



www.ChrisAndChristiePowers.com
christiepowersrealtor@gmail.com



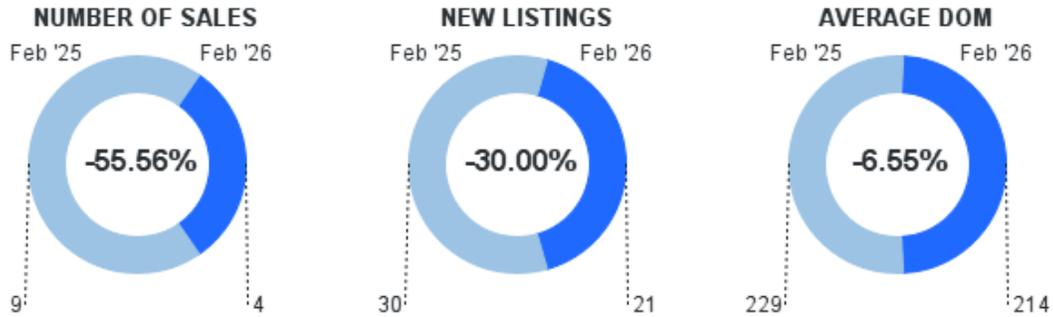
LAND

FEBRUARY 2026
COLDWELL BANKER AREA REPORTS
ST CROIX, USVI

ST. CROIX | February 2026

REAL ESTATE SNAPSHOT - Change since this time last year

Lots/Acres



-55.70% ↓

MEDIAN SALES PRICE
LOTS/ACRES

67.29% ↑

AVERAGE SALES PRICE
LOTS/ACRES

-52.38% ↓

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

101.33% ↑

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

■ Feb '25 ■ Feb '26

AREA REPORT

ST. CROIX

FULL MARKET SUMMARY

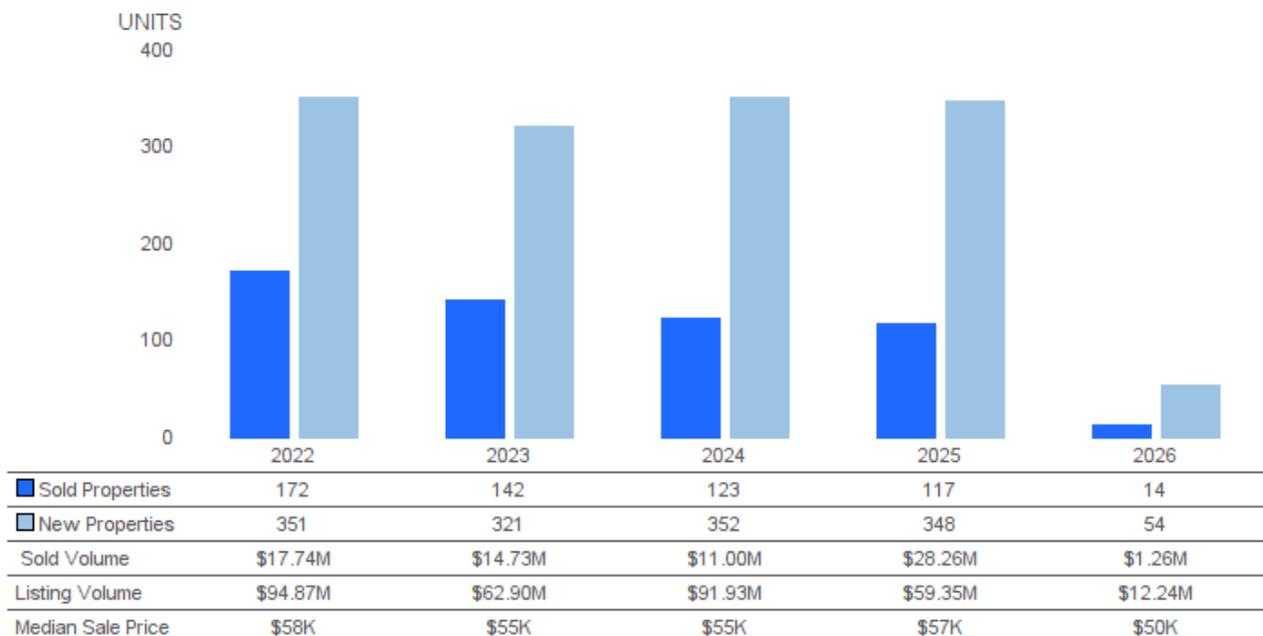
February 2026 | Lots/Acres ?

	Month to Date			Year to Date		
	February 2026	February 2025	% Change	YTD 2026	YTD 2025	% Change
New Listings	21	30	-30% ↓	54	65	-16.92% ↓
Sold Listings	4	9	-55.56% ↓	14	14	0% ↔
Median List Price (Solds)	\$38,100	\$80,000	-52.38% ↓	\$55,000	\$82,500	-33.33% ↓
Median Sold Price	\$35,000	\$79,000	-55.7% ↓	\$50,400	\$79,500	-36.6% ↓
Median Days on Market	83	99	-16.16% ↓	79	121	-34.71% ↓
Average List Price (Solds)	\$195,600	\$97,155	101.33% ↑	\$109,357	\$131,028	-16.54% ↓
Average Sold Price	\$150,000	\$89,666	67.29% ↑	\$90,128	\$118,564	-23.98% ↓
Average Days on Market	214	229	-6.55% ↓	200	258	-22.48% ↓
List/Sold Price Ratio	88.8%	92.2%	-3.76% ↓	88.6%	90.4%	-1.9% ↓

SOLD AND NEW PROPERTIES (UNITS)

February 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

February 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

February 2026 | Lots/Acres ?

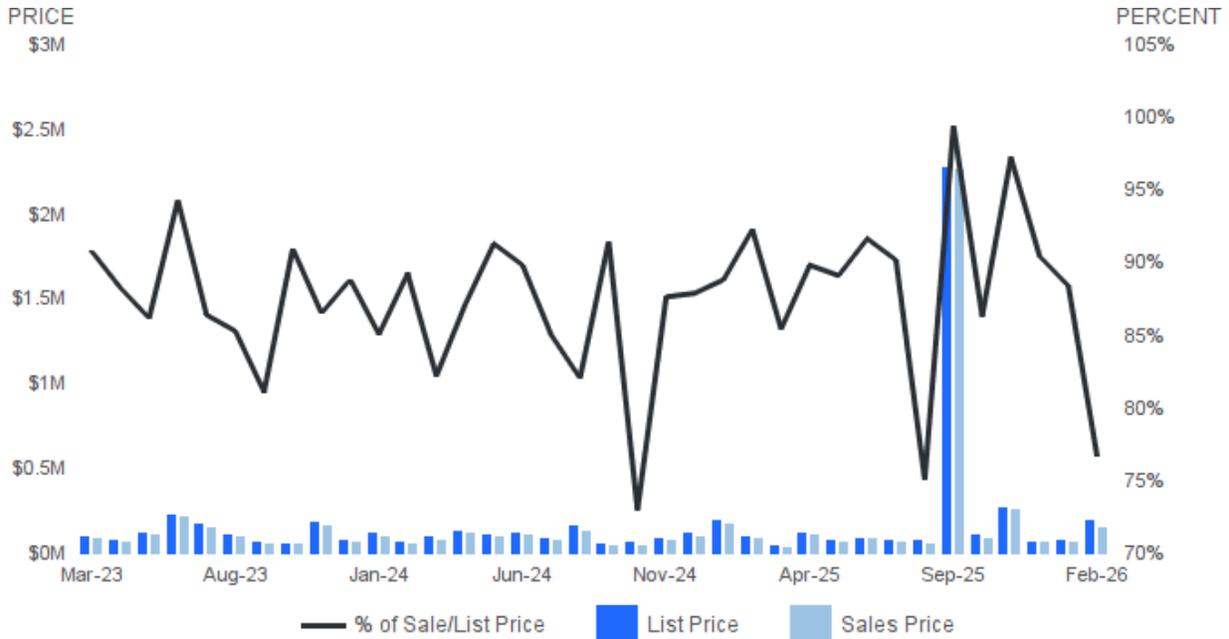
Average Sales Price | Average sales price for all properties sold.
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

February 2026 | Lots/Acres ?

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

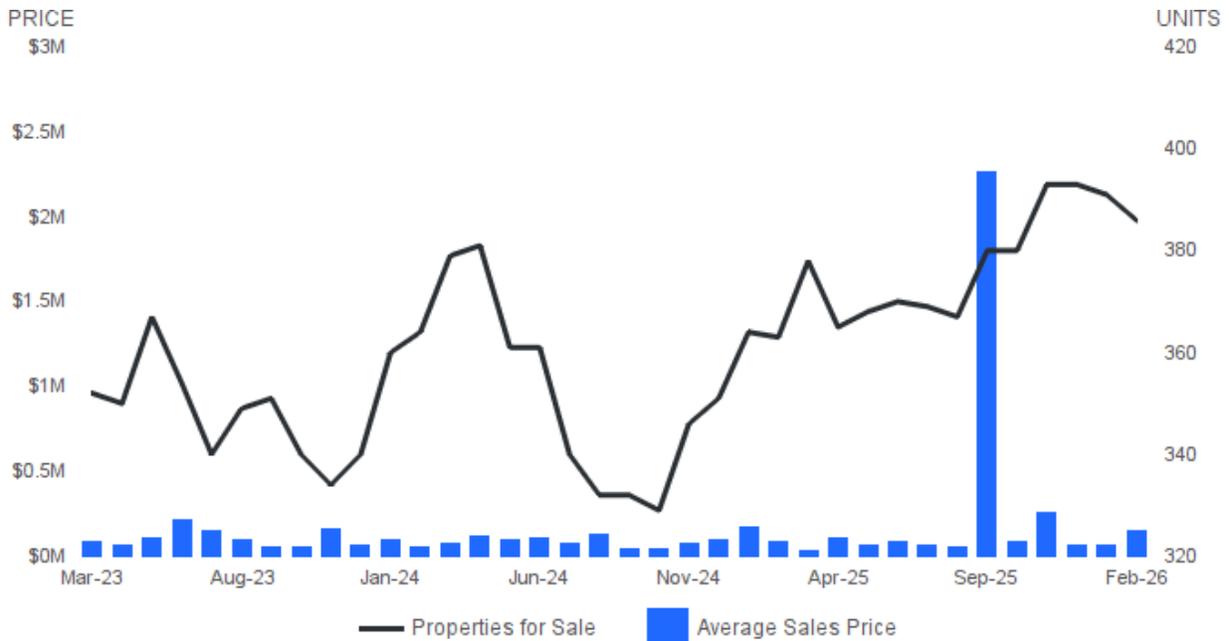


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

February 2026 | Lots/Acres ?

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

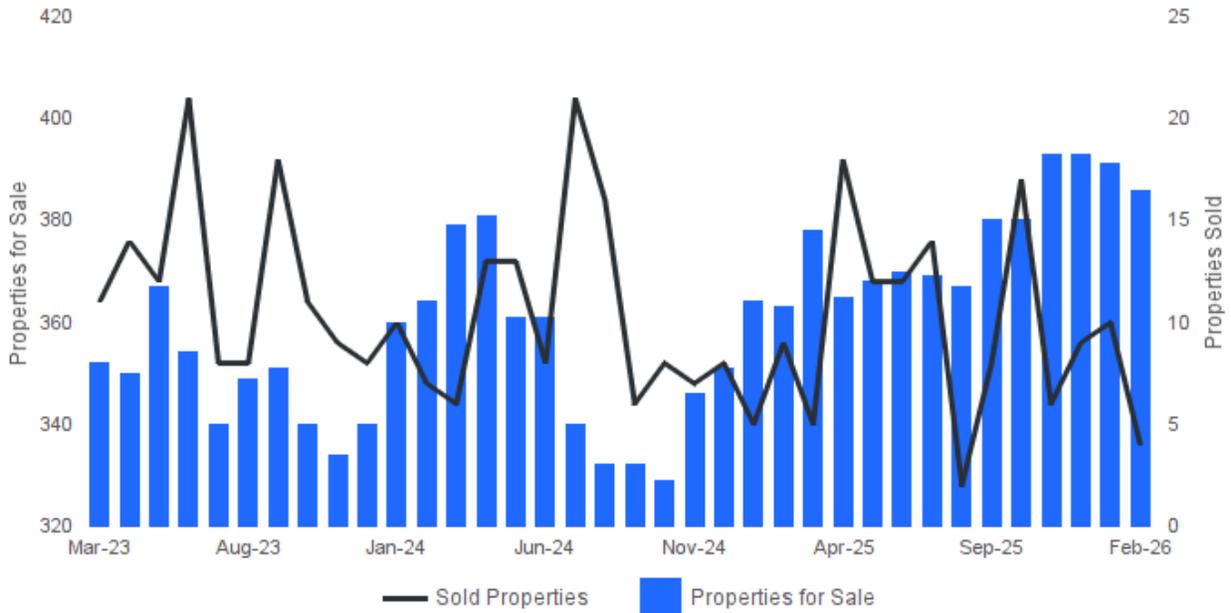
Properties for Sale | Number of properties listed for sale at the end of month.



PROPERTIES FOR SALE AND SOLD PROPERTIES

February 2026 | Lots/Acres ?

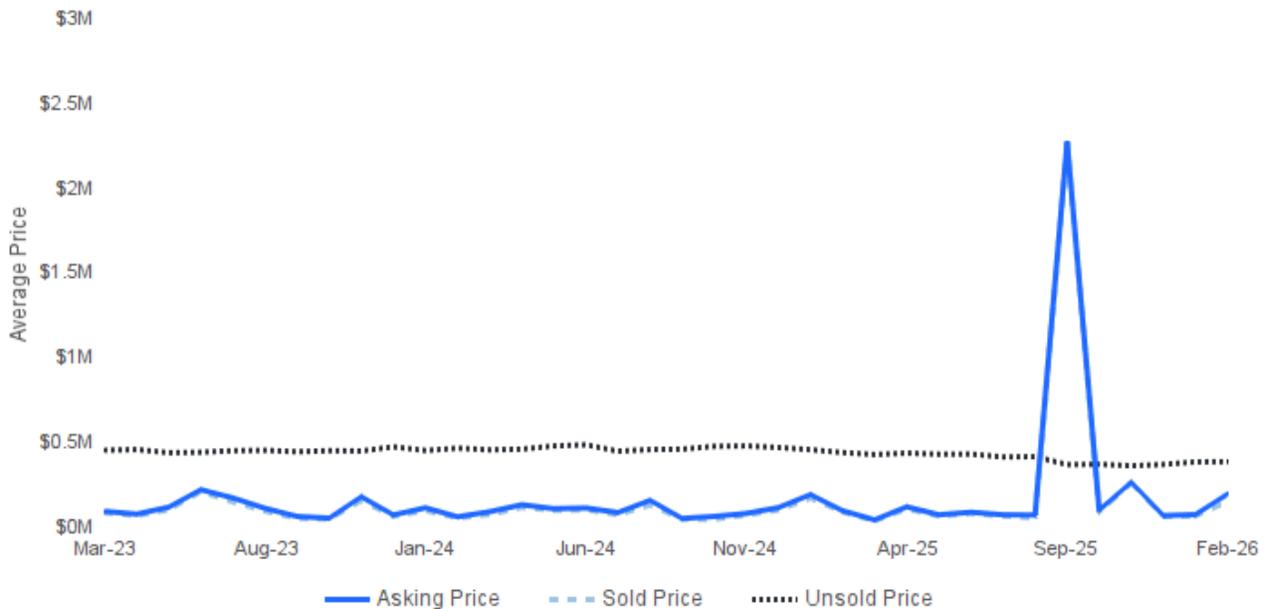
Properties for Sale | Number of properties listed for sale at the end of month.
Sold Properties | Number of properties sold.



AVERAGE ASKING/SOLD/UNSOLD PRICE

February 2026 | Lots/Acres ?

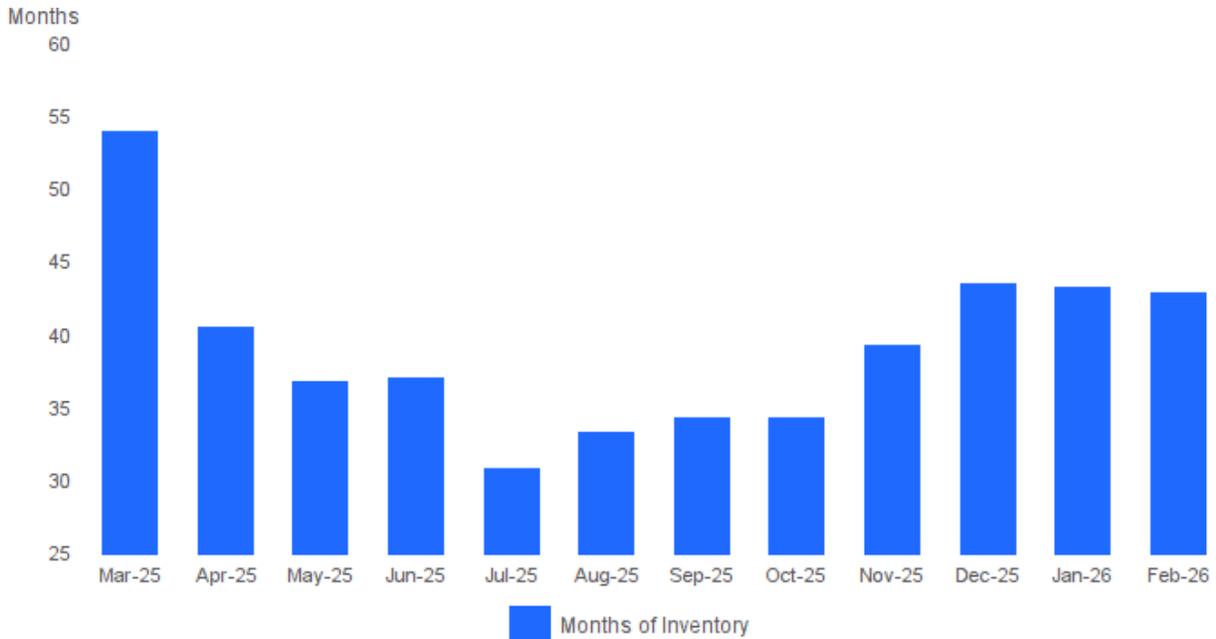
Asking Price | the average asking price of sold properties
Sold Price | the average selling price
Unsold Price | the average active list price



ABSORPTION RATE

February 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.



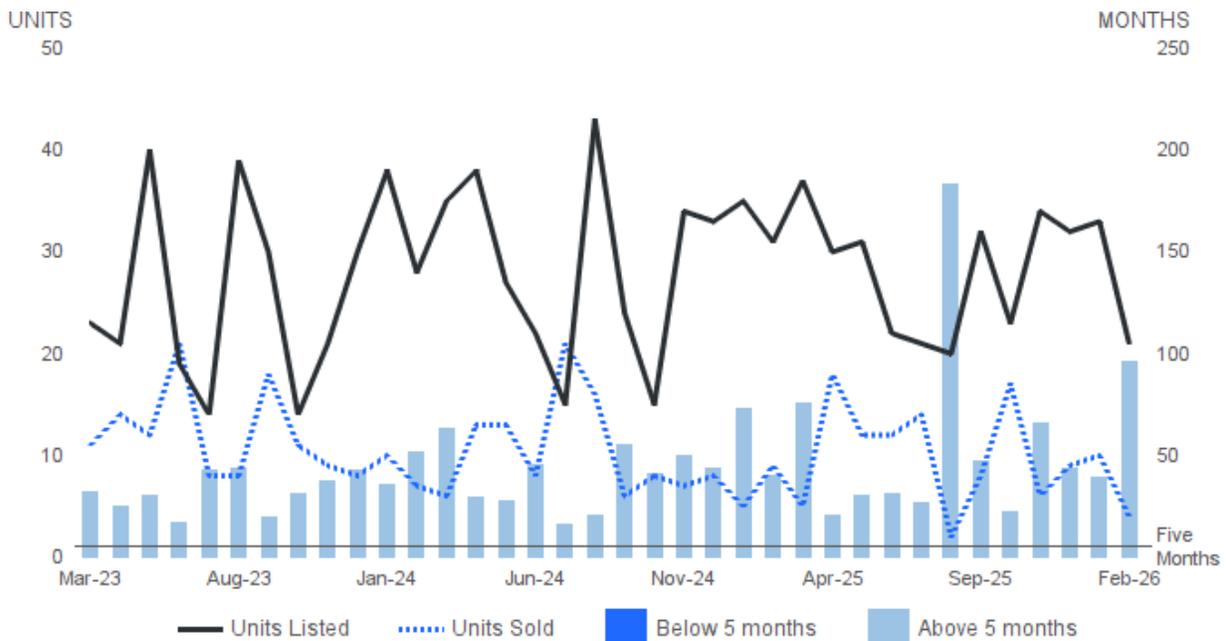
MONTHS SUPPLY OF INVENTORY

February 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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