



[www.ChrisAndChristiePowers.com](http://www.ChrisAndChristiePowers.com)  
[christiepowersrealtor@gmail.com](mailto:christiepowersrealtor@gmail.com)

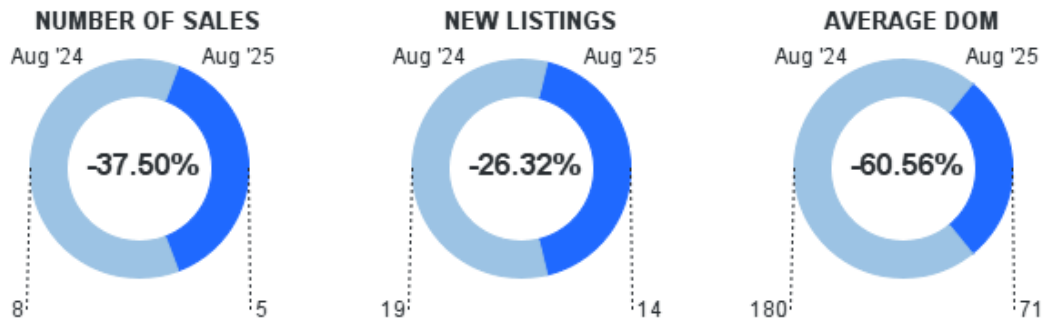
# CONDO

AUGUST 2025  
COLDWELL BANKER AREA REPORTS  
ST CROIX, USVI

## ST. CROIX | August 2025

### REAL ESTATE SNAPSHOT - Change since this time last year

#### Condo



22.95% ↑

MEDIAN SALES PRICE  
CONDO

48.19% ↑

AVERAGE SALES PRICE  
CONDO

16.88% ↑

MEDIAN LIST PRICE  
(SOLD LISTINGS)  
CONDO

41.81% ↑

AVERAGE LIST PRICE  
(SOLD LISTINGS)  
CONDO

Aug '24 Aug '25

# AREA REPORT

## ST. CROIX

### FULL MARKET SUMMARY

August 2025 | Condo ?

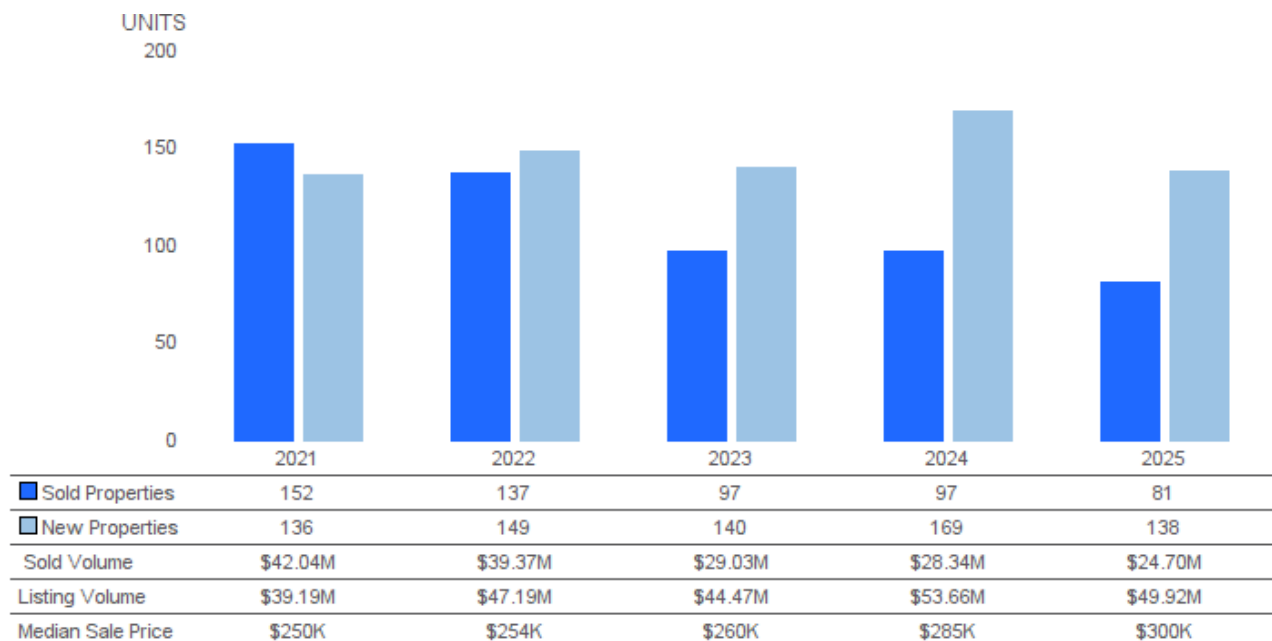
	Month to Date			Year to Date		
	August 2025	August 2024	% Change	YTD 2025	YTD 2024	% Change
New Listings	14	19	-26.32% ↓	138	117	17.95% ↑
Sold Listings	5	8	-37.5% ↓	81	72	12.5% ↑
Median List Price (Solds)	\$225,000	\$192,500	16.88% ↑	\$310,000	\$289,500	7.08% ↑
Median Sold Price	\$225,000	\$183,000	22.95% ↑	\$300,000	\$275,000	9.09% ↑
Median Days on Market	47	130	-63.85% ↓	130	121	7.44% ↑
Average List Price (Solds)	\$295,500	\$208,375	41.81% ↑	\$322,317	\$305,387	5.54% ↑
Average Sold Price	\$287,300	\$193,875	48.19% ↑	\$304,879	\$285,188	6.9% ↑
Average Days on Market	71	180	-60.56% ↓	164	165	-0.61% ↓
List/Sold Price Ratio	97%	92.1%	5.29% ↑	94.1%	92.2%	2.04% ↑

### SOLD AND NEW PROPERTIES (UNITS)

August 2025 | Condo ?

**Sold Properties** | Number of properties sold during the year

**New Properties** | Number of properties listed during the year.

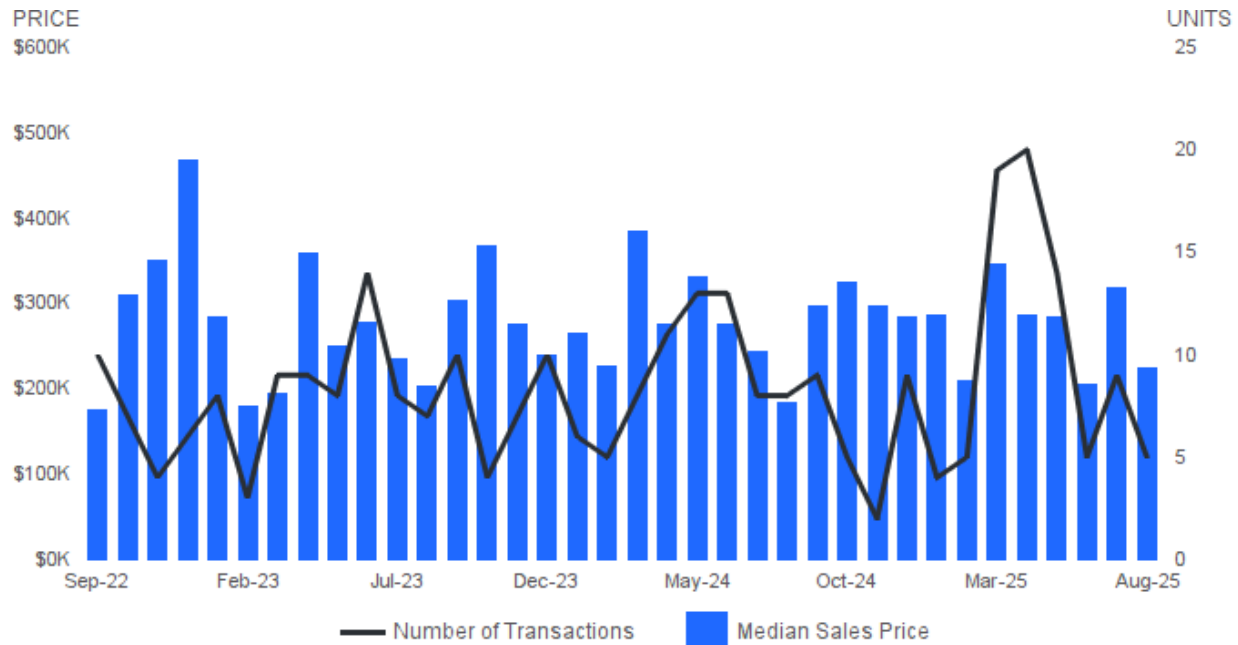


## MEDIAN SALES PRICE AND NUMBER OF SALES

August 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.

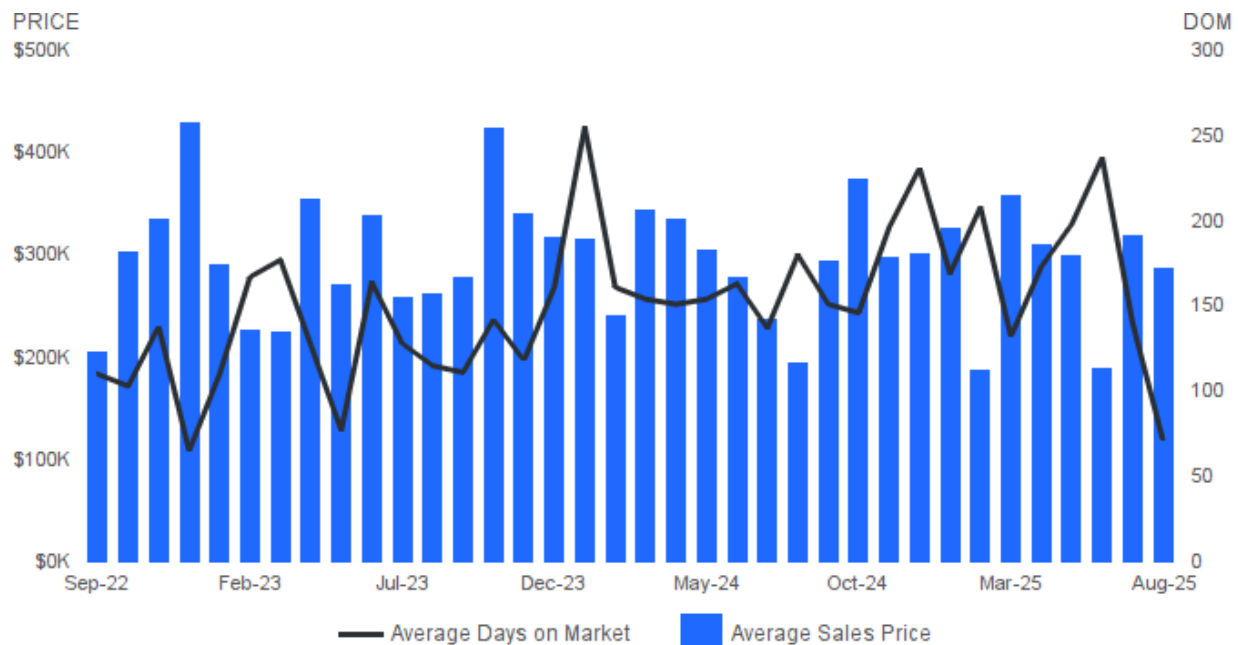


## AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

August 2025 | Condo ?

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

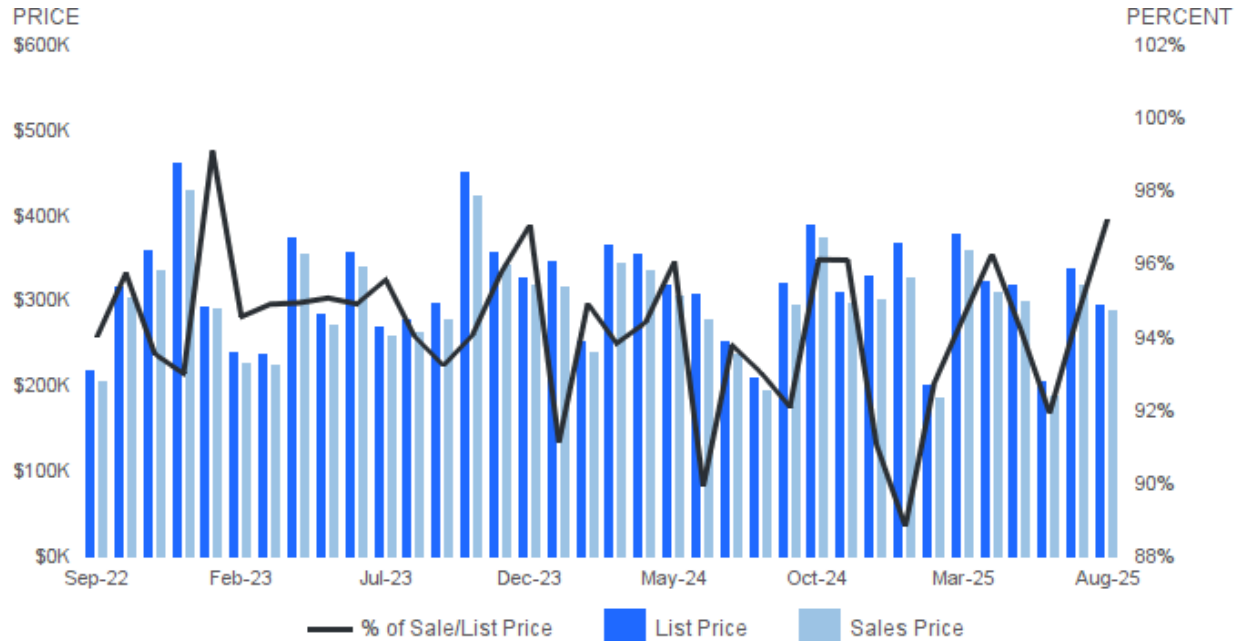
**Average Days on Market** | Average days on market for all properties sold.



## SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

August 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

August 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.



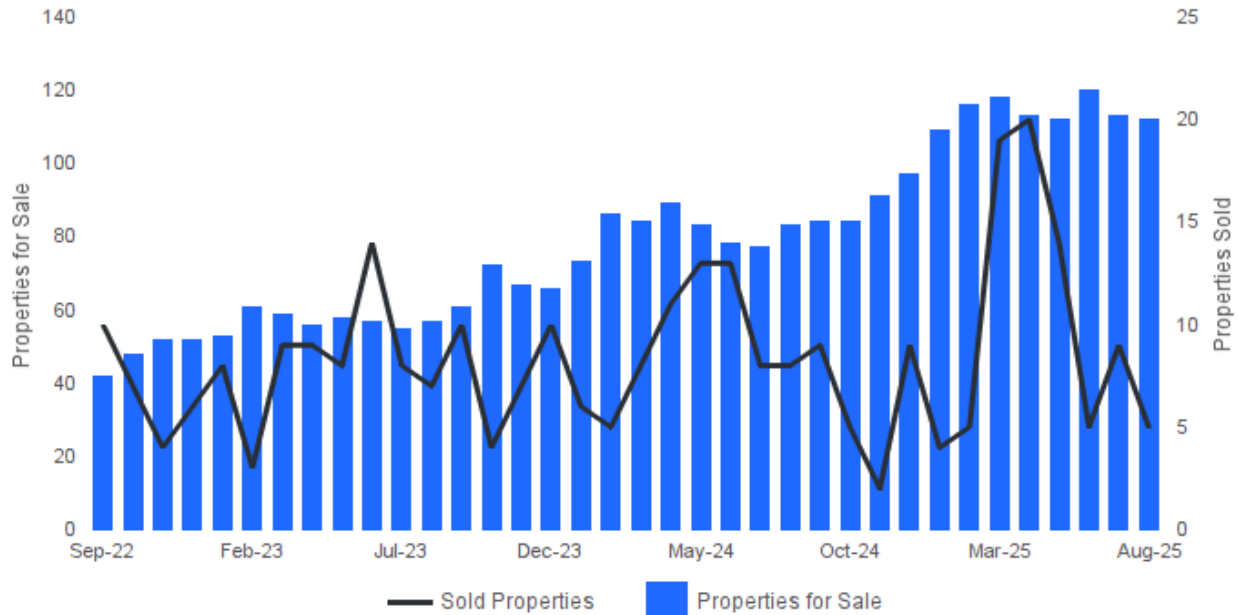


## PROPERTIES FOR SALE AND SOLD PROPERTIES

August 2025 | Condo ?

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

**Sold Properties** | Number of properties sold.



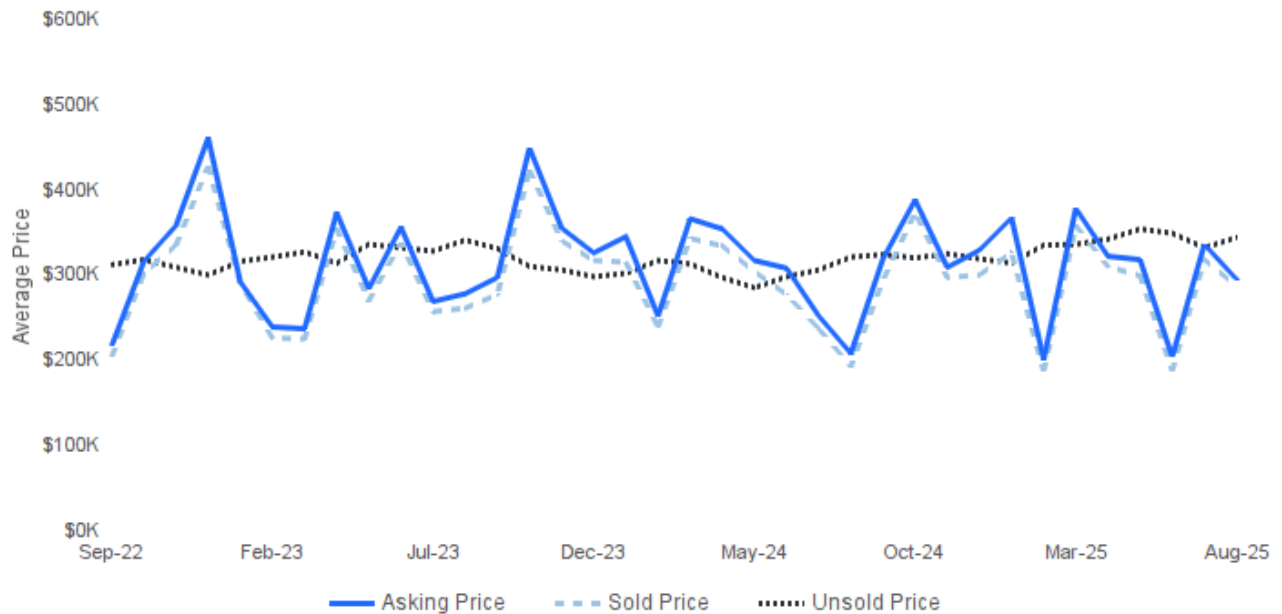
## AVERAGE ASKING/SOLD/UNSOLD PRICE

August 2025 | Condo ?

**Asking Price** | the average asking price of sold properties

**Sold Price** | the average selling price

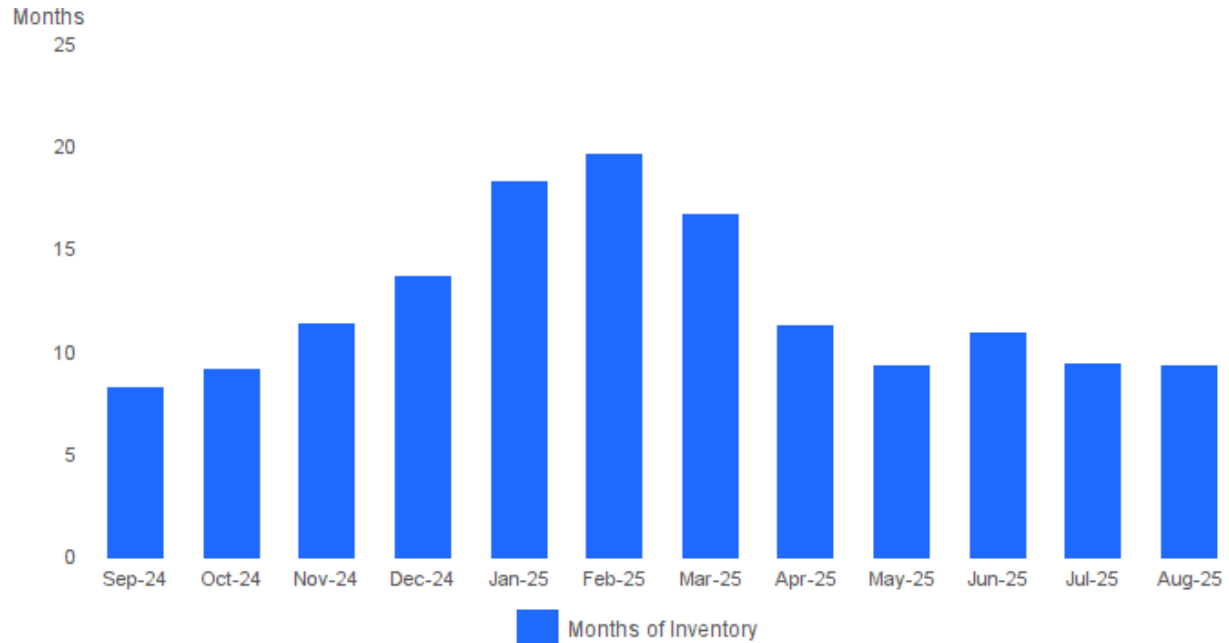
**Unsold Price** | the average active list price



## ABSORPTION RATE

August 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.



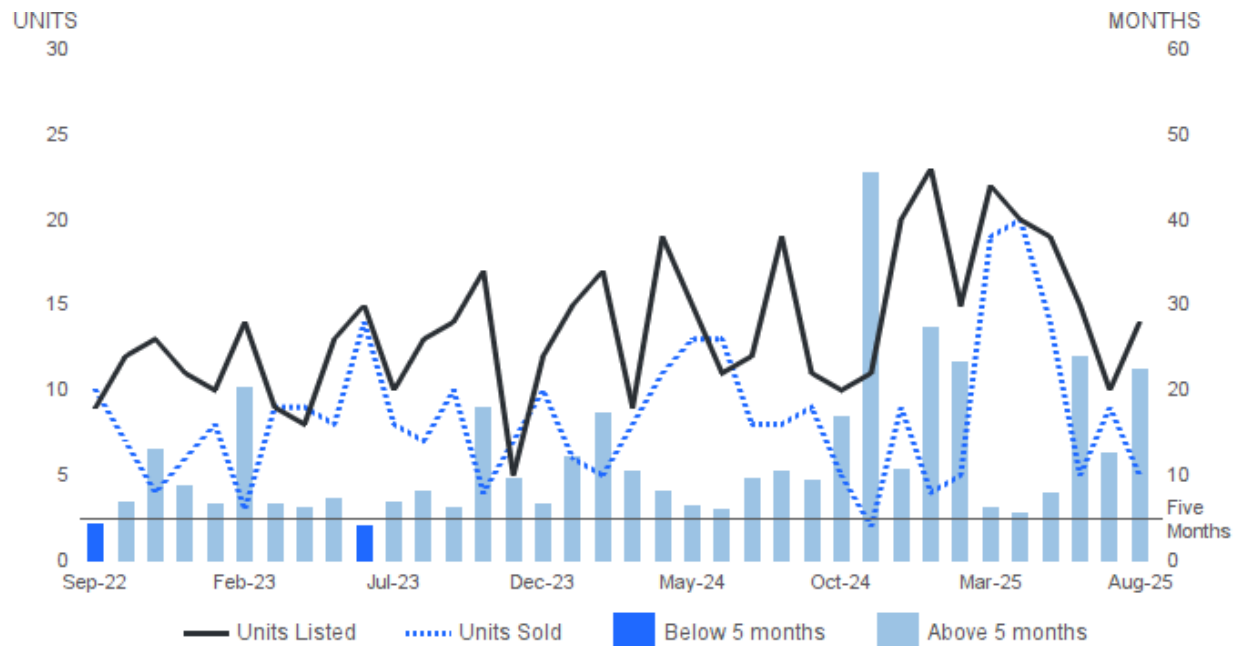
## MONTHS SUPPLY OF INVENTORY

August 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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