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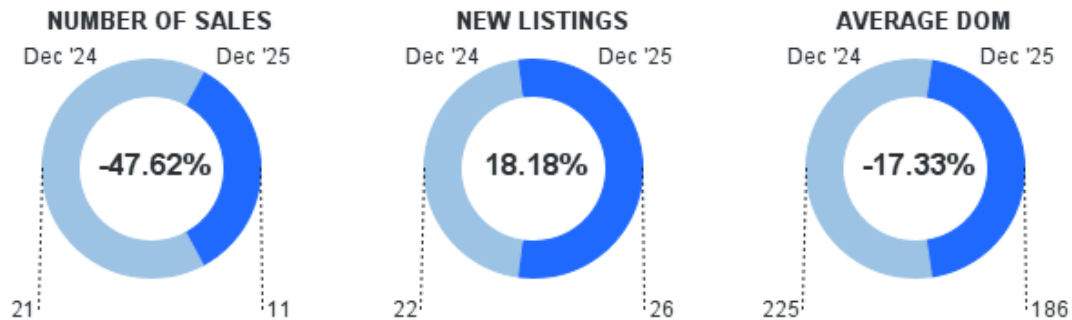
HOME

DECEMBER 2025
COLDWELL BANKER AREA REPORTS
ST CROIX, USVI

ST. CROIX | December 2025

REAL ESTATE SNAPSHOT - Change since this time last year

Single Family



12.79% ↑

MEDIAN SALES PRICE
SINGLE FAMILY

-17.07% ↓

AVERAGE SALES PRICE
SINGLE FAMILY

11.14% ↑

MEDIAN LIST PRICE
(SOLD LISTINGS)
SINGLE FAMILY

-14.91% ↓

AVERAGE LIST PRICE
(SOLD LISTINGS)
SINGLE FAMILY

■ Dec '24 ■ Dec '25

AREA REPORT

ST. CROIX

FULL MARKET SUMMARY

December 2025 | Single Family ?

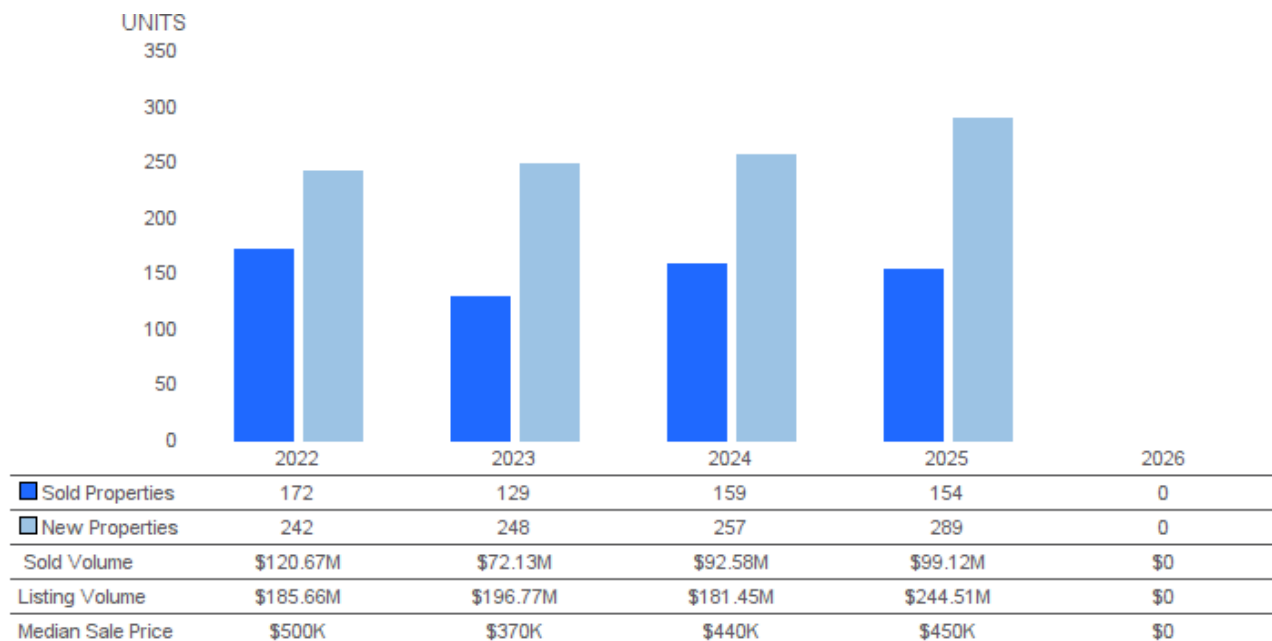
	Month to Date			Year to Date		
	December 2025	December 2024	% Change	YTD 2025	YTD 2024	% Change
New Listings	26	22	18.18% ↑	287	257	11.67% ↑
Sold Listings	11	21	-47.62% ↓	154	159	-3.14% ↓
Median List Price (Solds)	\$499,000	\$449,000	11.14% ↑	\$462,500	\$450,000	2.78% ↑
Median Sold Price	\$485,000	\$430,000	12.79% ↑	\$450,000	\$440,000	2.27% ↑
Median Days on Market	156	168	-7.14% ↓	148	171	-13.45% ↓
Average List Price (Solds)	\$507,627	\$596,599	-14.91% ↓	\$691,644	\$619,670	11.61% ↑
Average Sold Price	\$480,386	\$579,280	-17.07% ↓	\$643,643	\$582,262	10.54% ↑
Average Days on Market	186	225	-17.33% ↓	202	199	1.51% ↑
List/Sold Price Ratio	94.2%	98%	-3.9% ↓	93.3%	94.6%	-1.41% ↓

SOLD AND NEW PROPERTIES (UNITS)

December 2025 | Single Family ?

Sold Properties | Number of properties sold during the year

New Properties | Number of properties listed during the year.

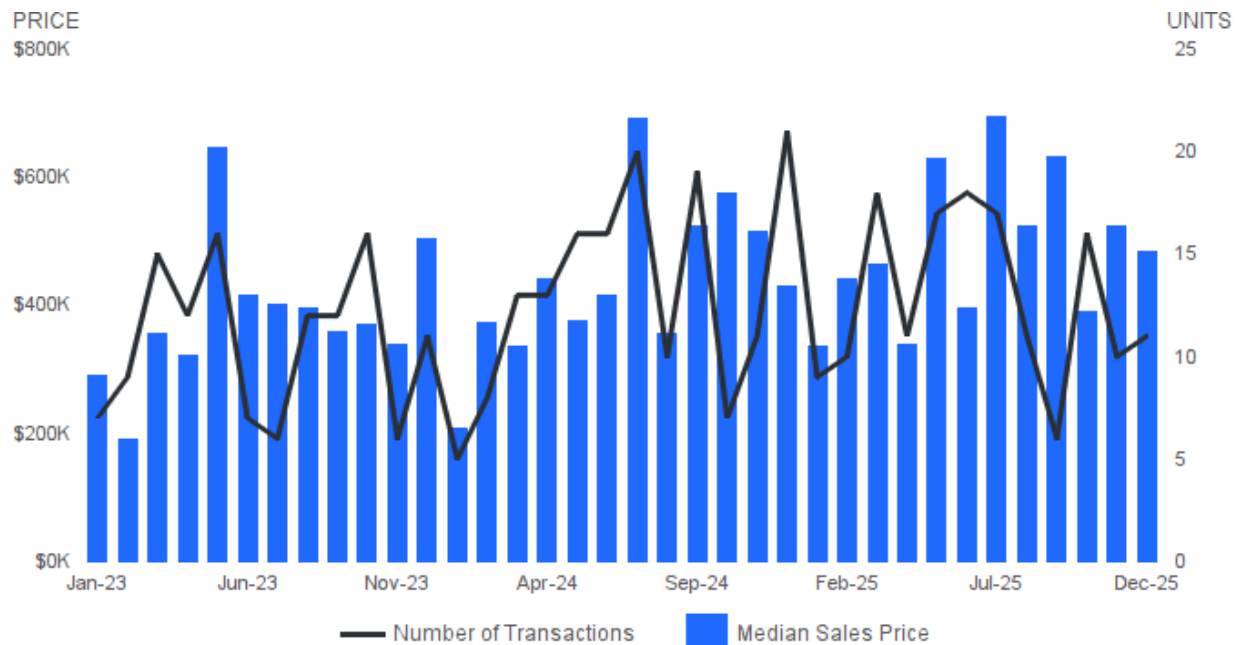


MEDIAN SALES PRICE AND NUMBER OF SALES

December 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

December 2025 | Single Family ?

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

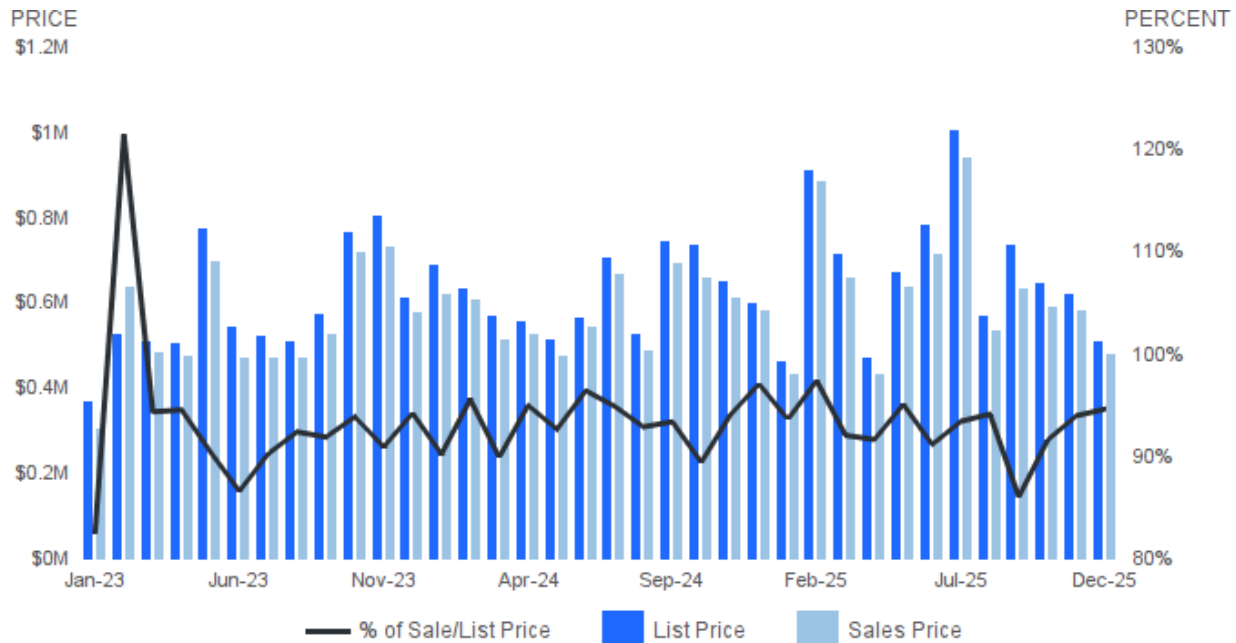
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

December 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

December 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.

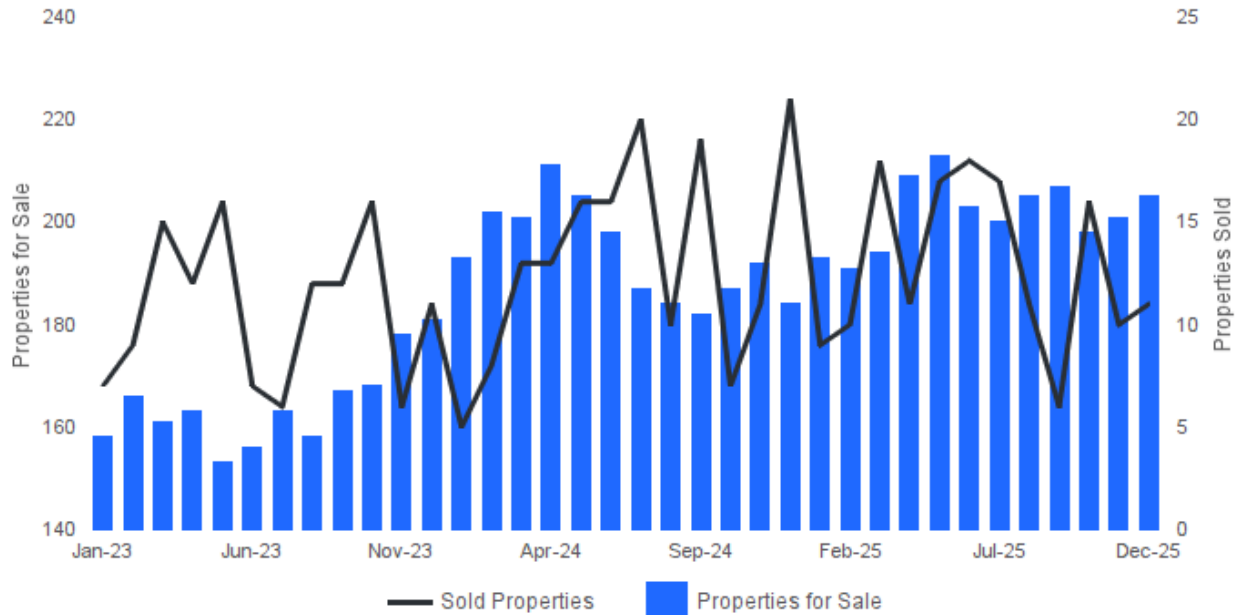


PROPERTIES FOR SALE AND SOLD PROPERTIES

December 2025 | Single Family ?

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

Sold Properties | Number of properties sold.



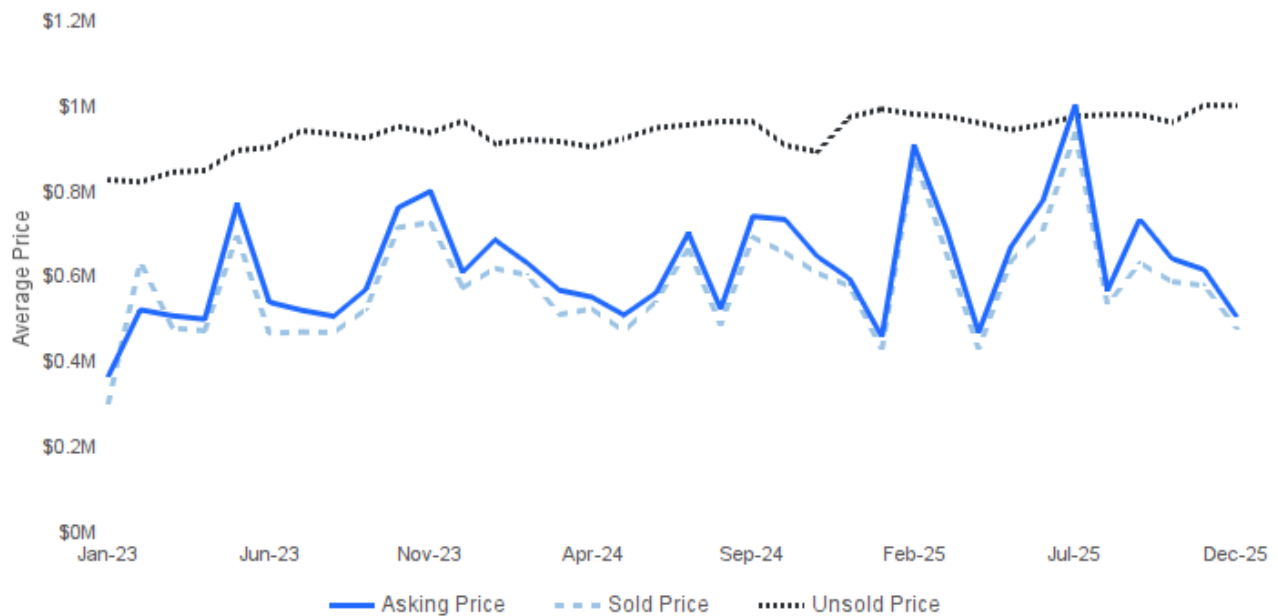
AVERAGE ASKING/SOLD/UNSOLD PRICE

December 2025 | Single Family ?

Asking Price | the average asking price of sold properties

Sold Price | the average selling price

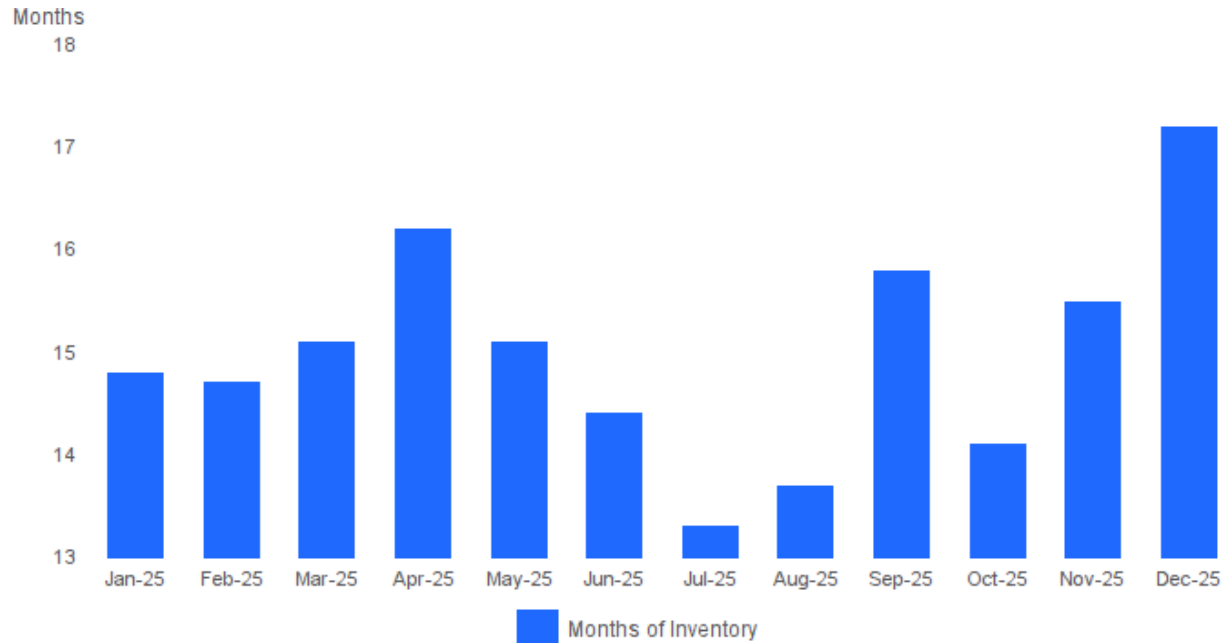
Unsold Price | the average active list price



ABSORPTION RATE

December 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.



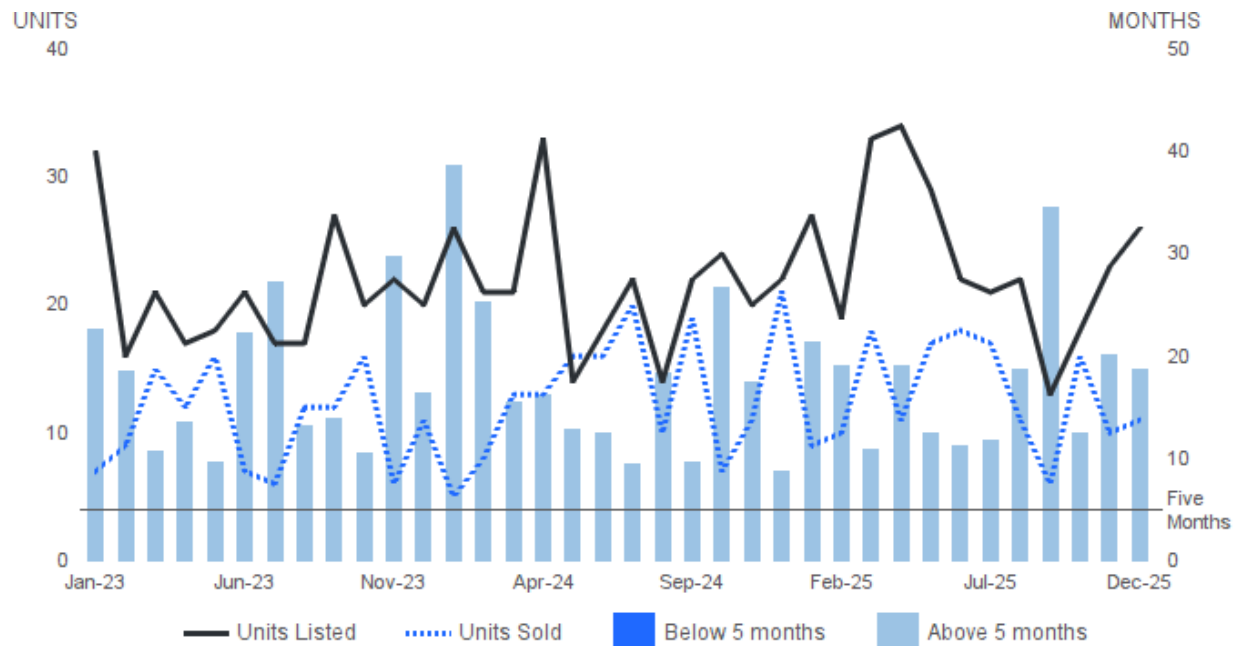
MONTHS SUPPLY OF INVENTORY

December 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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