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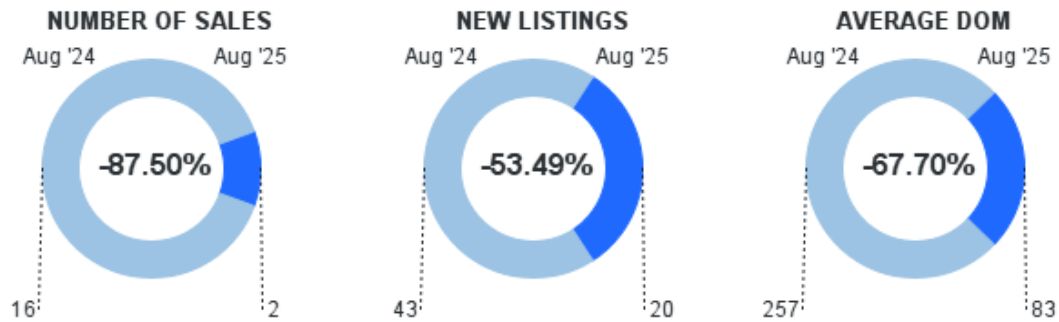
LAND

AUGUST 2025
COLDWELL BANKER AREA REPORTS
ST CROIX, USVI

ST. CROIX | August 2025

REAL ESTATE SNAPSHOT - Change since this time last year

Lots/Acres



-19.25% ↓

MEDIAN SALES PRICE
LOTS/ACRES

-58.95% ↓

AVERAGE SALES PRICE
LOTS/ACRES

-3.39% ↓

**MEDIAN LIST PRICE
(SOLD LISTINGS)**
LOTS/ACRES

-55.14% ↓

**AVERAGE LIST PRICE
(SOLD LISTINGS)**
LOTS/ACRES

■ Aug '24 ■ Aug '25

AREA REPORT

ST. CROIX

FULL MARKET SUMMARY

August 2025 | Lots/Acres ?

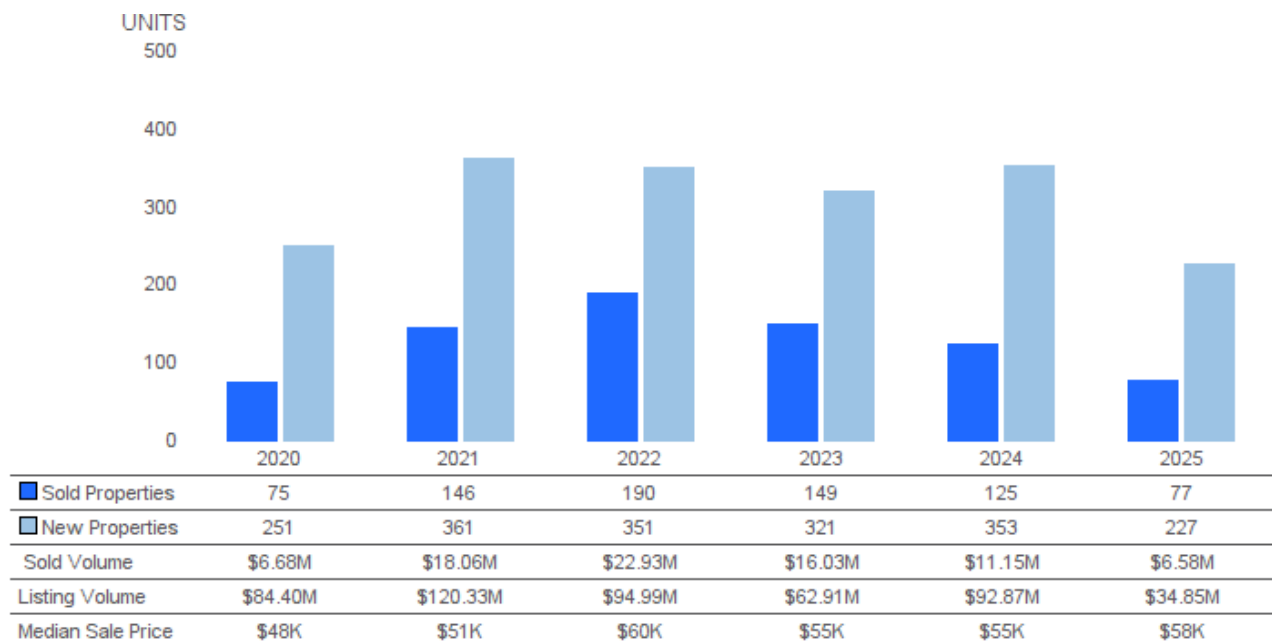
	Month to Date			Year to Date		
	August 2025	August 2024	% Change	YTD 2025	YTD 2024	% Change
New Listings	20	43	-53.49% ↓	227	246	-7.72% ↓
Sold Listings	2	16	-87.5% ↓	77	96	-19.79% ↓
Median List Price (Solds)	\$71,250	\$73,750	-3.39% ↓	\$60,000	\$64,950	-7.62% ↓
Median Sold Price	\$53,500	\$66,250	-19.25% ↓	\$57,500	\$56,500	1.77% ↑
Median Days on Market	83	185	-55.14% ↓	187	193	-3.11% ↓
Average List Price (Solds)	\$71,250	\$158,812	-55.14% ↓	\$95,183	\$111,512	-14.64% ↓
Average Sold Price	\$53,500	\$130,343	-58.95% ↓	\$85,484	\$95,756	-10.73% ↓
Average Days on Market	83	257	-67.7% ↓	237	295	-19.66% ↓
List/Sold Price Ratio	75%	86.3%	-13.04% ↓	89.2%	87.4%	2.07% ↑

SOLD AND NEW PROPERTIES (UNITS)

August 2025 | Lots/Acres ?

Sold Properties | Number of properties sold during the year

New Properties | Number of properties listed during the year.

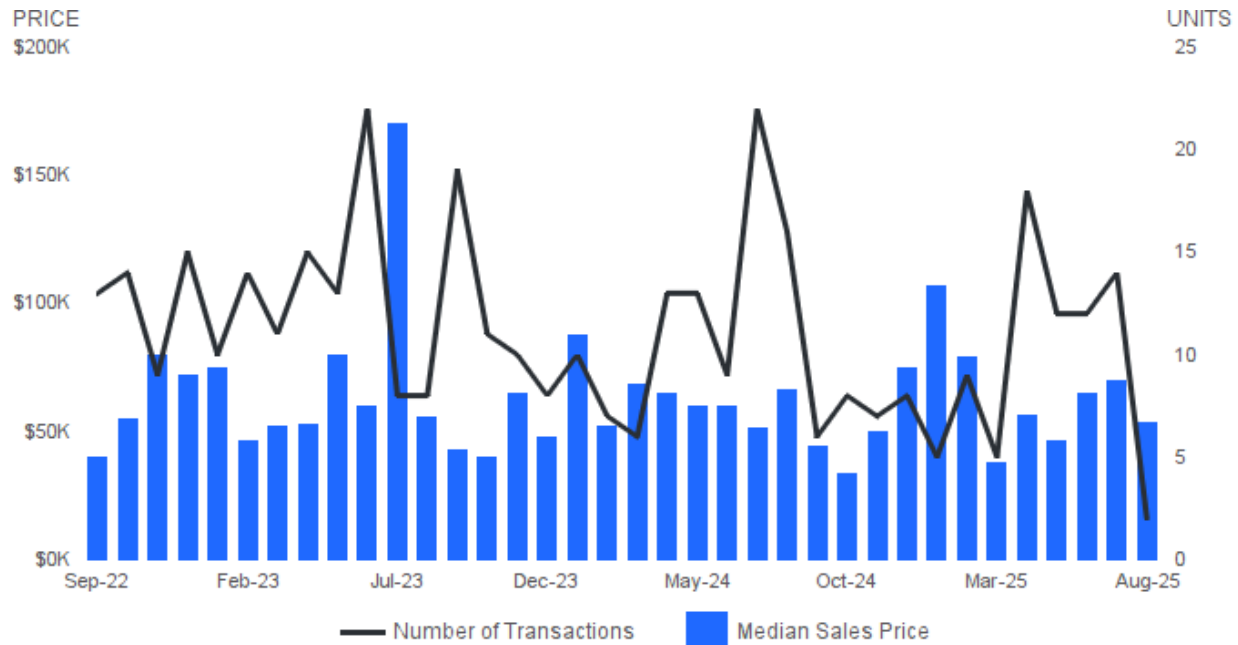


MEDIAN SALES PRICE AND NUMBER OF SALES

August 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

August 2025 | Lots/Acres ?

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

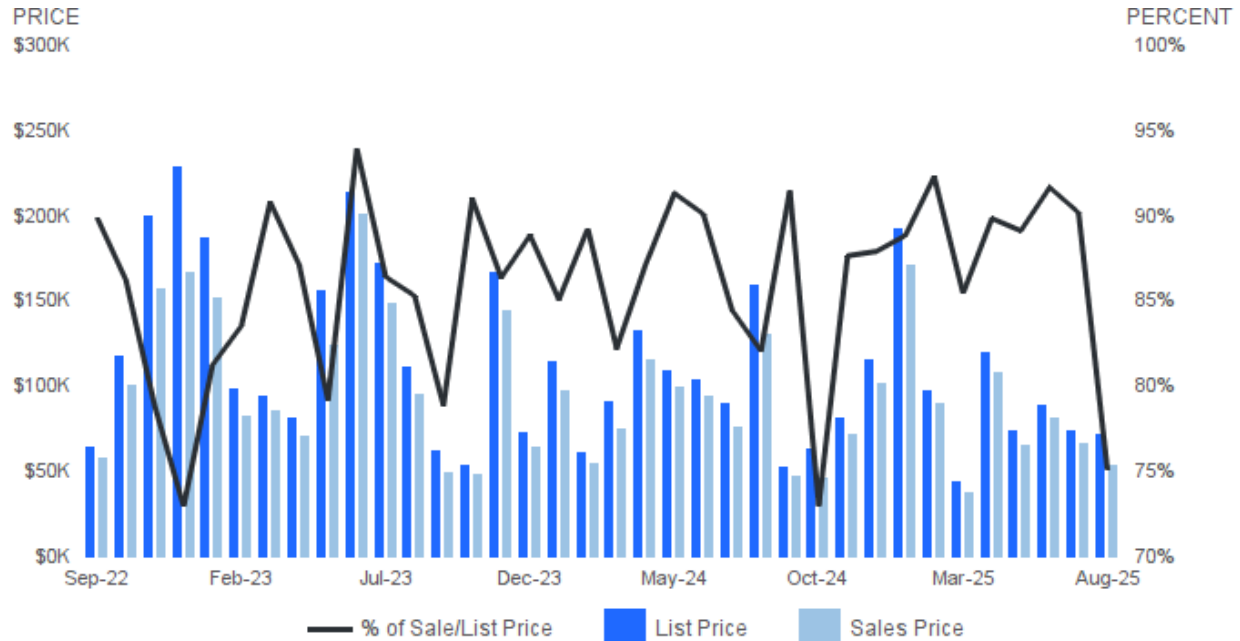
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

August 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

August 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.

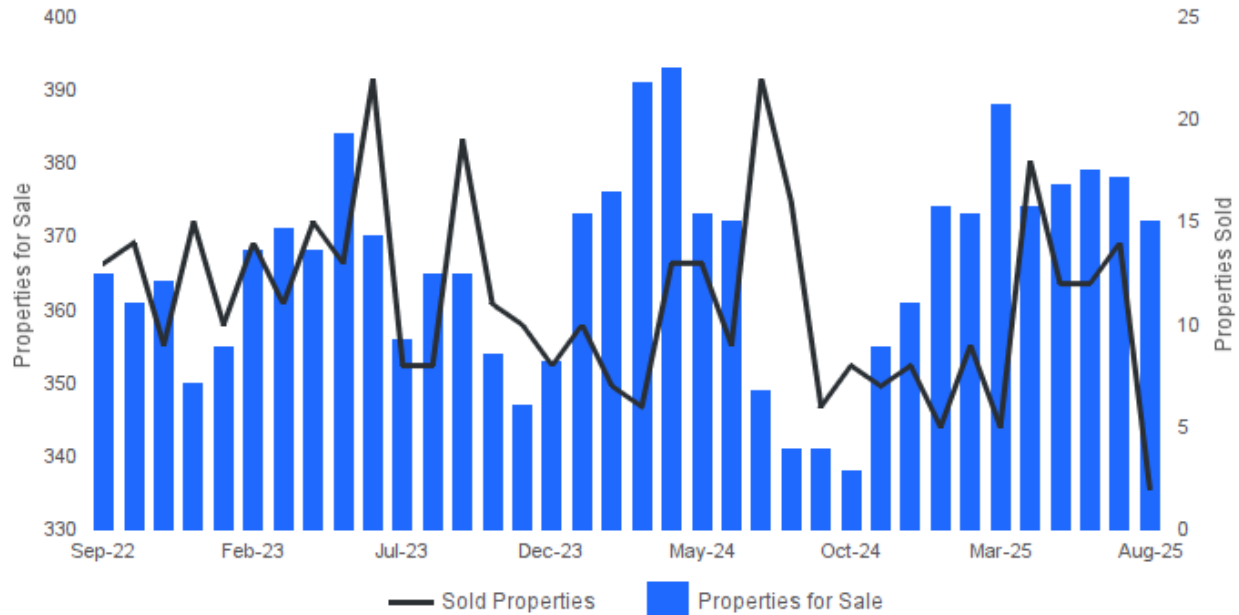


PROPERTIES FOR SALE AND SOLD PROPERTIES

August 2025 | Lots/Acres ?

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

Sold Properties | Number of properties sold.



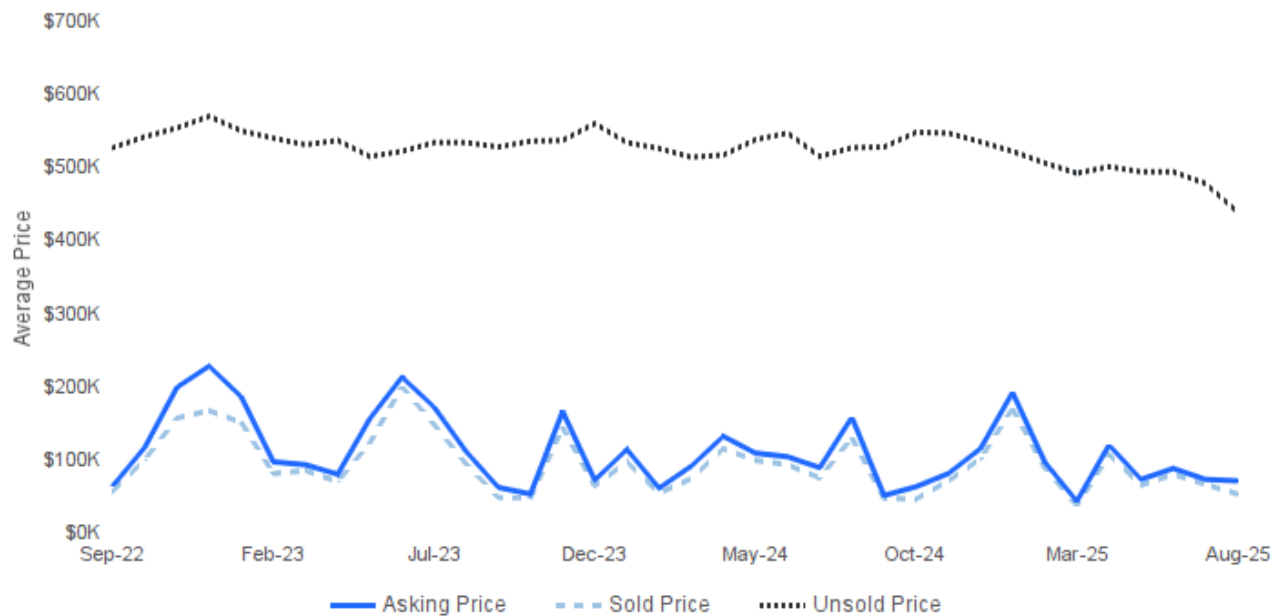
AVERAGE ASKING/SOLD/UNSOLD PRICE

August 2025 | Lots/Acres ?

Asking Price | the average asking price of sold properties

Sold Price | the average selling price

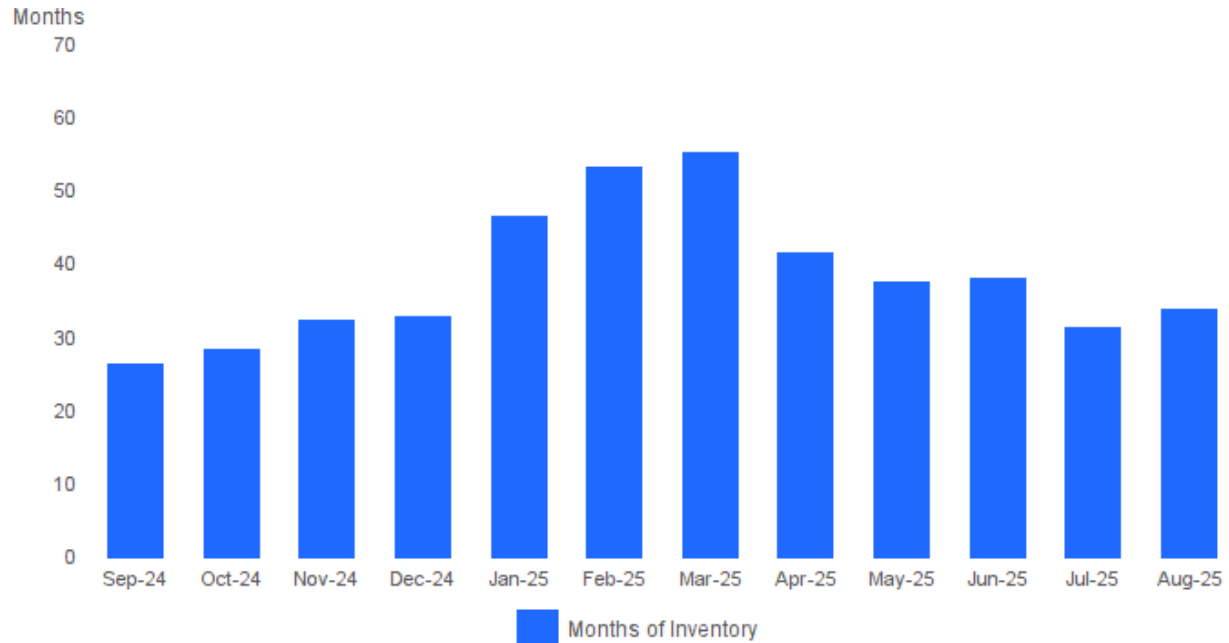
Unsold Price | the average active list price



ABSORPTION RATE

August 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.



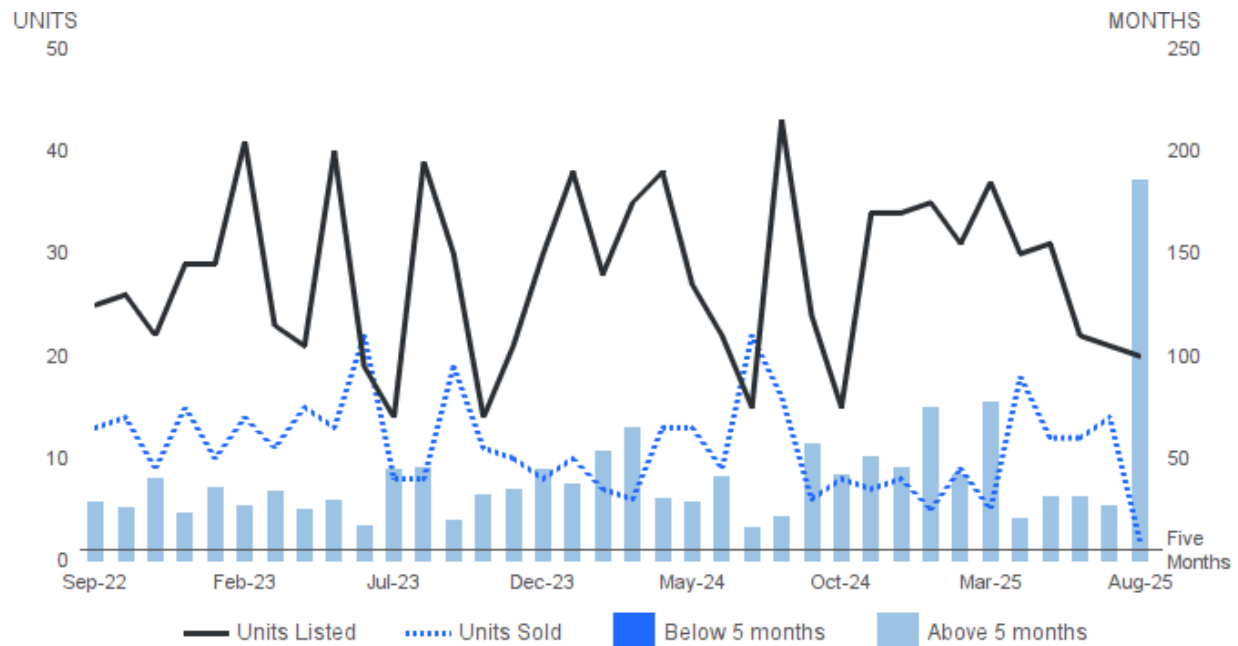
MONTHS SUPPLY OF INVENTORY

August 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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