



www.ChrisAndChristiePowers.com
christiepowersrealtor@gmail.com



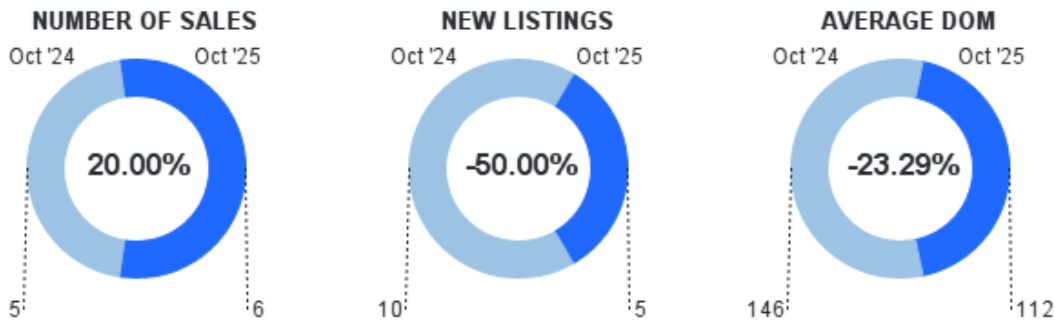
CONDO

OCTOBER 2025
COLDWELL BANKER AREA REPORTS
ST CROIX, USVI

ST. CROIX | October 2025

REAL ESTATE SNAPSHOT - Change since this time last year

Condo



-6.89% ↓

MEDIAN SALES PRICE
CONDO

-8.53% ↓

AVERAGE SALES PRICE
CONDO

-5.36% ↓

MEDIAN LIST PRICE
(SOLD LISTINGS)
CONDO

-5.92% ↓

AVERAGE LIST PRICE
(SOLD LISTINGS)
CONDO

Oct '24 Oct '25

AREA REPORT

ST. CROIX

FULL MARKET SUMMARY

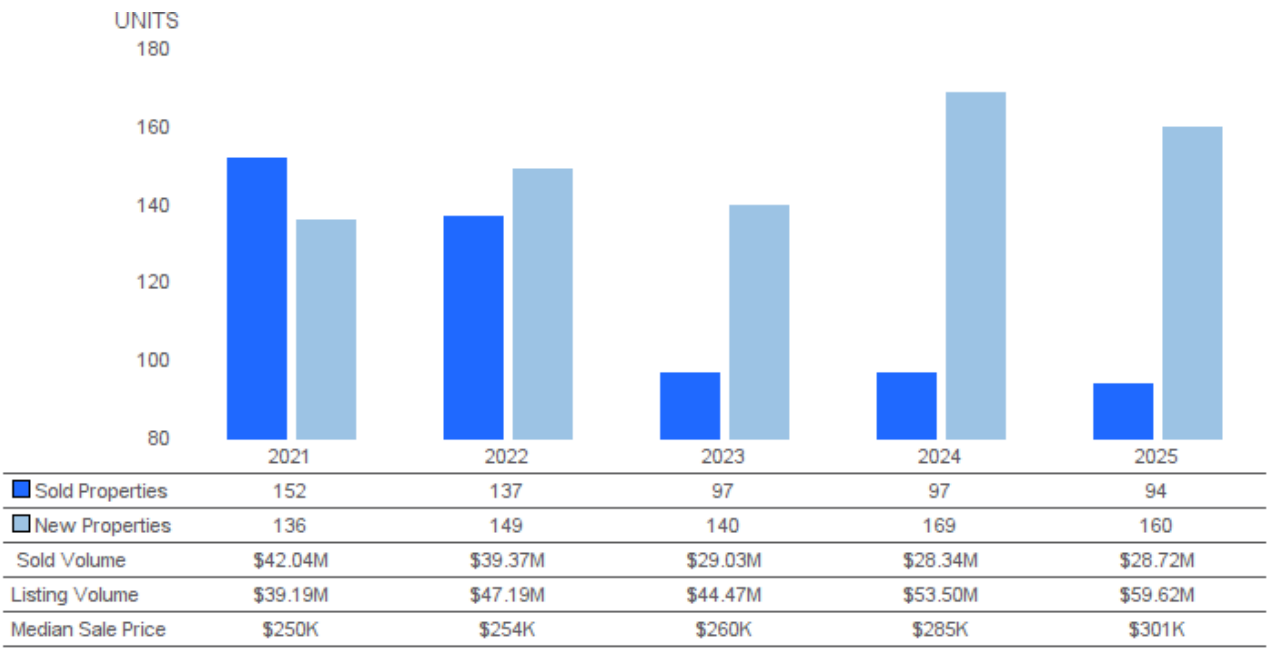
October 2025 | Condo ?

	Month to Date			Year to Date		
	October 2025	October 2024	% Change	YTD 2025	YTD 2024	% Change
New Listings	5	10	-50% ↓	160	138	15.94% ↑
Sold Listings	6	5	20% ↑	94	86	9.3% ↑
Median List Price (Solds)	\$307,500	\$324,900	-5.36% ↓	\$312,500	\$299,000	4.52% ↑
Median Sold Price	\$302,500	\$324,900	-6.89% ↓	\$301,250	\$280,000	7.59% ↑
Median Days on Market	96	109	-11.93% ↓	127	119	6.72% ↑
Average List Price (Solds)	\$364,999	\$387,960	-5.92% ↓	\$323,665	\$311,647	3.86% ↑
Average Sold Price	\$341,161	\$372,960	-8.53% ↓	\$305,490	\$291,225	4.9% ↑
Average Days on Market	112	146	-23.29% ↓	165	162	1.85% ↑
List/Sold Price Ratio	94.3%	94.8%	-0.5% ↓	93.9%	92.5%	1.57% ↑

SOLD AND NEW PROPERTIES (UNITS)

October 2025 | Condo ?

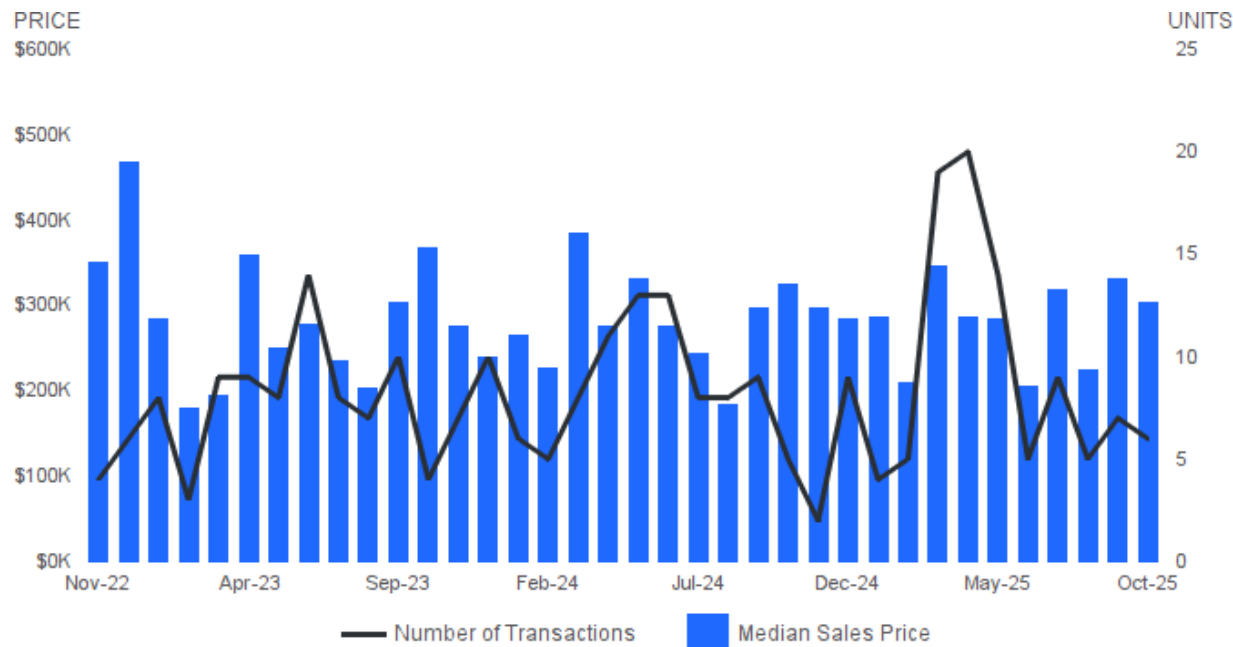
Sold Properties | Number of properties sold during the year
New Properties | Number of properties listed during the year.



MEDIAN SALES PRICE AND NUMBER OF SALES

October 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

October 2025 | Condo ?

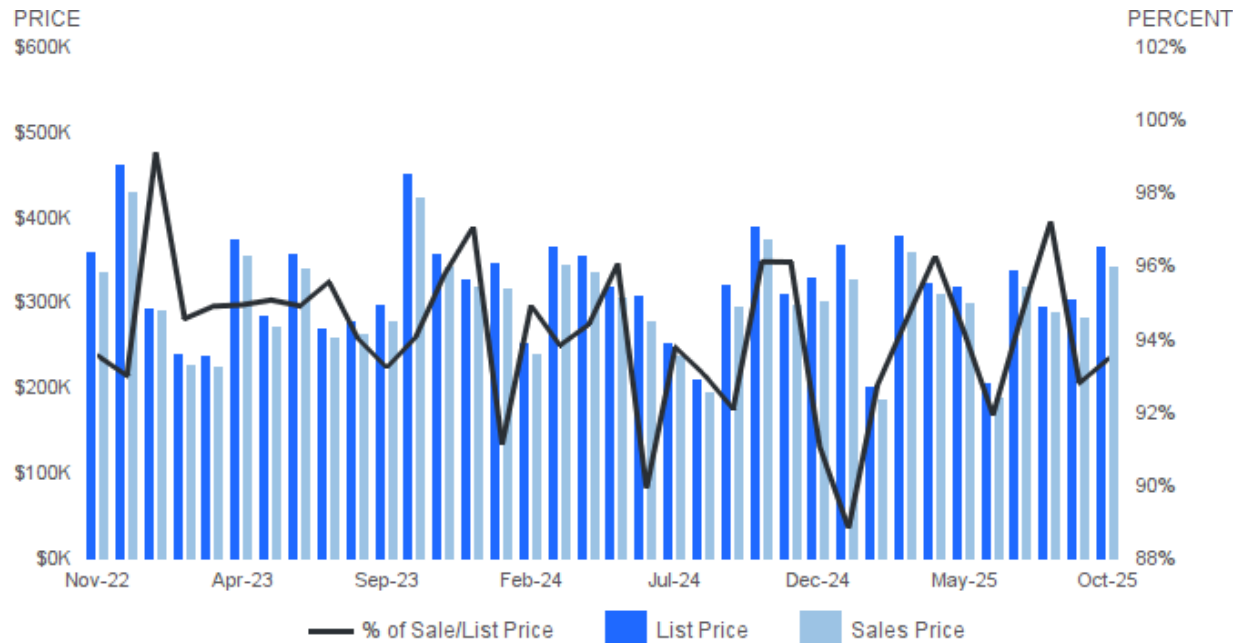
Average Sales Price | Average sales price for all properties sold.
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

October 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

October 2025 | Condo ?

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

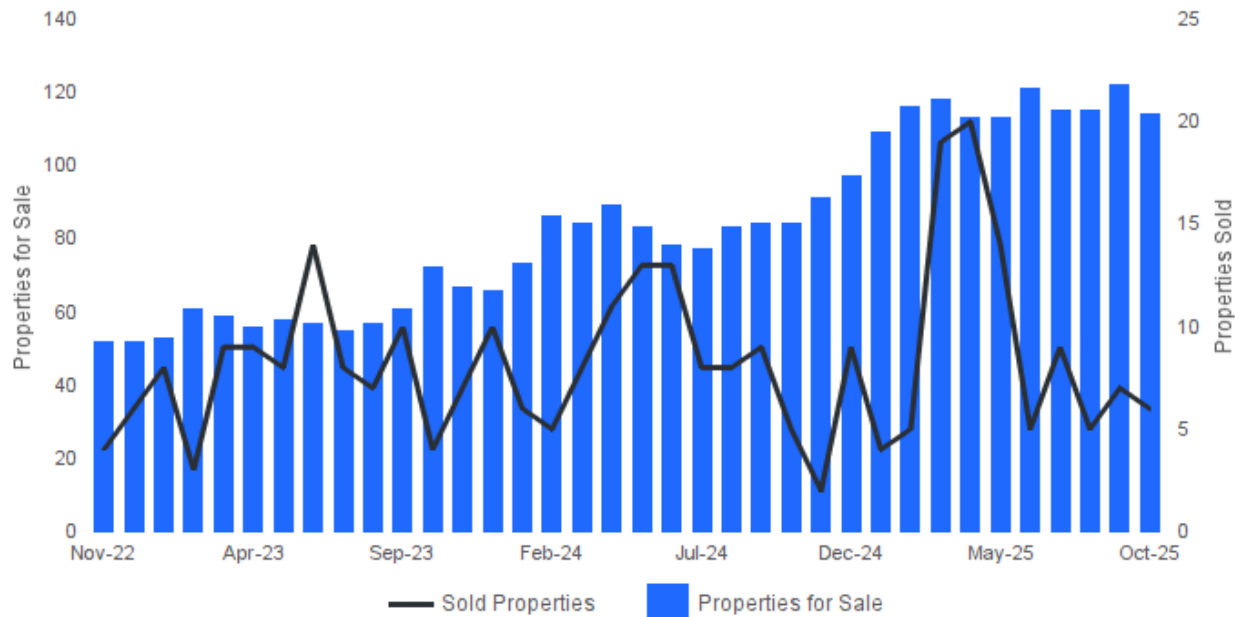
Properties for Sale | Number of properties listed for sale at the end of month.



PROPERTIES FOR SALE AND SOLD PROPERTIES

October 2025 | Condo ?

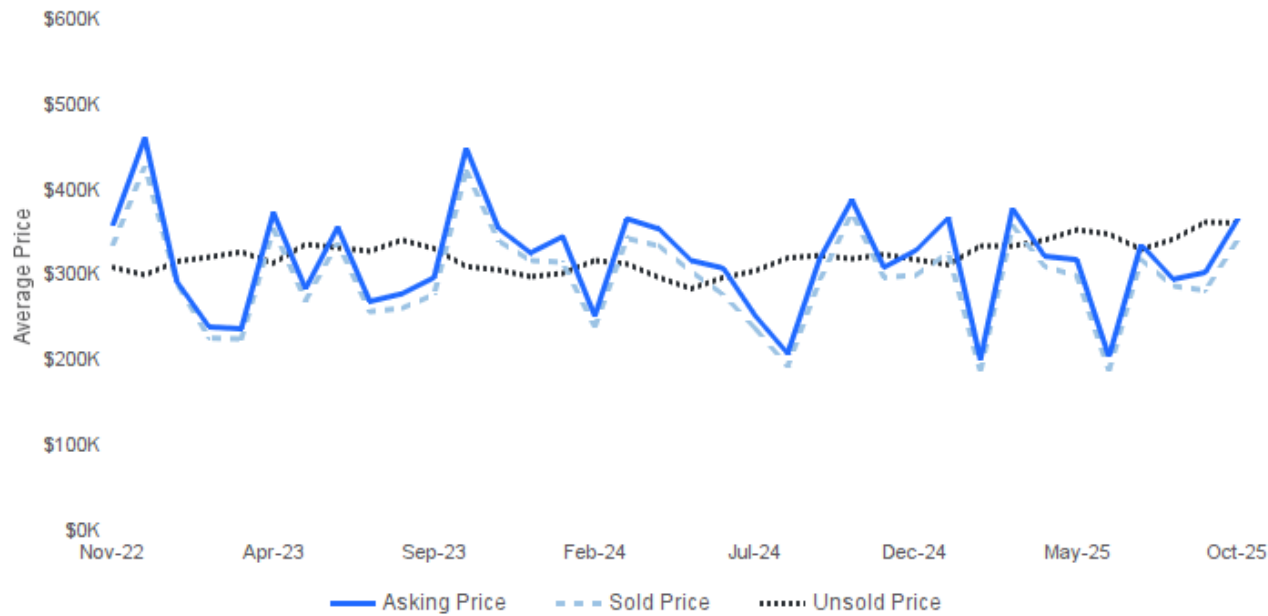
Properties for Sale | Number of properties listed for sale at the end of month.
Sold Properties | Number of properties sold.



AVERAGE ASKING/SOLD/UNSOLD PRICE

October 2025 | Condo ?

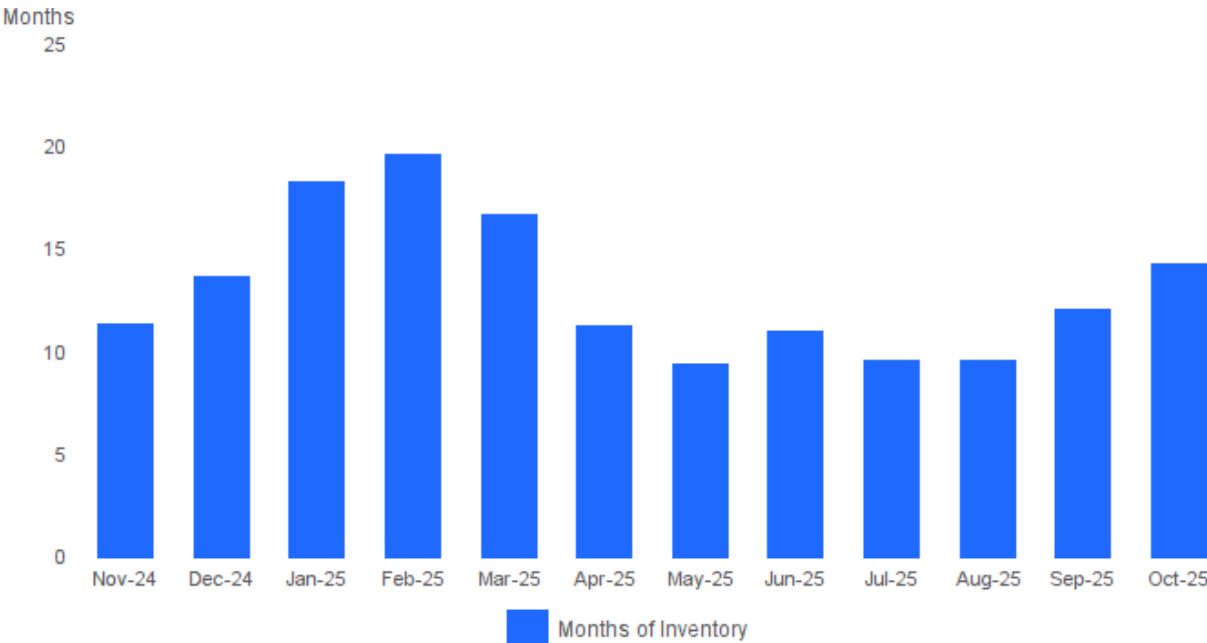
Asking Price | the average asking price of sold properties
Sold Price | the average selling price
Unsold Price | the average active list price



ABSORPTION RATE

October 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.



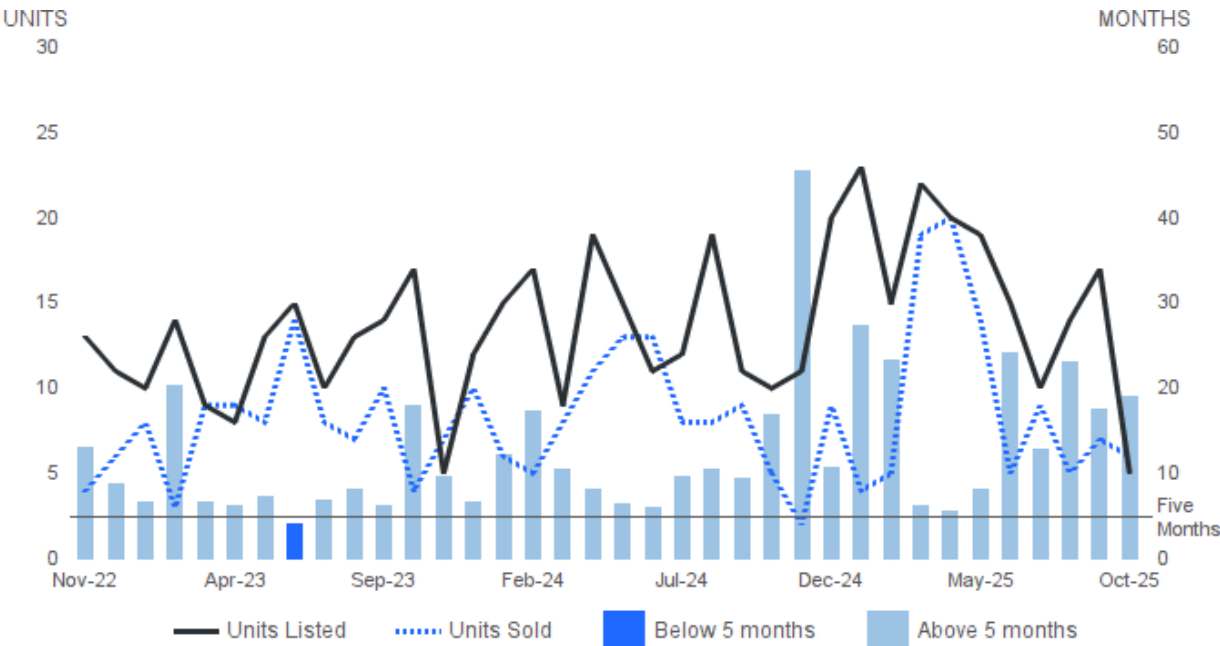
MONTHS SUPPLY OF INVENTORY

October 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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