



www.ChrisAndChristiePowers.com
christiepowersrealtor@gmail.com

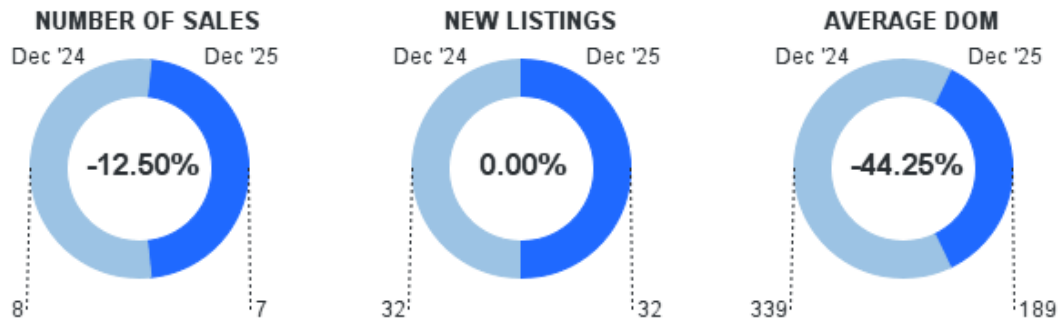
LAND

DECEMBER 2025
COLDWELL BANKER AREA REPORTS
ST CROIX, USVI

ST. CROIX | December 2025

REAL ESTATE SNAPSHOT - Change since this time last year

Lots/Acres



-33.33% ↓

MEDIAN SALES PRICE
LOTS/ACRES

-33.41% ↓

AVERAGE SALES PRICE
LOTS/ACRES

-36.59% ↓

**MEDIAN LIST PRICE
(SOLD LISTINGS)**
LOTS/ACRES

-36.99% ↓

**AVERAGE LIST PRICE
(SOLD LISTINGS)**
LOTS/ACRES

■ Dec '24 ■ Dec '25

AREA REPORT

ST. CROIX

FULL MARKET SUMMARY

December 2025 | Lots/Acres ?

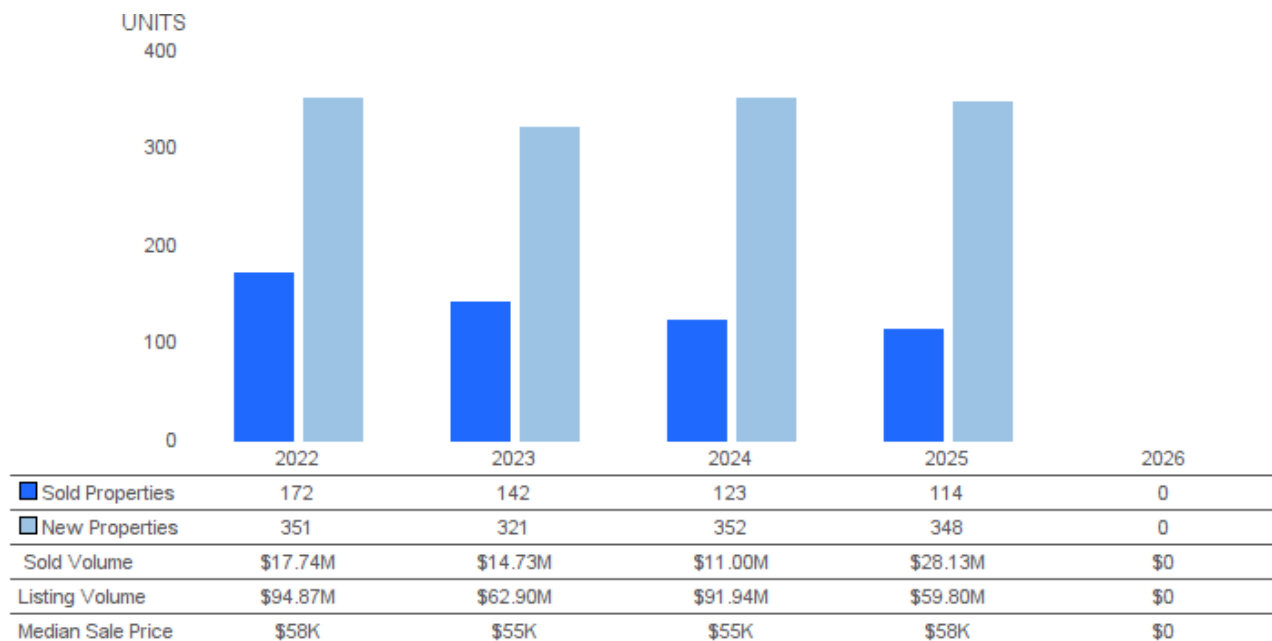
	Month to Date			Year to Date		
	December 2025	December 2024	% Change	YTD 2025	YTD 2024	% Change
New Listings	32	32	0%	348	351	-0.85% ↓
Sold Listings	7	8	-12.5% ↓	114	123	-7.32% ↓
Median List Price (Solds)	\$52,000	\$82,000	-36.59% ↓	\$60,000	\$64,900	-7.55% ↓
Median Sold Price	\$50,000	\$75,000	-33.33% ↓	\$57,750	\$55,000	5% ↑
Median Days on Market	183	256	-28.52% ↓	195	193	1.04% ↑
Average List Price (Solds)	\$72,500	\$115,062	-36.99% ↓	\$256,988	\$104,261	146.49% ↑
Average Sold Price	\$67,357	\$101,147	-33.41% ↓	\$246,751	\$89,449	175.86% ↑
Average Days on Market	189	339	-44.25% ↓	263	276	-4.71% ↓
List/Sold Price Ratio	91.1%	90.4%	0.84% ↑	88.7%	87.6%	1.26% ↑

SOLD AND NEW PROPERTIES (UNITS)

December 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

December 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.

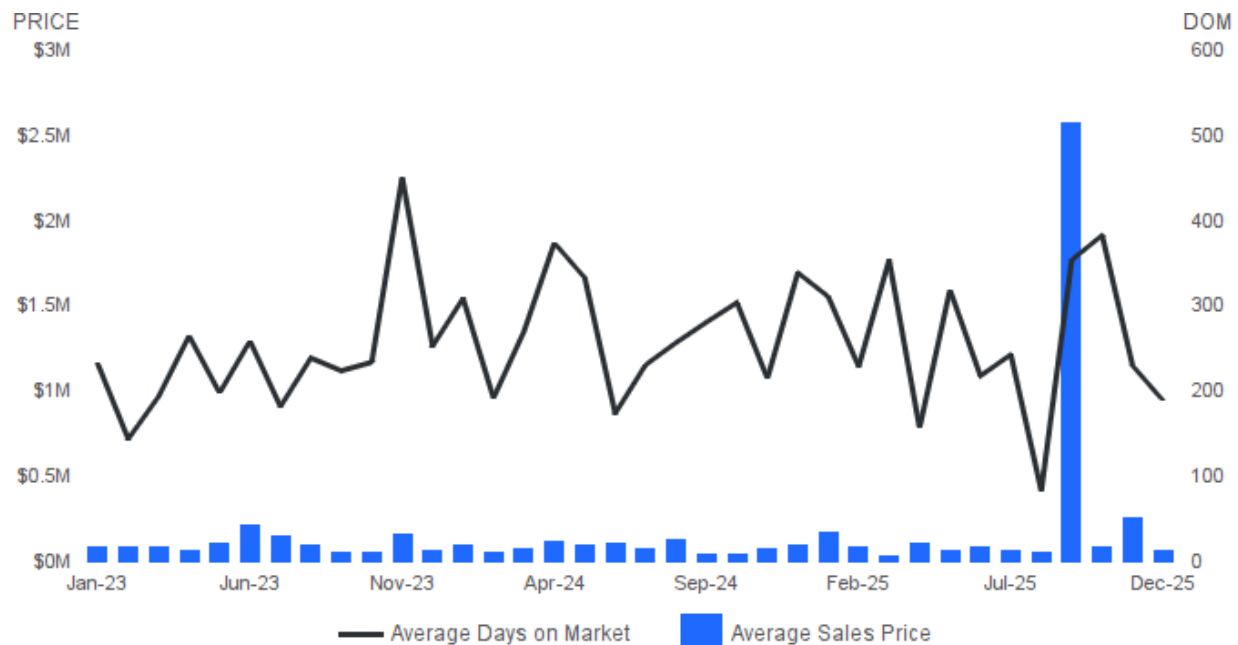


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

December 2025 | Lots/Acres ?

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

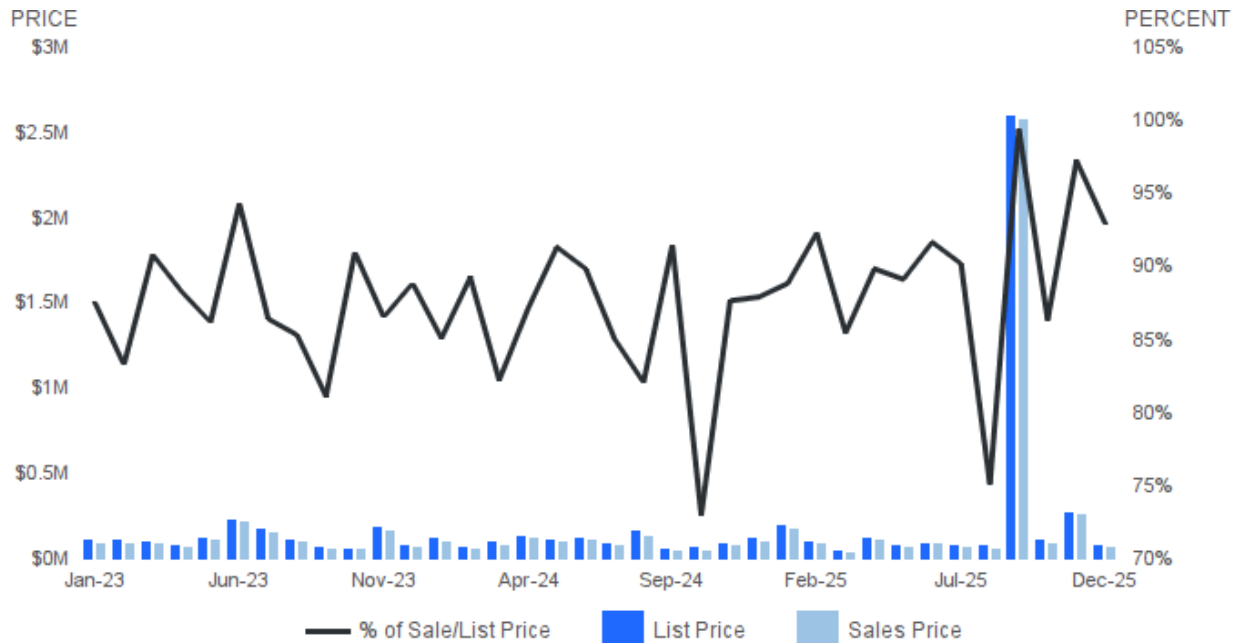
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

December 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

December 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.

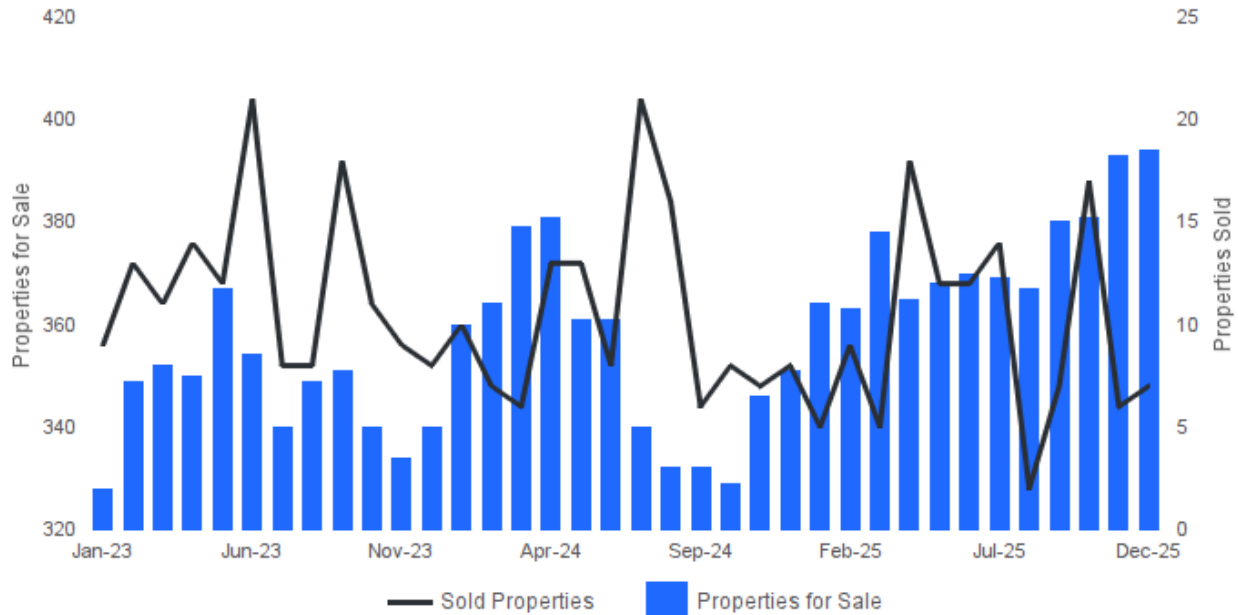


PROPERTIES FOR SALE AND SOLD PROPERTIES

December 2025 | Lots/Acres ?

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

Sold Properties | Number of properties sold.



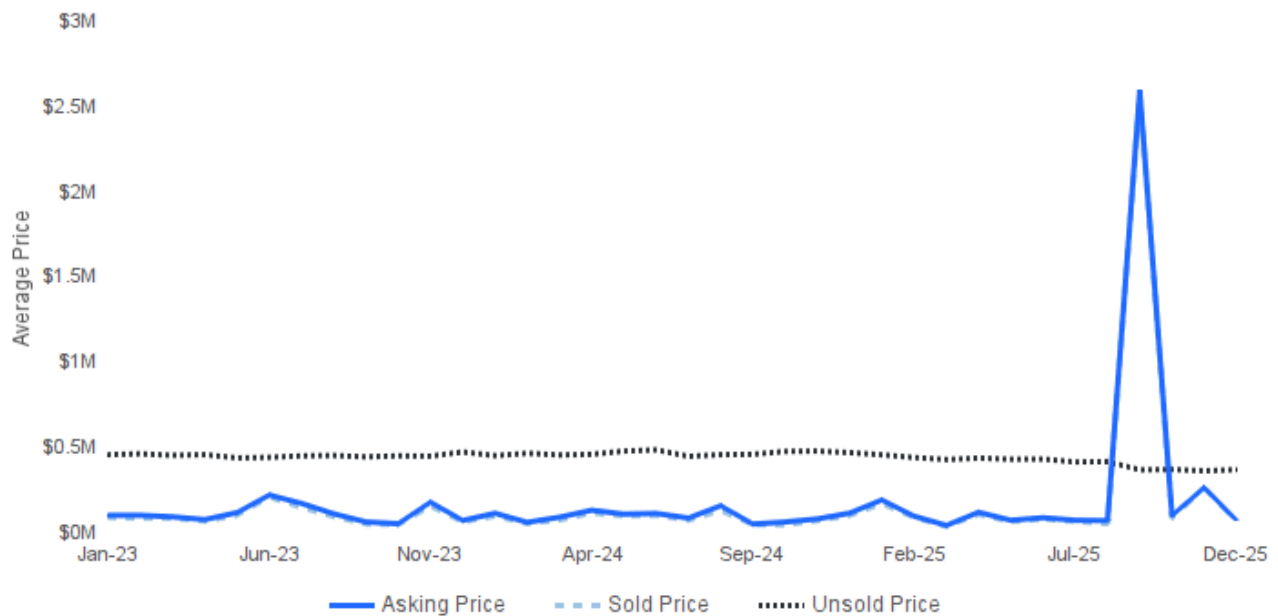
AVERAGE ASKING/SOLD/UNSOLD PRICE

December 2025 | Lots/Acres ?

Asking Price | the average asking price of sold properties

Sold Price | the average selling price

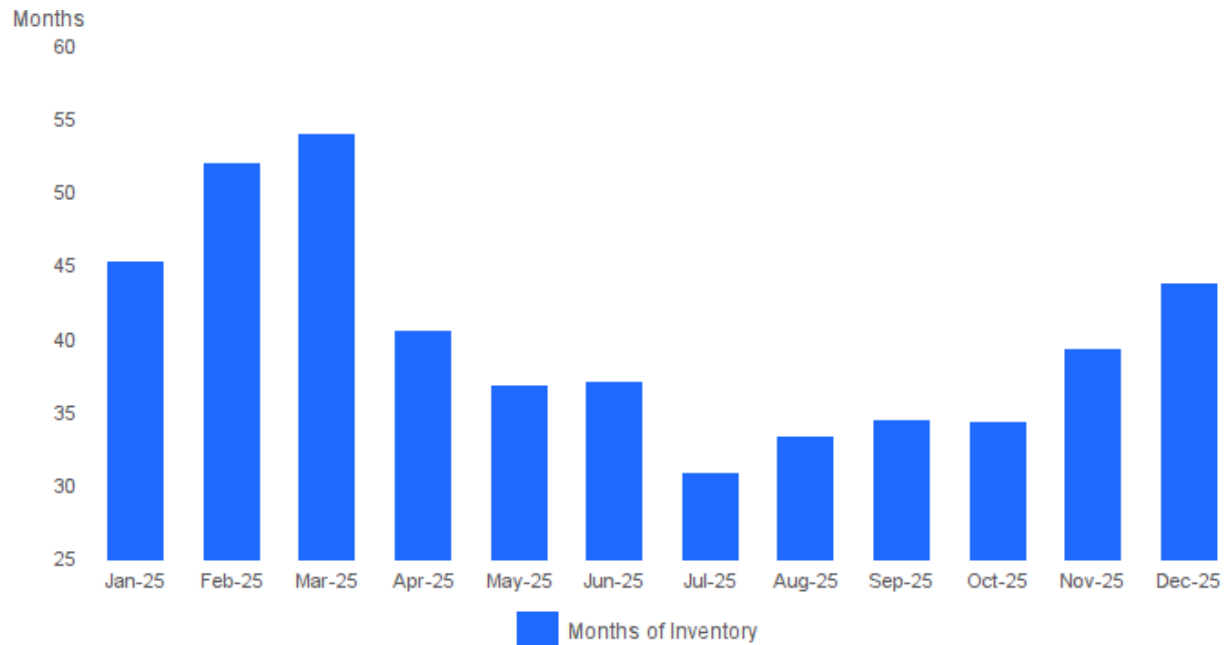
Unsold Price | the average active list price



ABSORPTION RATE

December 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.



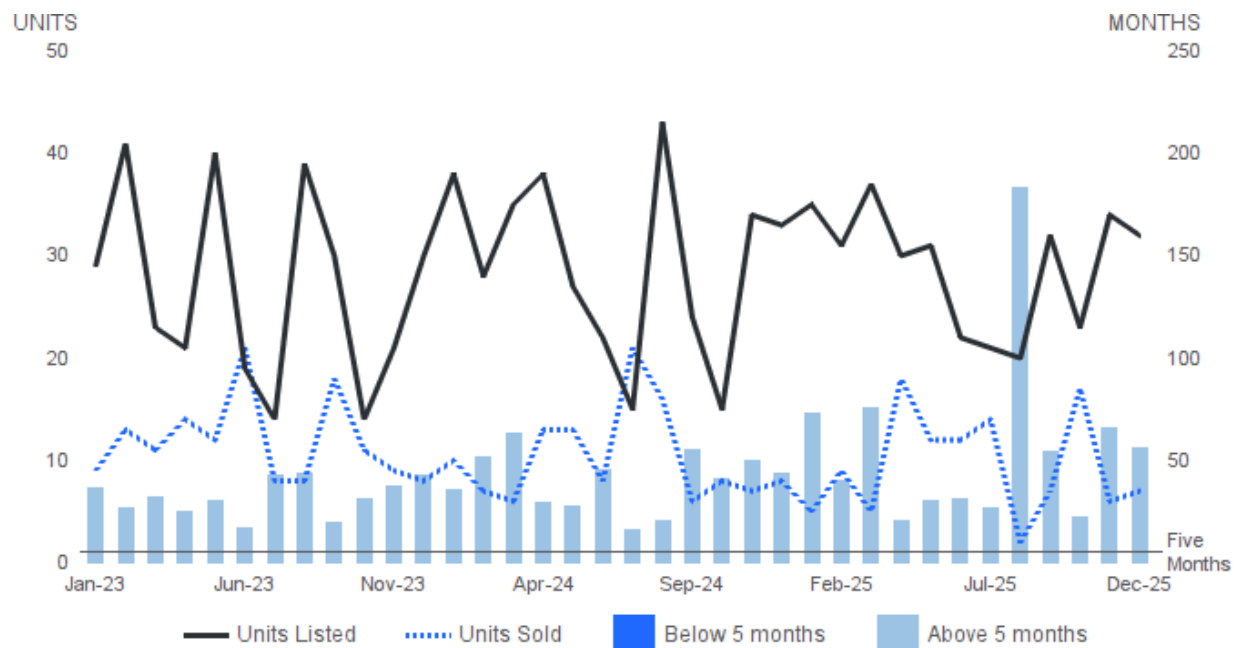
MONTHS SUPPLY OF INVENTORY

December 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.



The property information herein is derived from various sources that may include, but not be limited to, county records and the Multiple Listing Service, and it may include approximations. Although the information is believed to be accurate, it is not warranted and you should not rely upon it without personal verification. ©2026 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. 