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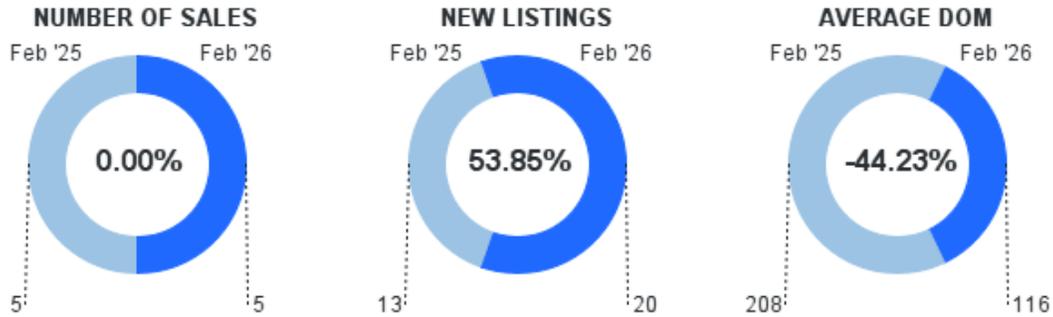
CONDO

FEBRUARY 2026
COLDWELL BANKER AREA REPORTS
ST CROIX, USVI

ST. CROIX | February 2026

REAL ESTATE SNAPSHOT - Change since this time last year

Condo



42.81%

MEDIAN SALES PRICE
CONDO

51.70%

AVERAGE SALES PRICE
CONDO

36.94%

MEDIAN LIST PRICE
(SOLD LISTINGS)
CONDO

48.80%

AVERAGE LIST PRICE
(SOLD LISTINGS)
CONDO

Feb '25 Feb '26

AREA REPORT

ST. CROIX

FULL MARKET SUMMARY

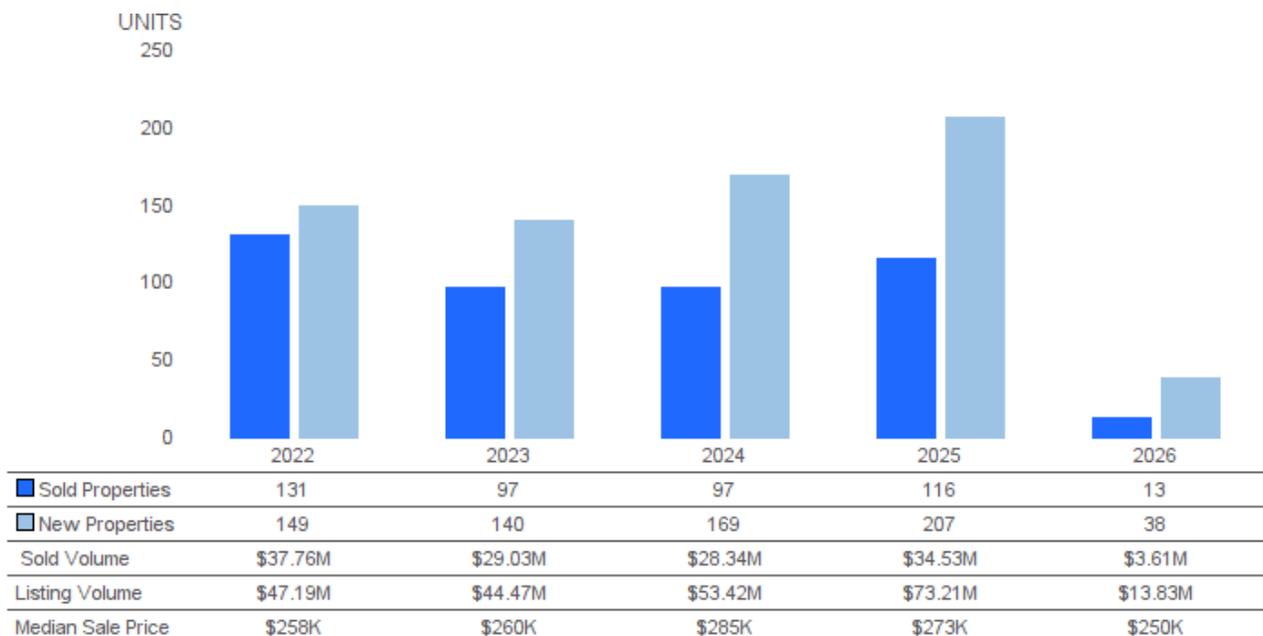
February 2026 | Condo ?

	Month to Date			Year to Date		
	February 2026	February 2025	% Change	YTD 2026	YTD 2025	% Change
New Listings	20	13	53.85% ↑	38	36	5.56% ↑
Sold Listings	5	5	0% ↔	13	9	44.44% ↑
Median List Price (Solds)	\$299,900	\$219,000	36.94% ↑	\$279,500	\$219,000	27.63% ↑
Median Sold Price	\$299,900	\$210,000	42.81% ↑	\$250,000	\$210,000	19.05% ↑
Median Days on Market	91	197	-53.81% ↓	124	190	-34.74% ↓
Average List Price (Solds)	\$299,680	\$201,400	48.8% ↑	\$294,792	\$274,988	7.2% ↑
Average Sold Price	\$283,380	\$186,800	51.7% ↑	\$278,069	\$248,655	11.83% ↑
Average Days on Market	116	208	-44.23% ↓	134	191	-29.84% ↓
List/Sold Price Ratio	93.8%	90.8%	3.3% ↑	93.6%	91.1%	2.75% ↑

SOLD AND NEW PROPERTIES (UNITS)

February 2026 | Condo ?

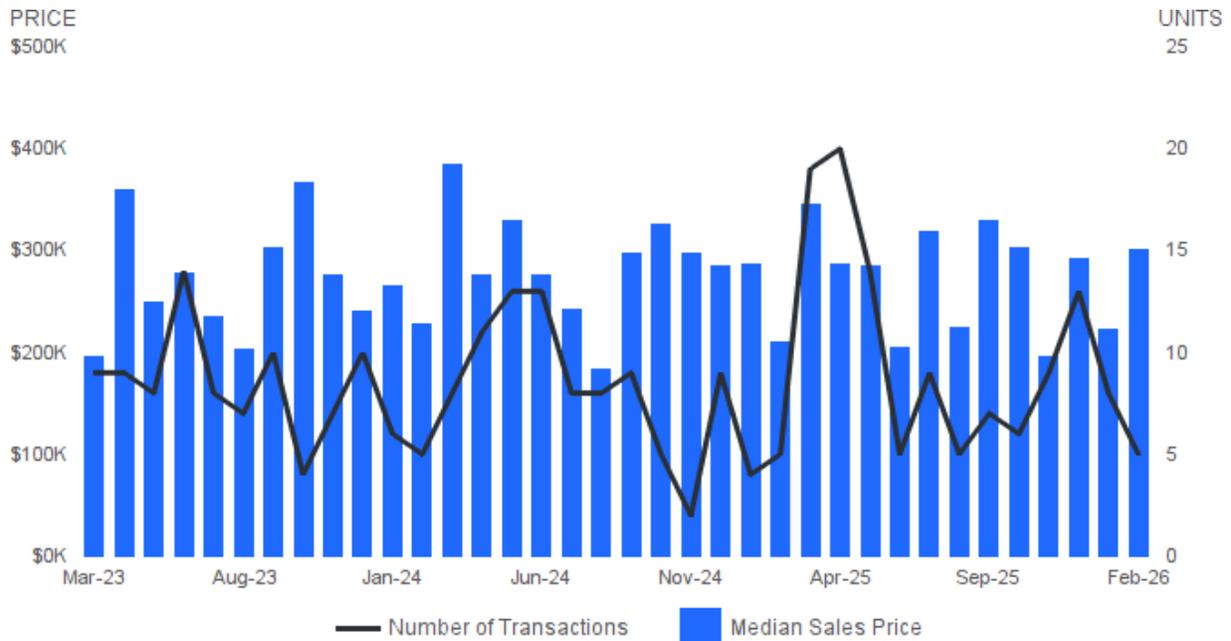
Sold Properties | Number of properties sold during the year
New Properties | Number of properties listed during the year.



MEDIAN SALES PRICE AND NUMBER OF SALES

February 2026 | Condo ?

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

February 2026 | Condo ?

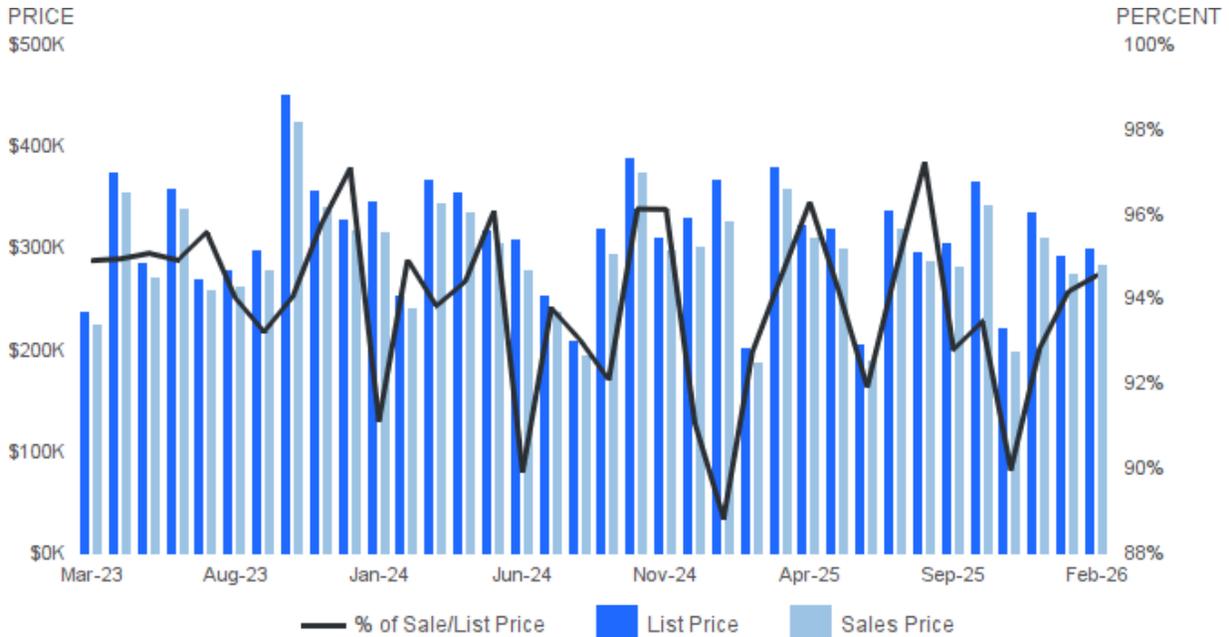
Average Sales Price | Average sales price for all properties sold.
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

February 2026 | Condo ?

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

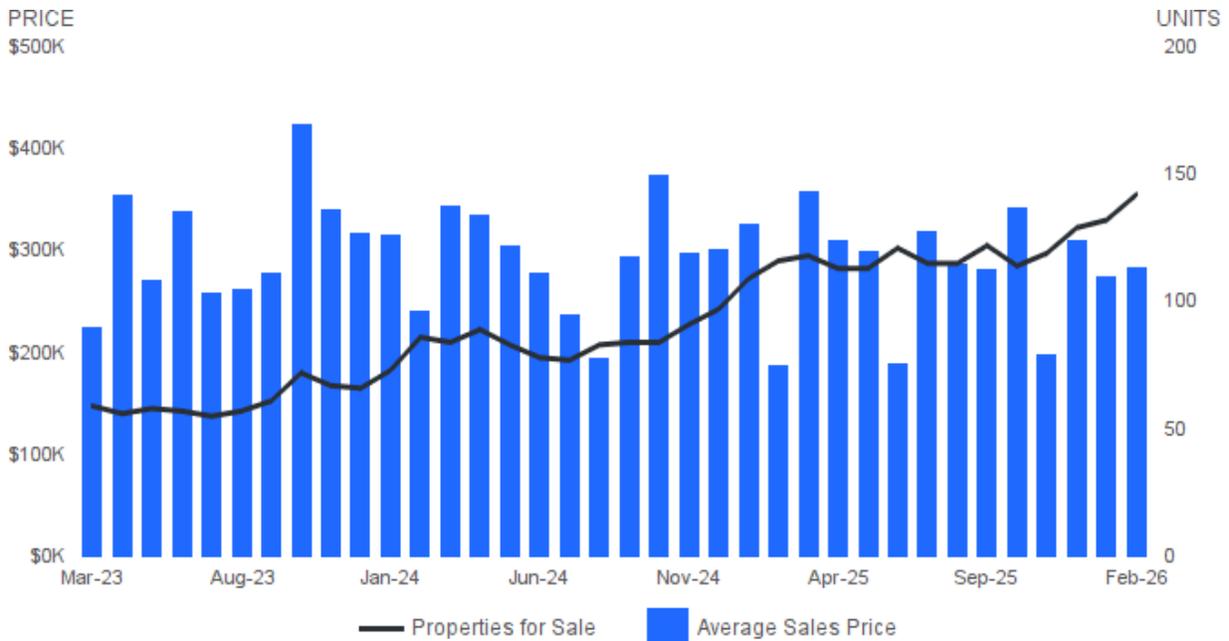


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

February 2026 | Condo ?

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

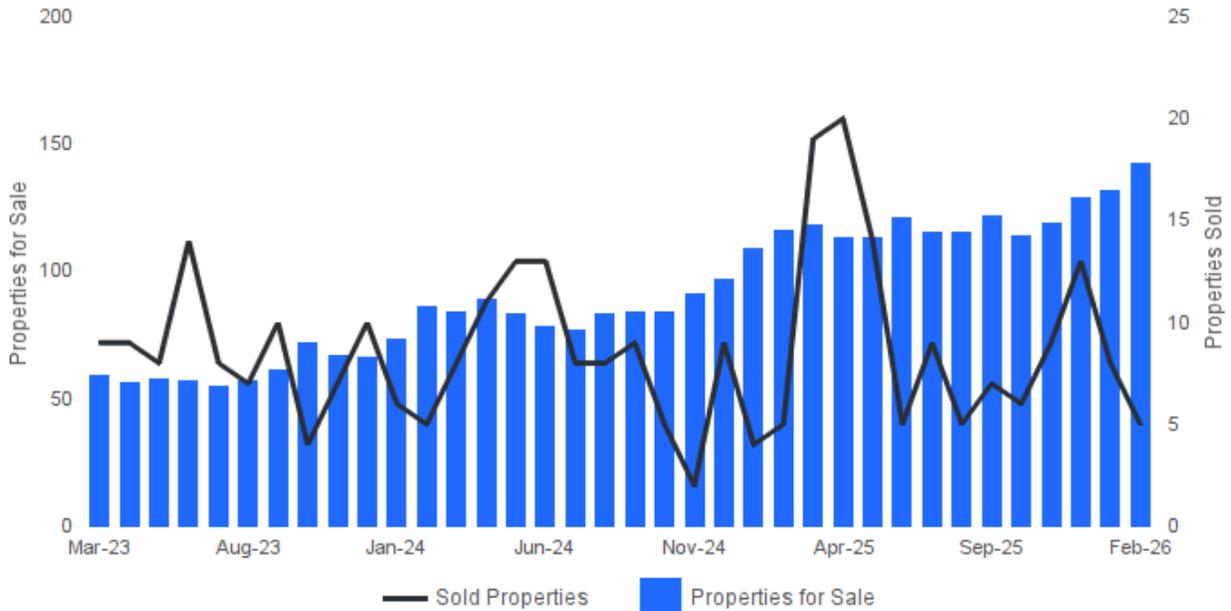
Properties for Sale | Number of properties listed for sale at the end of month.



PROPERTIES FOR SALE AND SOLD PROPERTIES

February 2026 | Condo ?

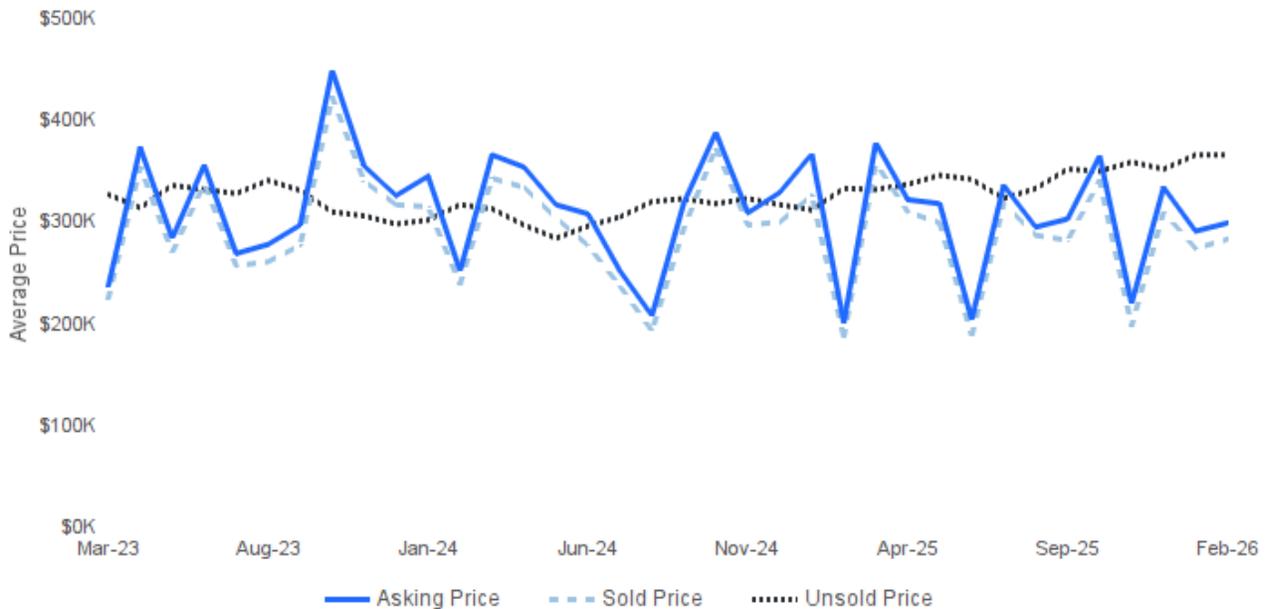
Properties for Sale | Number of properties listed for sale at the end of month.
Sold Properties | Number of properties sold.



AVERAGE ASKING/SOLD/UNSOLD PRICE

February 2026 | Condo ?

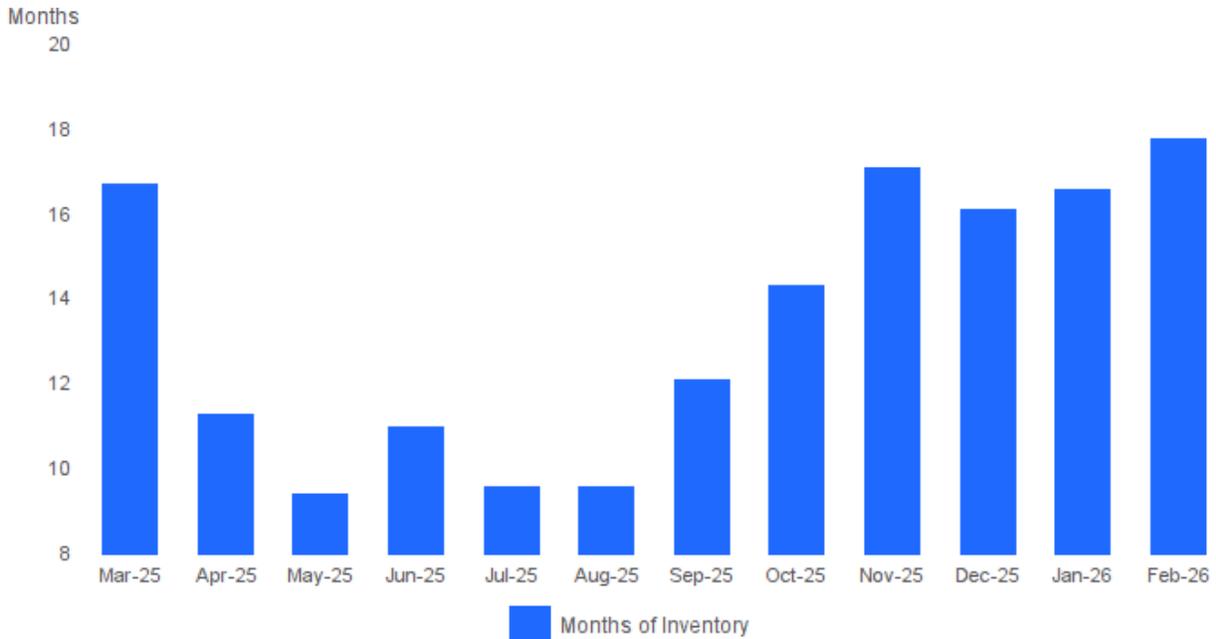
Asking Price | the average asking price of sold properties
Sold Price | the average selling price
Unsold Price | the average active list price



ABSORPTION RATE

February 2026 | Condo ?

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.



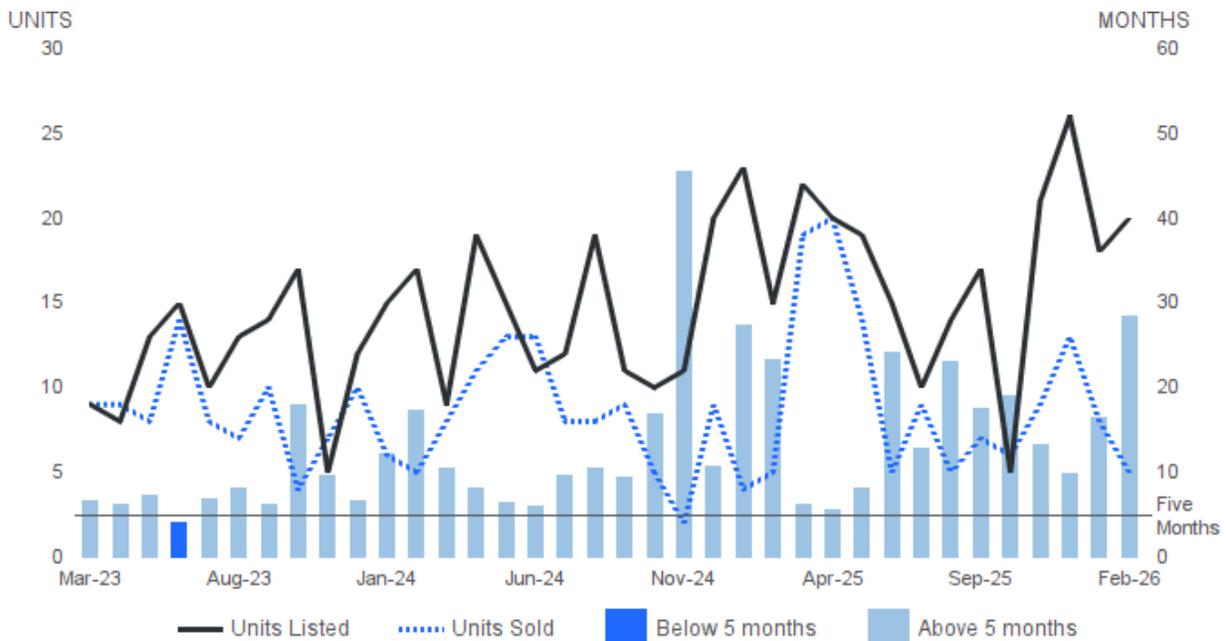
MONTHS SUPPLY OF INVENTORY

February 2026 | Condo ?

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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