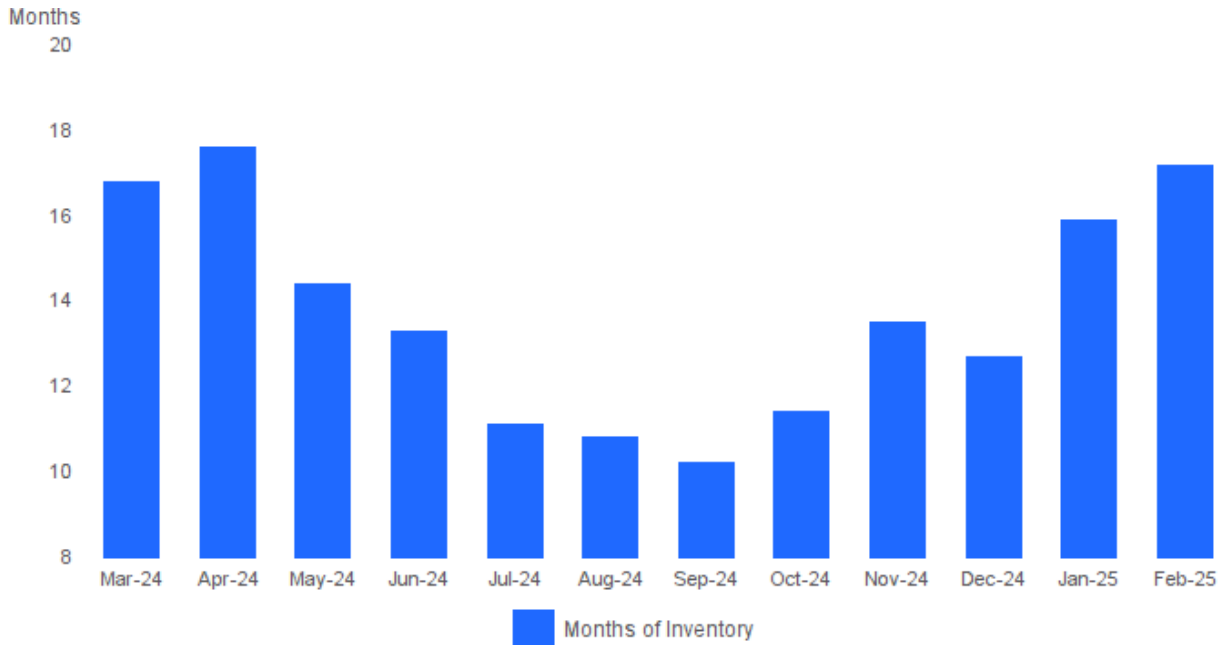
**Asking Price** | the average asking price of sold properties  
**Sold Price** | the average selling price  
**Unsold Price** | the average active list price



## ABSORPTION RATE

February 2025 | All Property Types ?

**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.



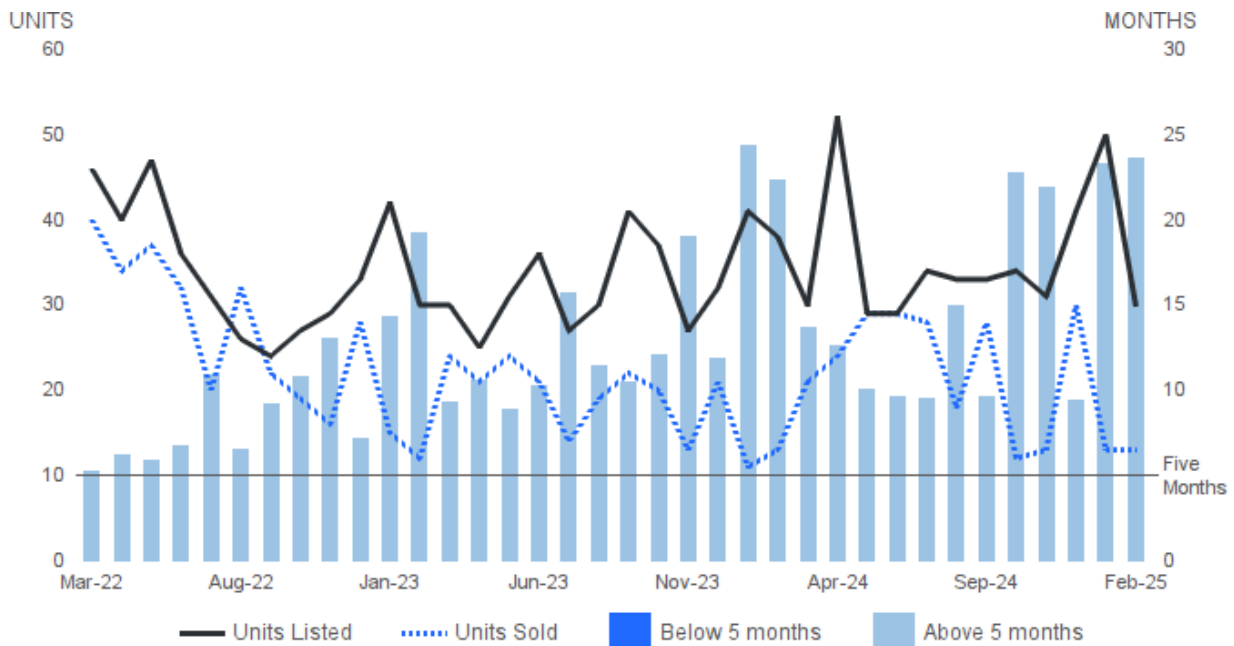
## MONTHS SUPPLY OF INVENTORY

February 2025 | All Property Types ?

**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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