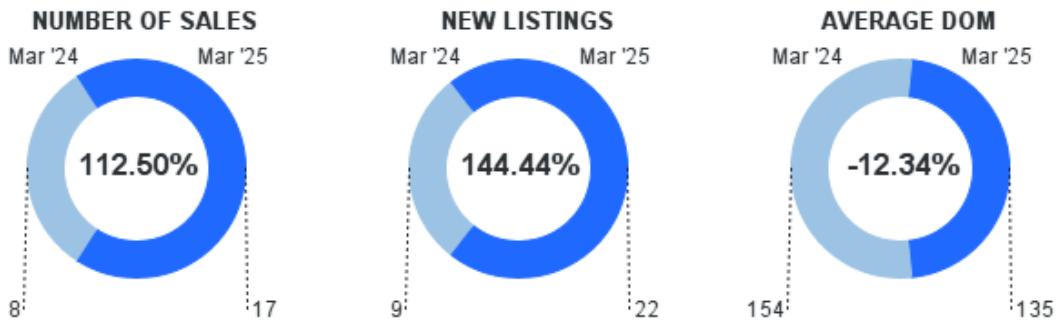






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**ST. CROIX | March 2025**  
**REAL ESTATE SNAPSHOT - Change since this time last year**  
**Condo**




**-9.12%**   
**MEDIAN SALES PRICE**  
CONDO

**8.25%**   
**AVERAGE SALES PRICE**  
CONDO

**-8.09%**   
**MEDIAN LIST PRICE**  
**(SOLD LISTINGS)**  
CONDO

**7.20%**   
**AVERAGE LIST PRICE**  
**(SOLD LISTINGS)**  
CONDO

 Mar '24  Mar '25

# AREA REPORT

ST. CROIX

## FULL MARKET SUMMARY

March 2025 | Condo ?

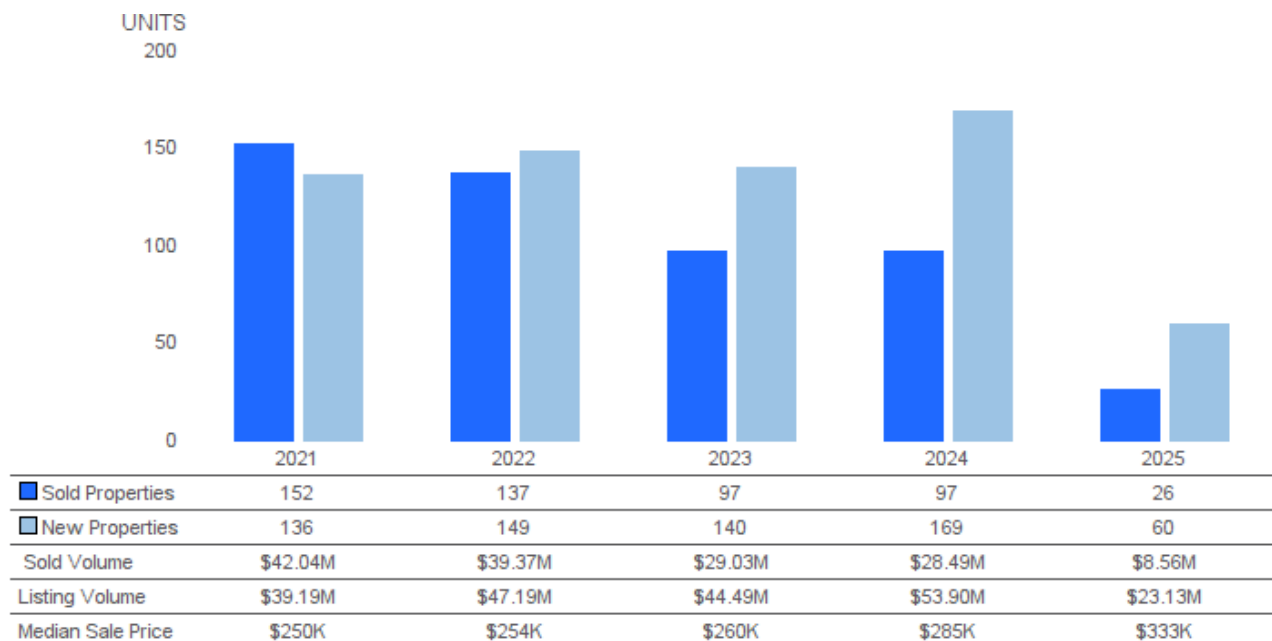
	Month to Date			Year to Date		
	March 2025	March 2024	% Change	YTD 2025	YTD 2024	% Change
New Listings	22	9	144.44% ↑	60	41	46.34% ↑
Sold Listings	17	8	112.5% ↑	26	19	36.84% ↑
Median List Price (Solds)	\$364,900	\$397,000	-8.09% ↓	\$357,000	\$325,000	9.85% ↑
Median Sold Price	\$349,900	\$384,999	-9.12% ↓	\$332,500	\$310,000	7.26% ↑
Median Days on Market	106	87	21.84% ↑	112	136	-17.65% ↓
Average List Price (Solds)	\$392,361	\$366,000	7.2% ↑	\$351,732	\$329,710	6.68% ↑
Average Sold Price	\$371,782	\$343,437	8.25% ↑	\$329,161	\$307,157	7.16% ↑
Average Days on Market	135	154	-12.34% ↓	155	188	-17.55% ↓
List/Sold Price Ratio	94.3%	93.4%	0.97% ↑	93.2%	93.2%	-0.02% ↓

## SOLD AND NEW PROPERTIES (UNITS)

March 2025 | Condo ?

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

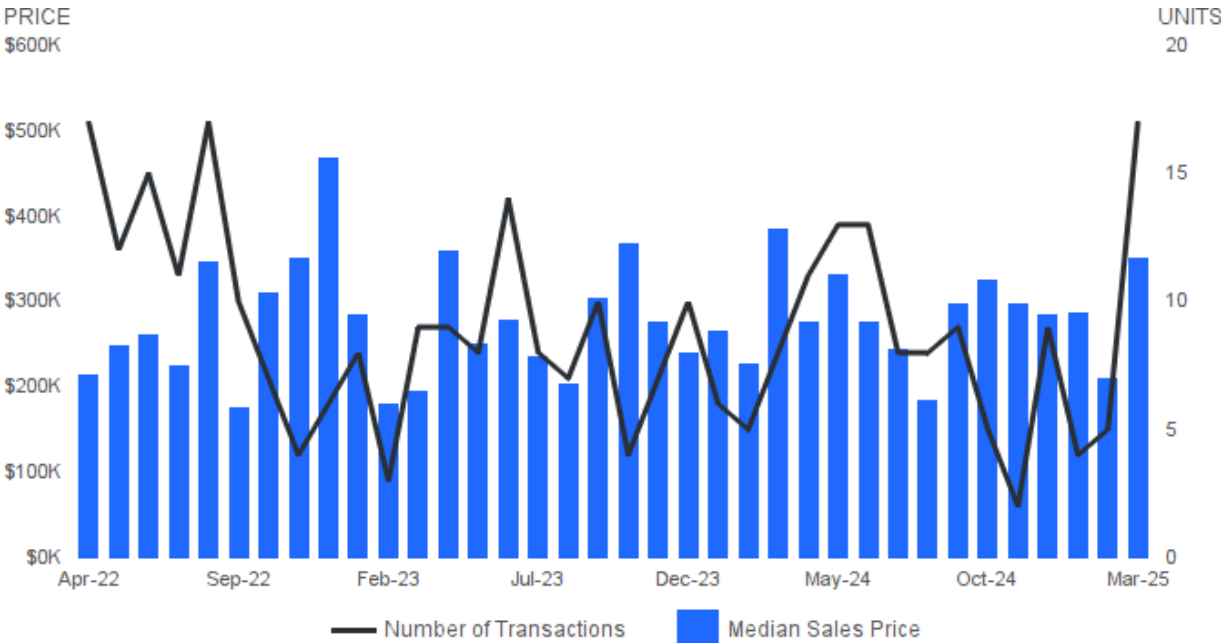
**New Properties** | Number of properties listed during the year.



# MEDIAN SALES PRICE AND NUMBER OF SALES

March 2025 | Condo ?

**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

March 2025 | Condo ?

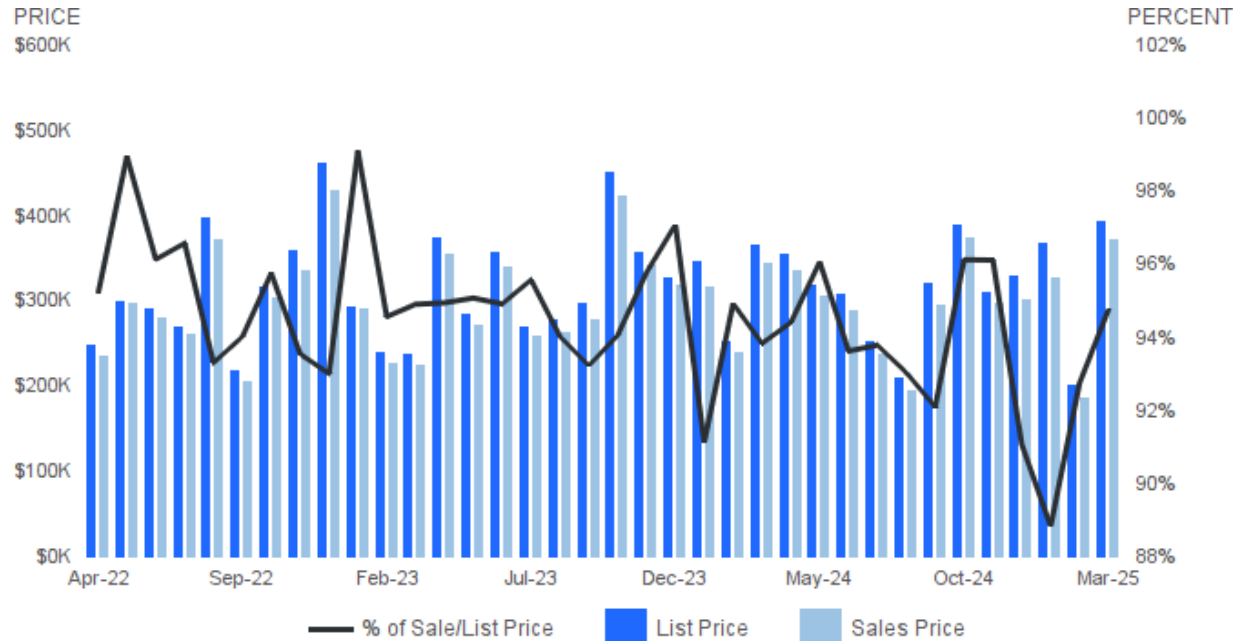
**Average Sales Price** | Average sales price for all properties sold.  
**Average Days on Market** | Average days on market for all properties sold.



# SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

March 2025 | Condo ?

**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

March 2025 | Condo ?

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

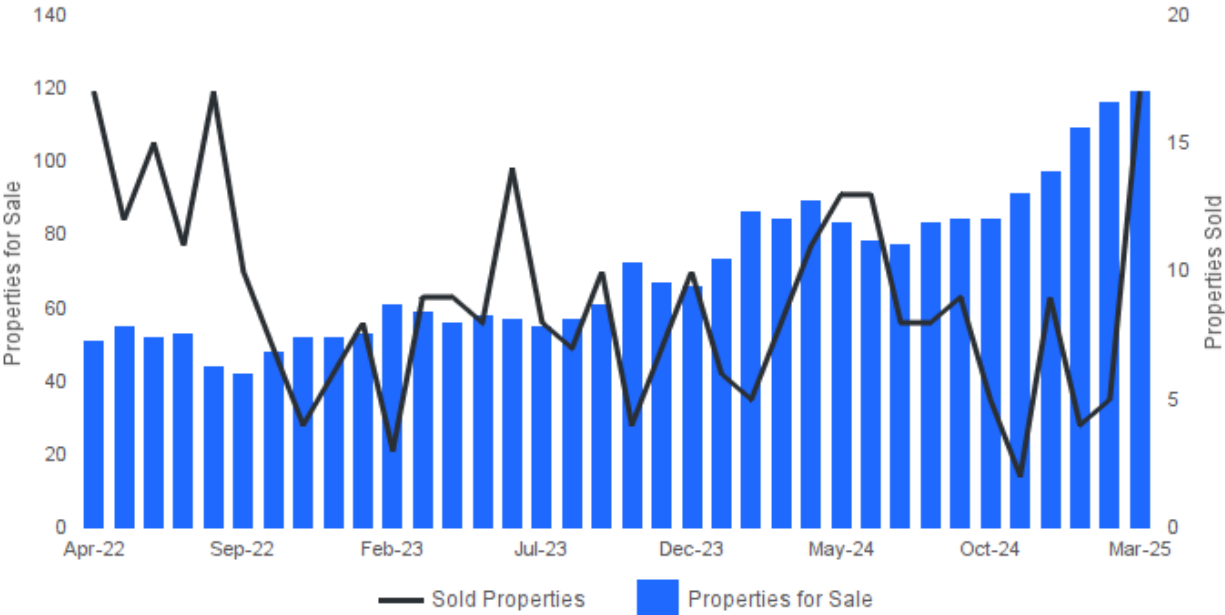
**Properties for Sale** | Number of properties listed for sale at the end of month.



# PROPERTIES FOR SALE AND SOLD PROPERTIES

March 2025 | Condo ?

**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

March 2025 | Condo ?

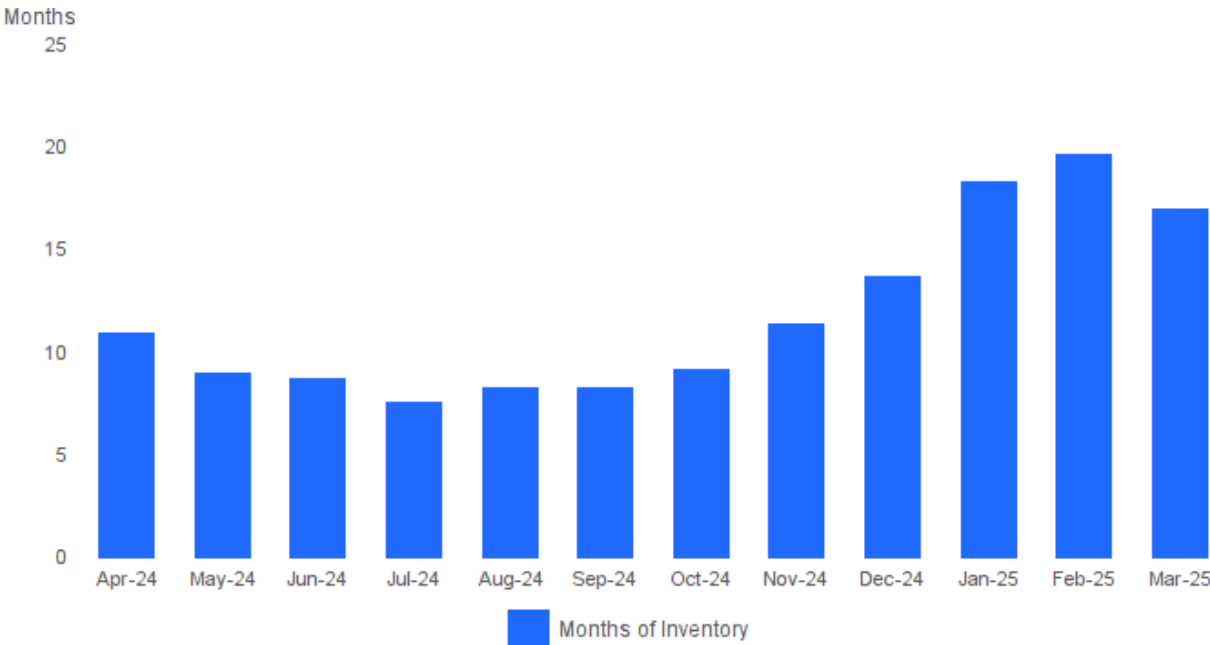
**Asking Price** | the average asking price of sold properties  
**Sold Price** | the average selling price  
**Unsold Price** | the average active list price




# ABSORPTION RATE

March 2025 | Condo 

**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.



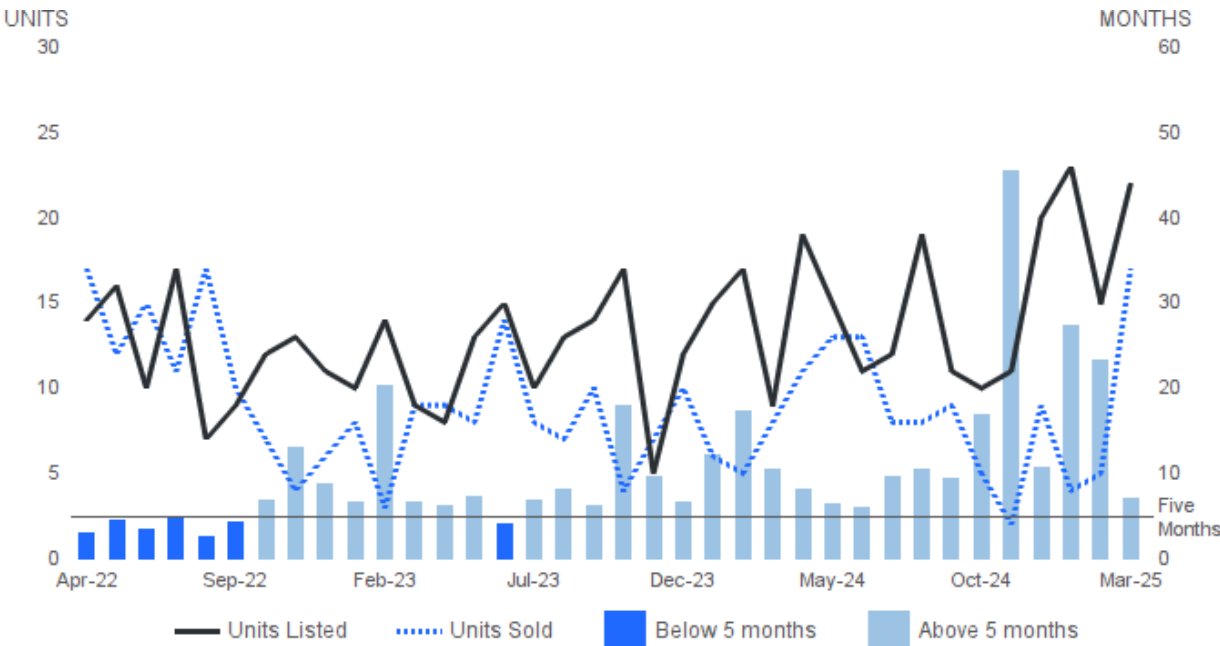
# MONTHS SUPPLY OF INVENTORY

March 2025 | Condo 

**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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