



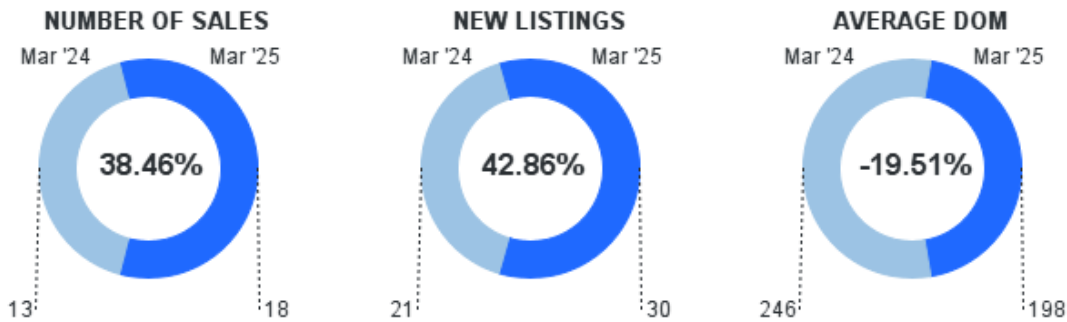
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# HOME

MARCH 2025  
COLDWELL BANKER AREA REPORTS  
ST CROIX, USVI


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




**38.66%**   
**MEDIAN SALES PRICE**  
SINGLE FAMILY

**28.21%**   
**AVERAGE SALES PRICE**  
SINGLE FAMILY

**33.09%**   
**MEDIAN LIST PRICE**  
**(SOLD LISTINGS)**  
SINGLE FAMILY

**25.22%**   
**AVERAGE LIST PRICE**  
**(SOLD LISTINGS)**  
SINGLE FAMILY

 Mar '24     Mar '25

# AREA REPORT

## ST. CROIX

### FULL MARKET SUMMARY

March 2025 | Single Family ?

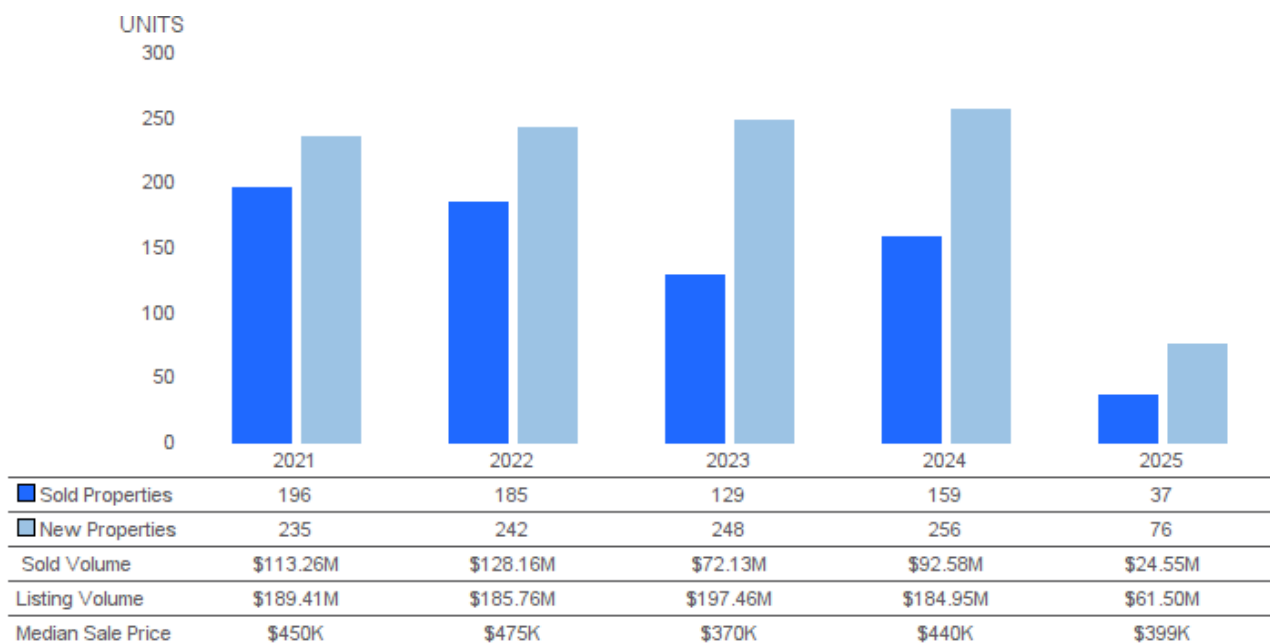
	Month to Date			Year to Date		
	March 2025	March 2024	% Change	YTD 2025	YTD 2024	% Change
New Listings	30	21	42.86% ↑	76	68	11.76% ↑
Sold Listings	18	13	38.46% ↑	37	26	42.31% ↑
Median List Price (Solds)	\$464,499	\$349,000	33.09% ↑	\$400,000	\$347,000	15.27% ↑
Median Sold Price	\$464,500	\$335,000	38.66% ↑	\$399,000	\$347,500	14.82% ↑
Median Days on Market	130	231	-43.72% ↓	137	172	-20.35% ↓
Average List Price (Solds)	\$713,161	\$569,530	25.22% ↑	\$704,602	\$611,746	15.18% ↑
Average Sold Price	\$656,555	\$512,076	28.21% ↑	\$663,567	\$561,475	18.18% ↑
Average Days on Market	198	246	-19.51% ↓	237	179	32.4% ↑
List/Sold Price Ratio	93.3%	91.4%	2.13% ↑	94%	92.7%	1.32% ↑

### SOLD AND NEW PROPERTIES (UNITS)

March 2025 | Single Family ?

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

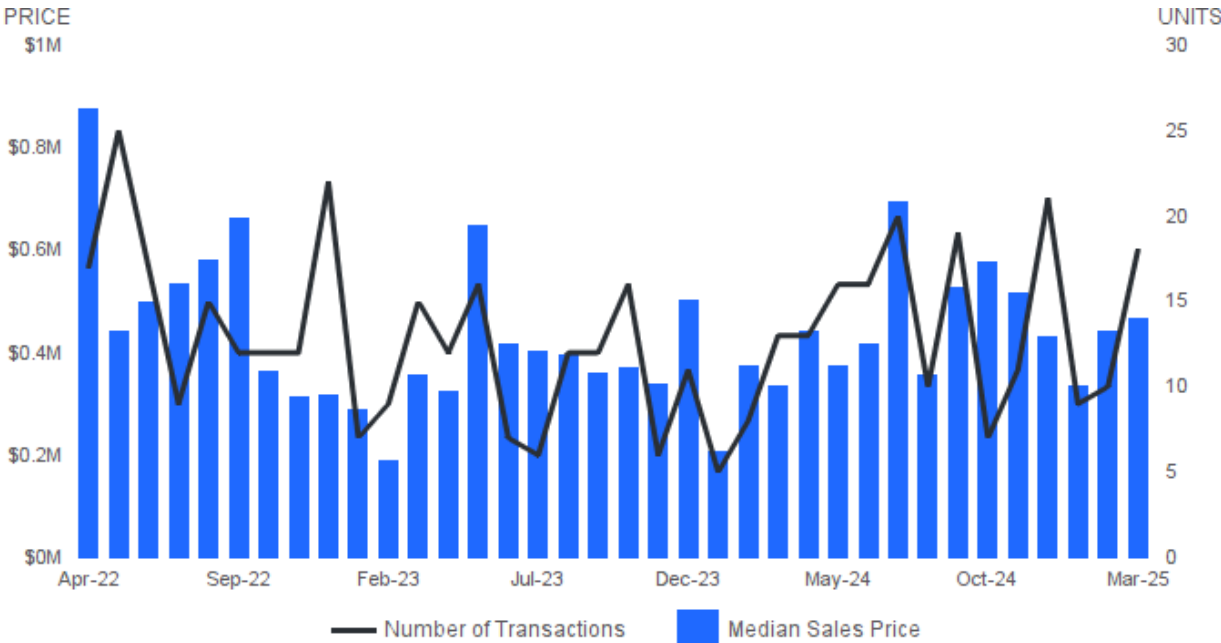
**New Properties** | Number of properties listed during the year.



# MEDIAN SALES PRICE AND NUMBER OF SALES

March 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

March 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

March 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

March 2025 | Single Family ?

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

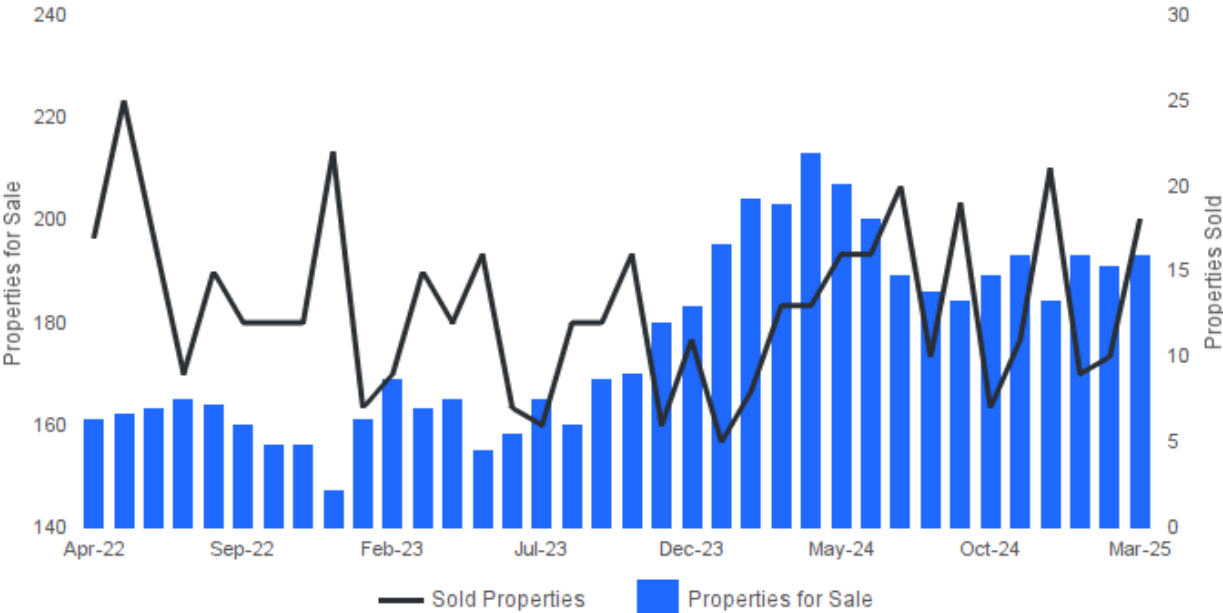
**Properties for Sale** | Number of properties listed for sale at the end of month.



# PROPERTIES FOR SALE AND SOLD PROPERTIES

March 2025 | Single Family ?

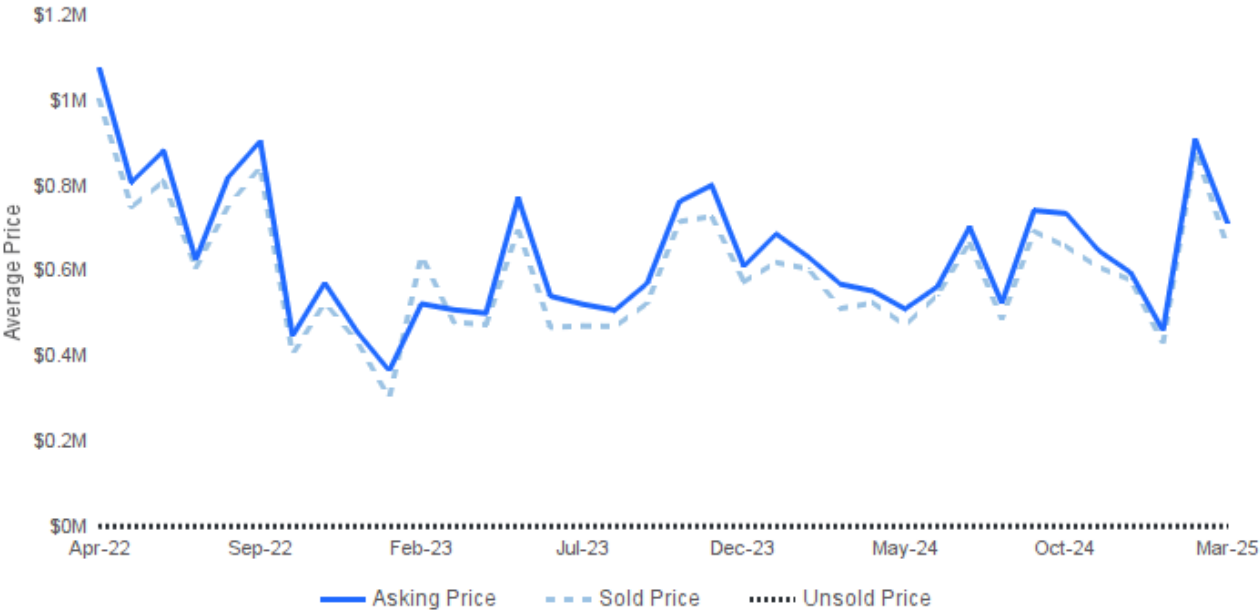
**Properties for Sale** | Number of properties listed for sale at the end of month.  
**Sold Properties** | Number of properties sold.



# AVERAGE ASKING/SOLD/UNSOLD PRICE

March 2025 | Single Family ?

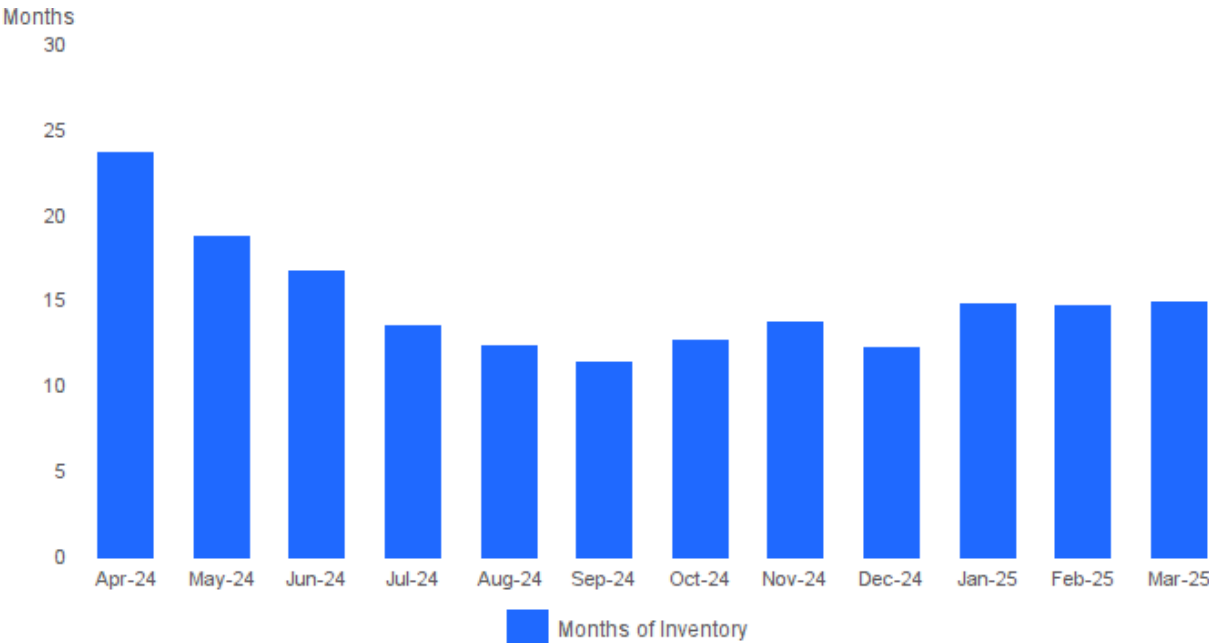
**Asking Price** | the average asking price of sold properties  
**Sold Price** | the average selling price  
**Unsold Price** | the average active list price



# ABSORPTION RATE

March 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.



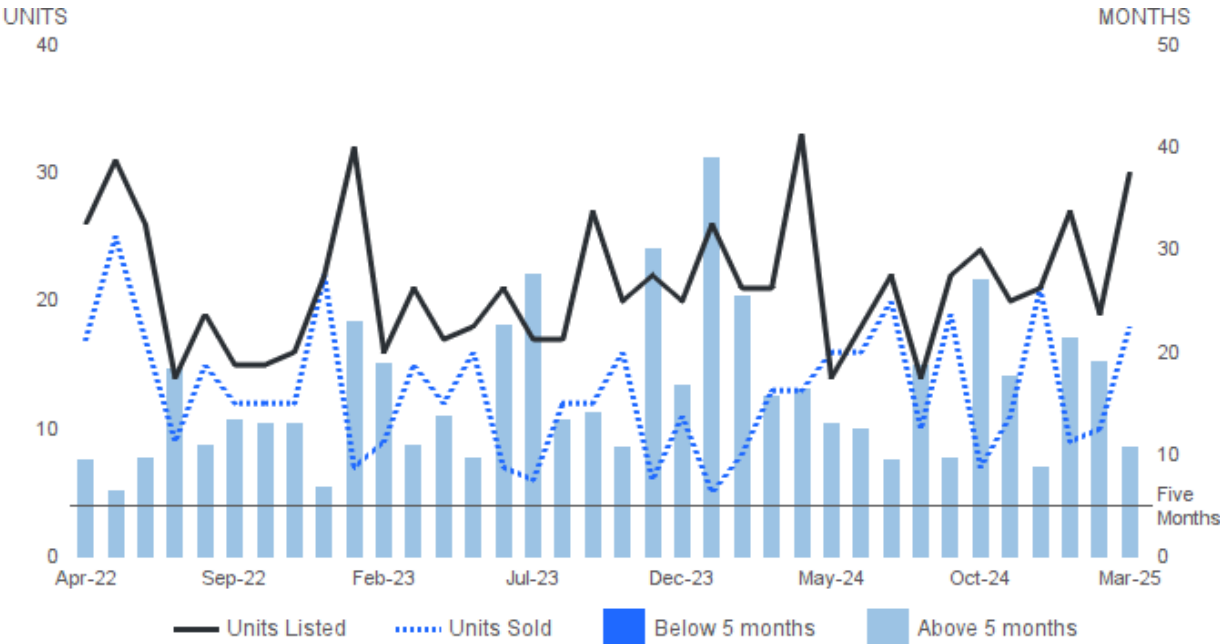
# MONTHS SUPPLY OF INVENTORY

March 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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