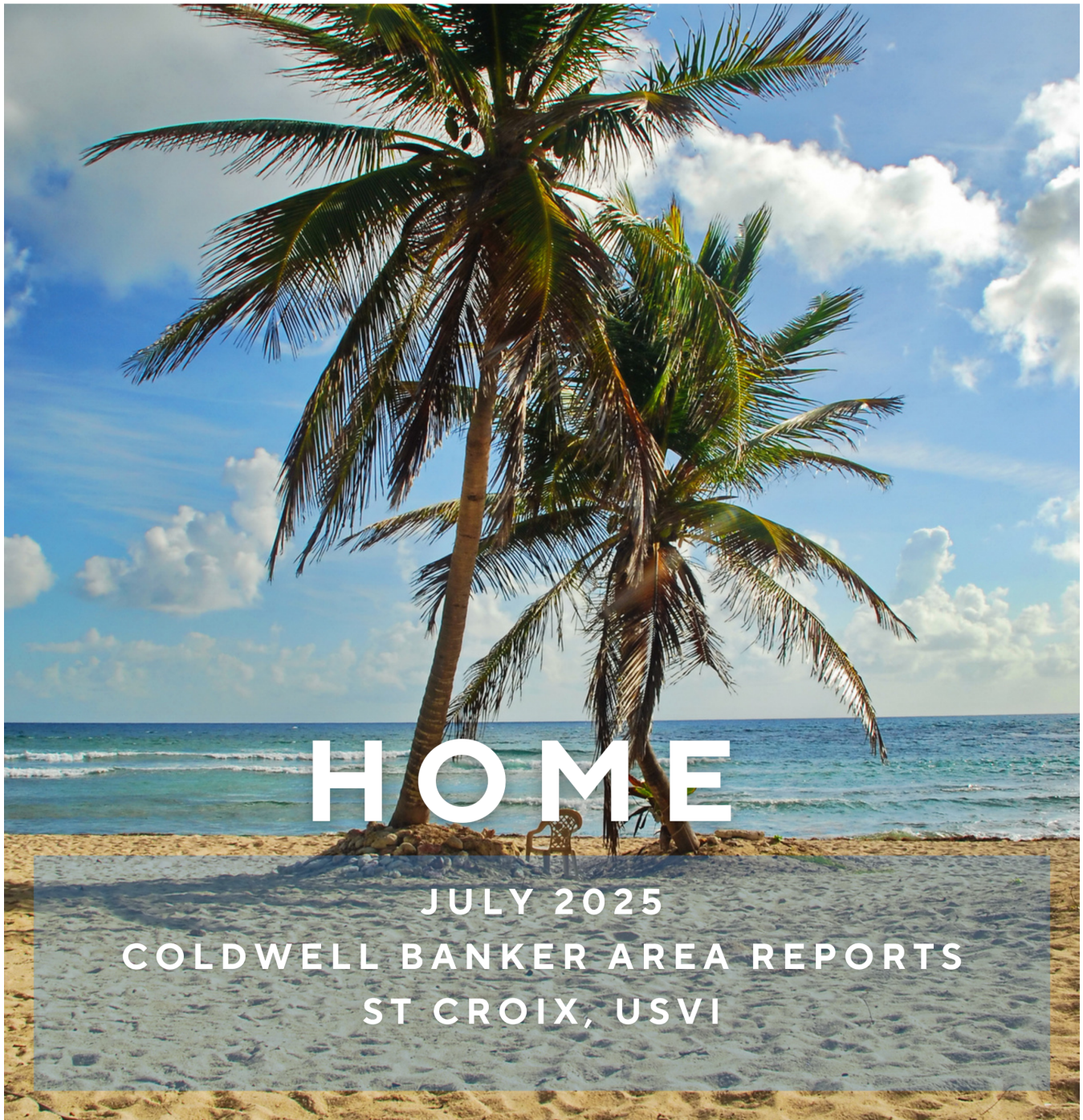


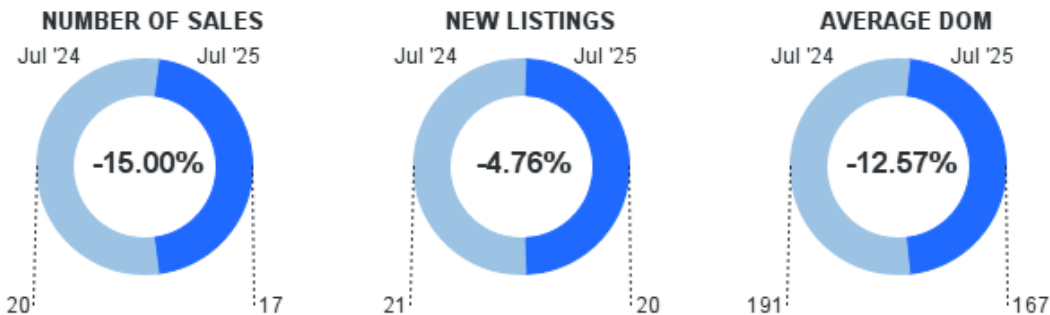



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ST. CROIX | July 2025

REAL ESTATE SNAPSHOT - Change since this time last year
Single Family



0.36% 

MEDIAN SALES PRICE
SINGLE FAMILY

40.73% 

AVERAGE SALES PRICE
SINGLE FAMILY

2.82% 

MEDIAN LIST PRICE
(SOLD LISTINGS)
SINGLE FAMILY

42.94% 

AVERAGE LIST PRICE
(SOLD LISTINGS)
SINGLE FAMILY

 Jul '24  Jul '25

AREA REPORT

ST. CROIX

FULL MARKET SUMMARY

July 2025 | Single Family ?

	Month to Date			Year to Date		
	July 2025	July 2024	% Change	YTD 2025	YTD 2024	% Change
New Listings	20	21	-4.76% ↓	184	154	19.48% ↑
Sold Listings	17	20	-15% ↓	100	91	9.89% ↑
Median List Price (Solds)	\$765,000	\$743,999	2.82% ↑	\$424,950	\$450,000	-5.57% ↓
Median Sold Price	\$695,000	\$692,499	0.36% ↑	\$432,500	\$435,000	-0.57% ↓
Median Days on Market	145	154	-5.84% ↓	144	148	-2.7% ↓
Average List Price (Solds)	\$1,004,892	\$703,024	42.94% ↑	\$737,765	\$597,242	23.53% ↑
Average Sold Price	\$938,905	\$667,144	40.73% ↑	\$689,037	\$560,906	22.84% ↑
Average Days on Market	167	191	-12.57% ↓	198	186	6.45% ↑
List/Sold Price Ratio	94.9%	93.9%	1.11% ↑	94.3%	93.5%	0.82% ↑

SOLD AND NEW PROPERTIES (UNITS)

July 2025 | Single Family ?

Sold Properties | Number of properties sold during the year

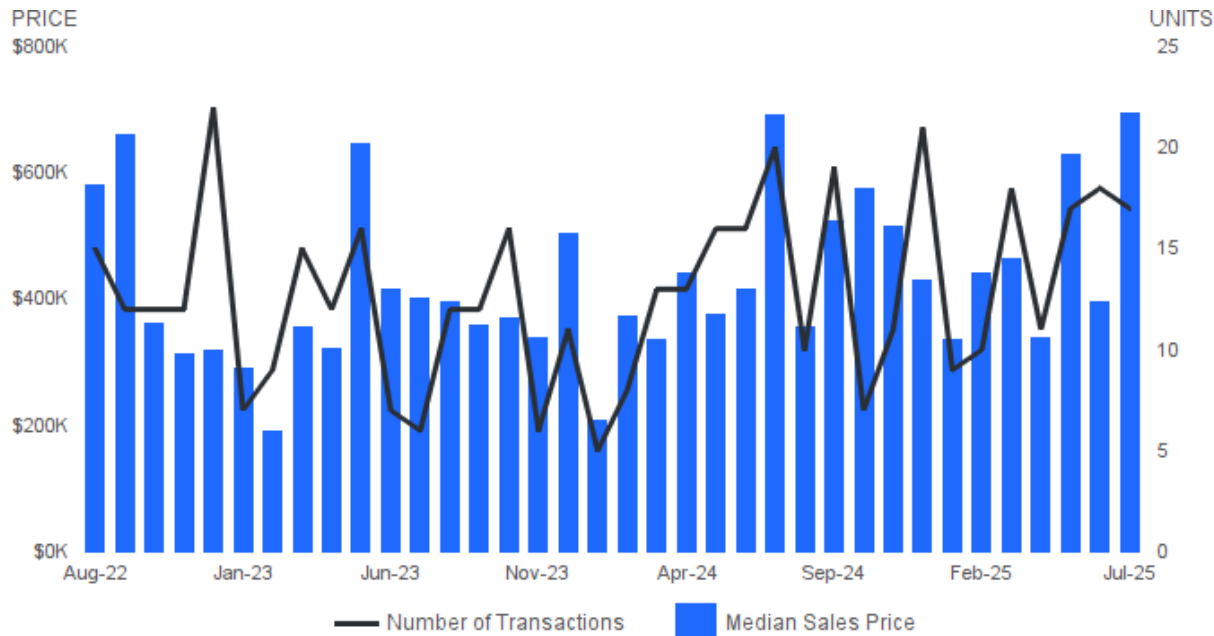
New Properties | Number of properties listed during the year.



MEDIAN SALES PRICE AND NUMBER OF SALES

July 2025 | Single Family ?

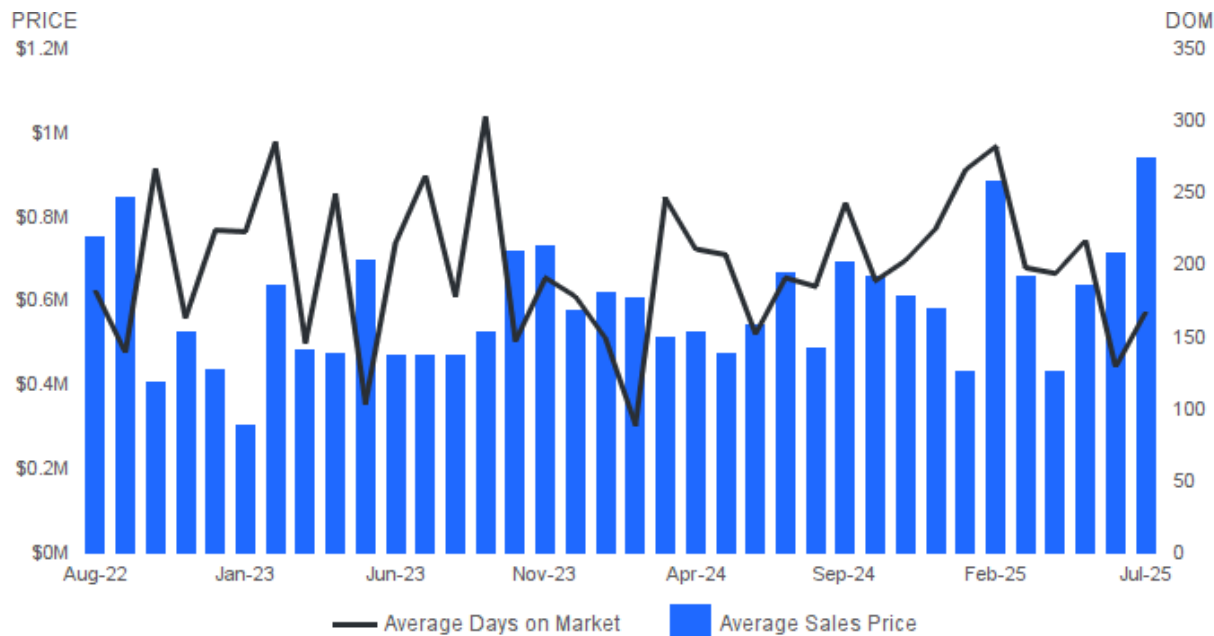
Median Sales Price | Price of the ""middle"" property sold -an equal number of sales were above and below this price.
Number of Sales | Number of properties sold.



AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

July 2025 | Single Family ?

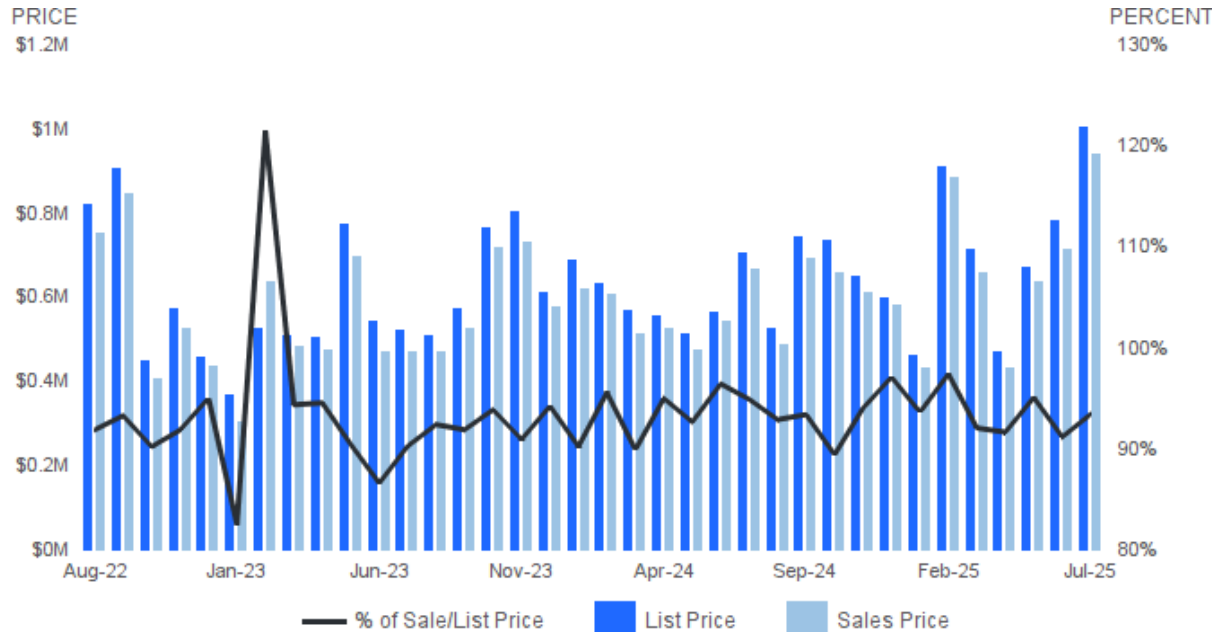
Average Sales Price | Average sales price for all properties sold.
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

July 2025 | Single Family ?

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

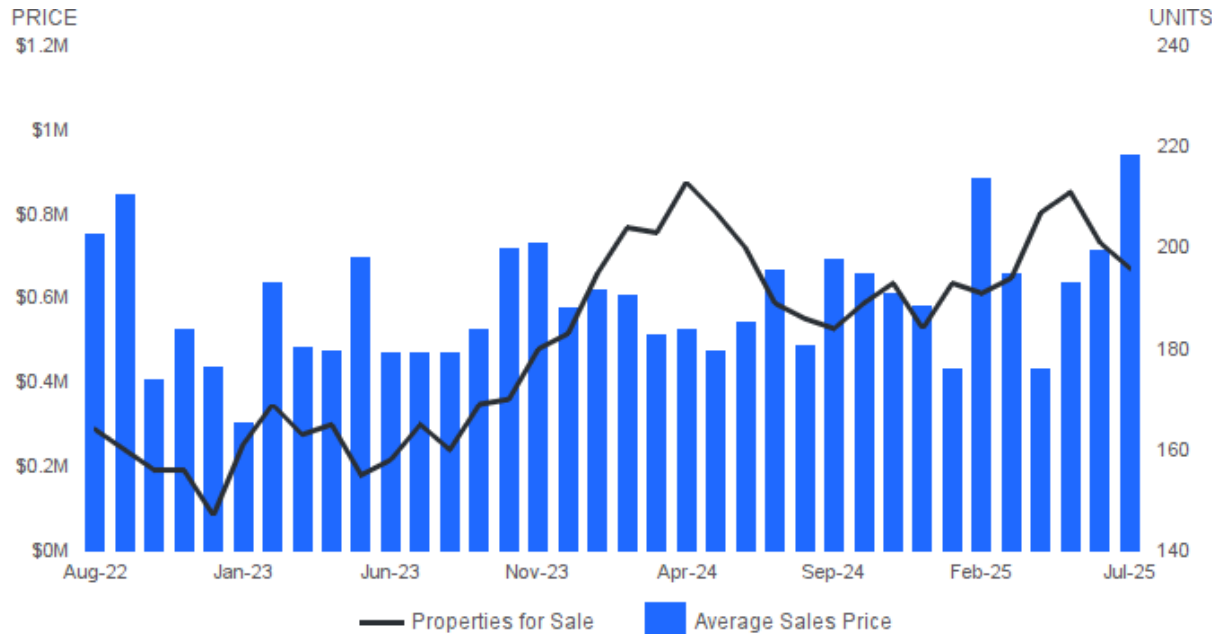


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

July 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.

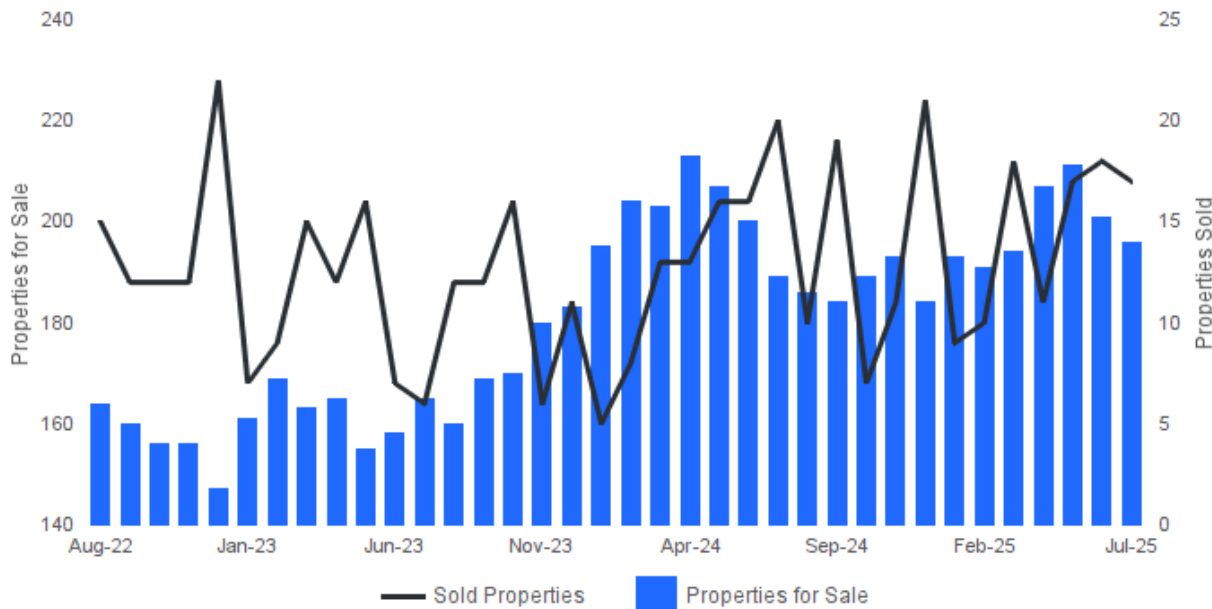


PROPERTIES FOR SALE AND SOLD PROPERTIES

July 2025 | Single Family ?

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

Sold Properties | Number of properties sold.



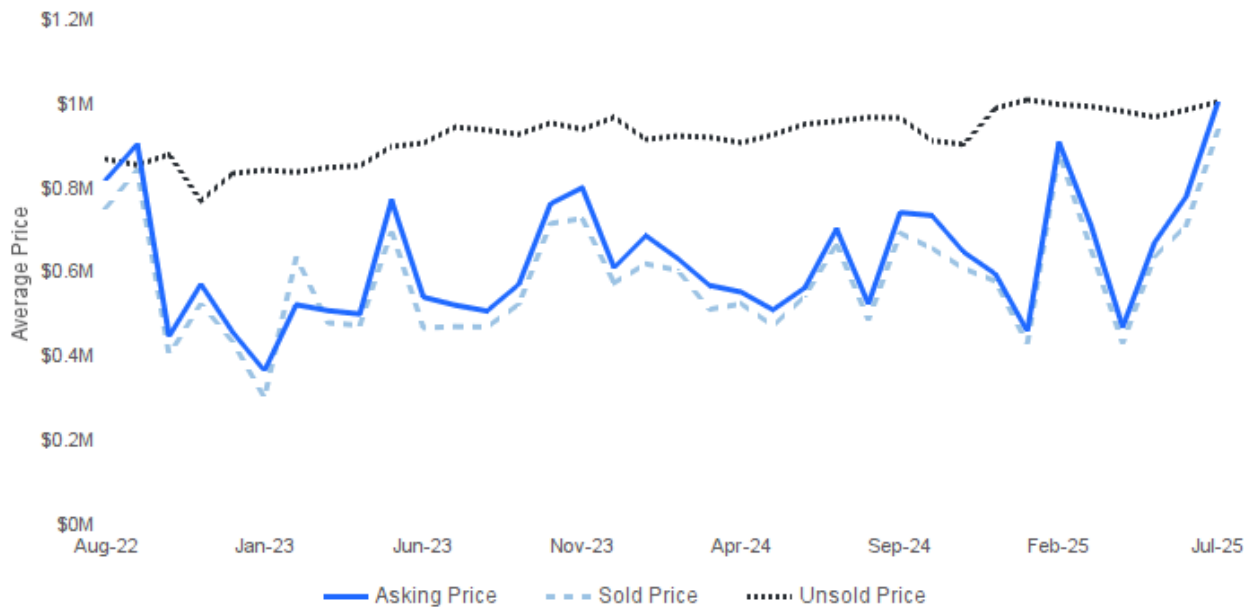
AVERAGE ASKING/SOLD/UNSOLD PRICE

July 2025 | Single Family ?

Asking Price | the average asking price of sold properties

Sold Price | the average selling price

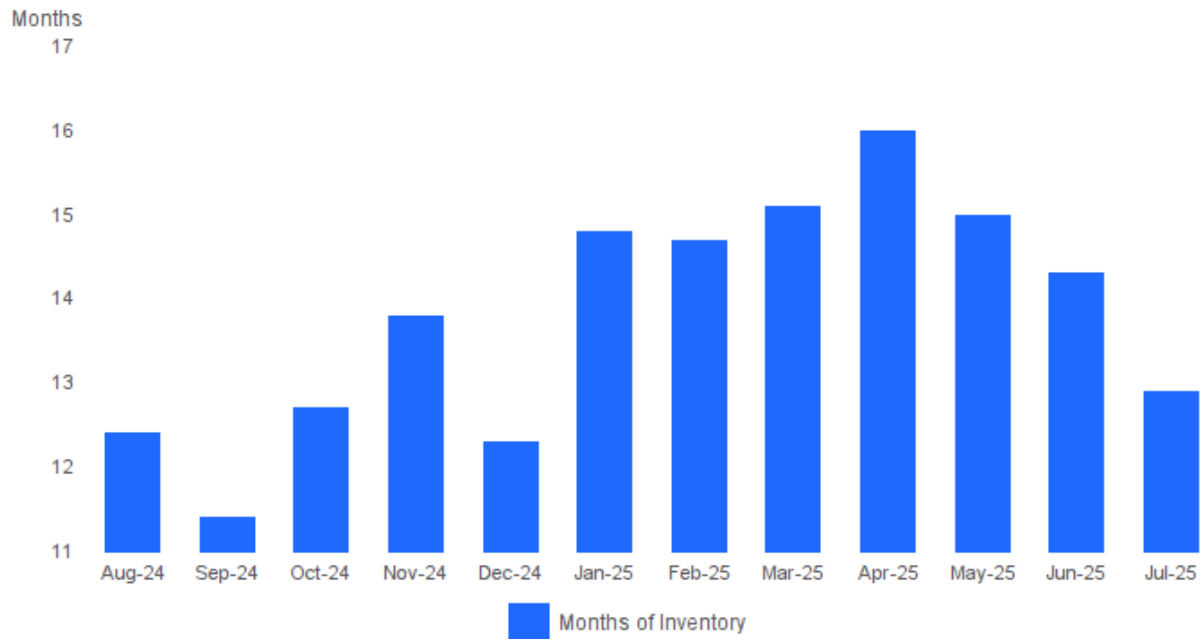
Unsold Price | the average active list price



ABSORPTION RATE

July 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.



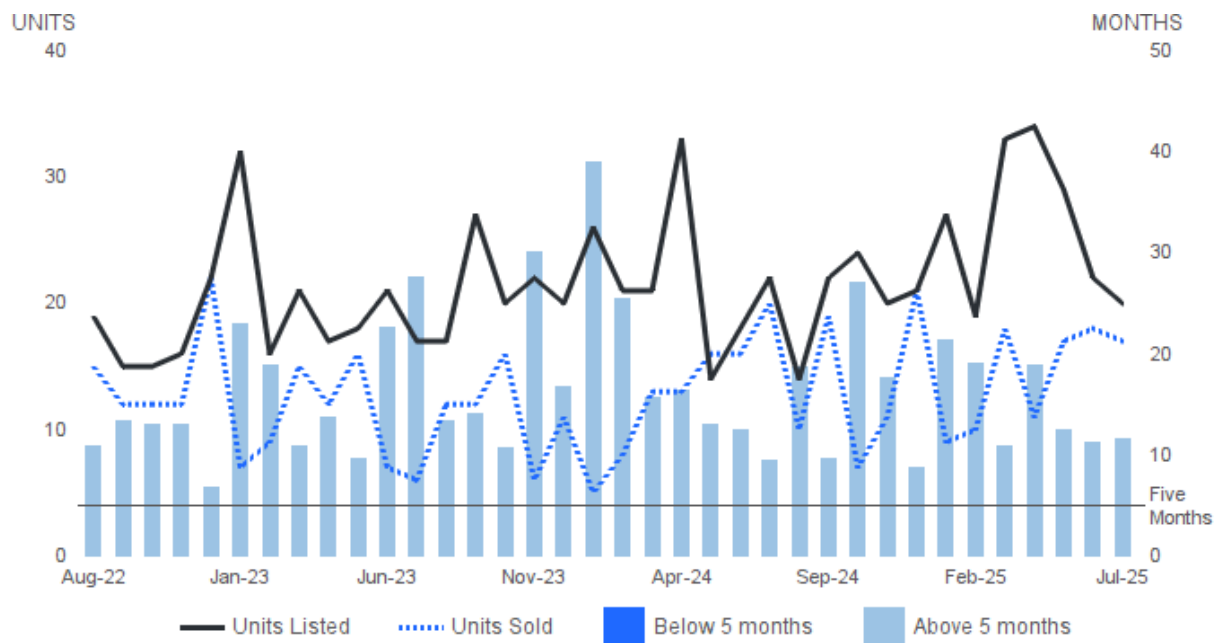
MONTHS SUPPLY OF INVENTORY

July 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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