



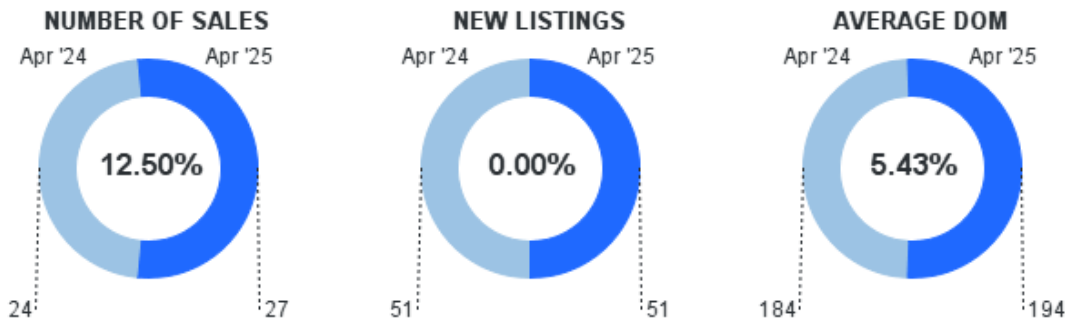
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ST. CROIX | April 2025

REAL ESTATE SNAPSHOT - Change since this time last year

All Property Types



-8.70% ↓

MEDIAN SALES PRICE
ALL PROPERTY TYPES

-16.76% ↓

AVERAGE SALES PRICE
ALL PROPERTY TYPES

-7.26% ↓

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

-16.02% ↓

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

■ Apr '24 ■ Apr '25

AREA REPORT

St. Croix

FULL MARKET SUMMARY

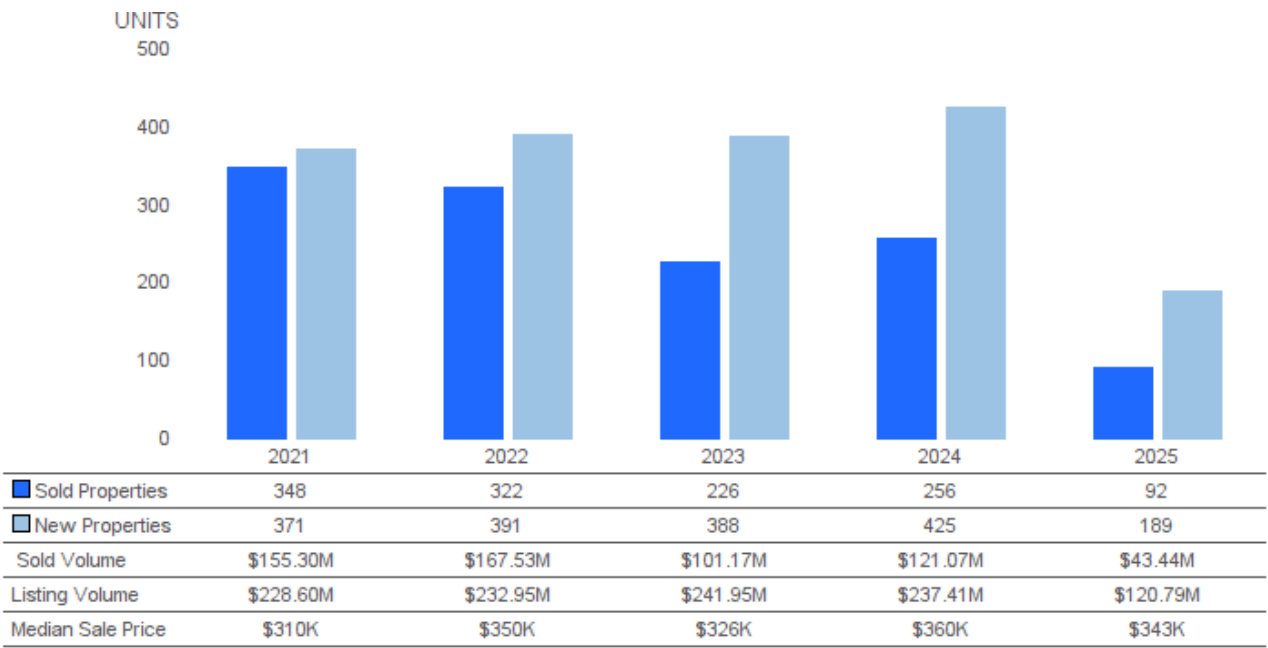
April 2025 | All Property Types ?

	Month to Date			Year to Date		
	April 2025	April 2024	% Change	YTD 2025	YTD 2024	% Change
New Listings	51	51	0%	189	160	18.13%
Sold Listings	27	24	12.5%	92	69	33.33%
Median List Price (Solds)	\$345,000	\$372,000	-7.26%	\$369,950	\$360,000	2.76%
Median Sold Price	\$315,000	\$344,999	-8.7%	\$343,000	\$340,000	0.88%
Median Days on Market	182	141	29.08%	132	140	-5.71%
Average List Price (Solds)	\$388,262	\$462,329	-16.02%	\$502,472	\$482,113	4.22%
Average Sold Price	\$364,759	\$438,213	-16.76%	\$472,214	\$448,572	5.27%
Average Days on Market	194	184	5.43%	198	183	8.2%
List/Sold Price Ratio	95.2%	93%	2.36%	94%	92.9%	1.14%

SOLD AND NEW PROPERTIES (UNITS)

April 2025 | All Property Types ?

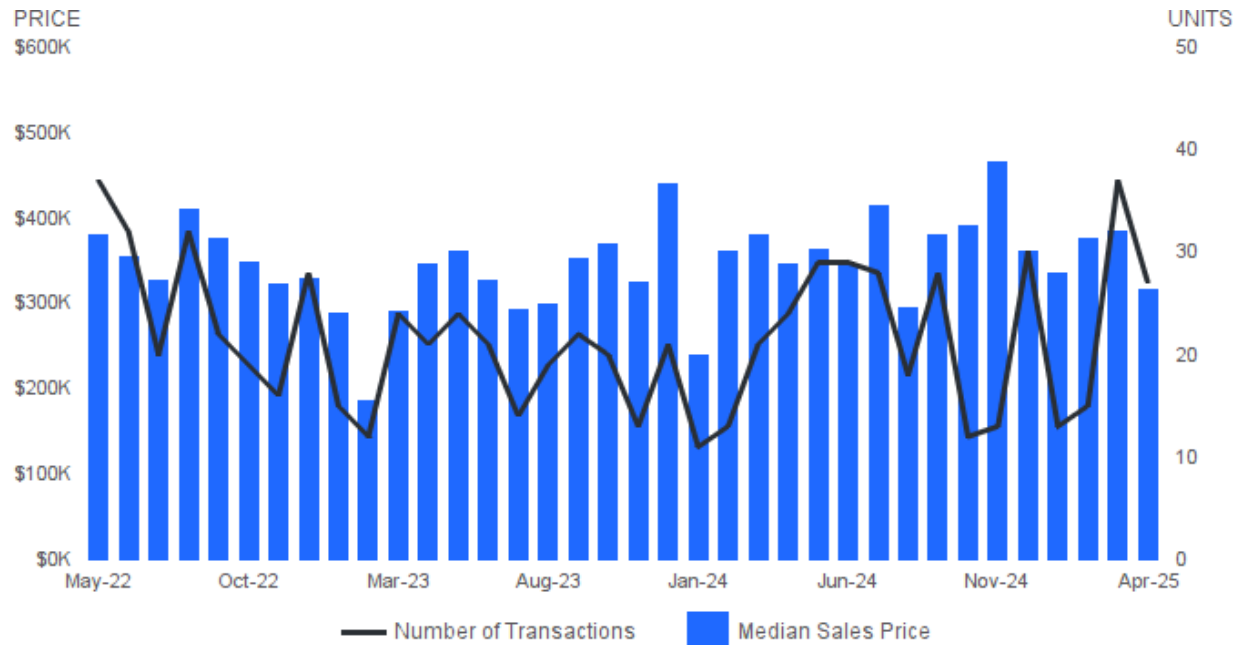
Sold Properties | Number of properties sold during the year
New Properties | Number of properties listed during the year.



MEDIAN SALES PRICE AND NUMBER OF SALES

April 2025 | All Property Types ?

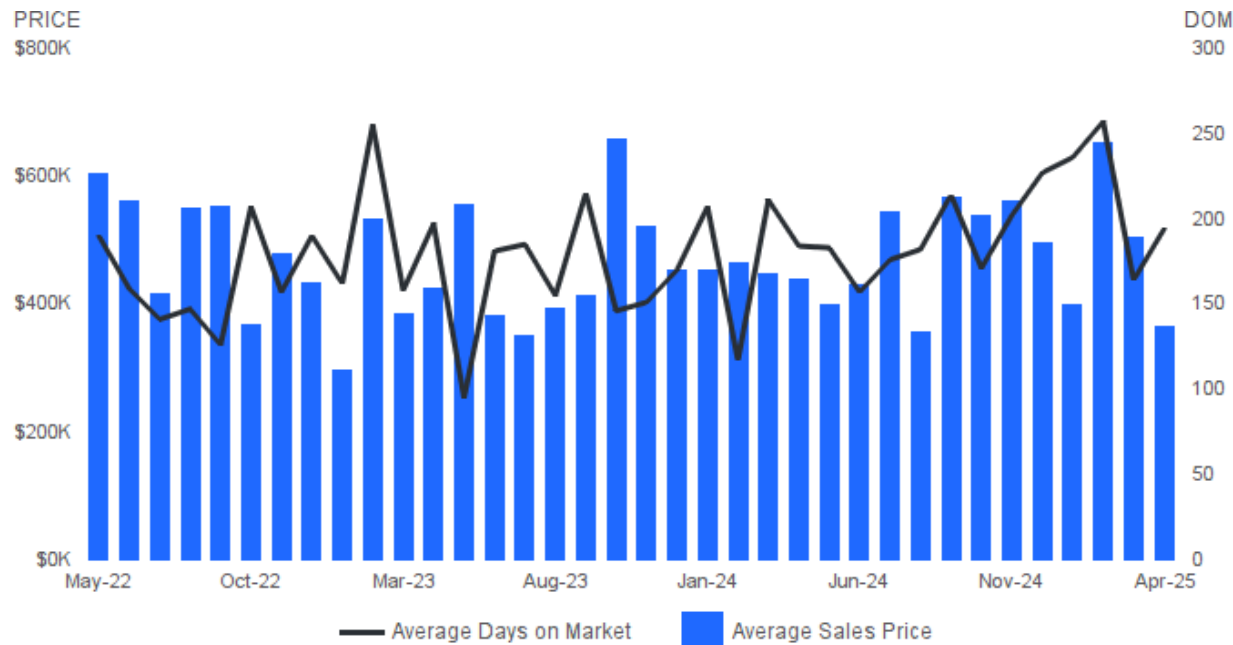
Median Sales Price | Price of the ""middle"" property sold -an equal number of sales were above and below this price.
Number of Sales | Number of properties sold.



AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

April 2025 | All Property Types ?

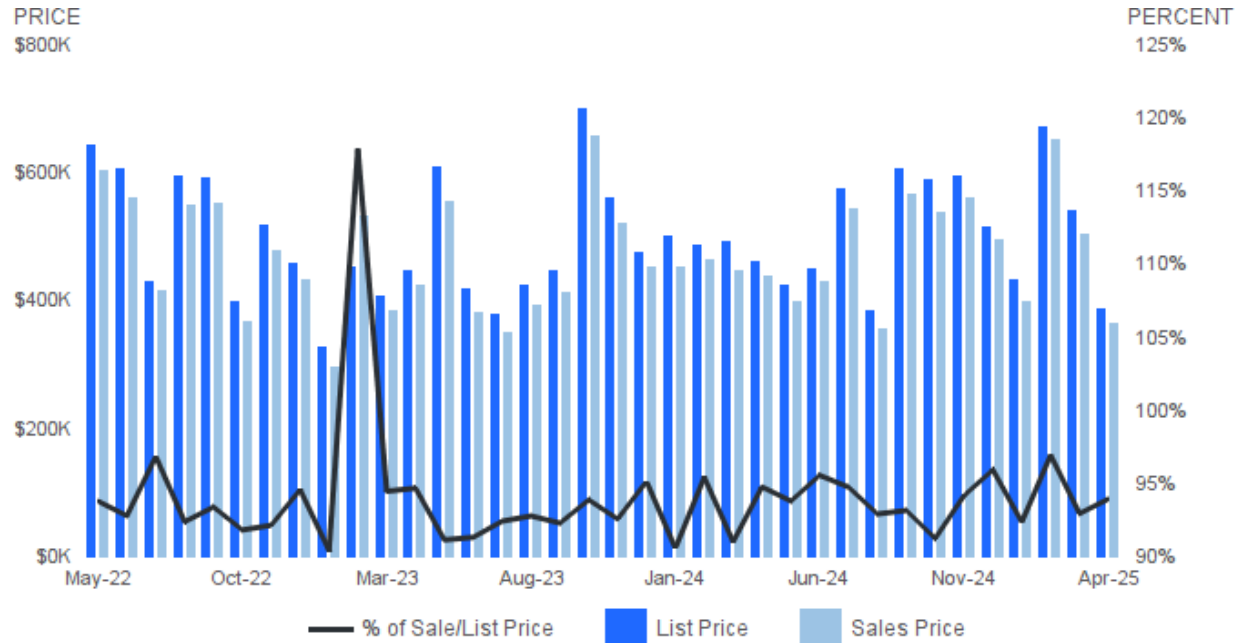
Average Sales Price | Average sales price for all properties sold.
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

April 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

April 2025 | All Property Types ?

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

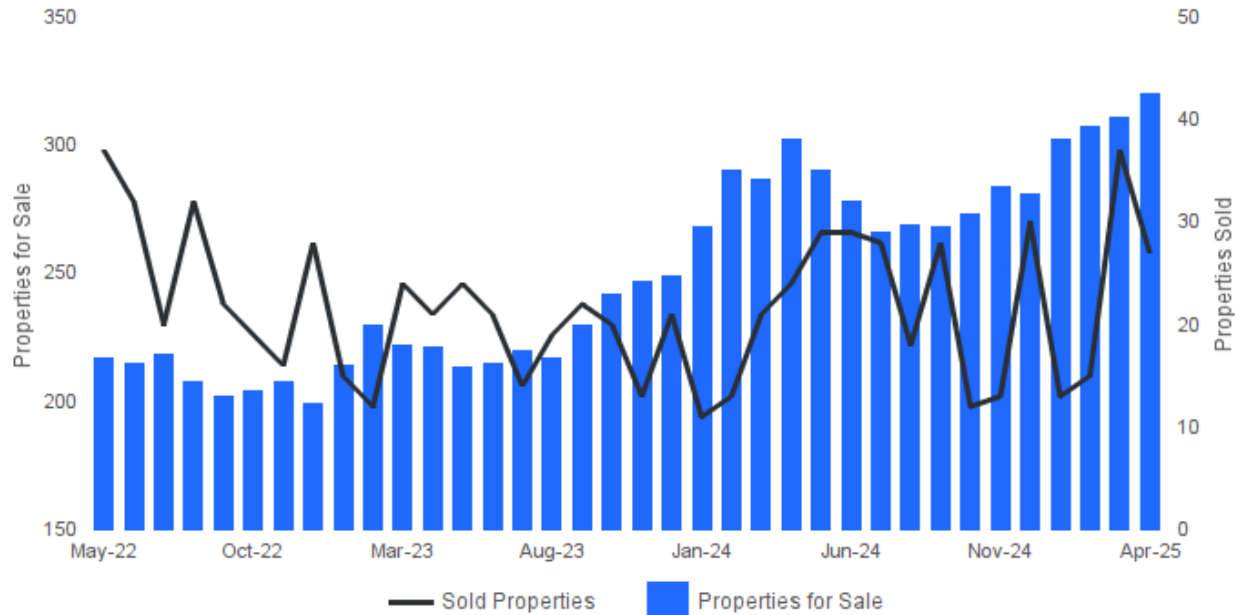
Properties for Sale | Number of properties listed for sale at the end of month.



PROPERTIES FOR SALE AND SOLD PROPERTIES

April 2025 | All Property Types ?

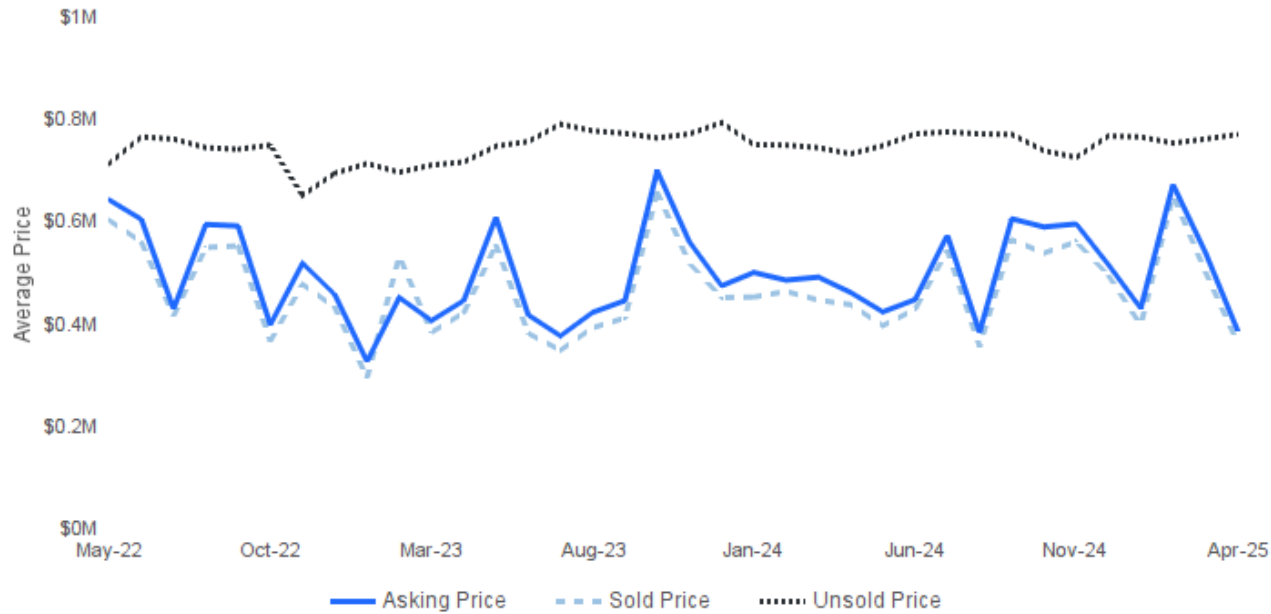
Properties for Sale | Number of properties listed for sale at the end of month.
Sold Properties | Number of properties sold.



AVERAGE ASKING/SOLD/UNSOLD PRICE

April 2025 | All Property Types ?

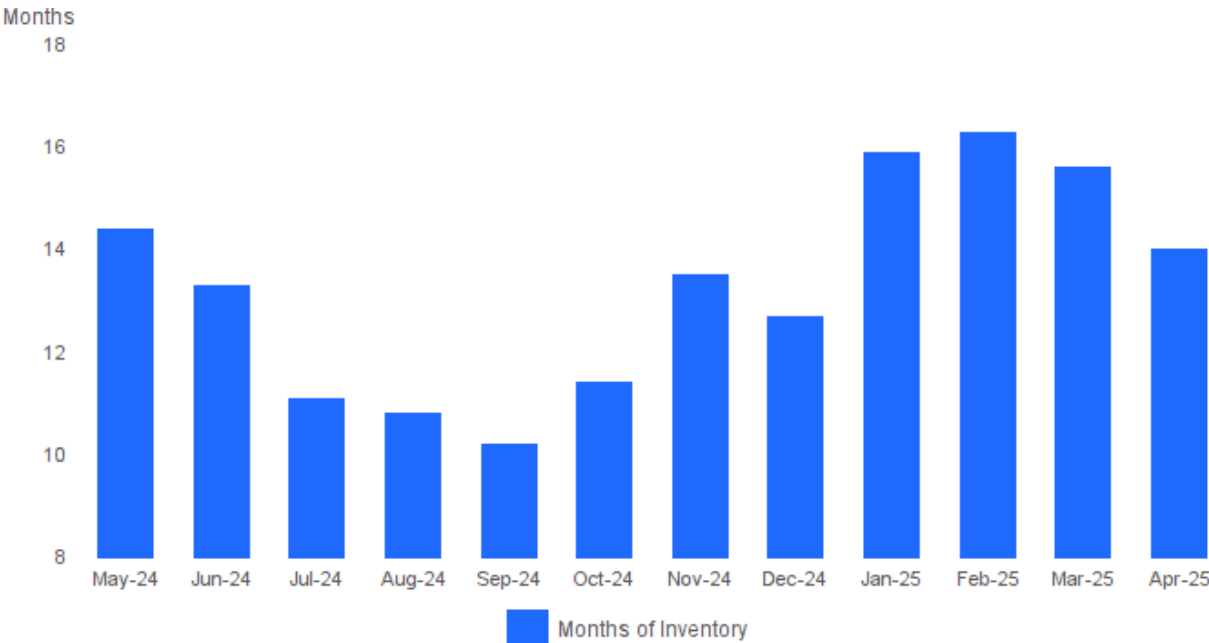
Asking Price | the average asking price of sold properties
Sold Price | the average selling price
Unsold Price | the average active list price



ABSORPTION RATE

April 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.



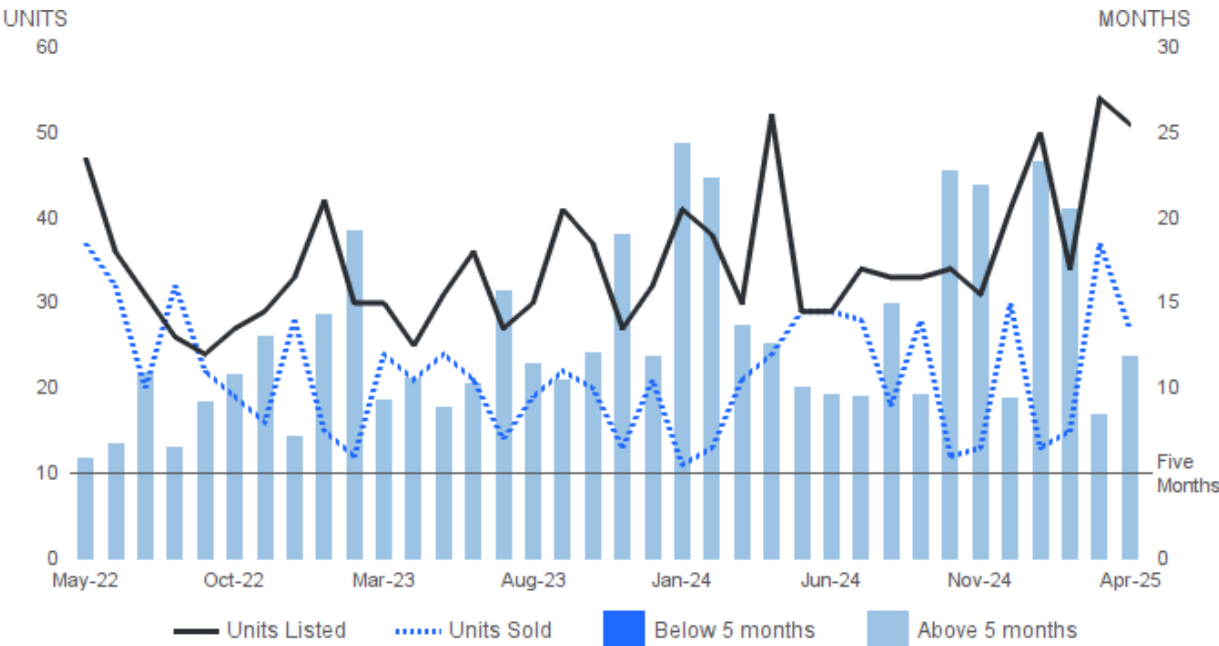
MONTHS SUPPLY OF INVENTORY

April 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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