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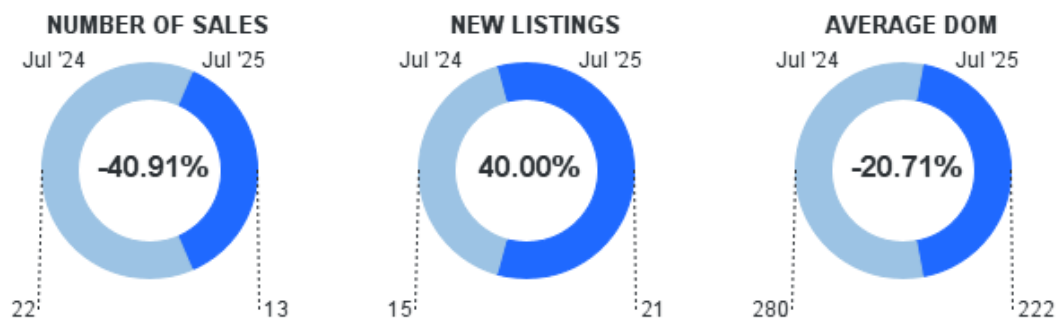
LAND

JULY 2025
COLDWELL BANKER AREA REPORTS
ST CROIX, USVI

ST. CROIX | July 2025


REAL ESTATE SNAPSHOT - Change since this time last year


Lots/Acres




47.06% 
MEDIAN SALES PRICE
LOTS/ACRES

-9.88% 
AVERAGE SALES PRICE
LOTS/ACRES

56.14% 
MEDIAN LIST PRICE
(SOLD LISTINGS)
LOTS/ACRES

-15.49% 
AVERAGE LIST PRICE
(SOLD LISTINGS)
LOTS/ACRES

 Jul '24  Jul '25

AREA REPORT

ST. CROIX

FULL MARKET SUMMARY

July 2025 | Lots/Acres ?

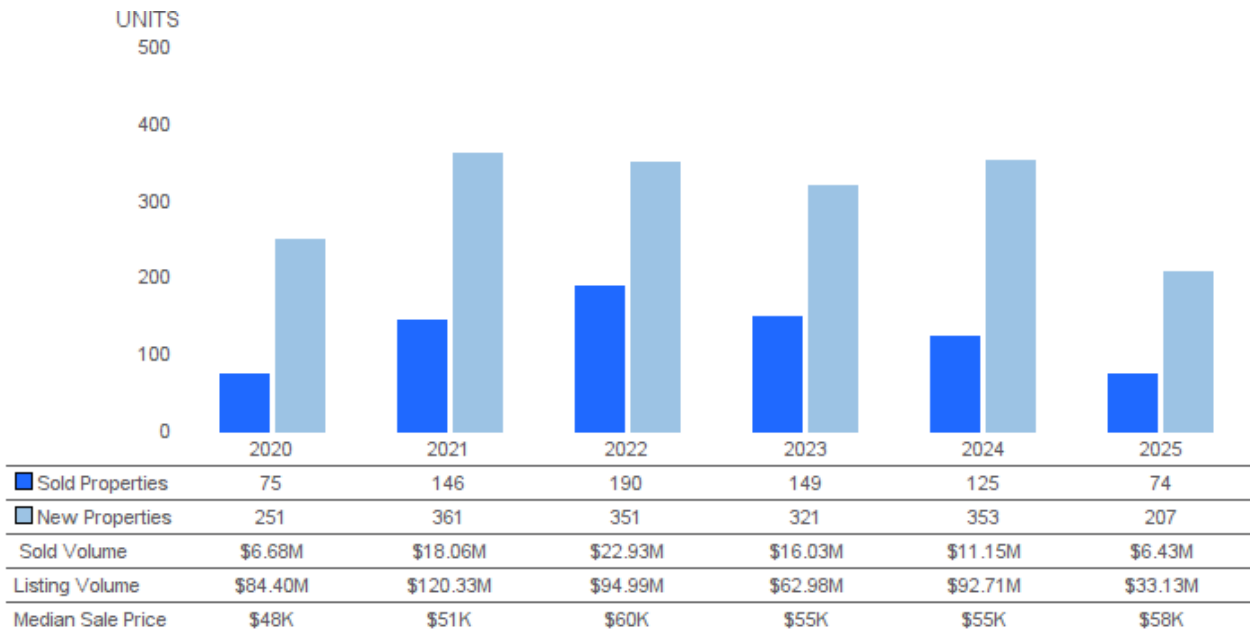
	Month to Date			Year to Date		
	July 2025	July 2024	% Change	YTD 2025	YTD 2024	% Change
New Listings	21	15	40% ↑	207	203	1.97% ↑
Sold Listings	13	22	-40.91% ↓	74	80	-7.5% ↓
Median List Price (Solds)	\$89,000	\$57,000	56.14% ↑	\$62,500	\$63,450	-1.5% ↓
Median Sold Price	\$75,000	\$51,000	47.06% ↑	\$57,750	\$55,000	5% ↑
Median Days on Market	143	193	-25.91% ↓	189	202	-6.44% ↓
Average List Price (Solds)	\$75,538	\$89,386	-15.49% ↓	\$96,400	\$102,052	-5.54% ↓
Average Sold Price	\$68,038	\$75,500	-9.88% ↓	\$86,841	\$88,838	-2.25% ↓
Average Days on Market	222	280	-20.71% ↓	237	303	-21.78% ↓
List/Sold Price Ratio	88.6%	86.1%	2.94% ↑	89.5%	87.6%	2.19% ↑

SOLD AND NEW PROPERTIES (UNITS)

July 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

July 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

July 2025 | Lots/Acres ?

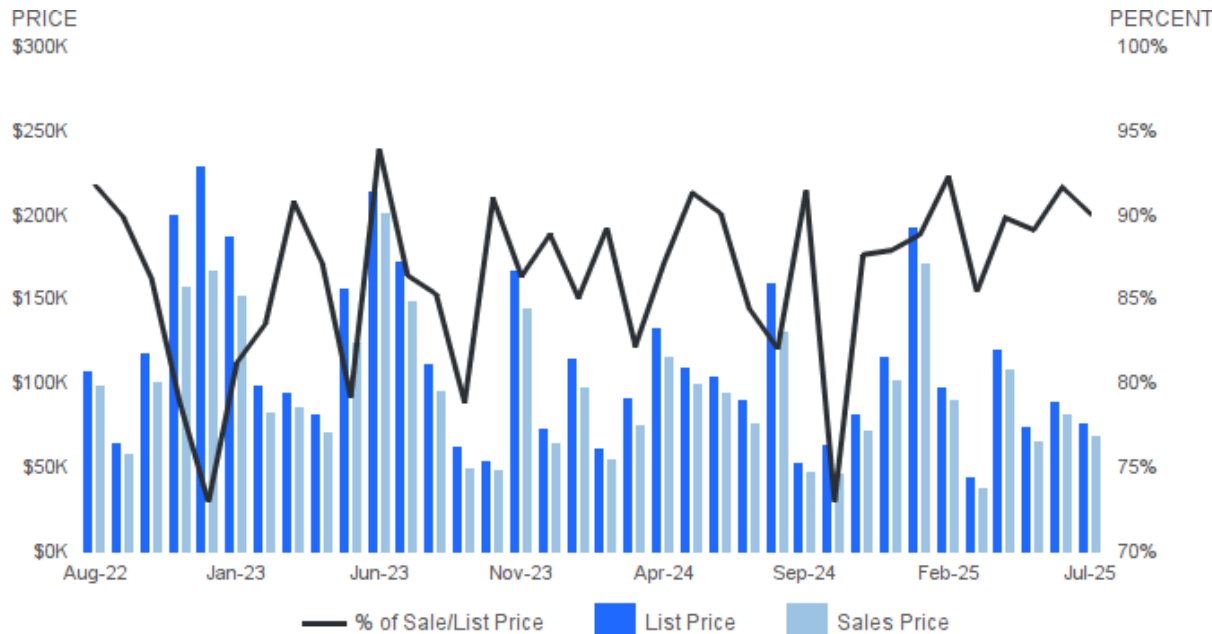
Average Sales Price | Average sales price for all properties sold.
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

July 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

July 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.

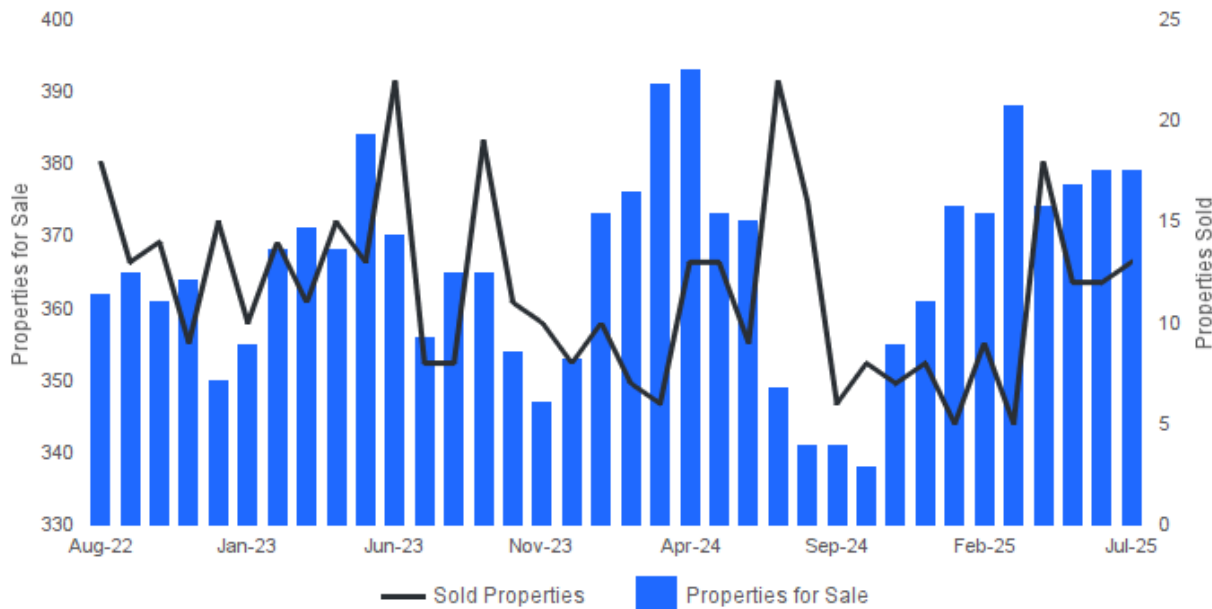


PROPERTIES FOR SALE AND SOLD PROPERTIES

July 2025 | Lots/Acres ?

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

Sold Properties | Number of properties sold.



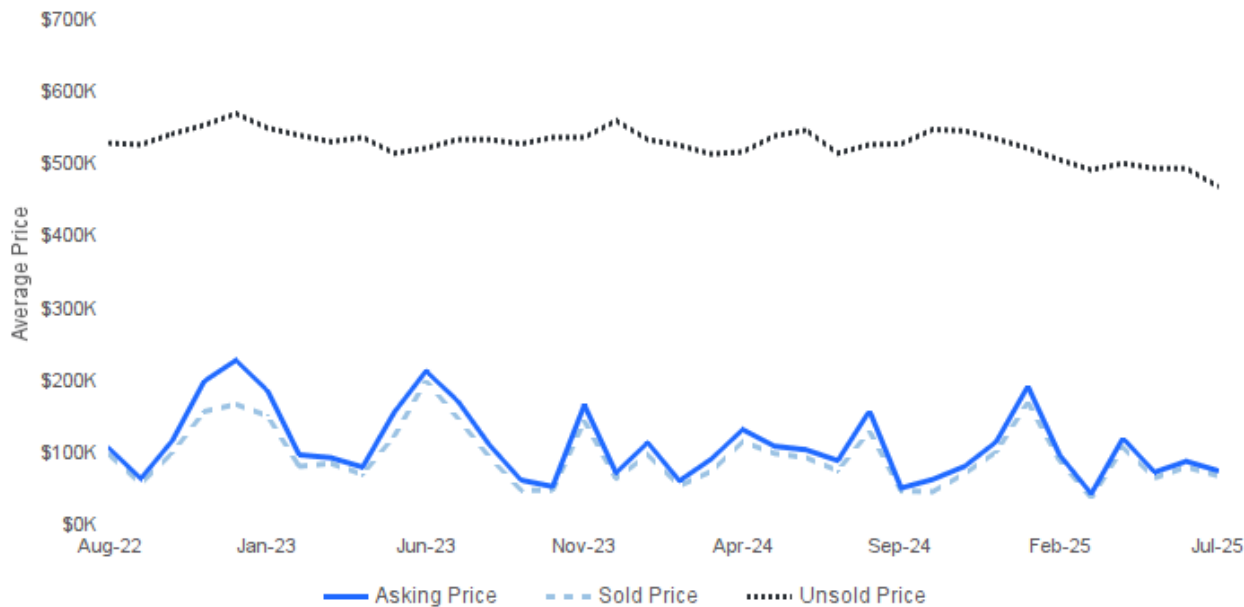
AVERAGE ASKING/SOLD/UNSOLD PRICE

July 2025 | Lots/Acres ?

Asking Price | the average asking price of sold properties

Sold Price | the average selling price

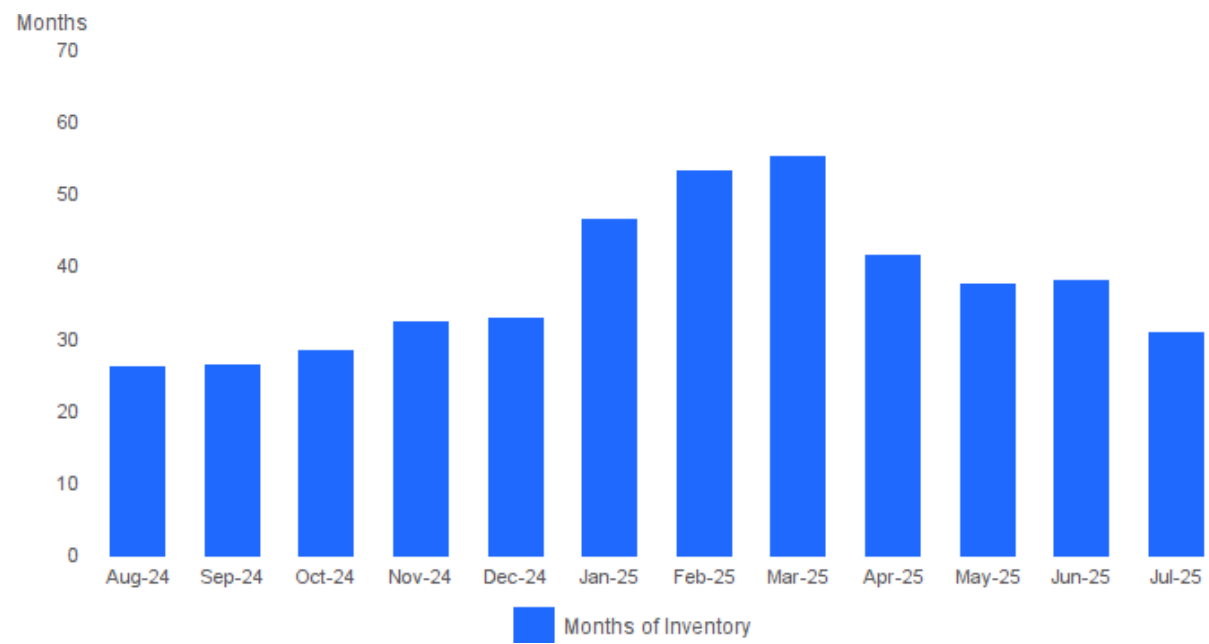
Unsold Price | the average active list price



ABSORPTION RATE

July 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.



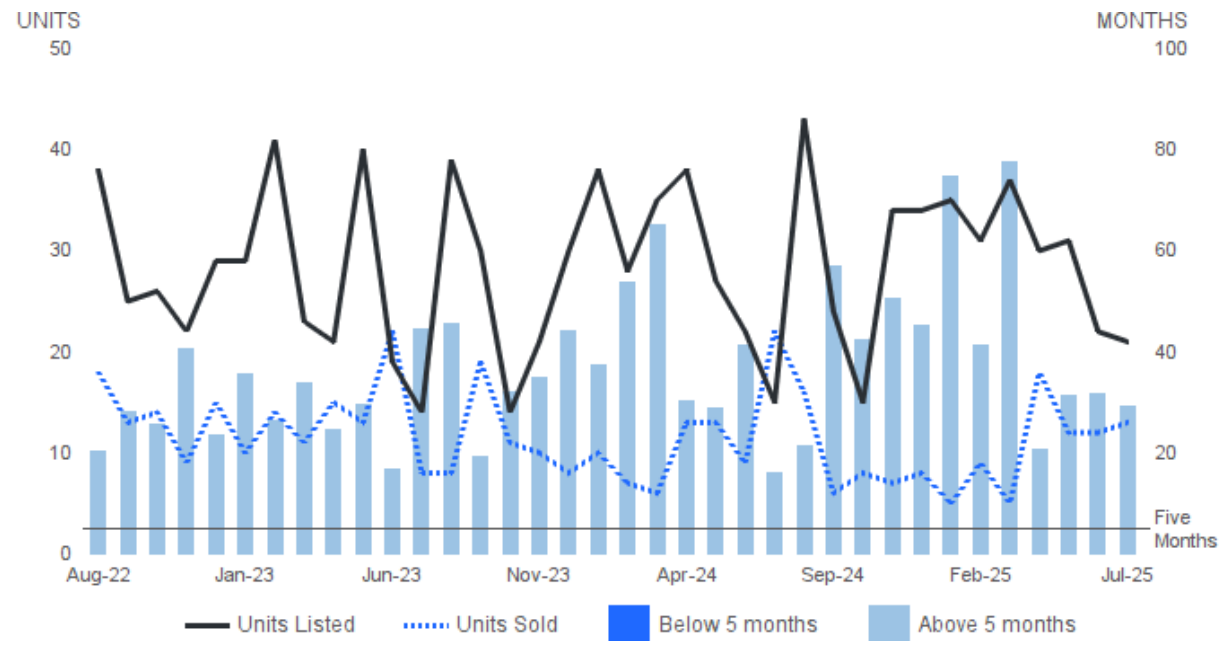
MONTHS SUPPLY OF INVENTORY

July 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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