

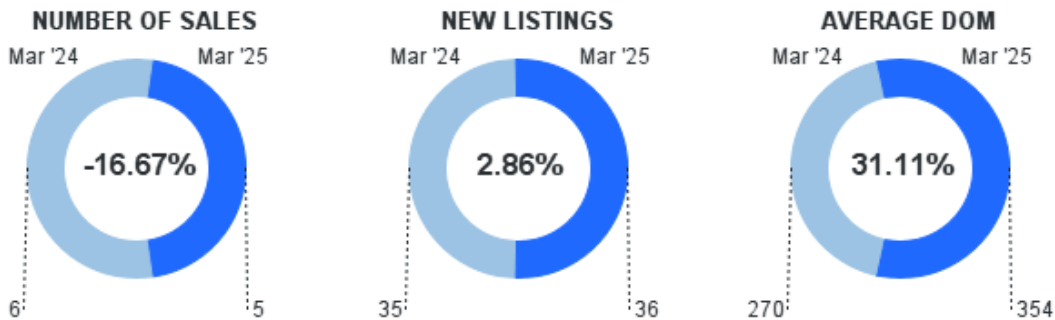


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LAND

MARCH 2025
COLDWELL BANKER AREA REPORTS
ST CROIX, USVI

ST. CROIX | March 2025
REAL ESTATE SNAPSHOT - Change since this time last year
Lots/Acres



-44.53% ↓

MEDIAN SALES PRICE
LOTS/ACRES

-50.55% ↓

AVERAGE SALES PRICE
LOTS/ACRES

-36.71% ↓

**MEDIAN LIST PRICE
(SOLD LISTINGS)**
LOTS/ACRES

-52.42% ↓

**AVERAGE LIST PRICE
(SOLD LISTINGS)**
LOTS/ACRES

■ Mar '24 ■ Mar '25

AREA REPORT

ST. CROIX

FULL MARKET SUMMARY

March 2025 | Lots/Acres ?

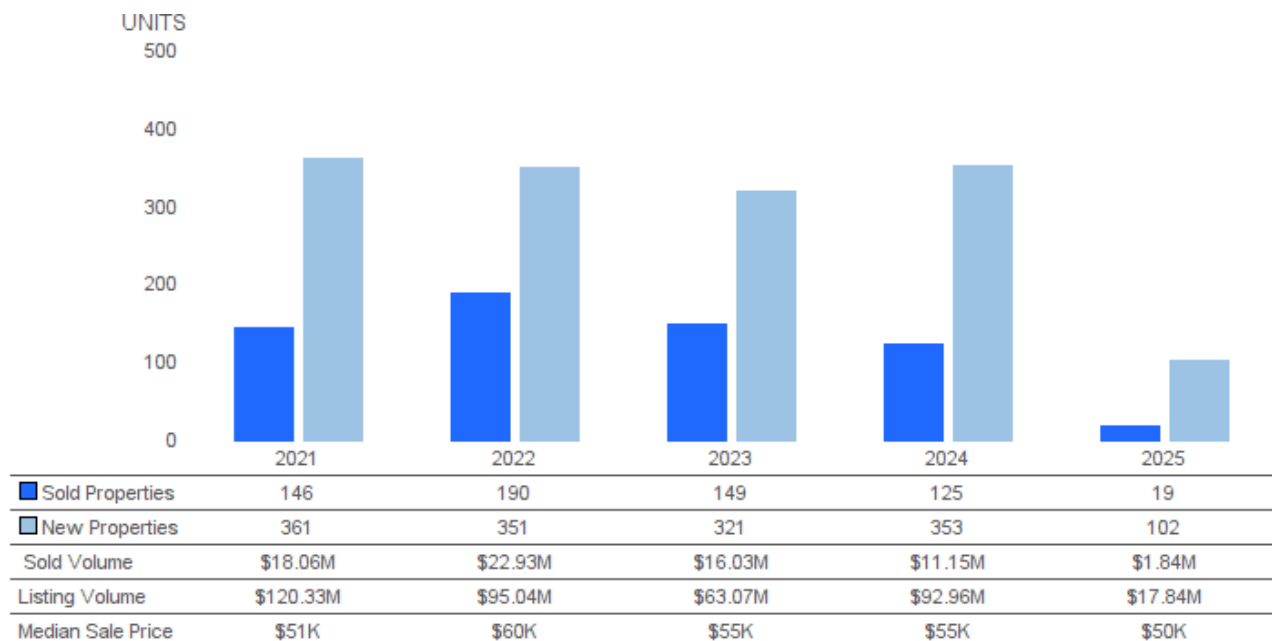
	Month to Date			Year to Date		
	March 2025	March 2024	% Change	YTD 2025	YTD 2024	% Change
New Listings	36	35	2.86% ↑	102	101	0.99% ↑
Sold Listings	5	6	-16.67% ↓	19	23	-17.39% ↓
Median List Price (Solds)	\$50,000	\$79,000	-36.71% ↓	\$55,000	\$62,000	-11.29% ↓
Median Sold Price	\$38,000	\$68,500	-44.53% ↓	\$50,000	\$55,000	-9.09% ↓
Median Days on Market	302	231	30.74% ↑	192	213	-9.86% ↓
Average List Price (Solds)	\$43,300	\$91,000	-52.42% ↓	\$107,942	\$92,160	17.12% ↑
Average Sold Price	\$37,000	\$74,816	-50.55% ↓	\$97,100	\$78,508	23.68% ↑
Average Days on Market	354	270	31.11% ↑	283	263	7.6% ↑
List/Sold Price Ratio	84.8%	82%	3.41% ↑	88.9%	86.8%	2.37% ↑

SOLD AND NEW PROPERTIES (UNITS)

March 2025 | Lots/Acres ?

Sold Properties | Number of properties sold during the year

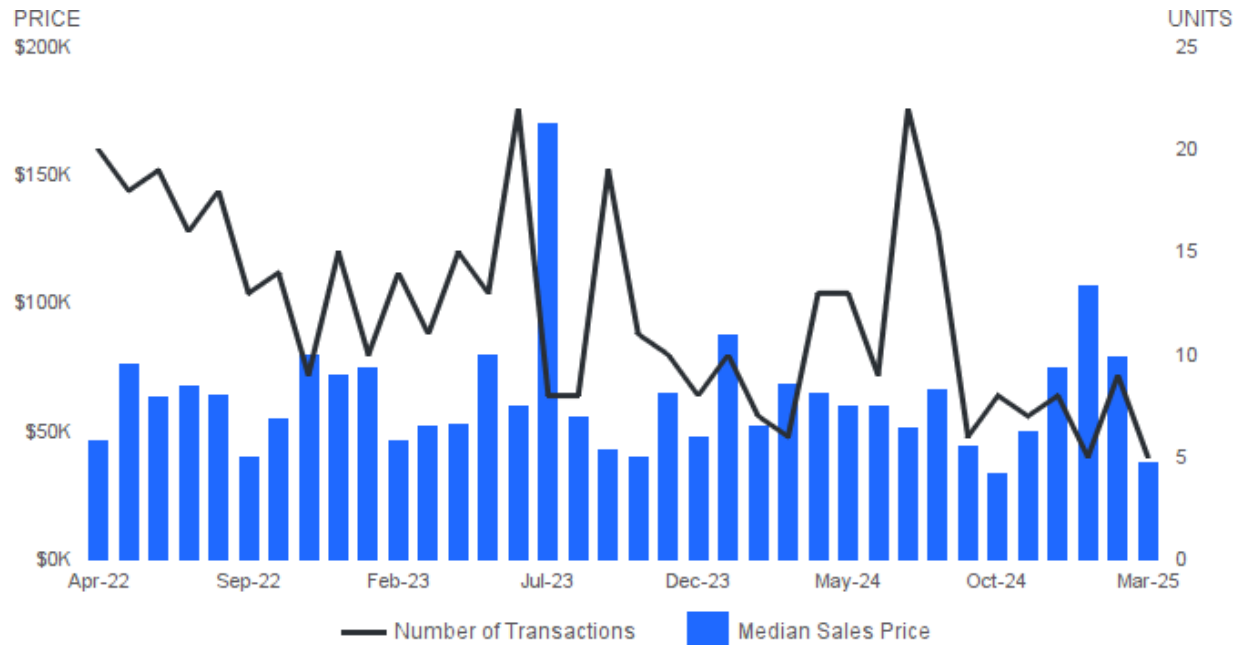
New Properties | Number of properties listed during the year.



MEDIAN SALES PRICE AND NUMBER OF SALES

March 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

March 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

March 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

March 2025 | Lots/Acres ?

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

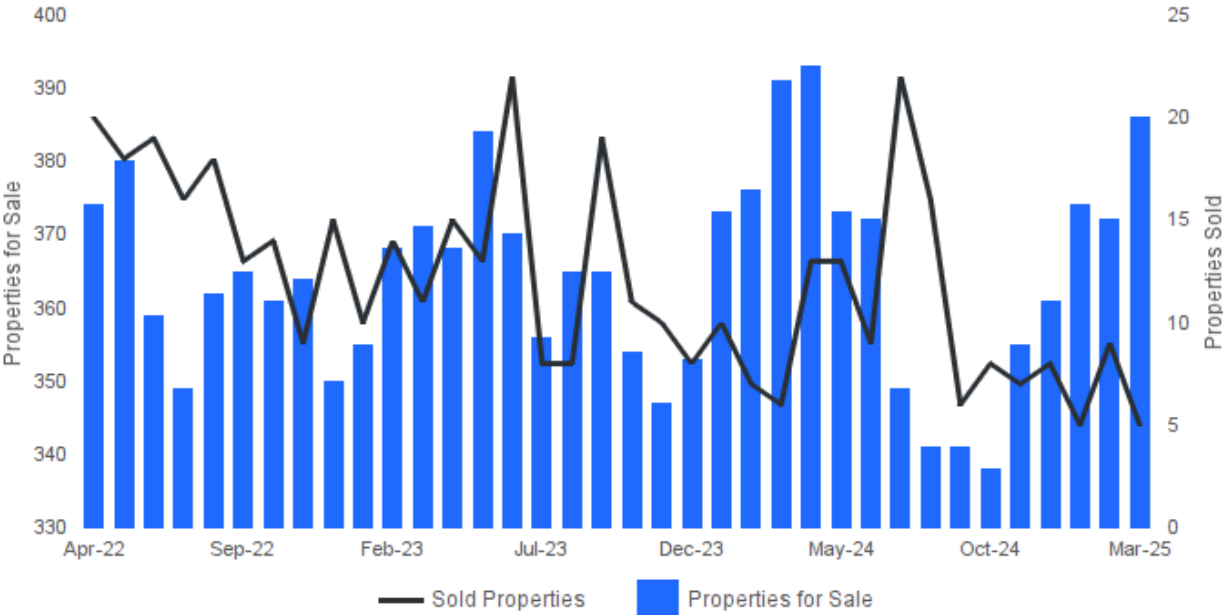
Properties for Sale | Number of properties listed for sale at the end of month.



PROPERTIES FOR SALE AND SOLD PROPERTIES

March 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

March 2025 | Lots/Acres ?

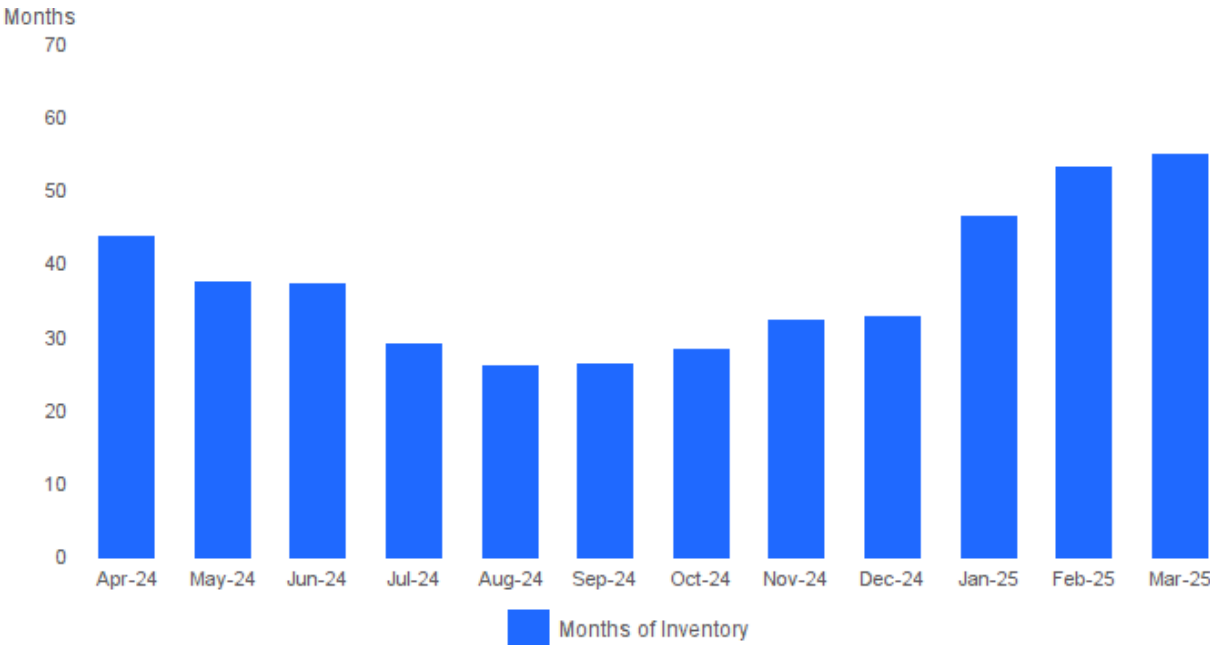
Asking Price | the average asking price of sold properties
Sold Price | the average selling price
Unsold Price | the average active list price



ABSORPTION RATE

March 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.



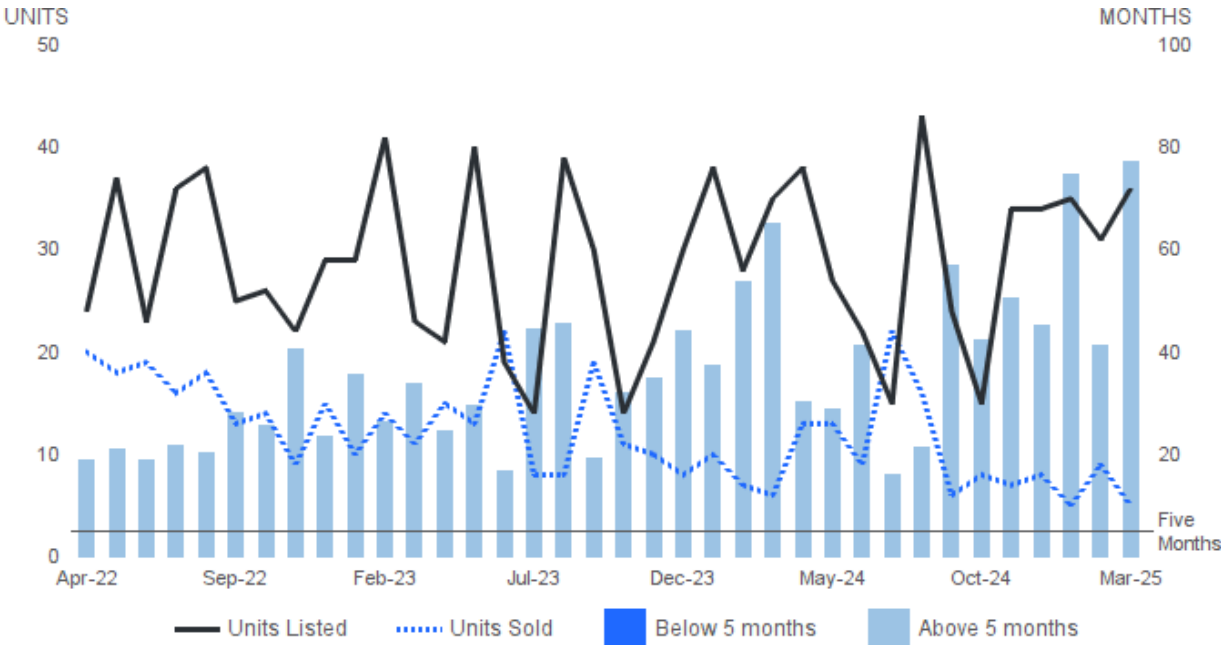
MONTHS SUPPLY OF INVENTORY

March 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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