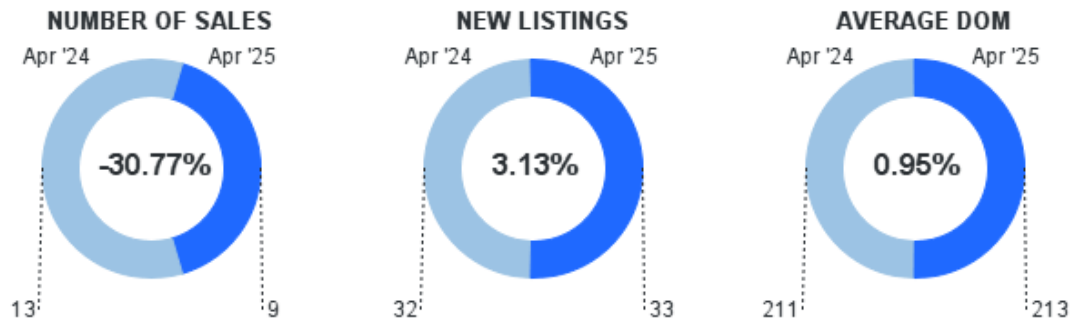




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ST. CROIX | April 2025
REAL ESTATE SNAPSHOT - Change since this time last year
Single Family



-6.82% ↓

MEDIAN SALES PRICE
SINGLE FAMILY

-10.31% ↓

AVERAGE SALES PRICE
SINGLE FAMILY

-8.89% ↓

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

-6.78% ↓

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

■ Apr '24 ■ Apr '25

AREA REPORT

ST. CROIX

FULL MARKET SUMMARY

April 2025 | Single Family ?

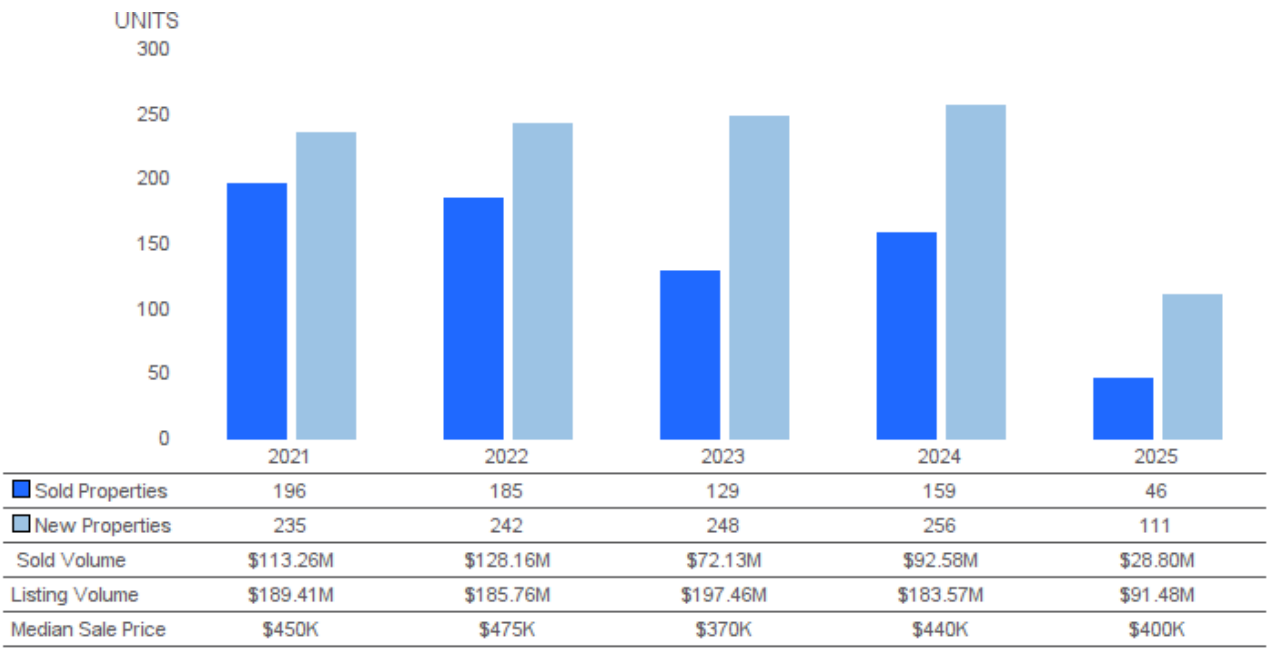
	Month to Date			Year to Date		
	April 2025	April 2024	% Change	YTD 2025	YTD 2024	% Change
New Listings	33	32	3.13% ↑	111	100	11% ↑
Sold Listings	9	13	-30.77% ↓	46	39	17.95% ↑
Median List Price (Solds)	\$410,000	\$450,000	-8.89% ↓	\$405,000	\$385,000	5.19% ↑
Median Sold Price	\$410,000	\$440,000	-6.82% ↓	\$399,500	\$385,000	3.77% ↑
Median Days on Market	185	181	2.21% ↑	143	177	-19.21% ↓
Average List Price (Solds)	\$516,022	\$553,530	-6.78% ↓	\$667,706	\$592,341	12.72% ↑
Average Sold Price	\$471,555	\$525,786	-10.31% ↓	\$626,000	\$549,578	13.91% ↑
Average Days on Market	213	211	0.95% ↑	232	190	22.11% ↑
List/Sold Price Ratio	93.9%	92.6%	1.37% ↑	93.9%	92.7%	1.34% ↑

SOLD AND NEW PROPERTIES (UNITS)

April 2025 | Single Family ?

Sold Properties | Number of properties sold during the year

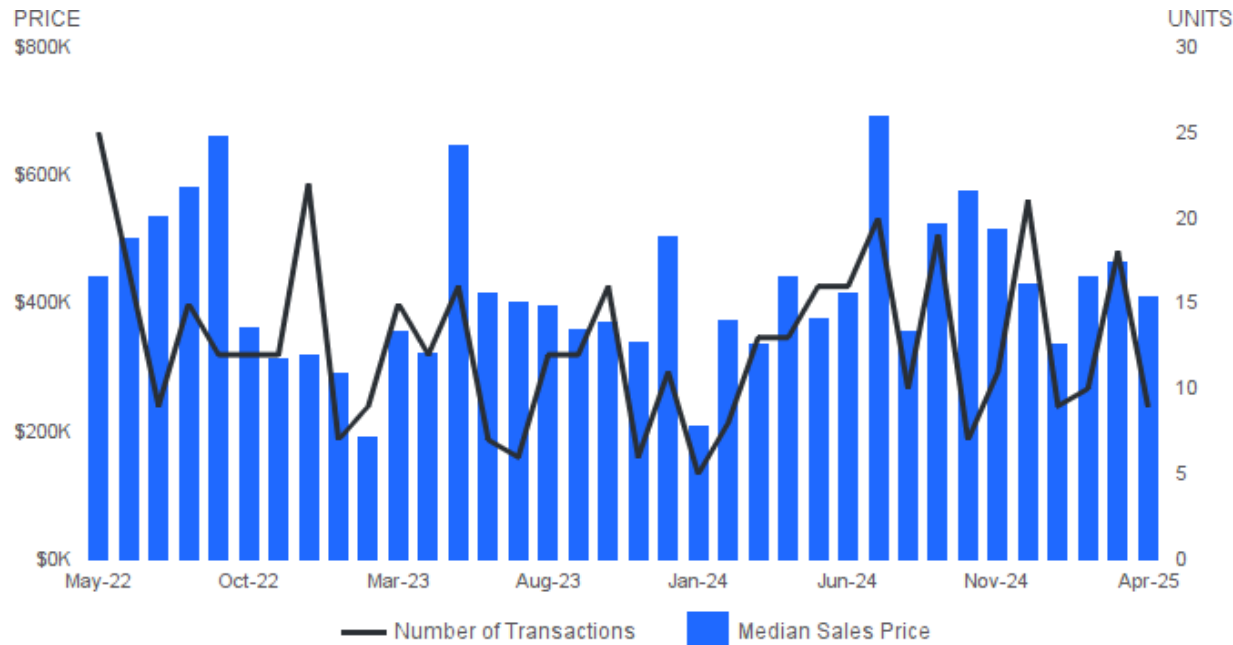
New Properties | Number of properties listed during the year.



MEDIAN SALES PRICE AND NUMBER OF SALES

April 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

April 2025 | Single Family ?

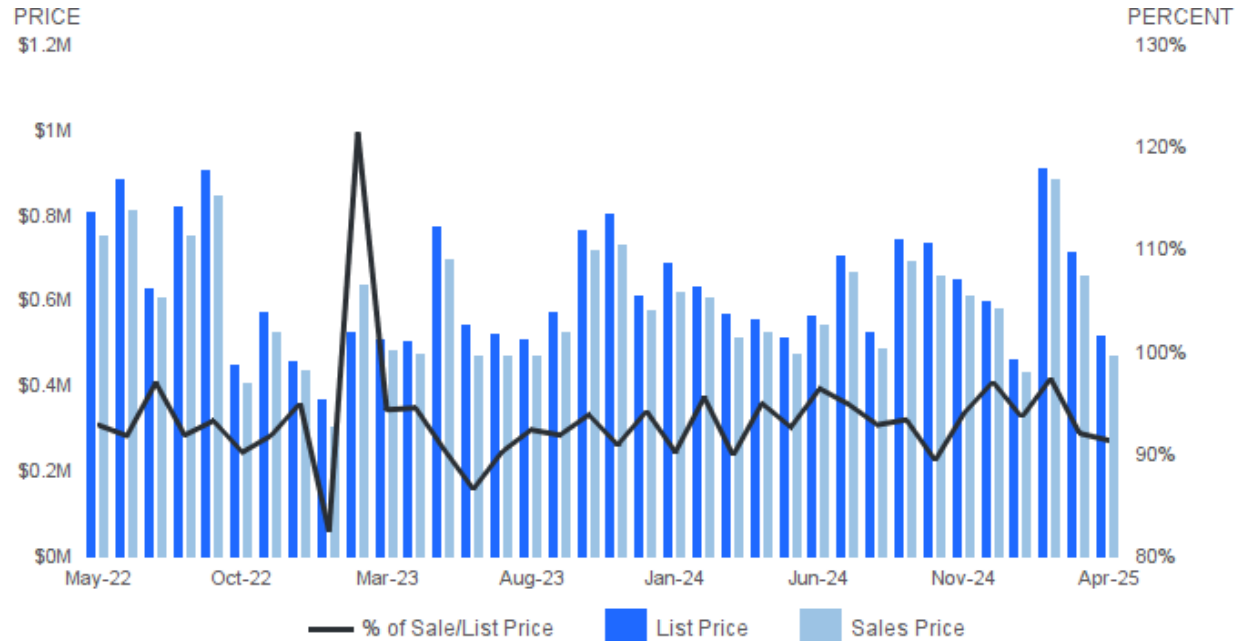
Average Sales Price | Average sales price for all properties sold.
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

April 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

April 2025 | Single Family ?

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

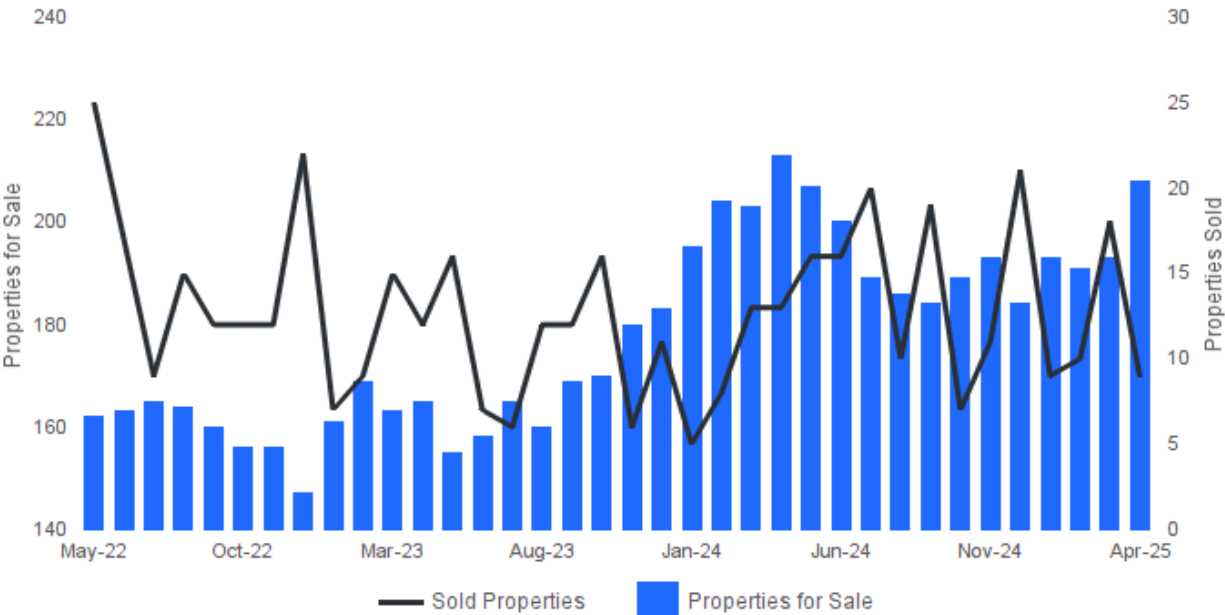
Properties for Sale | Number of properties listed for sale at the end of month.



PROPERTIES FOR SALE AND SOLD PROPERTIES

April 2025 | Single Family ?

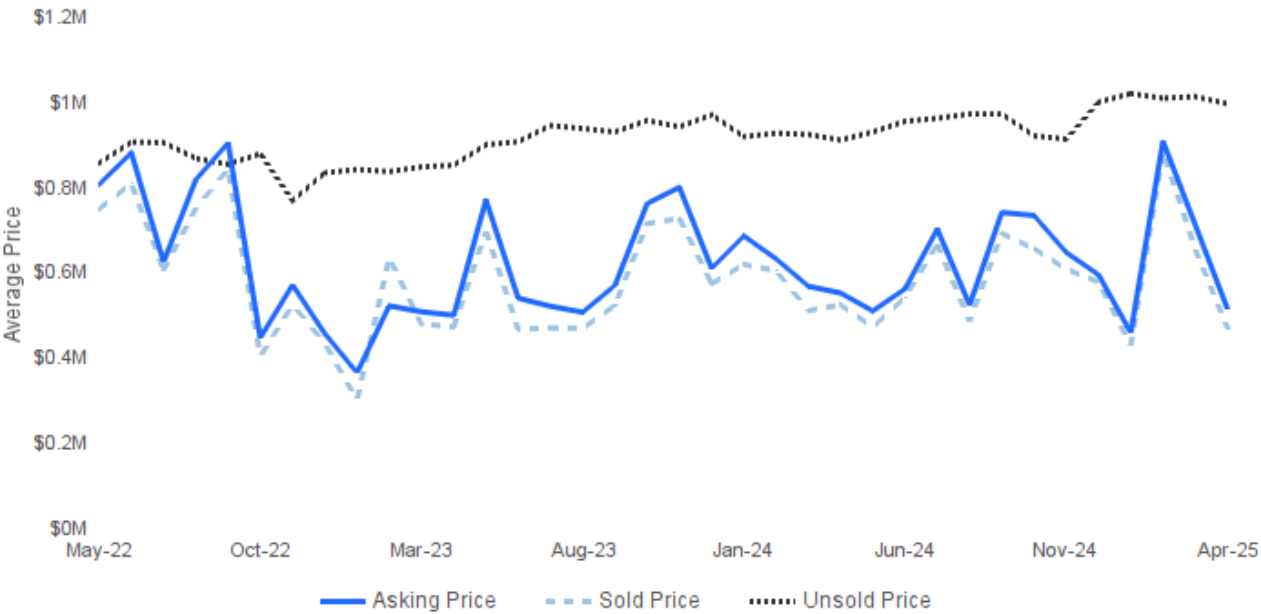
Properties for Sale | Number of properties listed for sale at the end of month.
Sold Properties | Number of properties sold.



AVERAGE ASKING/SOLD/UNSOLD PRICE

April 2025 | Single Family ?

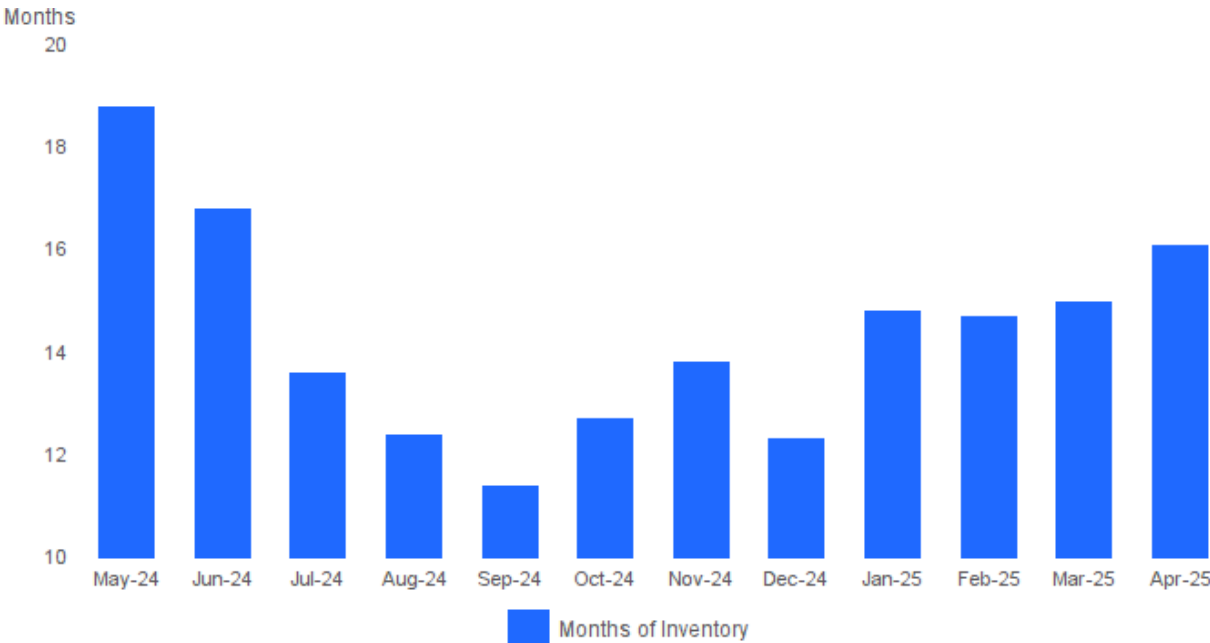
Asking Price | the average asking price of sold properties
Sold Price | the average selling price
Unsold Price | the average active list price



ABSORPTION RATE

April 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.



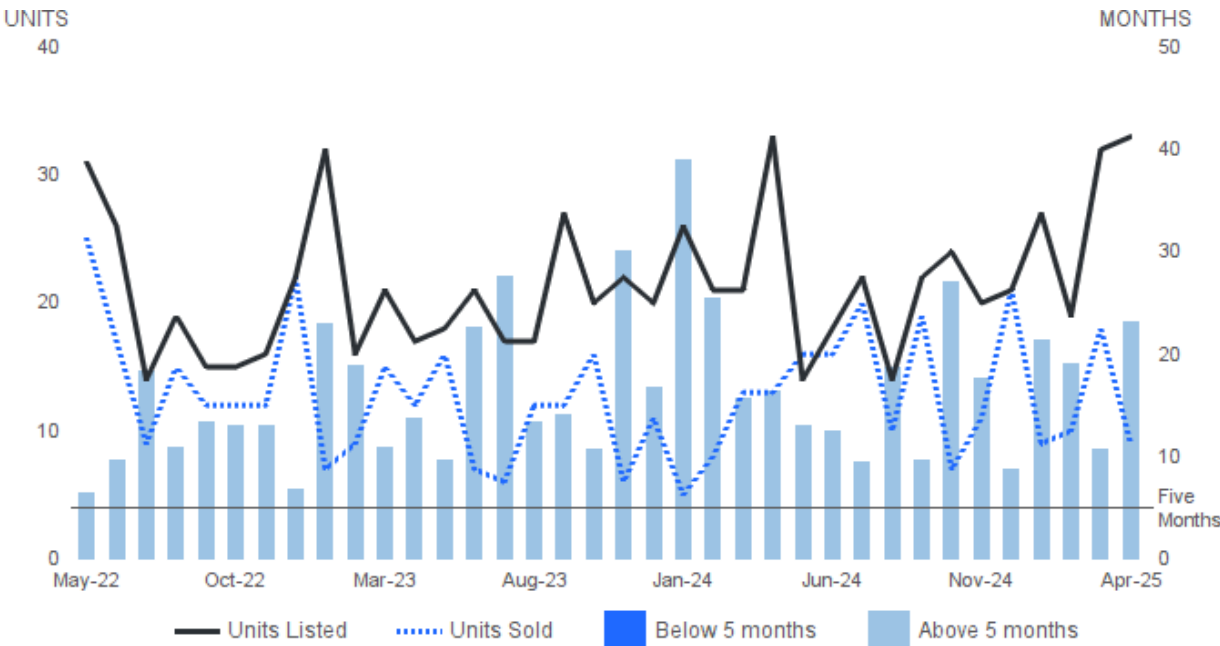
MONTHS SUPPLY OF INVENTORY

April 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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