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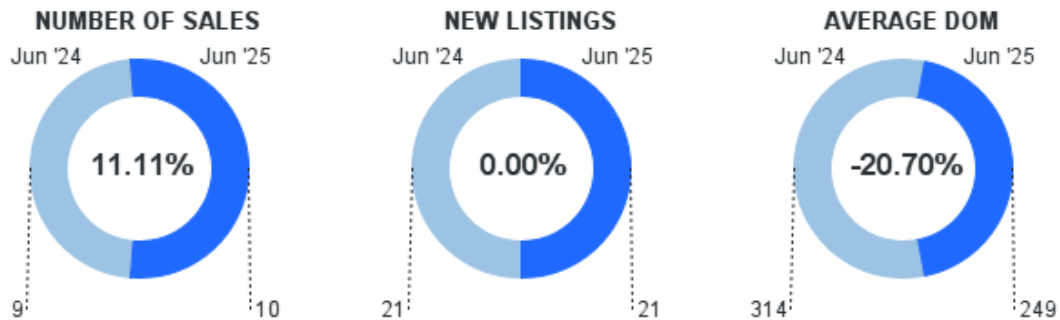
# LAND

JUNE 2025  
COLDWELL BANKER AREA REPORTS  
ST CROIX, USVI

## ST. CROIX | June 2025

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

Lots/Acres



27.50% ↑

MEDIAN SALES PRICE  
LOTS/ACRES

-6.26% ↓

AVERAGE SALES PRICE  
LOTS/ACRES

33.85% ↑

MEDIAN LIST PRICE  
(SOLD LISTINGS)  
LOTS/ACRES

-8.47% ↓

AVERAGE LIST PRICE  
(SOLD LISTINGS)  
LOTS/ACRES

Jun '24 Jun '25

# AREA REPORT

ST. CROIX

## FULL MARKET SUMMARY

June 2025 | Lots/Acres ?

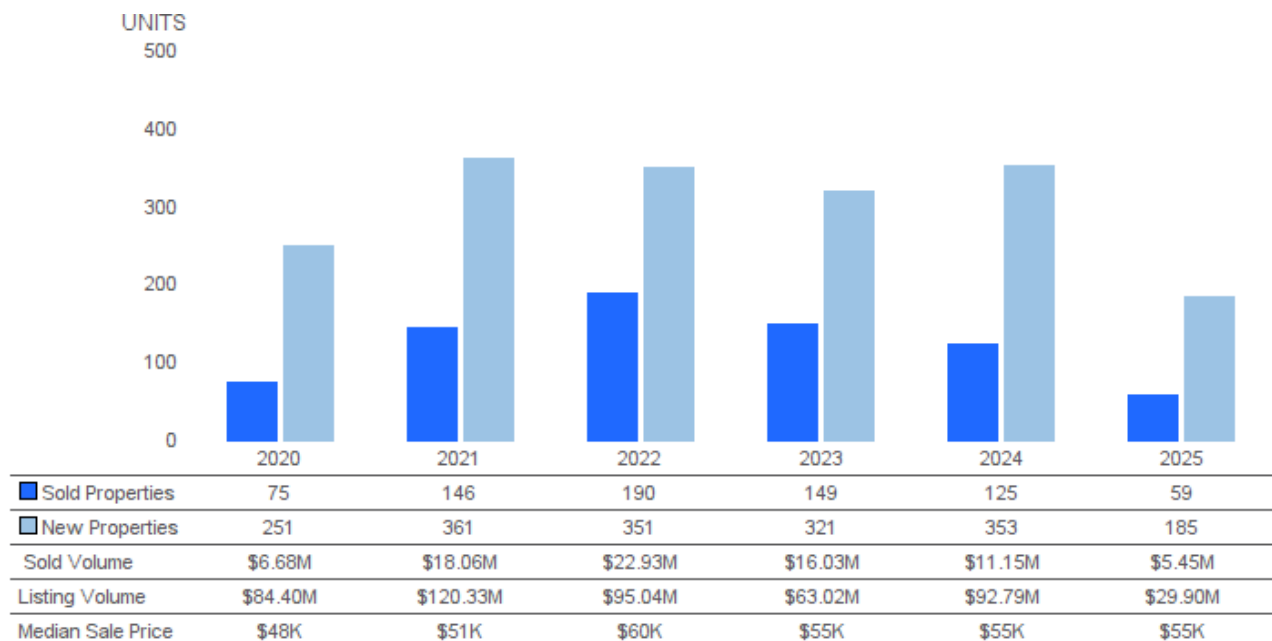
	Month to Date			Year to Date		
	June 2025	June 2024	% Change	YTD 2025	YTD 2024	% Change
New Listings	21	21	0%	185	187	-1.07% ↓
Sold Listings	10	9	11.11% ↑	59	58	1.72% ↑
Median List Price (Solds)	\$87,000	\$65,000	33.85% ↑	\$60,000	\$64,900	-7.55% ↓
Median Sold Price	\$76,500	\$60,000	27.5% ↑	\$55,000	\$56,500	-2.65% ↓
Median Days on Market	244	155	57.42% ↑	211	218	-3.21% ↓
Average List Price (Solds)	\$95,140	\$103,944	-8.47% ↓	\$102,433	\$106,856	-4.14% ↓
Average Sold Price	\$87,800	\$93,666	-6.26% ↓	\$92,352	\$93,898	-1.65% ↓
Average Days on Market	249	314	-20.7% ↓	246	312	-21.15% ↓
List/Sold Price Ratio	92%	93.6%	-1.67% ↓	89.9%	88.1%	1.95% ↑

## SOLD AND NEW PROPERTIES (UNITS)

June 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

June 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.

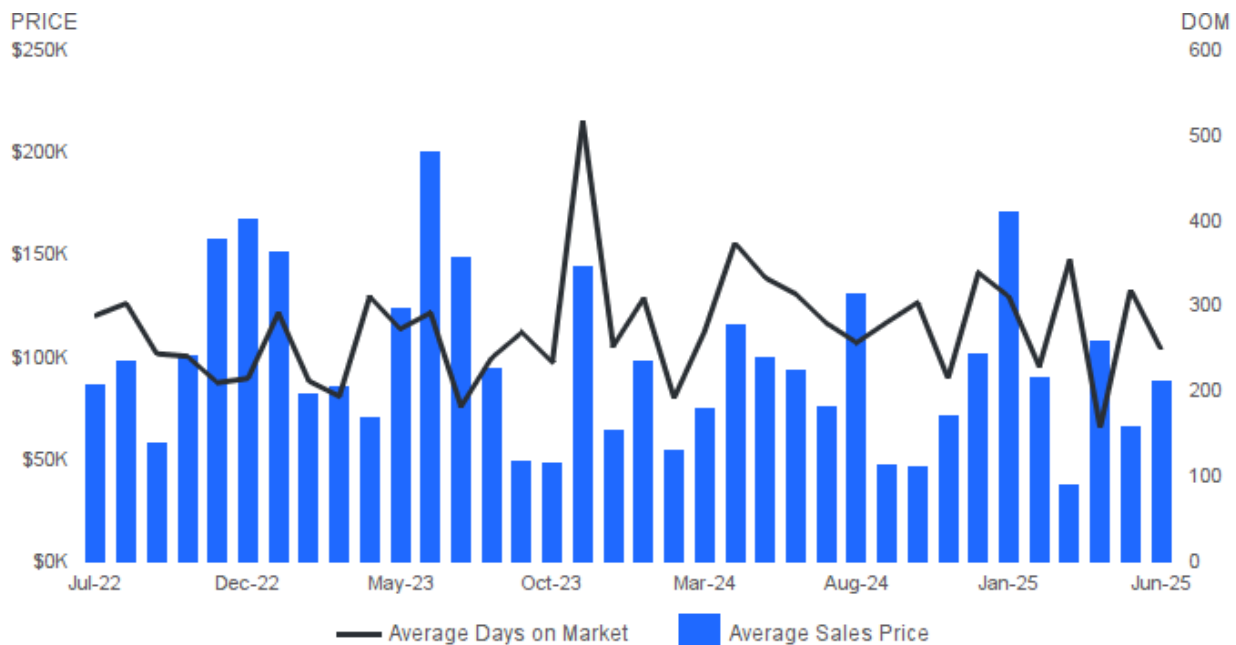


## AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

June 2025 | Lots/Acres ?

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

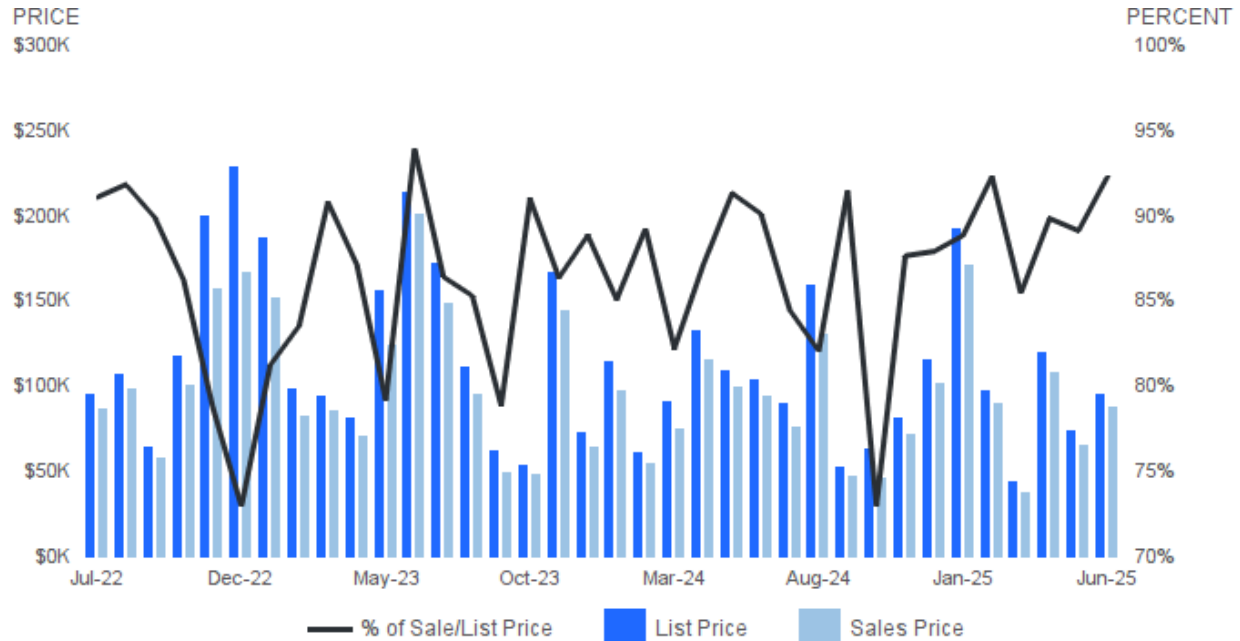
**Average Days on Market** | Average days on market for all properties sold.



## SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

June 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

June 2025 | Lots/Acres ?

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

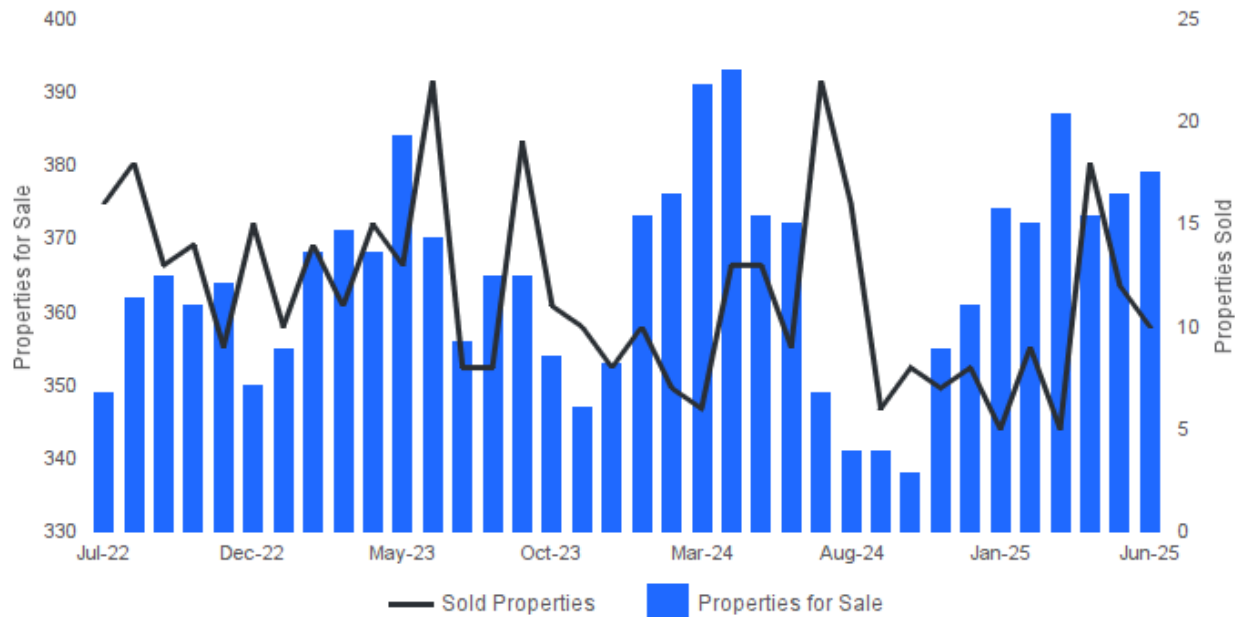
**Properties for Sale** | Number of properties listed for sale at the end of month.



# PROPERTIES FOR SALE AND SOLD PROPERTIES

June 2025 | Lots/Acres ?

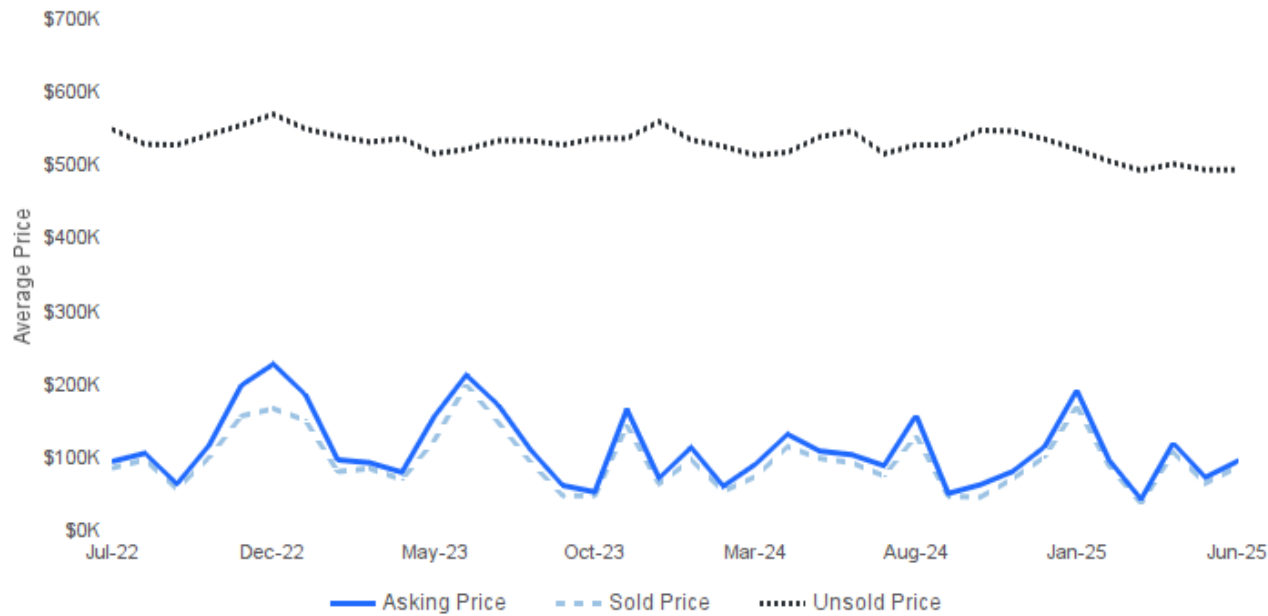
**Properties for Sale** | Number of properties listed for sale at the end of month.  
**Sold Properties** | Number of properties sold.



# AVERAGE ASKING/SOLD/UNSOLD PRICE

June 2025 | Lots/Acres ?

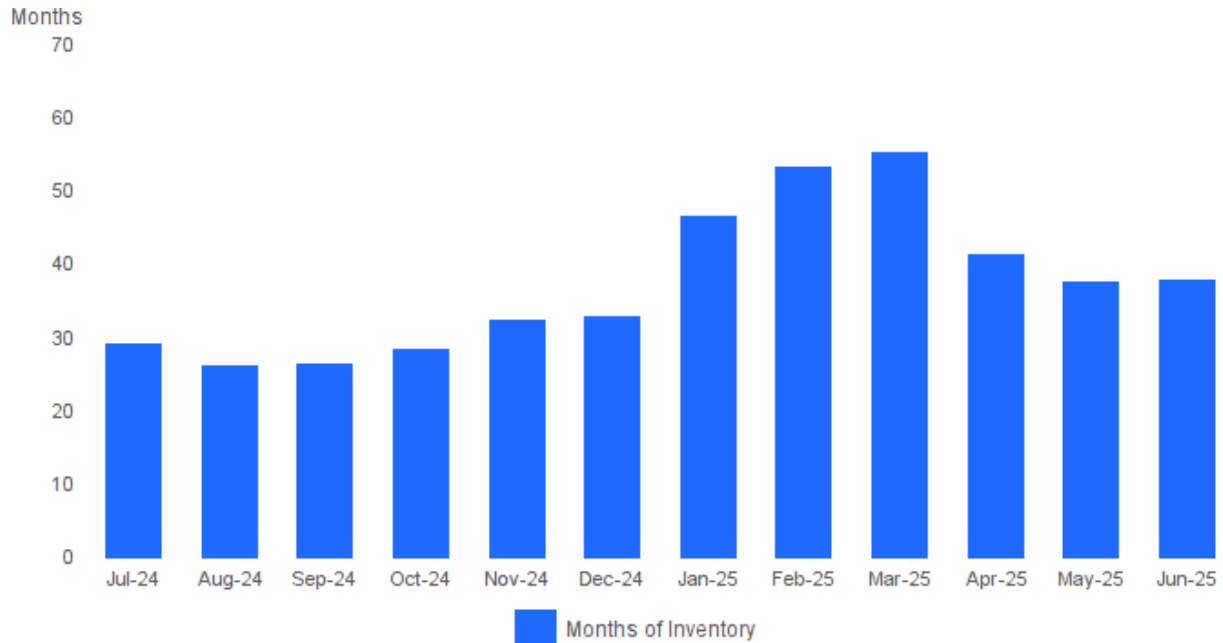
**Asking Price** | the average asking price of sold properties  
**Sold Price** | the average selling price  
**Unsold Price** | the average active list price



## ABSORPTION RATE

June 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.



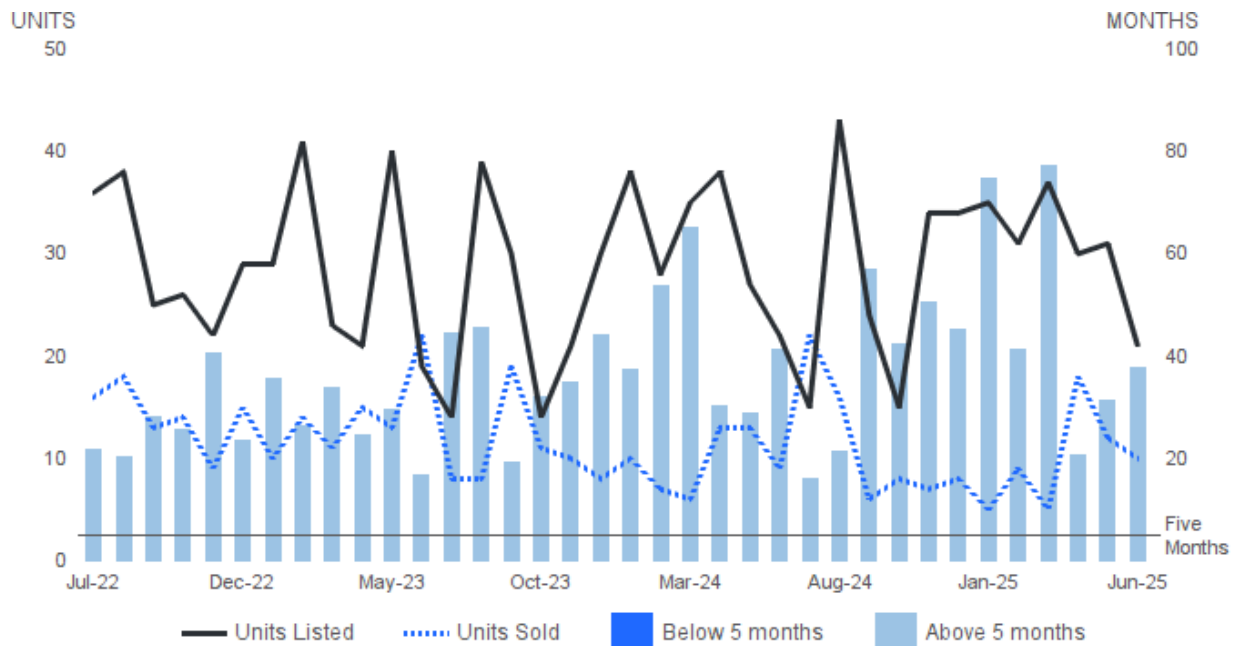
## MONTHS SUPPLY OF INVENTORY

June 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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