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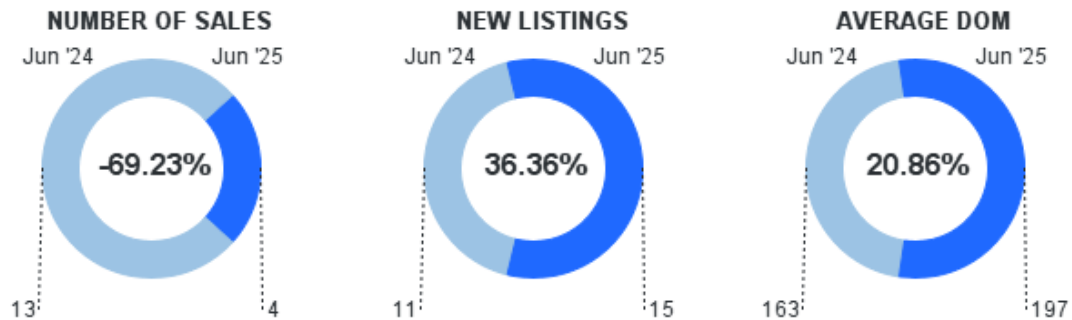
# CONDO

MAY 2025  
COLDWELL BANKER AREA REPORTS  
ST CROIX, USVI

## ST. CROIX | June 2025

### REAL ESTATE SNAPSHOT - Change since this time last year

#### Condo



**-21.82%** ↓

**MEDIAN SALES PRICE**  
CONDO

**-26.99%** ↓

**AVERAGE SALES PRICE**  
CONDO

**-15.63%** ↓

**MEDIAN LIST PRICE  
(SOLD LISTINGS)**  
CONDO

**-28.47%** ↓

**AVERAGE LIST PRICE  
(SOLD LISTINGS)**  
CONDO

■ Jun '24 ■ Jun '25

# AREA REPORT

## ST. CROIX

### FULL MARKET SUMMARY

June 2025 | Condo ?

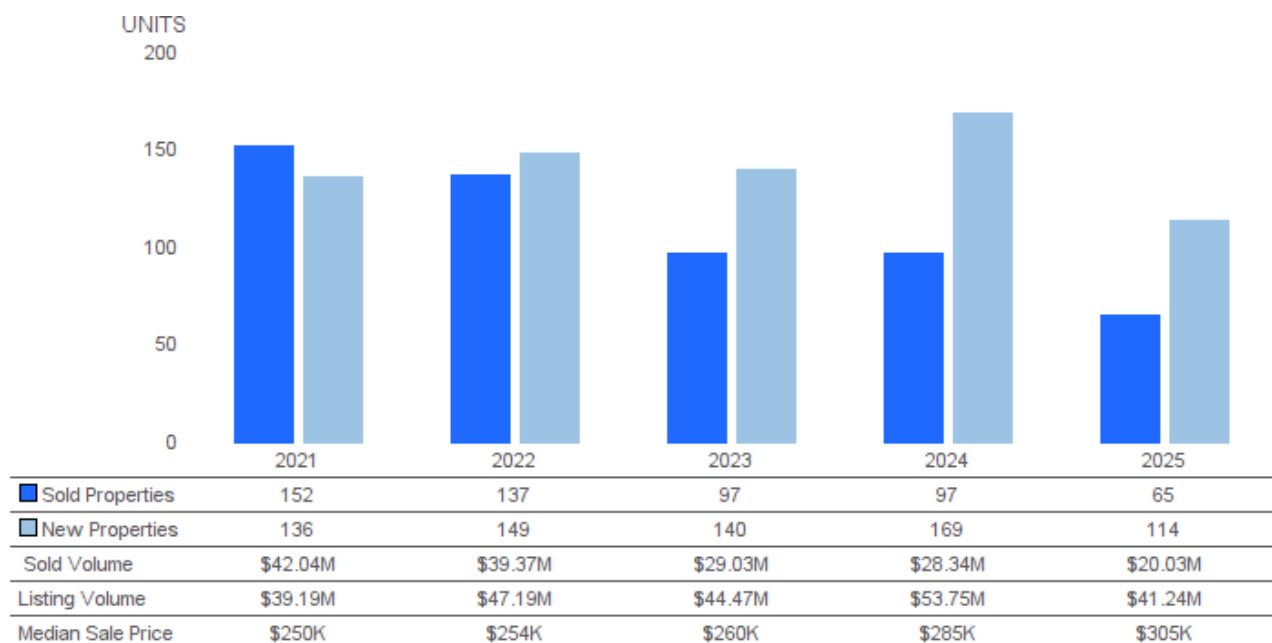
	Month to Date			Year to Date		
	June 2025	June 2024	% Change	YTD 2025	YTD 2024	% Change
New Listings	15	11	36.36% ↑	114	86	32.56% ↑
Sold Listings	4	13	-69.23% ↓	65	56	16.07% ↑
Median List Price (Solds)	\$236,250	\$280,000	-15.63% ↓	\$319,000	\$312,500	2.08% ↑
Median Sold Price	\$215,000	\$275,000	-21.82% ↓	\$305,000	\$300,000	1.67% ↑
Median Days on Market	208	154	35.06% ↑	130	127	2.36% ↑
Average List Price (Solds)	\$220,625	\$308,453	-28.47% ↓	\$326,619	\$326,766	-0.04% ↓
Average Sold Price	\$202,500	\$277,368	-26.99% ↓	\$308,210	\$305,108	1.02% ↑
Average Days on Market	197	163	20.86% ↑	169	167	1.2% ↑
List/Sold Price Ratio	92%	85.9%	7.08% ↑	93.8%	92.1%	1.88% ↑

### SOLD AND NEW PROPERTIES (UNITS)

June 2025 | Condo ?

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

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

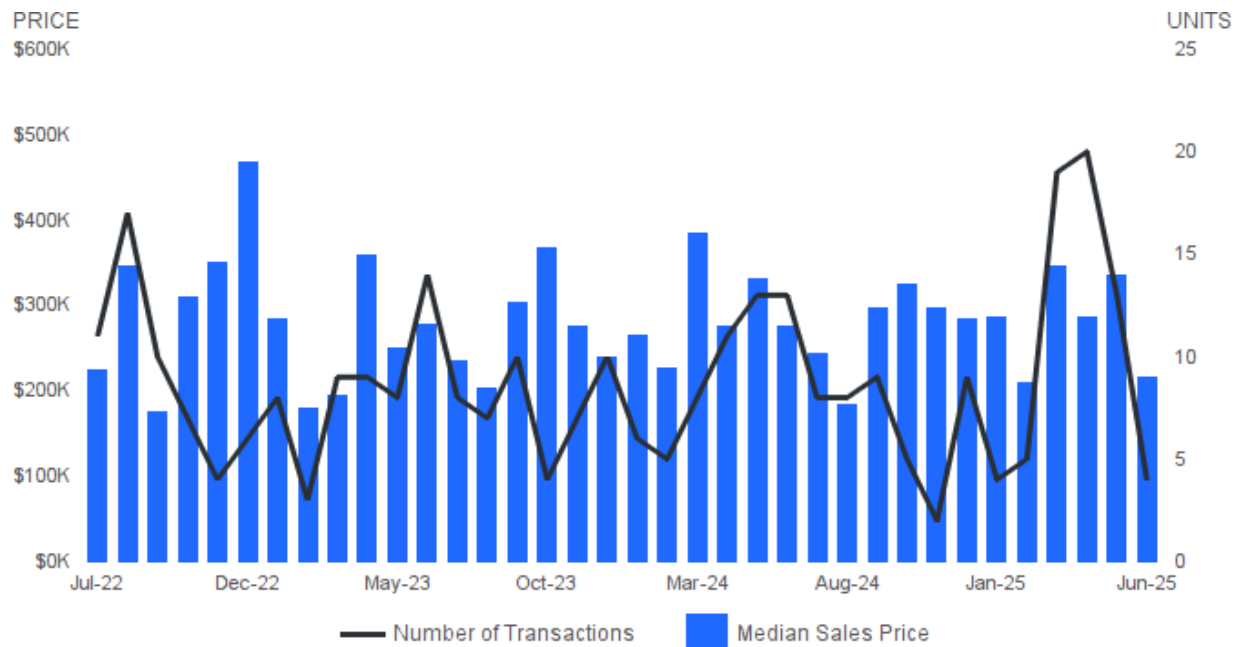


## MEDIAN SALES PRICE AND NUMBER OF SALES

June 2025 | Condo ?

**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.

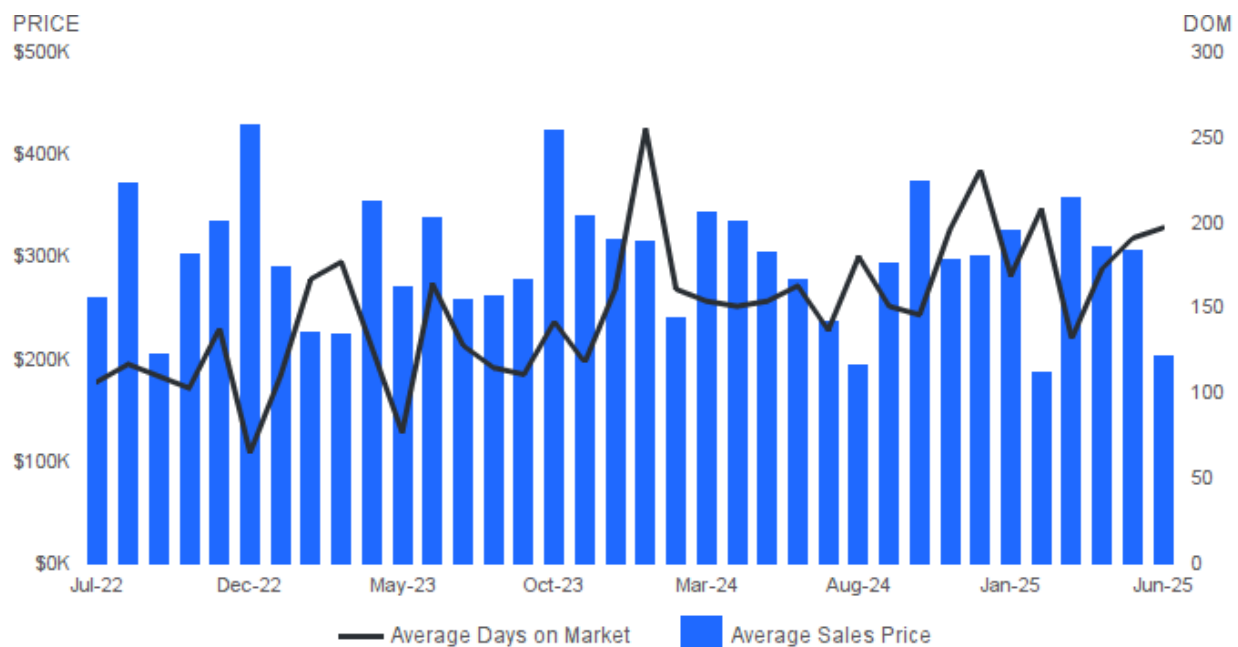


## AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

June 2025 | Condo ?

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

**Average Days on Market** | Average days on market for all properties sold.

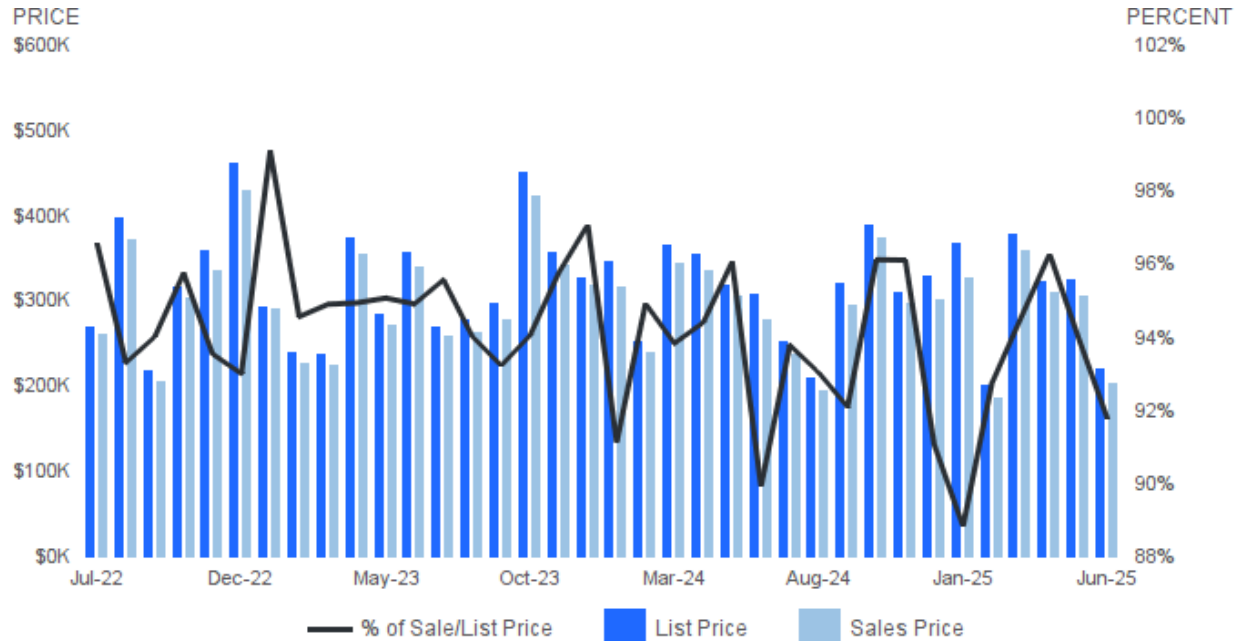




## SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

June 2025 | Condo ?

**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

June 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.

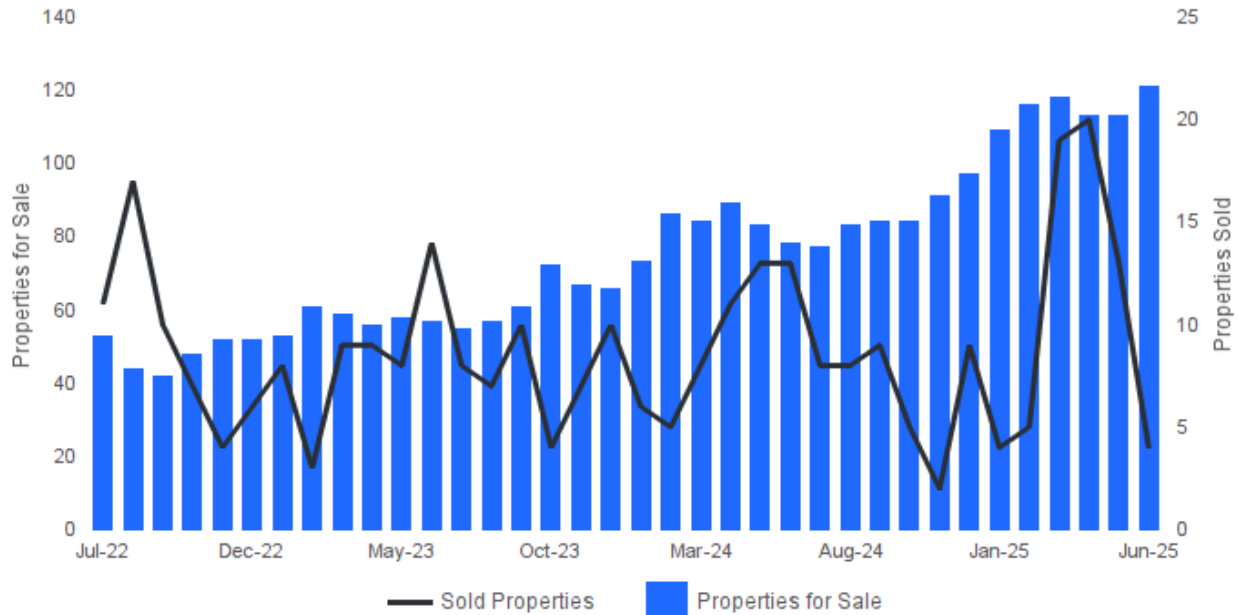


## PROPERTIES FOR SALE AND SOLD PROPERTIES

June 2025 | Condo ?

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

**Sold Properties** | Number of properties sold.



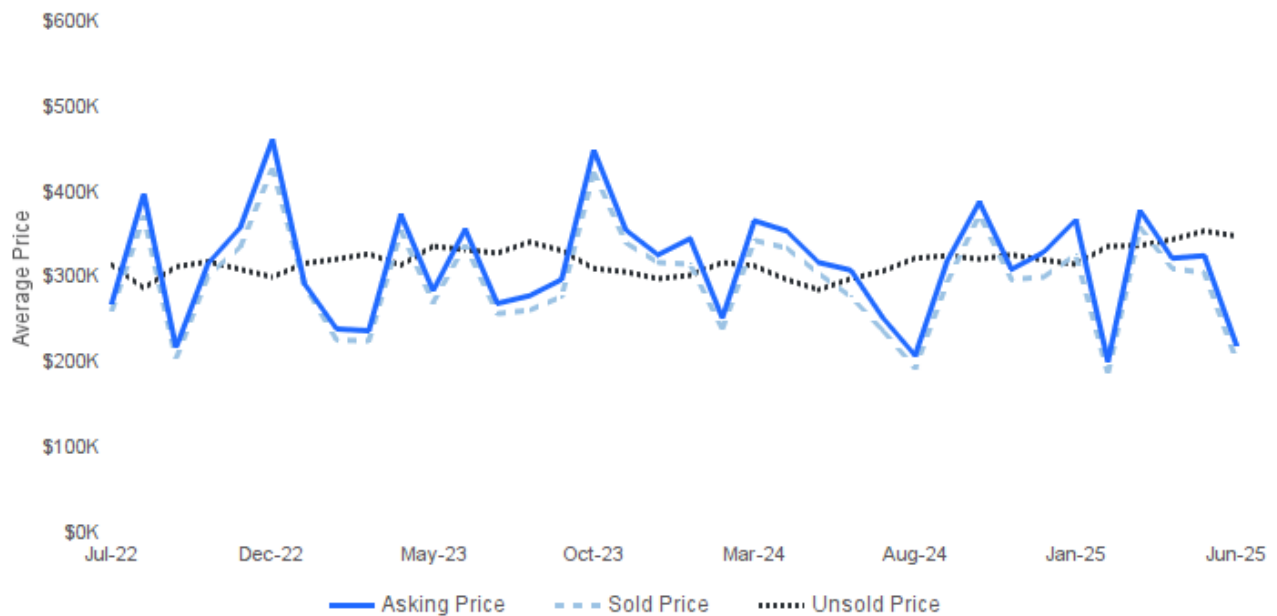
## AVERAGE ASKING/SOLD/UNSOLD PRICE

June 2025 | Condo ?

**Asking Price** | the average asking price of sold properties

**Sold Price** | the average selling price

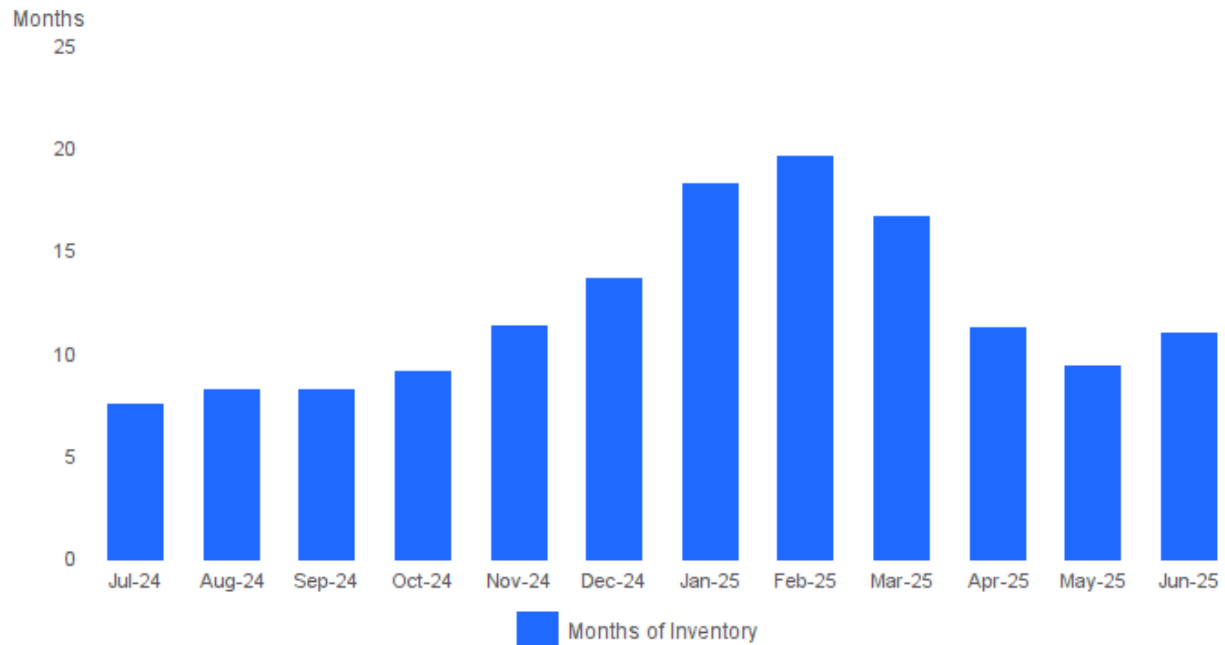
**Unsold Price** | the average active list price



## ABSORPTION RATE

June 2025 | Condo ?

**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.



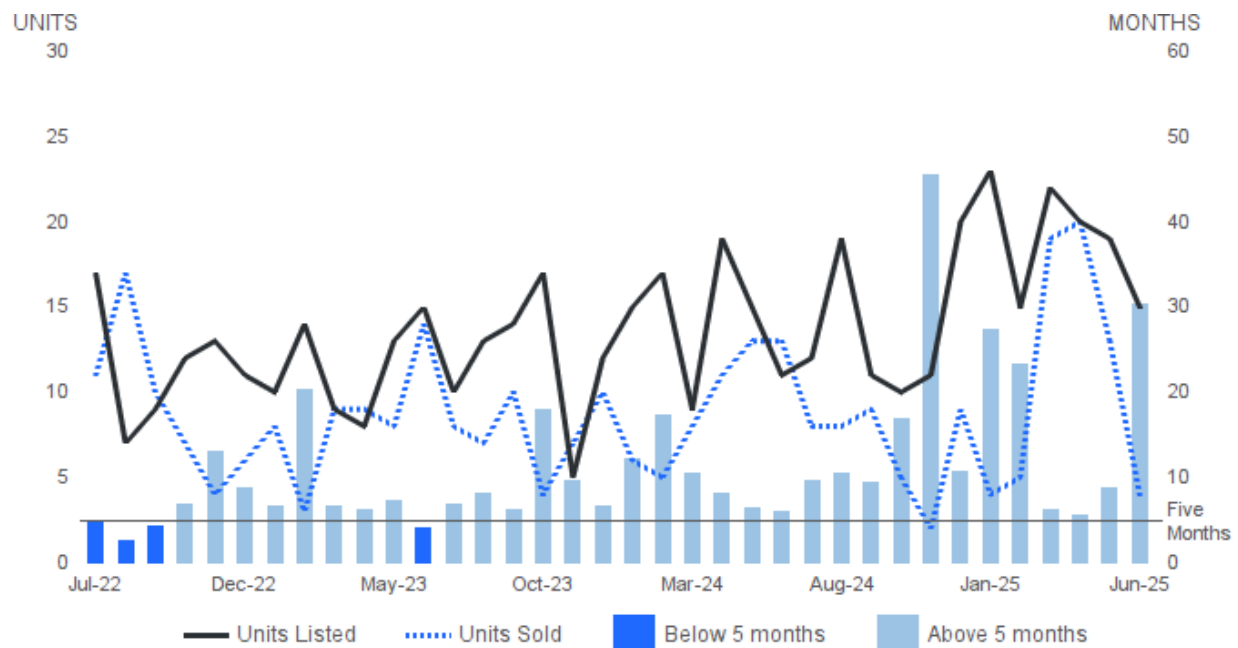
## MONTHS SUPPLY OF INVENTORY

June 2025 | Condo ?

**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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