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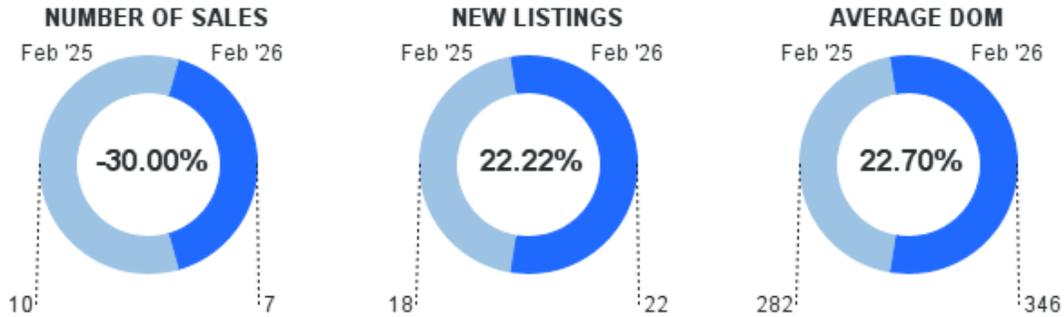
HOME

FEBRUARY 2026
COLDWELL BANKER AREA REPORTS
ST CROIX, USVI

ST. CROIX | February 2026

REAL ESTATE SNAPSHOT - Change since this time last year

Single Family



10.23% 

MEDIAN SALES PRICE
SINGLE FAMILY

-42.63% 

AVERAGE SALES PRICE
SINGLE FAMILY

10.00% 

MEDIAN LIST PRICE
(SOLD LISTINGS)
SINGLE FAMILY

-41.38% 

AVERAGE LIST PRICE
(SOLD LISTINGS)
SINGLE FAMILY

 Feb '25  Feb '26

AREA REPORT

ST. CROIX

FULL MARKET SUMMARY

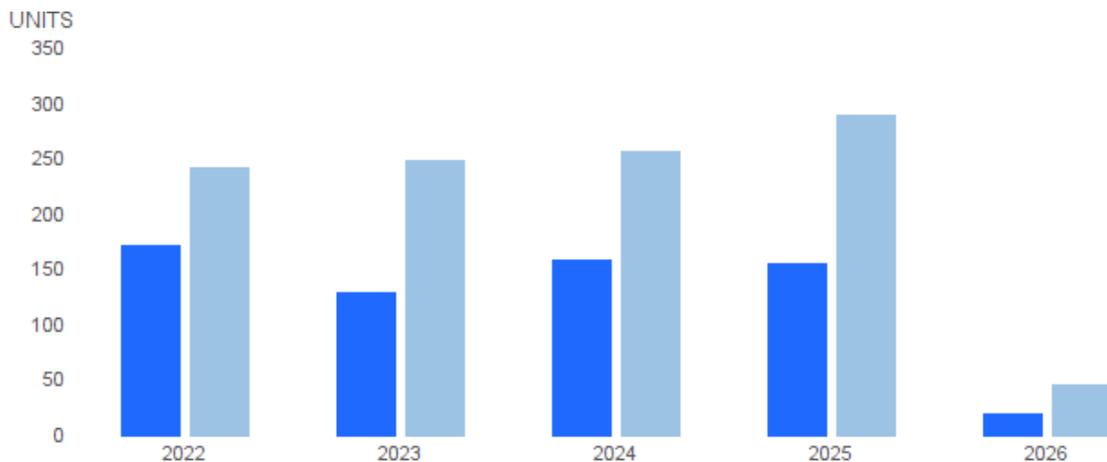
February 2026 | Single Family ?

	Month to Date			Year to Date		
	February 2026	February 2025	% Change	YTD 2026	YTD 2025	% Change
New Listings	22	18	22.22% ↑	46	45	2.22% ↑
Sold Listings	7	10	-30% ↓	19	19	0% ↔
Median List Price (Solds)	\$495,000	\$450,000	10% ↑	\$315,000	\$400,000	-21.25% ↓
Median Sold Price	\$485,000	\$440,000	10.23% ↑	\$300,000	\$376,000	-20.21% ↓
Median Days on Market	222	159	39.62% ↑	222	156	42.31% ↑
Average List Price (Solds)	\$532,999	\$909,240	-41.38% ↓	\$446,305	\$696,494	-35.92% ↓
Average Sold Price	\$508,142	\$885,700	-42.63% ↓	\$417,263	\$670,210	-37.74% ↓
Average Days on Market	346	282	22.7% ↑	255	274	-6.93% ↓
List/Sold Price Ratio	97.1%	97.5%	-0.37% ↓	92.8%	94.5%	-1.79% ↓

SOLD AND NEW PROPERTIES (UNITS)

February 2026 | Single Family ?

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



Sold Properties	172	129	159	155	19
New Properties	242	248	257	289	46
Sold Volume	\$120.67M	\$72.13M	\$92.58M	\$99.72M	\$7.93M
Listing Volume	\$185.61M	\$196.77M	\$181.24M	\$241.98M	\$43.68M
Median Sale Price	\$500K	\$370K	\$440K	\$450K	\$300K

MEDIAN SALES PRICE AND NUMBER OF SALES

February 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

February 2026 | Single Family ?

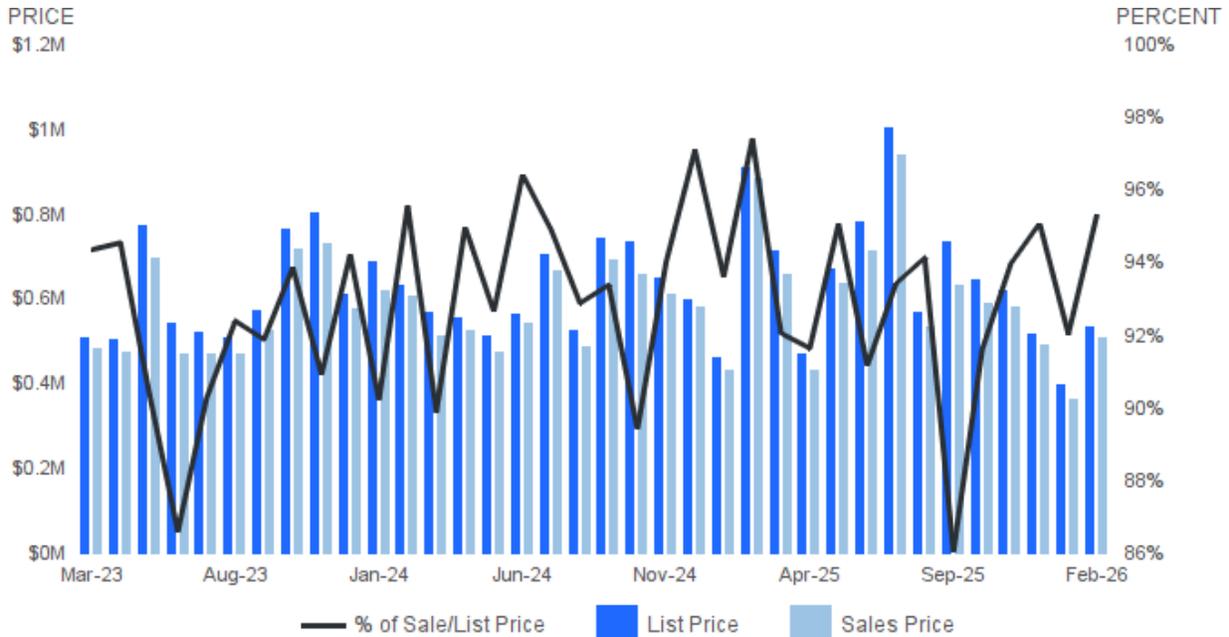
Average Sales Price | Average sales price for all properties sold.
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

February 2026 | Single Family ?

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

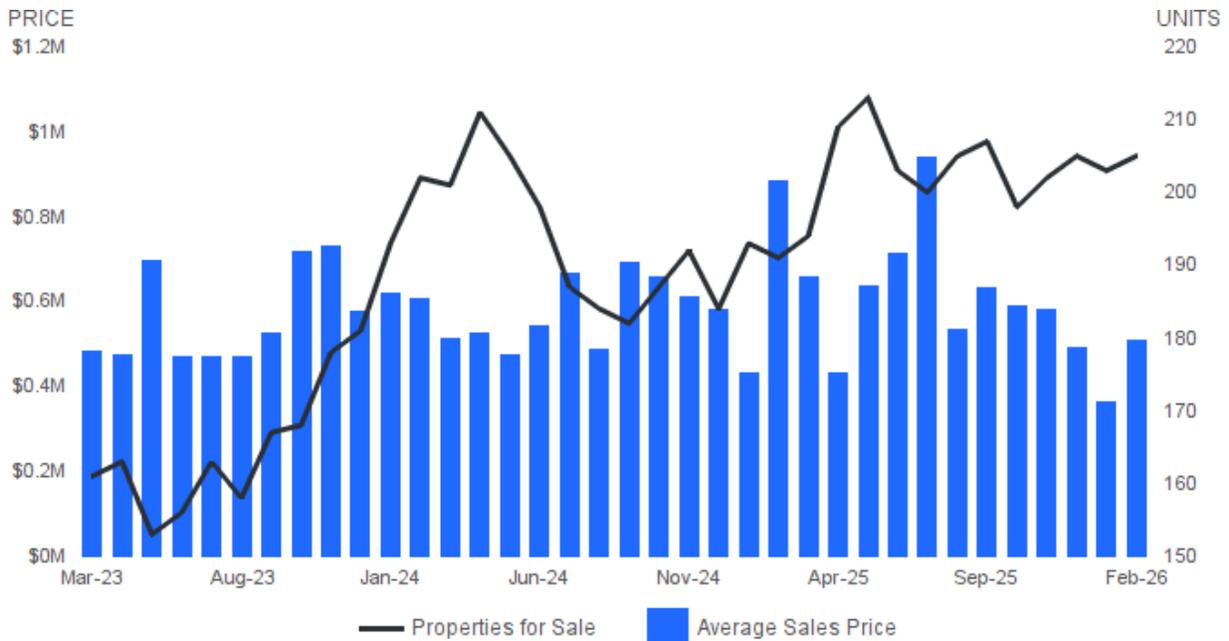


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

February 2026 | Single Family ?

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

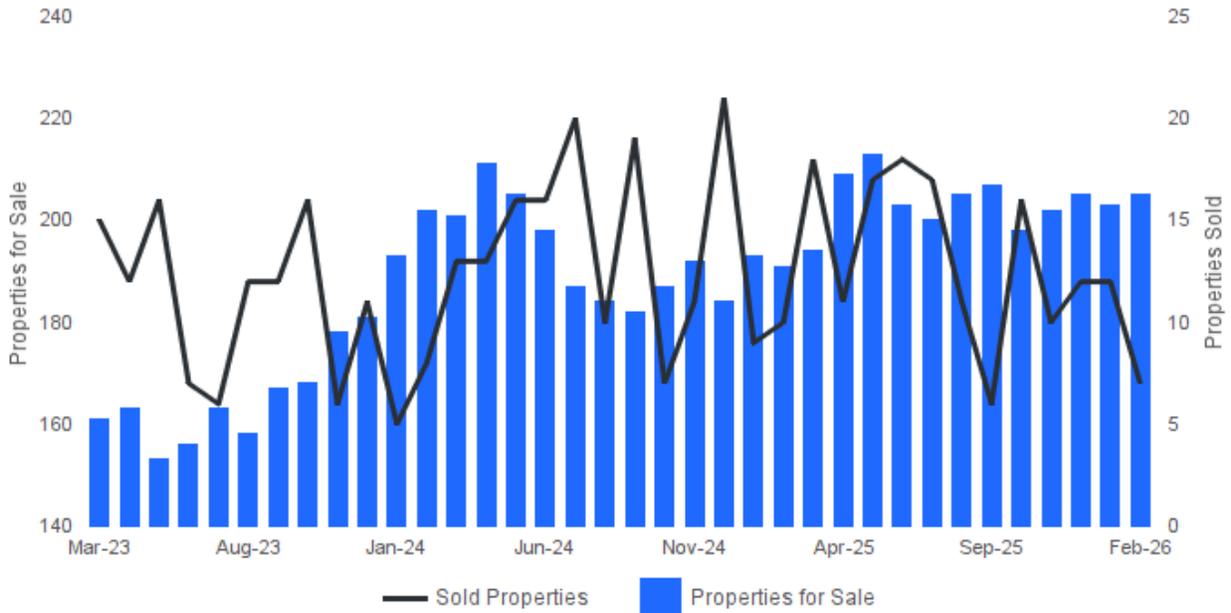
Properties for Sale | Number of properties listed for sale at the end of month.



PROPERTIES FOR SALE AND SOLD PROPERTIES

February 2026 | Single Family ?

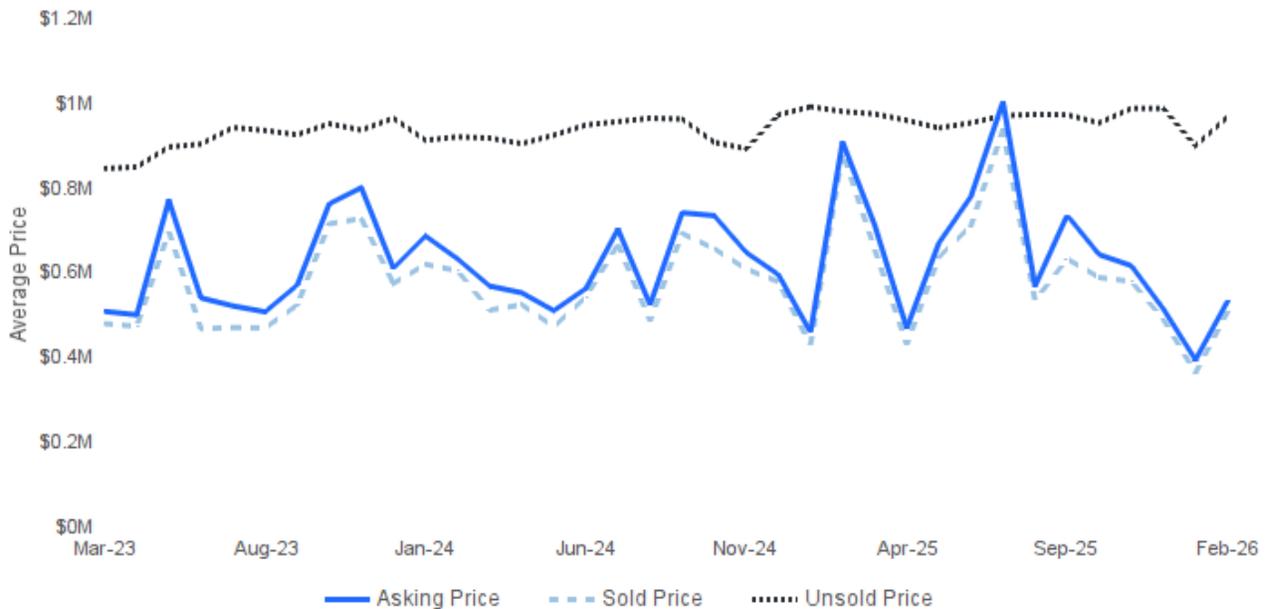
Properties for Sale | Number of properties listed for sale at the end of month.
Sold Properties | Number of properties sold.



AVERAGE ASKING/SOLD/UNSOLD PRICE

February 2026 | Single Family ?

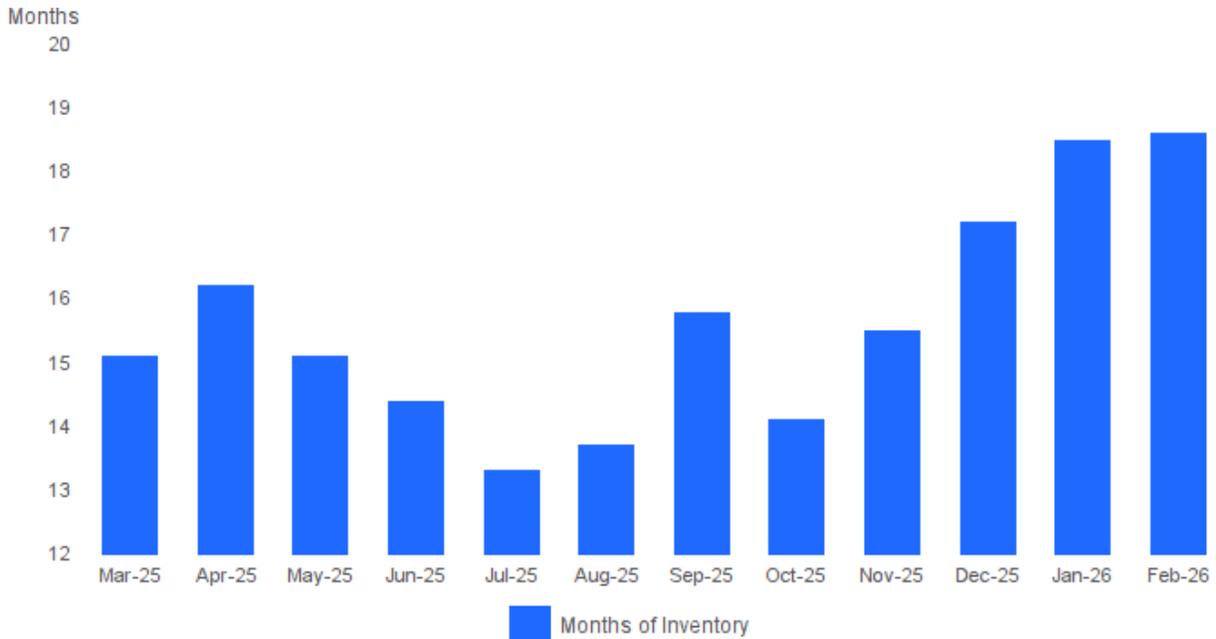
Asking Price | the average asking price of sold properties
Sold Price | the average selling price
Unsold Price | the average active list price



ABSORPTION RATE

February 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.



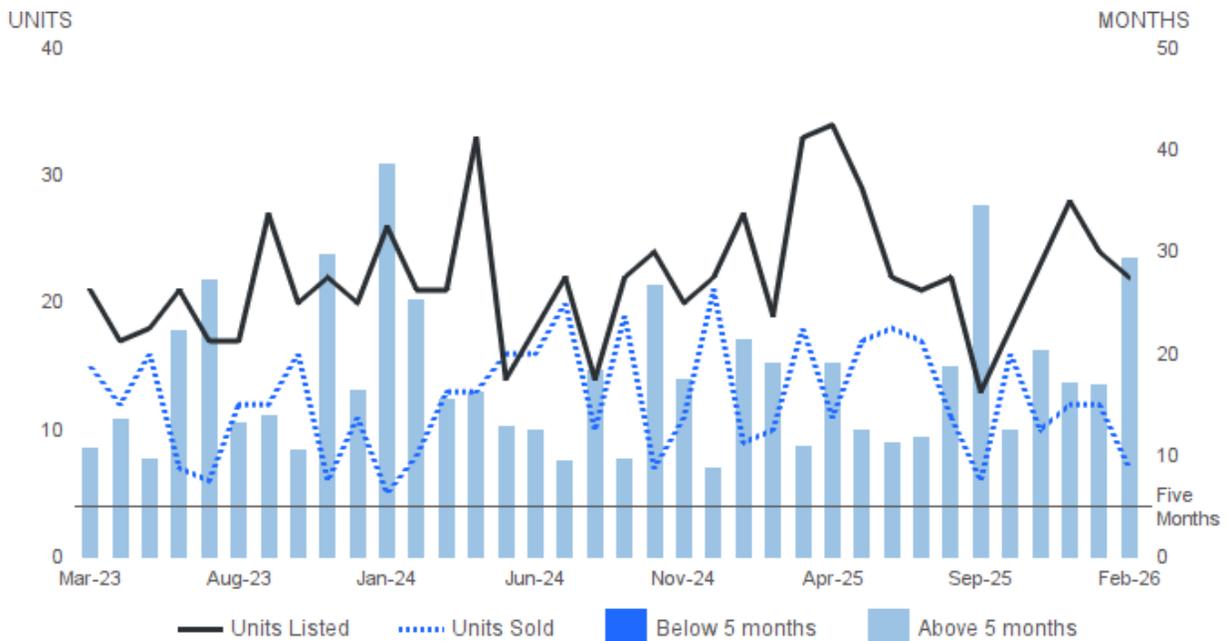
MONTHS SUPPLY OF INVENTORY

February 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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