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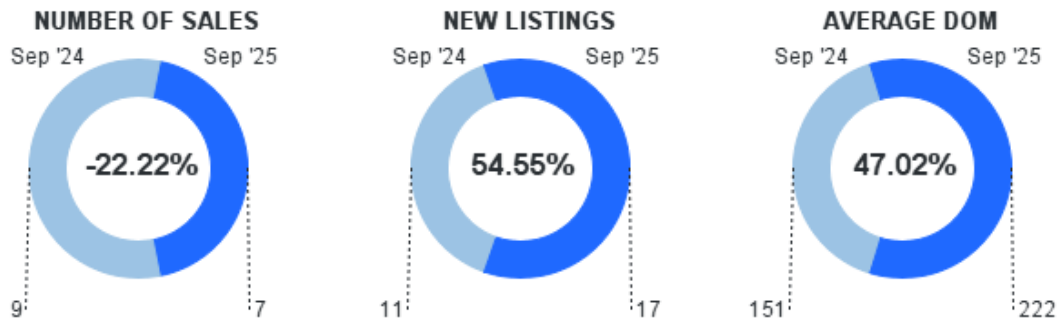
CONDO

SEPTEMBER 2025
COLDWELL BANKER AREA REPORTS
ST CROIX, USVI

ST. CROIX | September 2025


REAL ESTATE SNAPSHOT - Change since this time last year


Condo




11.11% 
MEDIAN SALES PRICE
CONDO

-4.12% 
AVERAGE SALES PRICE
CONDO

13.97% 
MEDIAN LIST PRICE
(SOLD LISTINGS)
CONDO

-4.86% 
AVERAGE LIST PRICE
(SOLD LISTINGS)
CONDO

 Sep '24  Sep '25

AREA REPORT

ST. CROIX

FULL MARKET SUMMARY

September 2025 | Condo ?

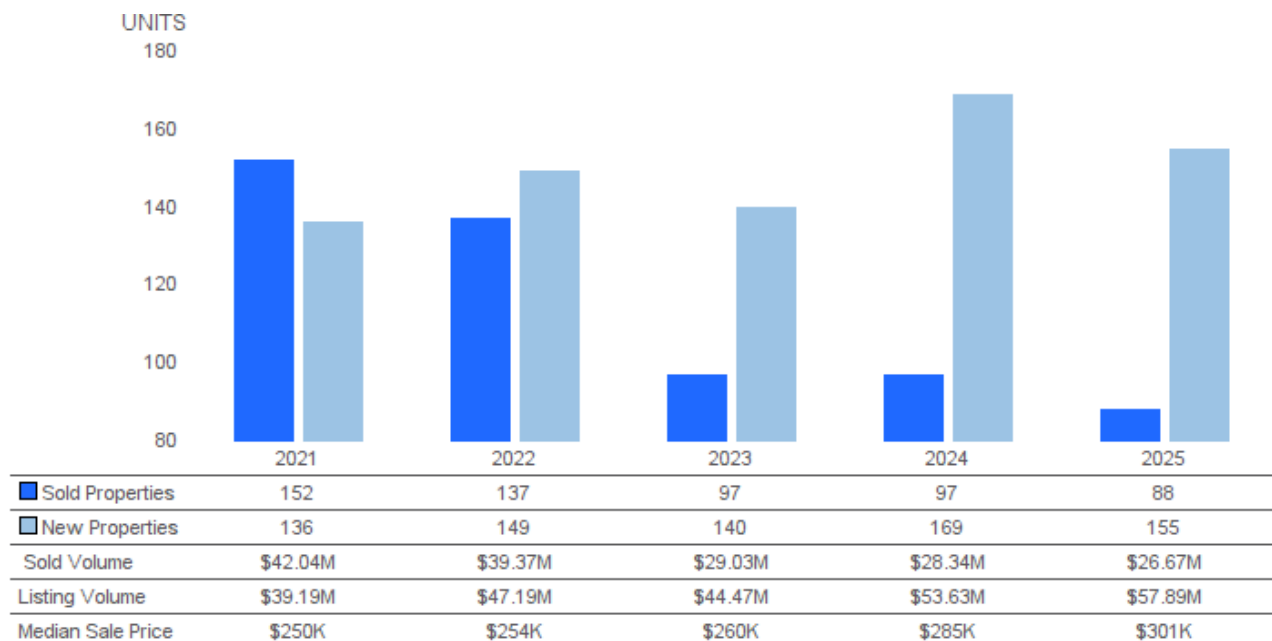
| | Month to Date | | | Year to Date | | |
|----------------------------|----------------|----------------|------------------------|--------------|-----------|-----------------------|
| | September 2025 | September 2024 | % Change | YTD 2025 | YTD 2024 | % Change |
| New Listings | 17 | 11 | 54.55% ↑ | 155 | 128 | 21.09% ↑ |
| Sold Listings | 7 | 9 | -22.22% ↓ | 88 | 81 | 8.64% ↑ |
| Median List Price (Solds) | \$359,000 | \$315,000 | 13.97% ↑ | \$312,500 | \$299,000 | 4.52% ↑ |
| Median Sold Price | \$330,000 | \$297,000 | 11.11% ↑ | \$301,250 | \$275,000 | 9.55% ↑ |
| Median Days on Market | 121 | 131 | -7.63% ↓ | 129 | 122 | 5.74% ↑ |
| Average List Price (Solds) | \$303,828 | \$319,333 | -4.86% ↓ | \$320,847 | \$306,937 | 4.53% ↑ |
| Average Sold Price | \$281,985 | \$294,111 | -4.12% ↓ | \$303,057 | \$286,180 | 5.9% ↑ |
| Average Days on Market | 222 | 151 | 47.02% ↑ | 168 | 163 | 3.07% ↑ |
| List/Sold Price Ratio | 91.7% | 93.3% | -1.74% ↓ | 93.9% | 92.4% | 1.69% ↑ |

SOLD AND NEW PROPERTIES (UNITS)

September 2025 | Condo ?

Sold Properties | Number of properties sold during the year

New Properties | Number of properties listed during the year.

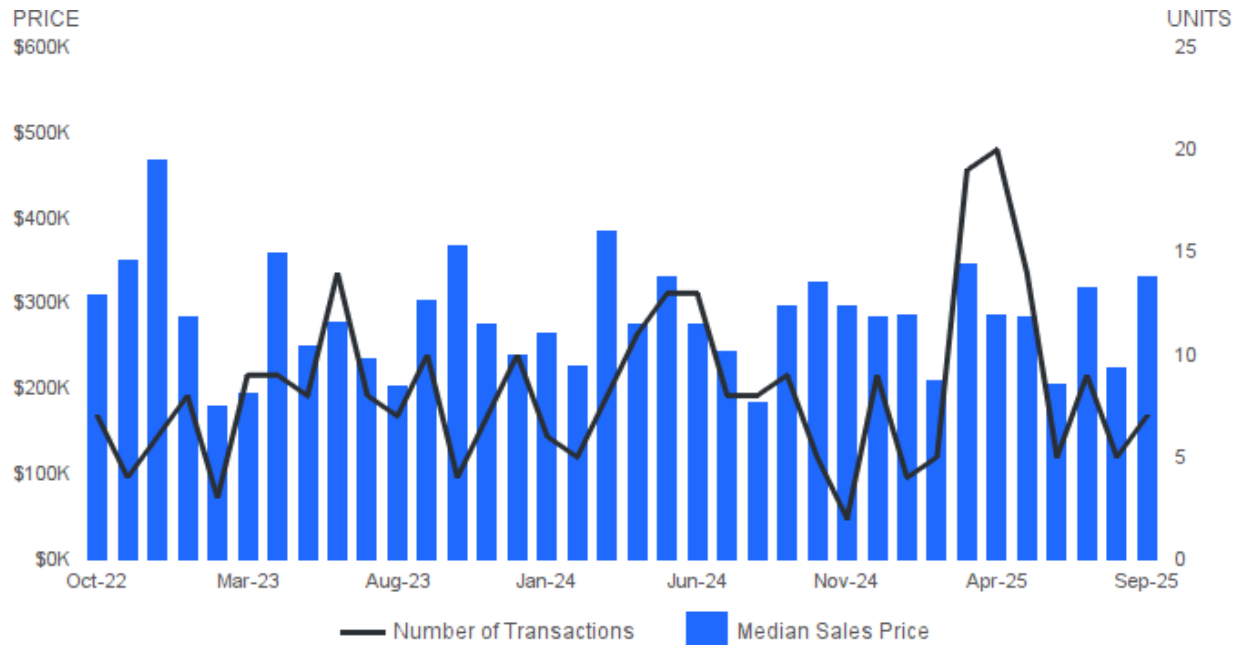


MEDIAN SALES PRICE AND NUMBER OF SALES

September 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.

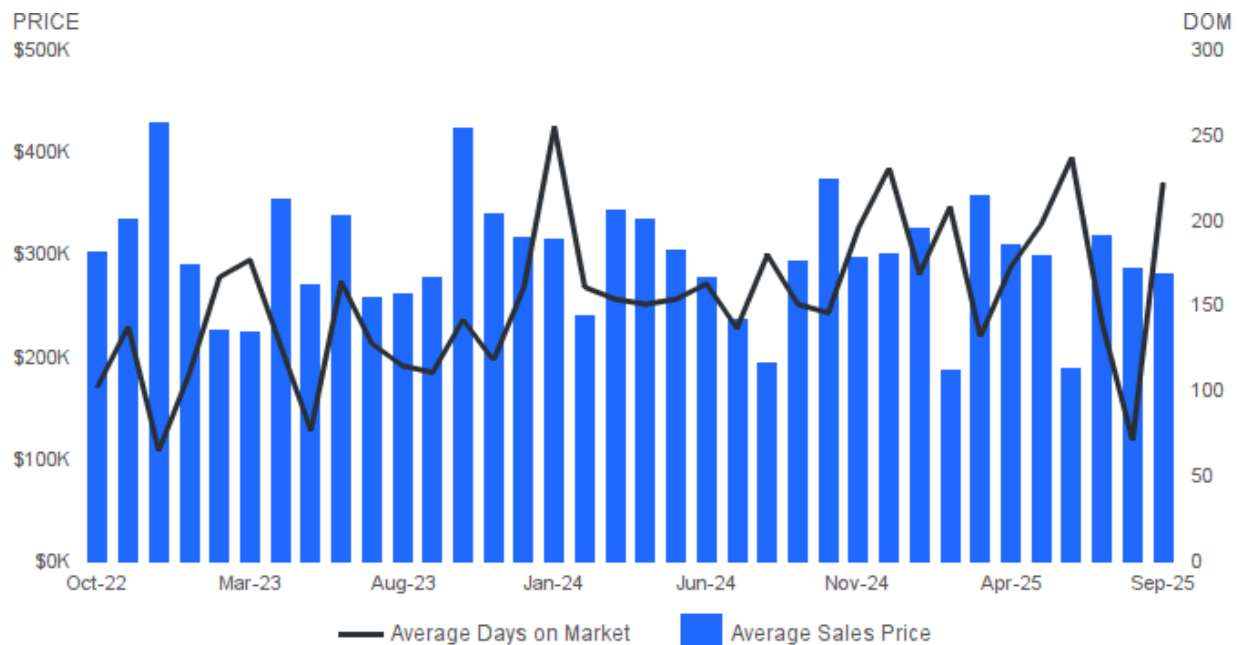


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

September 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

September 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

September 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.

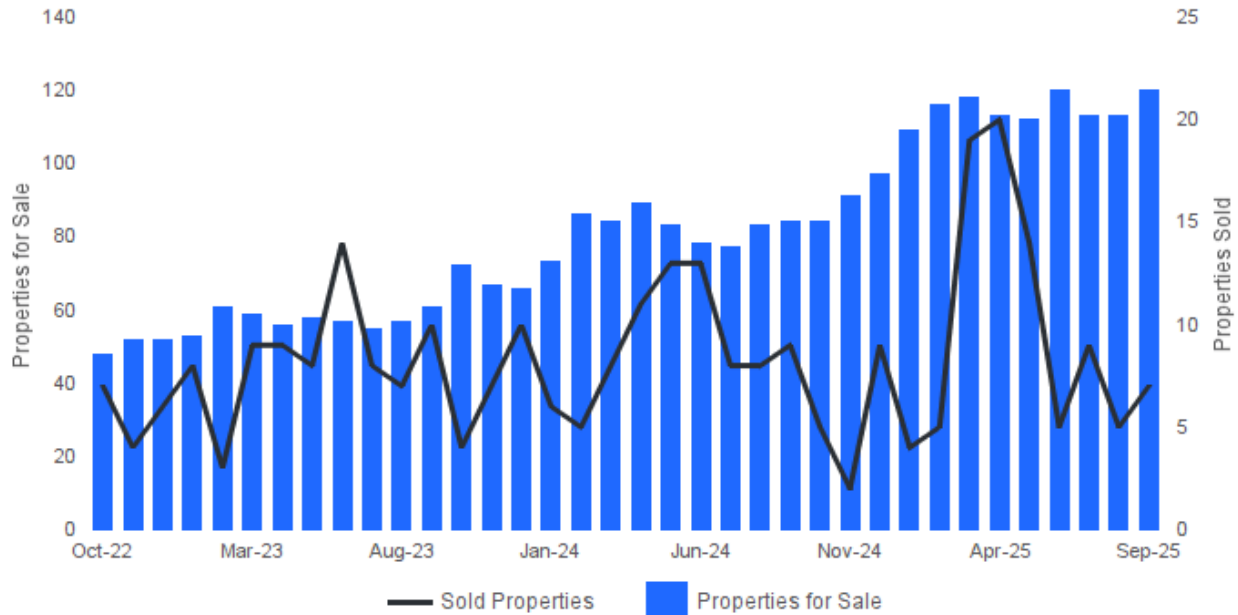


PROPERTIES FOR SALE AND SOLD PROPERTIES

September 2025 | Condo ?

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

Sold Properties | Number of properties sold.



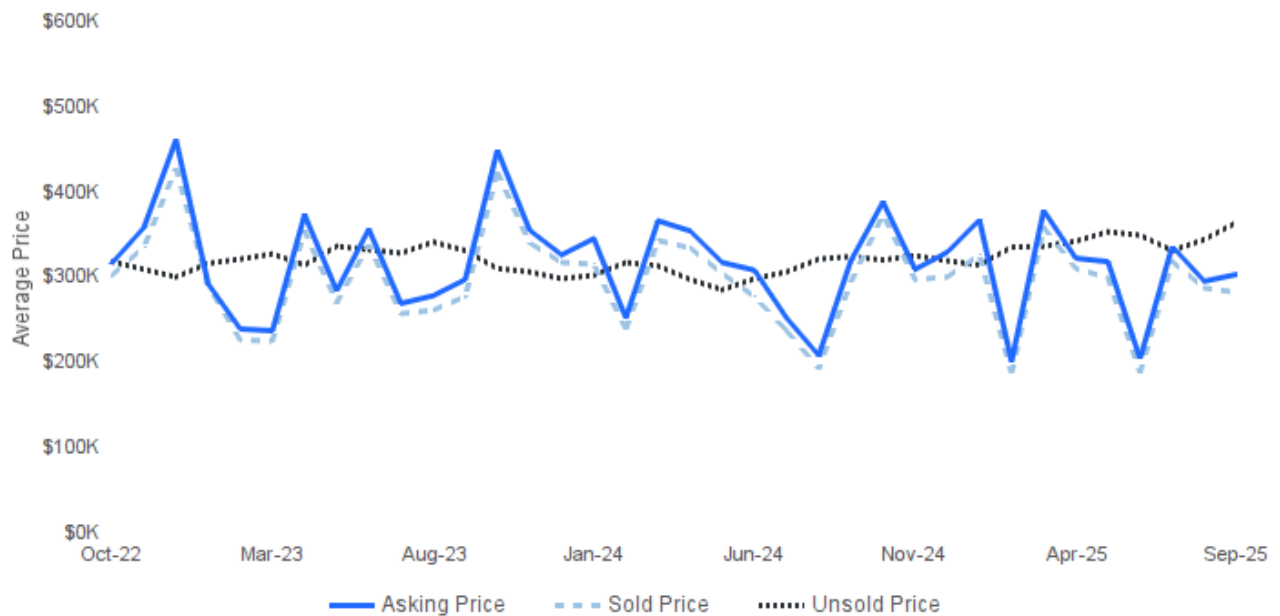
AVERAGE ASKING/SOLD/UNSOLD PRICE

September 2025 | Condo ?

Asking Price | the average asking price of sold properties

Sold Price | the average selling price

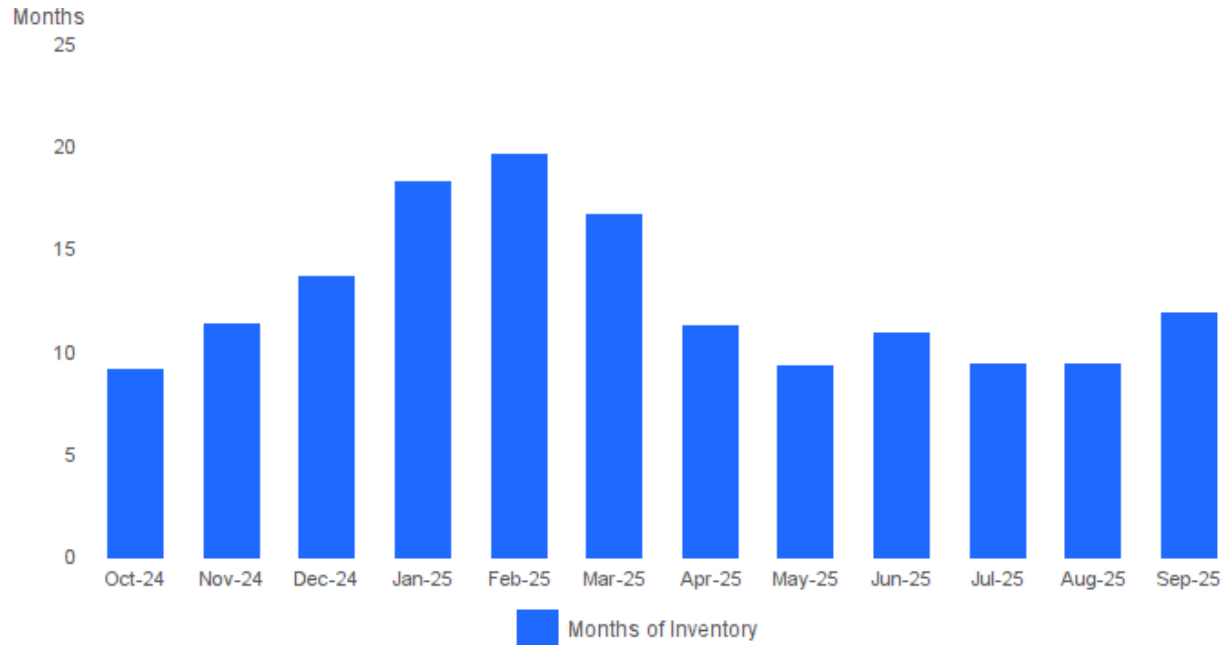
Unsold Price | the average active list price



ABSORPTION RATE

September 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.



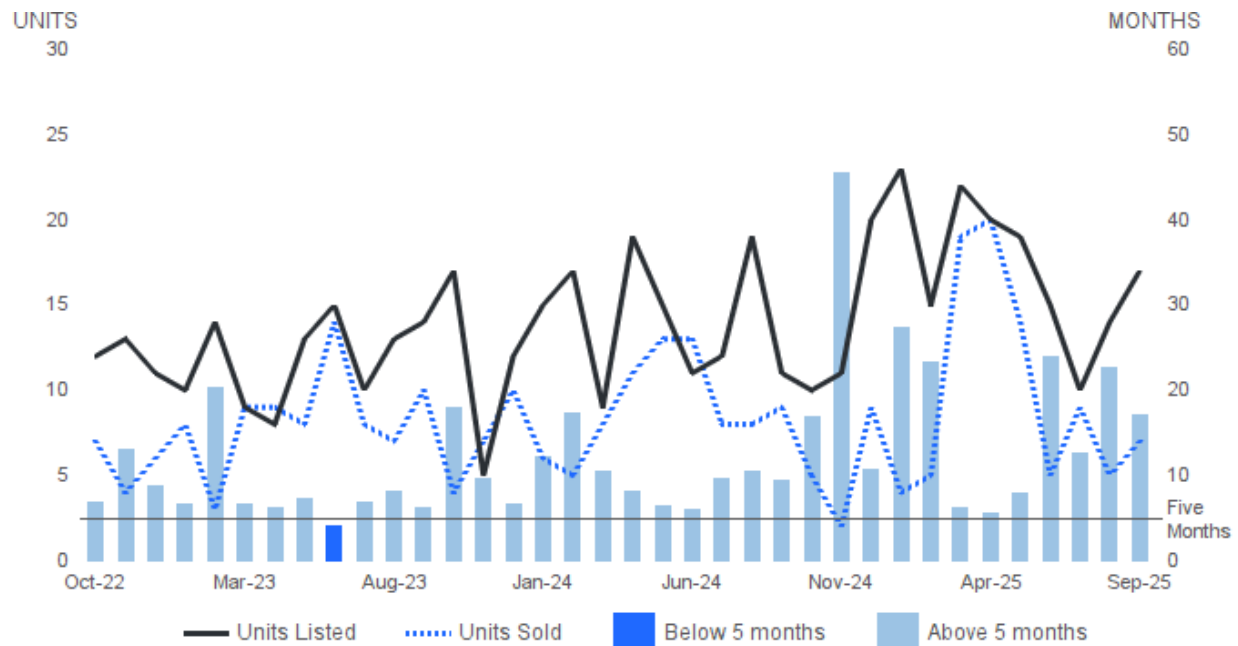
MONTHS SUPPLY OF INVENTORY

September 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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