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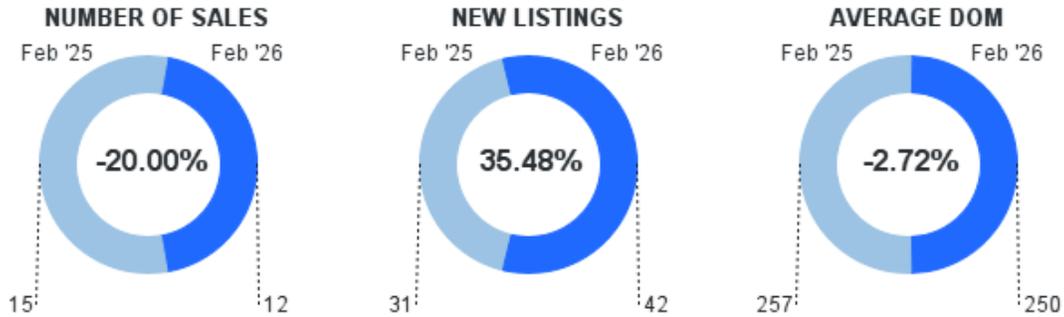
HOMES & CONDOS

FEBRUARY 2026
COLDWELL BANKER AREA REPORTS
ST CROIX, USVI

ST. CROIX | February 2026

REAL ESTATE SNAPSHOT - Change since this time last year

All Property Types



-13.58% ↓

MEDIAN SALES PRICE
ALL PROPERTY TYPES

-36.50% ↓

AVERAGE SALES PRICE
ALL PROPERTY TYPES

-15.64% ↓

**MEDIAN LIST PRICE
(SOLD LISTINGS)**
ALL PROPERTY TYPES

-35.28% ↓

**AVERAGE LIST PRICE
(SOLD LISTINGS)**
ALL PROPERTY TYPES

■ Feb '25 ■ Feb '26

AREA REPORT

St. Croix

FULL MARKET SUMMARY

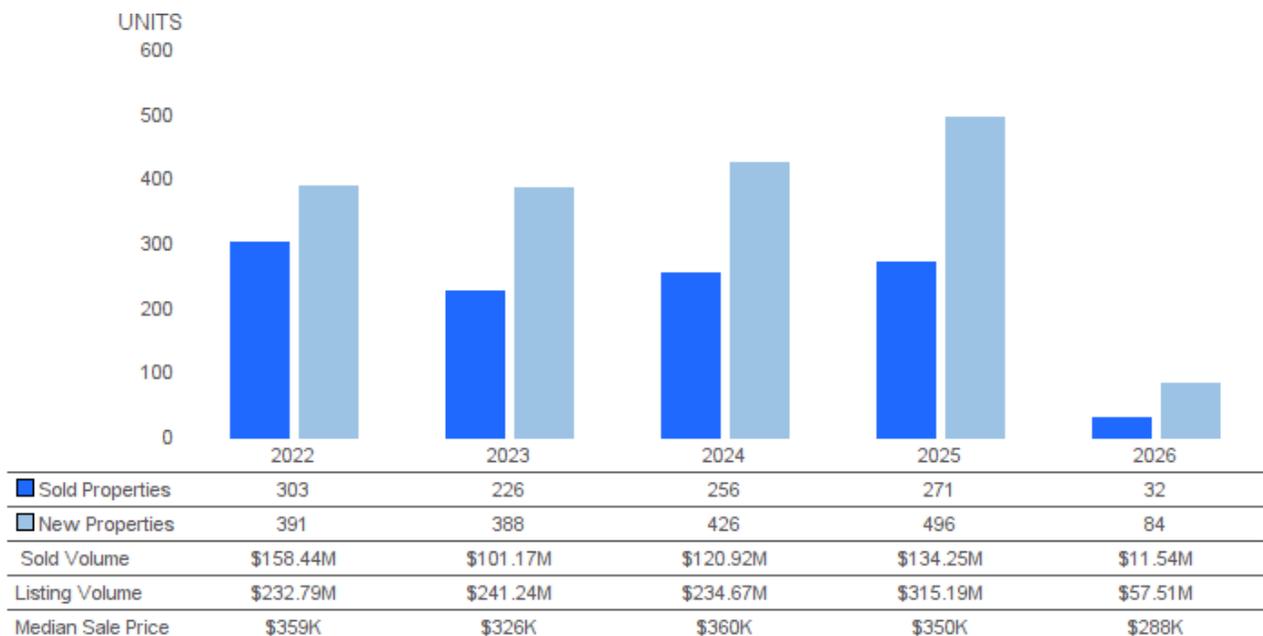
February 2026 | All Property Types ?

	Month to Date			Year to Date		
	February 2026	February 2025	% Change	YTD 2026	YTD 2025	% Change
New Listings	42	31	35.48% ↑	84	81	3.7% ↑
Sold Listings	12	15	-20% ↓	32	28	14.29% ↑
Median List Price (Solds)	\$337,450	\$400,000	-15.64% ↓	\$302,499	\$362,000	-16.44% ↓
Median Sold Price	\$324,950	\$376,000	-13.58% ↓	\$287,950	\$338,000	-14.81% ↓
Median Days on Market	159	163	-2.45% ↓	176	159	10.69% ↑
Average List Price (Solds)	\$435,783	\$673,293	-35.28% ↓	\$384,753	\$561,010	-31.42% ↓
Average Sold Price	\$414,491	\$652,733	-36.5% ↓	\$360,715	\$534,710	-32.54% ↓
Average Days on Market	250	257	-2.72% ↓	206	247	-16.6% ↓
List/Sold Price Ratio	95.8%	95.3%	0.5% ↑	93.2%	93.4%	-0.29% ↓

SOLD AND NEW PROPERTIES (UNITS)

February 2026 | All Property Types ?

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 | All Property Types ?

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 | All Property Types ?

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 | All Property Types ?

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

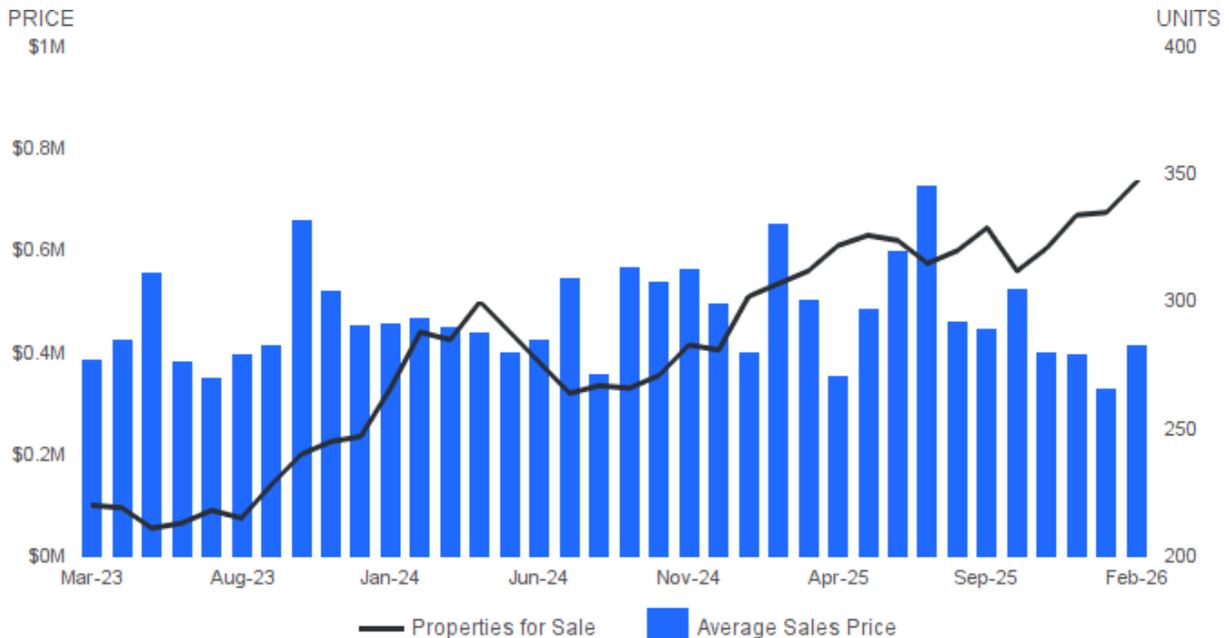


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

February 2026 | All Property Types ?

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

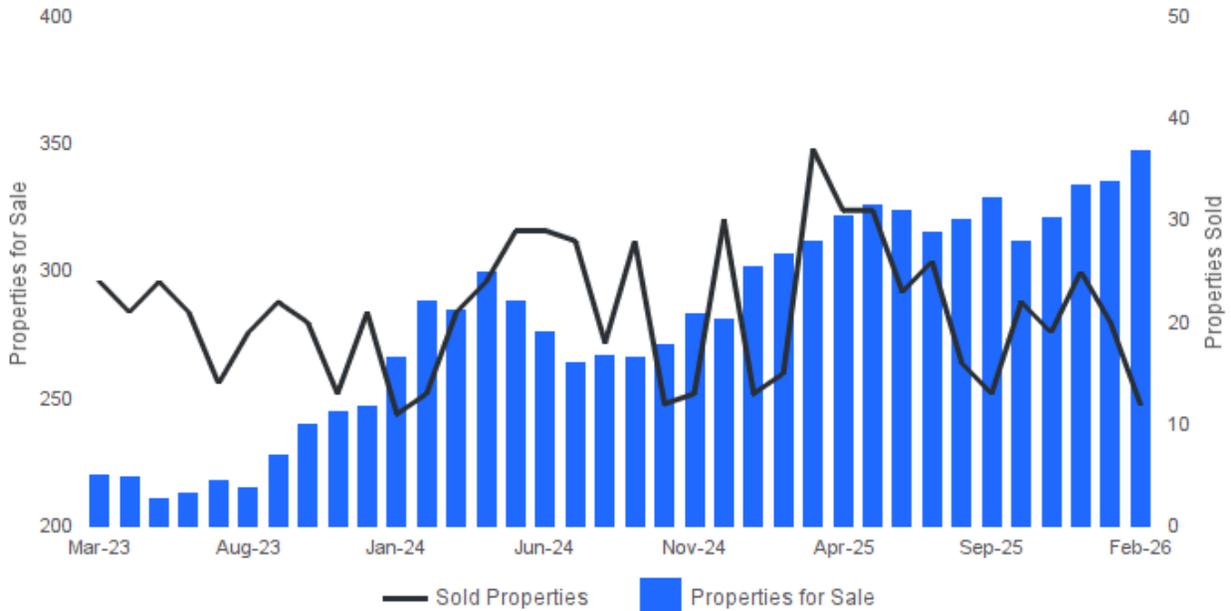
Properties for Sale | Number of properties listed for sale at the end of month.



PROPERTIES FOR SALE AND SOLD PROPERTIES

February 2026 | All Property Types ?

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 | All Property Types ?

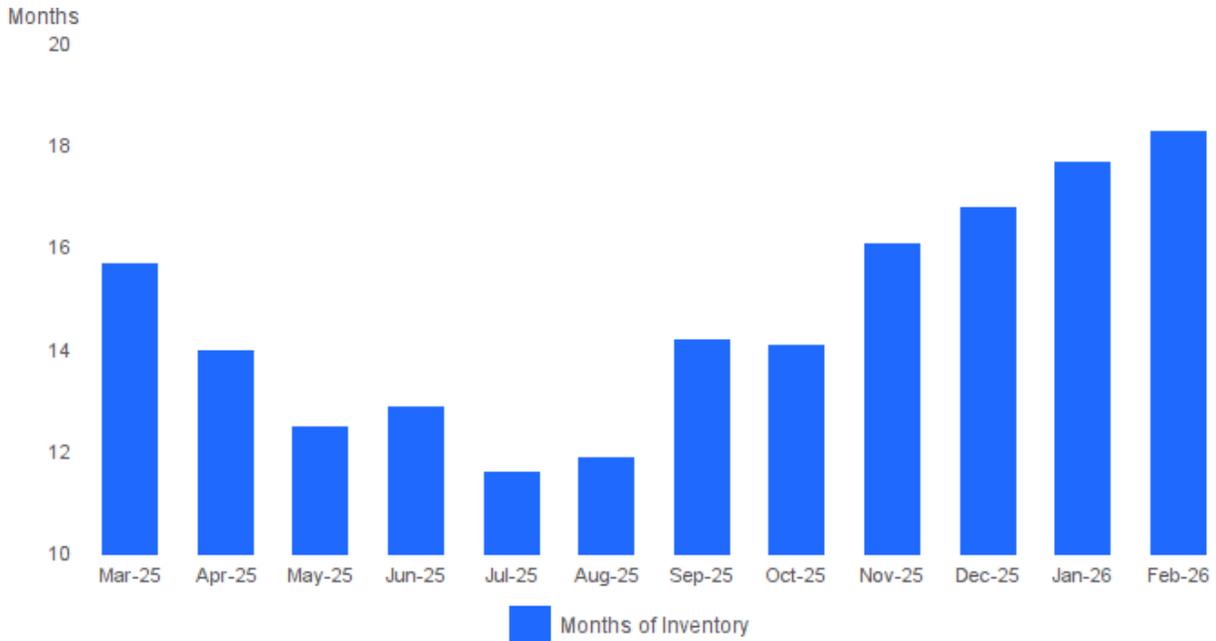
Asking Price | the average asking price of sold properties
Sold Price | the average selling price
Unsold Price | the average active list price



ABSORPTION RATE

February 2026 | All Property Types ?

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.



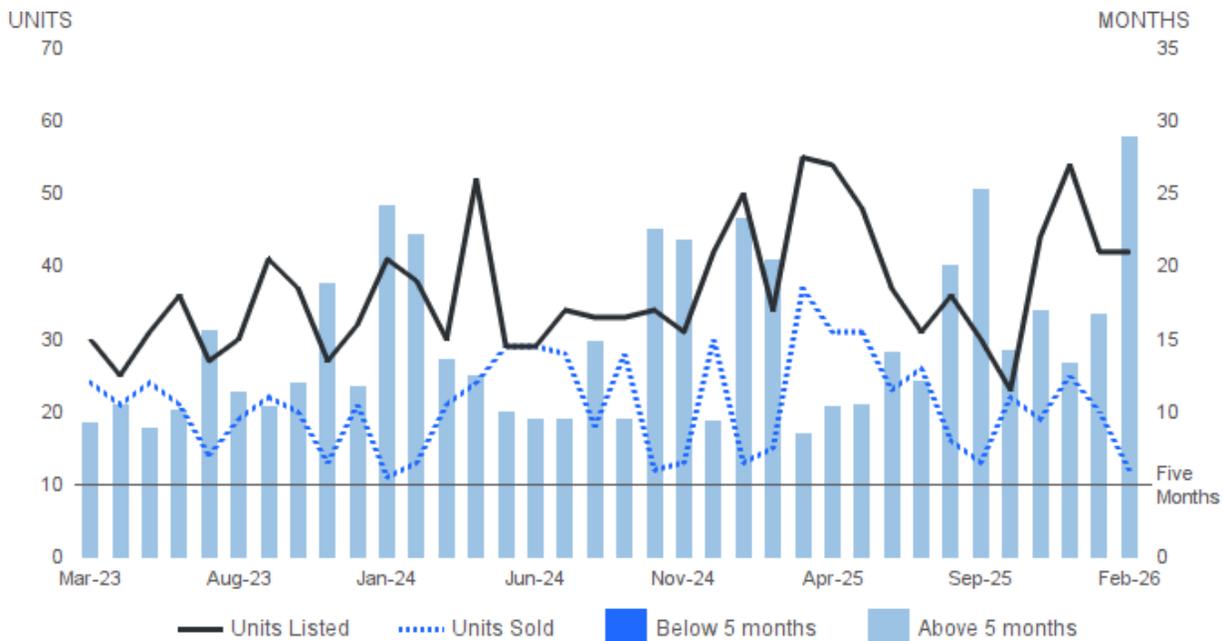
MONTHS SUPPLY OF INVENTORY

February 2026 | All Property Types ?

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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