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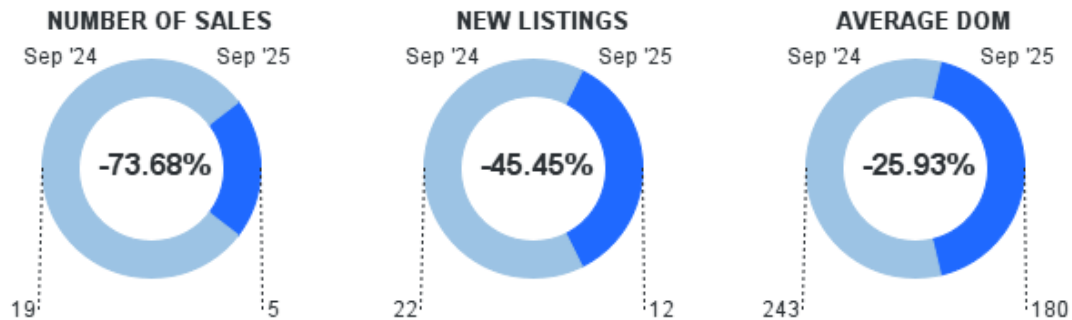
HOME

SEPTEMBER 2025
COLDWELL BANKER AREA REPORTS
ST CROIX, USVI

ST. CROIX | September 2025

REAL ESTATE SNAPSHOT - Change since this time last year

Single Family



88.19% ↑

MEDIAN SALES PRICE
SINGLE FAMILY

5.89% ↑

AVERAGE SALES PRICE
SINGLE FAMILY

109.52% ↑

MEDIAN LIST PRICE
(SOLD LISTINGS)
SINGLE FAMILY

15.18% ↑

AVERAGE LIST PRICE
(SOLD LISTINGS)
SINGLE FAMILY

■ Sep '24 ■ Sep '25

AREA REPORT

ST. CROIX

FULL MARKET SUMMARY

September 2025 | Single Family ?

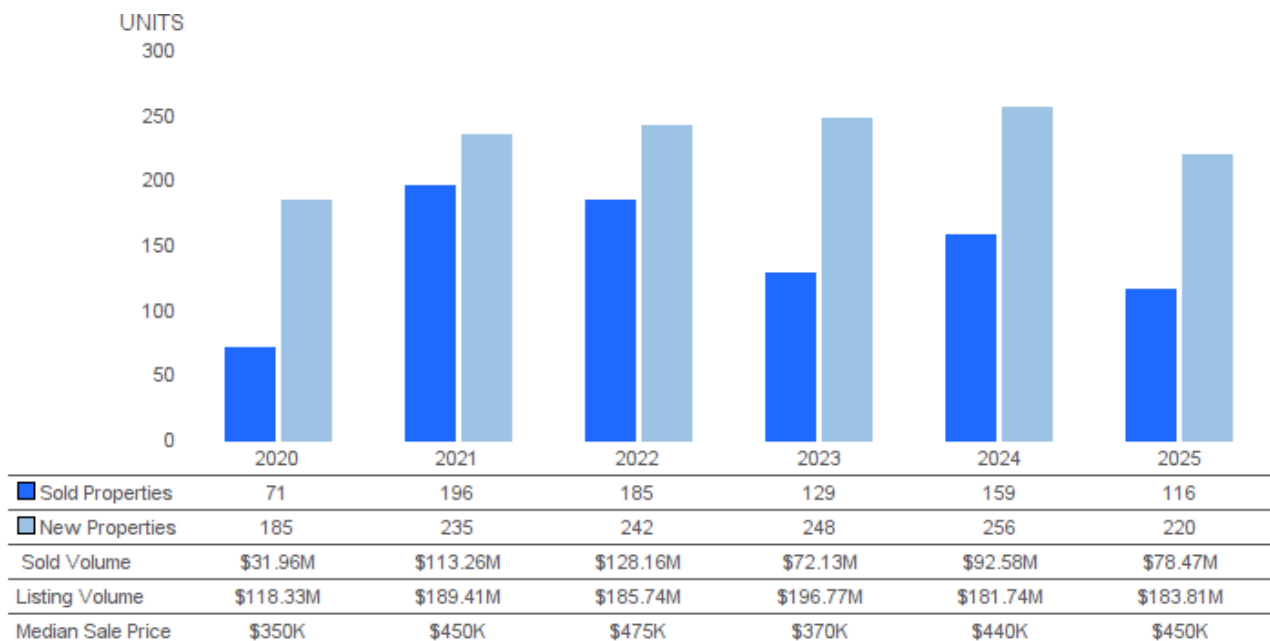
	Month to Date			Year to Date		
	September 2025	September 2024	% Change	YTD 2025	YTD 2024	% Change
New Listings	12	22	-45.45% ↓	220	191	15.18% ↑
Sold Listings	5	19	-73.68% ↓	116	120	-3.33% ↓
Median List Price (Solds)	\$1,100,000	\$525,000	109.52% ↑	\$462,500	\$449,500	2.89% ↑
Median Sold Price	\$988,000	\$525,000	88.19% ↑	\$450,000	\$432,500	4.05% ↑
Median Days on Market	198	214	-7.48% ↓	144	169	-14.79% ↓
Average List Price (Solds)	\$855,600	\$742,868	15.18% ↑	\$726,866	\$614,292	18.33% ↑
Average Sold Price	\$734,600	\$693,763	5.89% ↑	\$676,482	\$575,849	17.48% ↑
Average Days on Market	180	243	-25.93% ↓	193	195	-1.03% ↓
List/Sold Price Ratio	83.2%	94.8%	-12.23% ↓	93.6%	94.2%	-0.64% ↓

SOLD AND NEW PROPERTIES (UNITS)

September 2025 | Single Family ?

Sold Properties | Number of properties sold during the year

New Properties | Number of properties listed during the year.

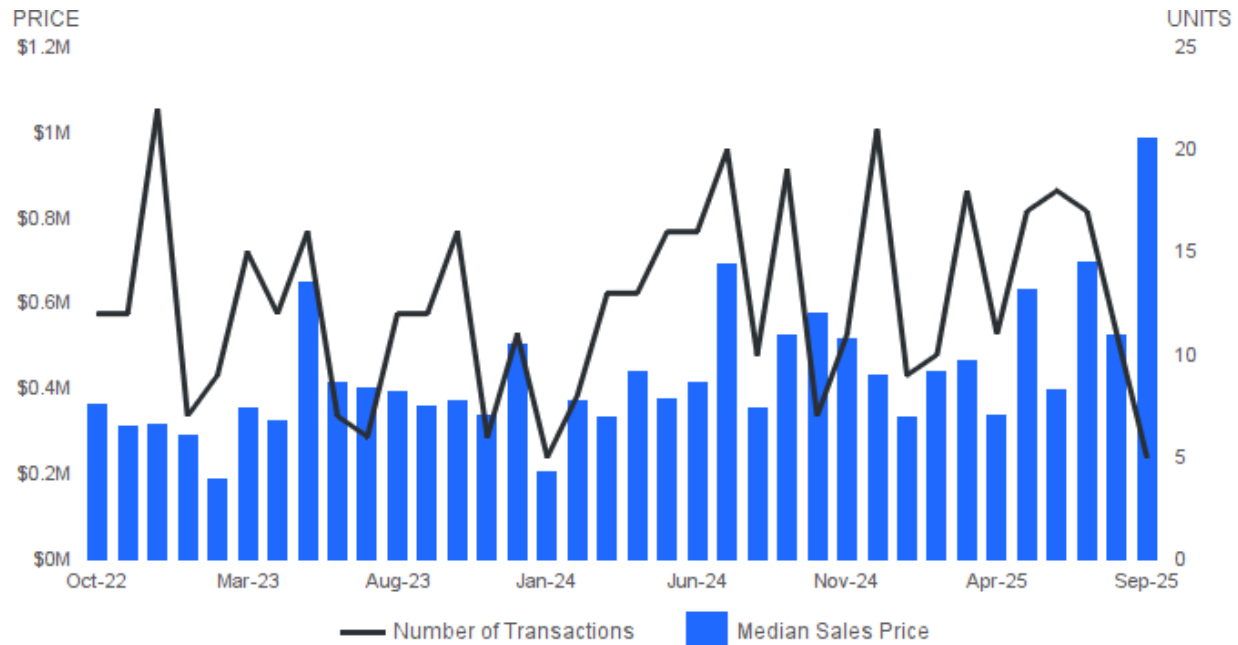


MEDIAN SALES PRICE AND NUMBER OF SALES

September 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.

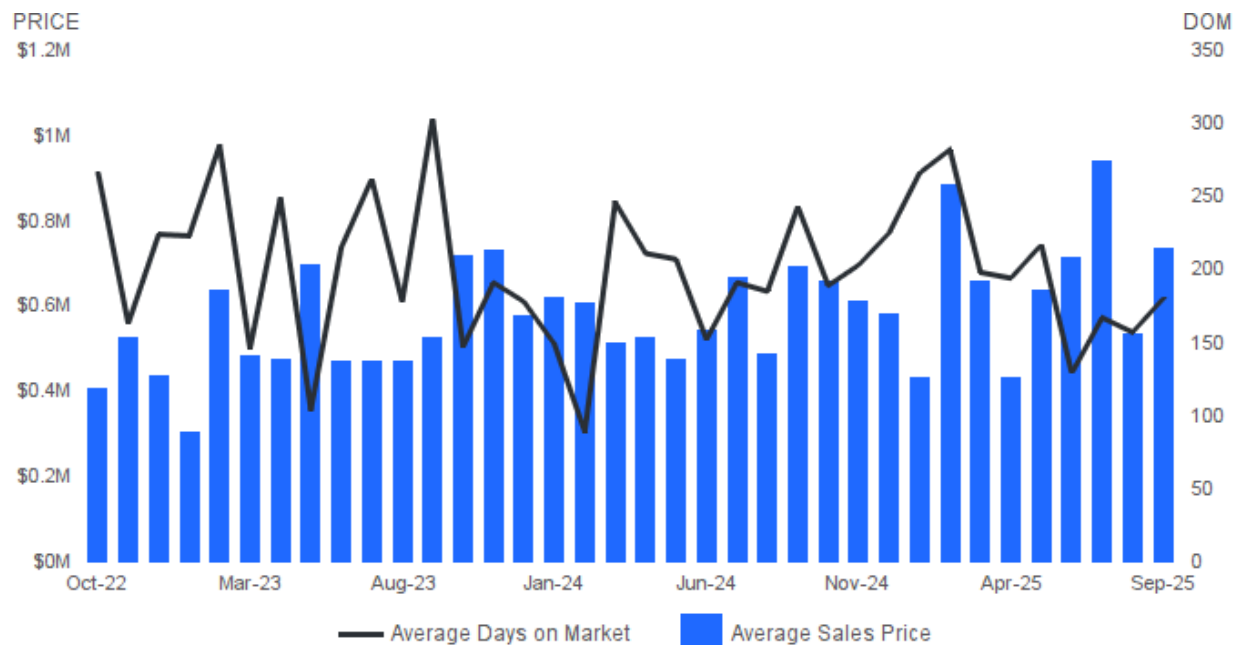


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

September 2025 | Single Family ?

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

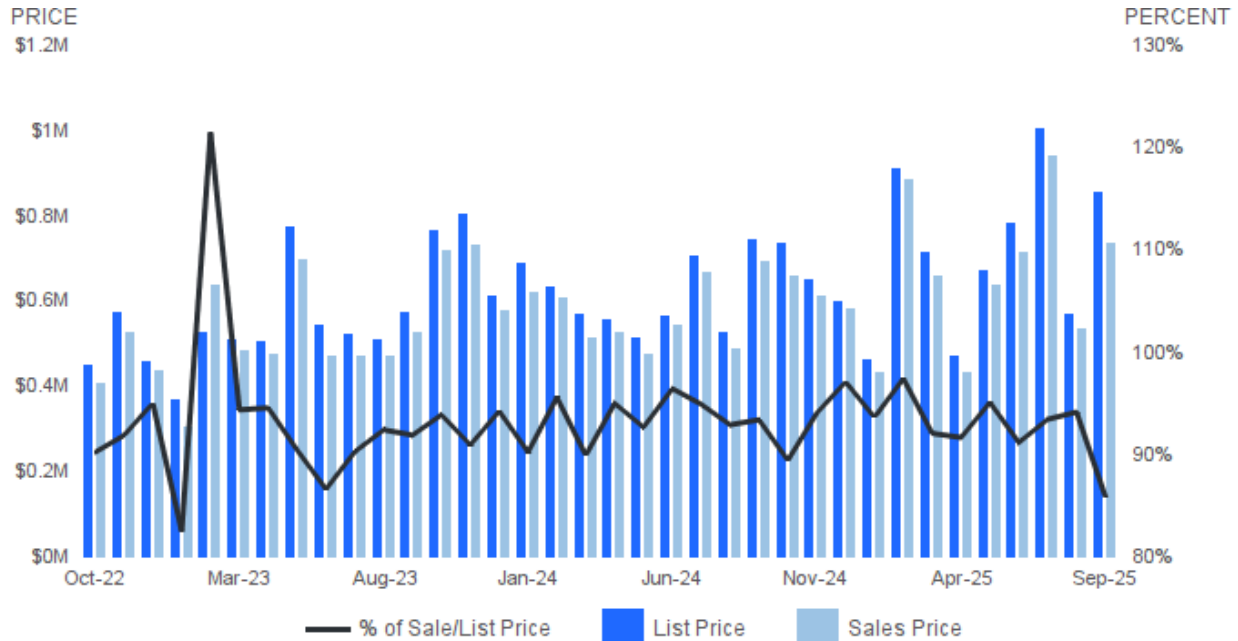
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

September 2025 | Single Family ?

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

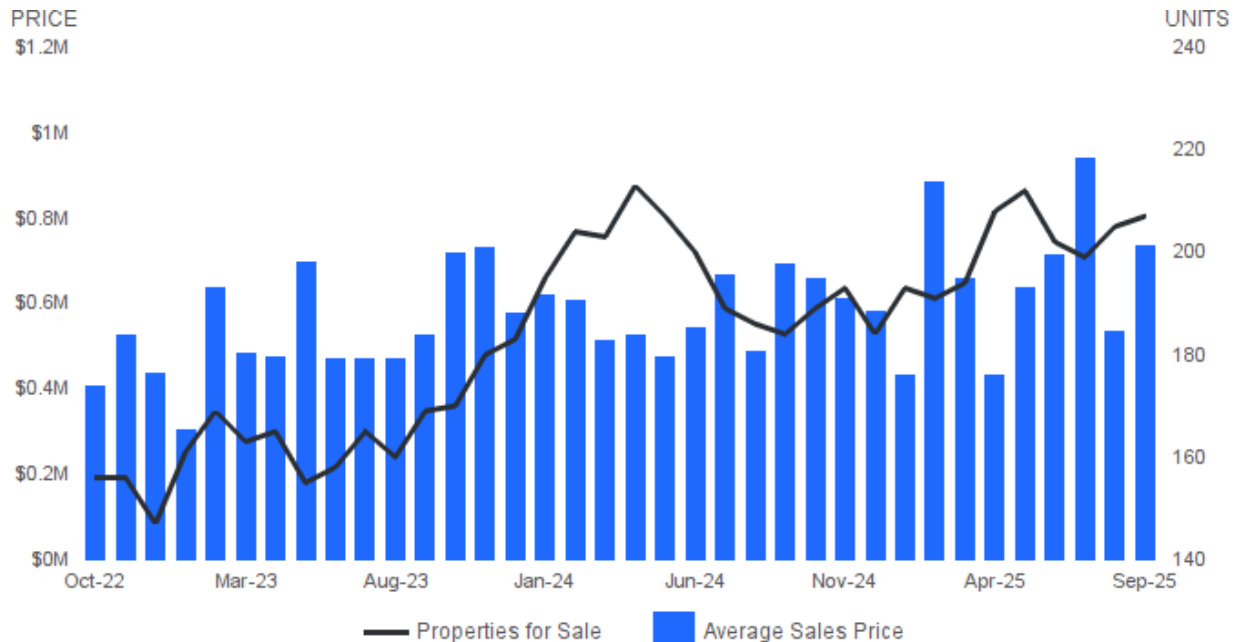


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

September 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.

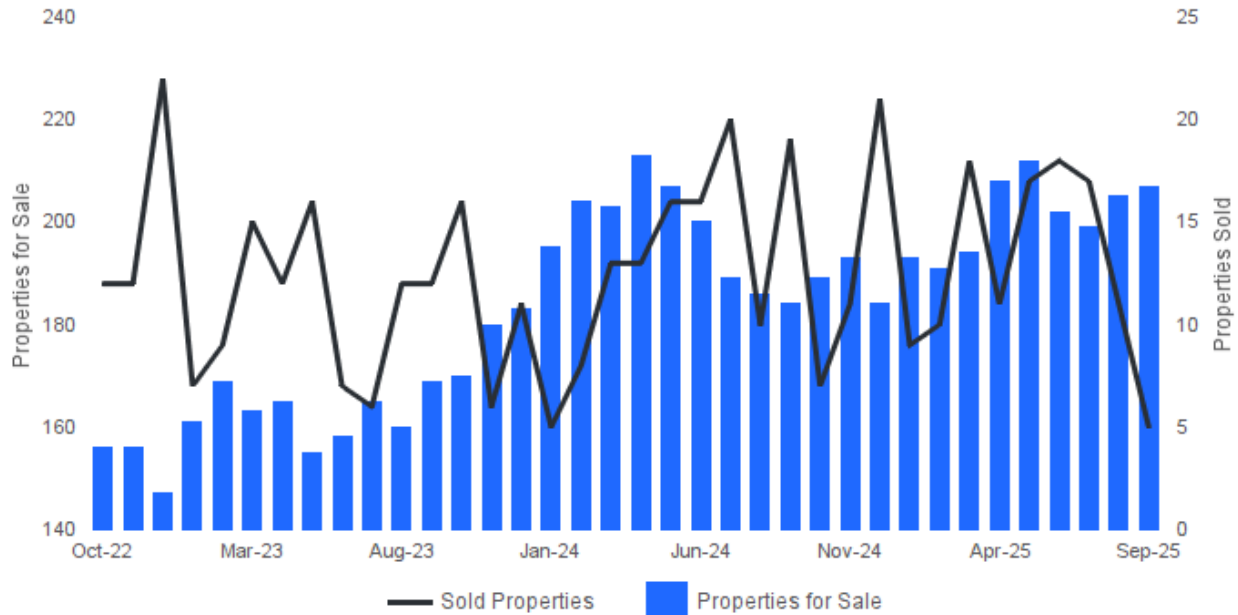


PROPERTIES FOR SALE AND SOLD PROPERTIES

September 2025 | Single Family ?

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

Sold Properties | Number of properties sold.



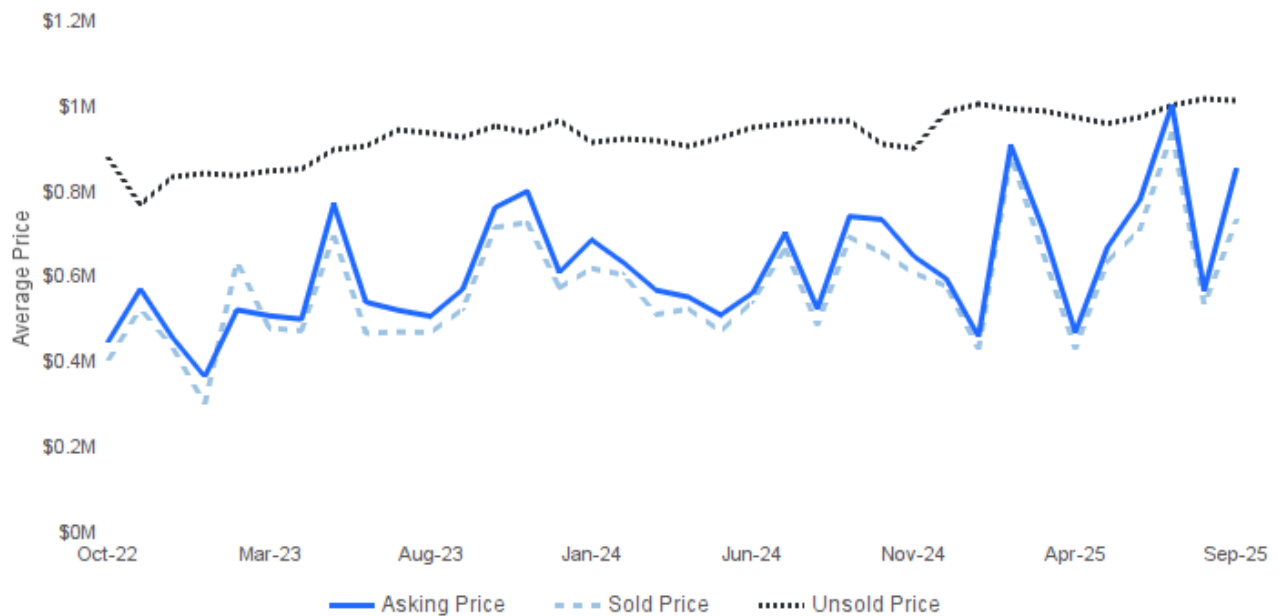
AVERAGE ASKING/SOLD/UNSOLD PRICE

September 2025 | Single Family ?

Asking Price | the average asking price of sold properties

Sold Price | the average selling price

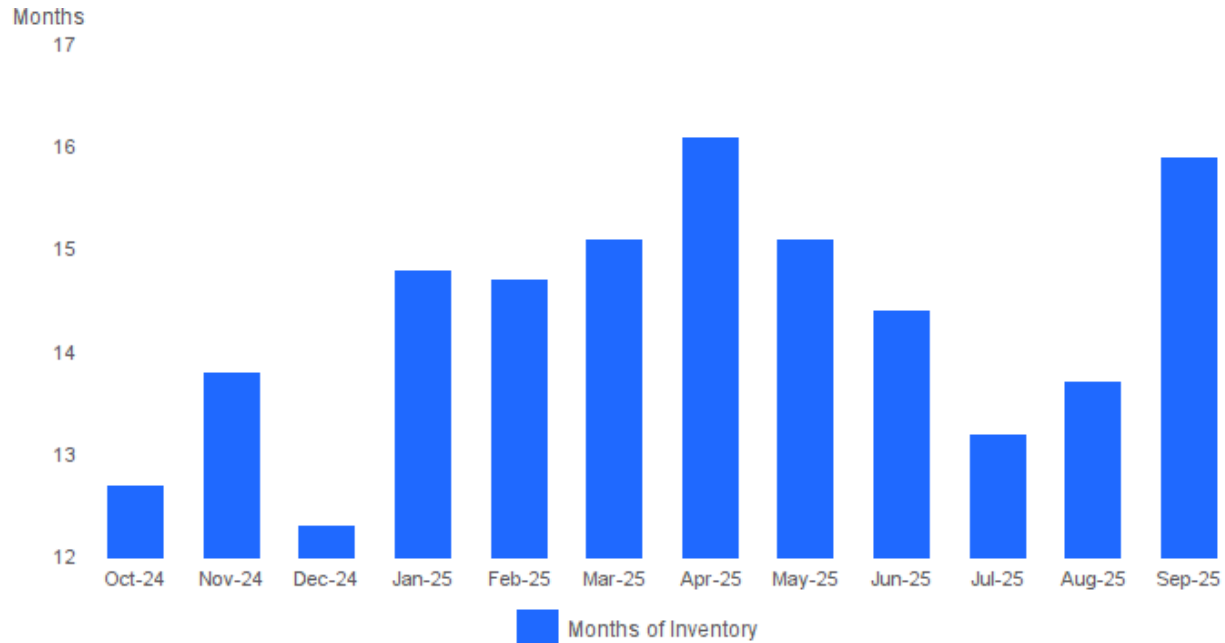
Unsold Price | the average active list price



ABSORPTION RATE

September 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.



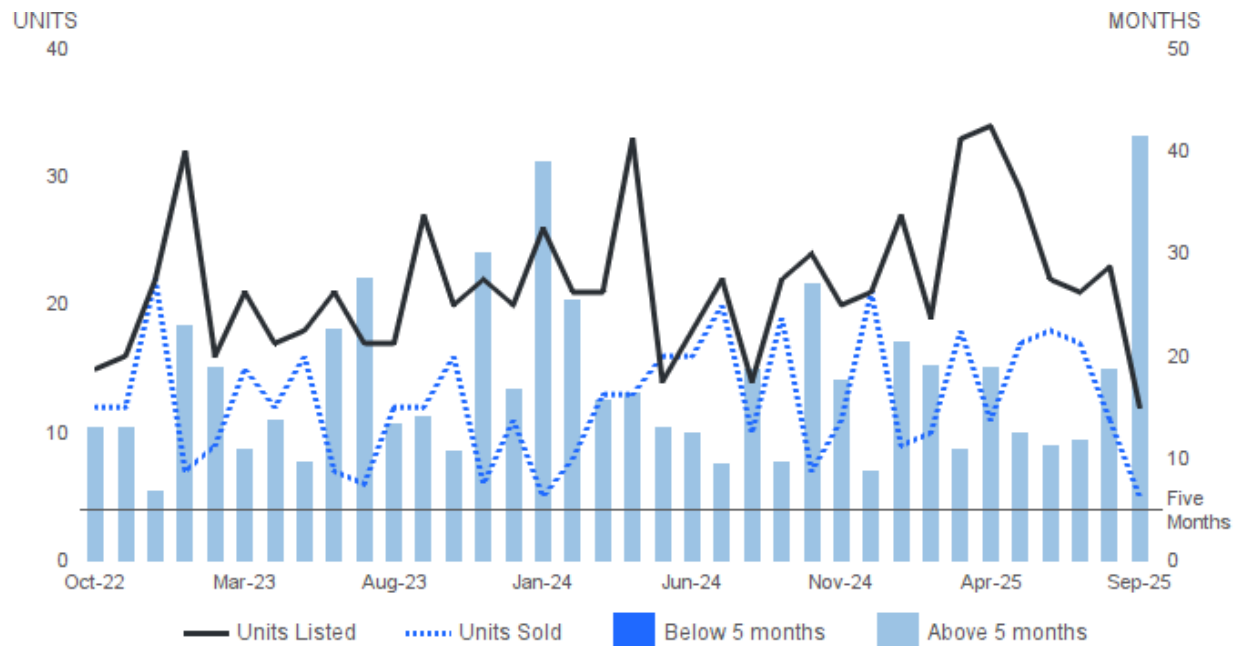
MONTHS SUPPLY OF INVENTORY

September 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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