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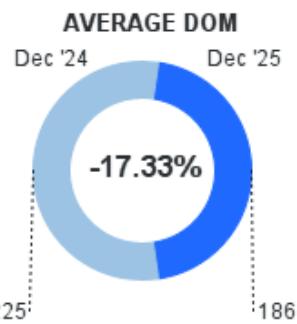
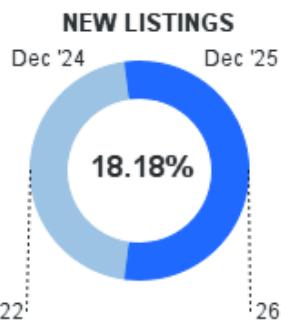
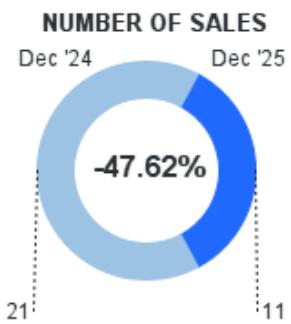
christiepowersrealtor@gmail.com

A wide-angle aerial photograph of a coastal landscape. In the foreground, there is a large, white, single-story house with a long driveway. The surrounding area is filled with lush green vegetation and fields. In the middle ground, a small body of water is visible. The background shows a vast expanse of ocean under a bright blue sky with scattered white clouds. The word 'HOME' is printed in large, white, sans-serif capital letters across the center of the image. Below this, a semi-transparent dark blue rectangular box contains the text 'DECEMBER 2025', 'COLDWELL BANKER AREA REPORTS', and 'ST CROIX, USVI' in white, all-caps, sans-serif font.

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

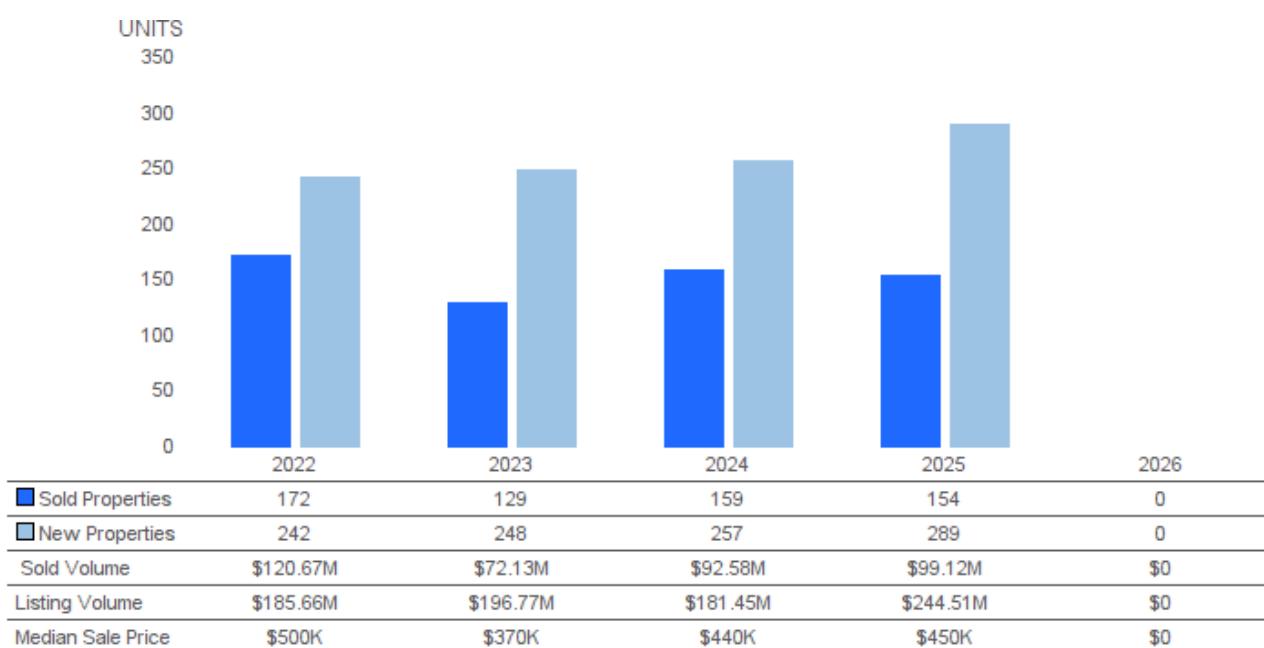
December 2025 | Single Family 

	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 

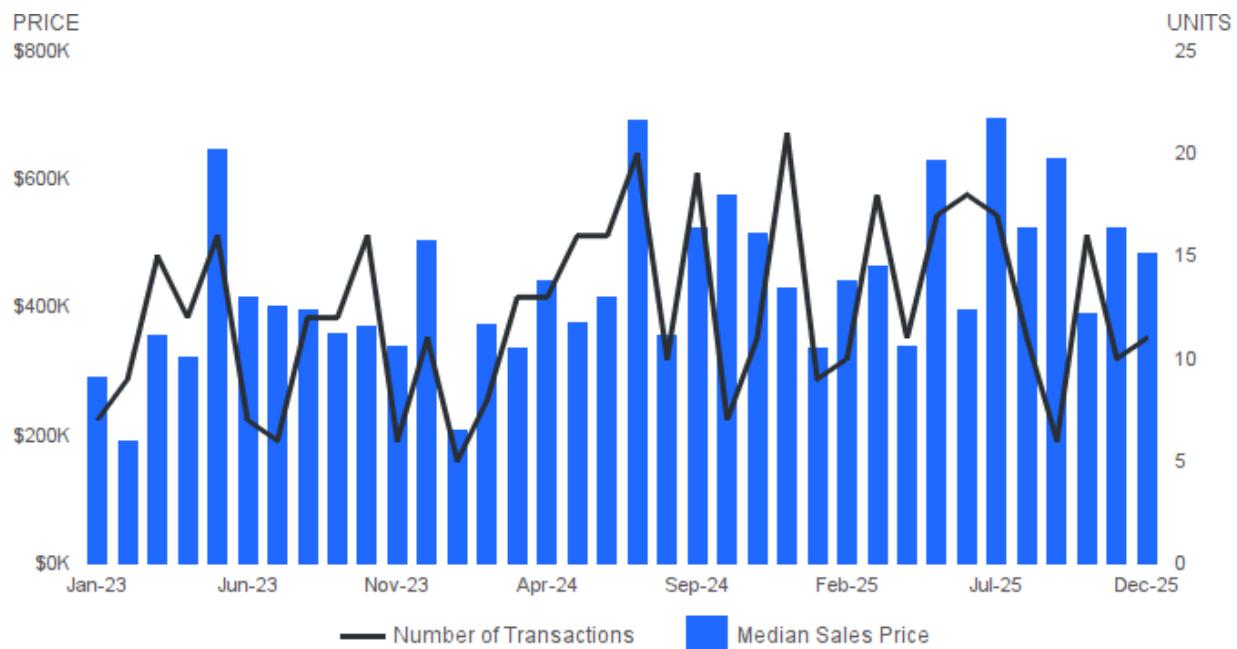
Sold Properties | Number of properties sold during the year
New Properties | Number of properties listed during the year.



MEDIAN SALES PRICE AND NUMBER OF SALES

December 2025 | Single Family [?](#)

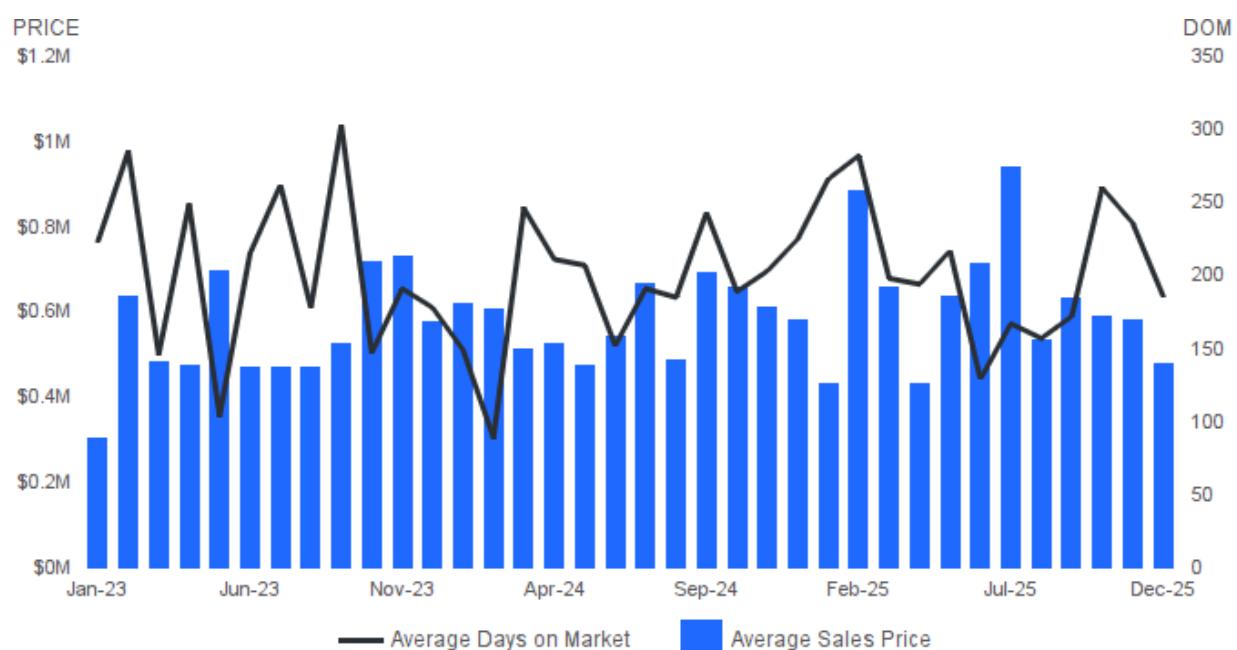
Median Sales Price | Price of the "middle" property sold -an equal number of sales were above and below this price.
Number of Sales | Number of properties sold.



AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

December 2025 | Single Family [?](#)

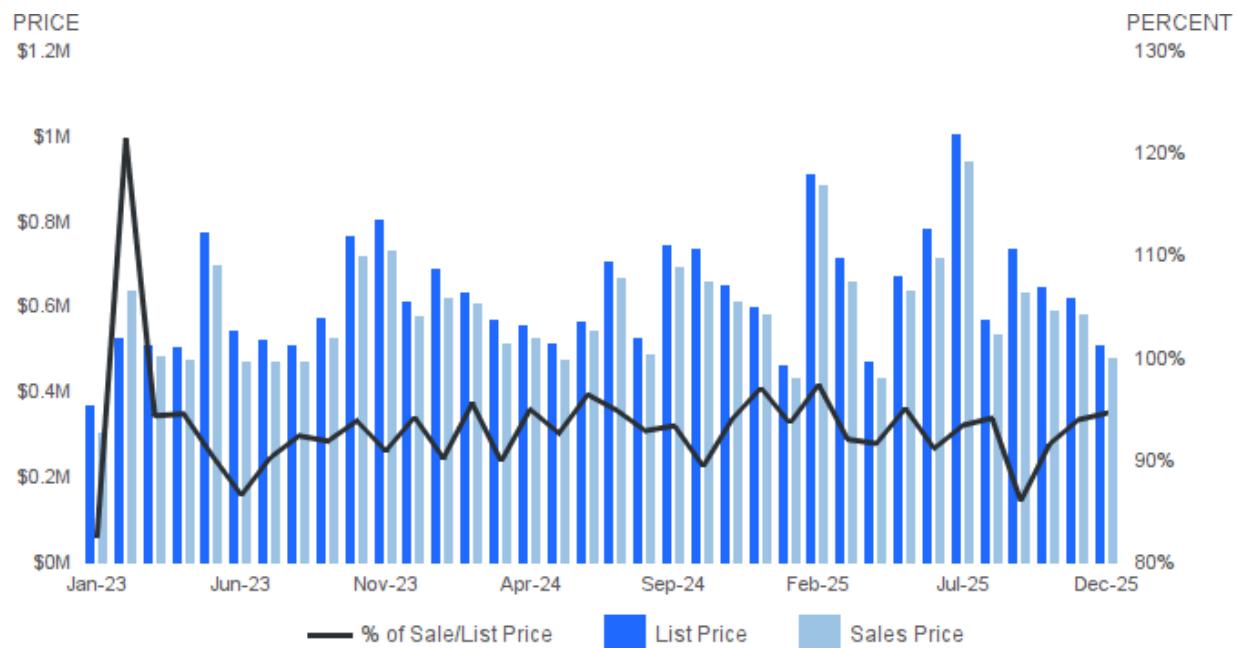
Average Sales Price | Average sales price for all properties sold.
Average Days on Market | Average days on market for all properties sold.



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.

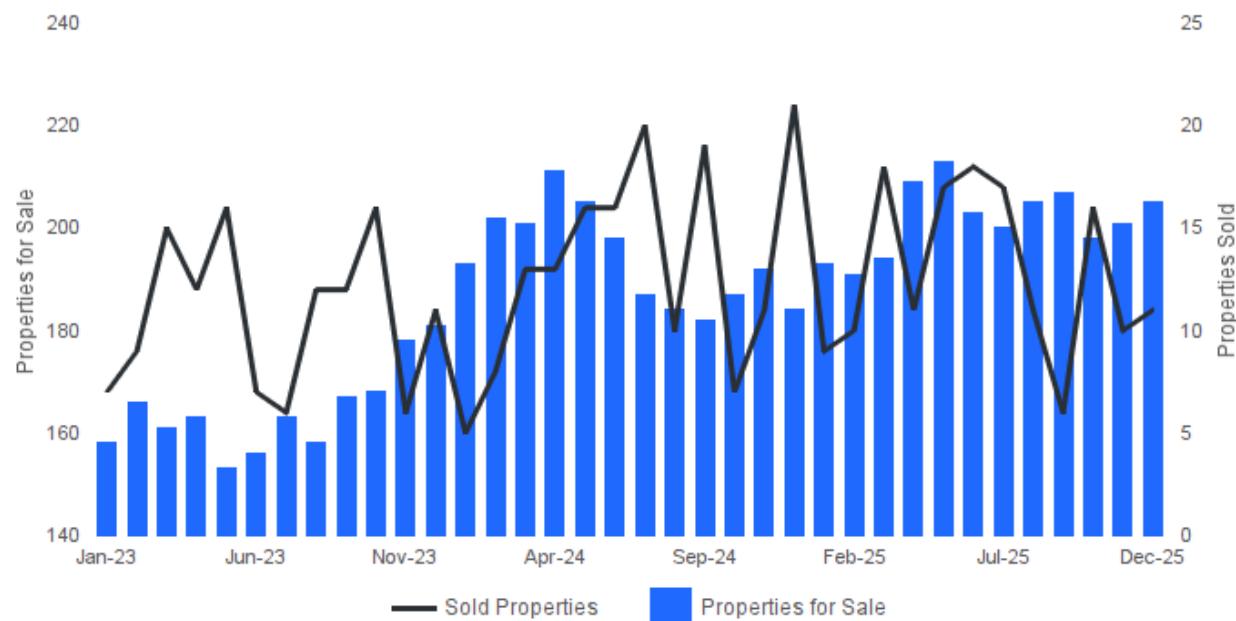


PROPERTIES FOR SALE AND SOLD PROPERTIES

December 2025 | Single Family ?

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

Sold Properties | Number of properties sold.



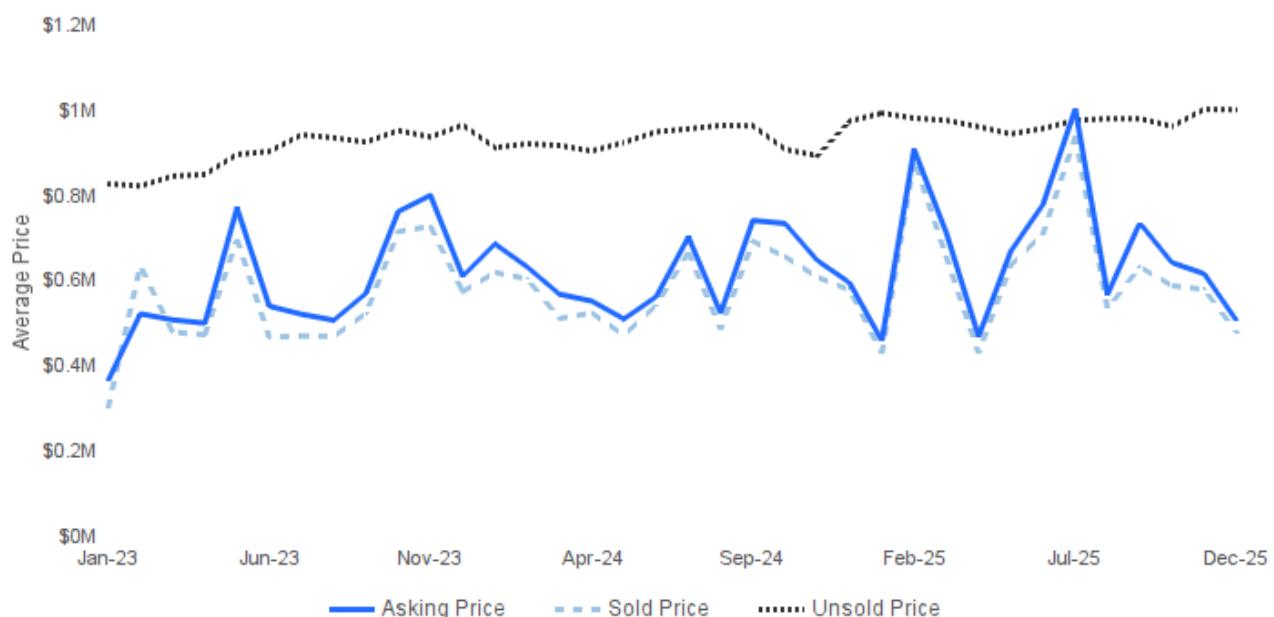
AVERAGE ASKING/SOLD/UNSOLD PRICE

December 2025 | Single Family ?

Asking Price | the average asking price of sold properties

Sold Price | the average selling price

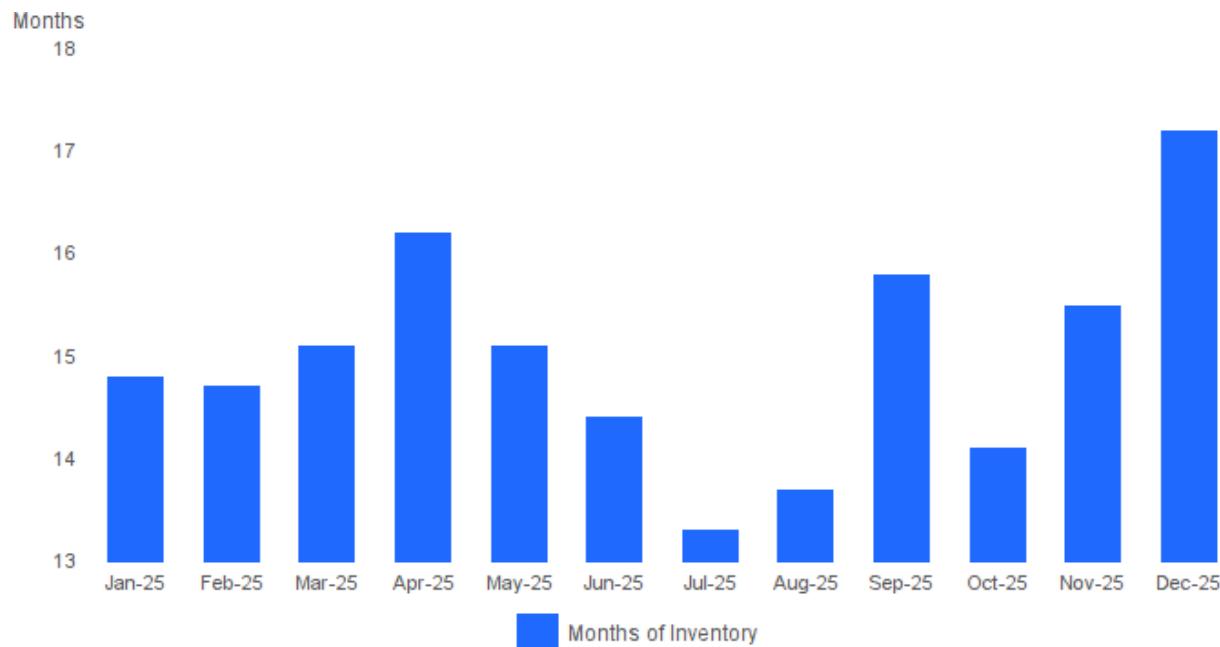
Unsold Price | the average active list price



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.



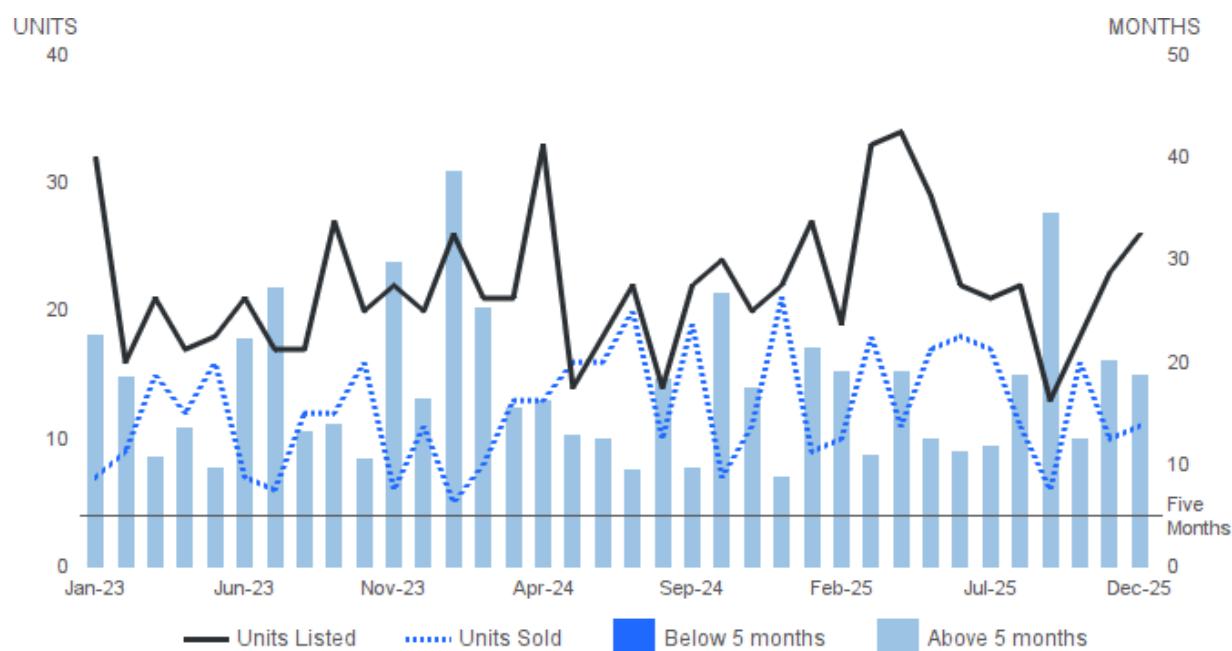
MONTHS SUPPLY OF INVENTORY

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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