

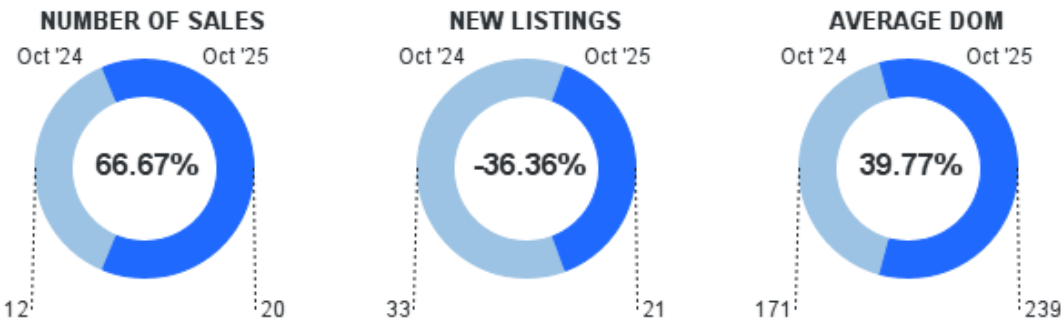


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HOMES & CONDOS

OCTOBER 2025
COLDWELL BANKER AREA REPORTS
ST CROIX, USVI

ST. CROIX | October 2025
REAL ESTATE SNAPSHOT - Change since this time last year
All Property Types



-7.06% ↓

MEDIAN SALES PRICE
ALL PROPERTY TYPES

-2.19% ↓

AVERAGE SALES PRICE
ALL PROPERTY TYPES

-6.83% ↓

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

-2.26% ↓

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

■ Oct '24 ■ Oct '25

AREA REPORT

St. Croix

FULL MARKET SUMMARY

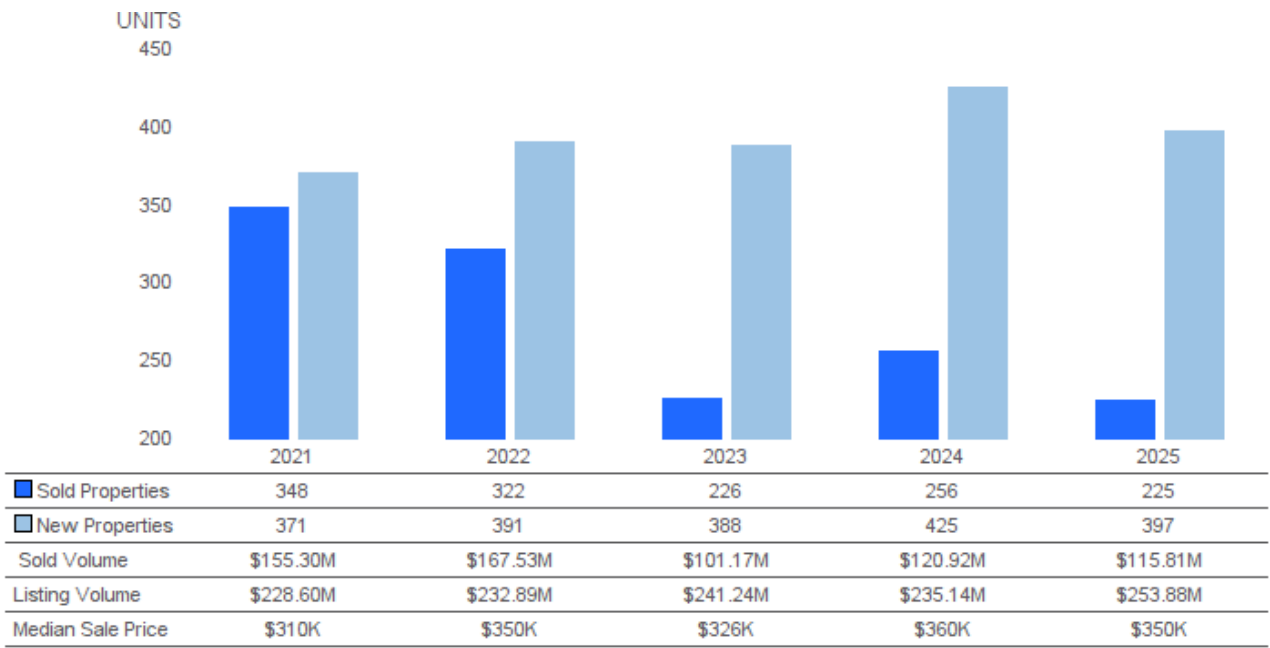
October 2025 | All Property Types ?

	Month to Date			Year to Date		
	October 2025	October 2024	% Change	YTD 2025	YTD 2024	% Change
New Listings	21	33	-36.36% ⬇️	397	352	12.78% ⬆️
Sold Listings	20	12	66.67% ⬆️	225	213	5.63% ⬆️
Median List Price (Solds)	\$382,000	\$410,000	-6.83% ⬇️	\$375,000	\$375,000	0%
Median Sold Price	\$362,484	\$390,000	-7.06% ⬇️	\$350,000	\$352,000	-0.57% ⬇️
Median Days on Market	162	125	29.6% ⬆️	135	140	-3.57% ⬇️
Average List Price (Solds)	\$577,391	\$590,733	-2.26% ⬇️	\$552,168	\$496,083	11.31% ⬆️
Average Sold Price	\$527,248	\$539,066	-2.19% ⬇️	\$514,726	\$463,621	11.02% ⬆️
Average Days on Market	239	171	39.77% ⬆️	187	182	2.75% ⬆️
List/Sold Price Ratio	90.1%	92.8%	-2.91% ⬇️	93.4%	93.4%	-0.02% ⬇️

SOLD AND NEW PROPERTIES (UNITS)

October 2025 | All Property Types ?

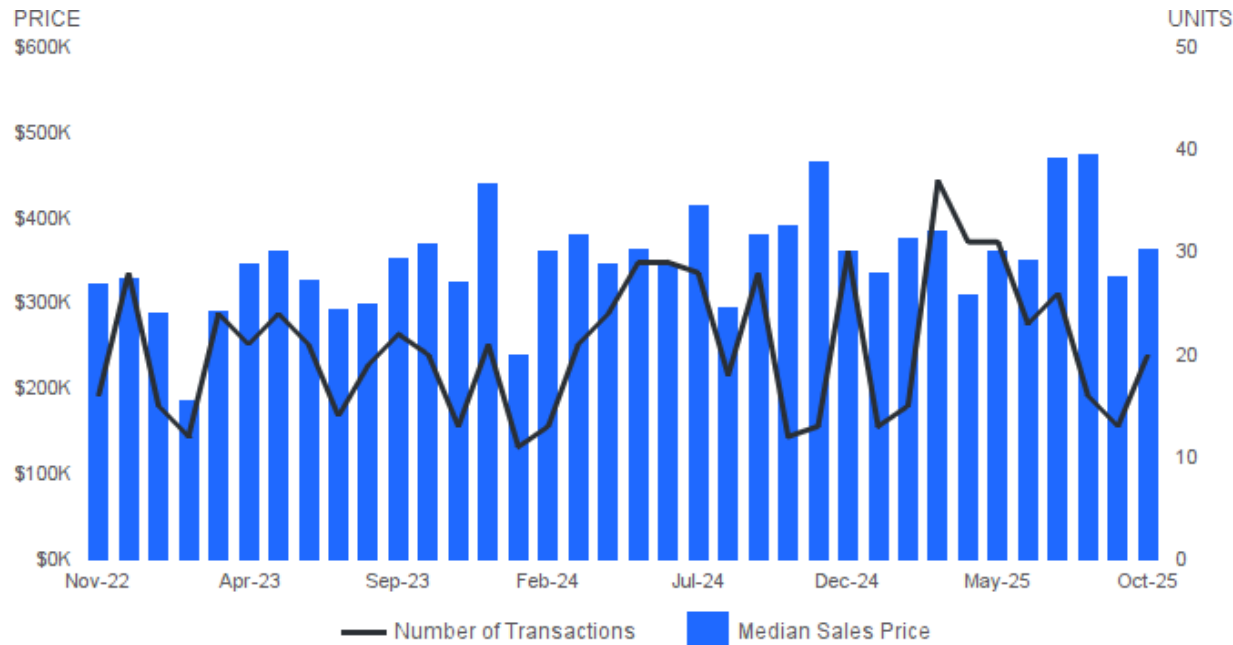
Sold Properties | Number of properties sold during the year
New Properties | Number of properties listed during the year.



MEDIAN SALES PRICE AND NUMBER OF SALES

October 2025 | All Property Types ?

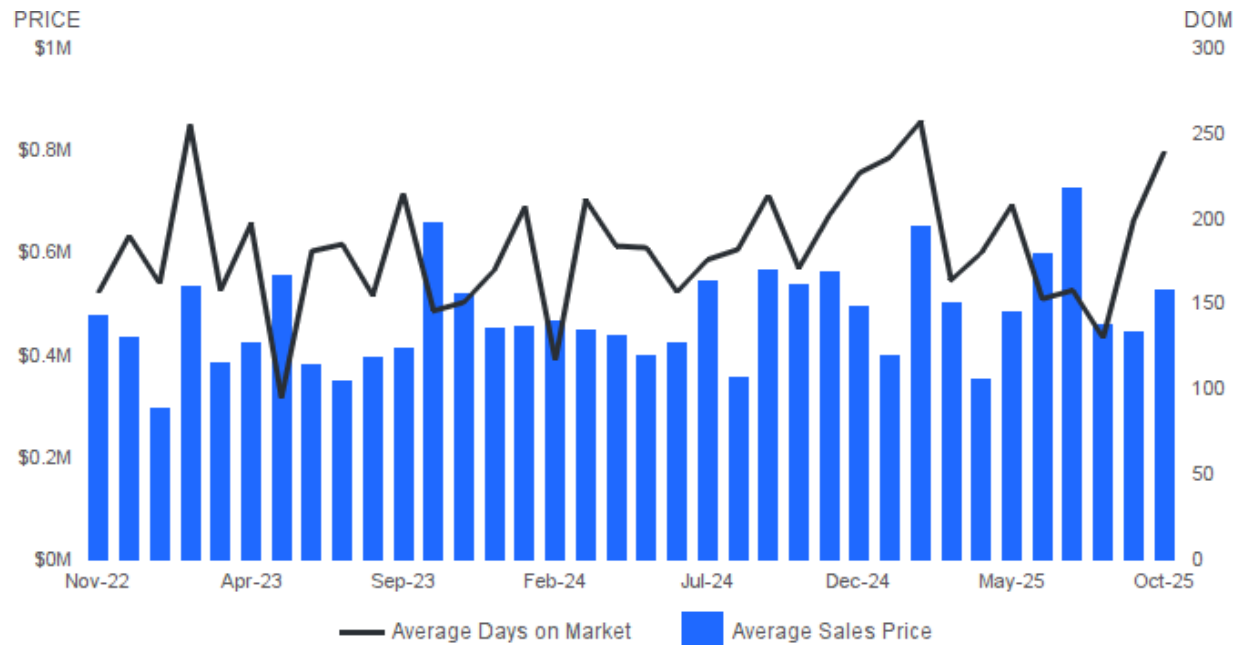
Median Sales Price | Price of the ""middle"" property sold -an equal number of sales were above and below this price.
Number of Sales | Number of properties sold.



AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

October 2025 | All Property Types ?

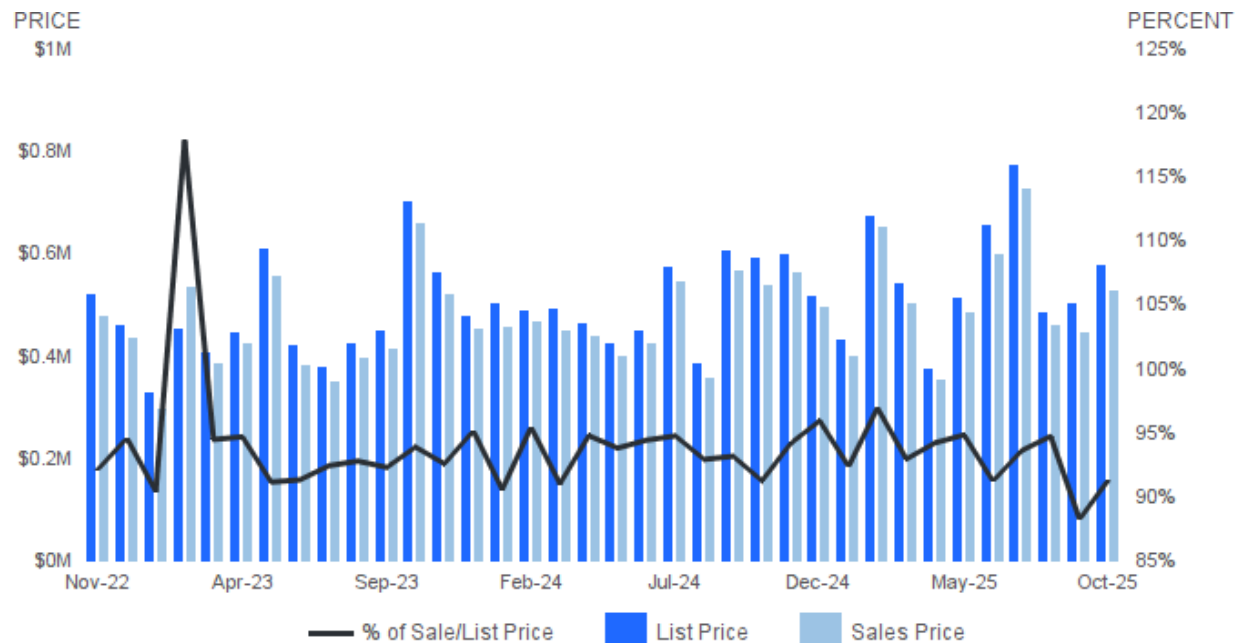
Average Sales Price | Average sales price for all properties sold.
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

October 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

October 2025 | All Property Types ?

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

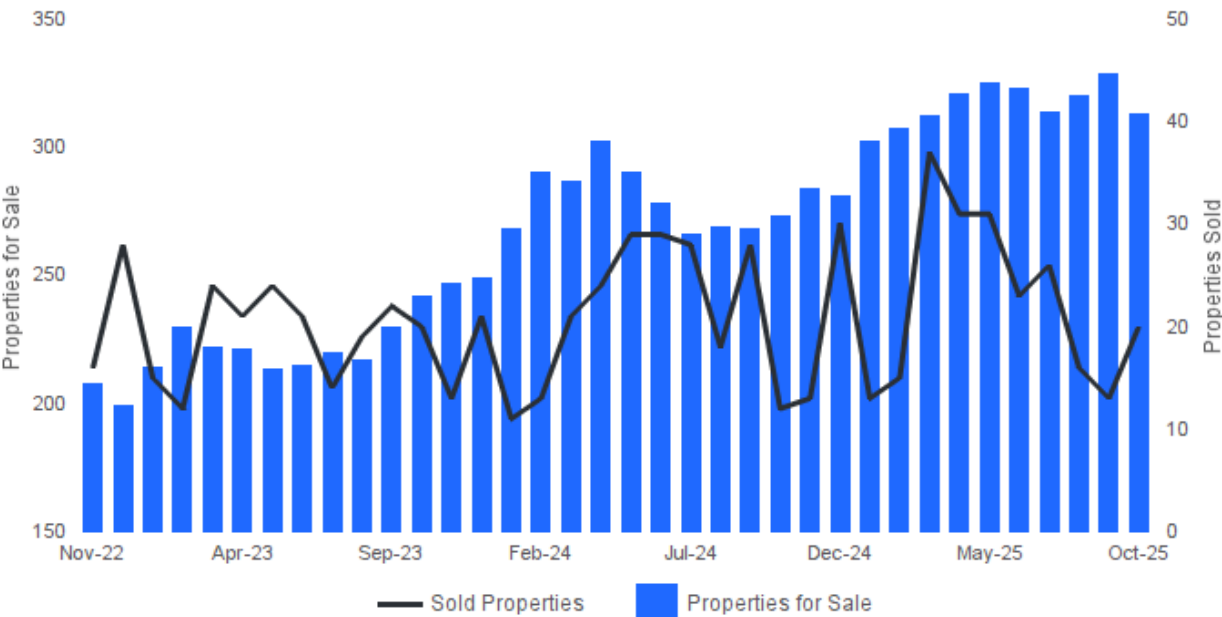
Properties for Sale | Number of properties listed for sale at the end of month.



PROPERTIES FOR SALE AND SOLD PROPERTIES

October 2025 | All Property Types ?

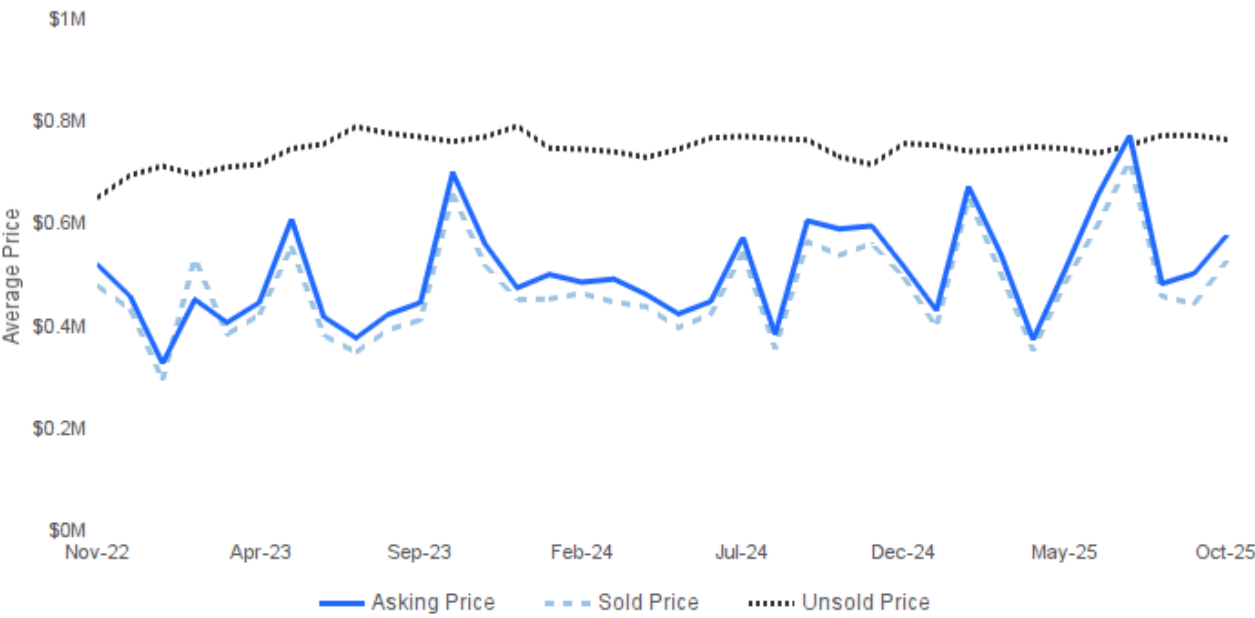
Properties for Sale | Number of properties listed for sale at the end of month.
Sold Properties | Number of properties sold.



AVERAGE ASKING/SOLD/UNSOLD PRICE

October 2025 | All Property Types ?

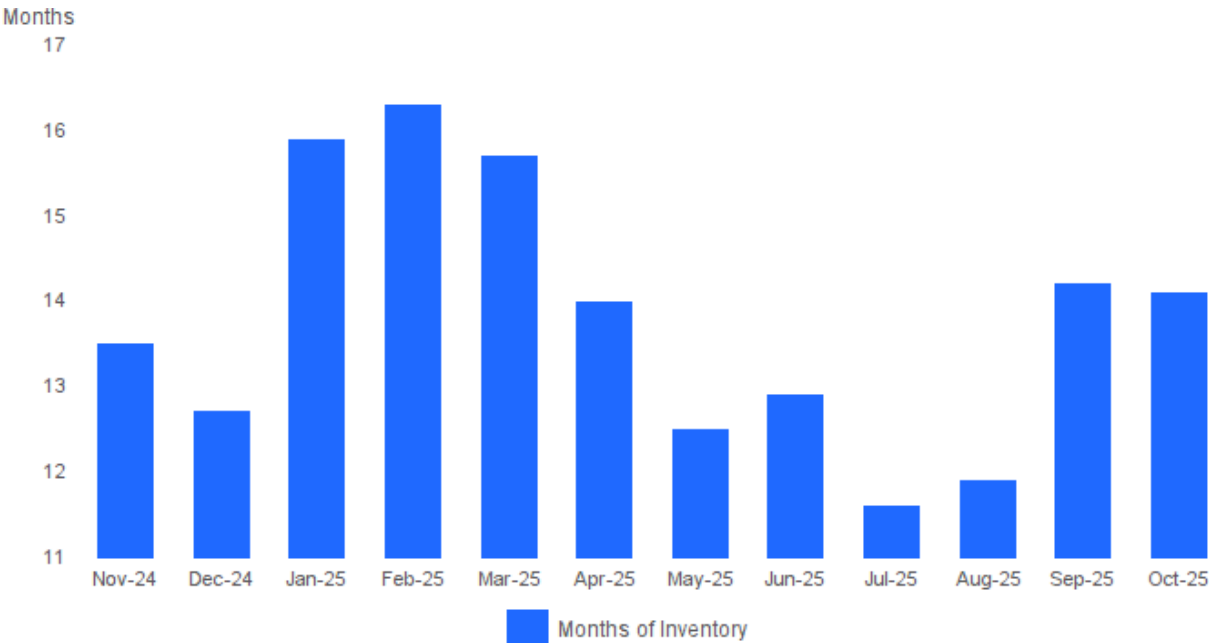
Asking Price | the average asking price of sold properties
Sold Price | the average selling price
Unsold Price | the average active list price



ABSORPTION RATE

October 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.



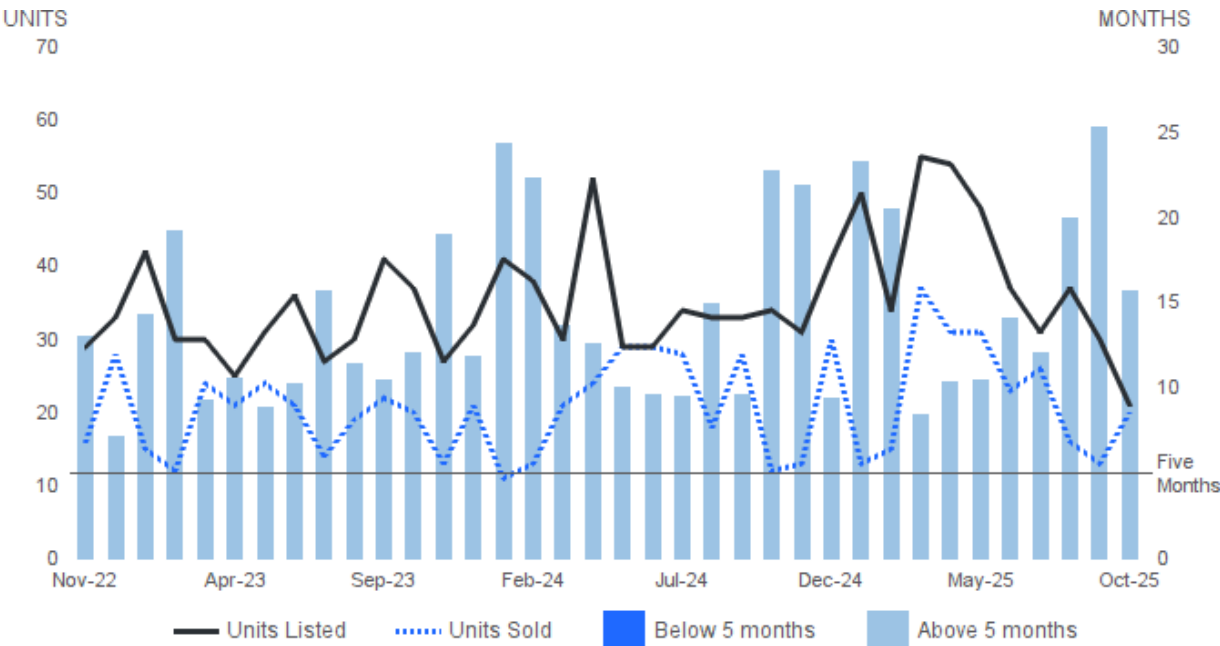
MONTHS SUPPLY OF INVENTORY

October 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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