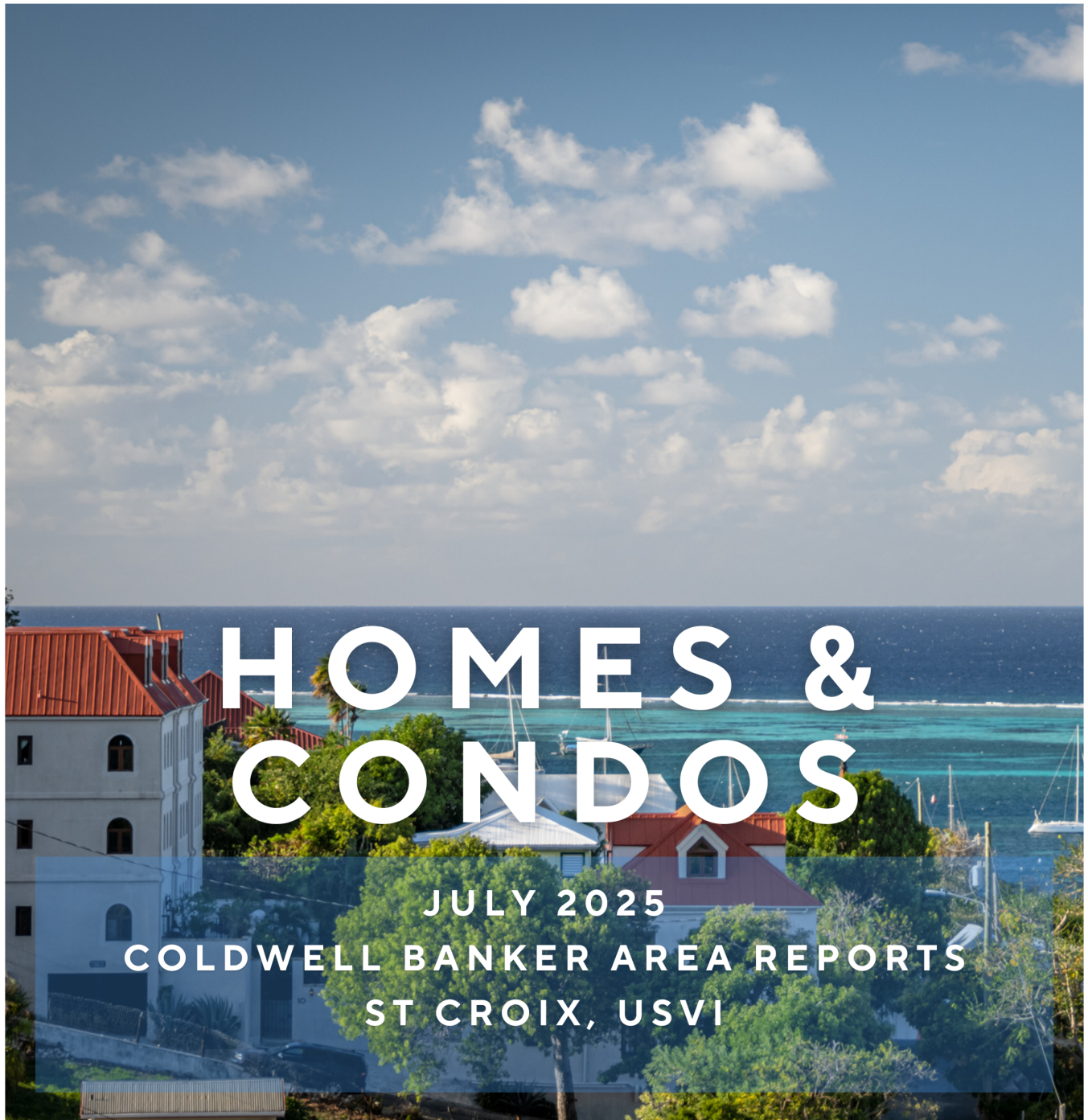




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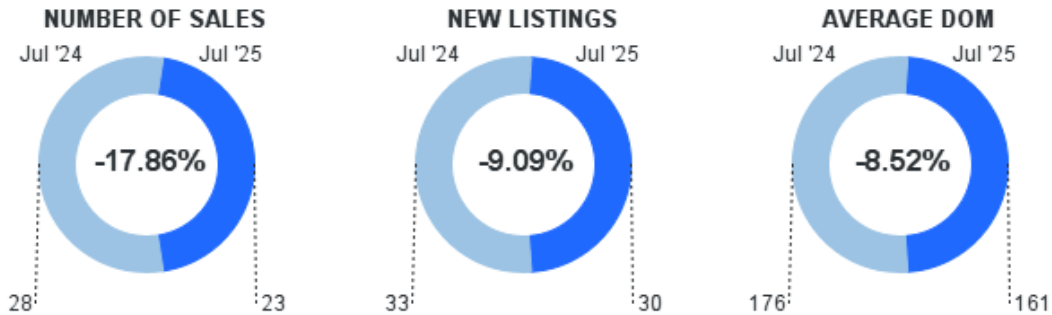
HOMES & CONDOS

JULY 2025
COLDWELL BANKER AREA REPORTS
ST CROIX, USVI

ST. CROIX | July 2025

REAL ESTATE SNAPSHOT - Change since this time last year

All Property Types



26.51% 

MEDIAN SALES PRICE
ALL PROPERTY TYPES

43.33% 

AVERAGE SALES PRICE
ALL PROPERTY TYPES

19.26% 

MEDIAN LIST PRICE
(SOLD LISTINGS)
ALL PROPERTY TYPES

44.88% 

AVERAGE LIST PRICE
(SOLD LISTINGS)
ALL PROPERTY TYPES

 Jul '24  Jul '25

AREA REPORT

St. Croix

FULL MARKET SUMMARY

July 2025 | All Property Types ?

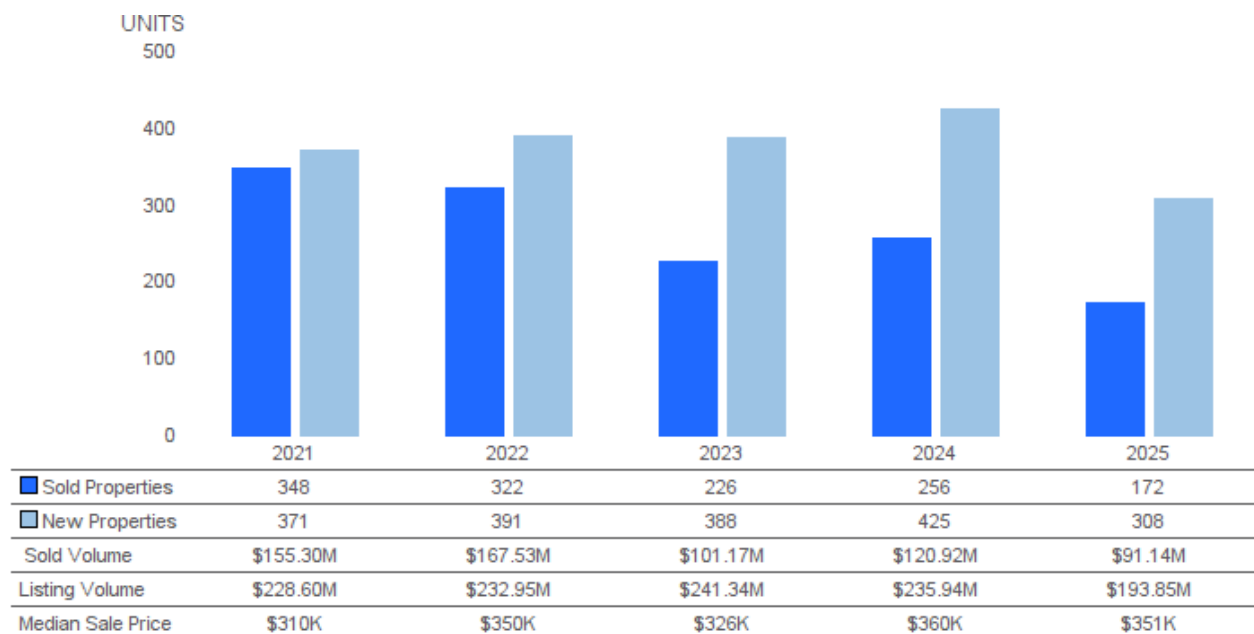
	Month to Date			Year to Date		
	July 2025	July 2024	% Change	YTD 2025	YTD 2024	% Change
New Listings	30	33	-9.09% ↓	308	252	22.22% ↑
Sold Listings	23	28	-17.86% ↓	172	155	10.97% ↑
Median List Price (Solds)	\$545,000	\$457,000	19.26% ↑	\$380,000	\$375,000	1.33% ↑
Median Sold Price	\$525,000	\$415,000	26.51% ↑	\$350,500	\$362,500	-3.31% ↓
Median Days on Market	145	135	7.41% ↑	136	137	-0.73% ↓
Average List Price (Solds)	\$832,181	\$574,374	44.88% ↑	\$565,655	\$481,741	17.42% ↑
Average Sold Price	\$780,104	\$544,264	43.33% ↑	\$529,903	\$451,774	17.29% ↑
Average Days on Market	161	176	-8.52% ↓	185	177	4.52% ↑
List/Sold Price Ratio	95.4%	93.7%	1.79% ↑	94.2%	93%	1.32% ↑

SOLD AND NEW PROPERTIES (UNITS)

July 2025 | All Property Types ?

Sold Properties | Number of properties sold during the year

New Properties | Number of properties listed during the year.

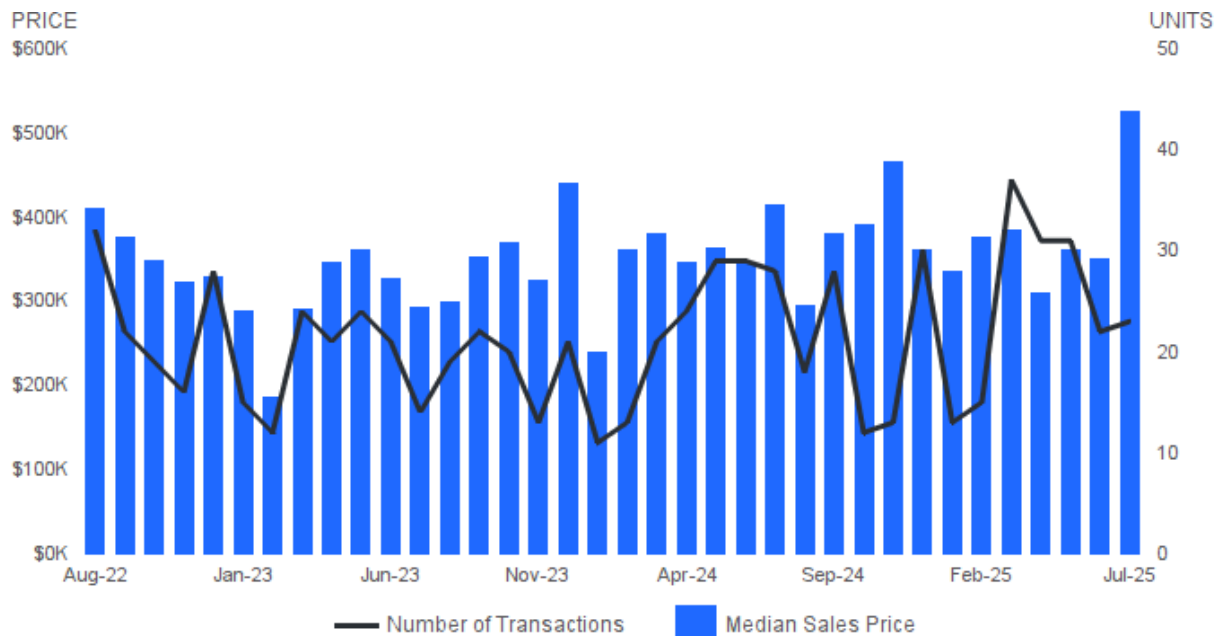


MEDIAN SALES PRICE AND NUMBER OF SALES

July 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.

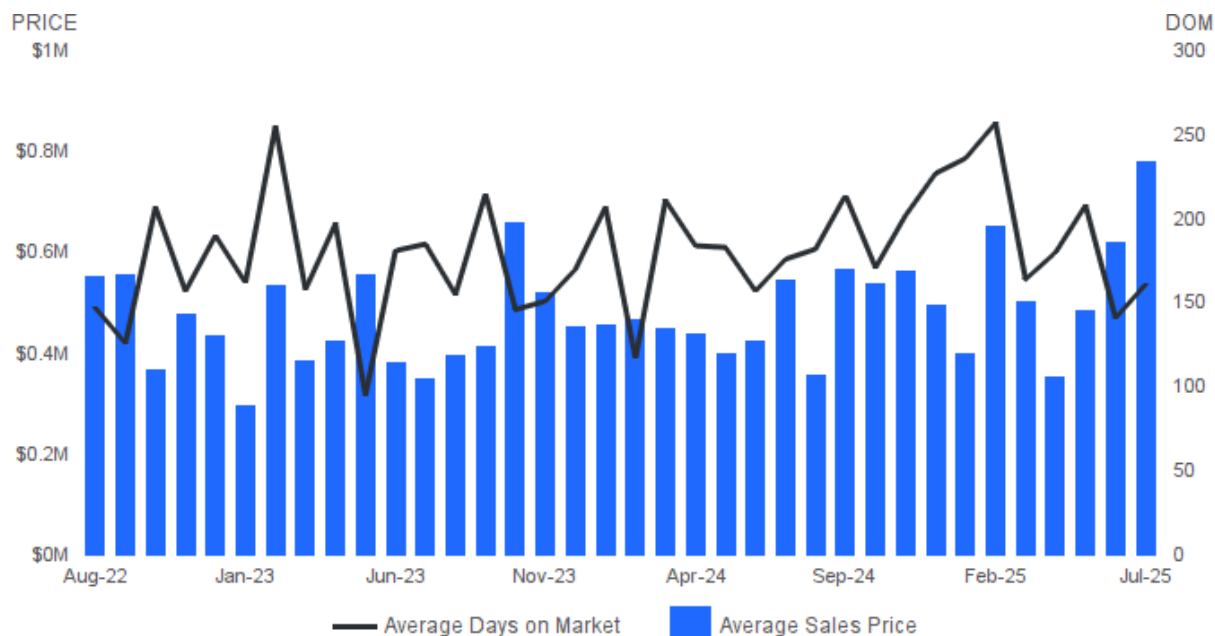


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

July 2025 | All Property Types ?

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

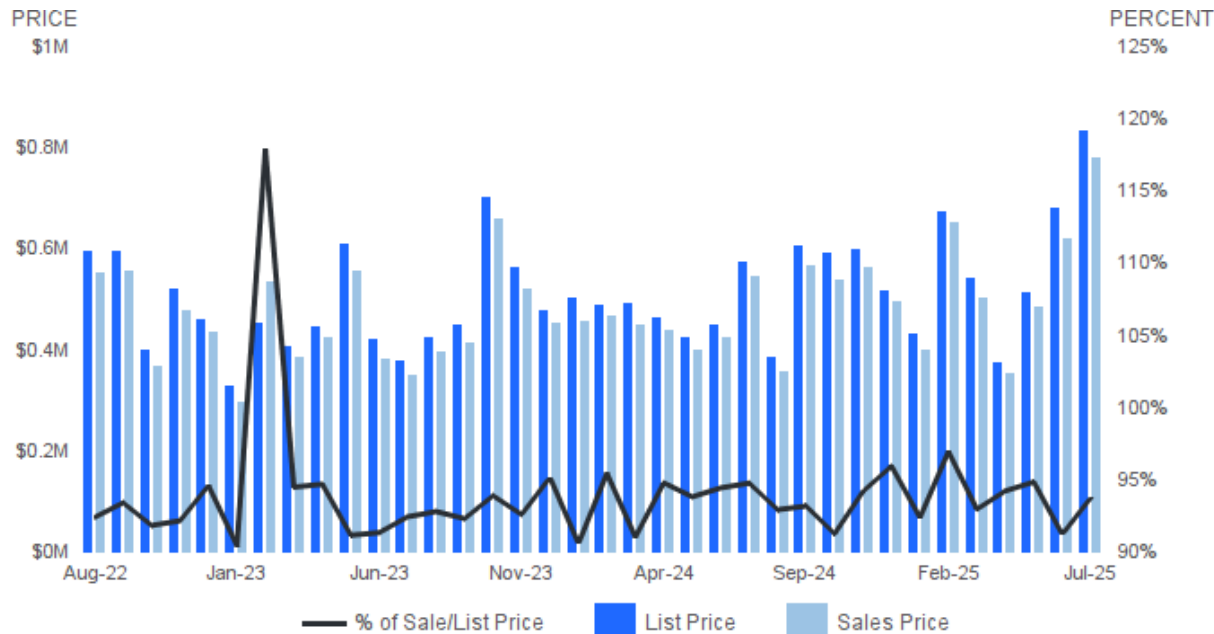
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

July 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

July 2025 | All Property Types ?

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

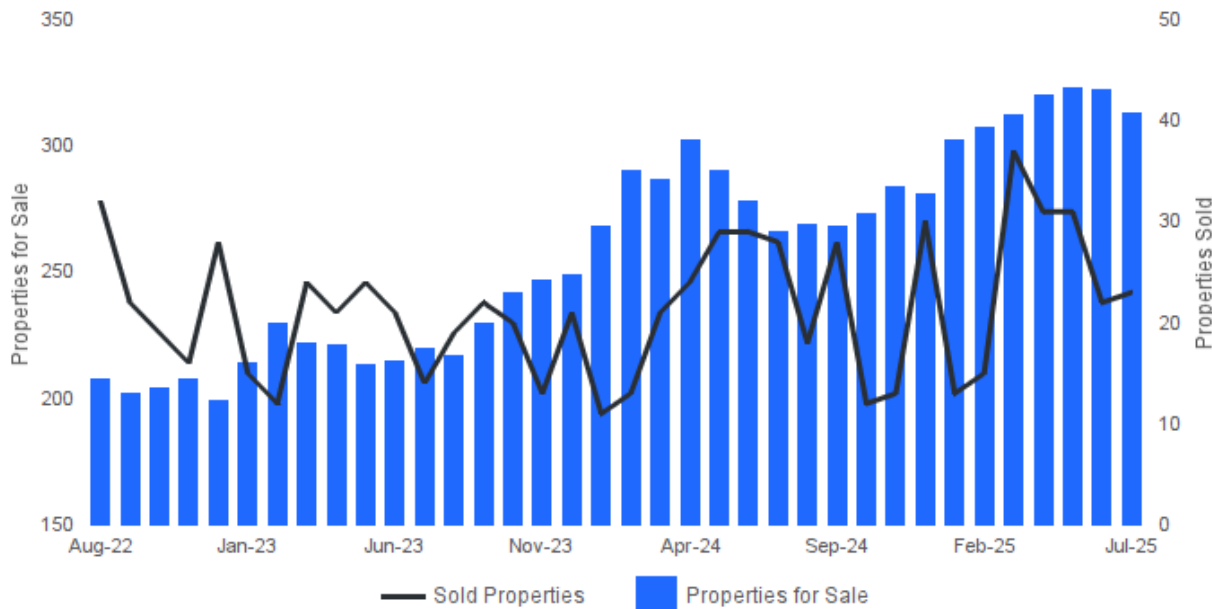
Properties for Sale | Number of properties listed for sale at the end of month.



PROPERTIES FOR SALE AND SOLD PROPERTIES

July 2025 | All Property Types ?

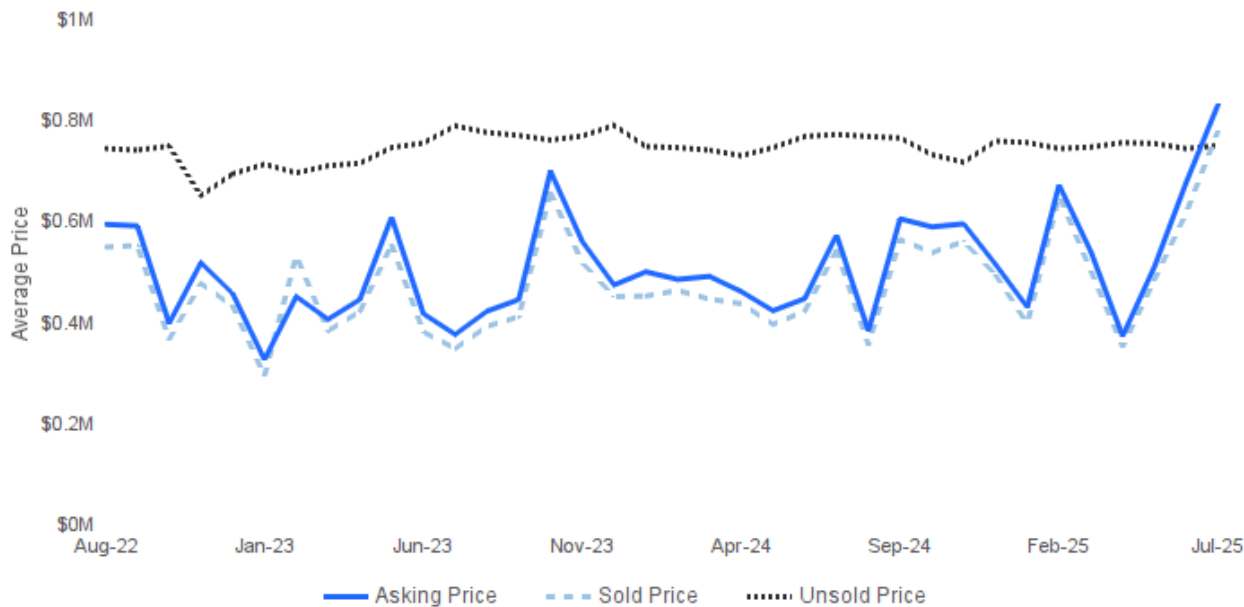
Properties for Sale | Number of properties listed for sale at the end of month.
Sold Properties | Number of properties sold.



AVERAGE ASKING/SOLD/UNSOLD PRICE

July 2025 | All Property Types ?

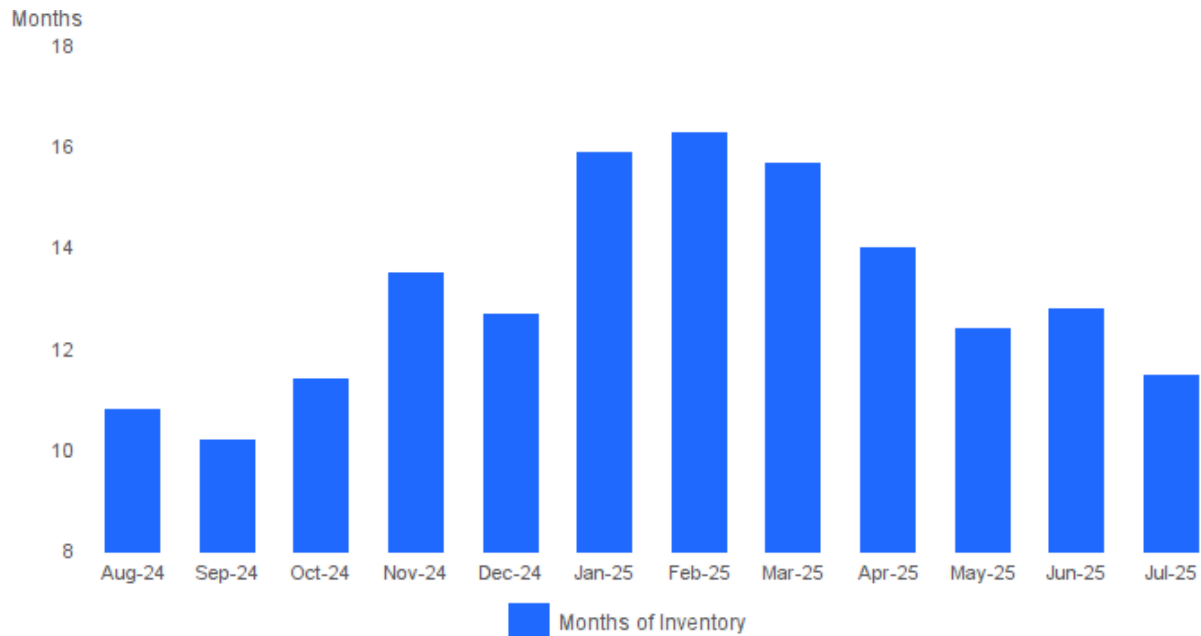
Asking Price | the average asking price of sold properties
Sold Price | the average selling price
Unsold Price | the average active list price



ABSORPTION RATE

July 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.



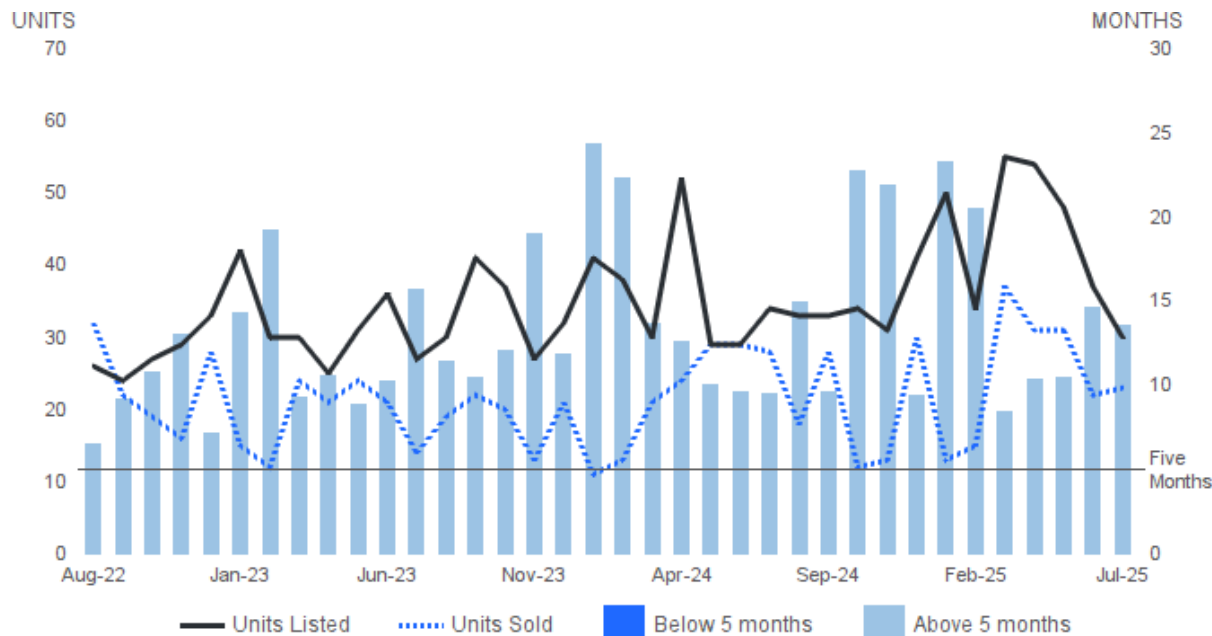
MONTHS SUPPLY OF INVENTORY

July 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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