

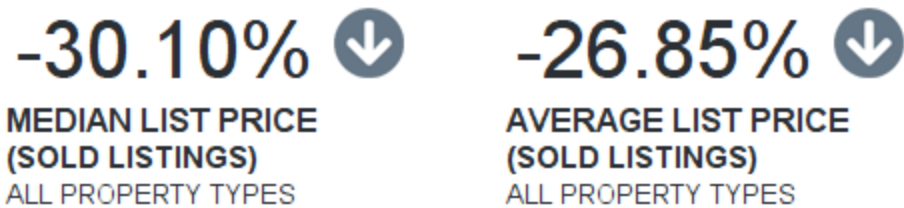
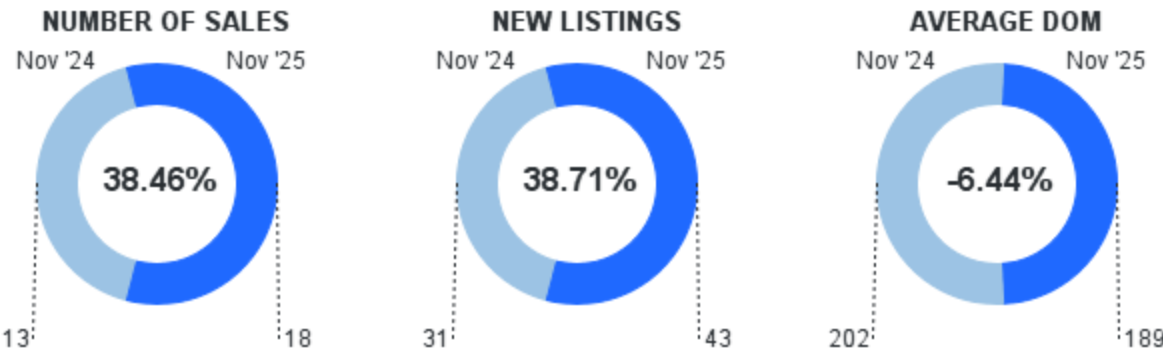


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# HOMES & CONDOS

NOVEMBER 2025  
COLDWELL BANKER AREA REPORTS  
ST CROIX, USVI

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



■ Nov '24    ■ Nov '25



# AREA REPORT

St. Croix

## FULL MARKET SUMMARY

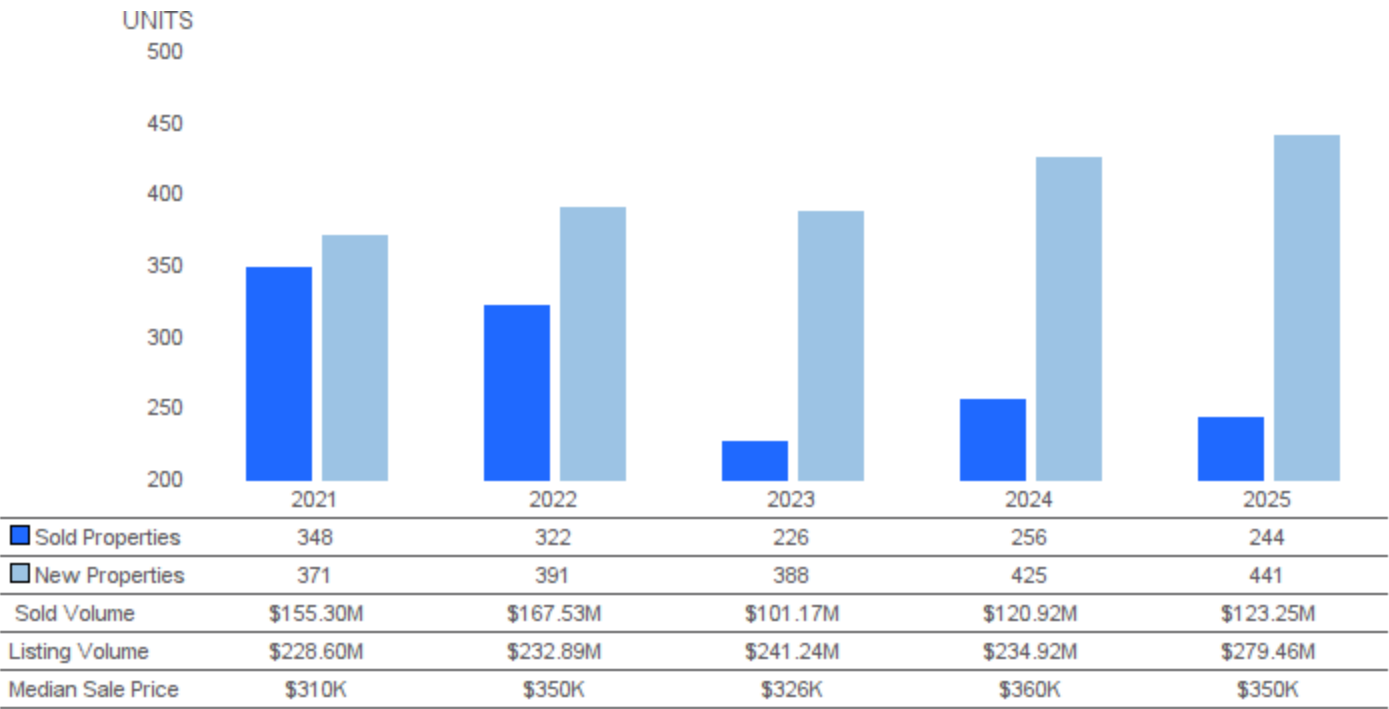
November 2025 | All Property Types ?

	Month to Date			Year to Date		
	November 2025	November 2024	% Change	YTD 2025	YTD 2024	% Change
New Listings	43	31	38.71% ↑	441	384	14.84% ↑
Sold Listings	18	13	38.46% ↑	244	226	7.96% ↑
Median List Price (Solds)	\$367,000	\$525,000	-30.1% ↓	\$375,000	\$375,000	0%
Median Sold Price	\$336,000	\$465,000	-27.74% ↓	\$349,934	\$360,000	-2.8% ↓
Median Days on Market	179	221	-19% ↓	137	141	-2.84% ↓
Average List Price (Solds)	\$436,238	\$596,384	-26.85% ↓	\$541,947	\$501,853	7.99% ↑
Average Sold Price	\$405,911	\$561,753	-27.74% ↓	\$505,143	\$469,266	7.65% ↑
Average Days on Market	189	202	-6.44% ↓	187	183	2.19% ↑
List/Sold Price Ratio	92.8%	94.7%	-2.02% ↓	93.3%	93.5%	-0.15% ↓

## SOLD AND NEW PROPERTIES (UNITS)

November 2025 | All Property Types ?

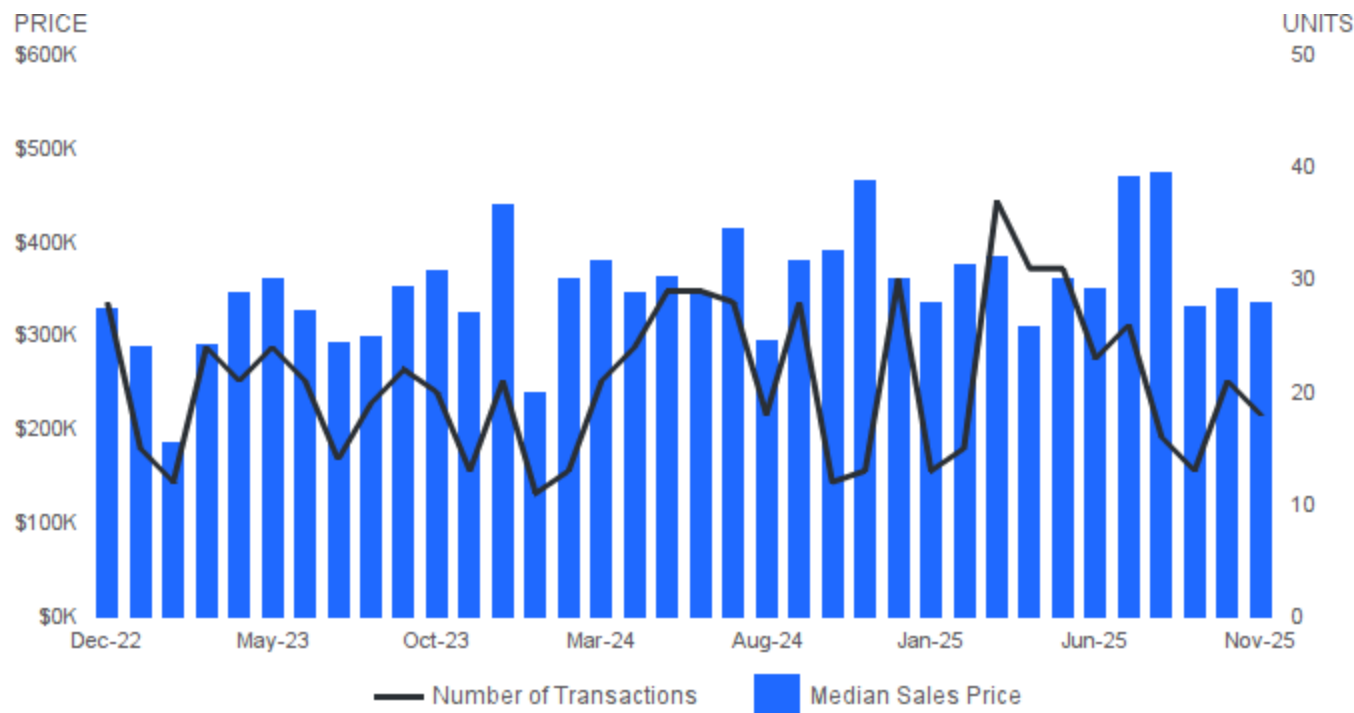
**Sold Properties** | Number of properties sold during the year  
**New Properties** | Number of properties listed during the year.



# MEDIAN SALES PRICE AND NUMBER OF SALES

November 2025 | All Property Types ?

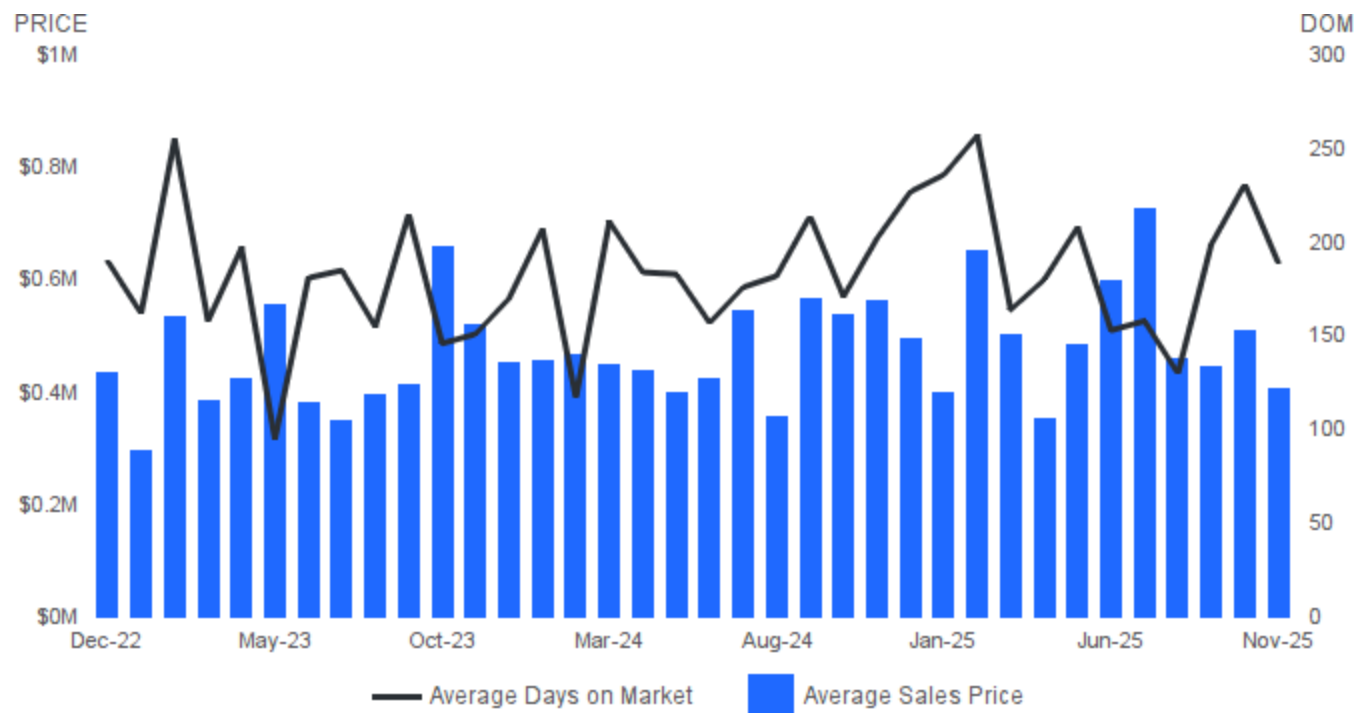
**Median Sales Price** | Price of the ""middle"" property sold -an equal number of sales were above and below this price.  
**Number of Sales** | Number of properties sold.



# AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

November 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.

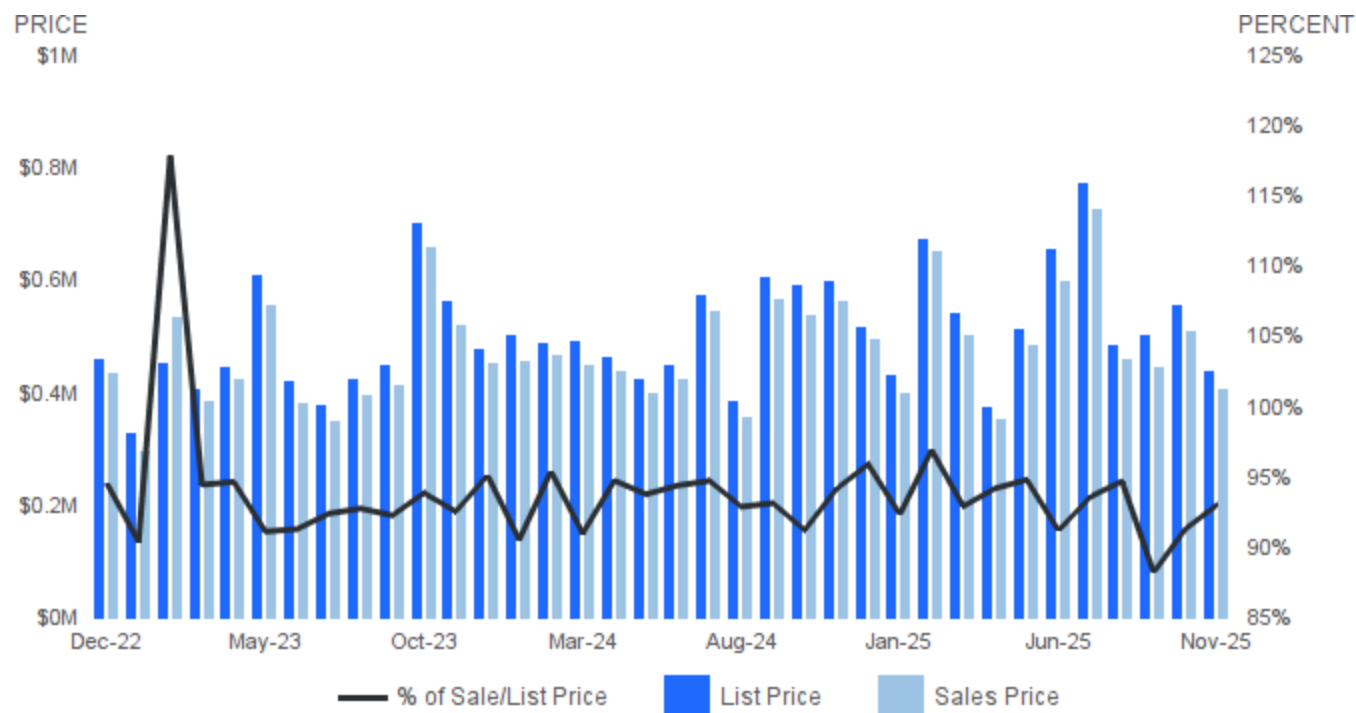




# SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

November 2025 | All Property Types ?

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

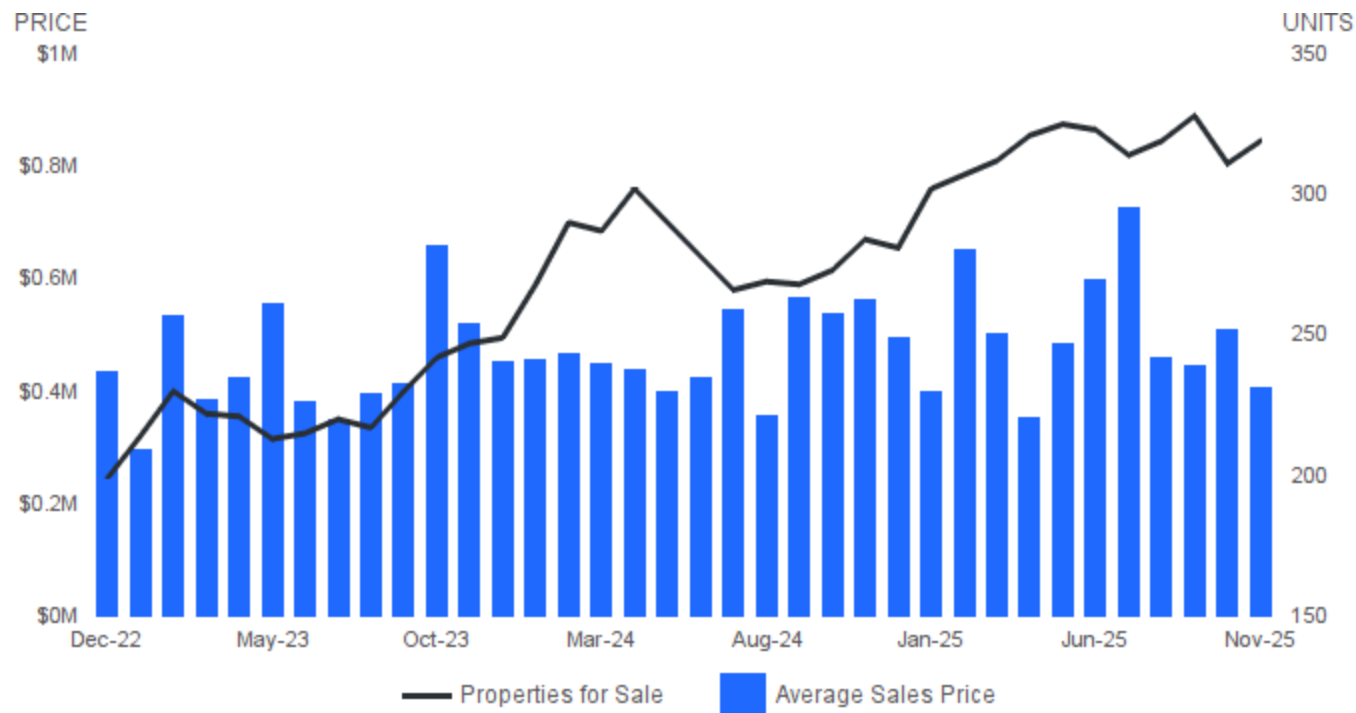


# AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

November 2025 | All Property Types ?

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

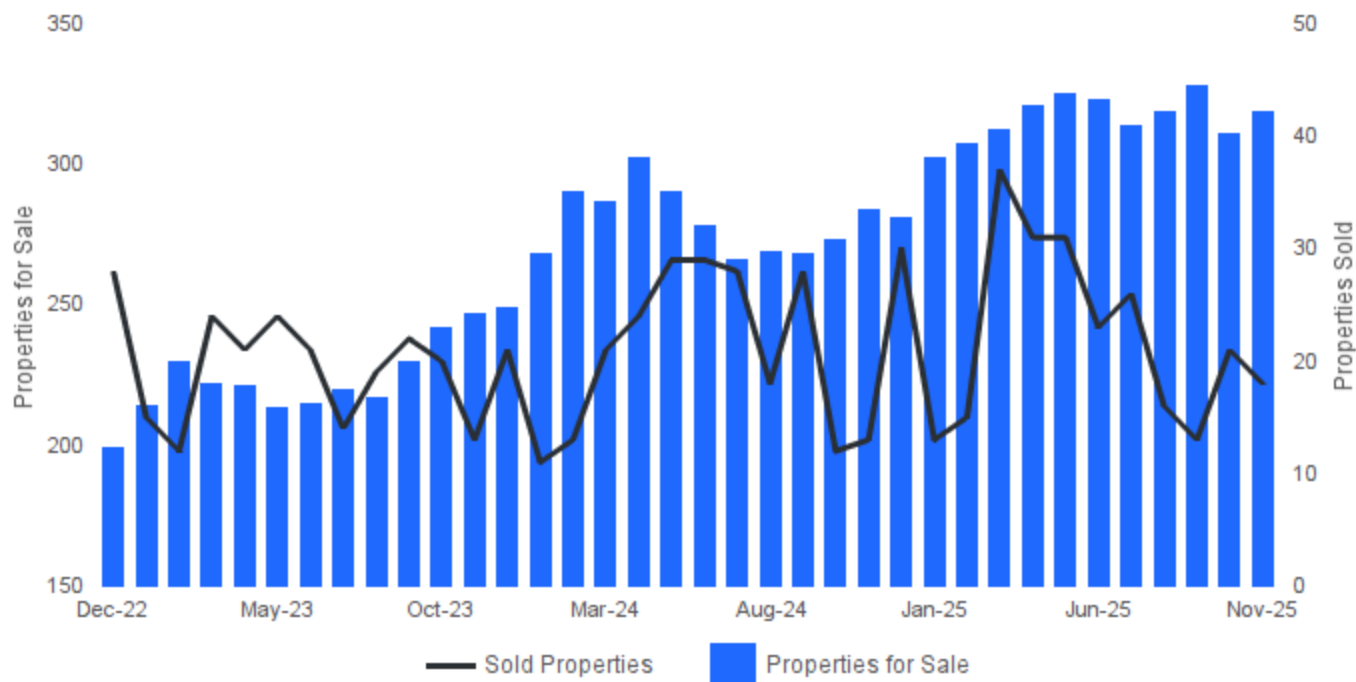
Properties for Sale | Number of properties listed for sale at the end of month.



# PROPERTIES FOR SALE AND SOLD PROPERTIES

November 2025 | All Property Types ?

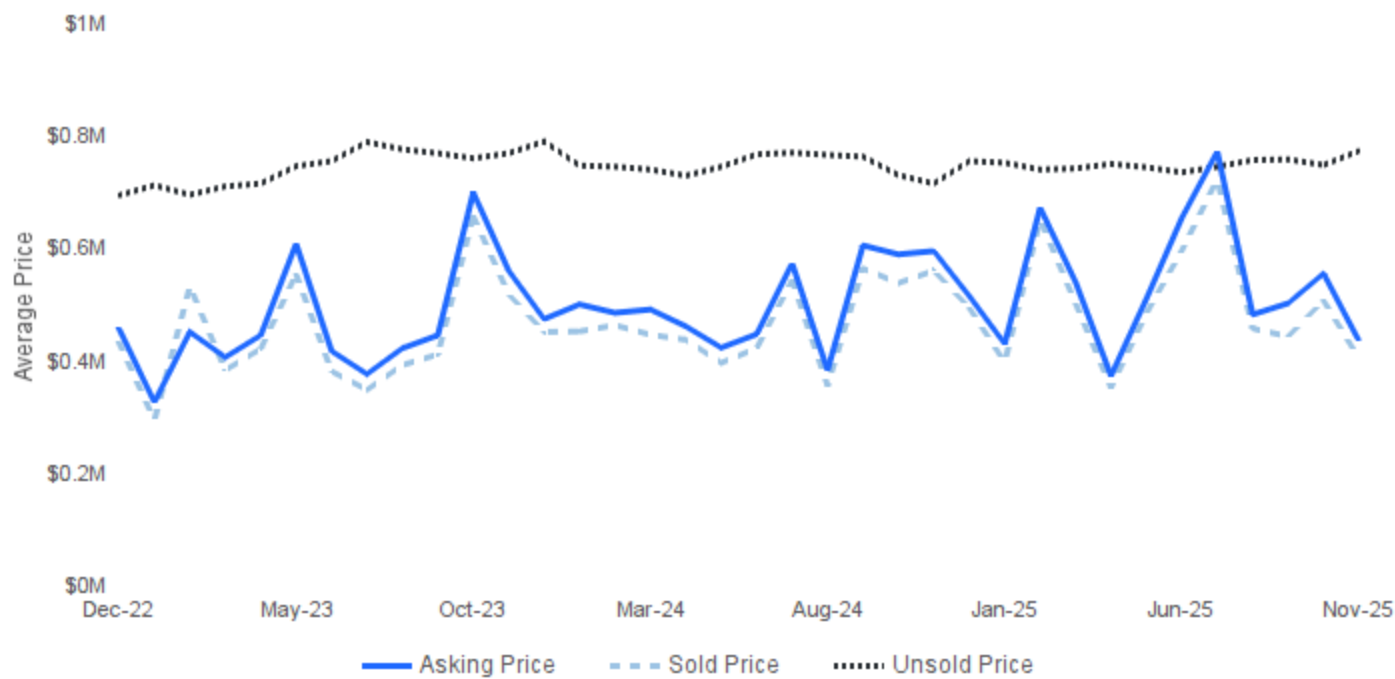
**Properties for Sale** | Number of properties listed for sale at the end of month.  
**Sold Properties** | Number of properties sold.



# AVERAGE ASKING/SOLD/UNSOLD PRICE

November 2025 | All Property Types ?

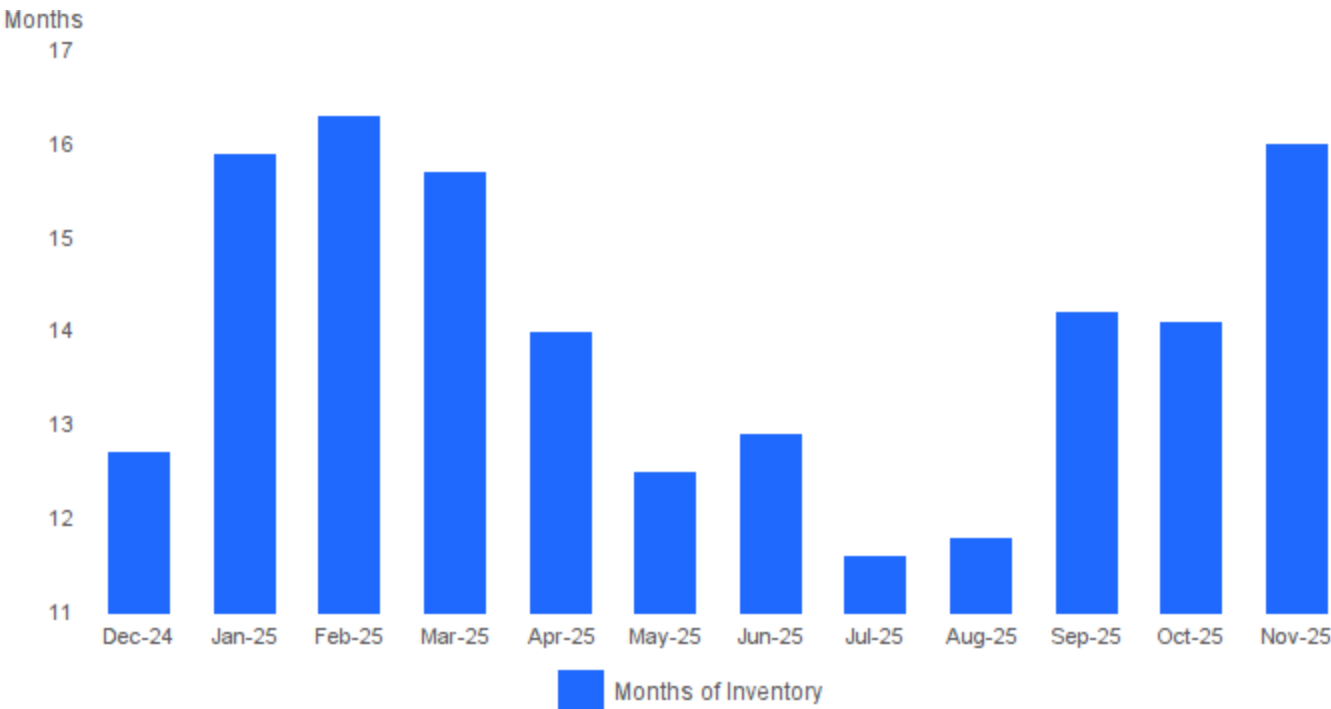
**Asking Price** | the average asking price of sold properties  
**Sold Price** | the average selling price  
**Unsold Price** | the average active list price



# ABSORPTION RATE

November 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.



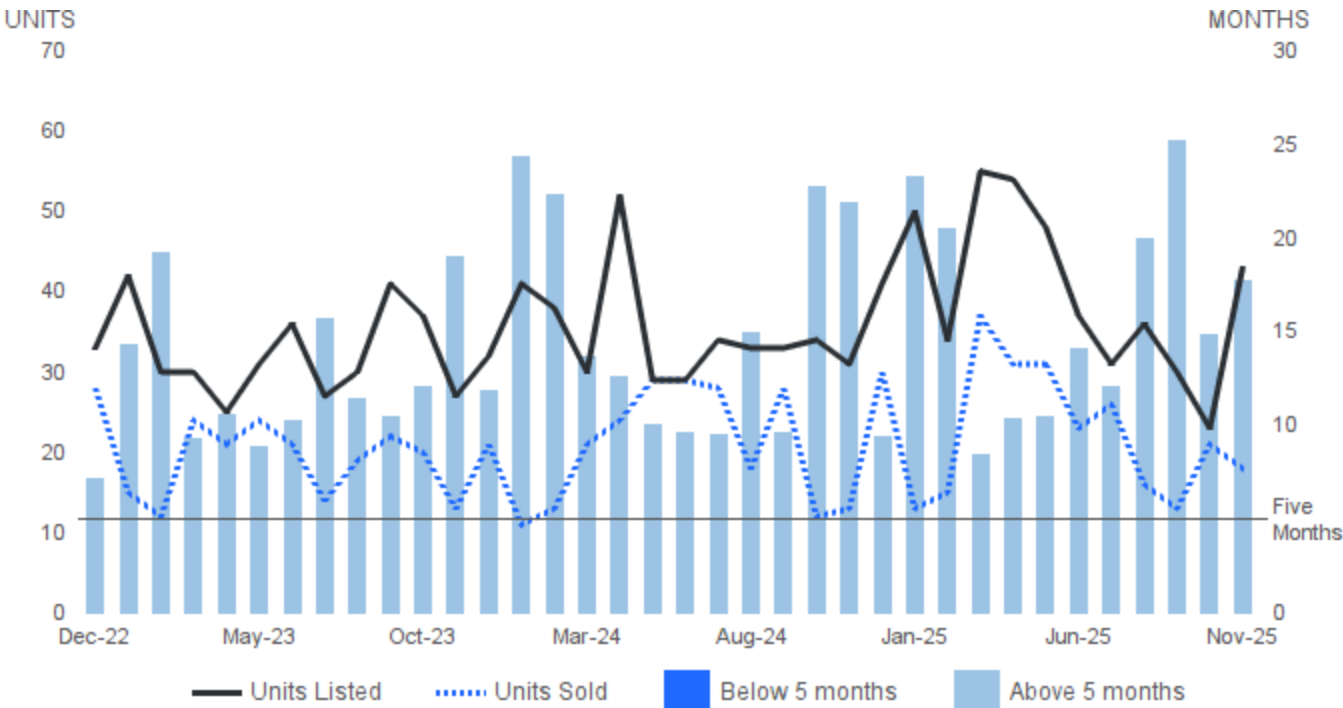
# MONTHS SUPPLY OF INVENTORY

November 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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