

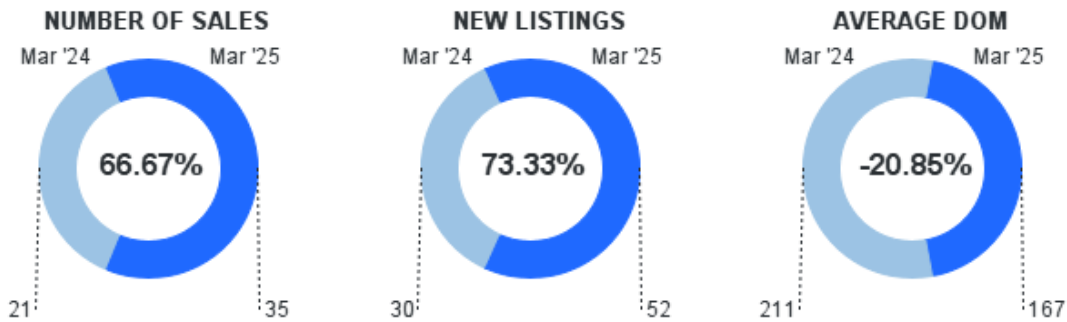



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# HOMES & CONDOS


MARCH 2025  
COLDWELL BANKER AREA REPORTS  
ST CROIX, USVI

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




**5.00%** 

**MEDIAN SALES PRICE**  
ALL PROPERTY TYPES

**15.72%** 

**AVERAGE SALES PRICE**  
ALL PROPERTY TYPES

**1.27%** 

**MEDIAN LIST PRICE  
(SOLD LISTINGS)**  
ALL PROPERTY TYPES

**13.28%** 

**AVERAGE LIST PRICE  
(SOLD LISTINGS)**  
ALL PROPERTY TYPES

 Mar '24  Mar '25

# AREA REPORT

St. Croix

## FULL MARKET SUMMARY

March 2025 | All Property Types ?

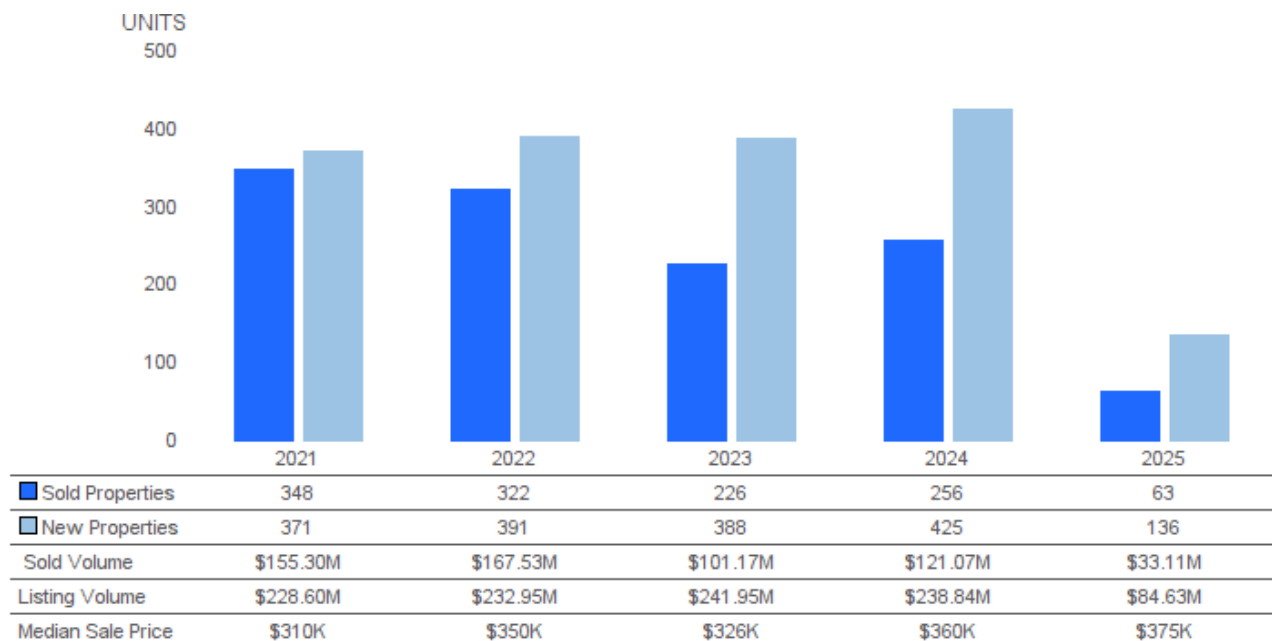
	Month to Date			Year to Date		
	March 2025	March 2024	% Change	YTD 2025	YTD 2024	% Change
New Listings	52	30	73.33% ↑	136	109	24.77% ↑
Sold Listings	35	21	66.67% ↑	63	45	40% ↑
Median List Price (Solds)	\$399,999	\$395,000	1.27% ↑	\$399,000	\$345,000	15.65% ↑
Median Sold Price	\$399,000	\$380,000	5% ↑	\$375,000	\$335,000	11.94% ↑
Median Days on Market	125	192	-34.9% ↓	128	137	-6.57% ↓
Average List Price (Solds)	\$557,344	\$491,995	13.28% ↑	\$558,973	\$492,664	13.46% ↑
Average Sold Price	\$518,237	\$447,833	15.72% ↑	\$525,558	\$454,096	15.74% ↑
Average Days on Market	167	211	-20.85% ↓	203	183	10.93% ↑
List/Sold Price Ratio	93.8%	92.1%	1.8% ↑	93.6%	92.9%	0.75% ↑

## SOLD AND NEW PROPERTIES (UNITS)

March 2025 | All Property Types ?

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

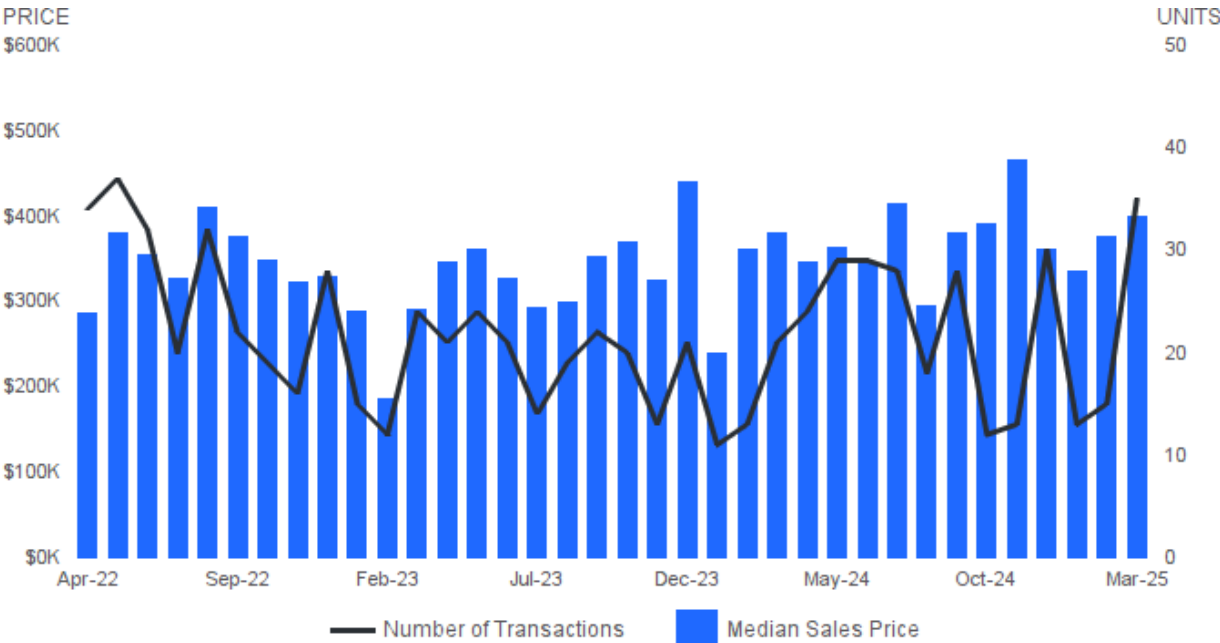
**New Properties** | Number of properties listed during the year.



# MEDIAN SALES PRICE AND NUMBER OF SALES

March 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

March 2025 | All Property Types ?

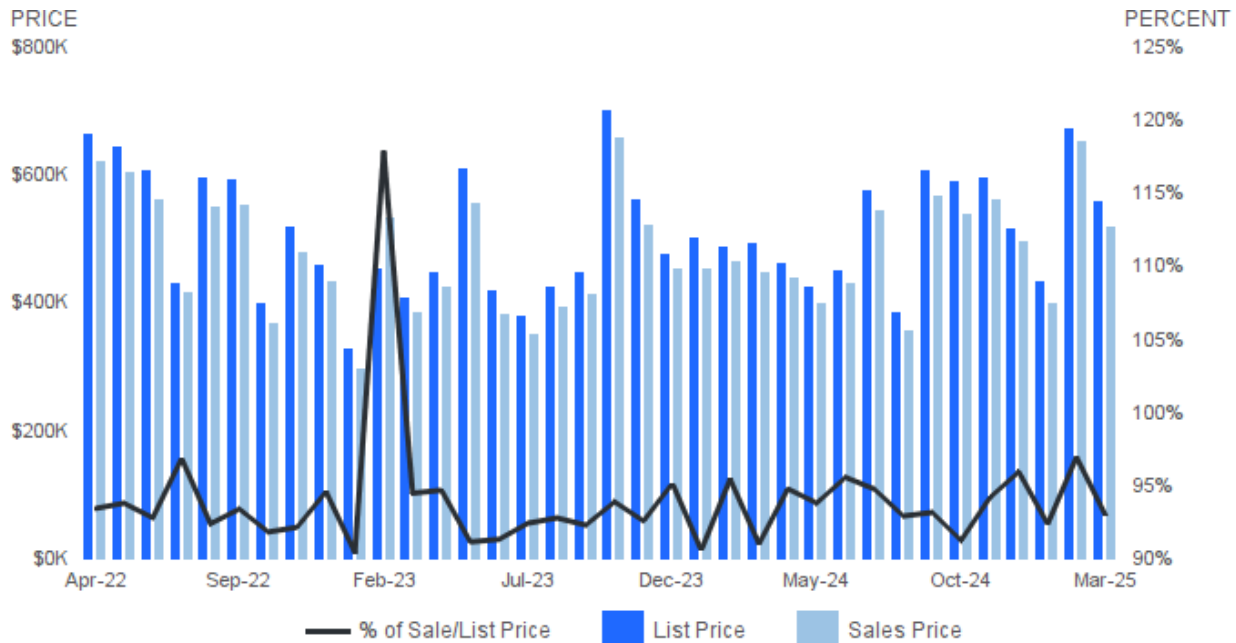
**Average Sales Price** | Average sales price for all properties sold.  
**Average Days on Market** | Average days on market for all properties sold.



## SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

March 2025 | All Property Types ?

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

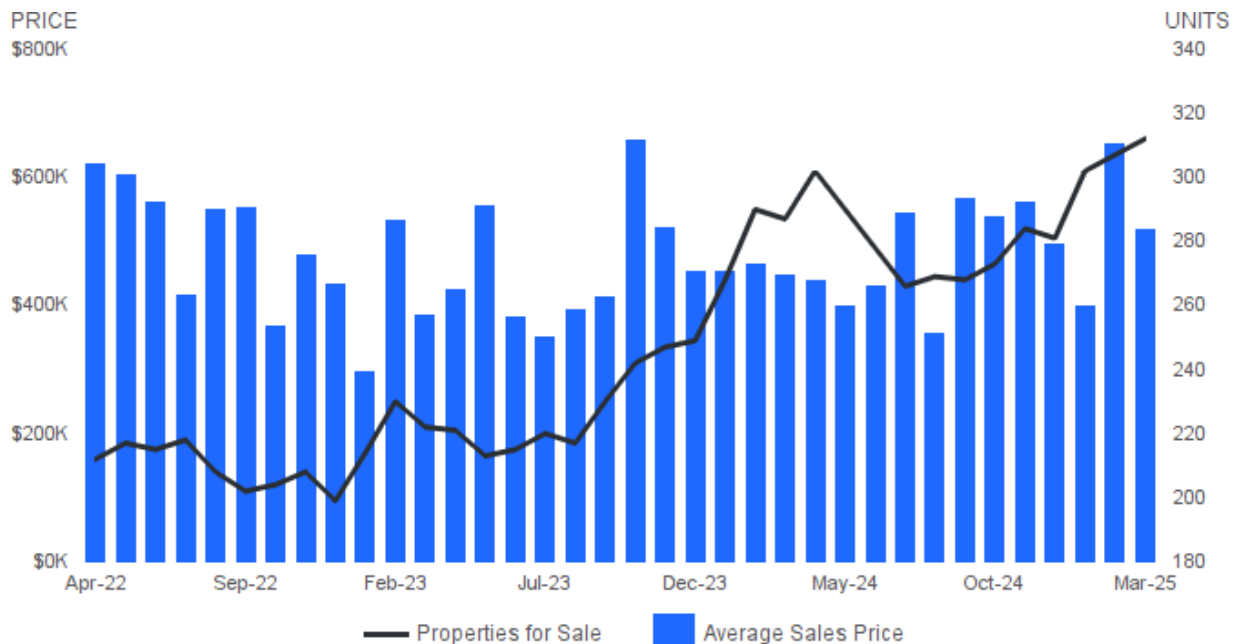


## AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

March 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.

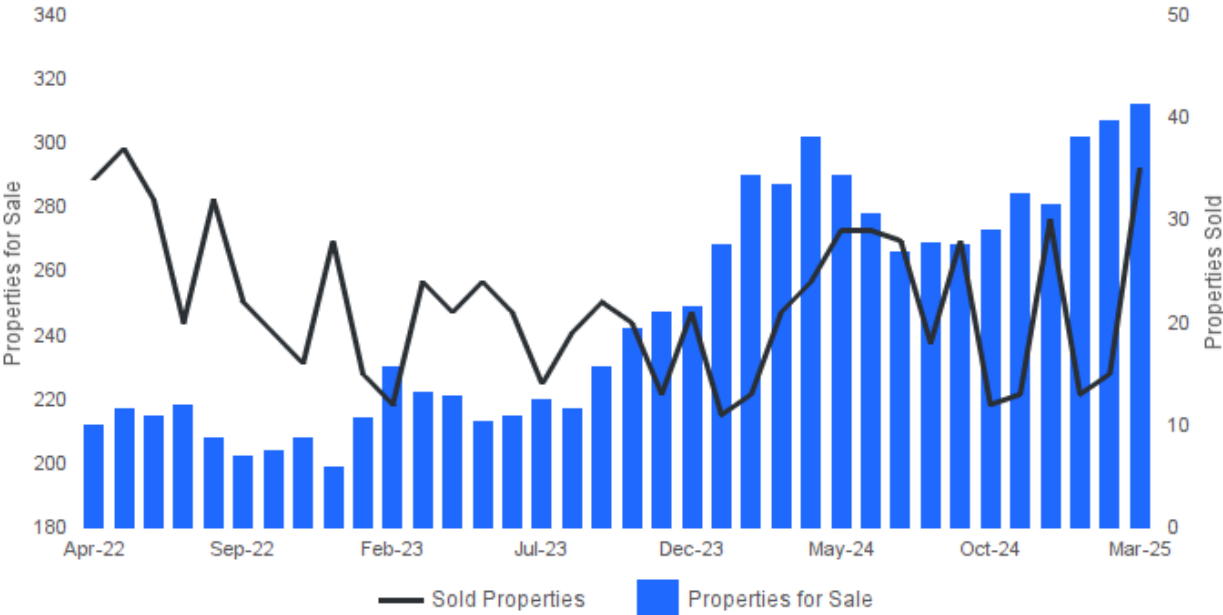




# PROPERTIES FOR SALE AND SOLD PROPERTIES

March 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

March 2025 | All Property Types ?

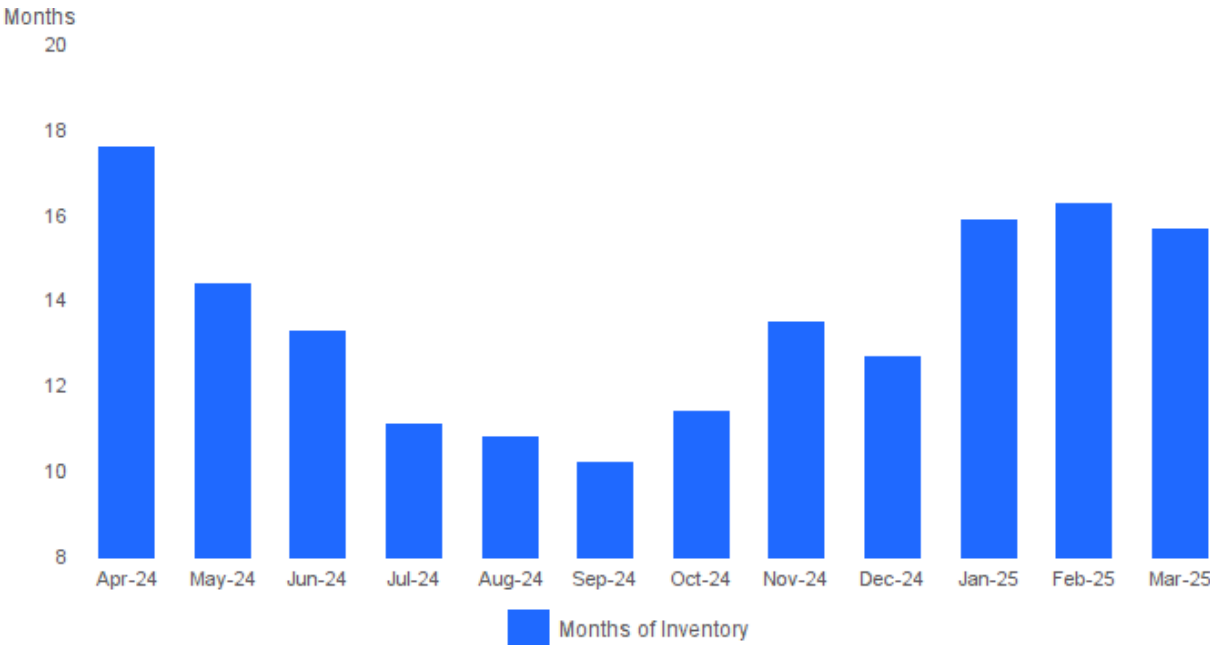
**Asking Price** | the average asking price of sold properties  
**Sold Price** | the average selling price  
**Unsold Price** | the average active list price



# ABSORPTION RATE

March 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.



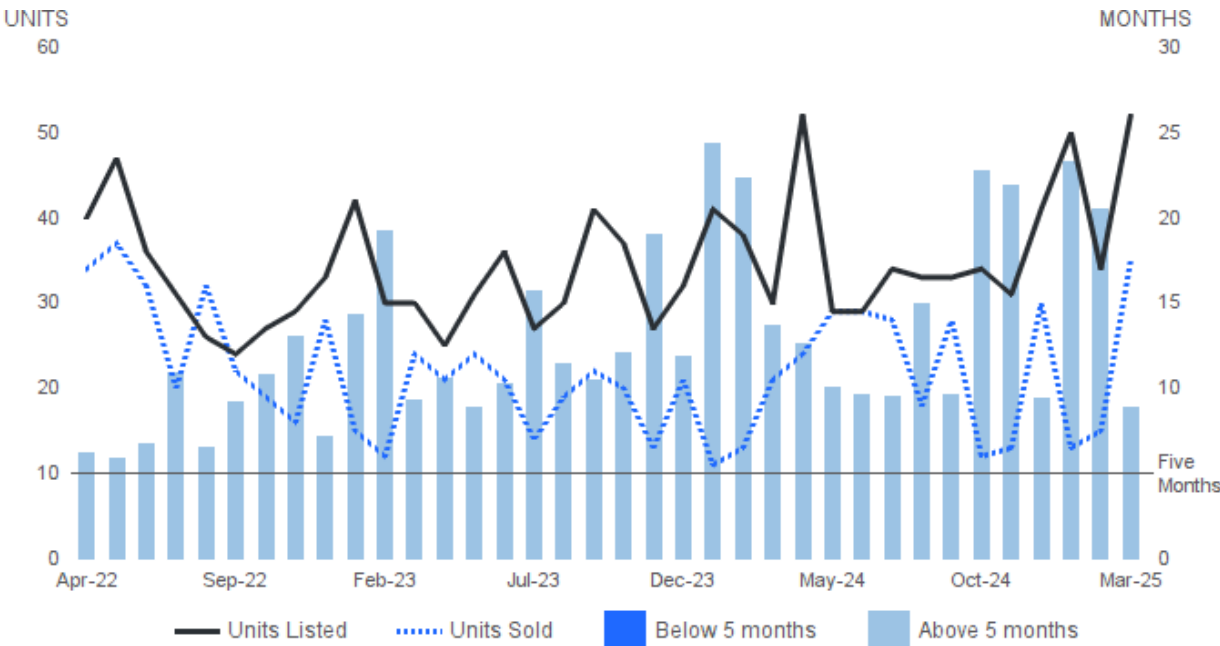
# MONTHS SUPPLY OF INVENTORY

March 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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