



[www.ChrisAndChristiePowers.com](http://www.ChrisAndChristiePowers.com)  
[christiepowersrealtor@gmail.com](mailto:christiepowersrealtor@gmail.com)

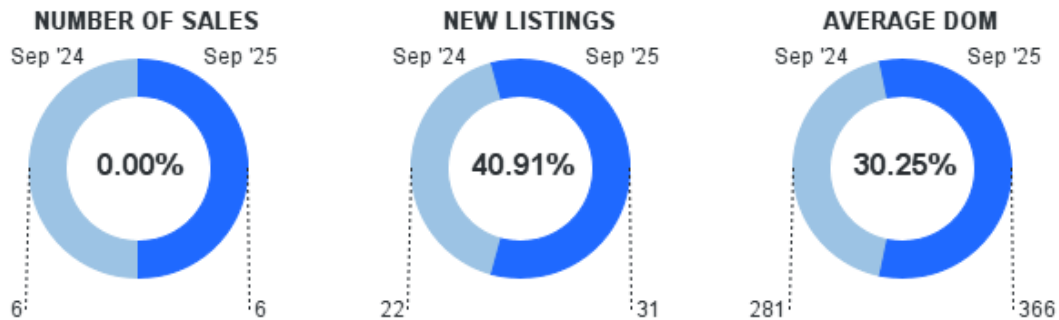
# LAND

SEPTEMBER 2025  
COLDWELL BANKER AREA REPORTS  
ST CROIX, USVI

## ST. CROIX | September 2025

### REAL ESTATE SNAPSHOT - Change since this time last year

Lots/Acres



92.05% ↑

MEDIAN SALES PRICE  
LOTS/ACRES

6,228.38% ↑

AVERAGE SALES PRICE  
LOTS/ACRES

79.00% ↑

MEDIAN LIST PRICE  
(SOLD LISTINGS)  
LOTS/ACRES

5,721.58% ↑

AVERAGE LIST PRICE  
(SOLD LISTINGS)  
LOTS/ACRES

■ Sep '24 ■ Sep '25

# AREA REPORT

## ST. CROIX

### FULL MARKET SUMMARY

September 2025 | Lots/Acres ?

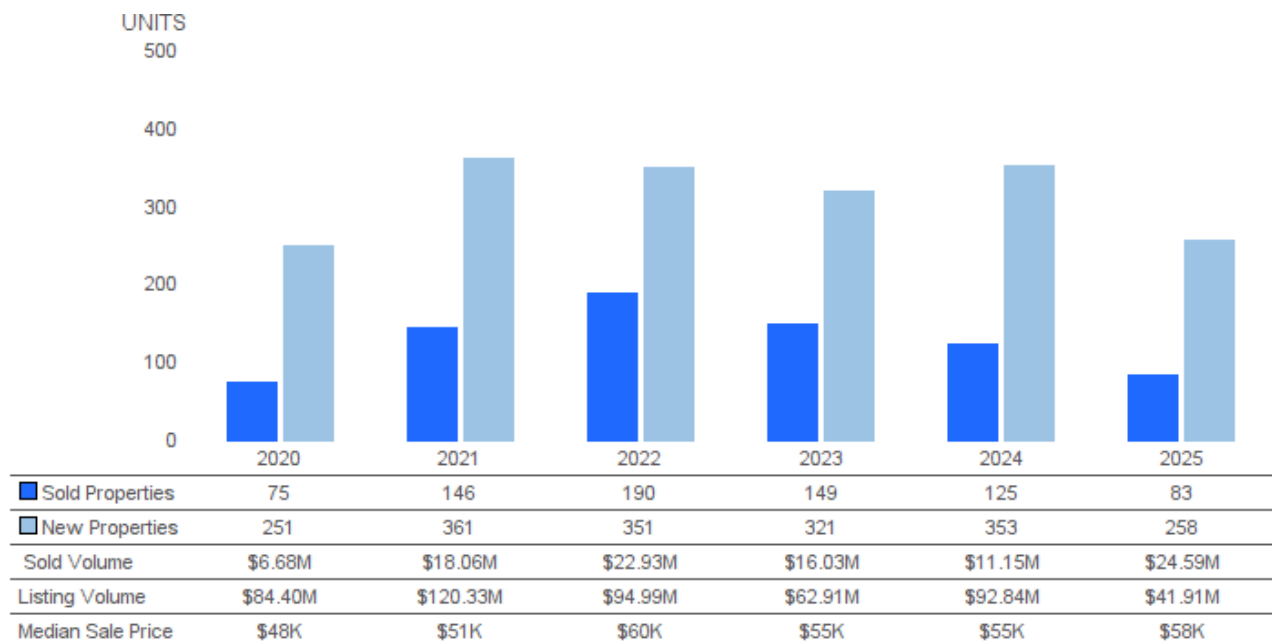
|                            | Month to Date  |                |            | Year to Date |           |           |
|----------------------------|----------------|----------------|------------|--------------|-----------|-----------|
|                            | September 2025 | September 2024 | % Change   | YTD 2025     | YTD 2024  | % Change  |
| New Listings               | 31             | 22             | 40.91% ↑   | 258          | 268       | -3.73% ↓  |
| Sold Listings              | 6              | 6              | 0%         | 83           | 102       | -18.63% ↓ |
| Median List Price (Solds)  | \$89,500       | \$50,000       | 79% ↑      | \$60,000     | \$64,900  | -7.55% ↓  |
| Median Sold Price          | \$84,500       | \$44,000       | 92.05% ↑   | \$58,000     | \$55,000  | 5.45% ↑   |
| Median Days on Market      | 169            | 198            | -14.65% ↓  | 187          | 193       | -3.11% ↓  |
| Average List Price (Solds) | \$3,017,500    | \$51,833       | 5721.58% ↑ | \$306,434    | \$108,001 | 183.73% ↑ |
| Average Sold Price         | \$3,000,666    | \$47,416       | 6228.38% ↑ | \$296,220    | \$92,912  | 218.82% ↑ |
| Average Days on Market     | 366            | 281            | 30.25% ↑   | 246          | 294       | -16.33% ↓ |
| List/Sold Price Ratio      | 93.5%          | 92.5%          | 1.08% ↑    | 89.5%        | 87.7%     | 2.06% ↑   |

### SOLD AND NEW PROPERTIES (UNITS)

September 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

September 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.

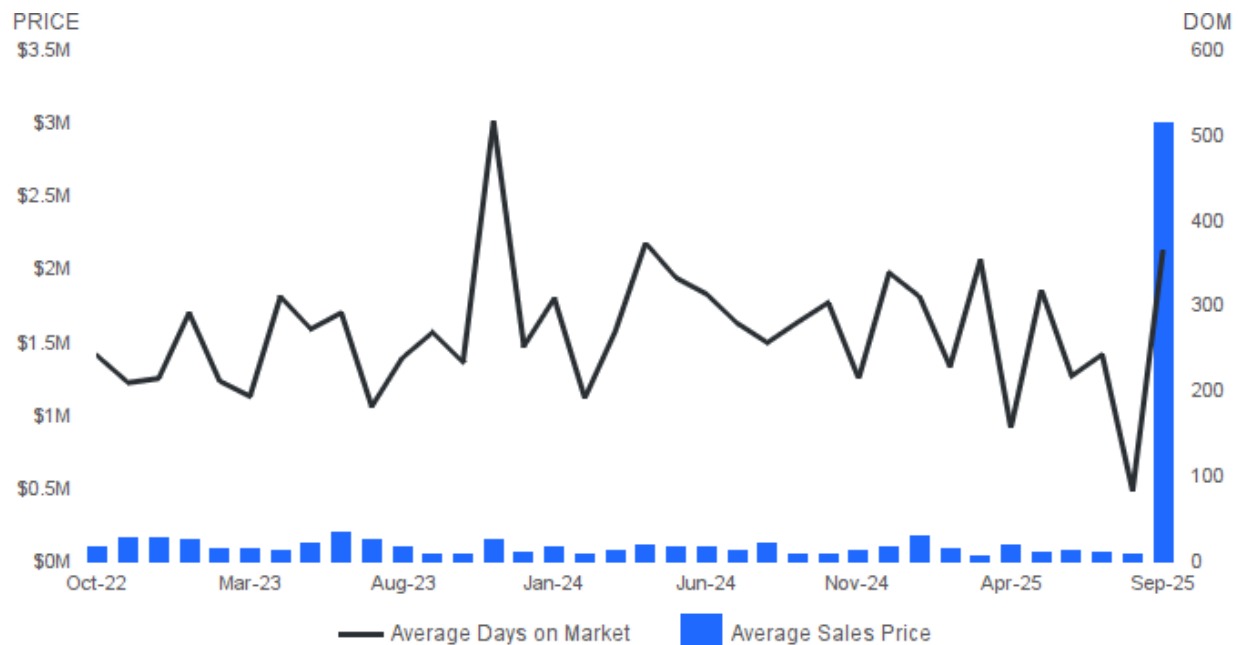


## AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

September 2025 | Lots/Acres ?

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

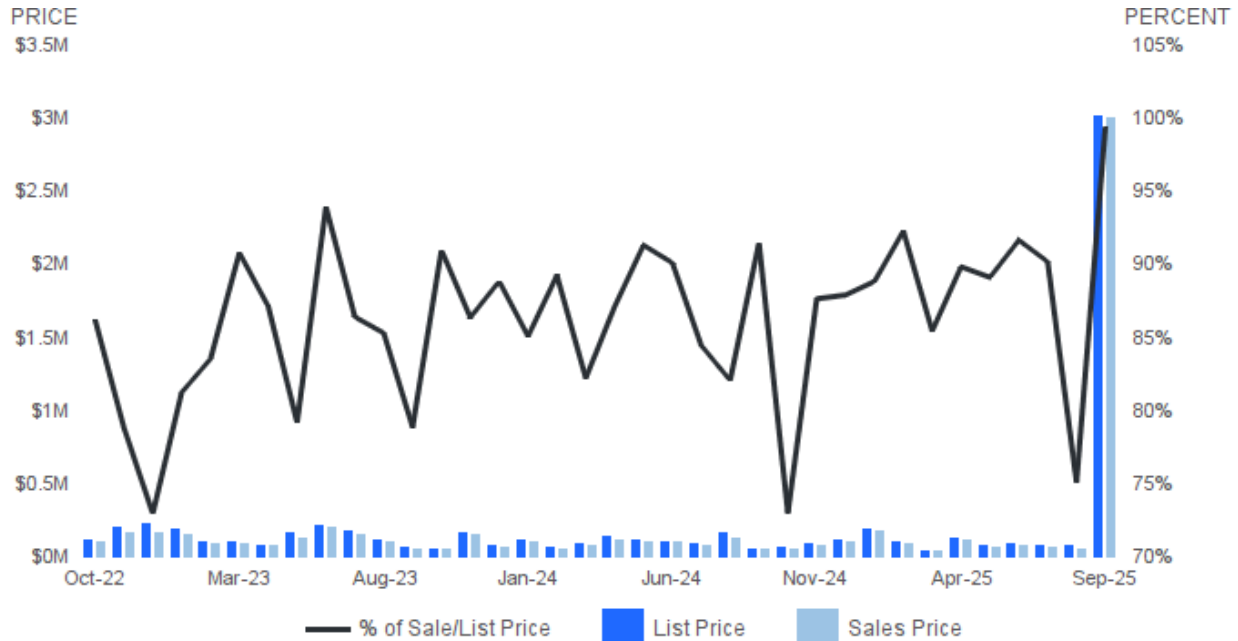
**Average Days on Market** | Average days on market for all properties sold.



## SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

September 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

September 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.

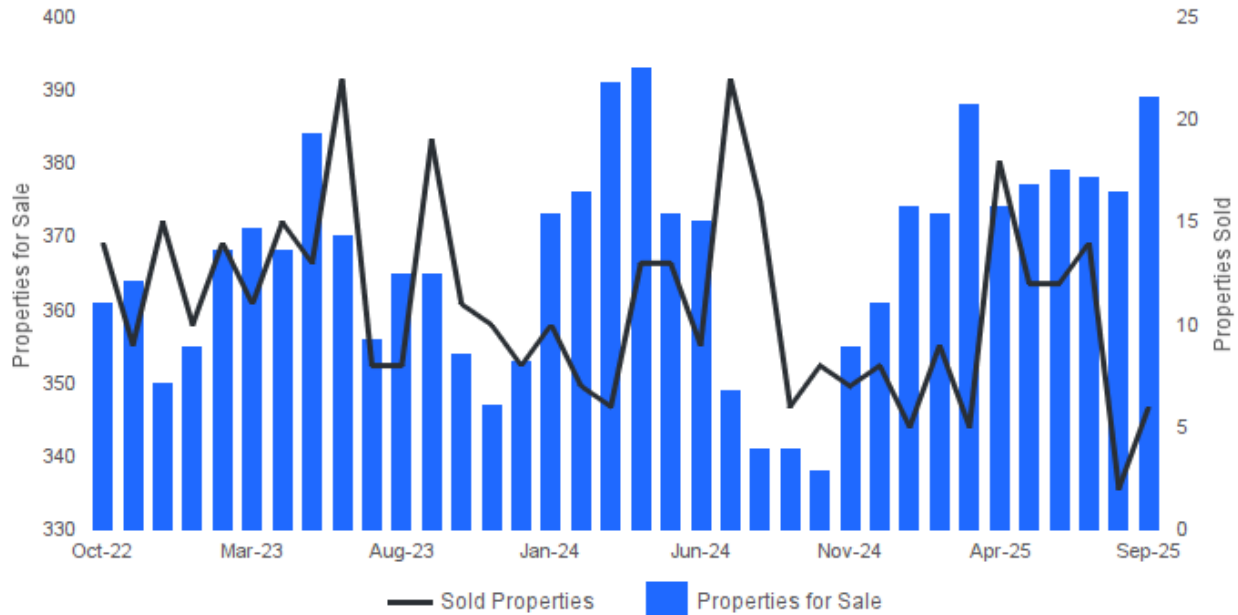


## PROPERTIES FOR SALE AND SOLD PROPERTIES

September 2025 | Lots/Acres ?

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

**Sold Properties** | Number of properties sold.



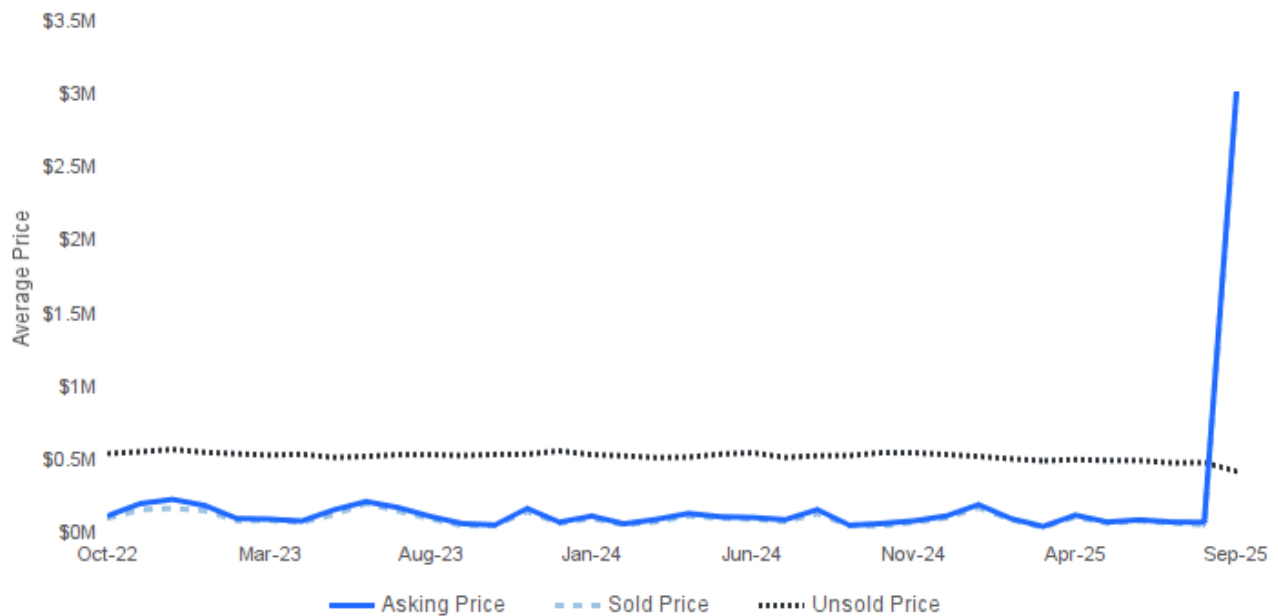
## AVERAGE ASKING/SOLD/UNSOLD PRICE

September 2025 | Lots/Acres ?

**Asking Price** | the average asking price of sold properties

**Sold Price** | the average selling price

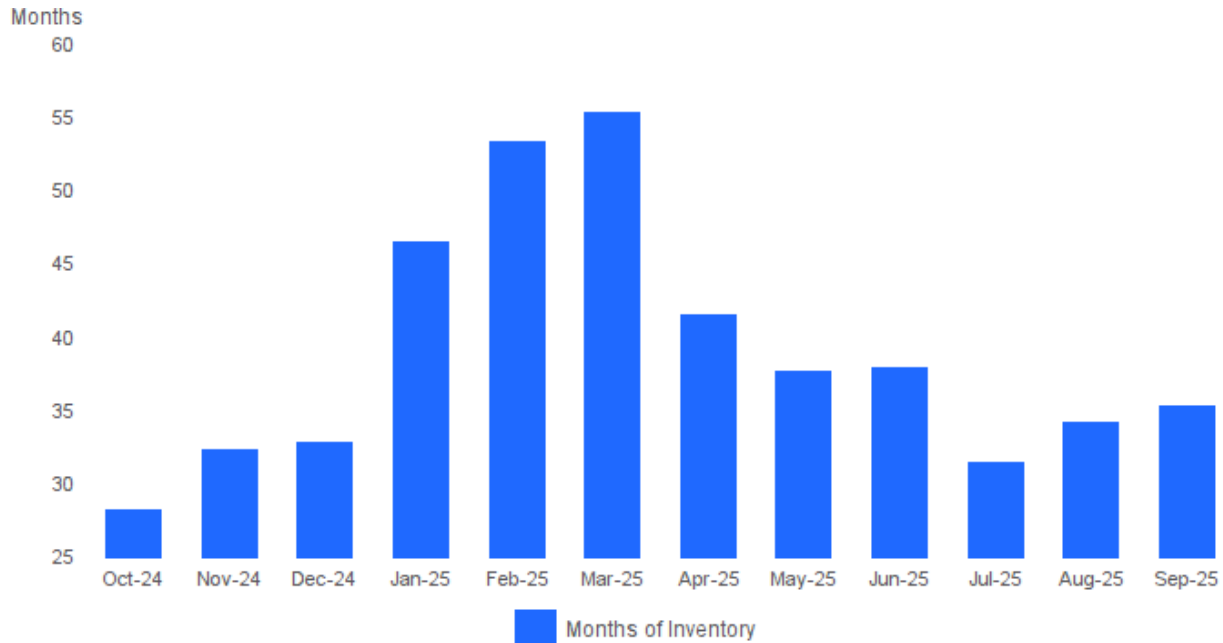
**Unsold Price** | the average active list price



## ABSORPTION RATE

September 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.



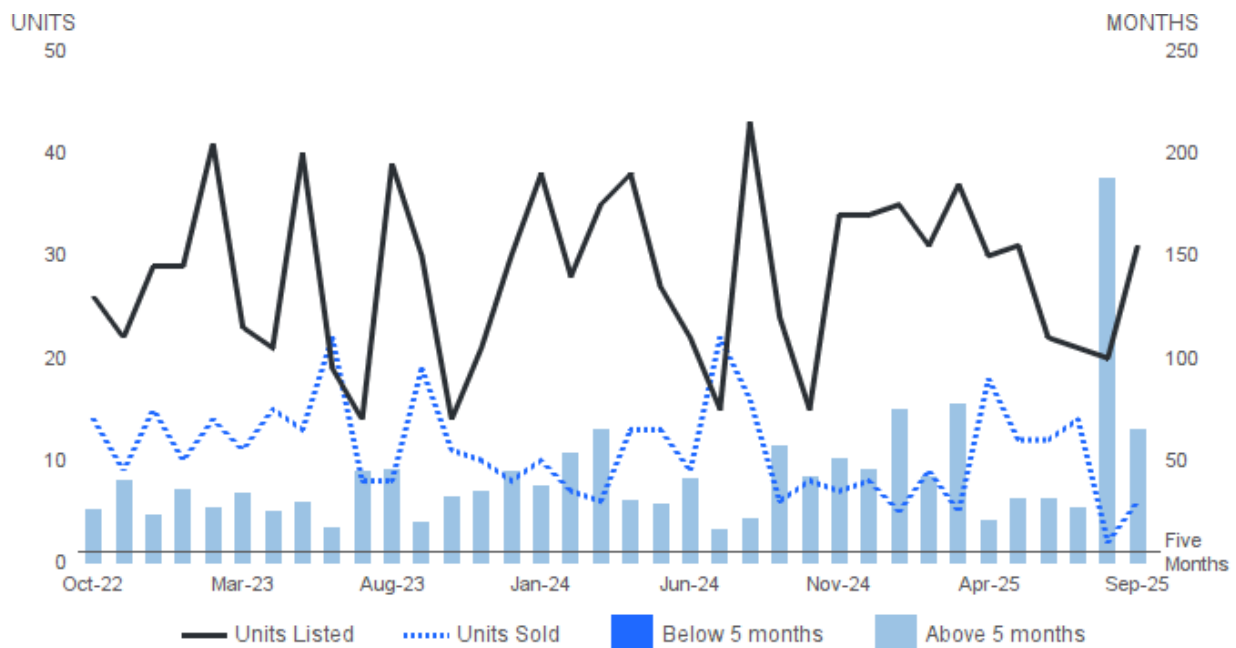
## MONTHS SUPPLY OF INVENTORY

September 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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