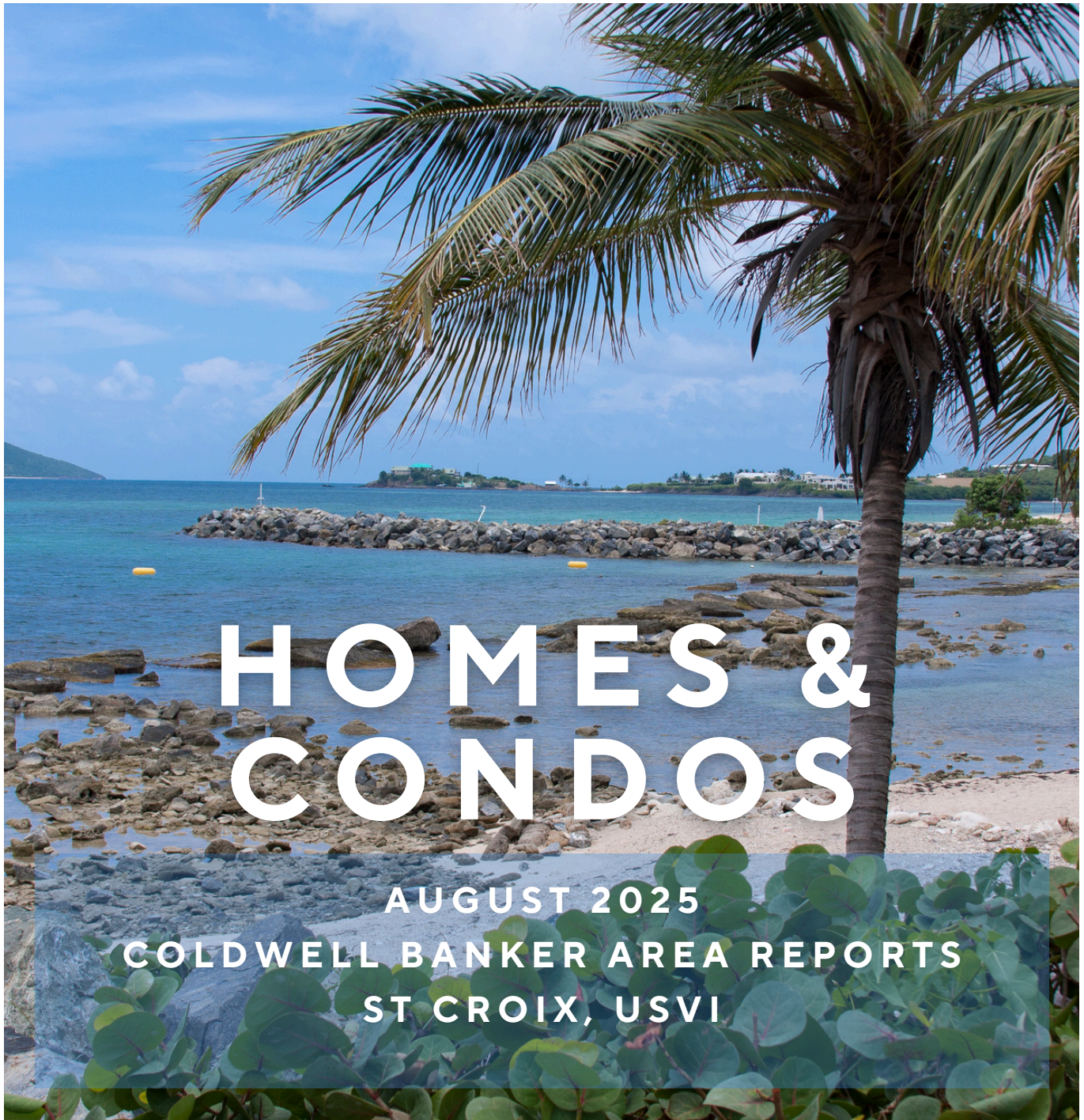




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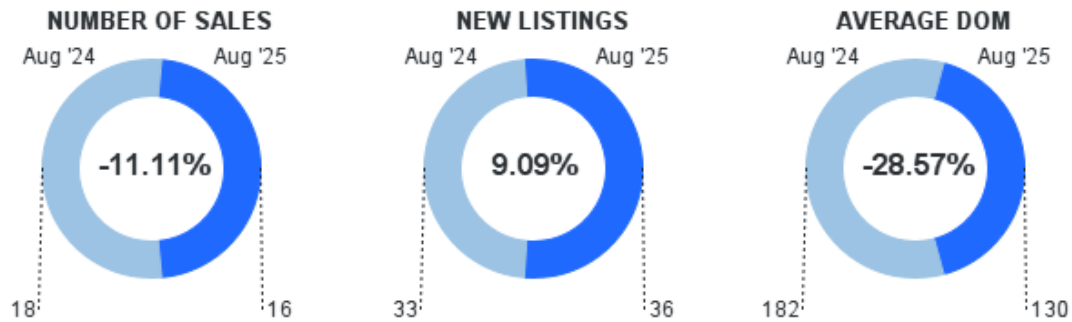
HOMES & CONDOS

AUGUST 2025
COLDWELL BANKER AREA REPORTS
ST CROIX, USVI

ST. CROIX | August 2025

REAL ESTATE SNAPSHOT - Change since this time last year

All Property Types



61.29% 

MEDIAN SALES PRICE
ALL PROPERTY TYPES

28.30% 

AVERAGE SALES PRICE
ALL PROPERTY TYPES

64.20% 

MEDIAN LIST PRICE
(SOLD LISTINGS)
ALL PROPERTY TYPES

25.85% 

AVERAGE LIST PRICE
(SOLD LISTINGS)
ALL PROPERTY TYPES

 Aug '24  Aug '25

AREA REPORT

St. Croix

FULL MARKET SUMMARY

August 2025 | All Property Types ?

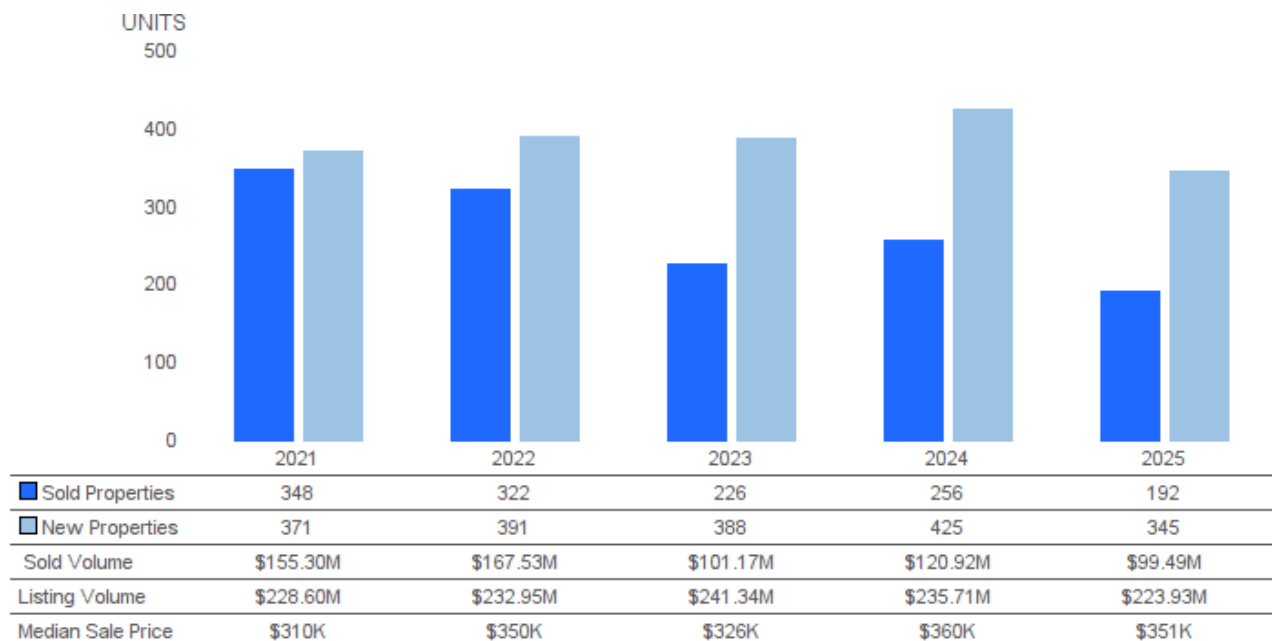
	Month to Date			Year to Date		
	August 2025	August 2024	% Change	YTD 2025	YTD 2024	% Change
New Listings	36	33	9.09% ↑	345	286	20.63% ↑
Sold Listings	16	18	-11.11% ↓	192	173	10.98% ↑
Median List Price (Solds)	\$500,000	\$304,500	64.2% ↑	\$380,000	\$369,000	2.98% ↑
Median Sold Price	\$475,000	\$294,500	61.29% ↑	\$350,500	\$349,500	0.29% ↑
Median Days on Market	73	130	-43.85% ↓	132	137	-3.65% ↓
Average List Price (Solds)	\$483,718	\$384,361	25.85% ↑	\$552,845	\$471,609	17.23% ↑
Average Sold Price	\$458,231	\$357,166	28.3% ↑	\$518,198	\$441,931	17.26% ↑
Average Days on Market	130	182	-28.57% ↓	181	177	2.26% ↑
List/Sold Price Ratio	93.5%	96.1%	-2.67% ↓	94.1%	93.3%	0.81% ↑

SOLD AND NEW PROPERTIES (UNITS)

August 2025 | All Property Types ?

Sold Properties | Number of properties sold during the year

New Properties | Number of properties listed during the year.

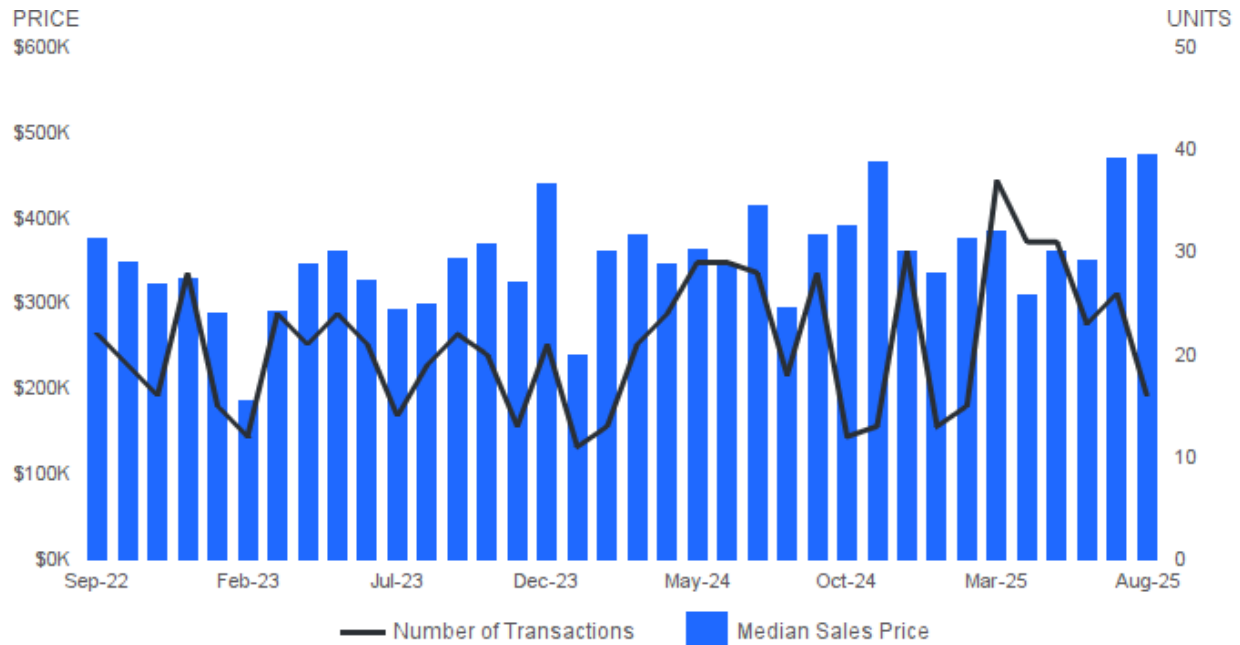


MEDIAN SALES PRICE AND NUMBER OF SALES

August 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

August 2025 | All Property Types ?

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

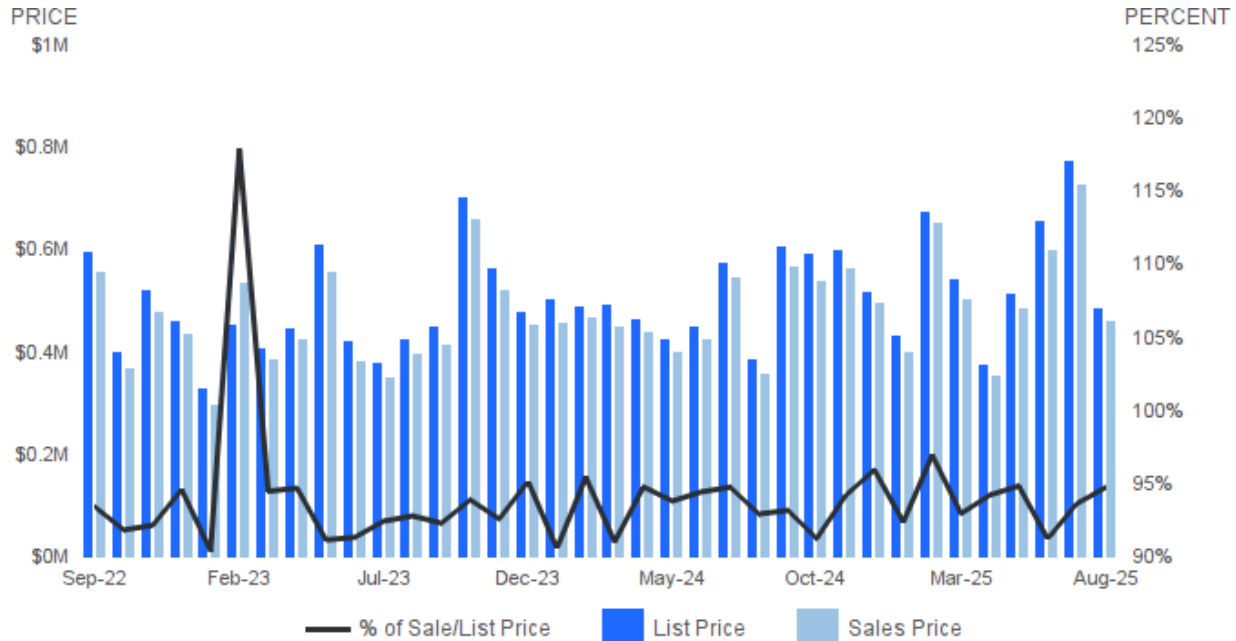
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

August 2025 | All Property Types ?

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

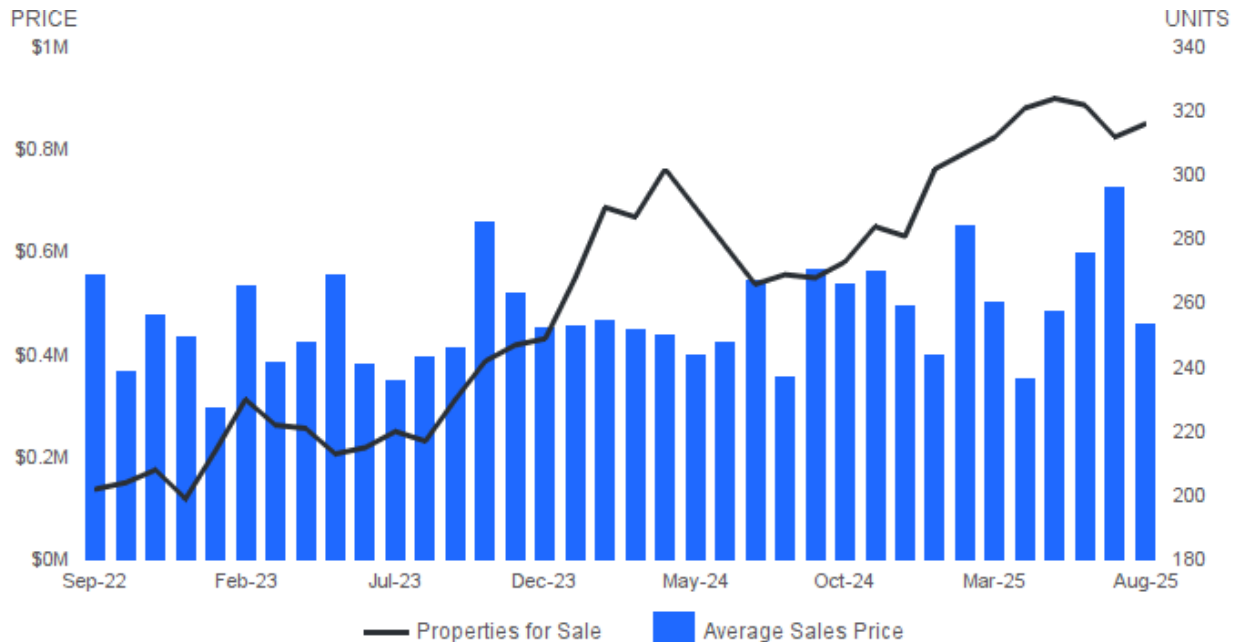


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

August 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.

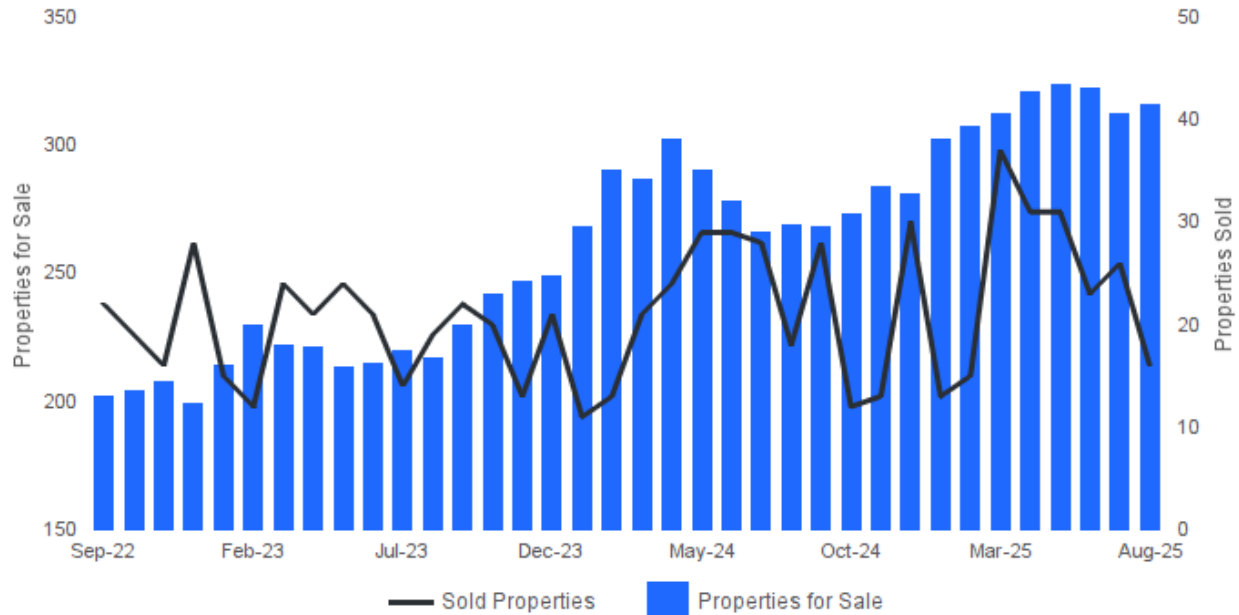


PROPERTIES FOR SALE AND SOLD PROPERTIES

August 2025 | All Property Types ?

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

Sold Properties | Number of properties sold.



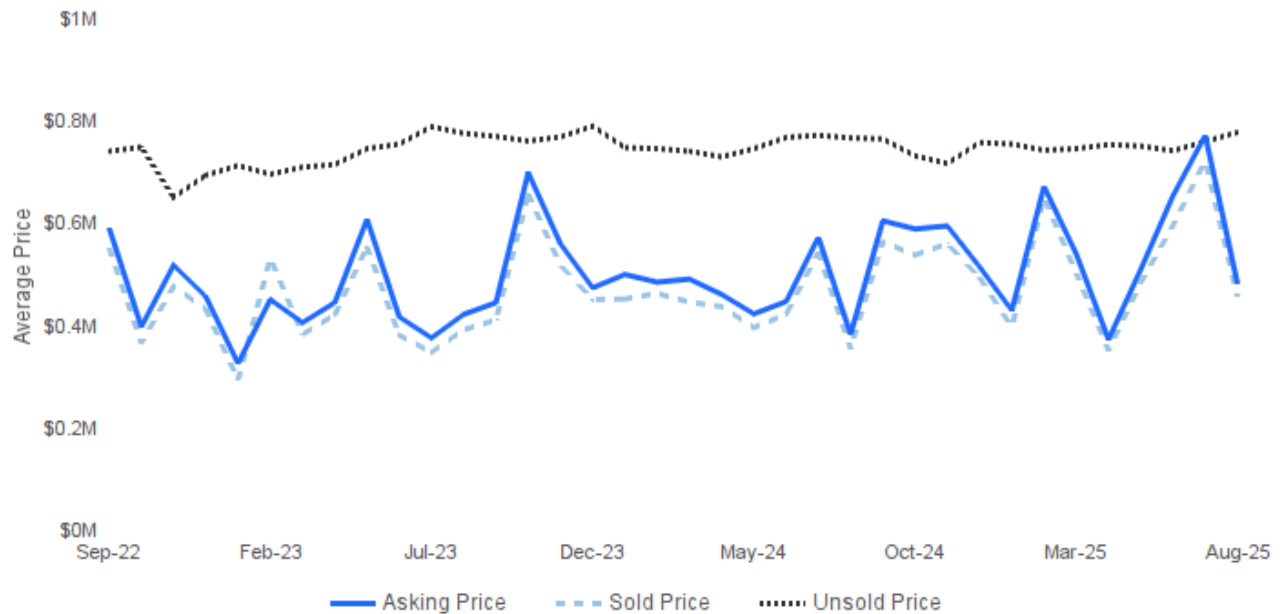
AVERAGE ASKING/SOLD/UNSOLD PRICE

August 2025 | All Property Types ?

Asking Price | the average asking price of sold properties

Sold Price | the average selling price

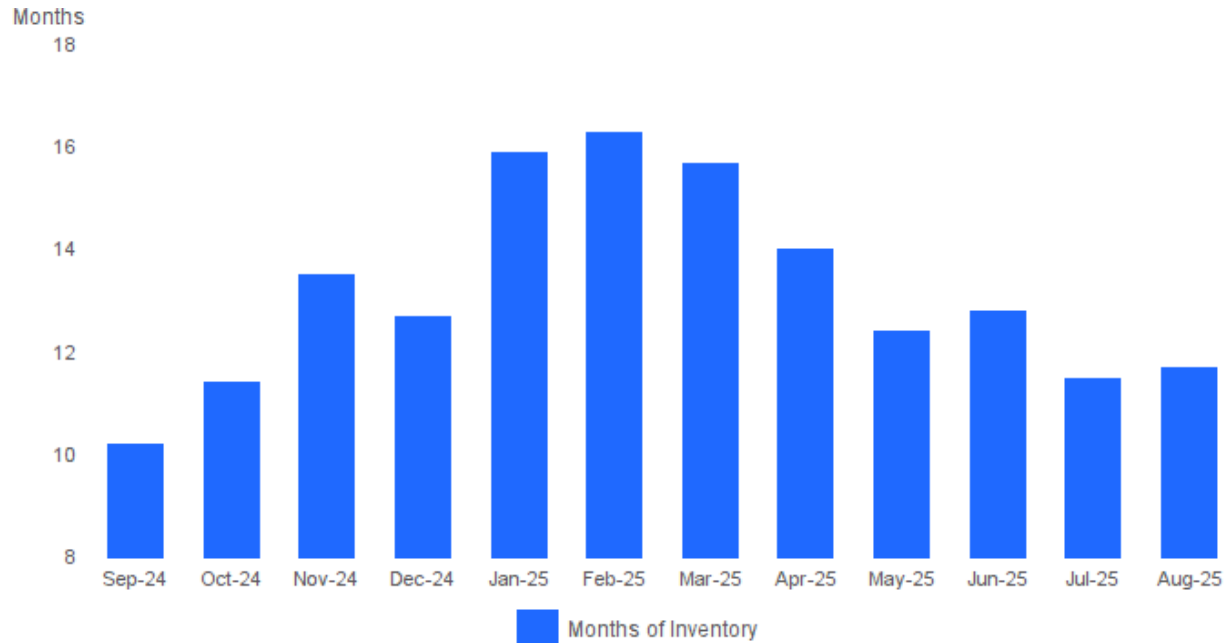
Unsold Price | the average active list price



ABSORPTION RATE

August 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

August 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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