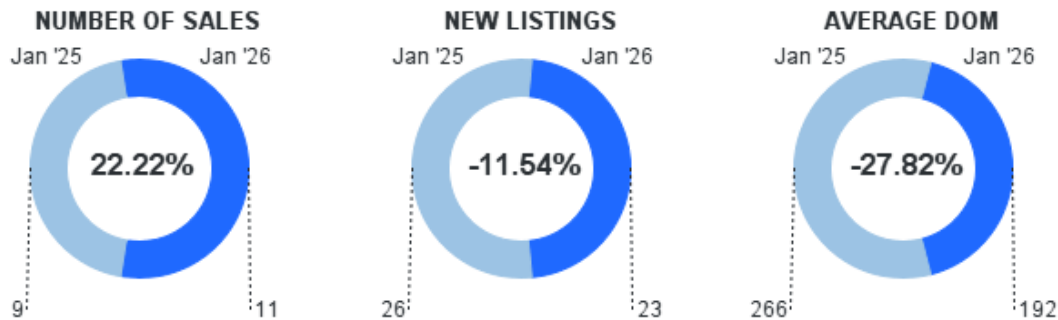




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ST. CROIX | January 2026
REAL ESTATE SNAPSHOT - Change since this time last year
Single Family



-10.45% ↓

MEDIAN SALES PRICE
SINGLE FAMILY

-13.56% ↓

AVERAGE SALES PRICE
SINGLE FAMILY

-12.61% ↓

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

-14.23% ↓

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

Jan '25 Jan '26

AREA REPORT

ST. CROIX

FULL MARKET SUMMARY

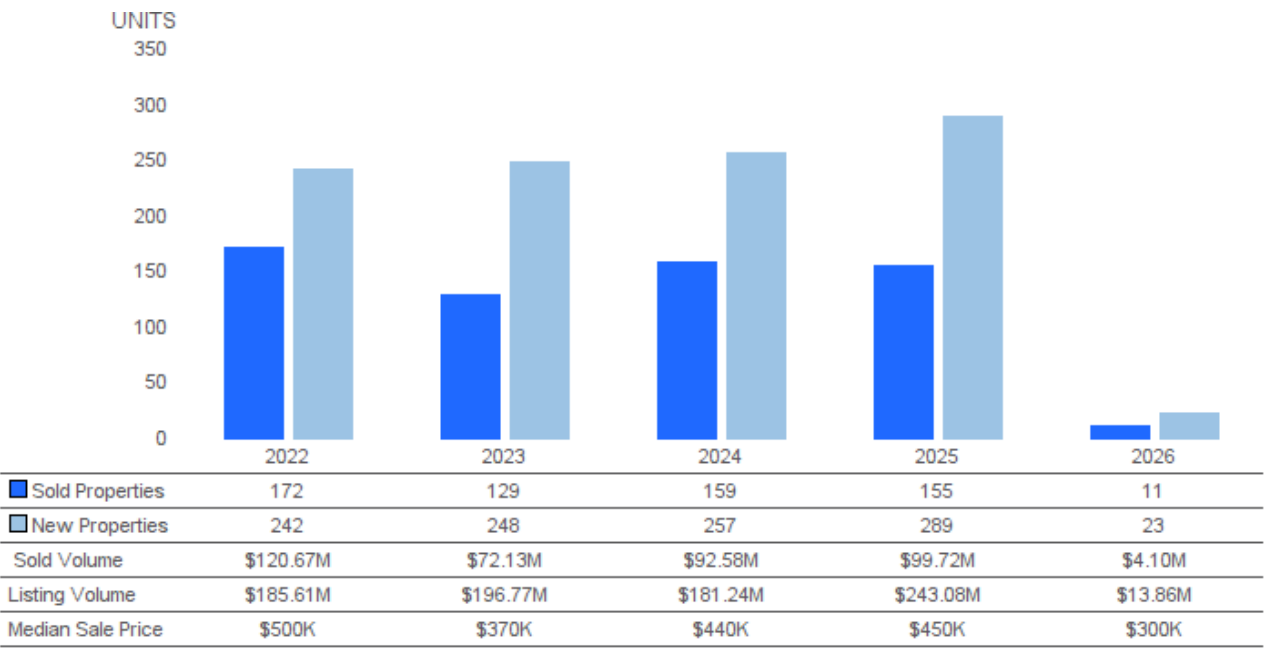
January 2026 | Single Family ?

	Month to Date			Year to Date		
	January 2026	January 2025	% Change	YTD 2026	YTD 2025	% Change
New Listings	23	26	-11.54% ↓	23	26	-11.54% ↓
Sold Listings	11	9	22.22% ↑	11	9	22.22% ↑
Median List Price (Solds)	\$305,000	\$349,000	-12.61% ↓	\$305,000	\$349,000	-12.61% ↓
Median Sold Price	\$300,000	\$335,000	-10.45% ↓	\$300,000	\$335,000	-10.45% ↓
Median Days on Market	177	137	29.2% ↑	177	137	29.2% ↑
Average List Price (Solds)	\$394,618	\$460,111	-14.23% ↓	\$394,618	\$460,111	-14.23% ↓
Average Sold Price	\$372,363	\$430,777	-13.56% ↓	\$372,363	\$430,777	-13.56% ↓
Average Days on Market	192	266	-27.82% ↓	192	266	-27.82% ↓
List/Sold Price Ratio	94.8%	91.2%	3.95% ↑	94.8%	91.2%	3.95% ↑

SOLD AND NEW PROPERTIES (UNITS)

January 2026 | Single Family ?

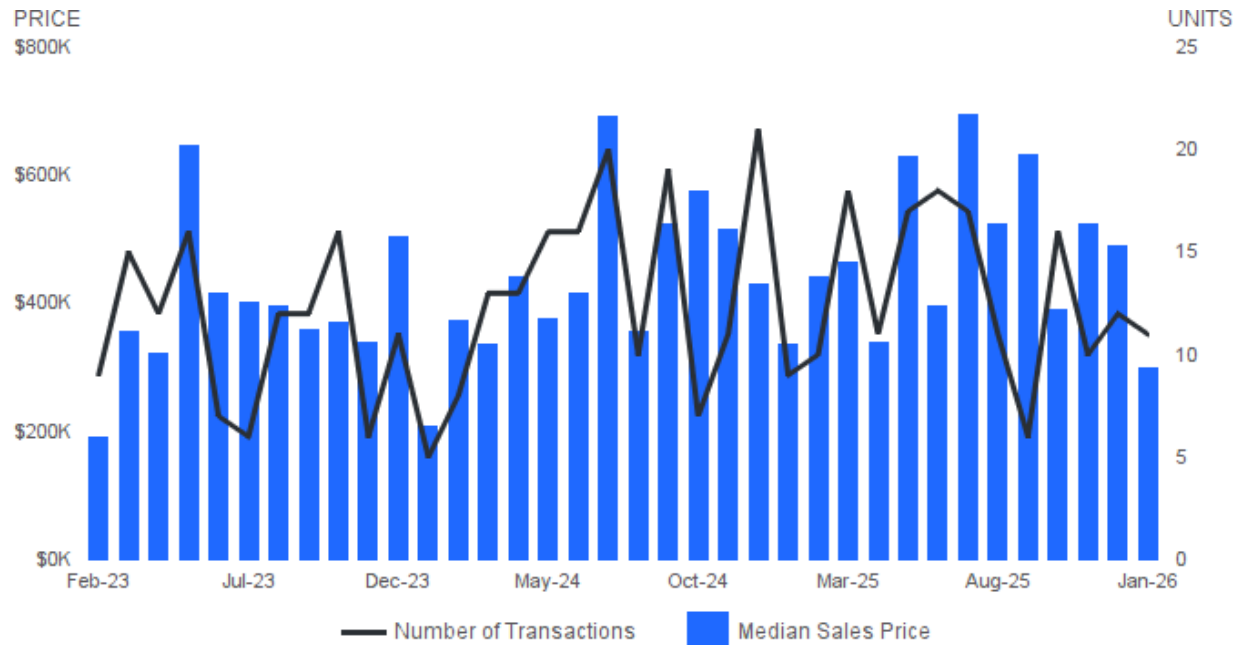
Sold Properties | Number of properties sold during the year
New Properties | Number of properties listed during the year.



MEDIAN SALES PRICE AND NUMBER OF SALES

January 2026 | Single Family ?

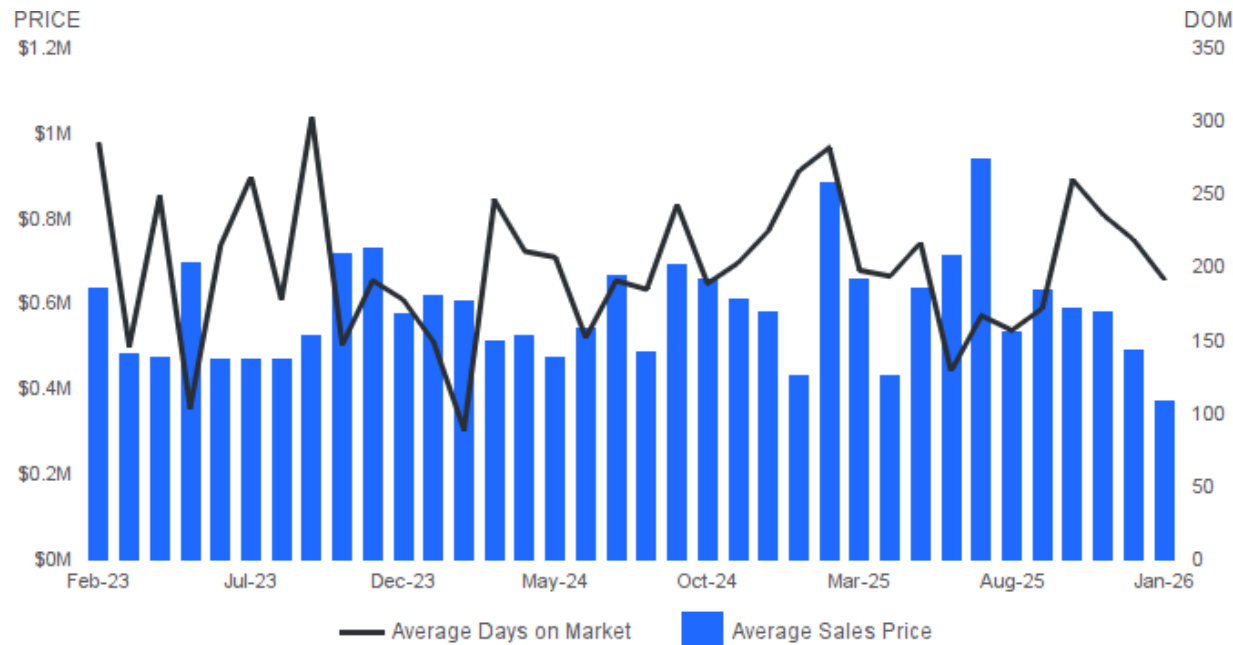
Median Sales Price | Price of the "middle" property sold -an equal number of sales were above and below this price.
Number of Sales | Number of properties sold.



AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

January 2026 | Single Family ?

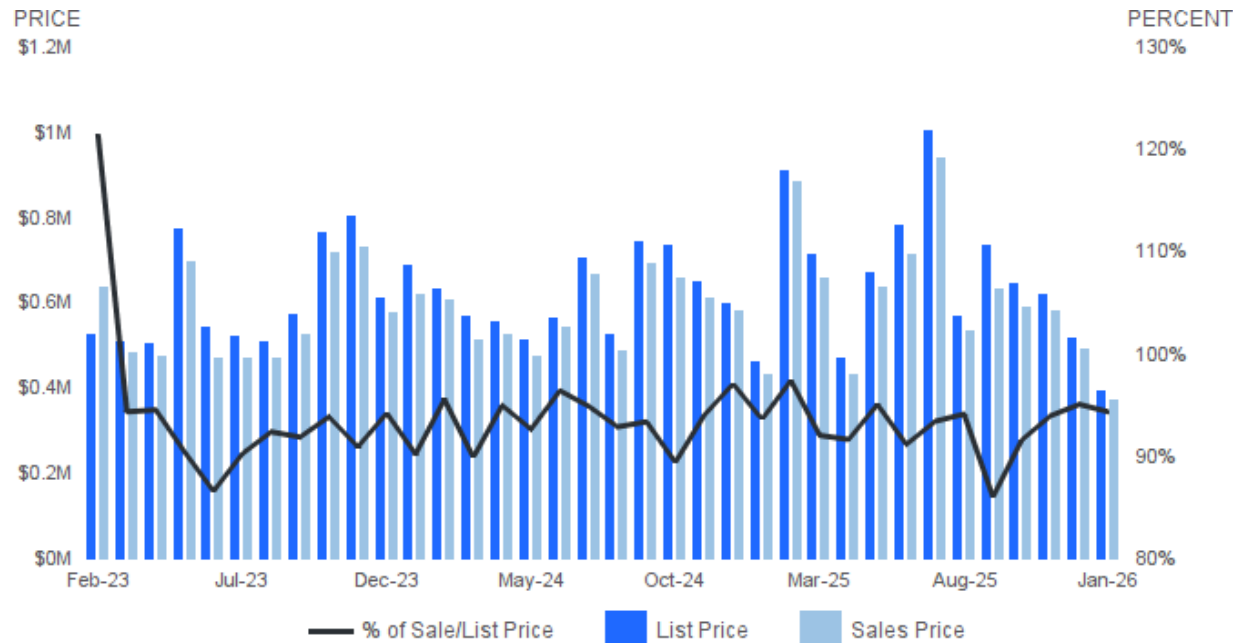
Average Sales Price | Average sales price for all properties sold.
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

January 2026 | 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

January 2026 | 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.

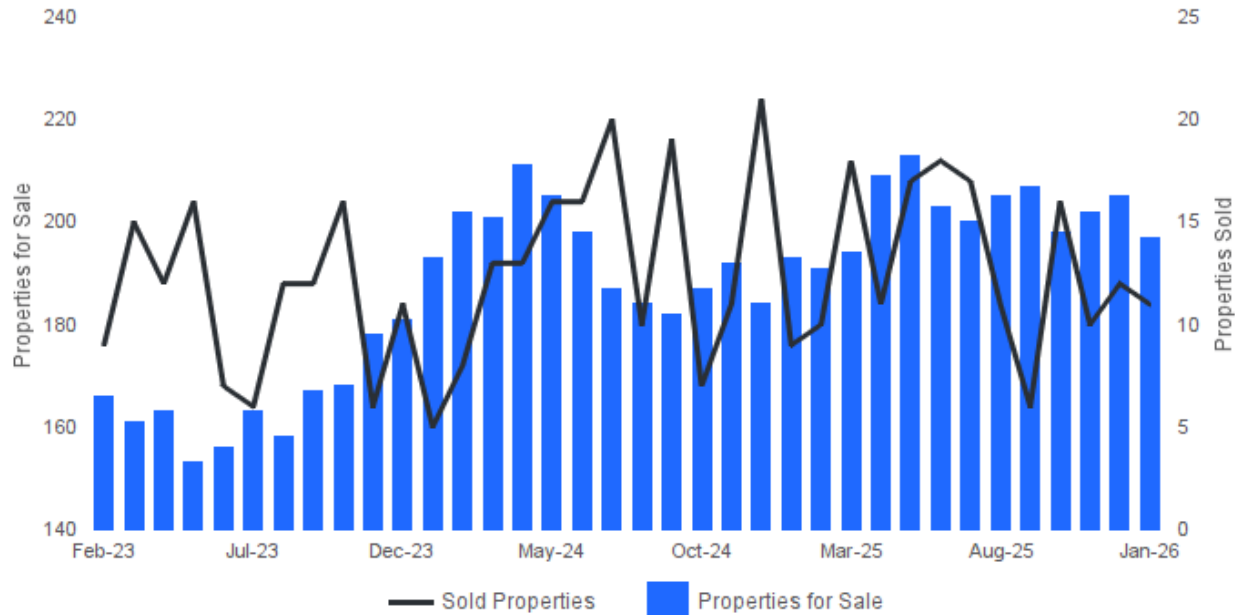


PROPERTIES FOR SALE AND SOLD PROPERTIES

January 2026 | Single Family ?

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

Sold Properties | Number of properties sold.



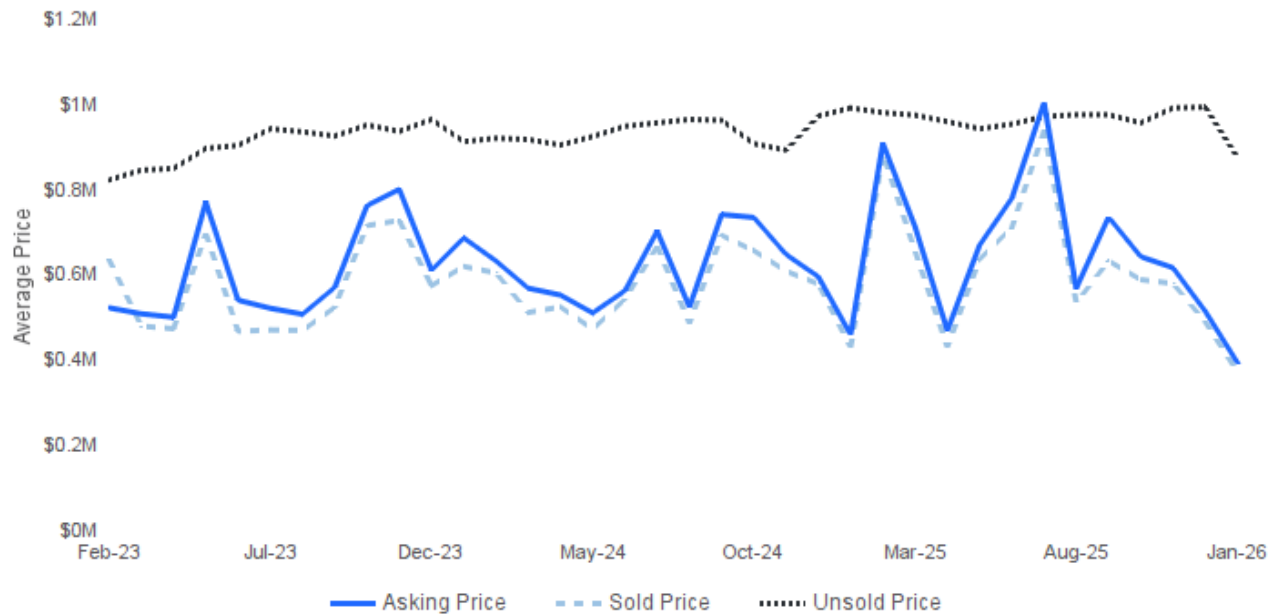
AVERAGE ASKING/SOLD/UNSOLD PRICE

January 2026 | Single Family ?

Asking Price | the average asking price of sold properties

Sold Price | the average selling price

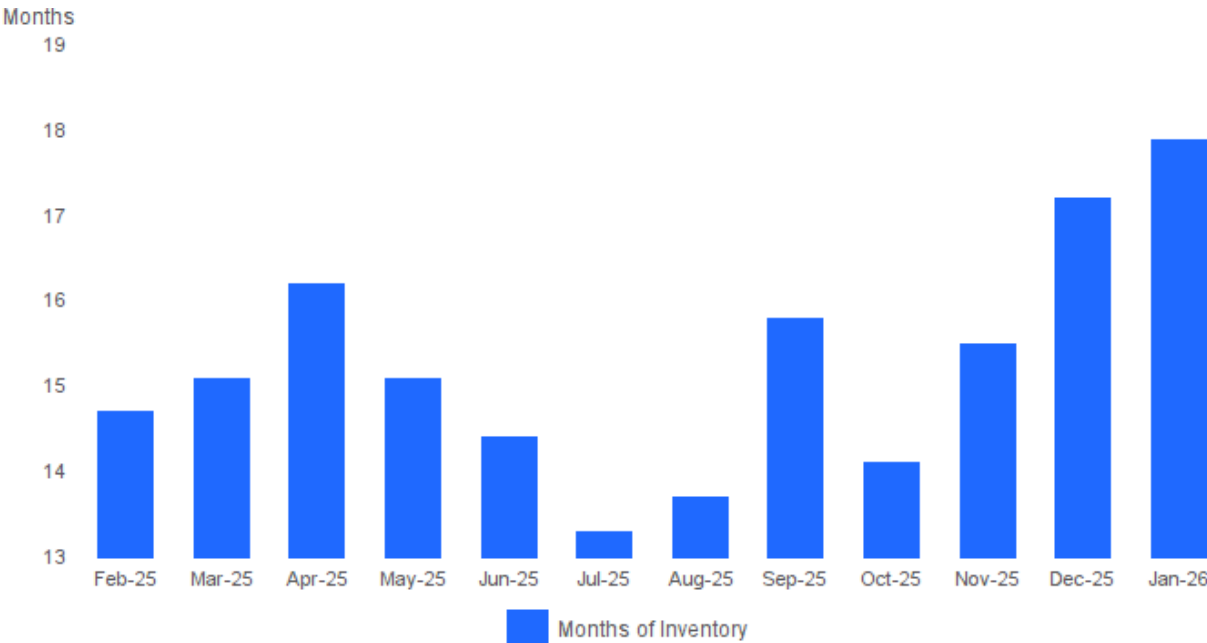
Unsold Price | the average active list price



ABSORPTION RATE

January 2026 | 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.



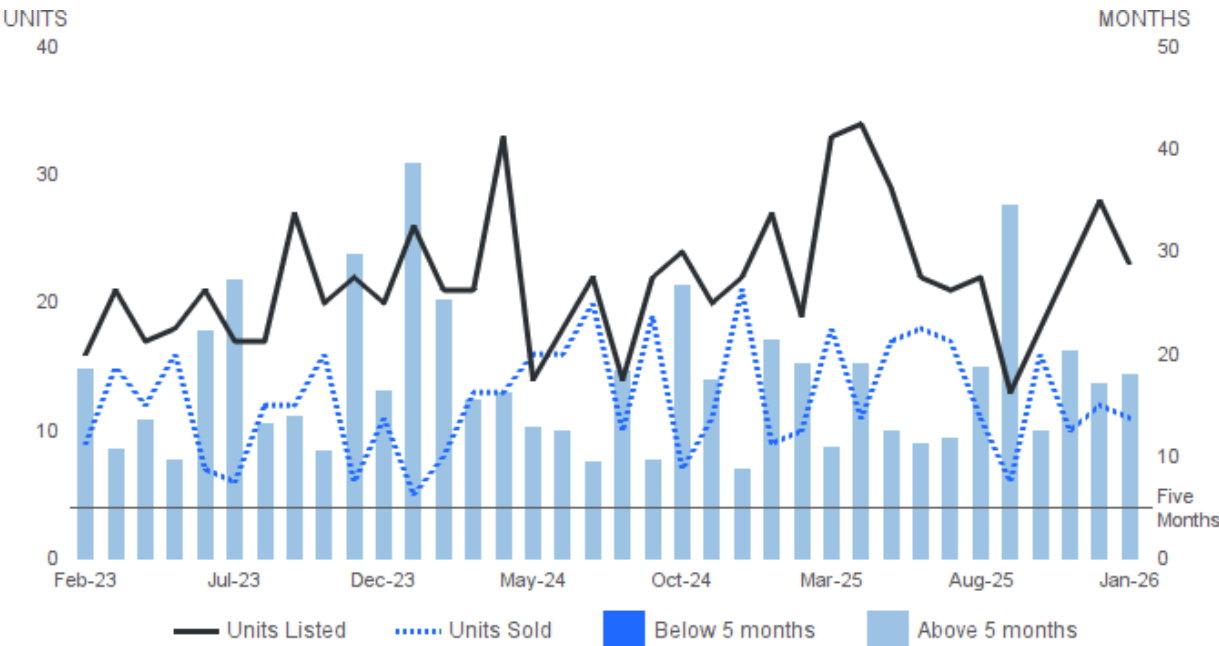
MONTHS SUPPLY OF INVENTORY

January 2026 | 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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