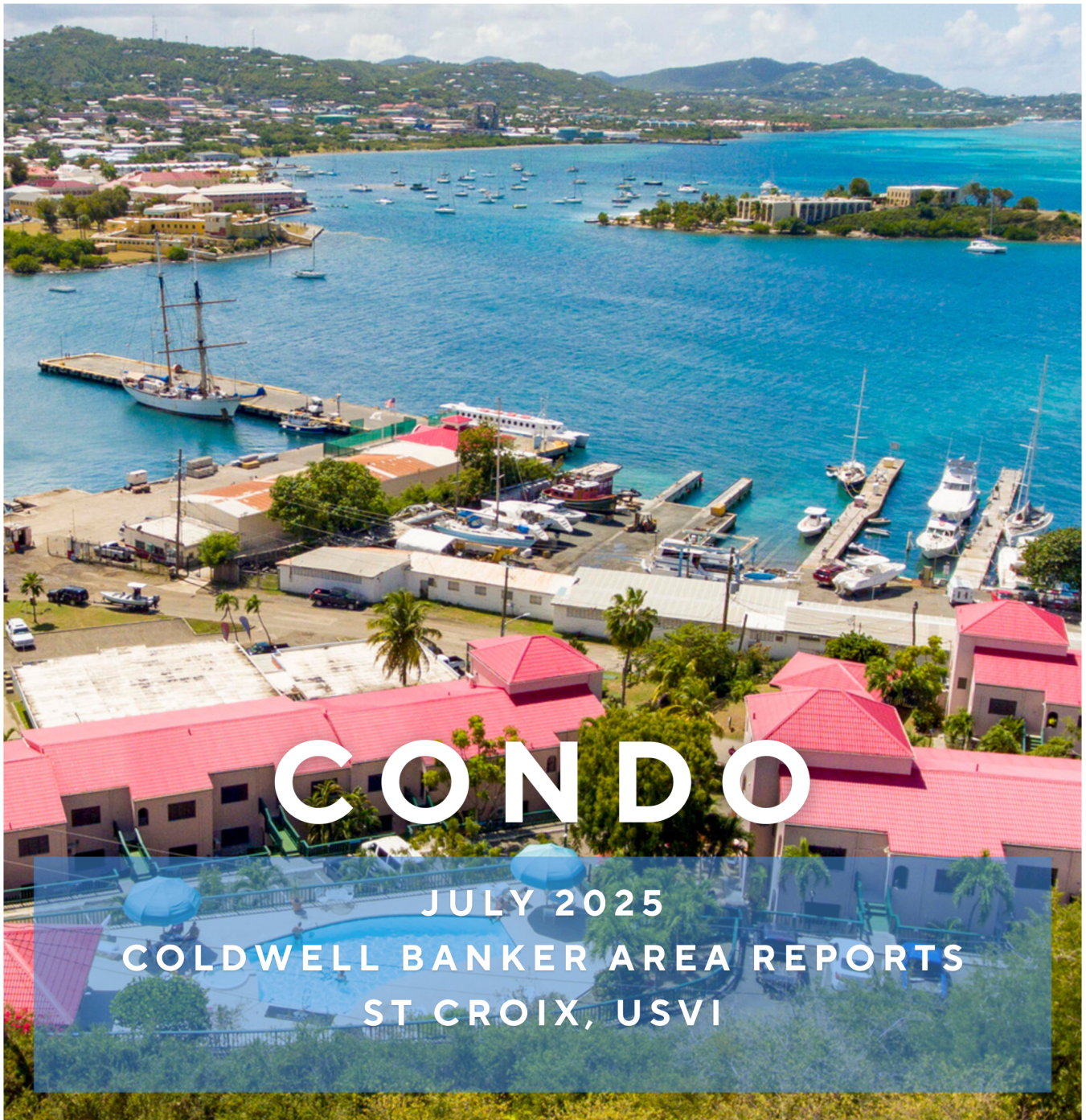


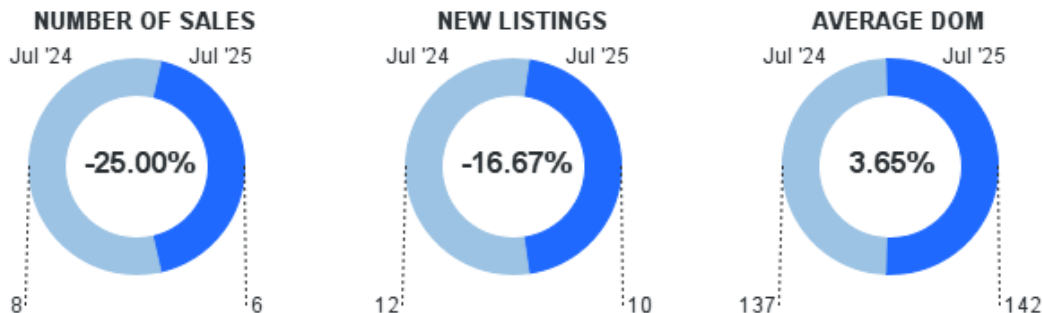



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ST. CROIX | July 2025


REAL ESTATE SNAPSHOT - Change since this time last year
Condo



32.78% 
MEDIAN SALES PRICE
CONDO

39.27% 
AVERAGE SALES PRICE
CONDO

31.91% 
MEDIAN LIST PRICE
(SOLD LISTINGS)
CONDO

35.64% 
AVERAGE LIST PRICE
(SOLD LISTINGS)
CONDO

 Jul '24  Jul '25

AREA REPORT

ST. CROIX

FULL MARKET SUMMARY

July 2025 | Condo ?

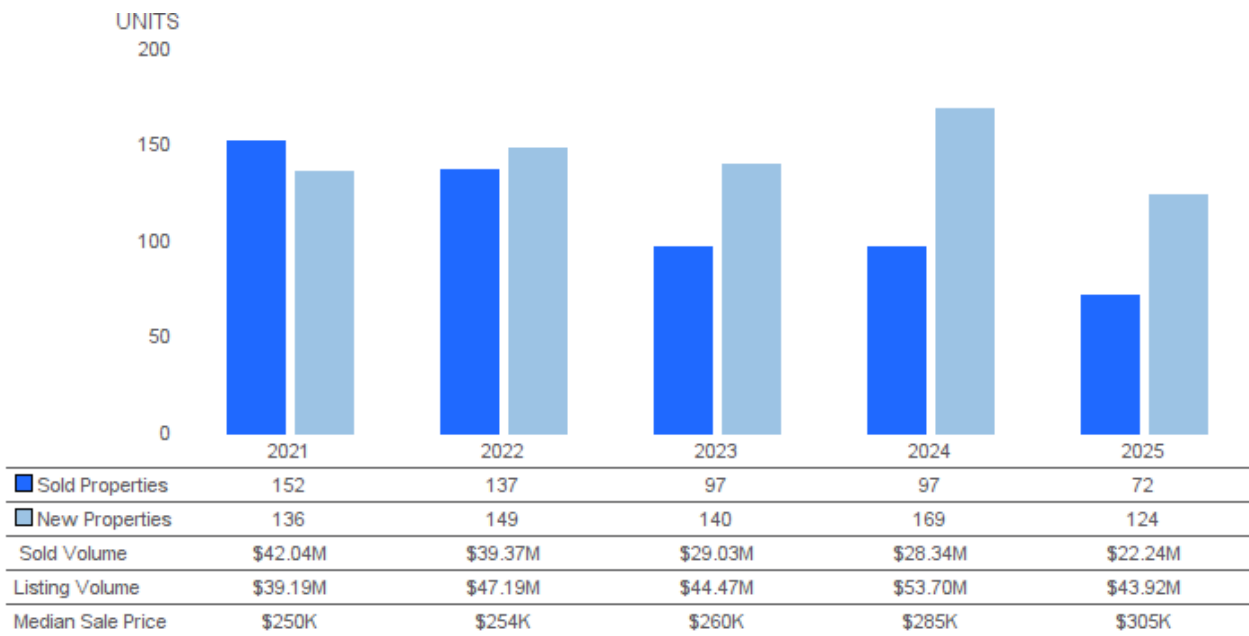
	Month to Date			Year to Date		
	July 2025	July 2024	% Change	YTD 2025	YTD 2024	% Change
New Listings	10	12	-16.67% ↓	124	98	26.53% ↑
Sold Listings	6	8	-25% ↓	72	64	12.5% ↑
Median List Price (Solds)	\$339,000	\$257,000	31.91% ↑	\$322,000	\$299,500	7.51% ↑
Median Sold Price	\$322,000	\$242,500	32.78% ↑	\$305,000	\$287,500	6.09% ↑
Median Days on Market	142	100	42% ↑	132	120	10% ↑
Average List Price (Solds)	\$342,833	\$252,750	35.64% ↑	\$326,614	\$317,514	2.87% ↑
Average Sold Price	\$330,166	\$237,062	39.27% ↑	\$308,884	\$296,602	4.14% ↑
Average Days on Market	142	137	3.65% ↑	168	163	3.07% ↑
List/Sold Price Ratio	96.7%	93.3%	3.67% ↑	94.1%	92.2%	2.04% ↑

SOLD AND NEW PROPERTIES (UNITS)

July 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

July 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

July 2025 | Condo ?

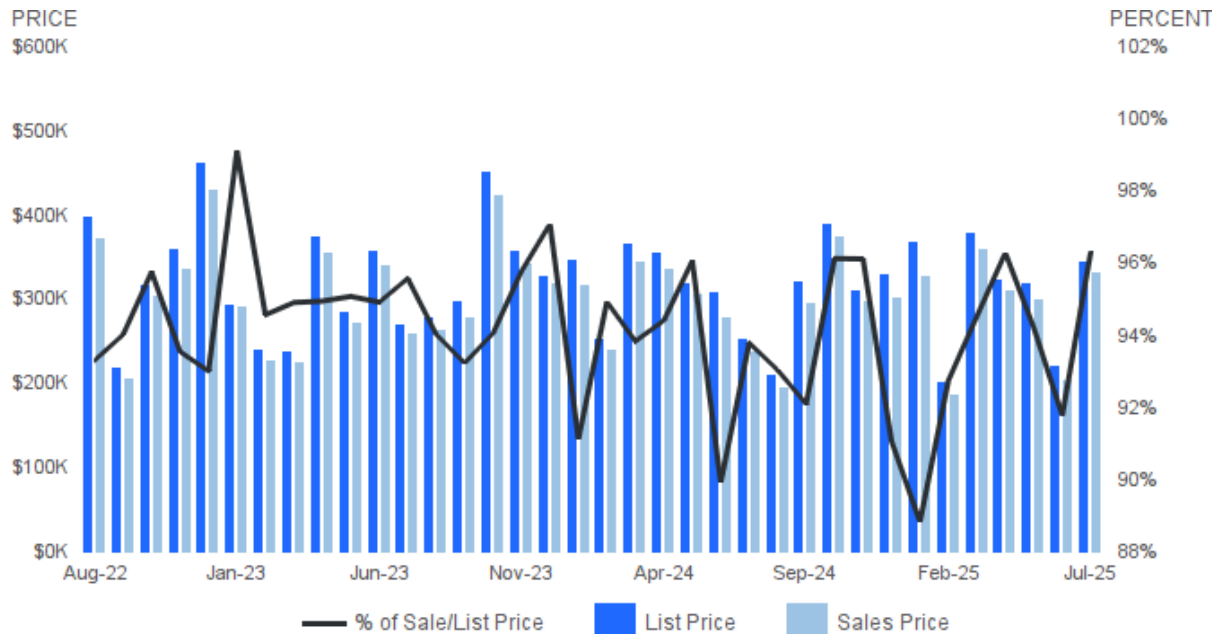
Average Sales Price | Average sales price for all properties sold.
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

July 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

July 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.

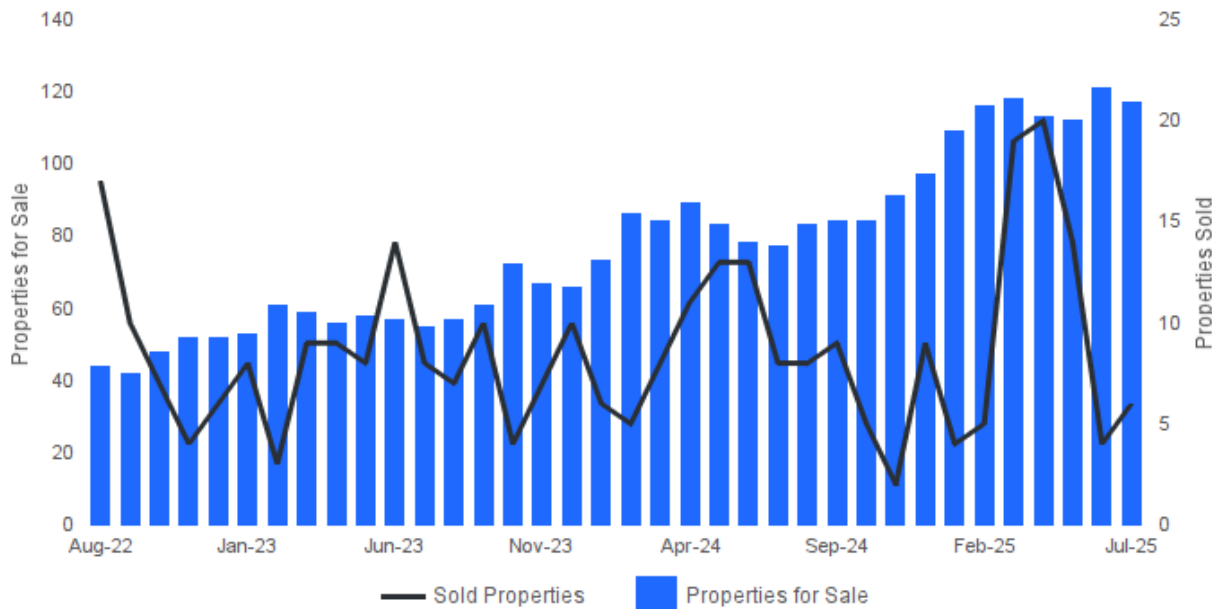


PROPERTIES FOR SALE AND SOLD PROPERTIES

July 2025 | Condo ?

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

Sold Properties | Number of properties sold.



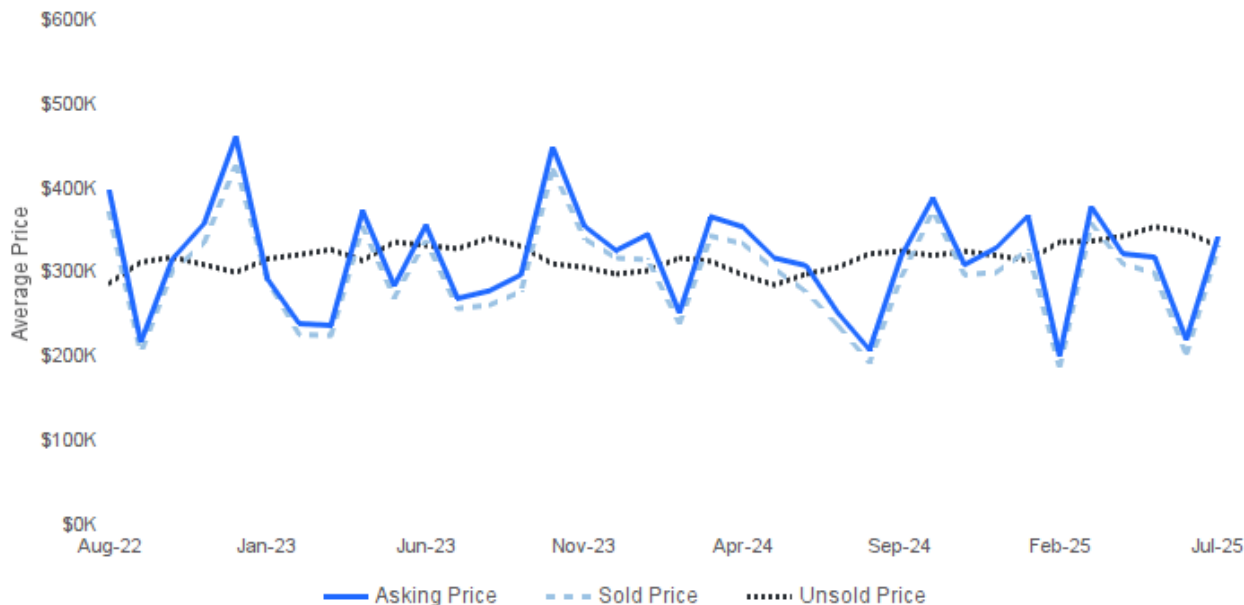
AVERAGE ASKING/SOLD/UNSOLD PRICE

July 2025 | Condo ?

Asking Price | the average asking price of sold properties

Sold Price | the average selling price

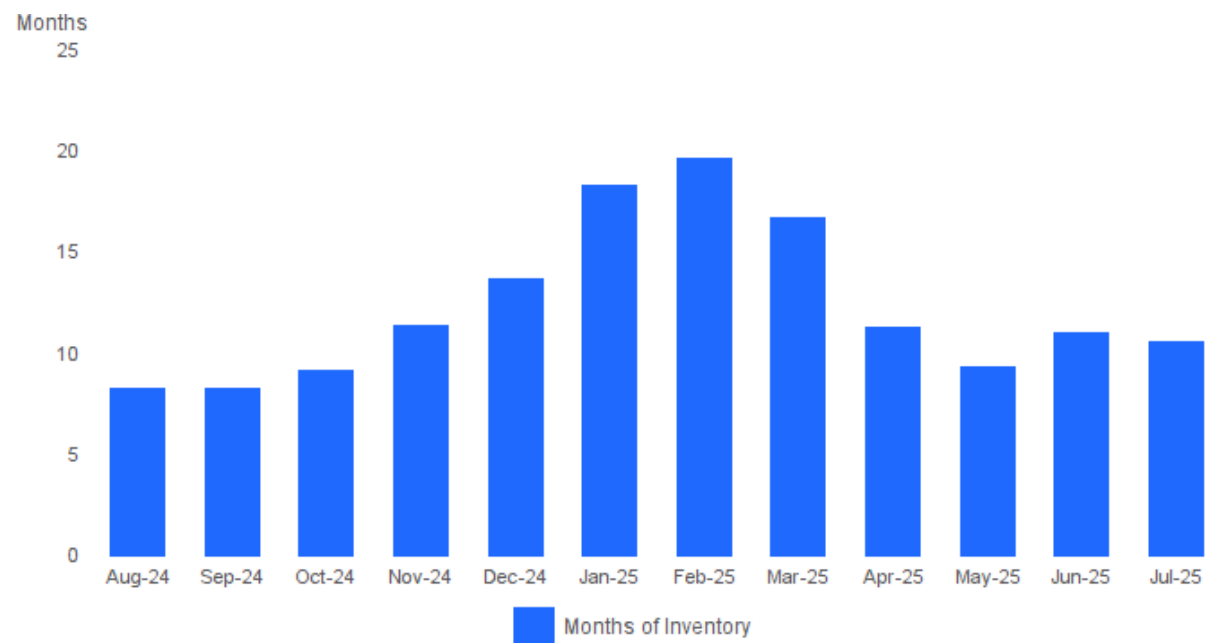
Unsold Price | the average active list price



ABSORPTION RATE

July 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.



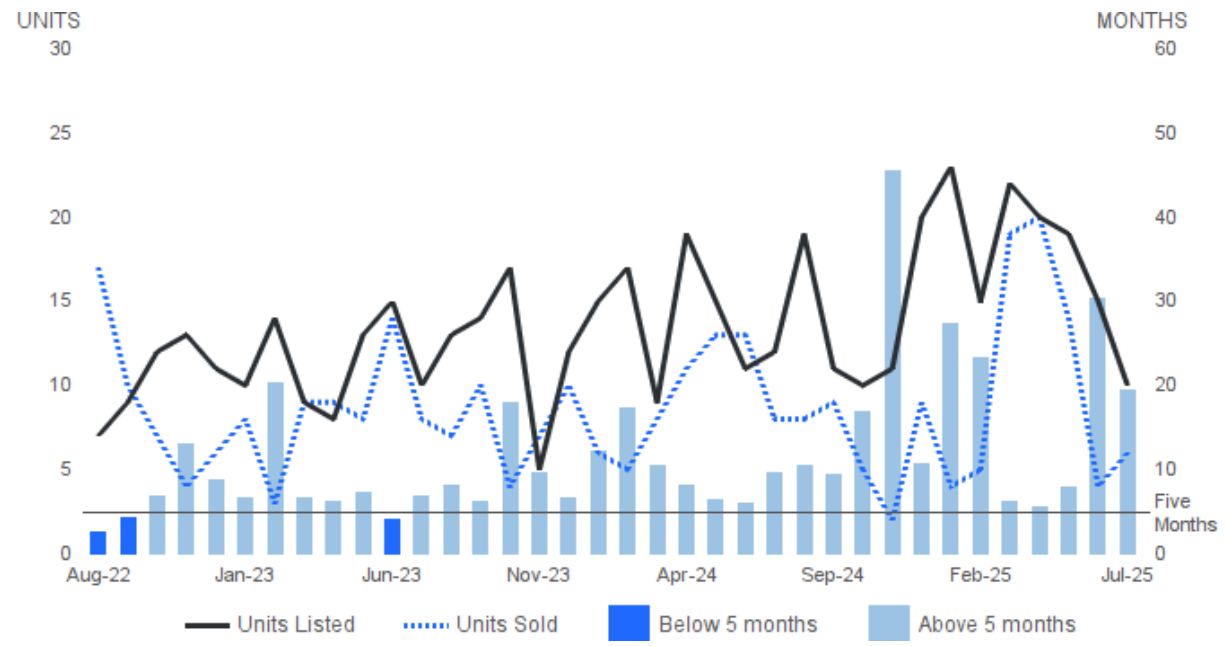
MONTHS SUPPLY OF INVENTORY

July 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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