



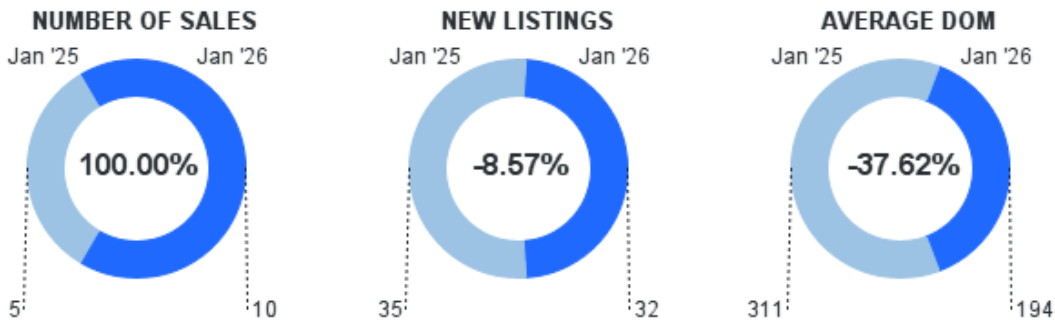
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LAND

JANUARY 2026
COLDWELL BANKER AREA REPORTS
ST CROIX, USVI

ST. CROIX | January 2026
REAL ESTATE SNAPSHOT - Change since this time last year
Lots/Acres



-33.44% ↓

MEDIAN SALES PRICE
LOTS/ACRES

-61.20% ↓

AVERAGE SALES PRICE
LOTS/ACRES

-49.66% ↓

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

-61.01% ↓

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

Jan '25 Jan '26

AREA REPORT

ST. CROIX

FULL MARKET SUMMARY

January 2026 | Lots/Acres ?

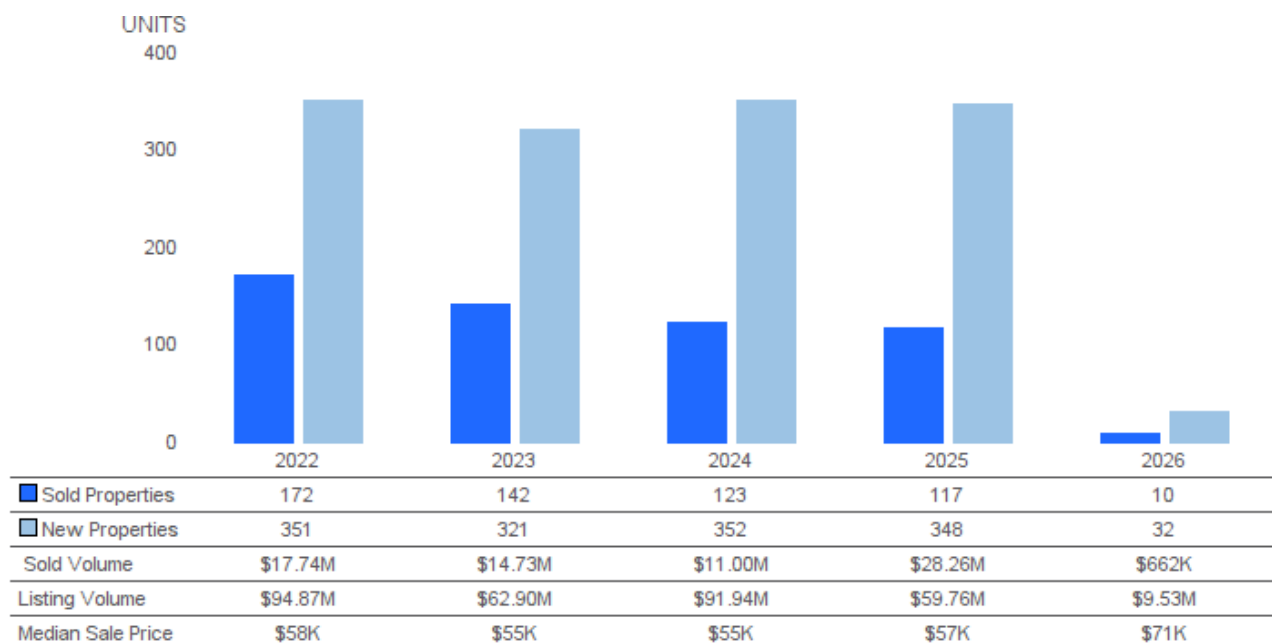
	Month to Date			Year to Date		
	January 2026	January 2025	% Change	YTD 2026	YTD 2025	% Change
New Listings	32	35	-8.57% ↓	32	35	-8.57% ↓
Sold Listings	10	5	100% ↑	10	5	100% ↑
Median List Price (Solds)	\$75,000	\$149,000	-49.66% ↓	\$75,000	\$149,000	-49.66% ↓
Median Sold Price	\$71,150	\$106,900	-33.44% ↓	\$71,150	\$106,900	-33.44% ↓
Median Days on Market	70	192	-63.54% ↓	70	192	-63.54% ↓
Average List Price (Solds)	\$74,860	\$192,000	-61.01% ↓	\$74,860	\$192,000	-61.01% ↓
Average Sold Price	\$66,180	\$170,580	-61.2% ↓	\$66,180	\$170,580	-61.2% ↓
Average Days on Market	194	311	-37.62% ↓	194	311	-37.62% ↓
List/Sold Price Ratio	88.6%	87%	1.84% ↑	88.6%	87%	1.84% ↑

SOLD AND NEW PROPERTIES (UNITS)

January 2026 | 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

January 2026 | 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

January 2026 | Lots/Acres ?

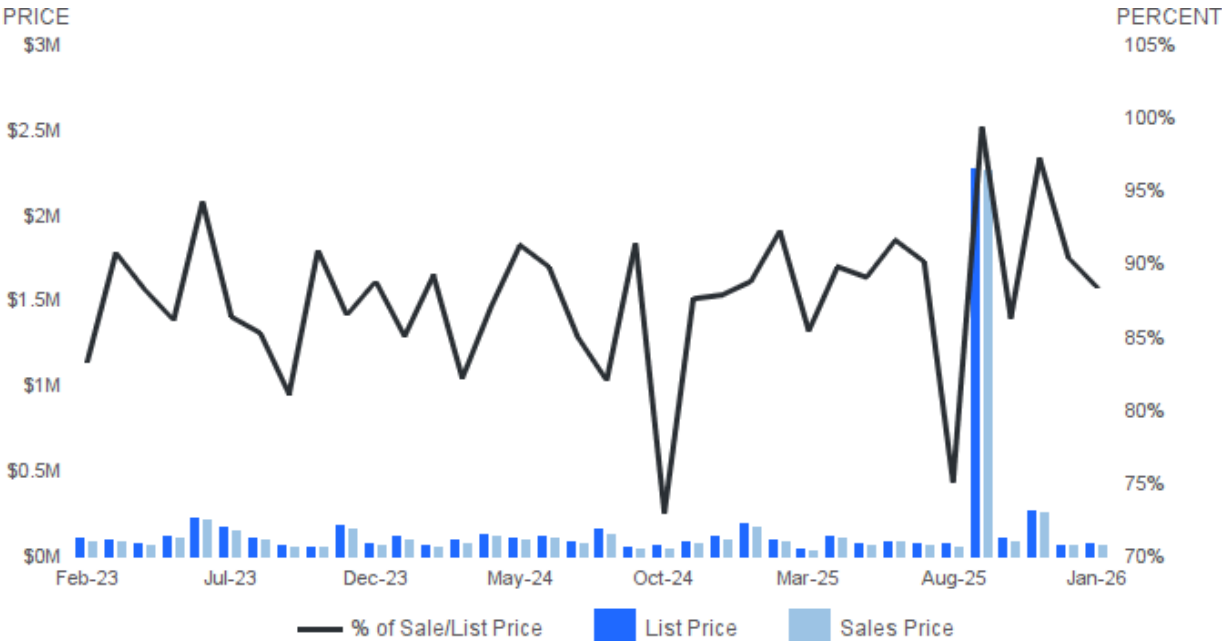
Average Sales Price | Average sales price for all properties sold.
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

January 2026 | Lots/Acres ?

Sale Price as a Percentage of Original Price | Average sale price of property as percentage of final list price.

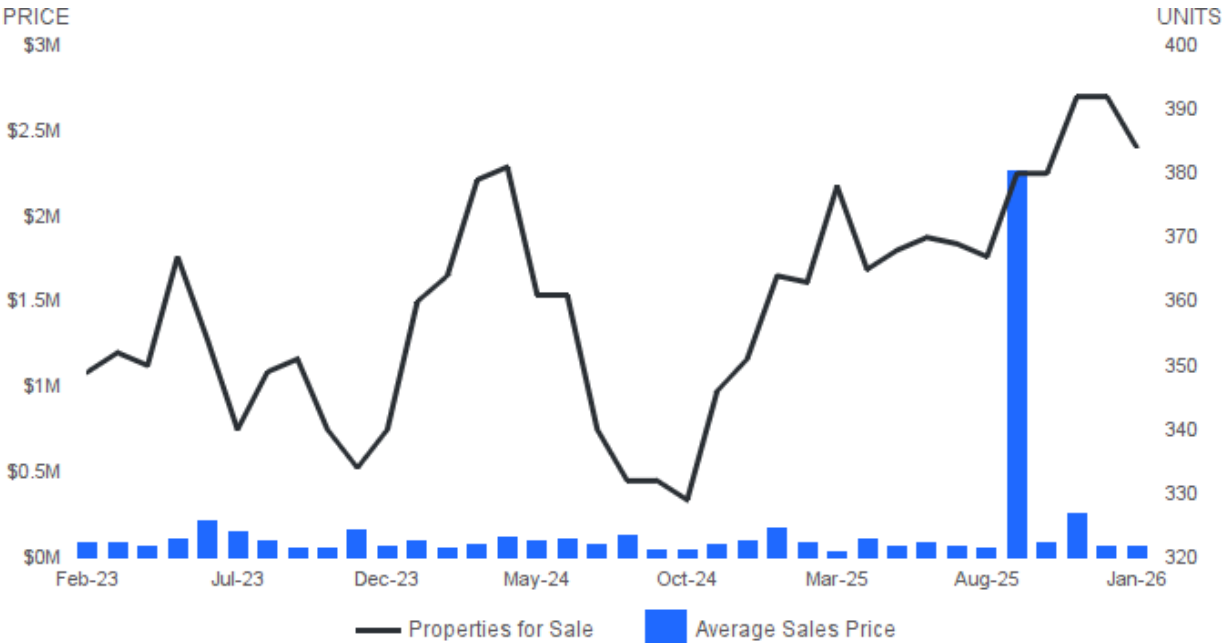


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

January 2026 | Lots/Acres ?

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

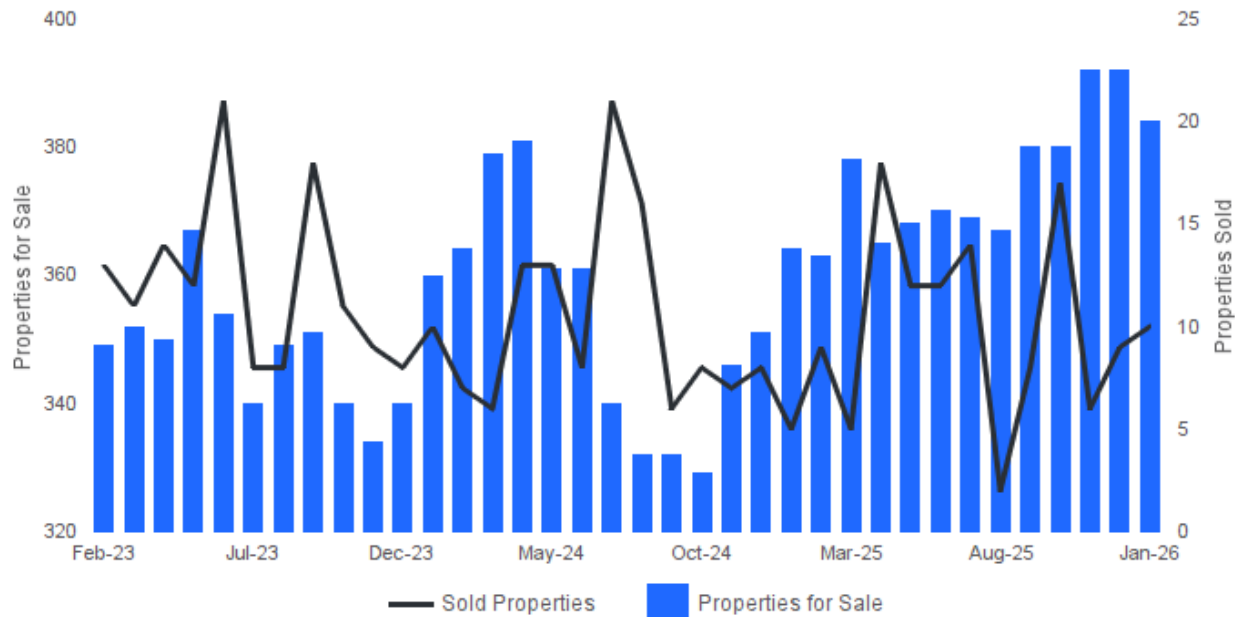
Properties for Sale | Number of properties listed for sale at the end of month.



PROPERTIES FOR SALE AND SOLD PROPERTIES

January 2026 | Lots/Acres ?

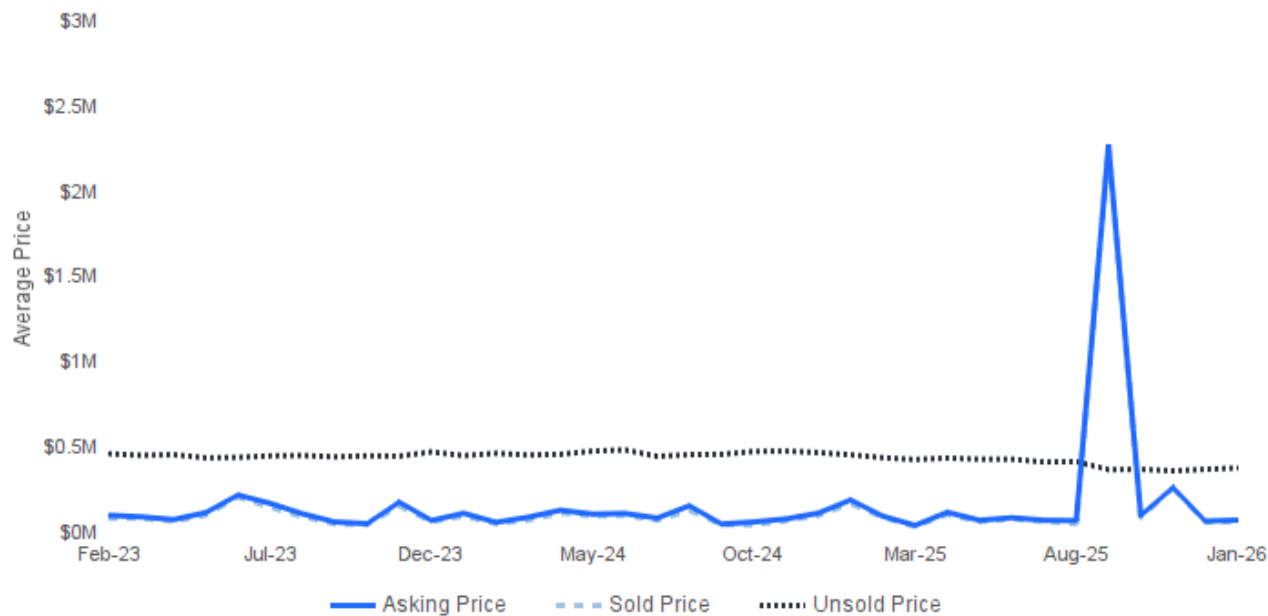
Properties for Sale | Number of properties listed for sale at the end of month.
Sold Properties | Number of properties sold.



AVERAGE ASKING/SOLD/UNSOLD PRICE

January 2026 | Lots/Acres ?

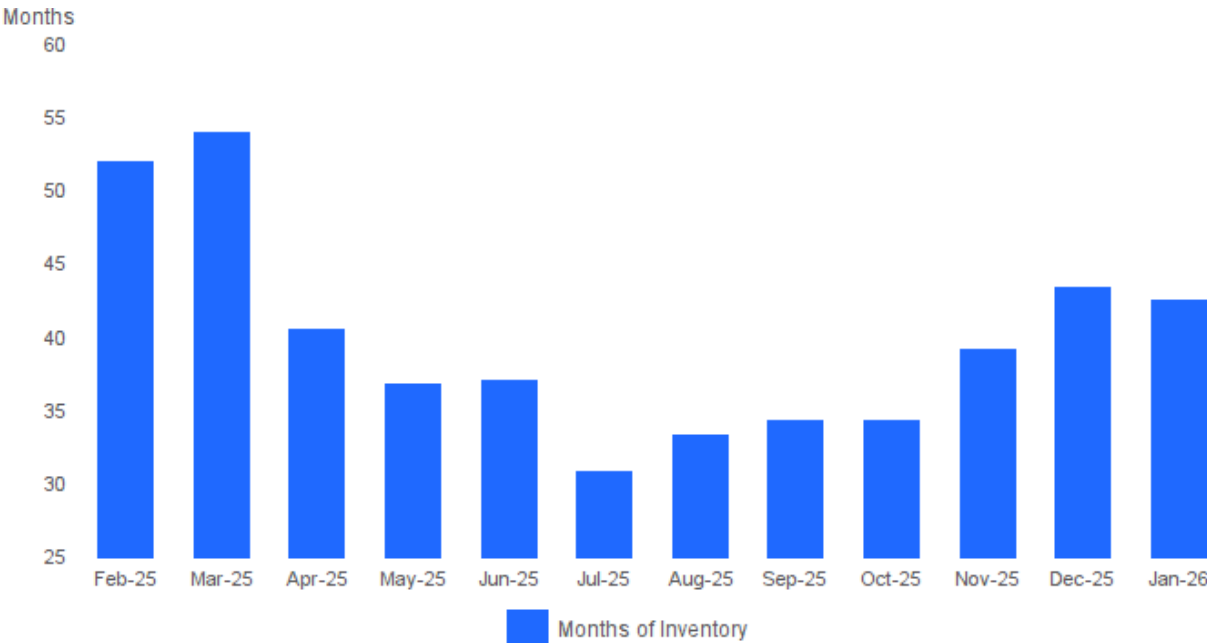
Asking Price | the average asking price of sold properties
Sold Price | the average selling price
Unsold Price | the average active list price



ABSORPTION RATE

January 2026 | 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.



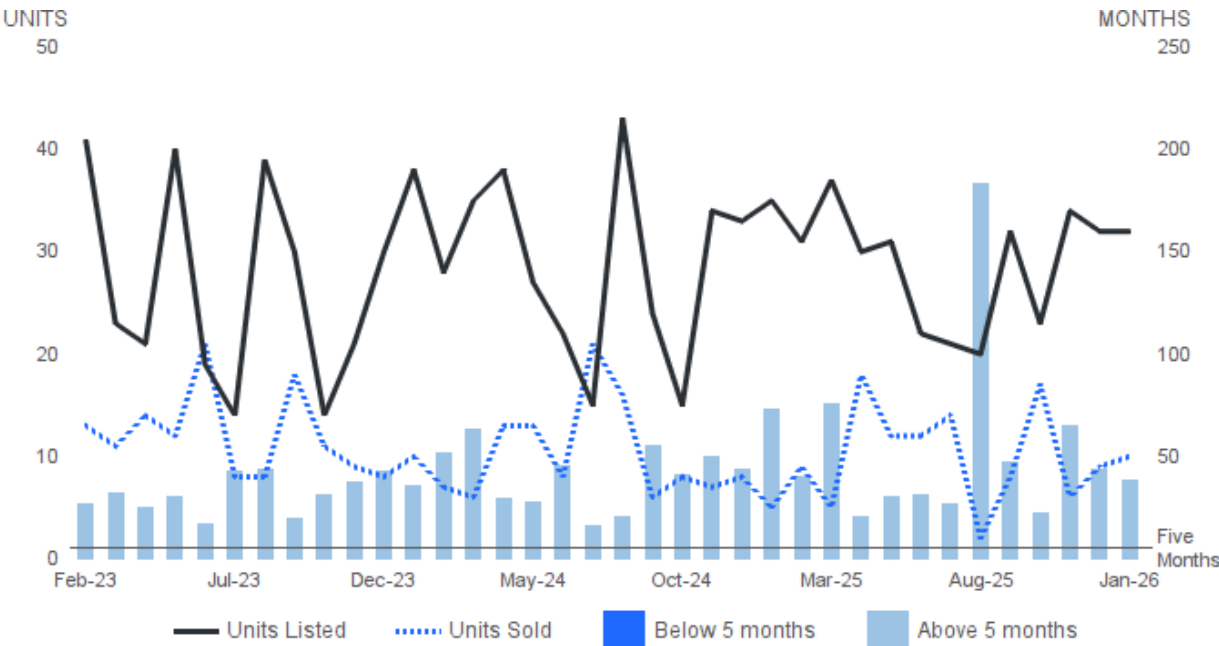
MONTHS SUPPLY OF INVENTORY

January 2026 | 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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