



www.ChrisAndChristiePowers.com
christiepowersrealtor@gmail.com

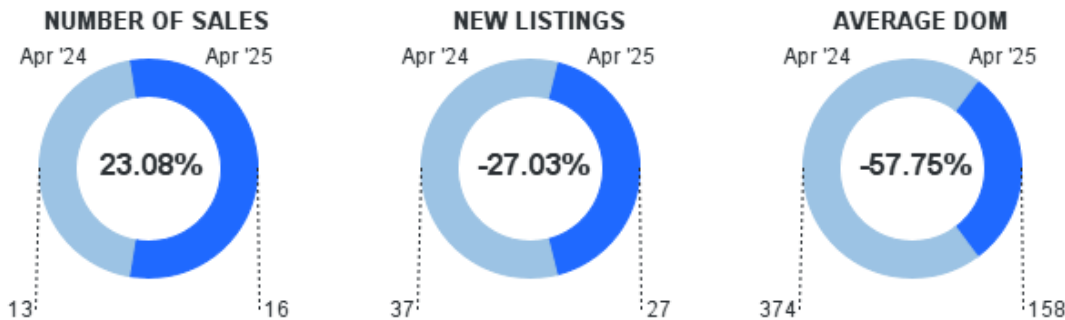
LAND

APRIL 2025
COLDWELL BANKER AREA REPORTS
ST CROIX, USVI

ST. CROIX | April 2025

REAL ESTATE SNAPSHOT - Change since this time last year

Lots/Acres



-9.69% ↓

MEDIAN SALES PRICE
LOTS/ACRES

-0.03% ↓

AVERAGE SALES PRICE
LOTS/ACRES

-7.00% ↓

MEDIAN LIST PRICE
(SOLD LISTINGS)
LOTS/ACRES

-2.87% ↓

AVERAGE LIST PRICE
(SOLD LISTINGS)
LOTS/ACRES

■ Apr '24 ■ Apr '25

AREA REPORT

ST. CROIX

FULL MARKET SUMMARY

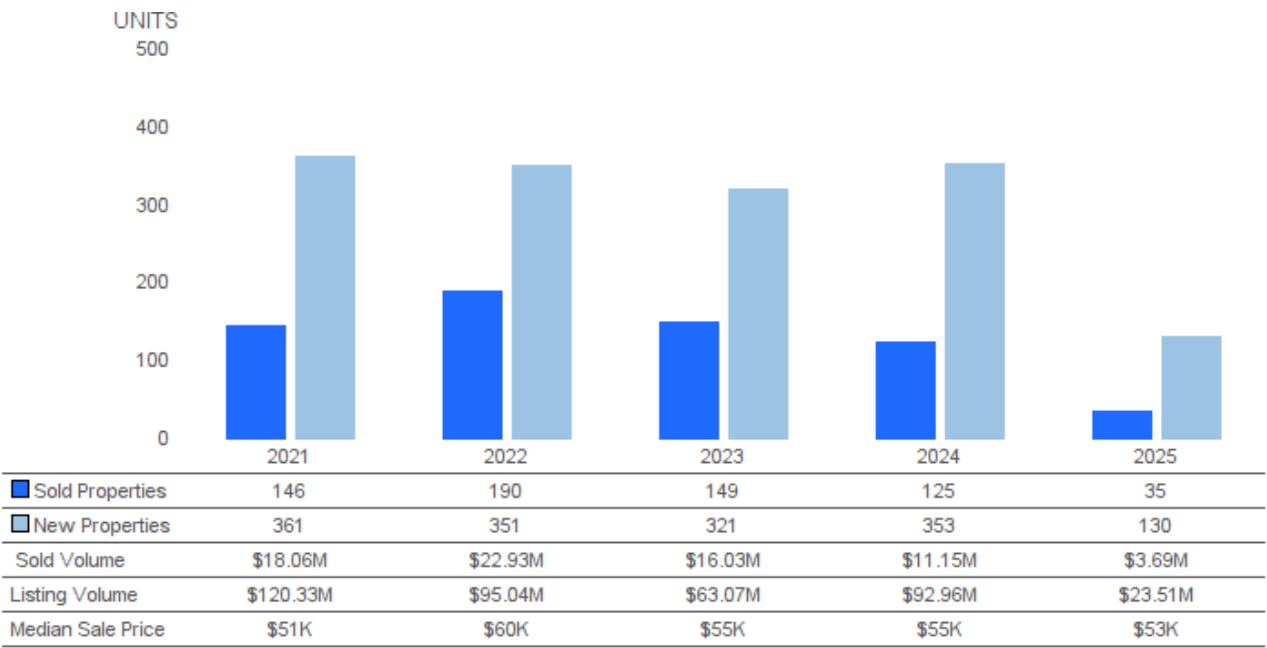
April 2025 | Lots/Acres ?

| | Month to Date | | | Year to Date | | |
|----------------------------|---------------|------------|-----------|--------------|-----------|-----------|
| | April 2025 | April 2024 | % Change | YTD 2025 | YTD 2024 | % Change |
| New Listings | 27 | 37 | -27.03% ↓ | 130 | 138 | -5.8% ↓ |
| Sold Listings | 16 | 13 | 23.08% ↑ | 35 | 36 | -2.78% ↓ |
| Median List Price (Solds) | \$69,750 | \$75,000 | -7% ↓ | \$60,000 | \$63,450 | -5.44% ↓ |
| Median Sold Price | \$58,700 | \$65,000 | -9.69% ↓ | \$52,500 | \$55,000 | -4.55% ↓ |
| Median Days on Market | 149 | 353 | -57.79% ↓ | 187 | 234 | -20.09% ↓ |
| Average List Price (Solds) | \$128,775 | \$132,576 | -2.87% ↓ | \$117,465 | \$106,755 | 10.03% ↑ |
| Average Sold Price | \$115,462 | \$115,500 | -0.03% ↓ | \$105,494 | \$91,866 | 14.83% ↑ |
| Average Days on Market | 158 | 374 | -57.75% ↓ | 226 | 303 | -25.41% ↓ |
| List/Sold Price Ratio | 90.8% | 87.8% | 3.4% ↑ | 89.7% | 87.2% | 2.95% ↑ |

SOLD AND NEW PROPERTIES (UNITS)

April 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

April 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

April 2025 | Lots/Acres ?

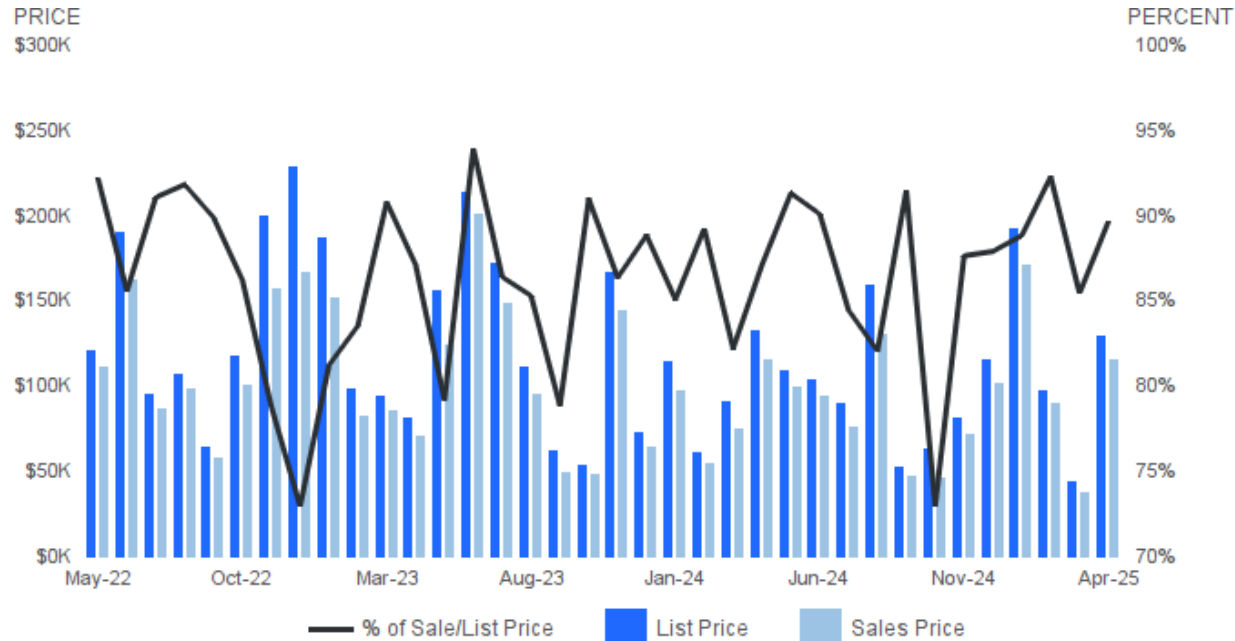
Average Sales Price | Average sales price for all properties sold.
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

April 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

April 2025 | Lots/Acres ?

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

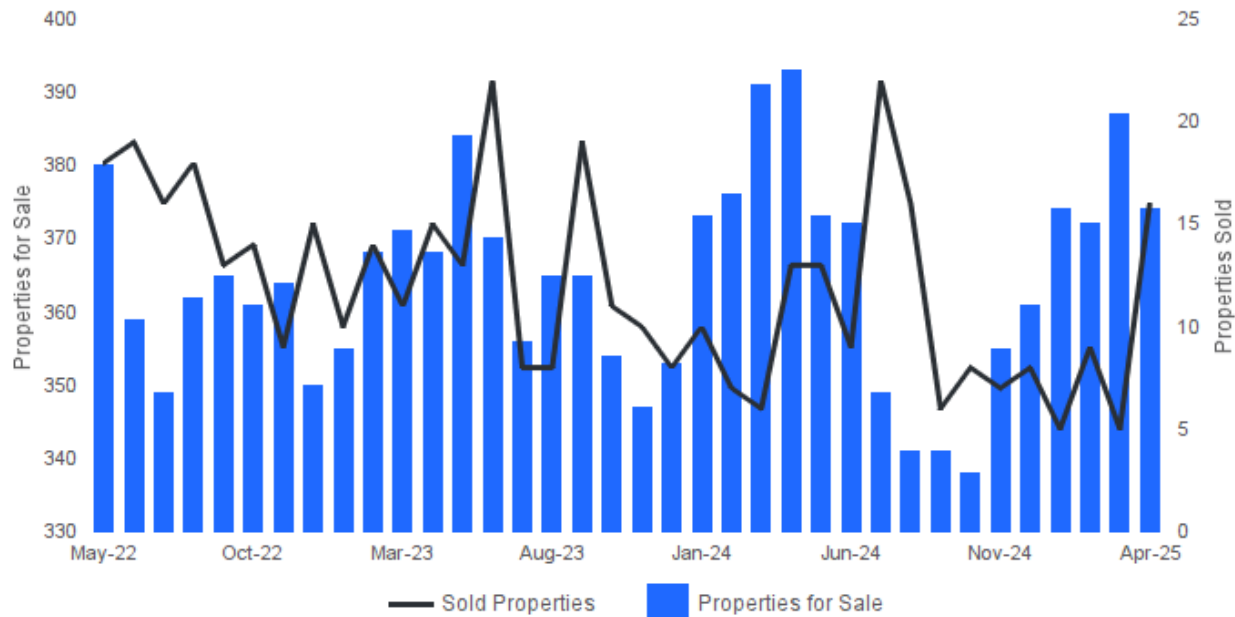
Properties for Sale | Number of properties listed for sale at the end of month.



PROPERTIES FOR SALE AND SOLD PROPERTIES

April 2025 | Lots/Acres ?

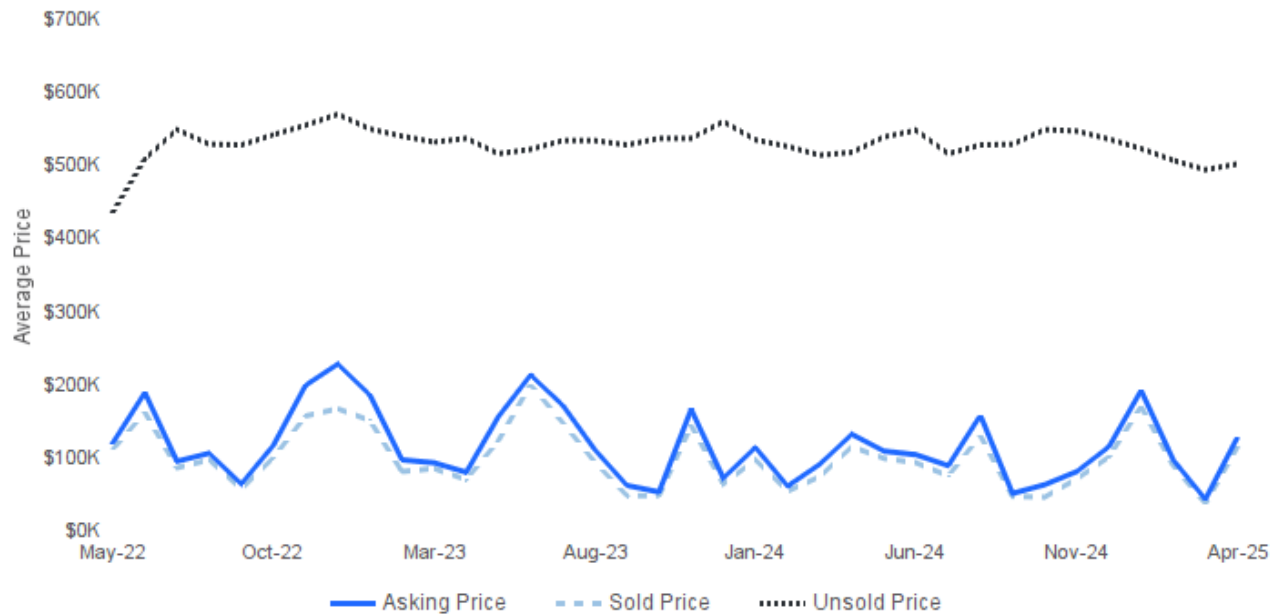
Properties for Sale | Number of properties listed for sale at the end of month.
Sold Properties | Number of properties sold.



AVERAGE ASKING/SOLD/UNSOLD PRICE

April 2025 | Lots/Acres ?

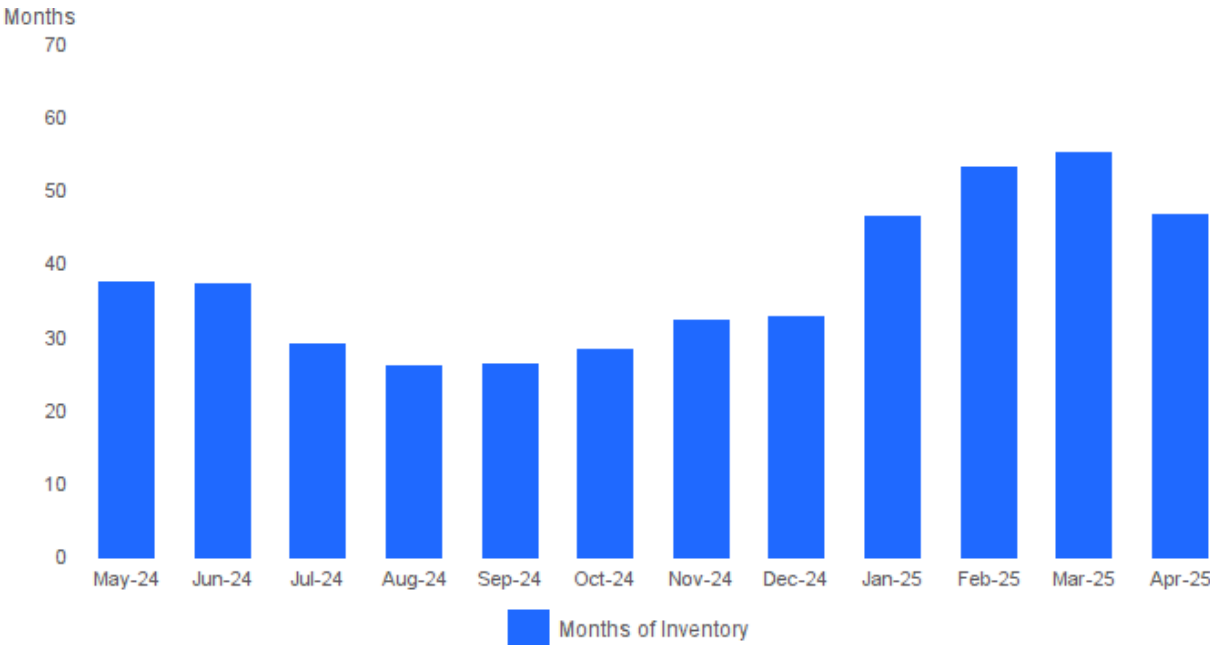
Asking Price | the average asking price of sold properties
Sold Price | the average selling price
Unsold Price | the average active list price



ABSORPTION RATE

April 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.



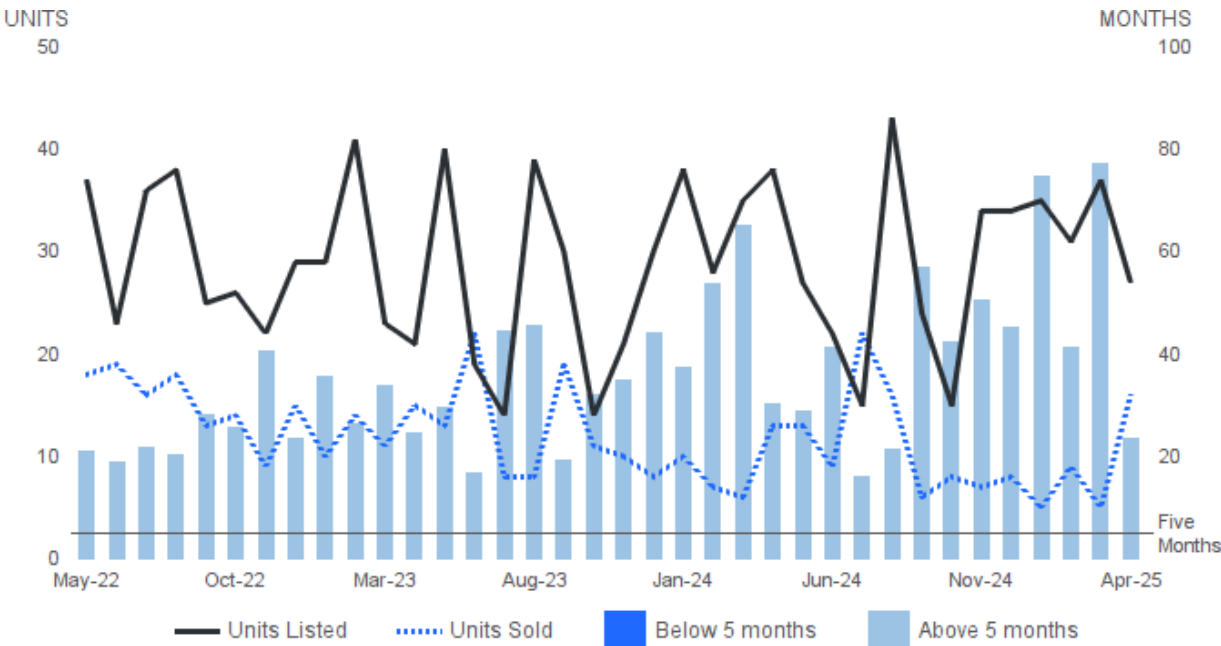
MONTHS SUPPLY OF INVENTORY

April 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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