

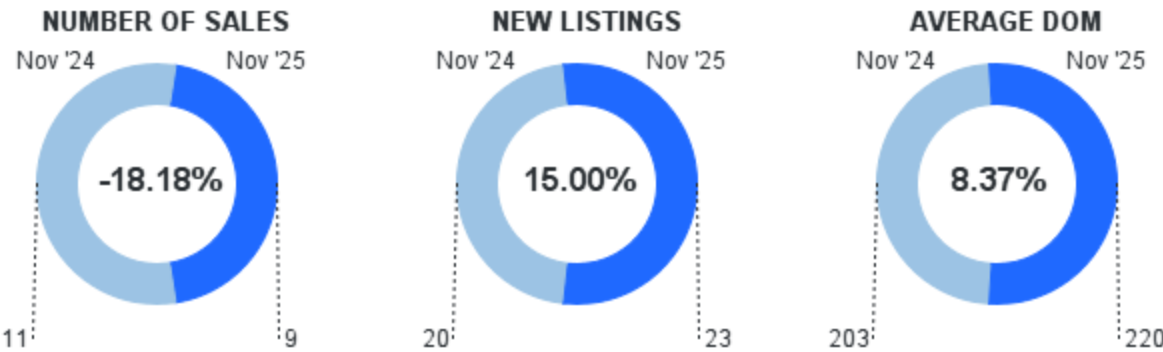


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HOME

NOVEMBER 2025
COLDWELL BANKER AREA REPORTS
ST CROIX, USVI

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



4.55%

MEDIAN SALES PRICE
SINGLE FAMILY

0.64%

AVERAGE SALES PRICE
SINGLE FAMILY

12.13%

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

0.59%

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

Nov '24 Nov '25

AREA
REPORT
ST. CROIX

FULL MARKET SUMMARY

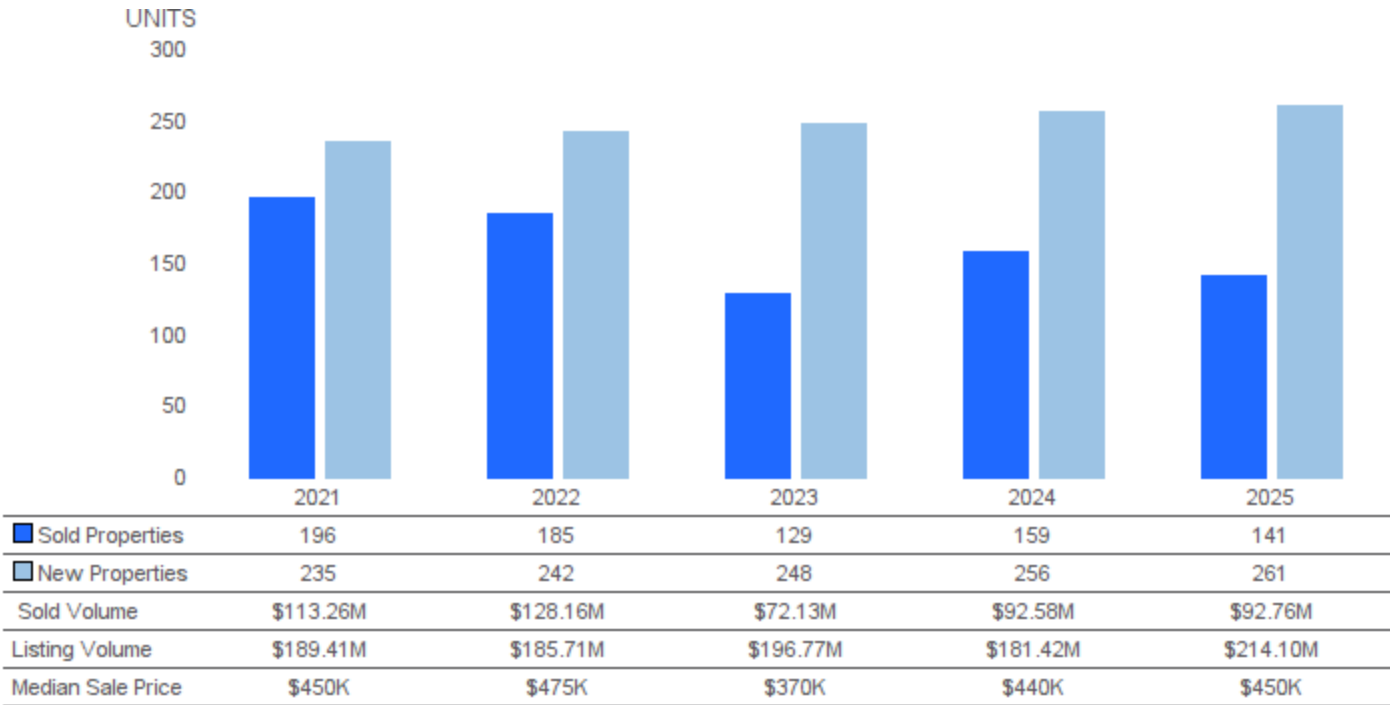
November 2025 | Single Family ?

	Month to Date			Year to Date		
	November 2025	November 2024	% Change	YTD 2025	YTD 2024	% Change
New Listings	23	20	15% ↑	261	235	11.06% ↑
Sold Listings	9	11	-18.18% ↓	141	138	2.17% ↑
Median List Price (Solds)	\$599,900	\$535,000	12.13% ↑	\$455,000	\$464,500	-2.05% ↓
Median Sold Price	\$540,000	\$516,500	4.55% ↑	\$450,000	\$440,000	2.27% ↑
Median Days on Market	186	221	-15.84% ↓	148	172	-13.95% ↓
Average List Price (Solds)	\$652,433	\$648,636	0.59% ↑	\$708,016	\$623,181	13.61% ↑
Average Sold Price	\$613,822	\$609,890	0.64% ↑	\$657,850	\$582,715	12.89% ↑
Average Days on Market	220	203	8.37% ↑	203	196	3.57% ↑
List/Sold Price Ratio	95.1%	94.4%	0.79% ↑	93.1%	94.1%	-0.99% ↓

SOLD AND NEW PROPERTIES (UNITS)

November 2025 | Single Family ?

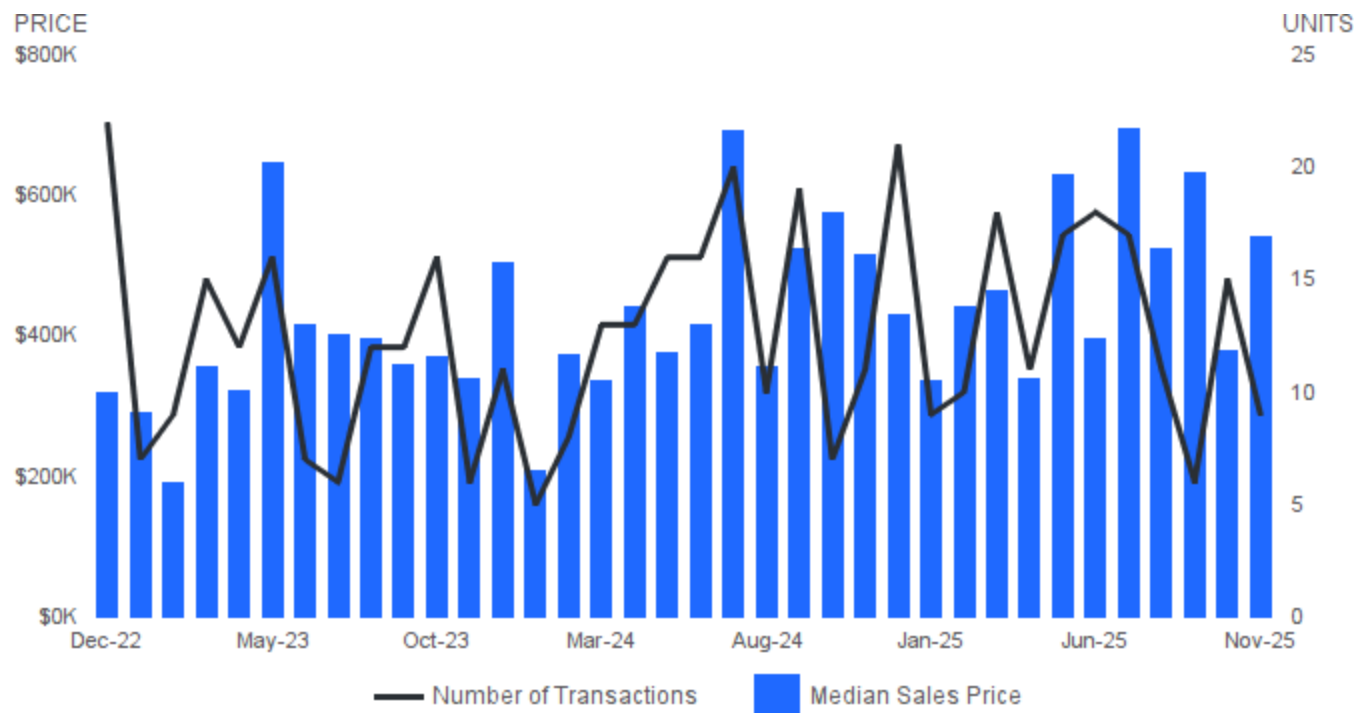
Sold Properties | Number of properties sold during the year
New Properties | Number of properties listed during the year.



MEDIAN SALES PRICE AND NUMBER OF SALES

November 2025 | Single Family ?

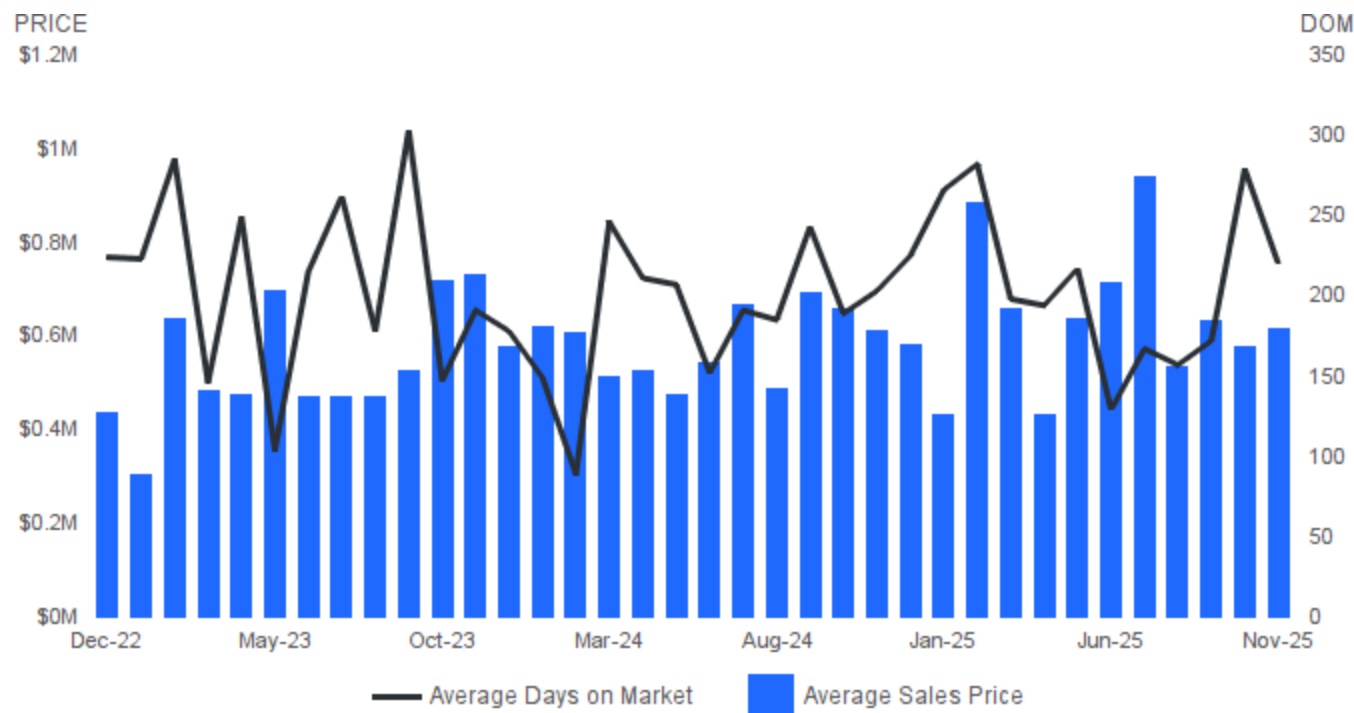
Median Sales Price | Price of the ""middle"" property sold -an equal number of sales were above and below this price.
Number of Sales | Number of properties sold.



AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

November 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

November 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

November 2025 | Single Family ?

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

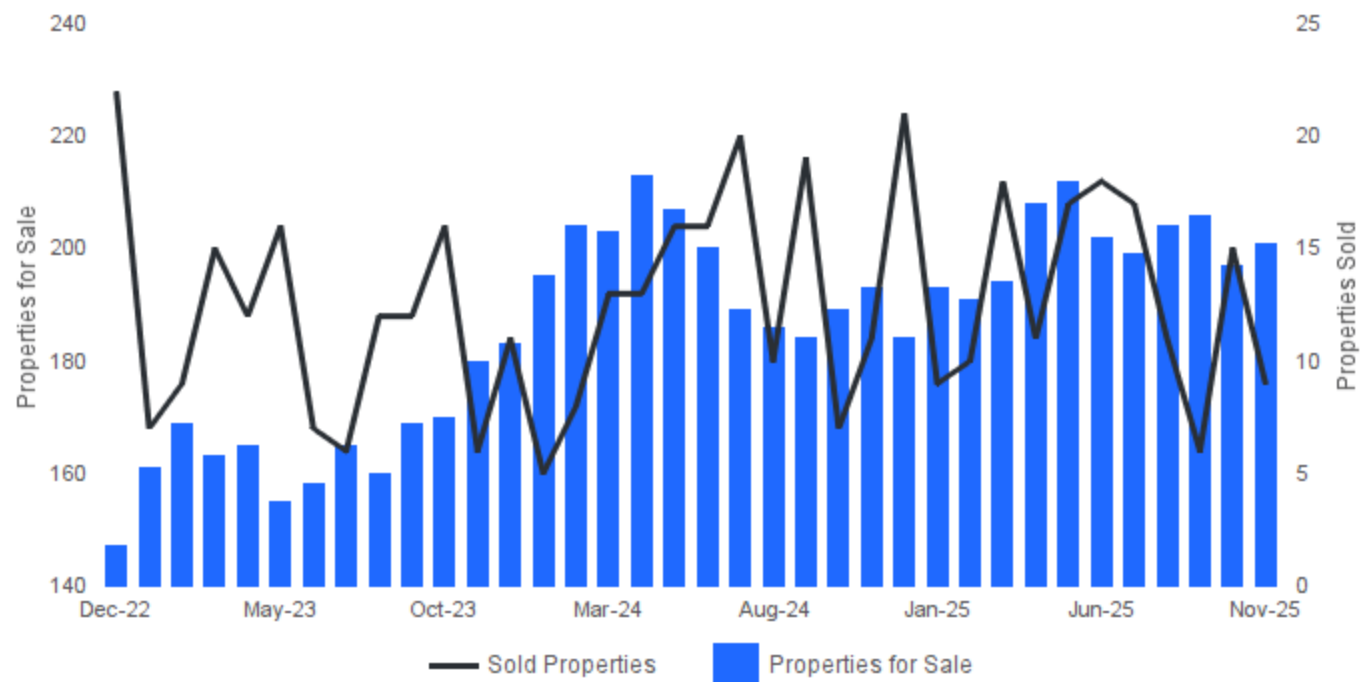
Properties for Sale | Number of properties listed for sale at the end of month.



PROPERTIES FOR SALE AND SOLD PROPERTIES

November 2025 | Single Family ?

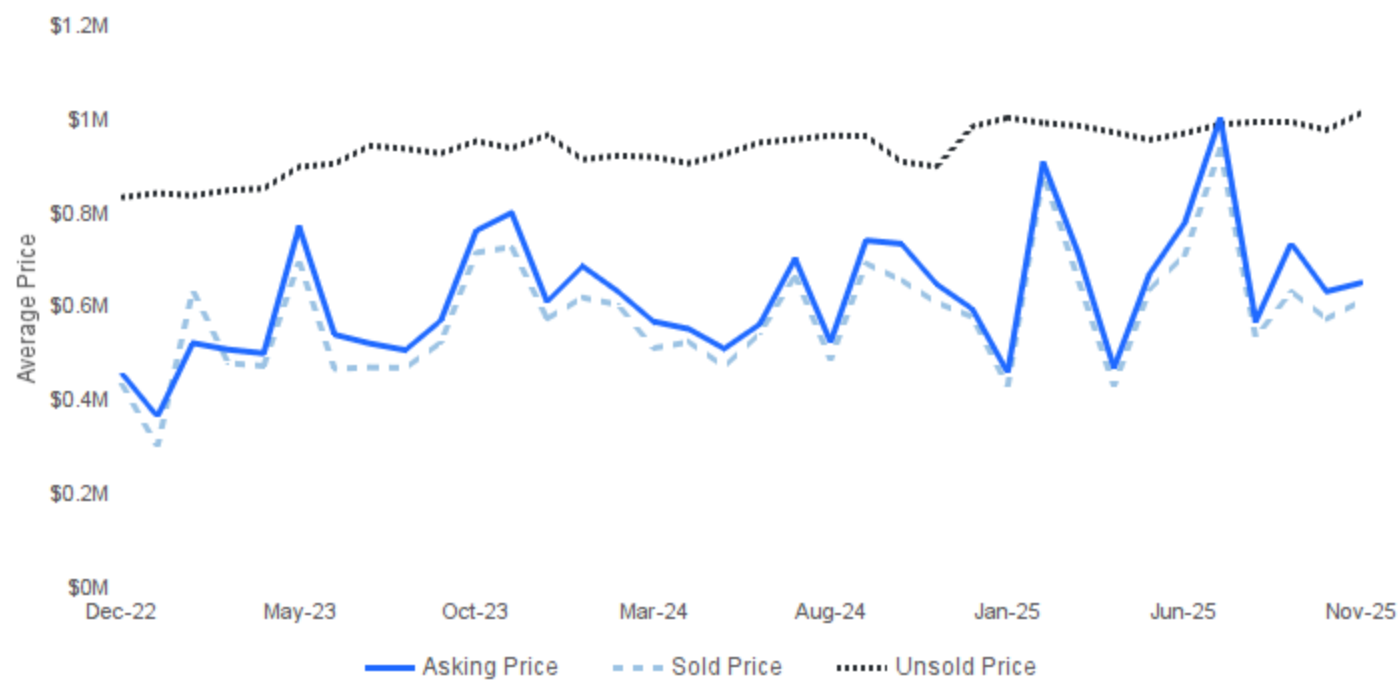
Properties for Sale | Number of properties listed for sale at the end of month.
Sold Properties | Number of properties sold.



AVERAGE ASKING/SOLD/UNSOLD PRICE

November 2025 | Single Family ?

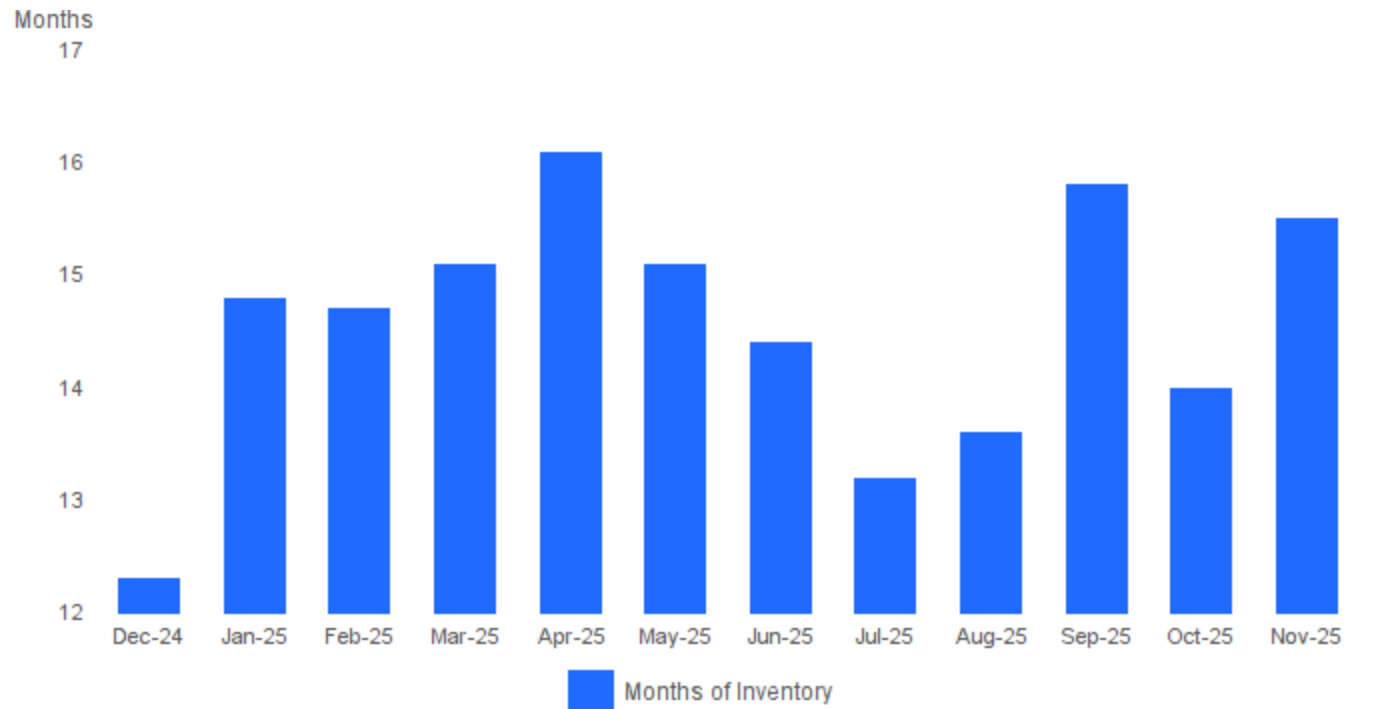
Asking Price | the average asking price of sold properties
Sold Price | the average selling price
Unsold Price | the average active list price



ABSORPTION RATE

November 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.



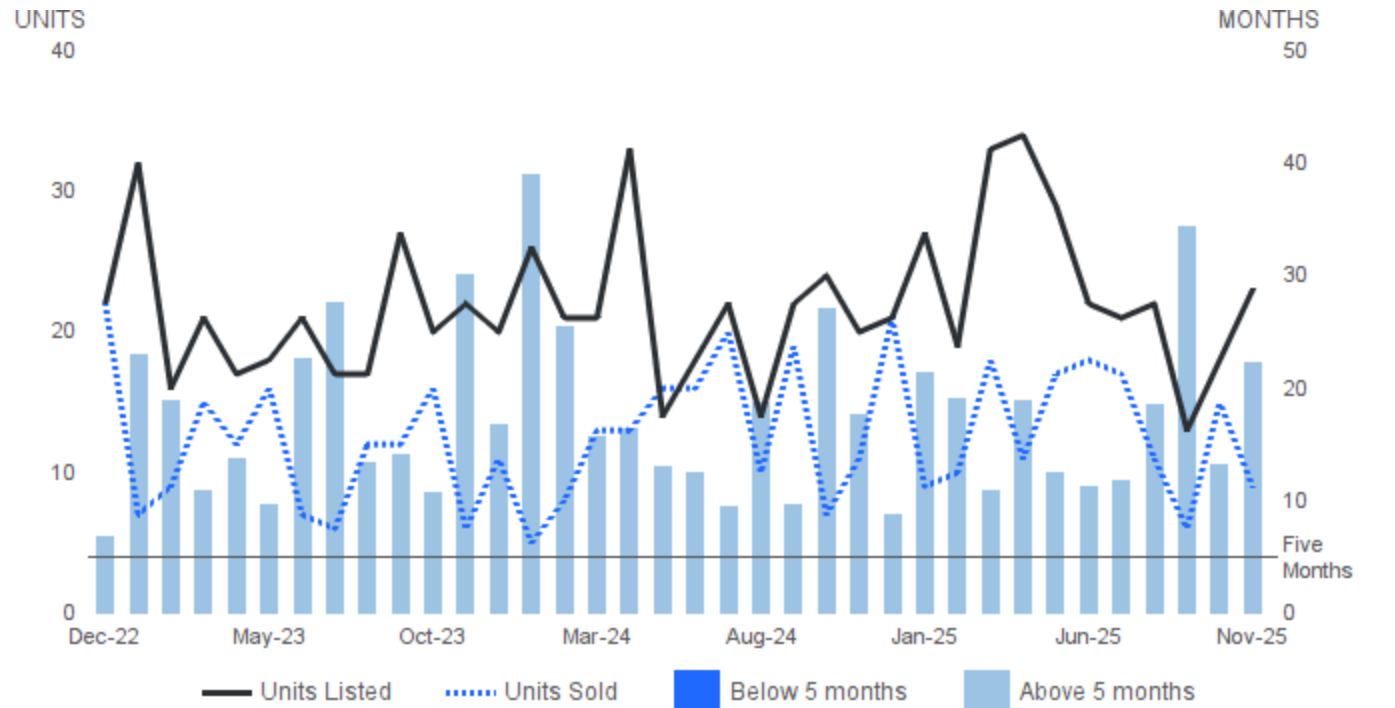
MONTHS SUPPLY OF INVENTORY

November 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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