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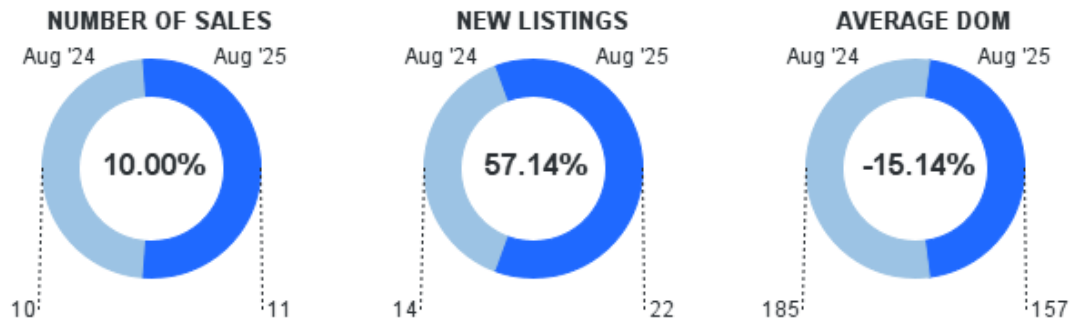
HOME

AUGUST 2025
COLDWELL BANKER AREA REPORTS
ST CROIX, USVI

ST. CROIX | August 2025

REAL ESTATE SNAPSHOT - Change since this time last year

Single Family



47.89% ↑

MEDIAN SALES PRICE
SINGLE FAMILY

9.87% ↑

AVERAGE SALES PRICE
SINGLE FAMILY

45.14% ↑

MEDIAN LIST PRICE
(SOLD LISTINGS)
SINGLE FAMILY

8.40% ↑

AVERAGE LIST PRICE
(SOLD LISTINGS)
SINGLE FAMILY

Aug '24 Aug '25

AREA REPORT

ST. CROIX

FULL MARKET SUMMARY

August 2025 | Single Family ?

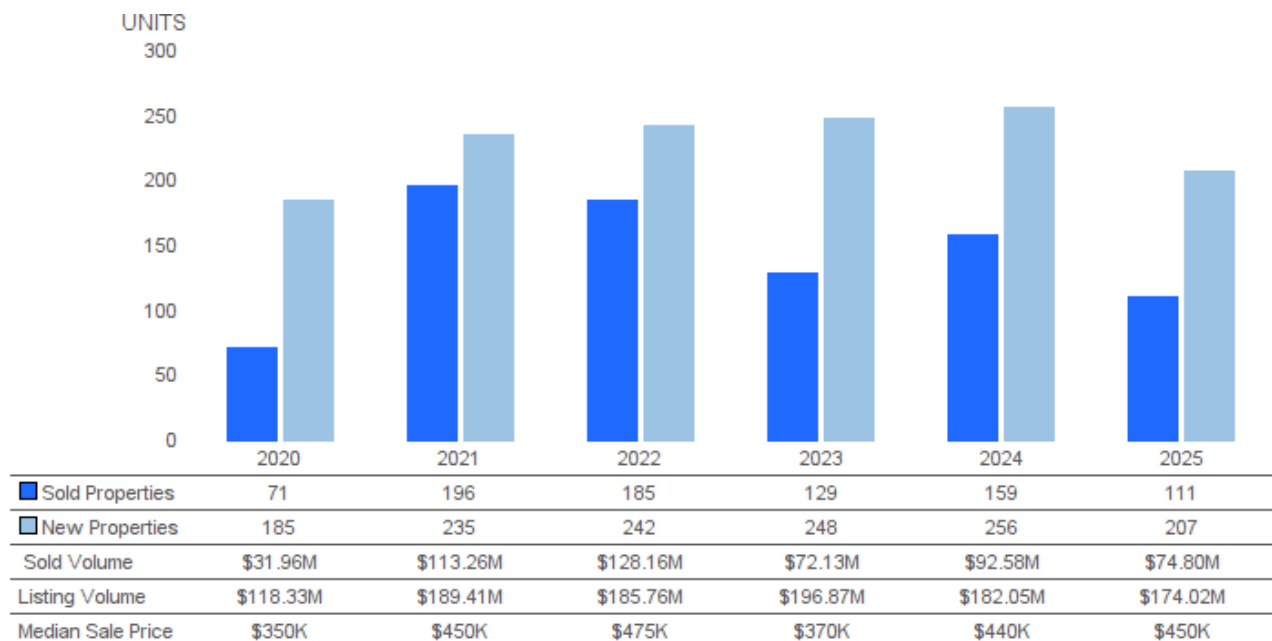
	Month to Date			Year to Date		
	August 2025	August 2024	% Change	YTD 2025	YTD 2024	% Change
New Listings	22	14	57.14% ↑	207	169	22.49% ↑
Sold Listings	11	10	10% ↑	111	101	9.9% ↑
Median List Price (Solds)	\$545,000	\$375,500	45.14% ↑	\$455,000	\$449,000	1.34% ↑
Median Sold Price	\$525,000	\$355,000	47.89% ↑	\$450,000	\$410,000	9.76% ↑
Median Days on Market	102	143	-28.67% ↓	137	148	-7.43% ↓
Average List Price (Solds)	\$569,272	\$525,150	8.4% ↑	\$721,068	\$590,104	22.19% ↑
Average Sold Price	\$535,927	\$487,800	9.87% ↑	\$673,864	\$553,668	21.71% ↑
Average Days on Market	157	185	-15.14% ↓	194	186	4.3% ↑
List/Sold Price Ratio	91.9%	99.2%	-7.35% ↓	94.1%	94.1%	-0.03% ↓

SOLD AND NEW PROPERTIES (UNITS)

August 2025 | Single Family ?

Sold Properties | Number of properties sold during the year

New Properties | Number of properties listed during the year.

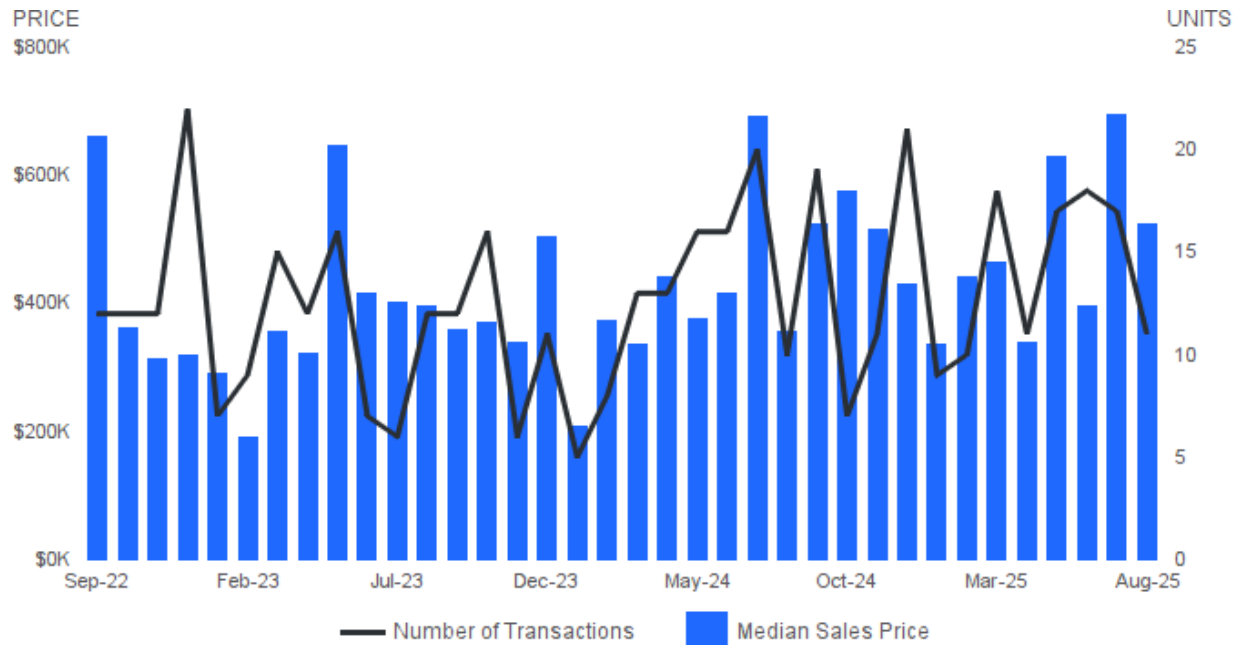


MEDIAN SALES PRICE AND NUMBER OF SALES

August 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.

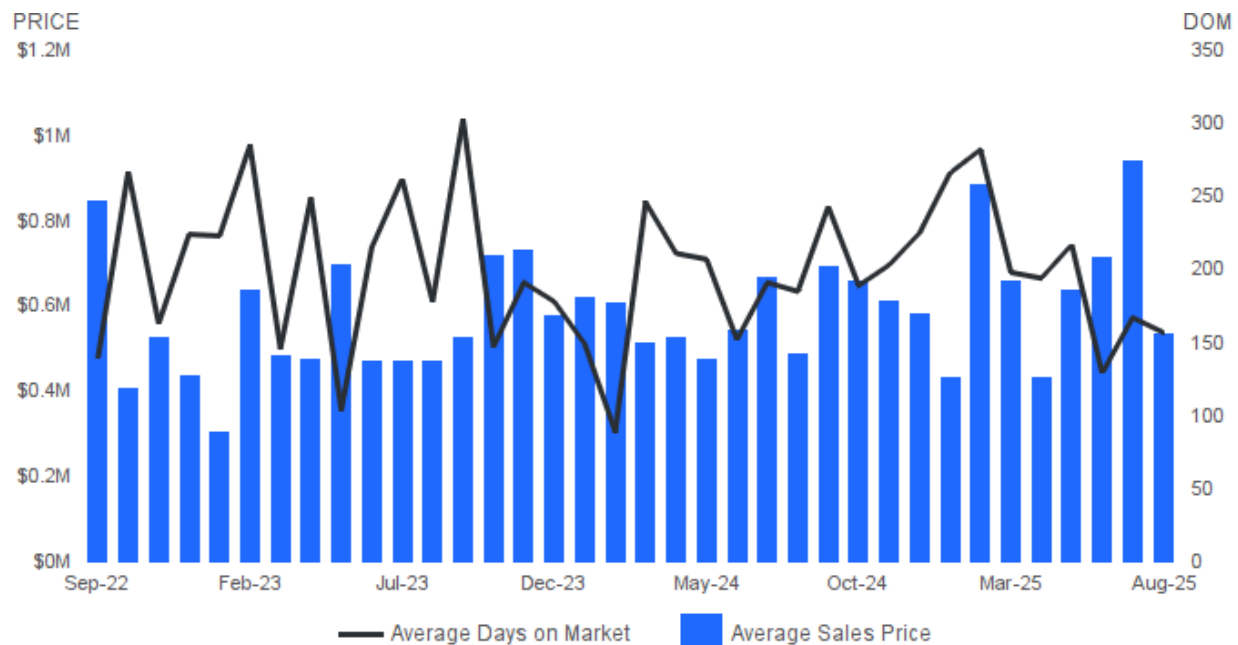


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

August 2025 | Single Family ?

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

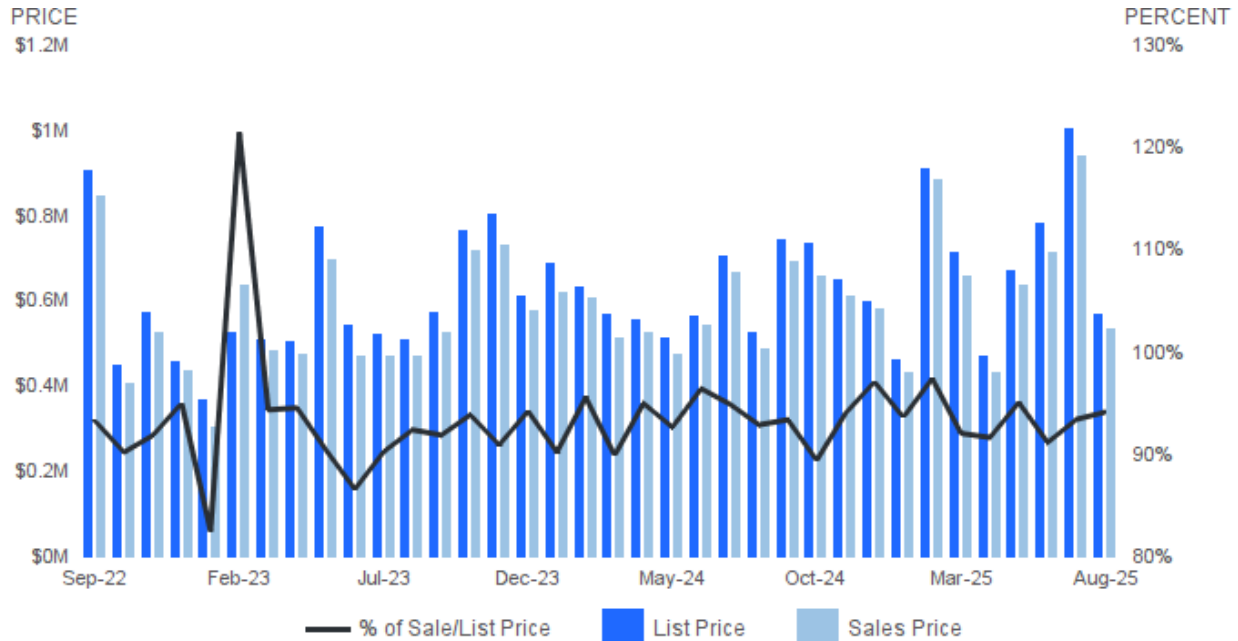
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

August 2025 | Single Family ?

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

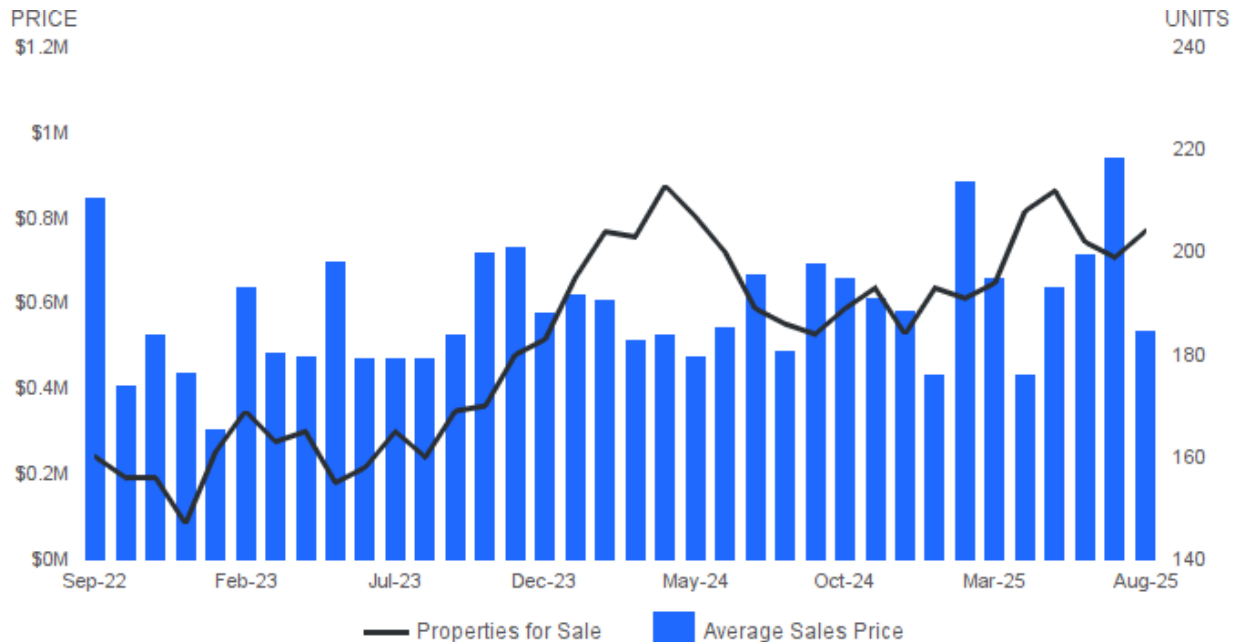


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

August 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.

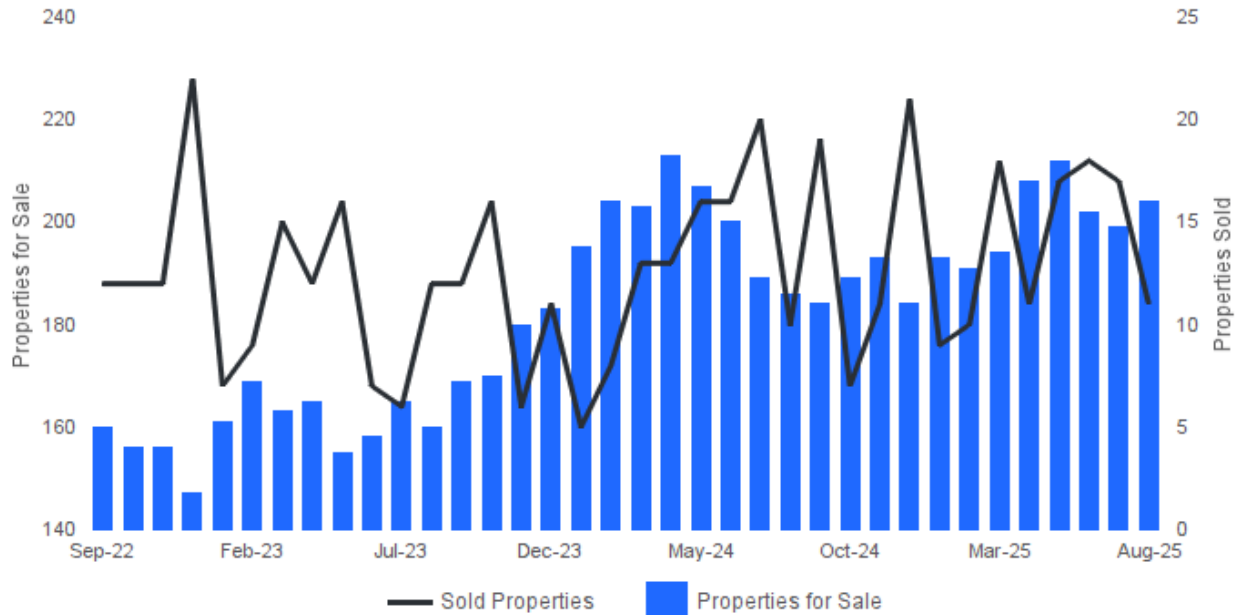


PROPERTIES FOR SALE AND SOLD PROPERTIES

August 2025 | Single Family ?

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

Sold Properties | Number of properties sold.



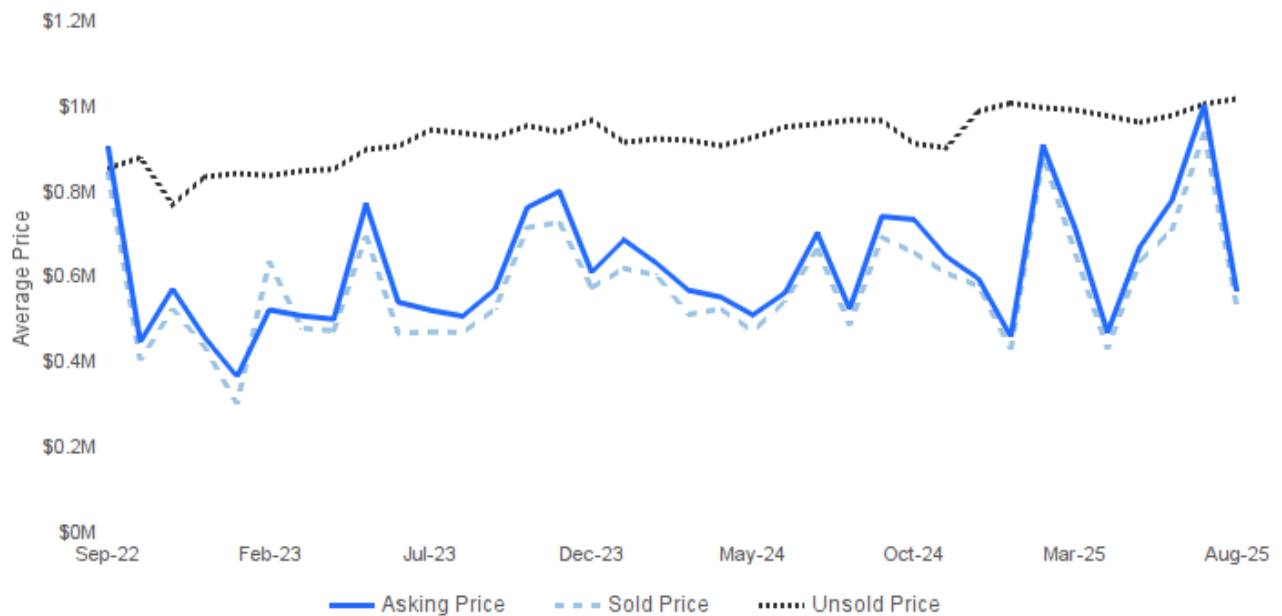
AVERAGE ASKING/SOLD/UNSOLD PRICE

August 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

August 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.



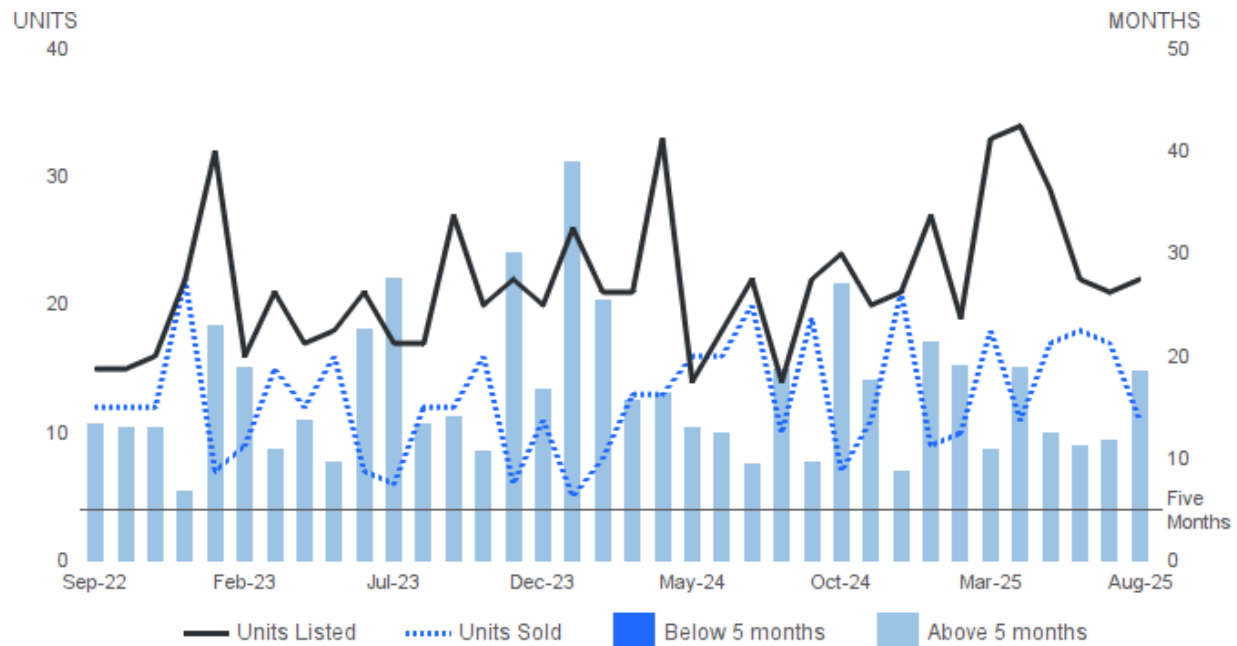
MONTHS SUPPLY OF INVENTORY

August 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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