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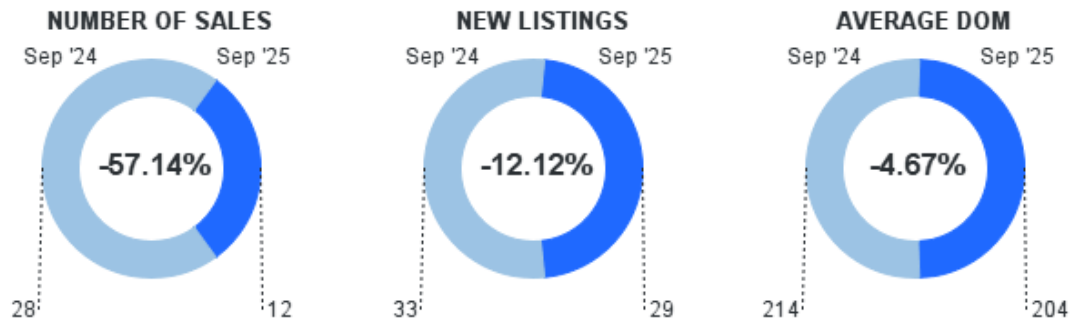
HOMES & CONDOS

SEPTEMBER 2025
COLDWELL BANKER AREA REPORTS
ST CROIX, USVI

ST. CROIX | September 2025

REAL ESTATE SNAPSHOT - Change since this time last year

All Property Types



-10.54% ↓

MEDIAN SALES PRICE
ALL PROPERTY TYPES

-16.76% ↓

AVERAGE SALES PRICE
ALL PROPERTY TYPES

-5.73% ↓

**MEDIAN LIST PRICE
(SOLD LISTINGS)**
ALL PROPERTY TYPES

-12.03% ↓

**AVERAGE LIST PRICE
(SOLD LISTINGS)**
ALL PROPERTY TYPES

■ Sep '24 ■ Sep '25

AREA REPORT

St. Croix

FULL MARKET SUMMARY

September 2025 | All Property Types ?

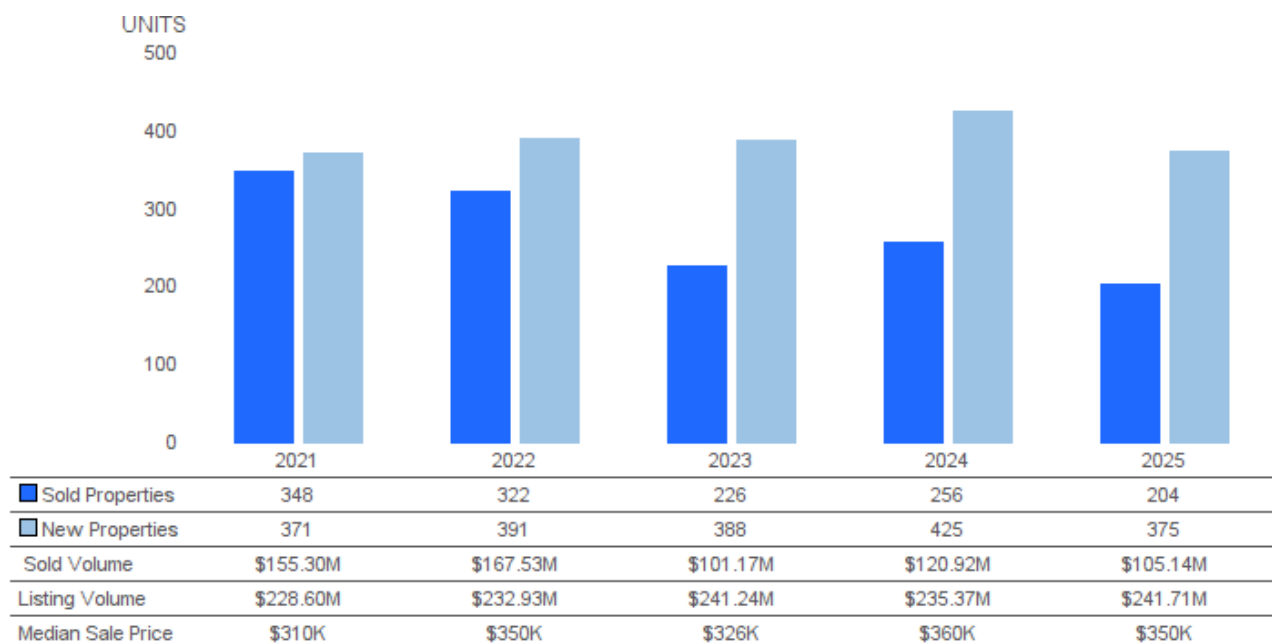
	Month to Date			Year to Date		
	September 2025	September 2024	% Change	YTD 2025	YTD 2024	% Change
New Listings	29	33	-12.12% ↓	375	319	17.55% ↑
Sold Listings	12	28	-57.14% ↓	204	201	1.49% ↑
Median List Price (Solds)	\$379,450	\$402,500	-5.73% ↓	\$380,000	\$369,000	2.98% ↑
Median Sold Price	\$339,950	\$380,000	-10.54% ↓	\$350,000	\$349,999	0%
Median Days on Market	150	197	-23.86% ↓	133	141	-5.67% ↓
Average List Price (Solds)	\$533,733	\$606,732	-12.03% ↓	\$551,721	\$490,432	12.5% ↑
Average Sold Price	\$470,575	\$565,303	-16.76% ↓	\$515,397	\$459,117	12.26% ↑
Average Days on Market	204	214	-4.67% ↓	182	182	0%
List/Sold Price Ratio	88.2%	94.3%	-6.52% ↓	93.7%	93.5%	0.3% ↑

SOLD AND NEW PROPERTIES (UNITS)

September 2025 | All Property Types ?

Sold Properties | Number of properties sold during the year

New Properties | Number of properties listed during the year.

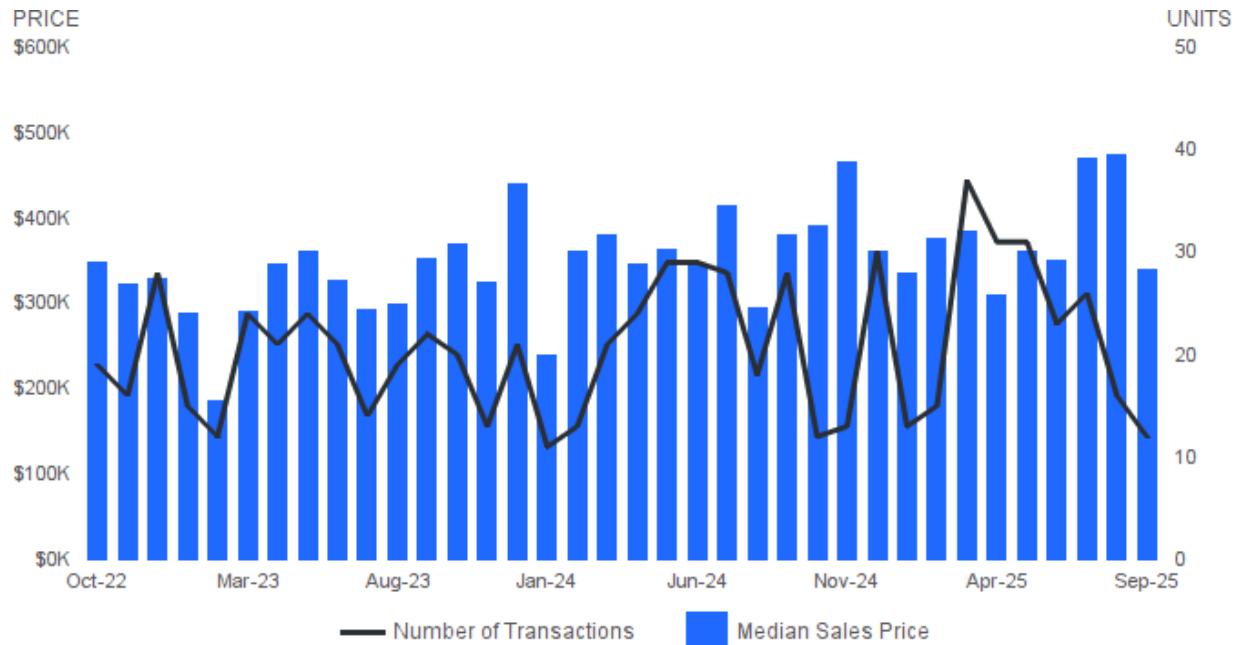


MEDIAN SALES PRICE AND NUMBER OF SALES

September 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.

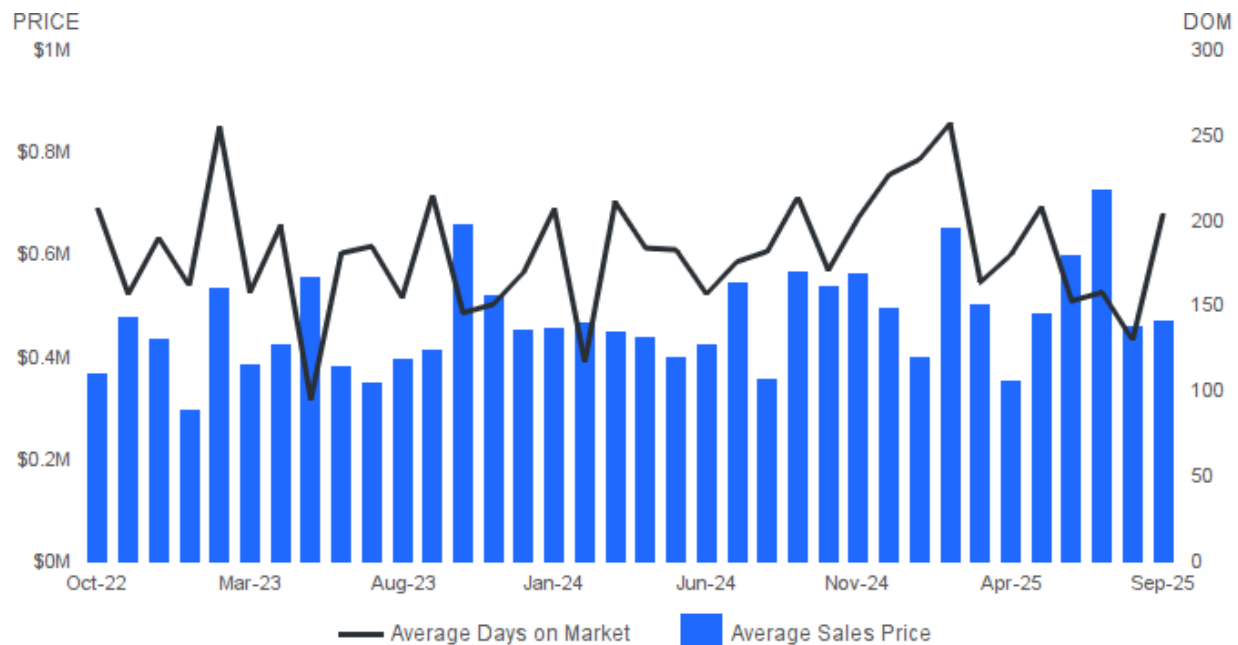


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

September 2025 | All Property Types ?

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

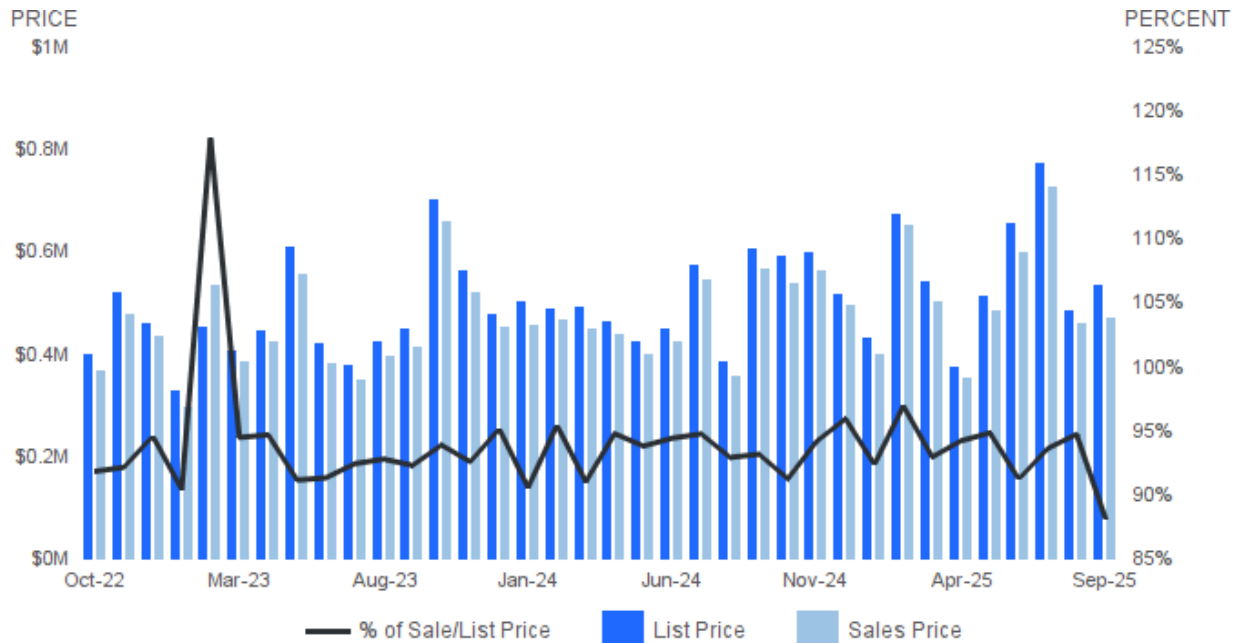
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

September 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

September 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.

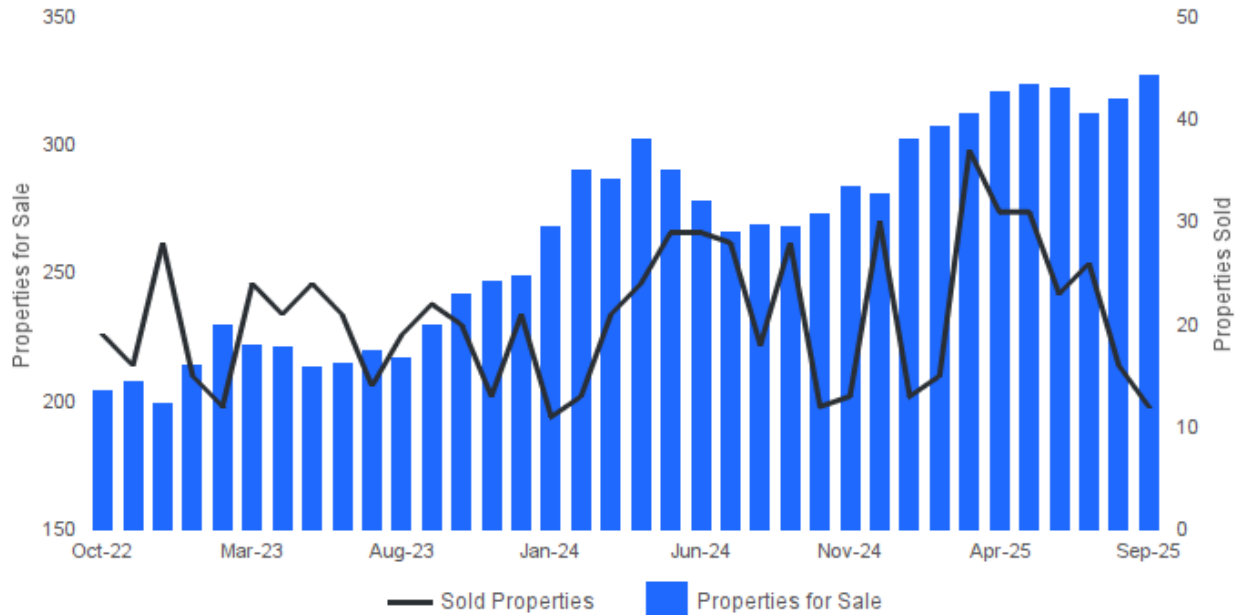


PROPERTIES FOR SALE AND SOLD PROPERTIES

September 2025 | All Property Types ?

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

Sold Properties | Number of properties sold.



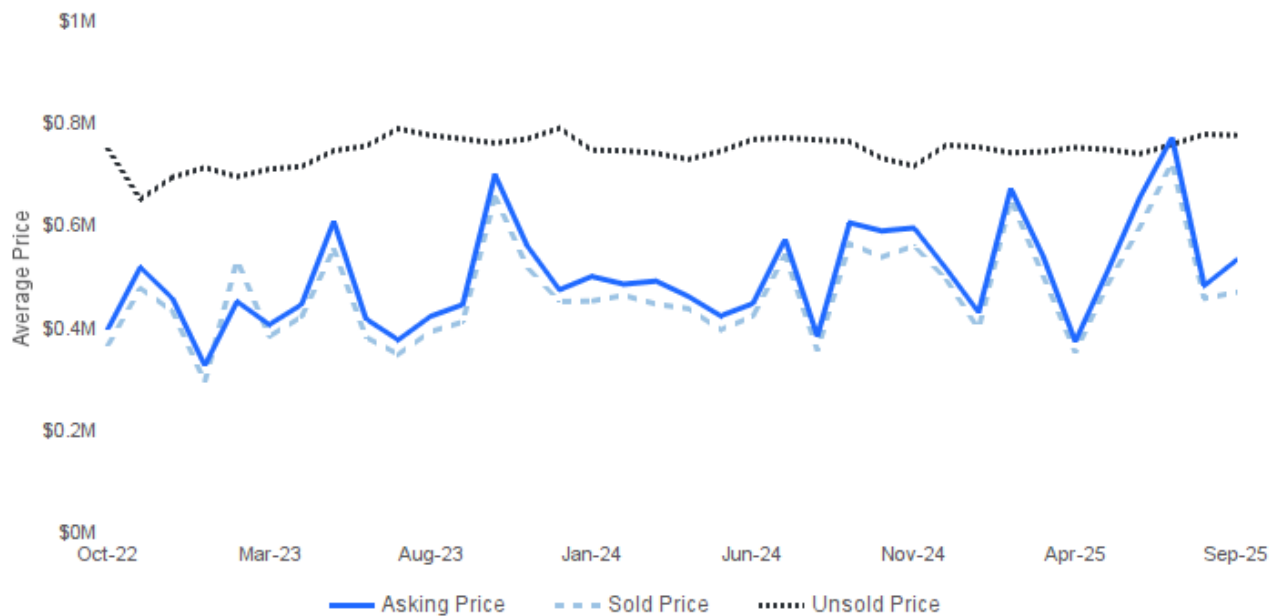
AVERAGE ASKING/SOLD/UNSOLD PRICE

September 2025 | All Property Types ?

Asking Price | the average asking price of sold properties

Sold Price | the average selling price

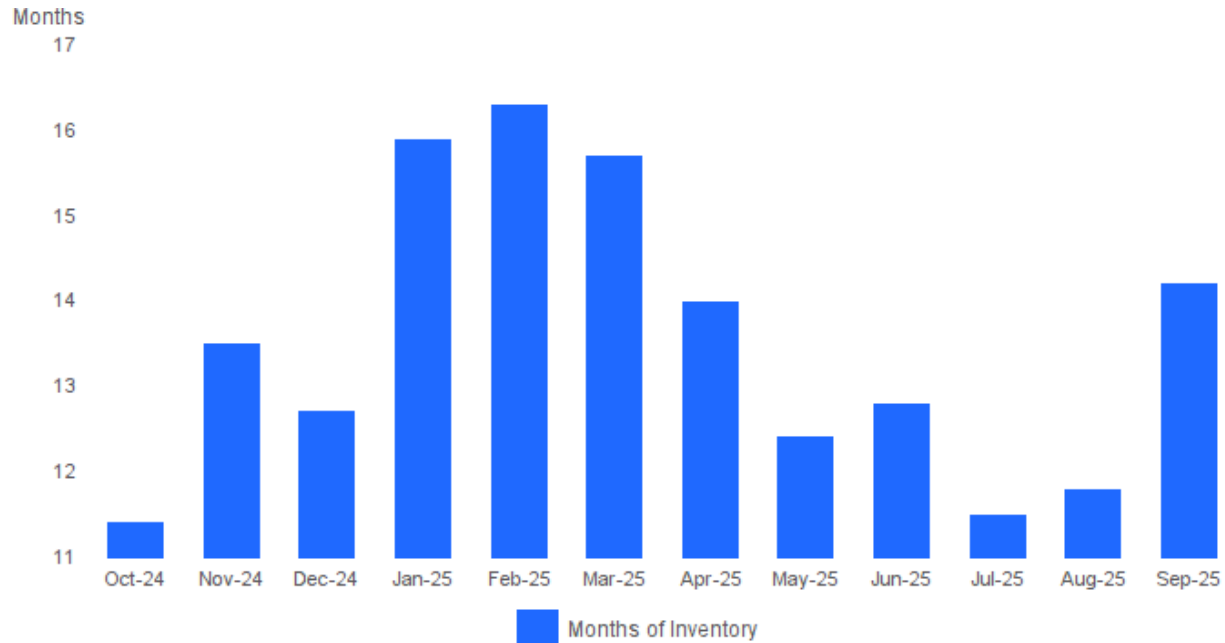
Unsold Price | the average active list price



ABSORPTION RATE

September 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.



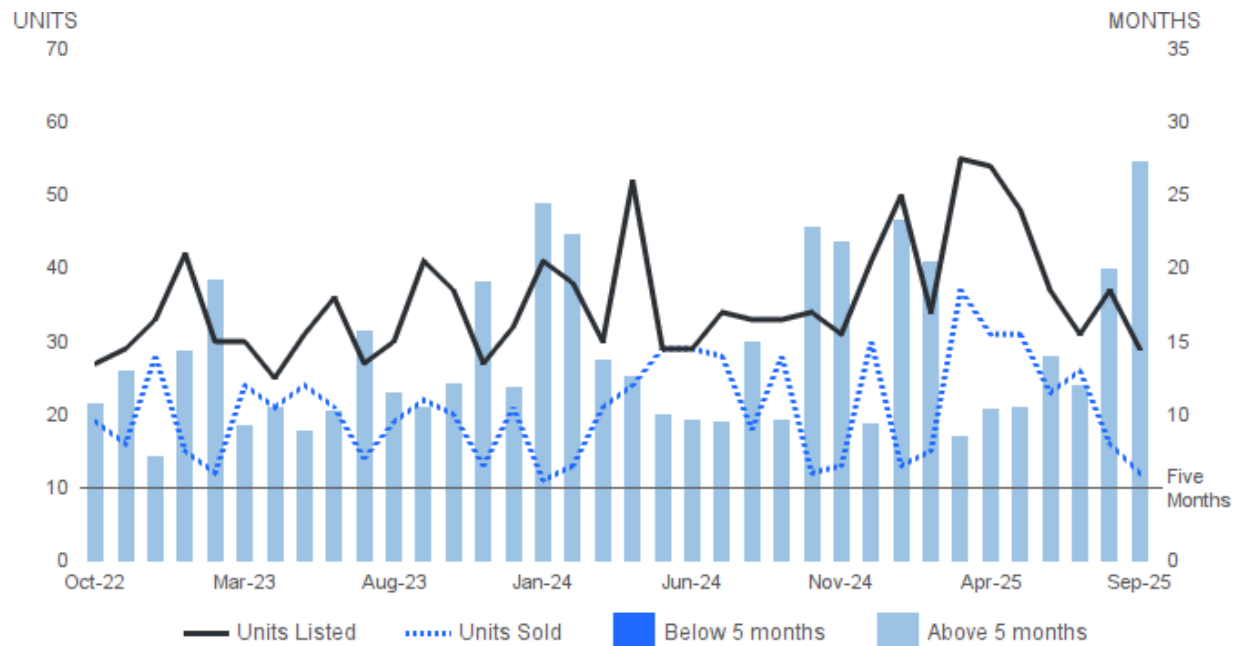
MONTHS SUPPLY OF INVENTORY

September 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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