



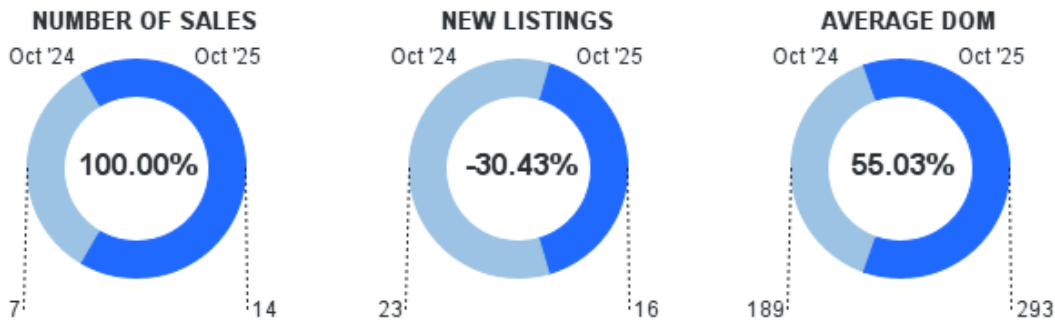
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HOME

OCTOBER 2025
COLDWELL BANKER AREA REPORTS
ST CROIX, USVI

ST. CROIX | October 2025
REAL ESTATE SNAPSHOT - Change since this time last year
Single Family



-32.17% ↓

MEDIAN SALES PRICE
SINGLE FAMILY

-7.71% ↓

AVERAGE SALES PRICE
SINGLE FAMILY

-38.63% ↓

**MEDIAN LIST PRICE
(SOLD LISTINGS)**
SINGLE FAMILY

-9.13% ↓

**AVERAGE LIST PRICE
(SOLD LISTINGS)**
SINGLE FAMILY

■ Oct '24 ■ Oct '25

AREA REPORT

ST. CROIX

FULL MARKET SUMMARY

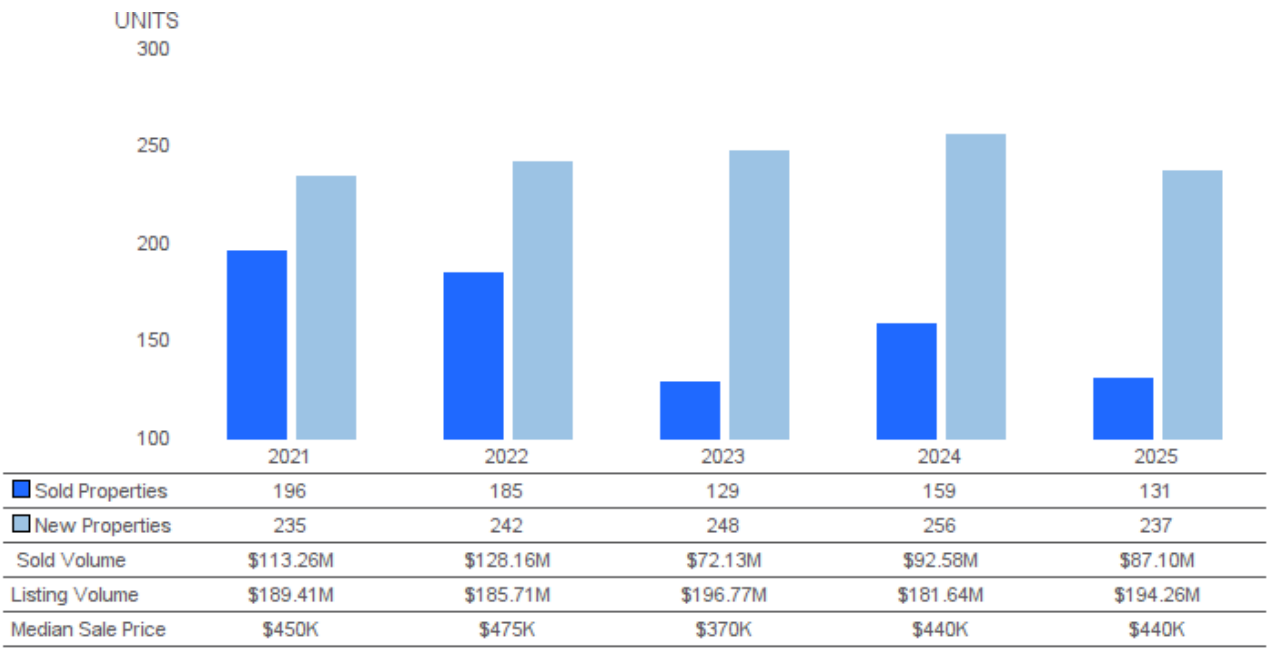
October 2025 | Single Family ?

	Month to Date			Year to Date		
	October 2025	October 2024	% Change	YTD 2025	YTD 2024	% Change
New Listings	16	23	-30.43% ↓	237	214	10.75% ↑
Sold Listings	14	7	100% ↑	131	127	3.15% ↑
Median List Price (Solds)	\$398,916	\$650,000	-38.63% ↓	\$439,500	\$450,000	-2.33% ↓
Median Sold Price	\$390,000	\$575,000	-32.17% ↓	\$440,000	\$435,000	1.15% ↑
Median Days on Market	193	196	-1.53% ↓	148	171	-13.45% ↓
Average List Price (Solds)	\$668,416	\$735,571	-9.13% ↓	\$716,132	\$620,977	15.32% ↑
Average Sold Price	\$607,000	\$657,714	-7.71% ↓	\$664,866	\$580,362	14.56% ↑
Average Days on Market	293	189	55.03% ↑	203	195	4.1% ↑
List/Sold Price Ratio	88.2%	91.3%	-3.37% ↓	93%	94%	-1.1% ↓

SOLD AND NEW PROPERTIES (UNITS)

October 2025 | Single Family ?

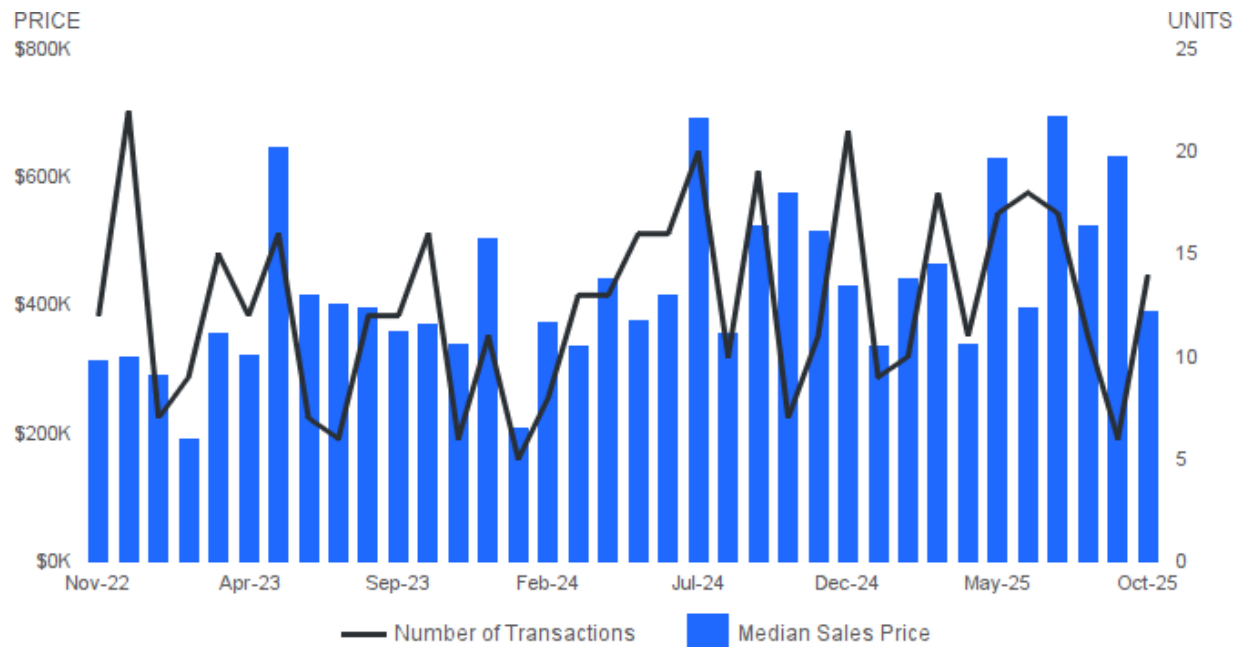
Sold Properties | Number of properties sold during the year
New Properties | Number of properties listed during the year.



MEDIAN SALES PRICE AND NUMBER OF SALES

October 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

October 2025 | Single Family ?

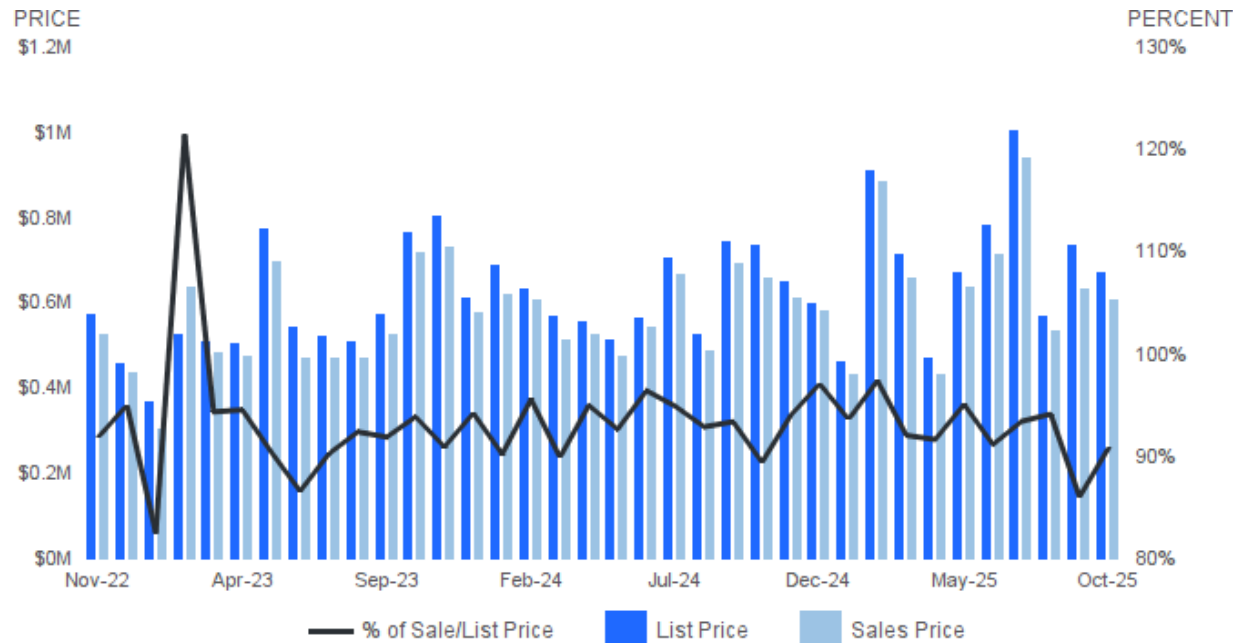
Average Sales Price | Average sales price for all properties sold.
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

October 2025 | Single Family ?

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

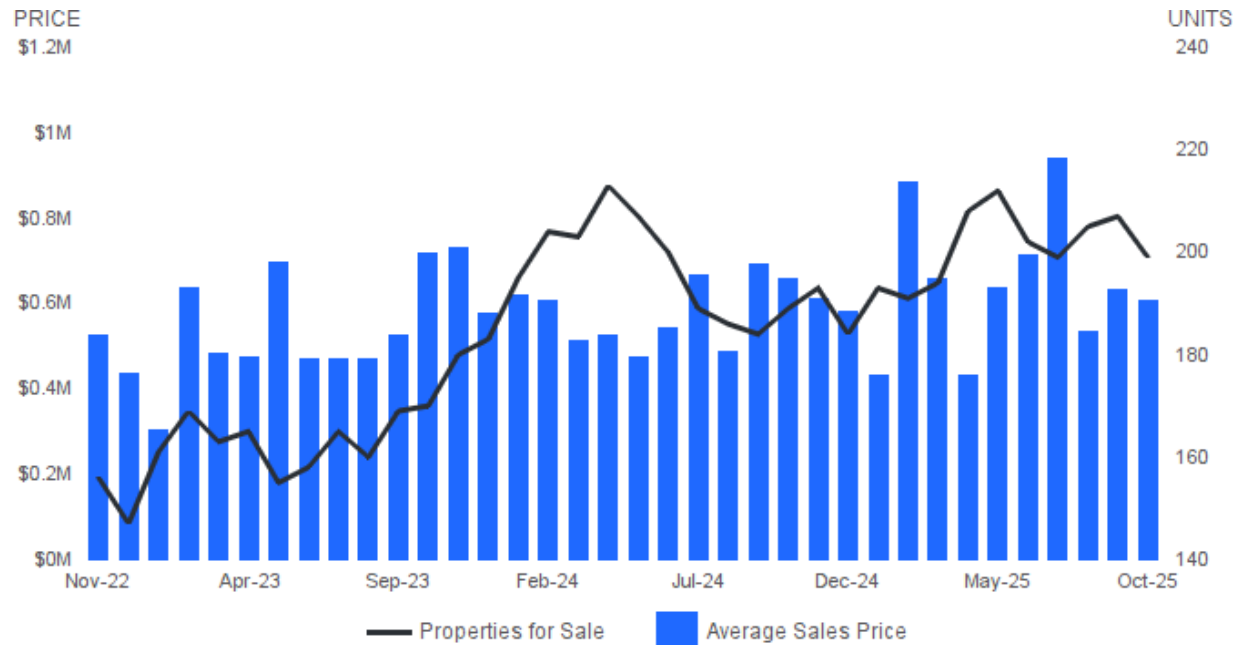


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

October 2025 | Single Family ?

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

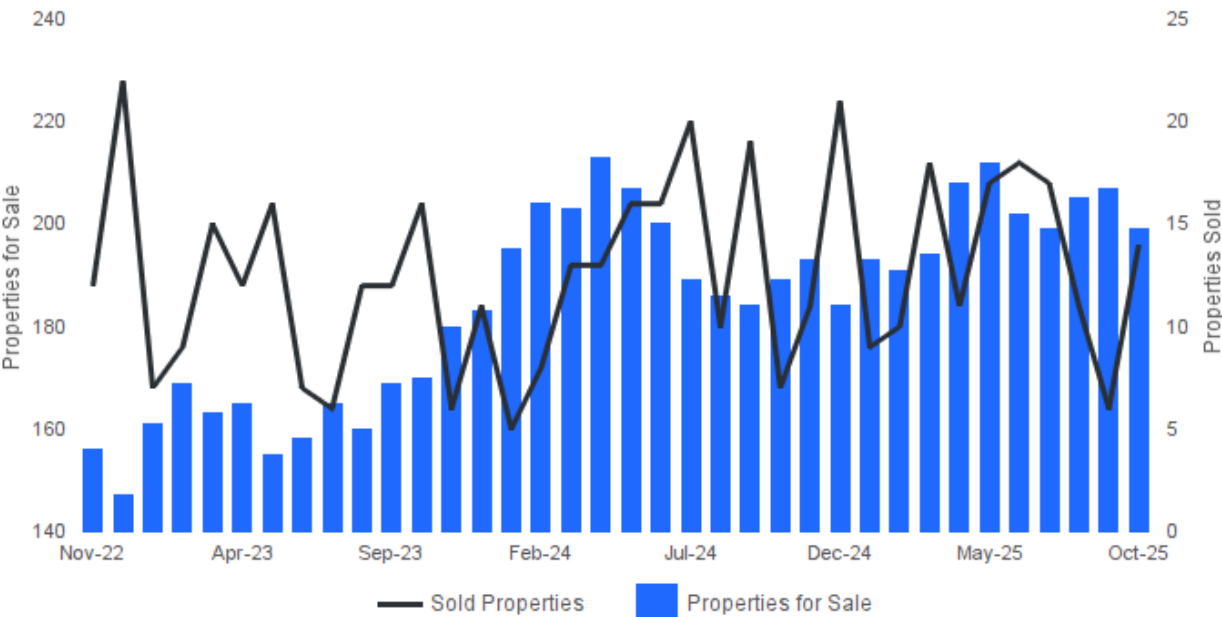
Properties for Sale | Number of properties listed for sale at the end of month.



PROPERTIES FOR SALE AND SOLD PROPERTIES

October 2025 | Single Family ?

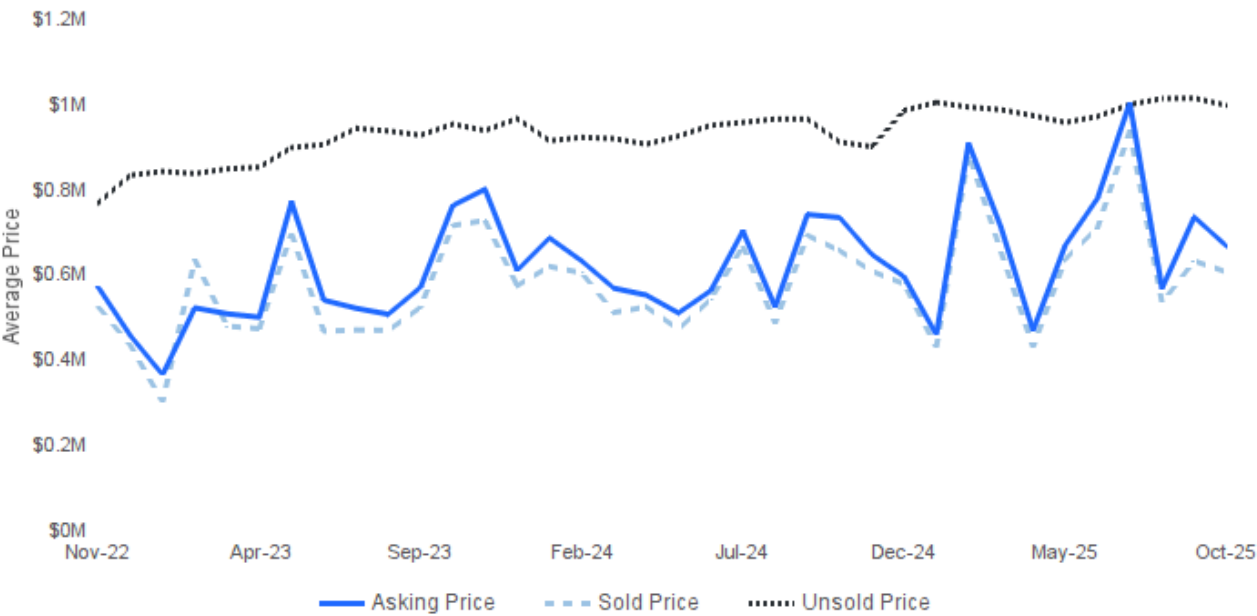
Properties for Sale | Number of properties listed for sale at the end of month.
Sold Properties | Number of properties sold.



AVERAGE ASKING/SOLD/UNSOLD PRICE

October 2025 | Single Family ?

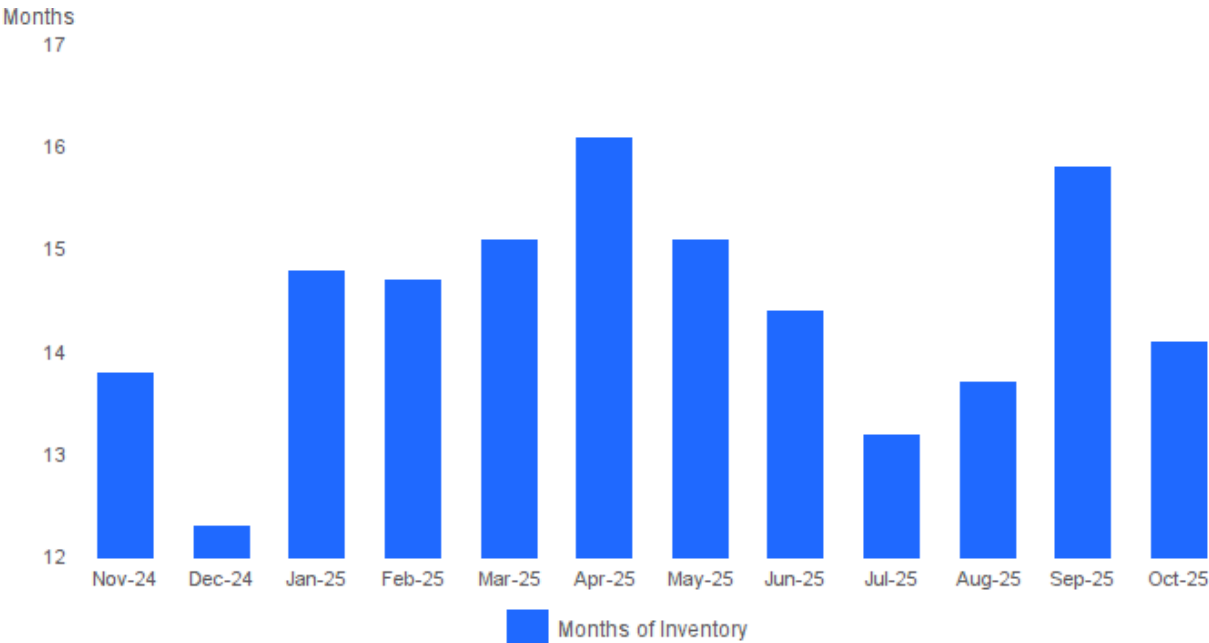
Asking Price | the average asking price of sold properties
Sold Price | the average selling price
Unsold Price | the average active list price



ABSORPTION RATE

October 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.



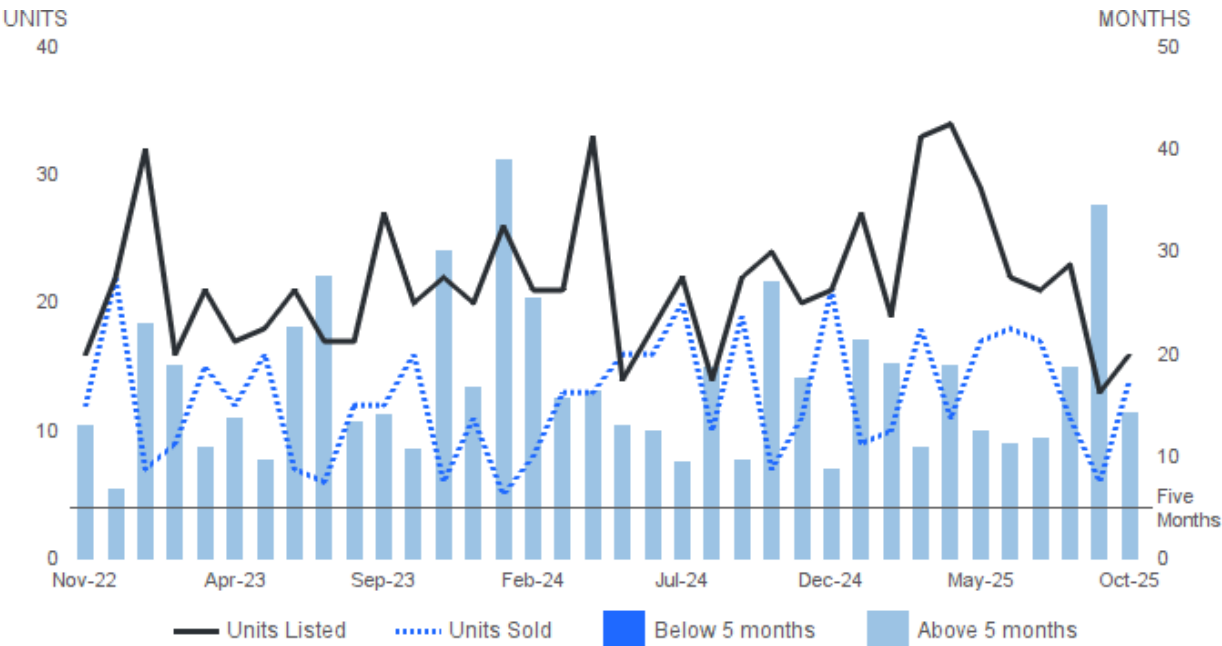
MONTHS SUPPLY OF INVENTORY

October 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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