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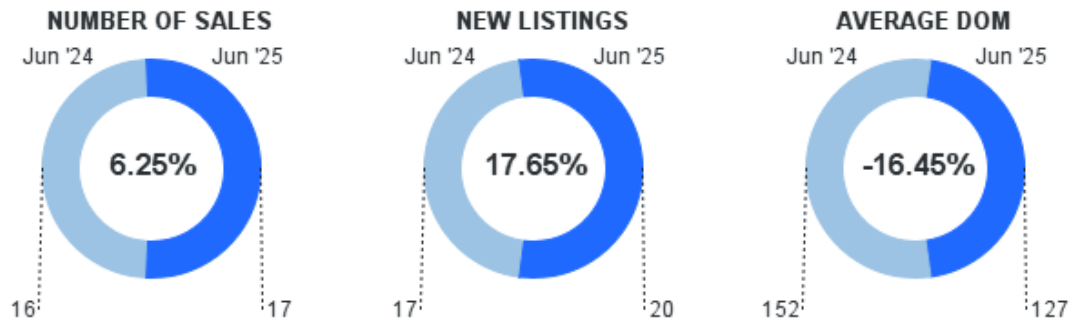
HOME

JUNE 2025
COLDWELL BANKER AREA REPORTS
ST CROIX, USVI

ST. CROIX | June 2025

REAL ESTATE SNAPSHOT - Change since this time last year

Single Family



-15.42% ↓

MEDIAN SALES PRICE
SINGLE FAMILY

9.75% ↑

AVERAGE SALES PRICE
SINGLE FAMILY

-3.62% ↓

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

16.96% ↑

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

■ Jun '24 ■ Jun '25

AREA REPORT

ST. CROIX

FULL MARKET SUMMARY

June 2025 | Single Family ?

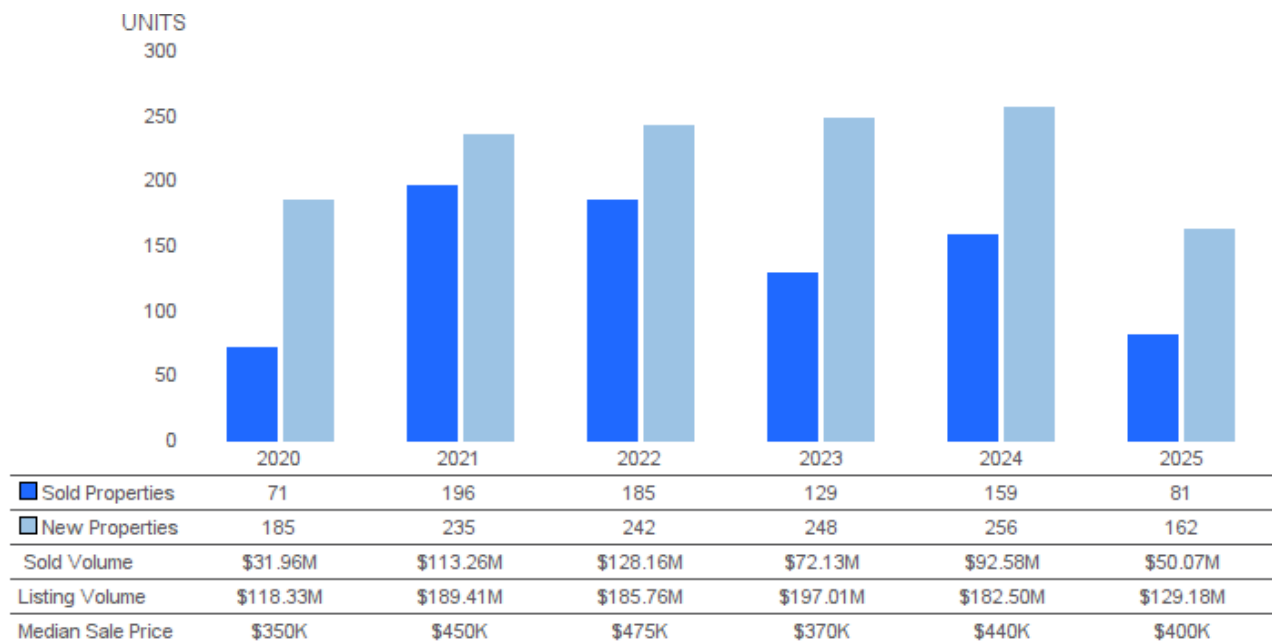
	Month to Date			Year to Date		
	June 2025	June 2024	% Change	YTD 2025	YTD 2024	% Change
New Listings	20	17	17.65% ↑	162	132	22.73% ↑
Sold Listings	17	16	6.25% ↑	81	71	14.08% ↑
Median List Price (Solds)	\$399,000	\$414,000	-3.62% ↓	\$400,000	\$394,000	1.52% ↑
Median Sold Price	\$351,000	\$415,000	-15.42% ↓	\$400,000	\$379,000	5.54% ↑
Median Days on Market	97	115	-15.65% ↓	137	147	-6.8% ↓
Average List Price (Solds)	\$658,670	\$563,150	16.96% ↑	\$661,955	\$567,445	16.66% ↑
Average Sold Price	\$596,028	\$543,062	9.75% ↑	\$618,115	\$530,979	16.41% ↑
Average Days on Market	127	152	-16.45% ↓	201	185	8.65% ↑
List/Sold Price Ratio	92.8%	97.3%	-4.61% ↓	94.2%	93.4%	0.87% ↑

SOLD AND NEW PROPERTIES (UNITS)

June 2025 | Single Family ?

Sold Properties | Number of properties sold during the year

New Properties | Number of properties listed during the year.

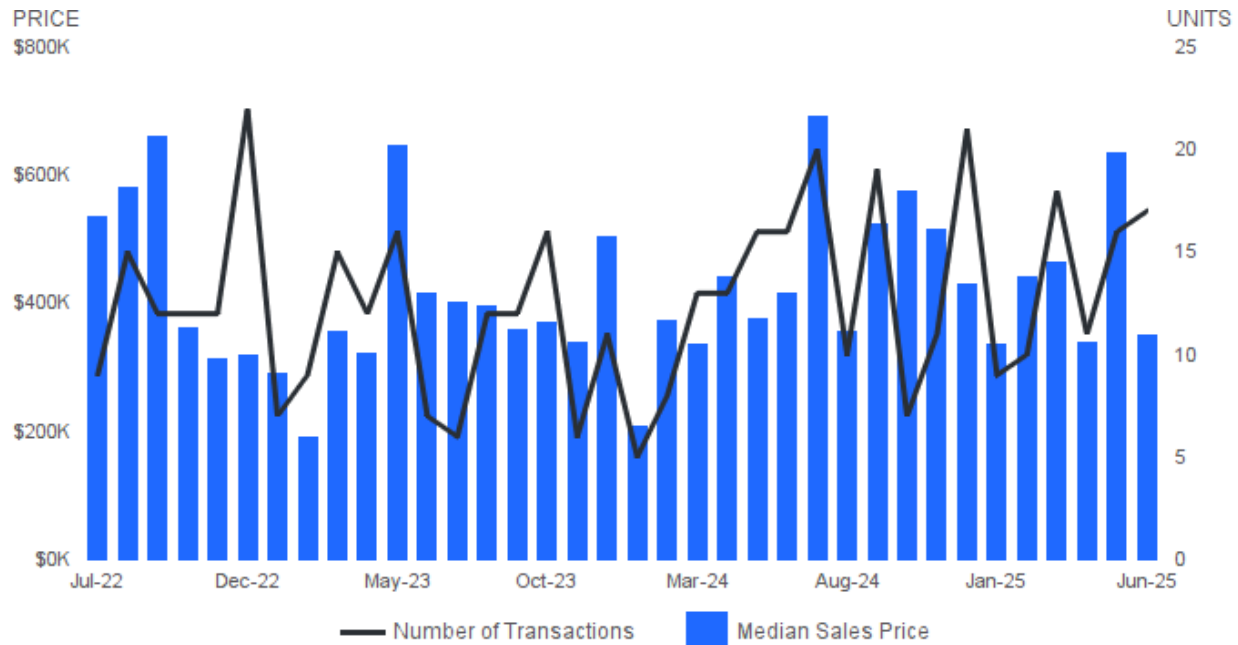


MEDIAN SALES PRICE AND NUMBER OF SALES

June 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.

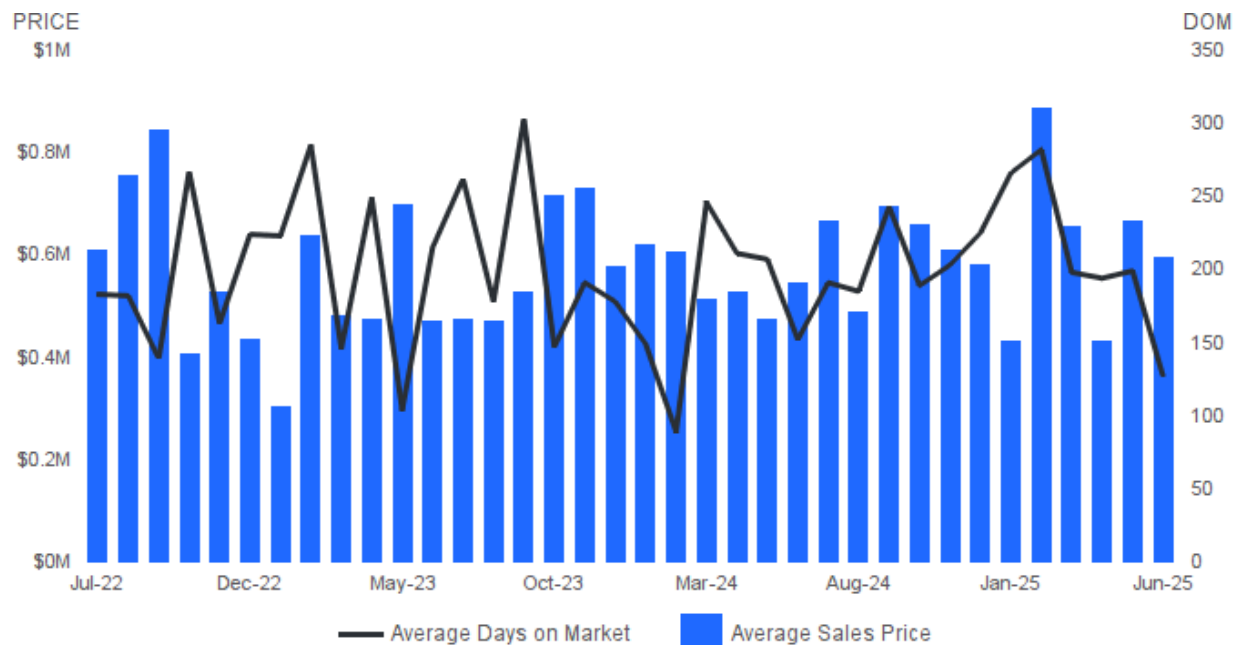


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

June 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

June 2025 | Single Family ?

Sale Price as a Percentage of Original Price | Average sale price of property as percentage of final list price.

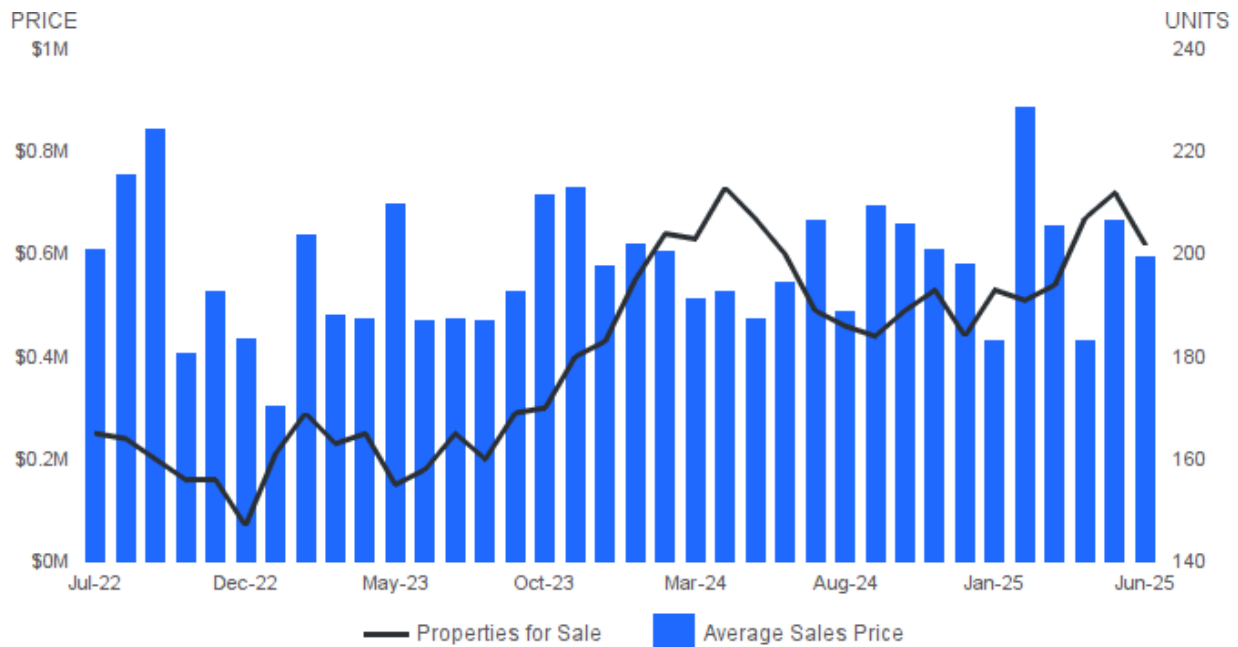


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

June 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.

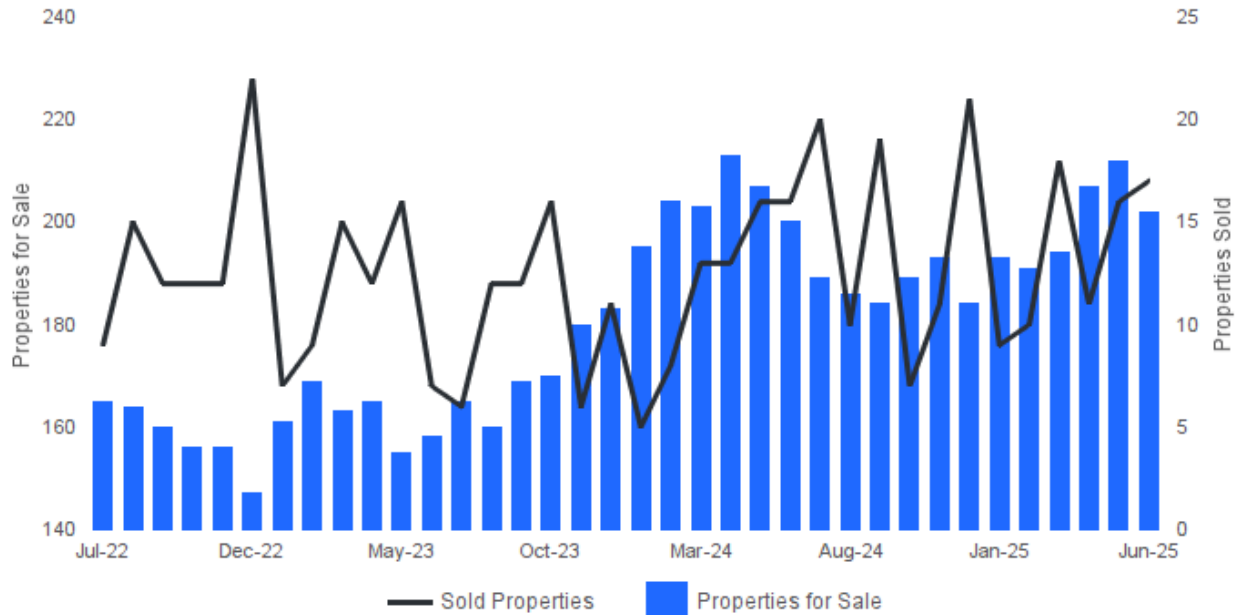


PROPERTIES FOR SALE AND SOLD PROPERTIES

June 2025 | Single Family ?

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

Sold Properties | Number of properties sold.



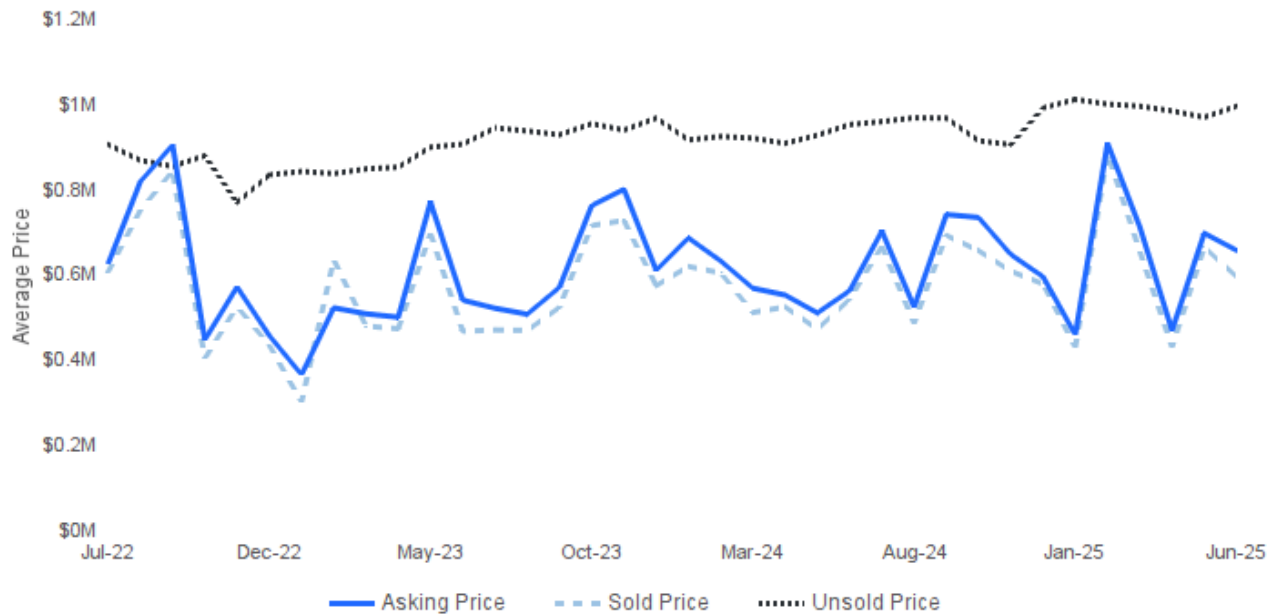
AVERAGE ASKING/SOLD/UNSOLD PRICE

June 2025 | Single Family ?

Asking Price | the average asking price of sold properties

Sold Price | the average selling price

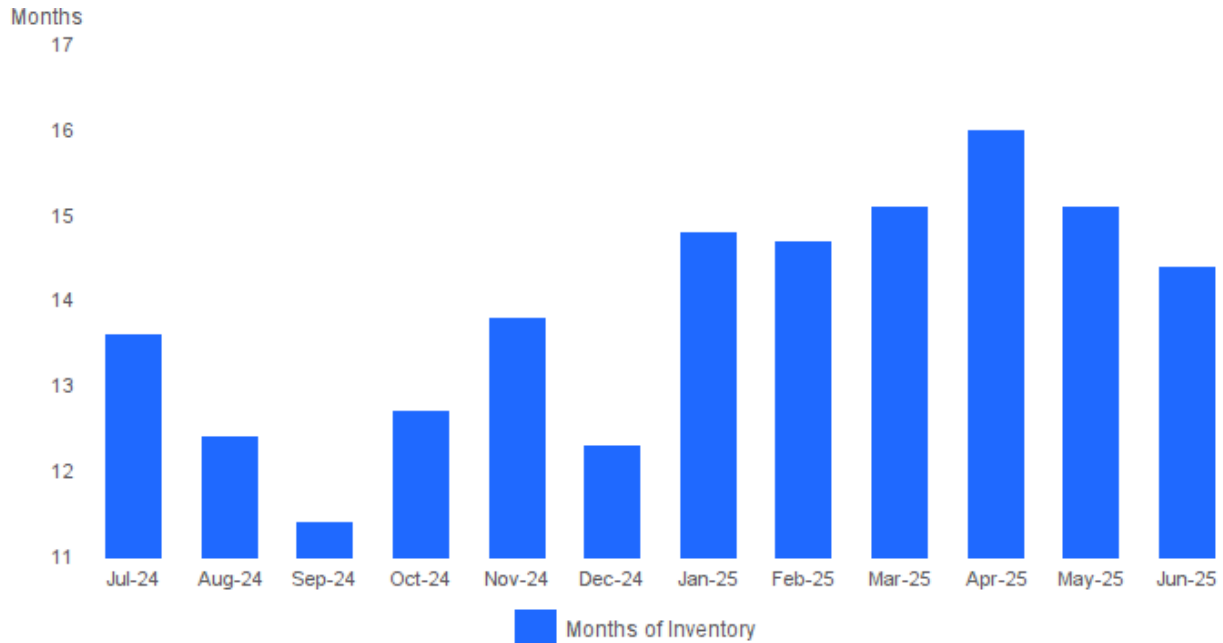
Unsold Price | the average active list price



ABSORPTION RATE

June 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.



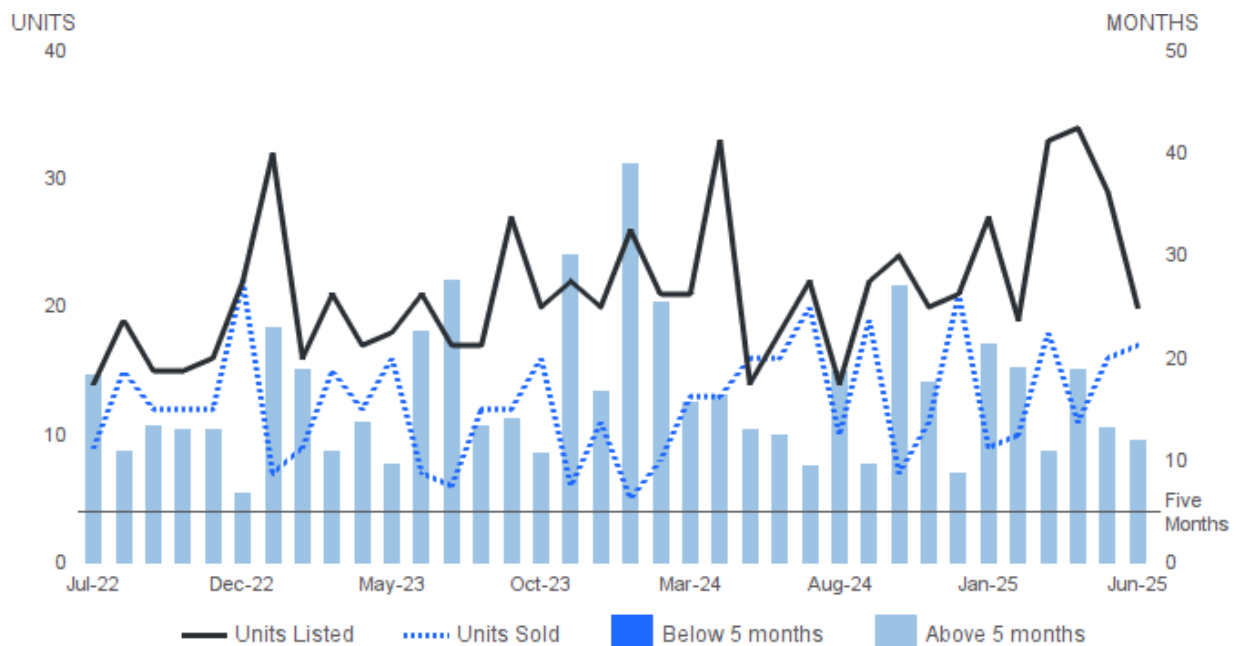
MONTHS SUPPLY OF INVENTORY

June 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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