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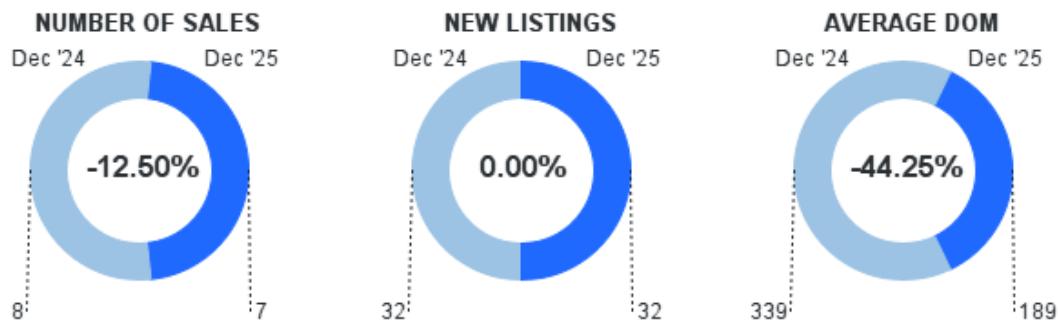
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## ST. CROIX | December 2025

### 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 ?

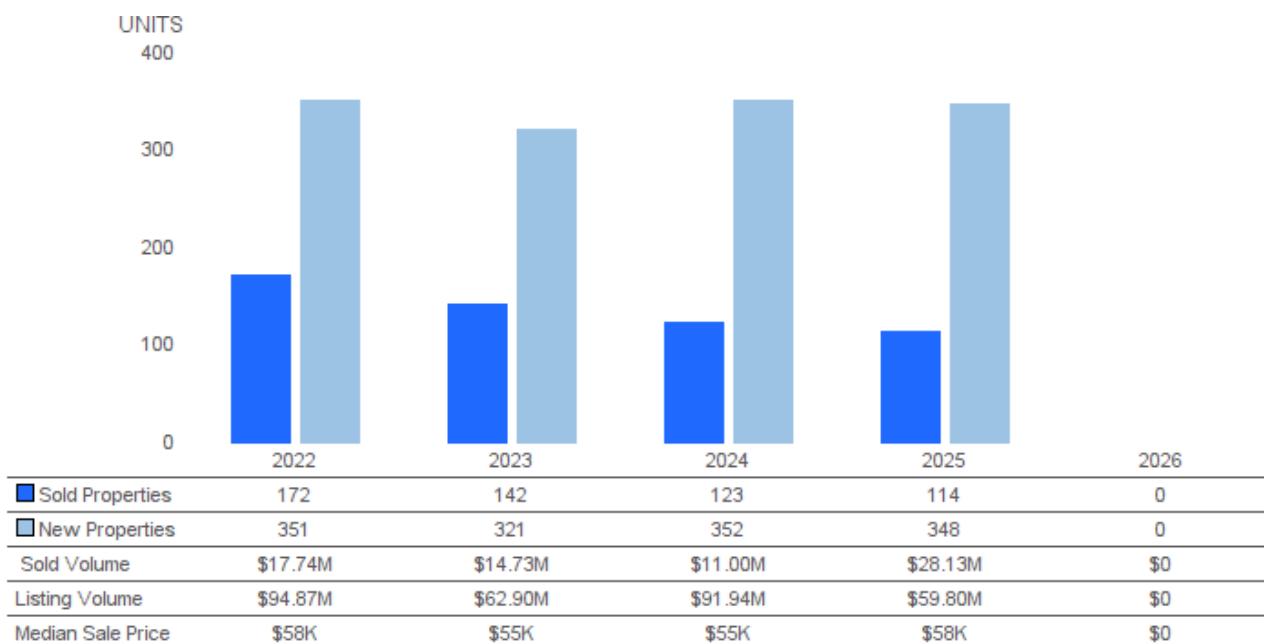
	Month to Date			Year to Date		
	December 2025	December 2024	% Change	YTD 2025	YTD 2024	% Change
New Listings	32	32	0%	348	351	-0.85% <span>↓</span>
Sold Listings	7	8	-12.5% <span>↓</span>	114	123	-7.32% <span>↓</span>
Median List Price (Solds)	\$52,000	\$82,000	-36.59% <span>↓</span>	\$60,000	\$64,900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

### 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 ?

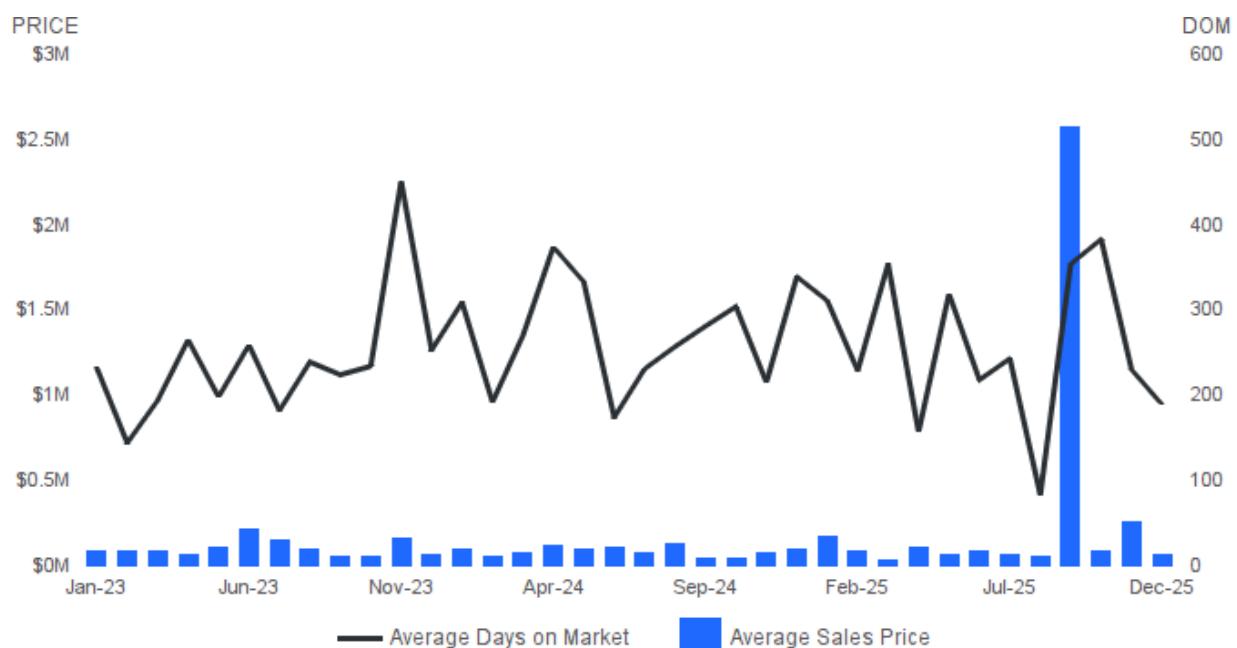
Median Sales Price | Price of the "middle" property sold -an equal number of sales were above and below this price.  
 Number of Sales | Number of properties sold.



## AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

December 2025 | Lots/Acres ?

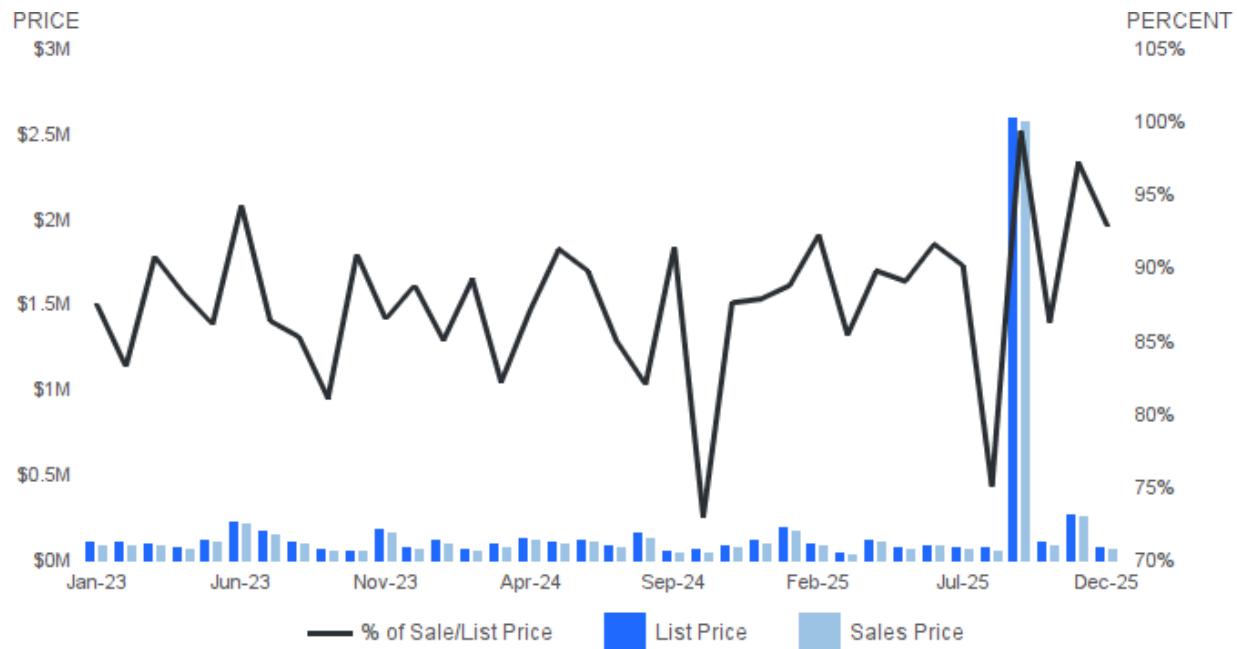
Average Sales Price | Average sales price for all properties sold.  
 Average Days on Market | Average days on market for all properties sold.



## 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.

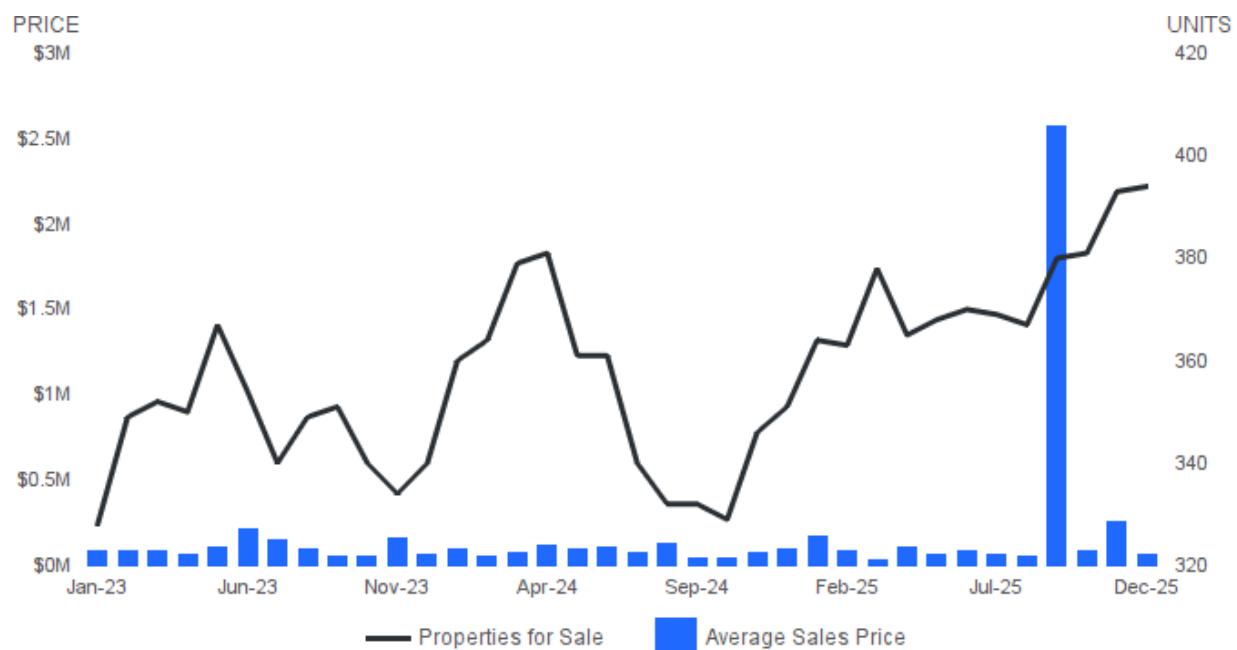


## AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

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.

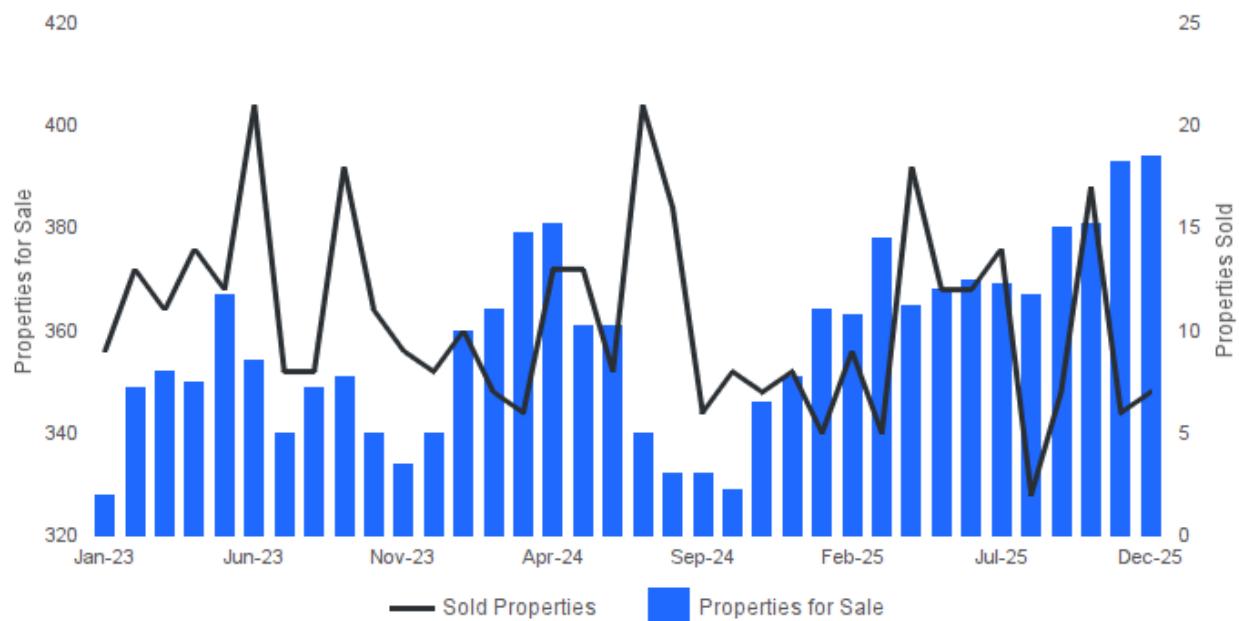


## PROPERTIES FOR SALE AND SOLD PROPERTIES

December 2025 | Lots/Acres ?

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

**Sold Properties** | Number of properties sold.



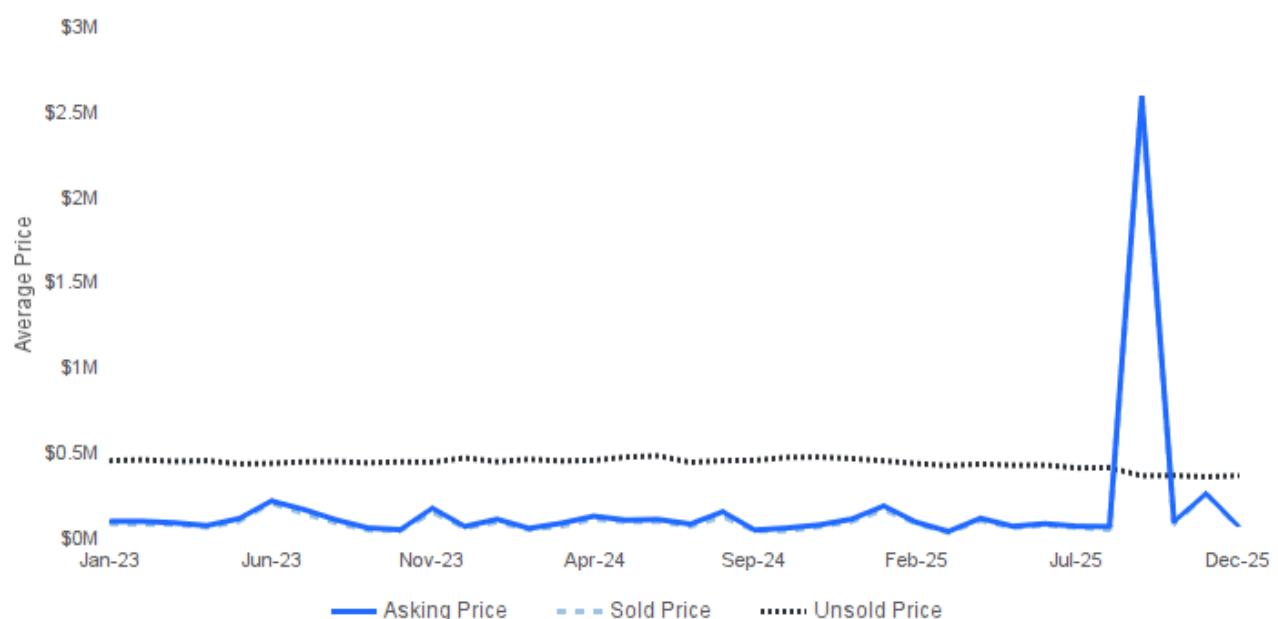
## AVERAGE ASKING/SOLD/UNSOLD PRICE

December 2025 | Lots/Acres ?

**Asking Price** | the average asking price of sold properties

**Sold Price** | the average selling price

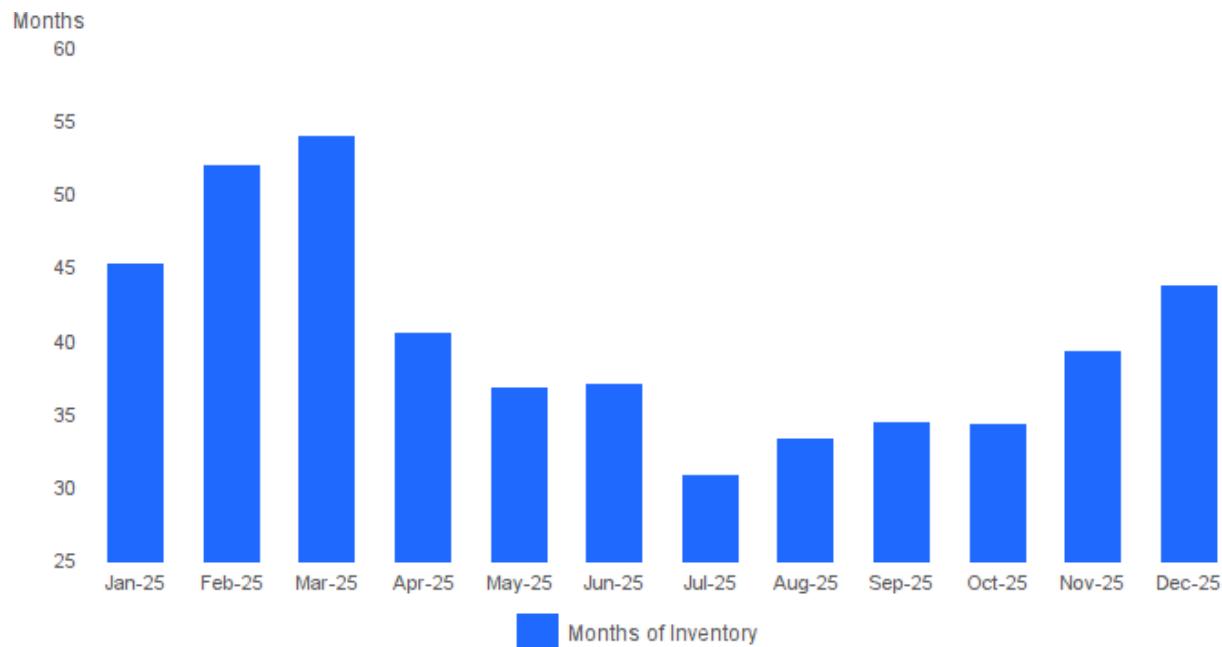
**Unsold Price** | the average active list price



## 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.



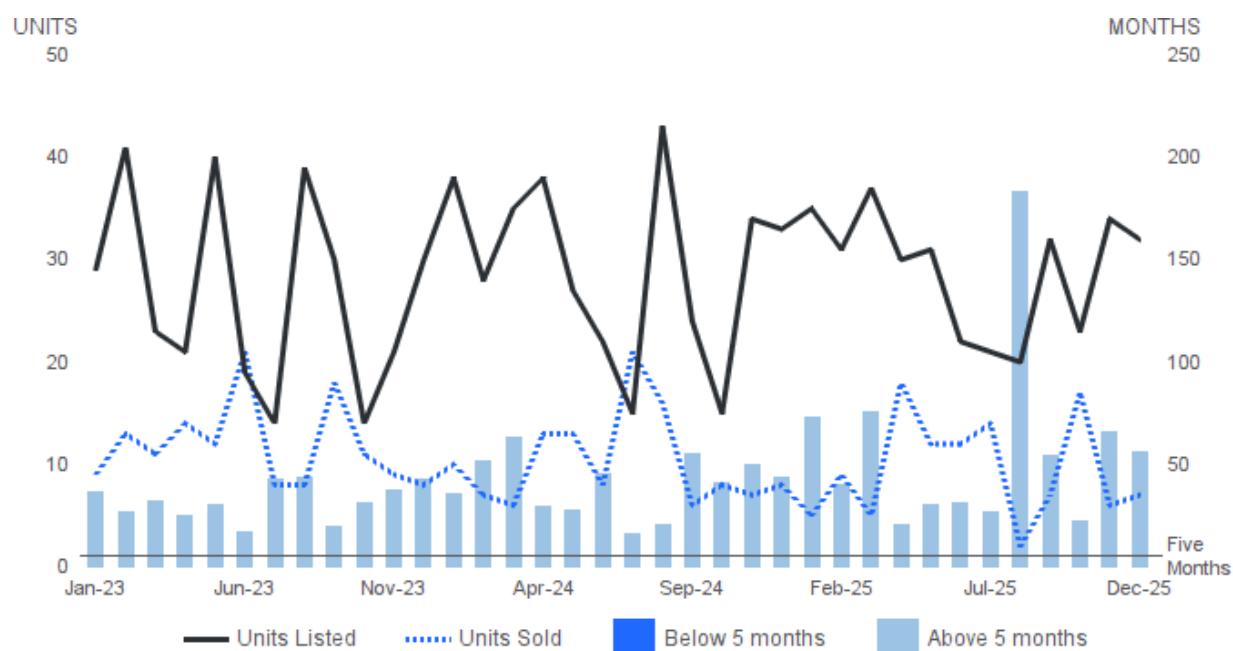
## MONTHS SUPPLY OF INVENTORY

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.



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