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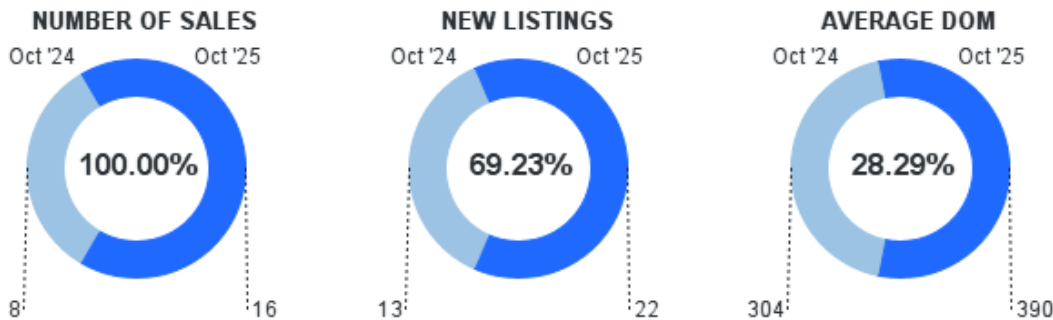
LAND

OCTOBER 2025
COLDWELL BANKER AREA REPORTS
ST CROIX, USVI

ST. CROIX | October 2025

REAL ESTATE SNAPSHOT - Change since this time last year

Lots/Acres



37.78% ↑

MEDIAN SALES PRICE
LOTS/ACRES

89.57% ↑

AVERAGE SALES PRICE
LOTS/ACRES

39.24% ↑

MEDIAN LIST PRICE
(SOLD LISTINGS)
LOTS/ACRES

58.28% ↑

AVERAGE LIST PRICE
(SOLD LISTINGS)
LOTS/ACRES

Oct '24 Oct '25

AREA REPORT

ST. CROIX

FULL MARKET SUMMARY

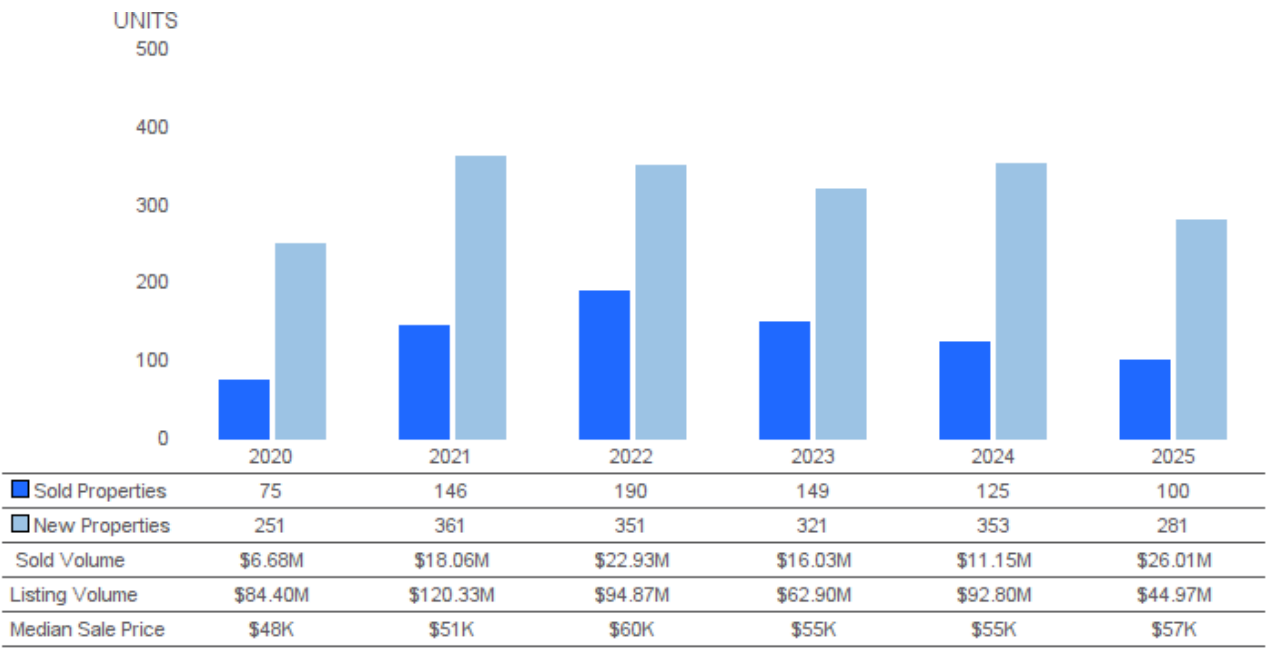
October 2025 | Lots/Acres ?

	Month to Date			Year to Date		
	October 2025	October 2024	% Change	YTD 2025	YTD 2024	% Change
New Listings	22	13	69.23% ↑	281	283	-0.71% ↓
Sold Listings	16	8	100% ↑	100	110	-9.09% ↓
Median List Price (Solds)	\$55,000	\$39,500	39.24% ↑	\$60,000	\$60,000	0%
Median Sold Price	\$46,500	\$33,750	37.78% ↑	\$57,450	\$54,500	5.41% ↑
Median Days on Market	282	200	41% ↑	195	193	1.04% ↑
Average List Price (Solds)	\$100,012	\$63,187	58.28% ↑	\$270,662	\$104,742	158.41% ↑
Average Sold Price	\$87,437	\$46,125	89.57% ↑	\$260,143	\$89,510	190.63% ↑
Average Days on Market	390	304	28.29% ↑	269	295	-8.81% ↓
List/Sold Price Ratio	82.4%	83.1%	-0.9% ↓	88.4%	87.3%	1.17% ↑

SOLD AND NEW PROPERTIES (UNITS)

October 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

October 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

October 2025 | Lots/Acres ?

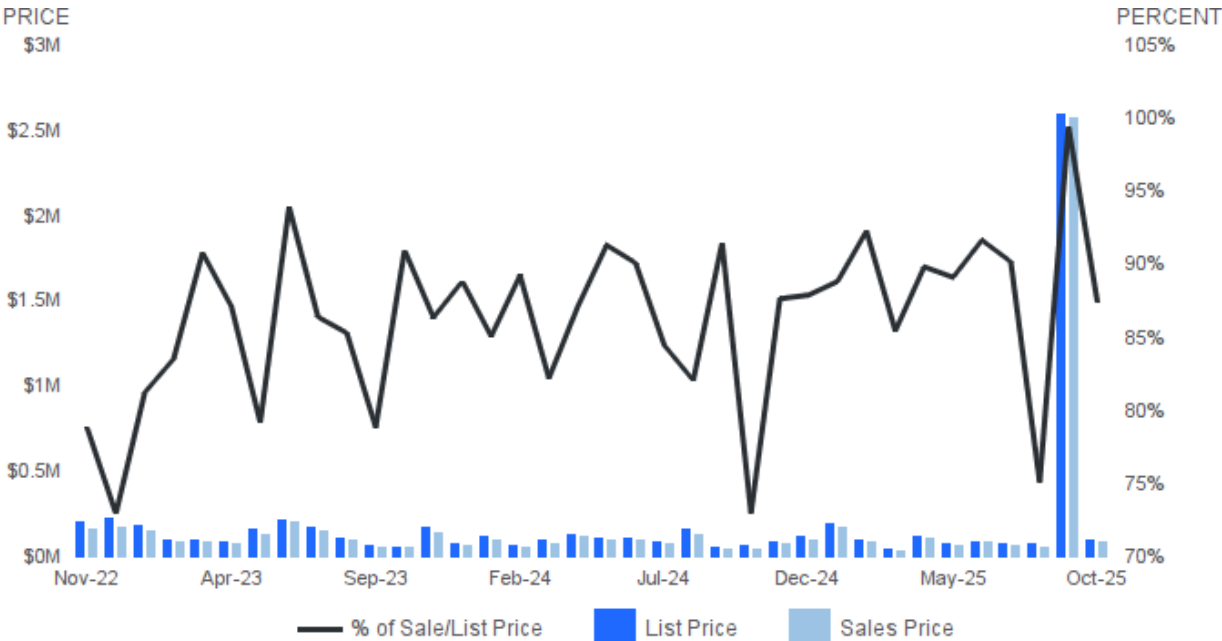
Average Sales Price | Average sales price for all properties sold.
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

October 2025 | Lots/Acres ?

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

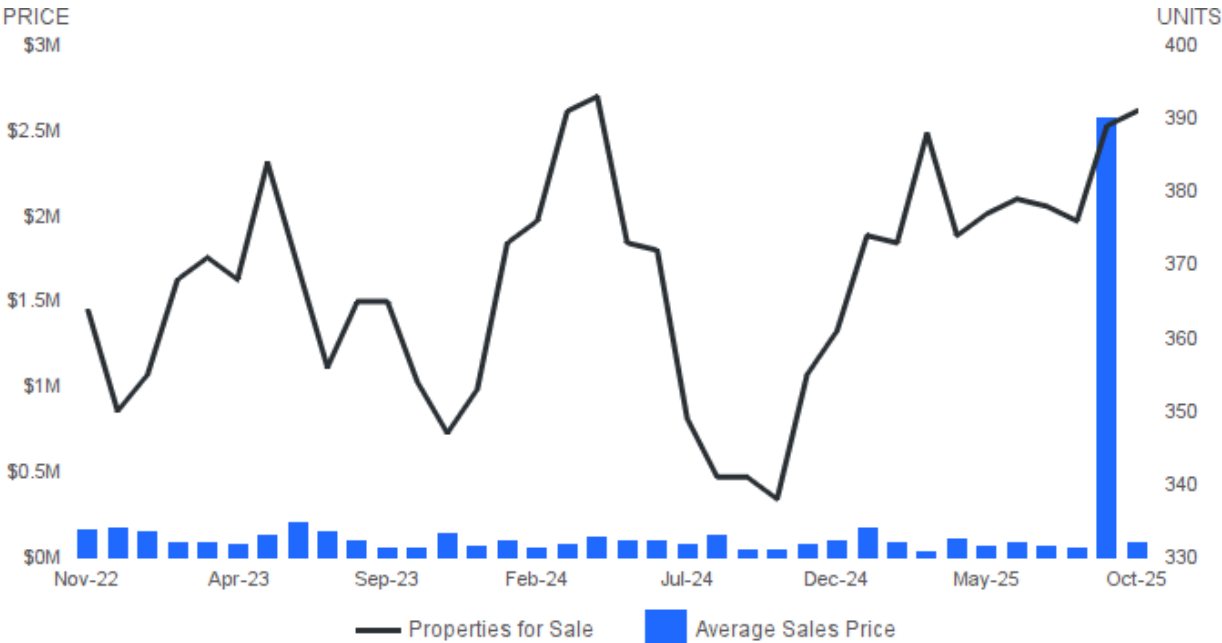


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

October 2025 | Lots/Acres ?

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

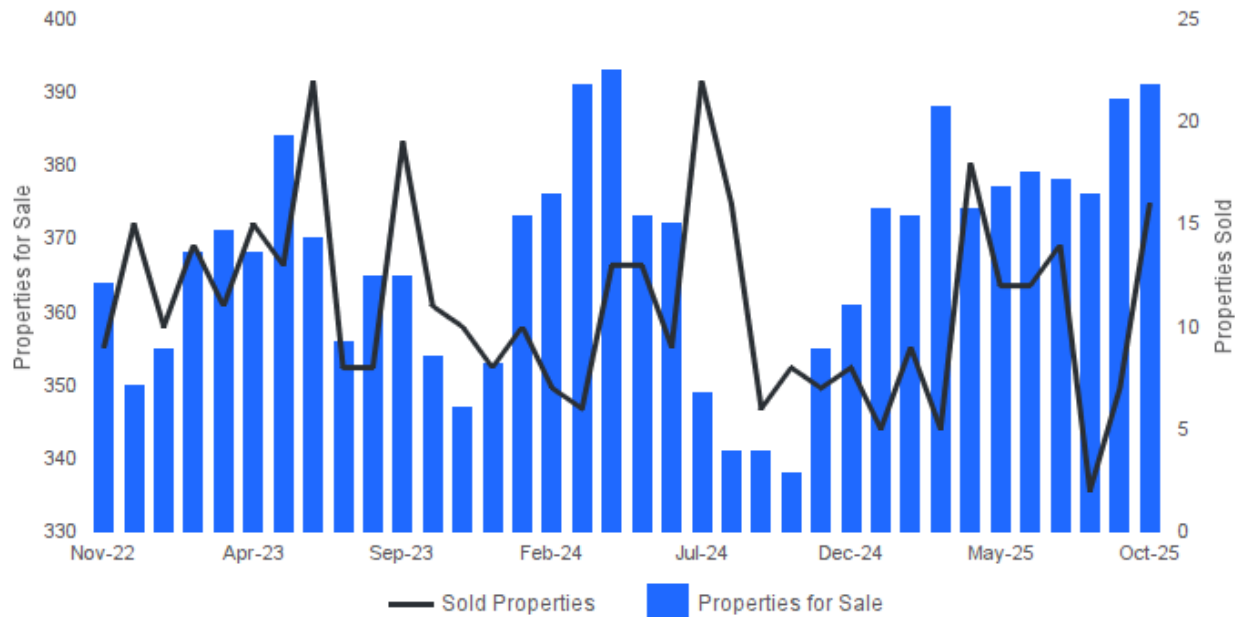
Properties for Sale | Number of properties listed for sale at the end of month.



PROPERTIES FOR SALE AND SOLD PROPERTIES

October 2025 | Lots/Acres ?

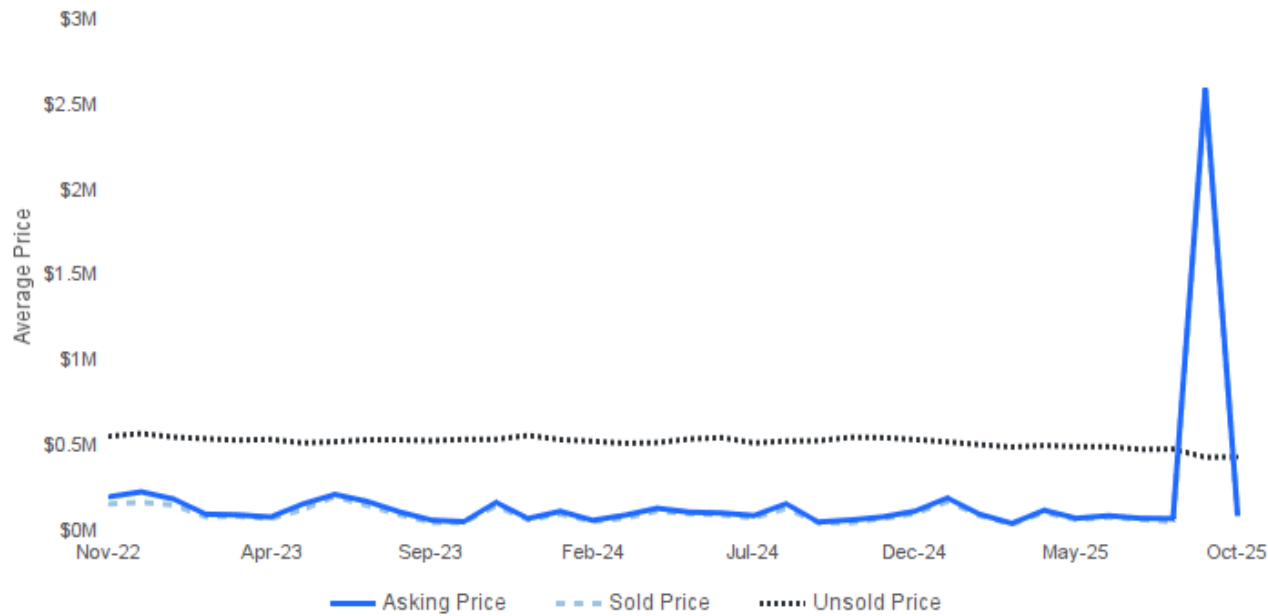
Properties for Sale | Number of properties listed for sale at the end of month.
Sold Properties | Number of properties sold.



AVERAGE ASKING/SOLD/UNSOLD PRICE

October 2025 | Lots/Acres ?

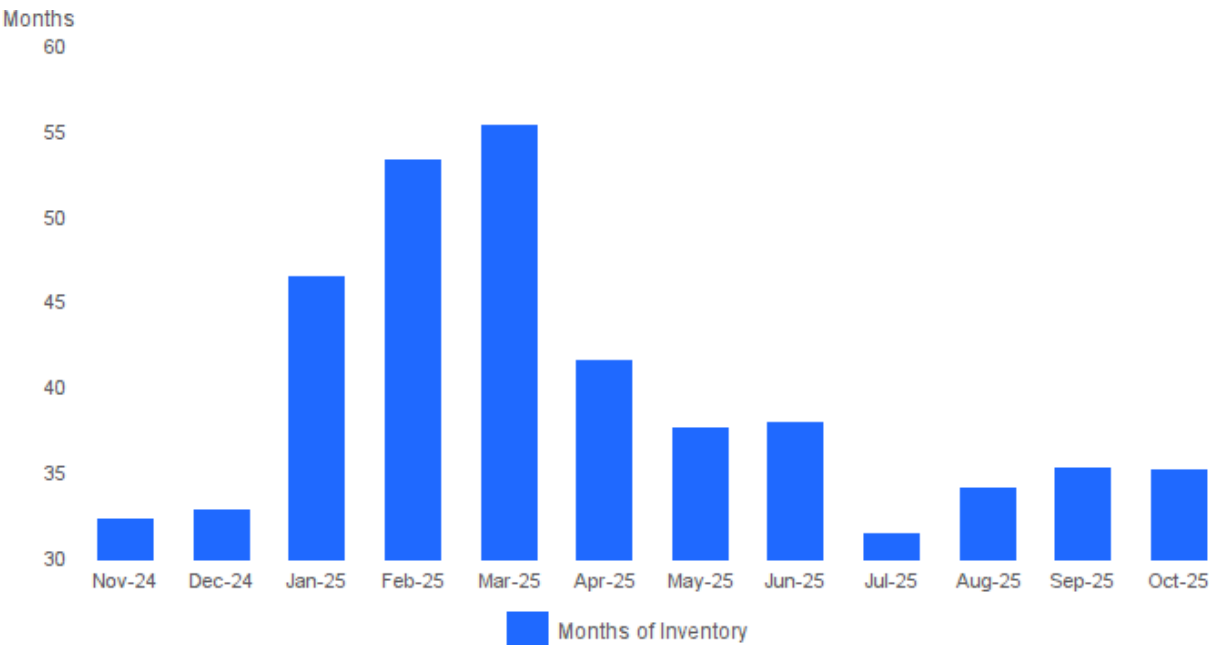
Asking Price | the average asking price of sold properties
Sold Price | the average selling price
Unsold Price | the average active list price



ABSORPTION RATE

October 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.



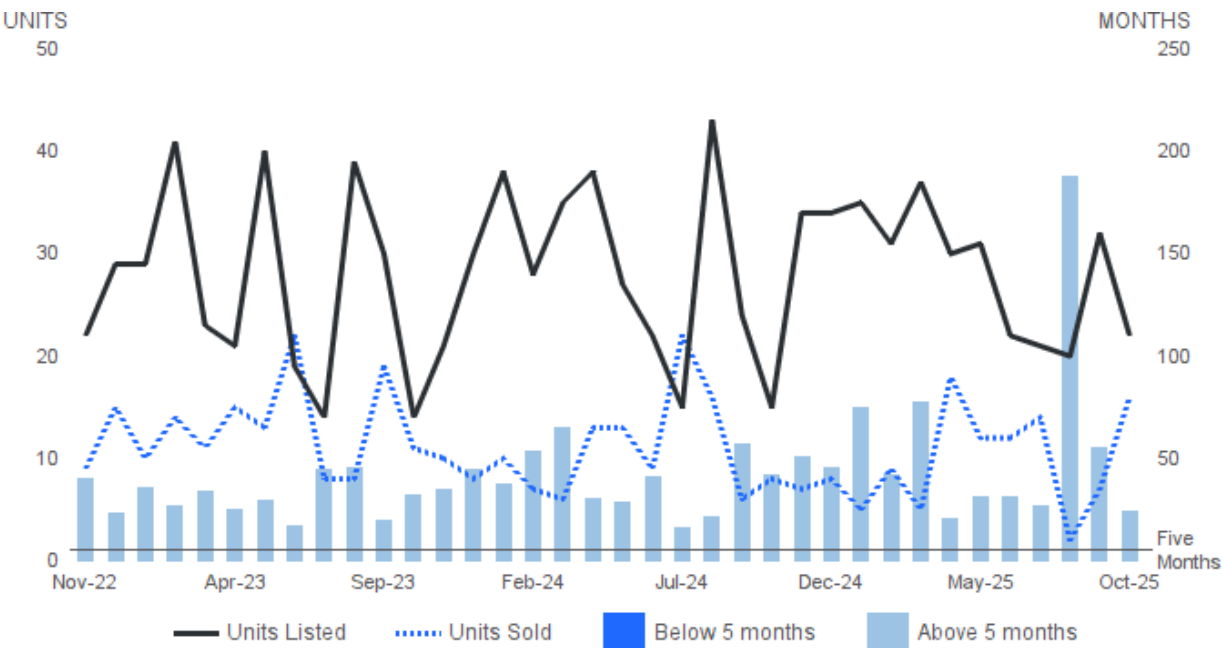
MONTHS SUPPLY OF INVENTORY

October 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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