



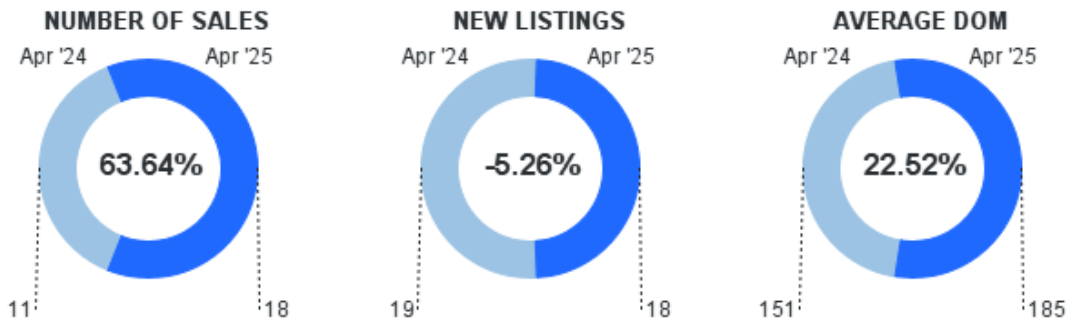
www.ChrisAndChristiePowers.com
christiepowersrealtor@gmail.com



ST. CROIX | April 2025


REAL ESTATE SNAPSHOT - Change since this time last year

Condo




0.45% 

MEDIAN SALES PRICE
CONDO

-6.98% 

AVERAGE SALES PRICE
CONDO

-0.87% 

MEDIAN LIST PRICE
(SOLD LISTINGS)
CONDO

-8.51% 

AVERAGE LIST PRICE
(SOLD LISTINGS)
CONDO

 Apr '24  Apr '25

AREA REPORT

ST. CROIX

FULL MARKET SUMMARY

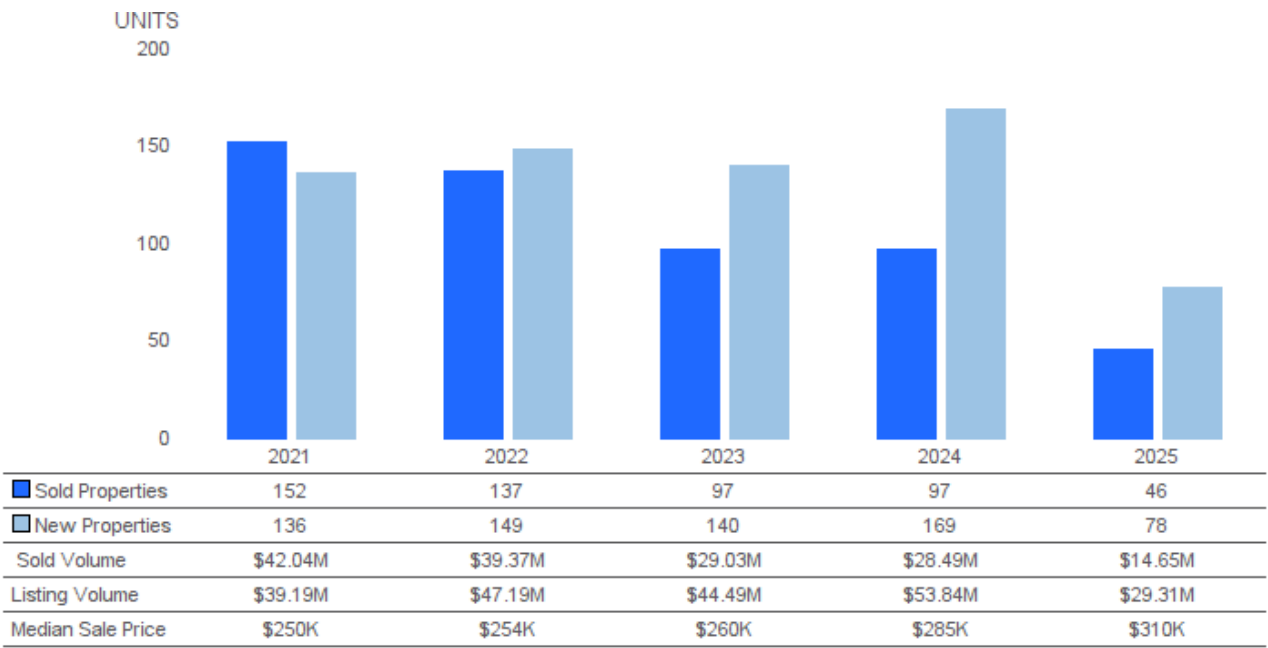
April 2025 | Condo ?

	Month to Date			Year to Date		
	April 2025	April 2024	% Change	YTD 2025	YTD 2024	% Change
New Listings	18	19	-5.26% ↓	78	60	30% ↑
Sold Listings	18	11	63.64% ↑	46	30	53.33% ↑
Median List Price (Solds)	\$286,500	\$289,000	-0.87% ↓	\$329,000	\$312,500	5.28% ↑
Median Sold Price	\$276,250	\$275,000	0.45% ↑	\$310,000	\$300,000	3.33% ↑
Median Days on Market	157	114	37.72% ↑	124	127	-2.36% ↓
Average List Price (Solds)	\$324,383	\$354,545	-8.51% ↓	\$337,237	\$338,816	-0.47% ↓
Average Sold Price	\$311,361	\$334,718	-6.98% ↓	\$318,428	\$317,263	0.37% ↑
Average Days on Market	185	151	22.52% ↑	164	174	-5.75% ↓
List/Sold Price Ratio	95.8%	93.4%	2.59% ↑	94.1%	93.3%	0.86% ↑

SOLD AND NEW PROPERTIES (UNITS)

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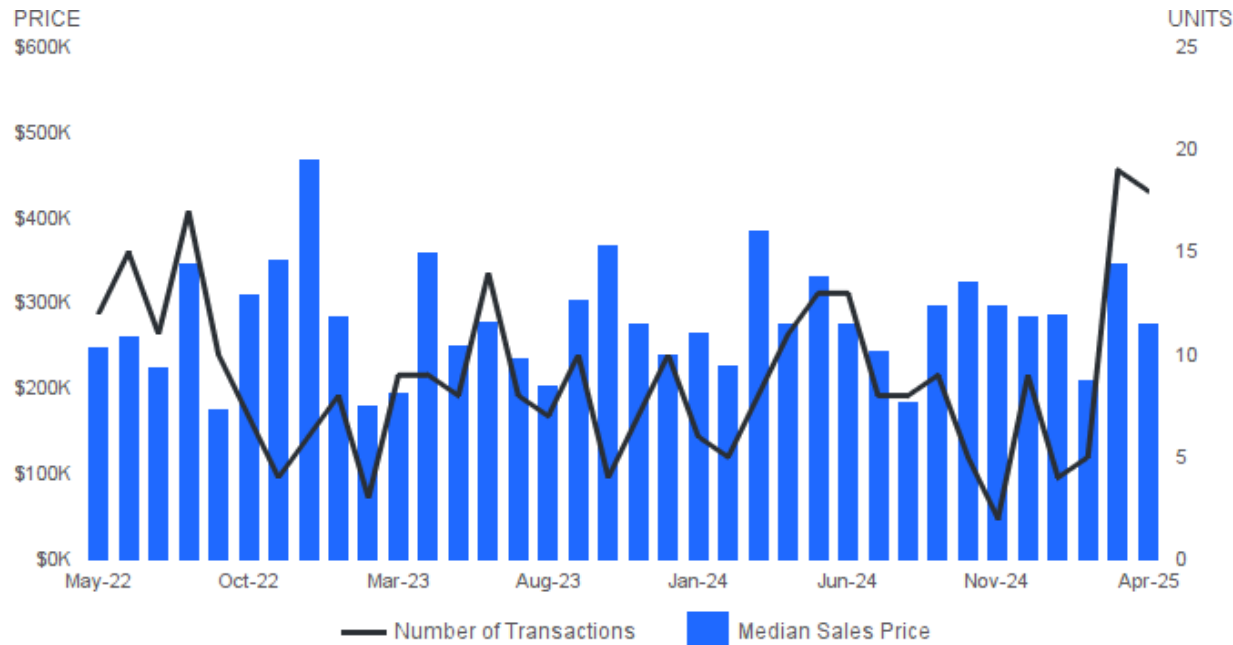
Sold Properties | Number of properties sold during the year
New Properties | Number of properties listed during the year.



MEDIAN SALES PRICE AND NUMBER OF SALES

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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

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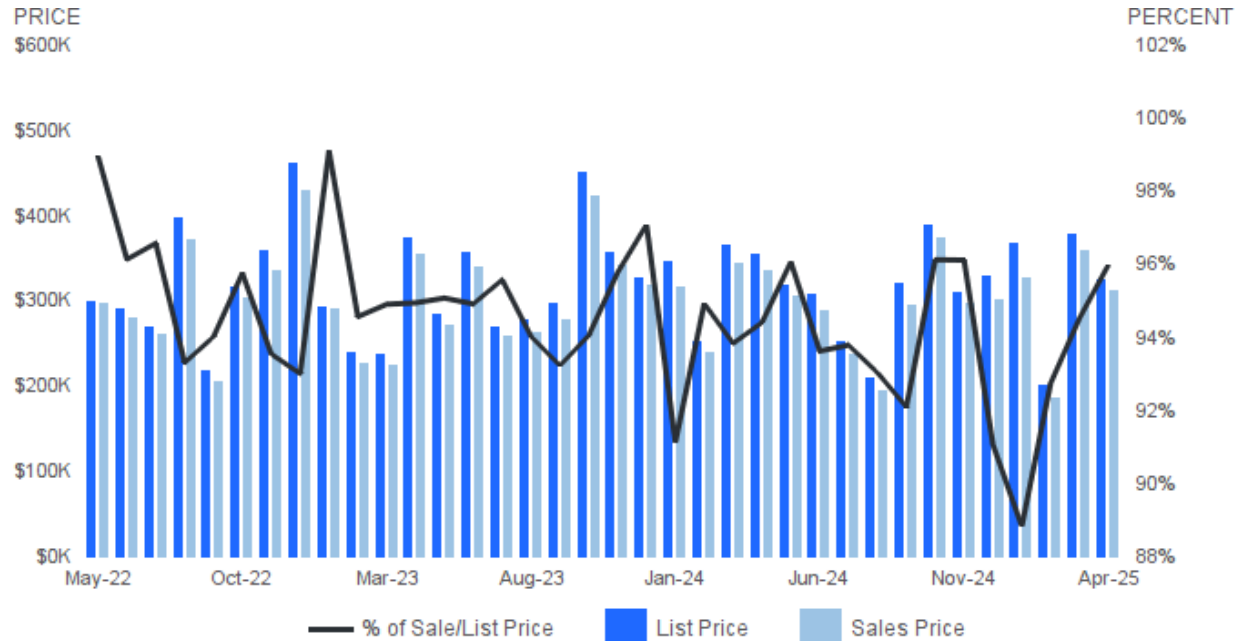
Average Sales Price | Average sales price for all properties sold.
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

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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

April 2025 | Condo ?

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

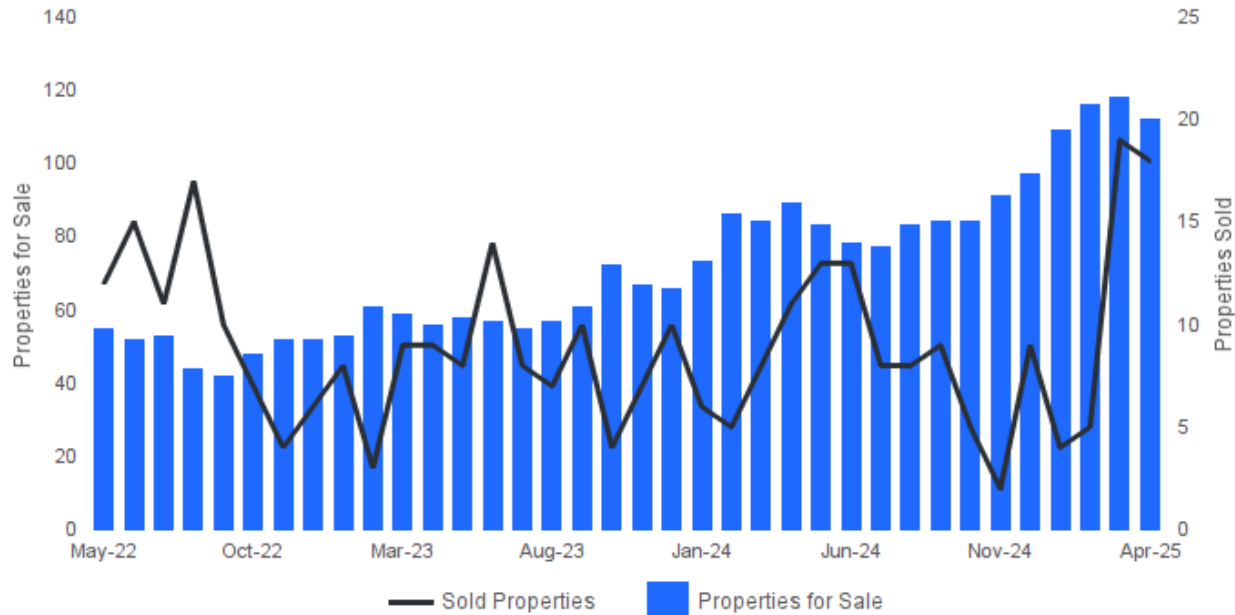
Properties for Sale | Number of properties listed for sale at the end of month.



PROPERTIES FOR SALE AND SOLD PROPERTIES

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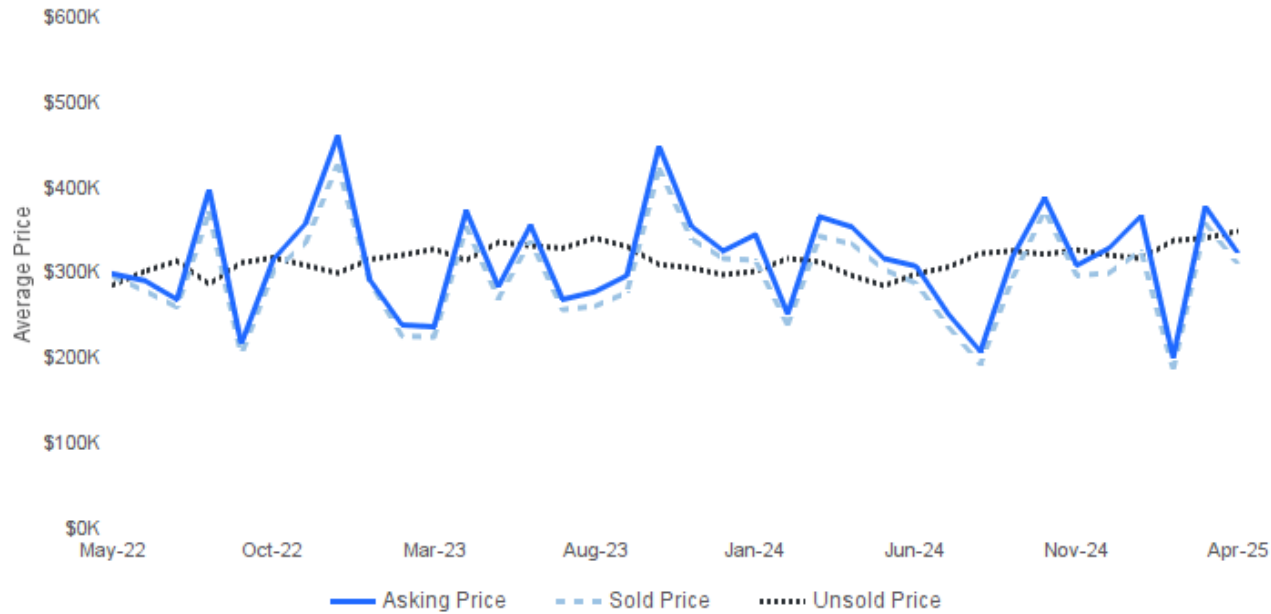
Properties for Sale | Number of properties listed for sale at the end of month.
Sold Properties | Number of properties sold.



AVERAGE ASKING/SOLD/UNSOLD PRICE

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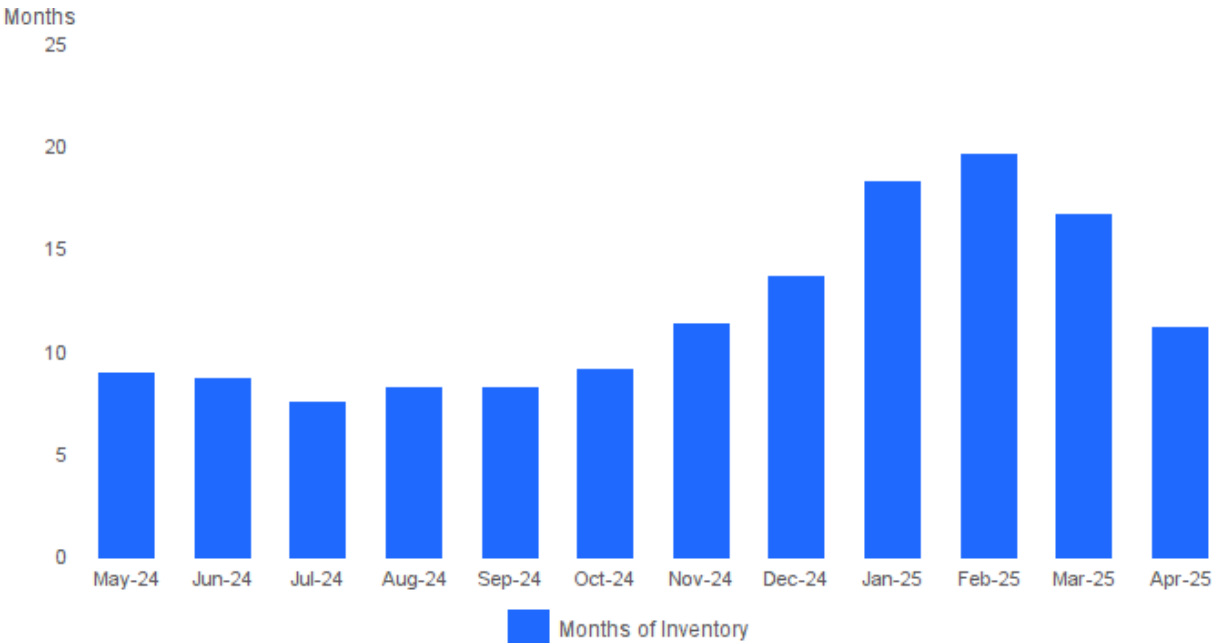
Asking Price | the average asking price of sold properties
Sold Price | the average selling price
Unsold Price | the average active list price



ABSORPTION RATE

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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.



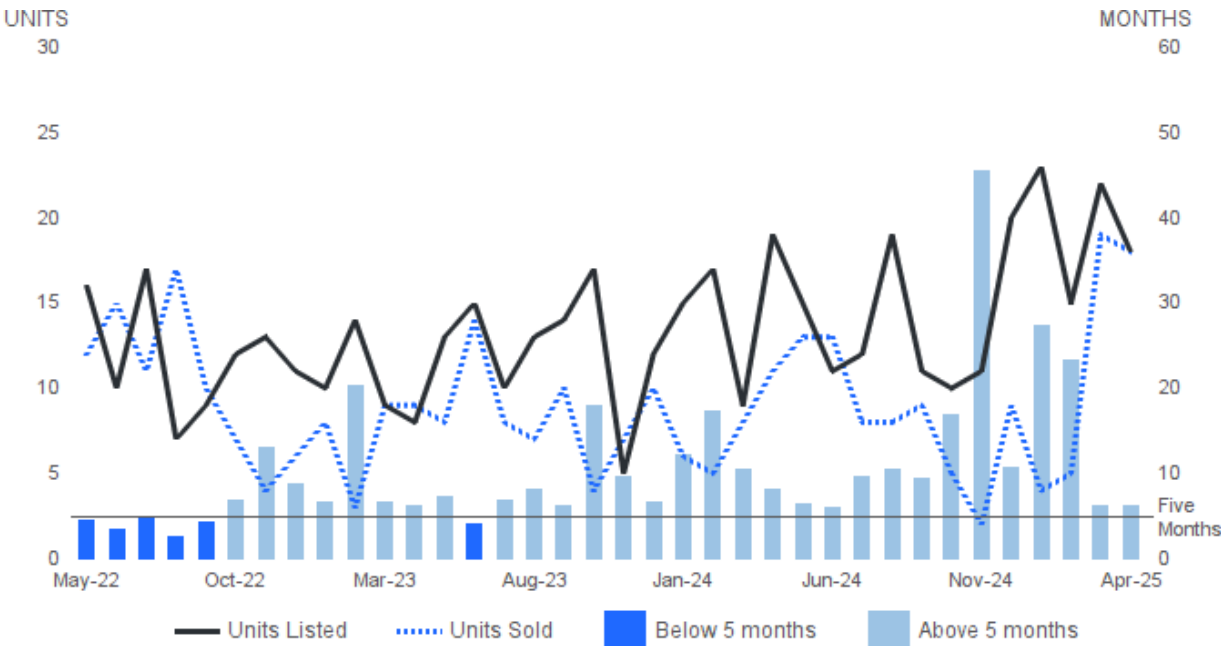
MONTHS SUPPLY OF INVENTORY

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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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