



COLDWELL BANKER
U.S. VIRGIN ISLANDS

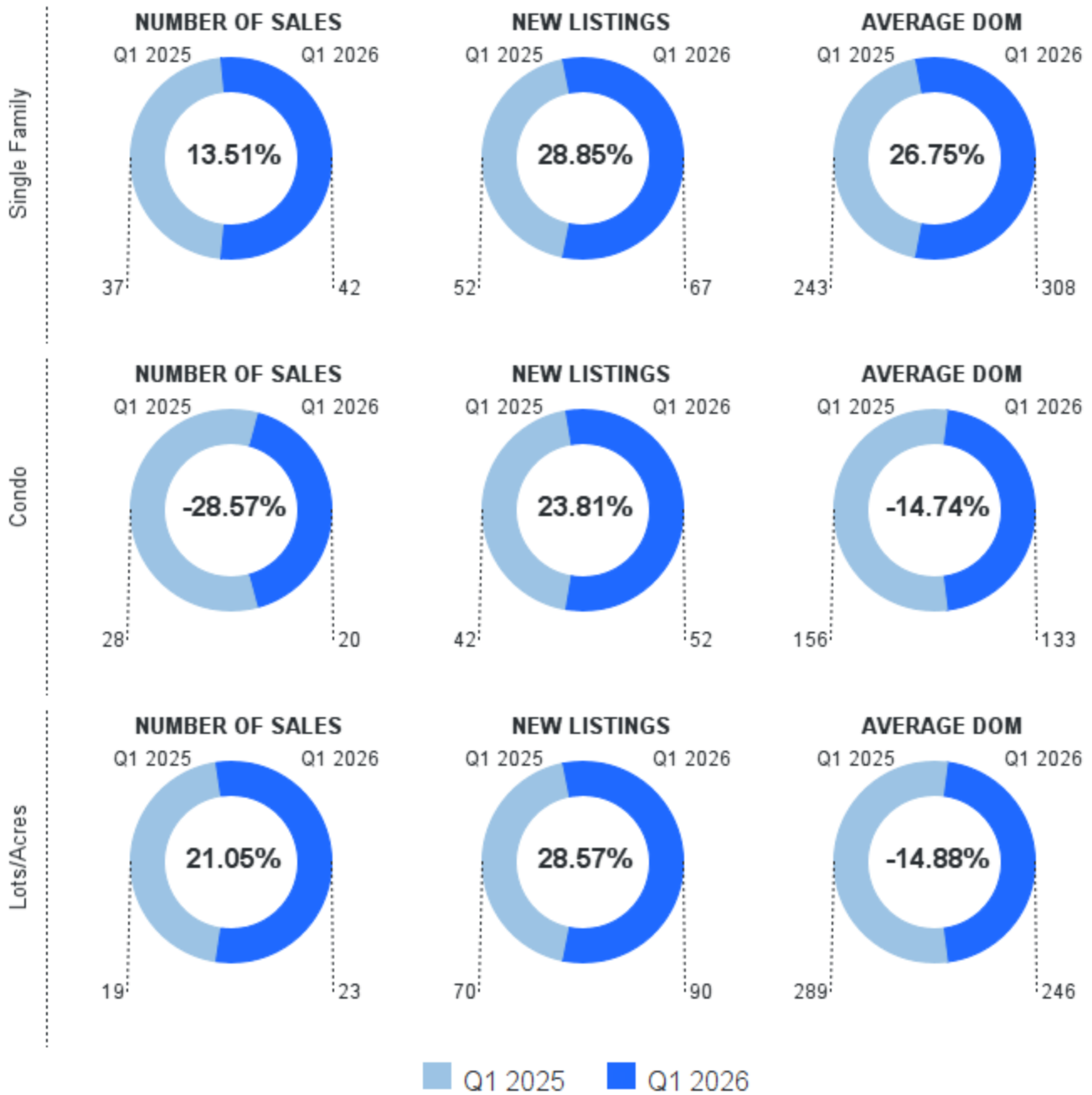
REAL ESTATE REPORT

Q1 2026

ST. CROIX

ST. CROIX | Q1 2026


REAL ESTATE SNAPSHOT - Change since this time last year




REAL ESTATE SNAPSHOT

ST. CROIX


Q1 2026

-4.62% 
 PROPERTIES SOLD
 ALL PROPERTY TYPES

-24.06% 
 AVERAGE SOLD PRICE
 ALL PROPERTY TYPES

-9.97% 
 MEDIAN SOLD PRICE
 ALL PROPERTY TYPES

26.60% 
 NEW LISTINGS
 ALL PROPERTY TYPES

























-22.82% 
 AVERAGE LIST PRICE
 ALL PROPERTY TYPES

-8.70% 
 MEDIAN LIST PRICE
 ALL PROPERTY TYPES

-0.78% 
 LIST/SELL PRICE RATIO
 ALL PROPERTY TYPES

22.44% 
 AVERAGE DAYS ON MARKET
 ALL PROPERTY TYPES

34.33% 
 MEDIAN DAYS ON MARKET
 ALL PROPERTY TYPES

	New Listings			Properties Sold			Median Sold Price			Median DOM		
	Q1 2026	Q1 2025	% Change	Q1 2026	Q1 2025	% Change	Q1 2026	Q1 2025	% Change	Q1 2026	Q1 2025	% Change
St. Croix	208	164	27% 	85	84	1.19% 	\$270 K	\$305 K	-11% 	177	138	28% 
Single Family	67	52	29% 	42	37	14% 	\$340 K	\$399 K	-15% 	263	142	85% 
Condo	51	42	21% 	20	28	-29% 	\$302 K	\$325 K	-6.94% 	111	122	-9.02% 
	0	0		0	0		\$0	\$0		0	0	
Total	208	164	27% 	85	84	1.19% 	\$270 K	\$305 K	-11% 	177	138	28% 
Single Family	67	52	29% 	42	37	14% 	\$340 K	\$399 K	-15% 	263	142	85% 
Condo	51	42	21% 	20	28	-29% 	\$302 K	\$325 K	-6.94% 	111	122	-9.02% 
	0	0		0	0		\$0	\$0		0	0	

REAL ESTATE SNAPSHOT

ST. CROIX

MARKET OVERVIEW

Q1 2026 | Single Family ?

<p>13.51% ↑</p> <p>PROPERTIES SOLD SINGLE FAMILY</p>	<p>-36.55% ↓</p> <p>AVERAGE SOLD PRICE SINGLE FAMILY</p>	<p>-14.79% ↓</p> <p>MEDIAN SOLD PRICE SINGLE FAMILY</p>
<p>28.85% ↑</p> <p>NEW LISTINGS SINGLE FAMILY</p>	<p>-35.03% ↓</p> <p>AVERAGE LIST PRICE SINGLE FAMILY</p>	<p>-3.88% ↓</p> <p>MEDIAN LIST PRICE SINGLE FAMILY</p>
<p>-1.80% ↓</p> <p>LIST/SELL PRICE RATIO SINGLE FAMILY</p>	<p>26.75% ↑</p> <p>AVERAGE DAYS ON MARKET SINGLE FAMILY</p>	<p>85.21% ↑</p> <p>MEDIAN DAYS ON MARKET SINGLE FAMILY</p>

LISTING INVENTORY AND NUMBER OF SALES

Q1 2026 | Single Family ?

Quarterly inventory of properties for sale along with number of sales

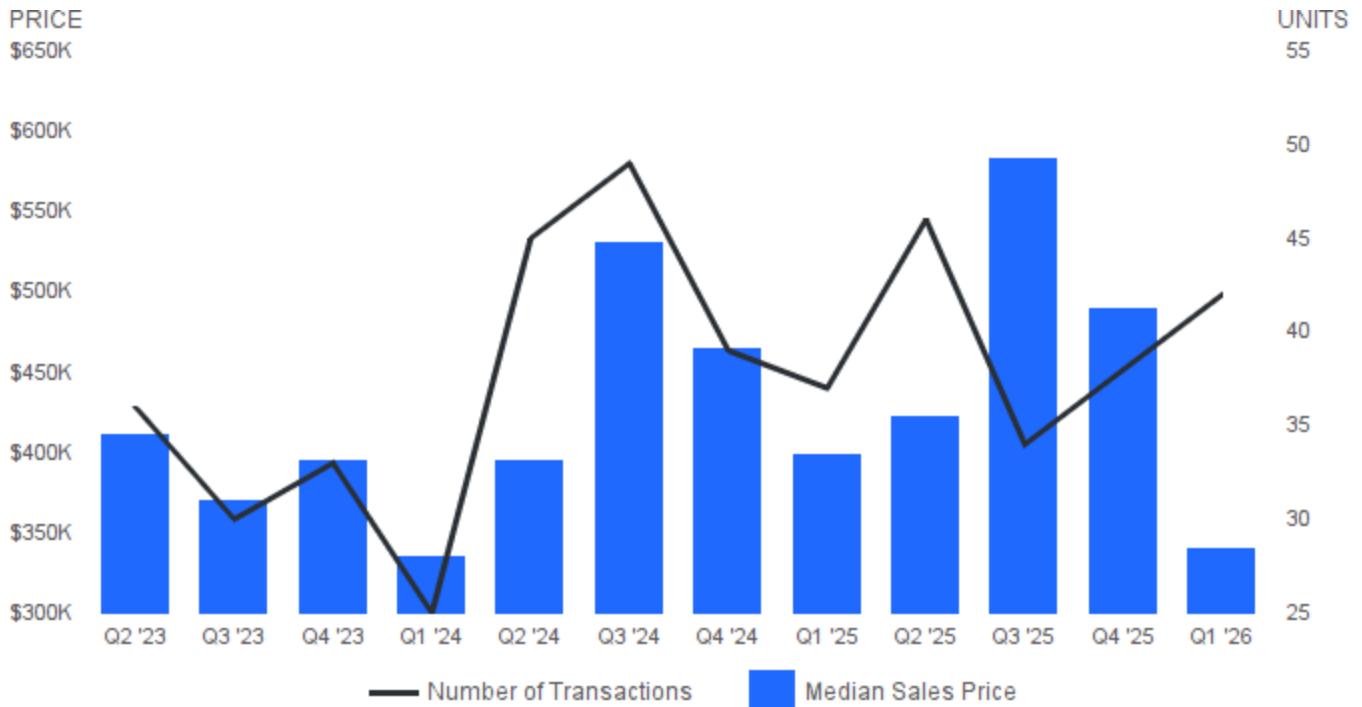


MEDIAN SALES PRICE AND NUMBER OF SALES

Q1 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.

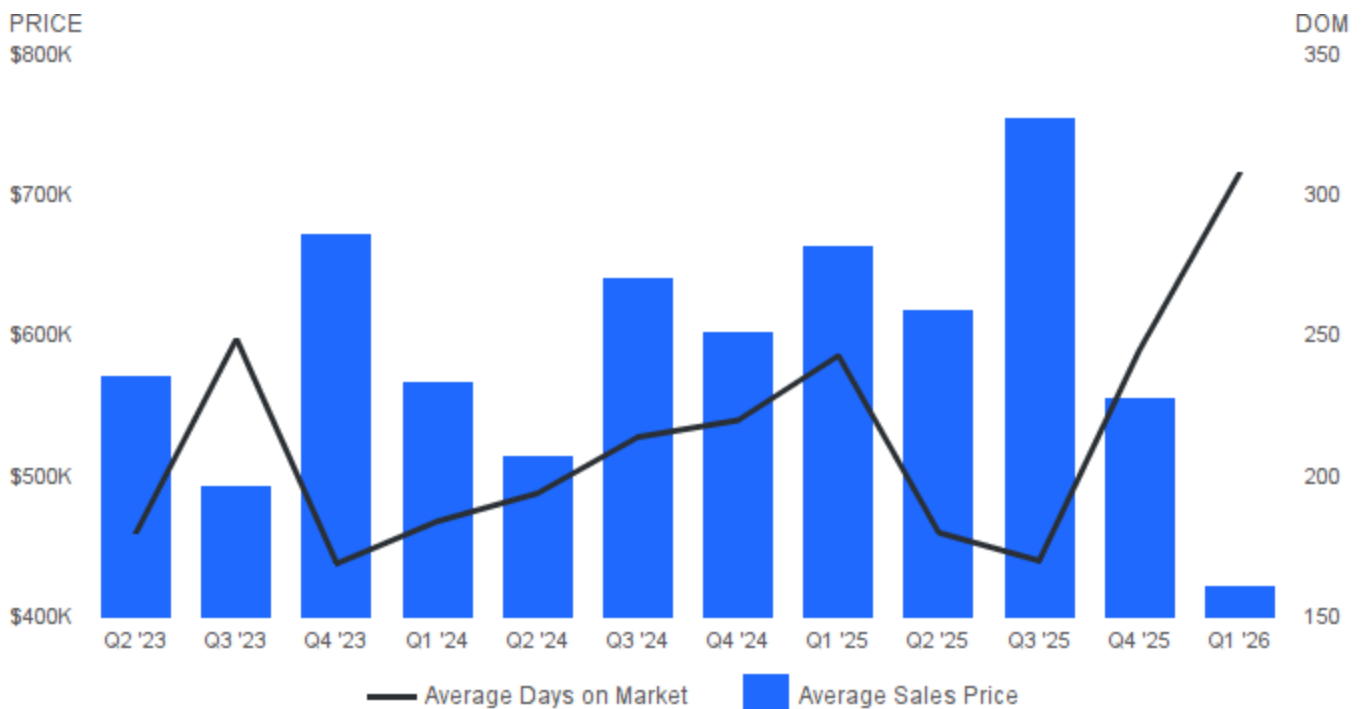


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

Q1 2026 | Single Family ?

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

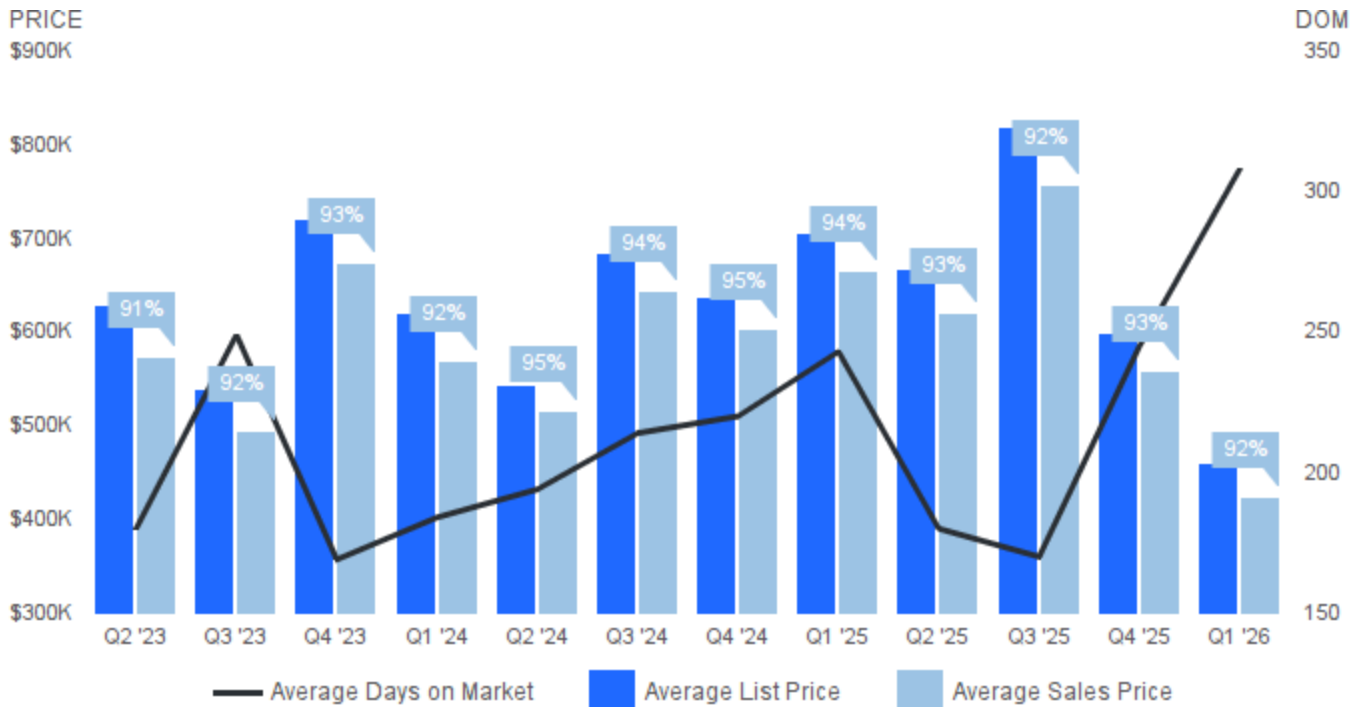
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE & AVERAGE DOM

Q1 2026 | Single Family ?

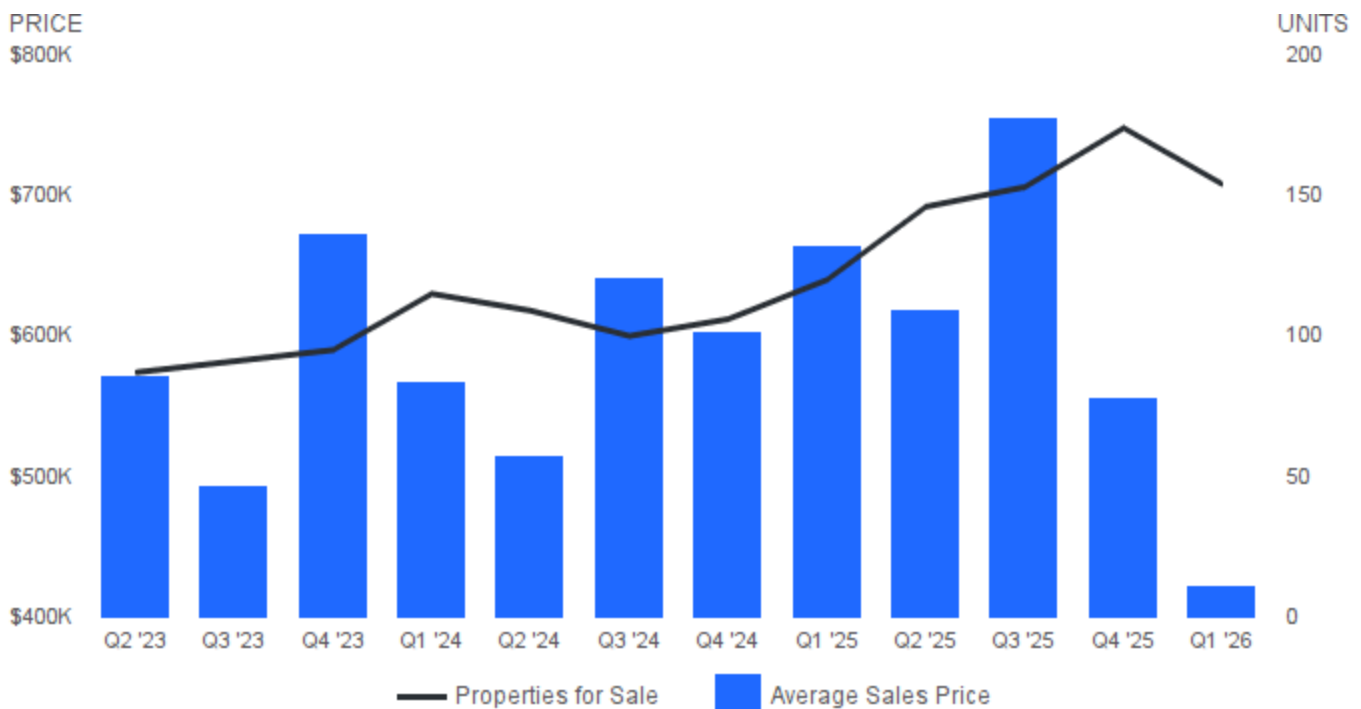
Sale Price as a Percentage of Original Price | Average sale price of property as percentage of final list price.
Average Days on Market | Average days on market for all properties sold.



AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

Q1 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 quarter.

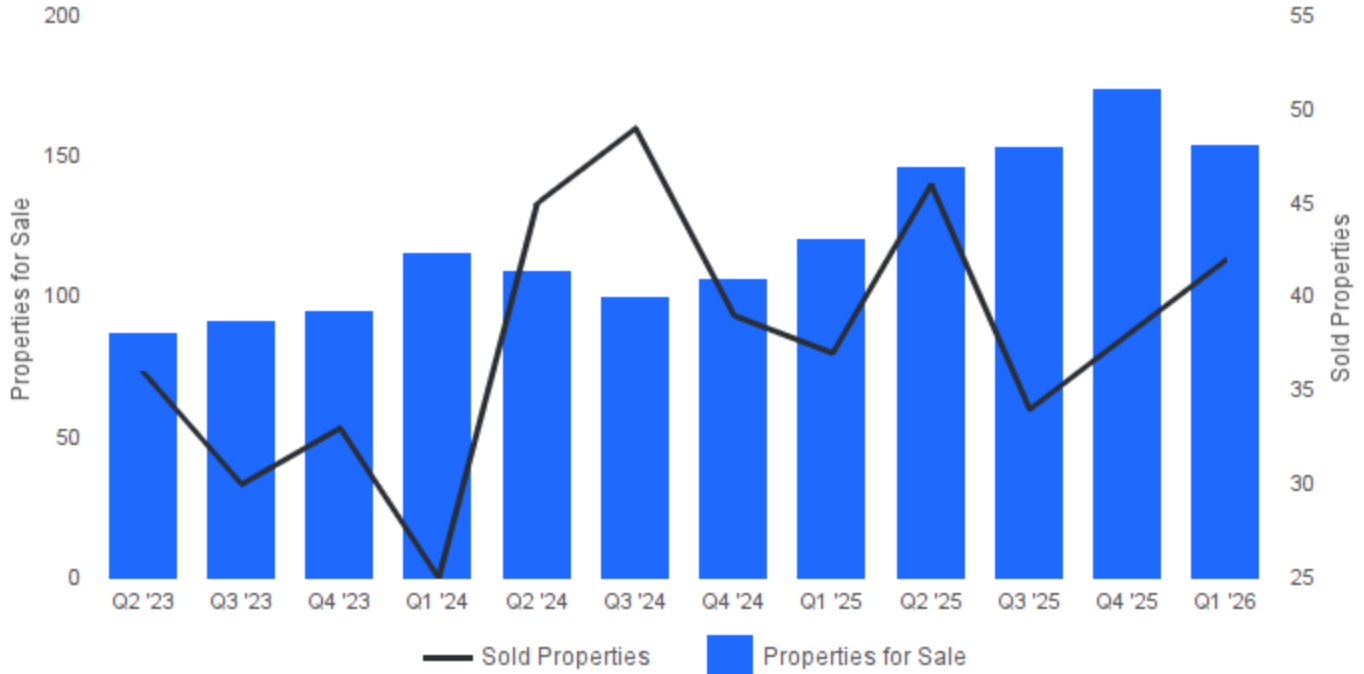


PROPERTIES FOR SALE AND SOLD PROPERTIES

Q1 2026 | Single Family ?

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

Sold Properties | Number of properties sold.



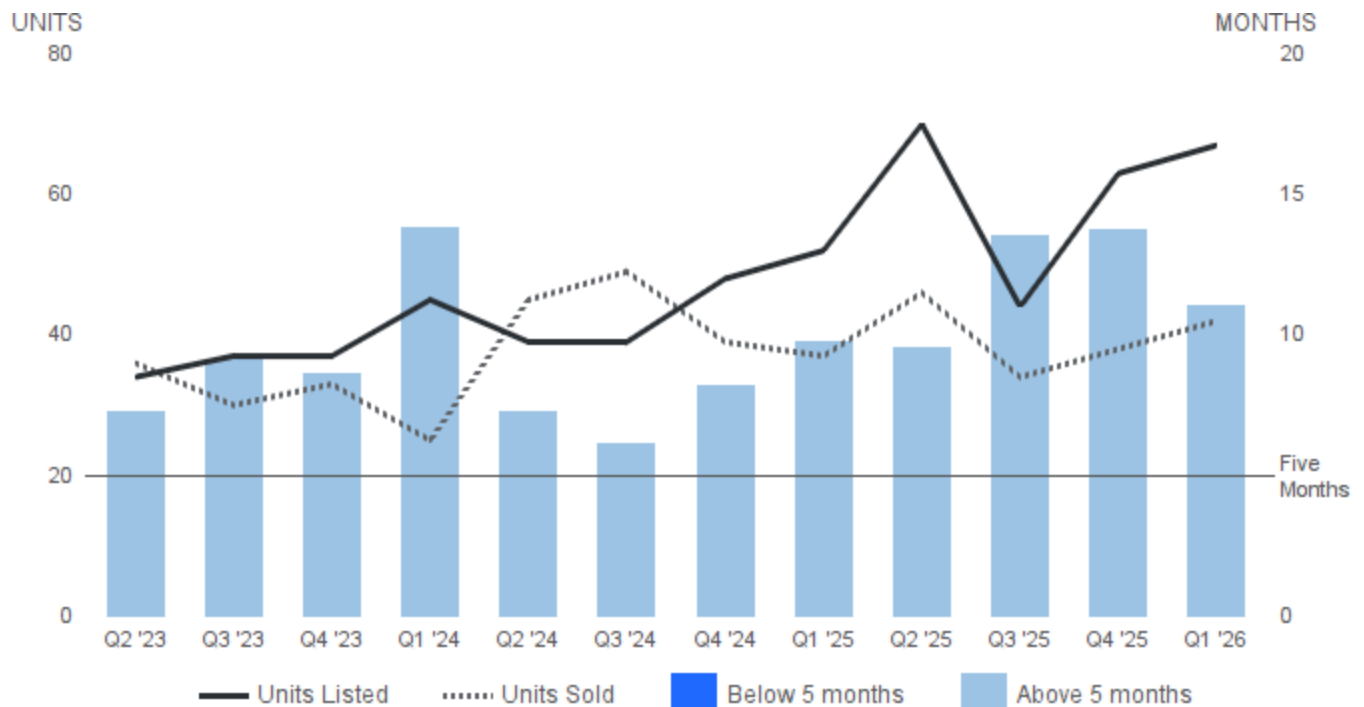
MONTHS SUPPLY OF INVENTORY

Q1 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.



REAL ESTATE SNAPSHOT

ST. CROIX

MARKET OVERVIEW

Q1 2026 | Condo ?

-28.57% ↓ PROPERTIES SOLD CONDO	2.93% ↑ AVERAGE SOLD PRICE CONDO	-6.94% ↓ MEDIAN SOLD PRICE CONDO
23.81% ↑ NEW LISTINGS CONDO	2.54% ↑ AVERAGE LIST PRICE CONDO	-10.82% ↓ MEDIAN LIST PRICE CONDO
1.01% ↑ LIST/SELL PRICE RATIO CONDO	-14.74% ↓ AVERAGE DAYS ON MARKET CONDO	-9.02% ↓ MEDIAN DAYS ON MARKET CONDO

LISTING INVENTORY AND NUMBER OF SALES

Q1 2026 | Condo ?

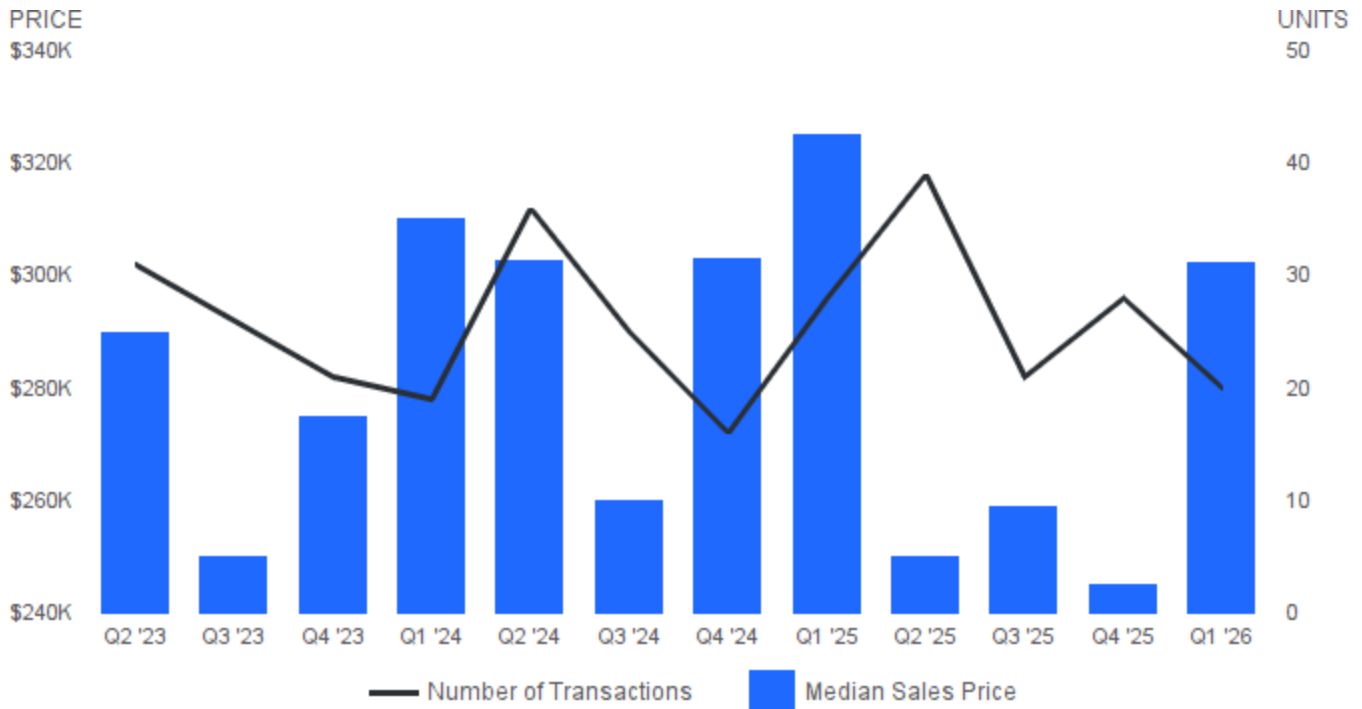
Quarterly inventory of properties for sale along with number of sales



MEDIAN SALES PRICE AND NUMBER OF SALES

Q1 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

Q1 2026 | Condo ?

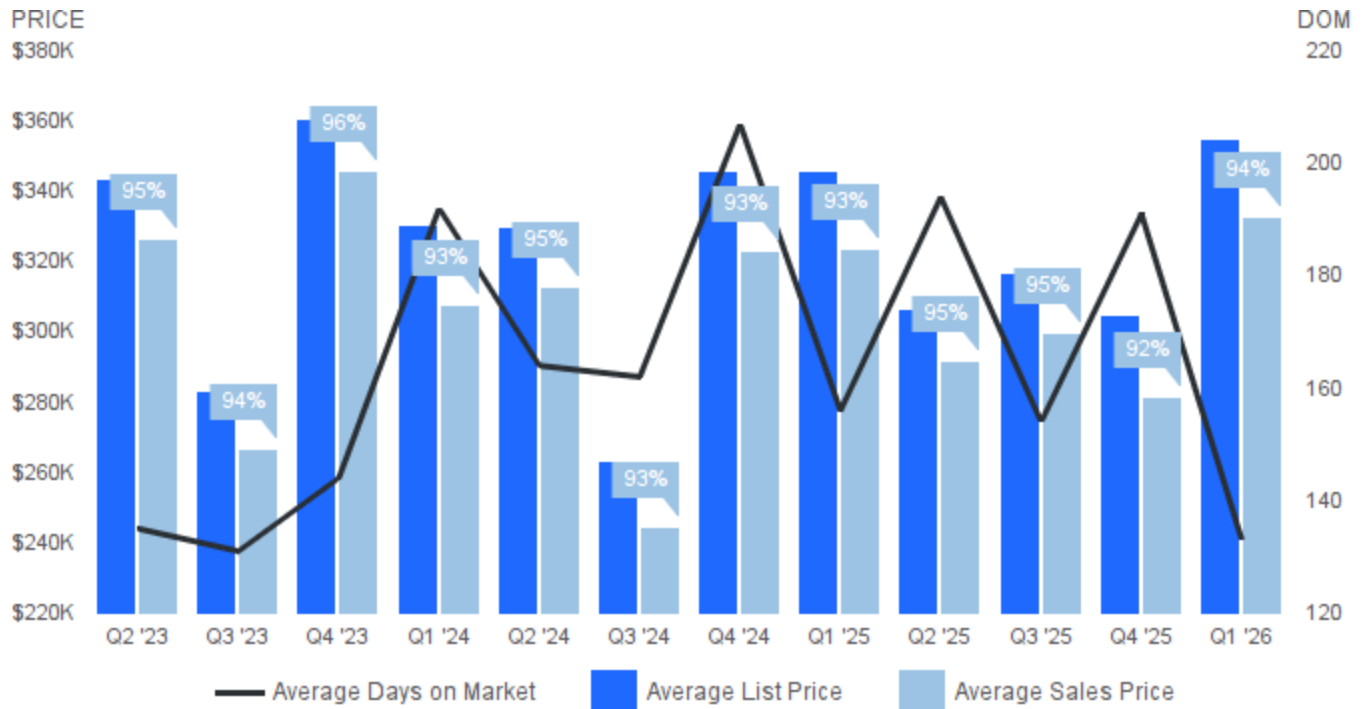
Average Sales Price | Average sales price for all properties sold.
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE & AVERAGE DOM

Q1 2026 | Condo ?

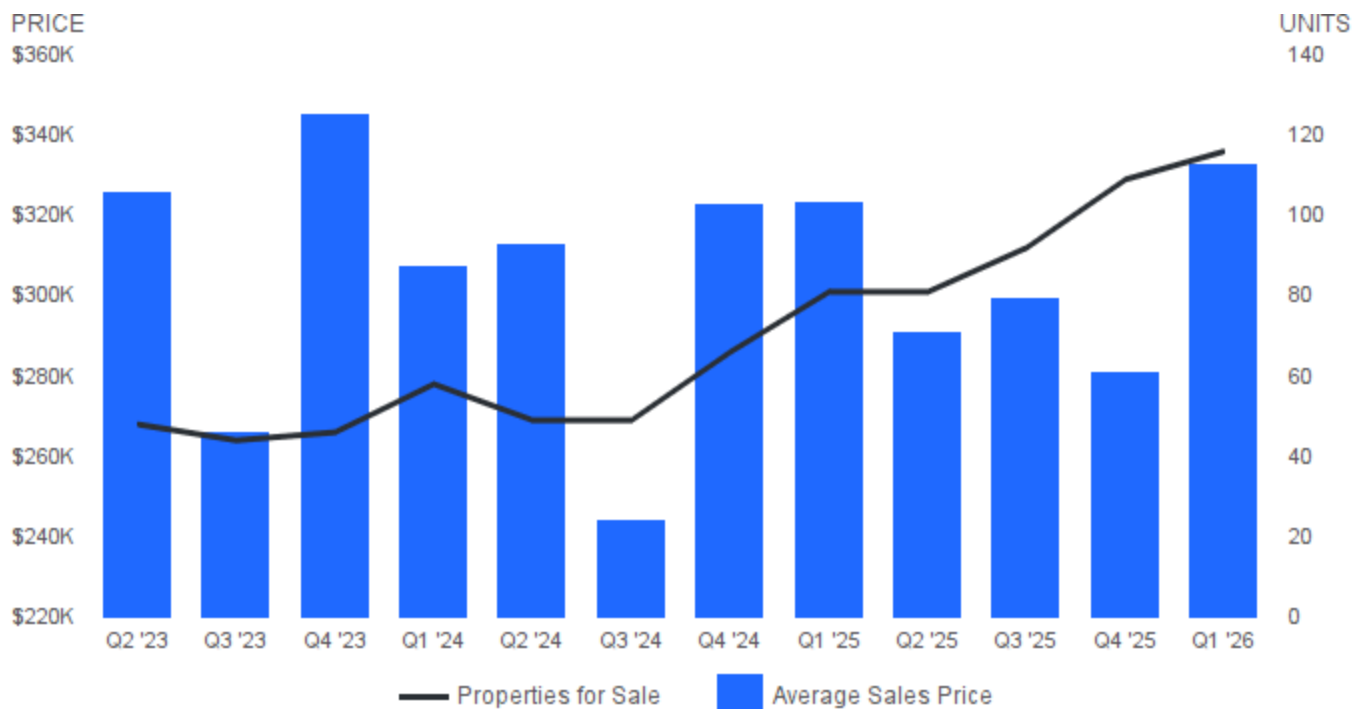
Sale Price as a Percentage of Original Price | Average sale price of property as percentage of final list price.
Average Days on Market | Average days on market for all properties sold.



AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

Q1 2026 | Condo ?

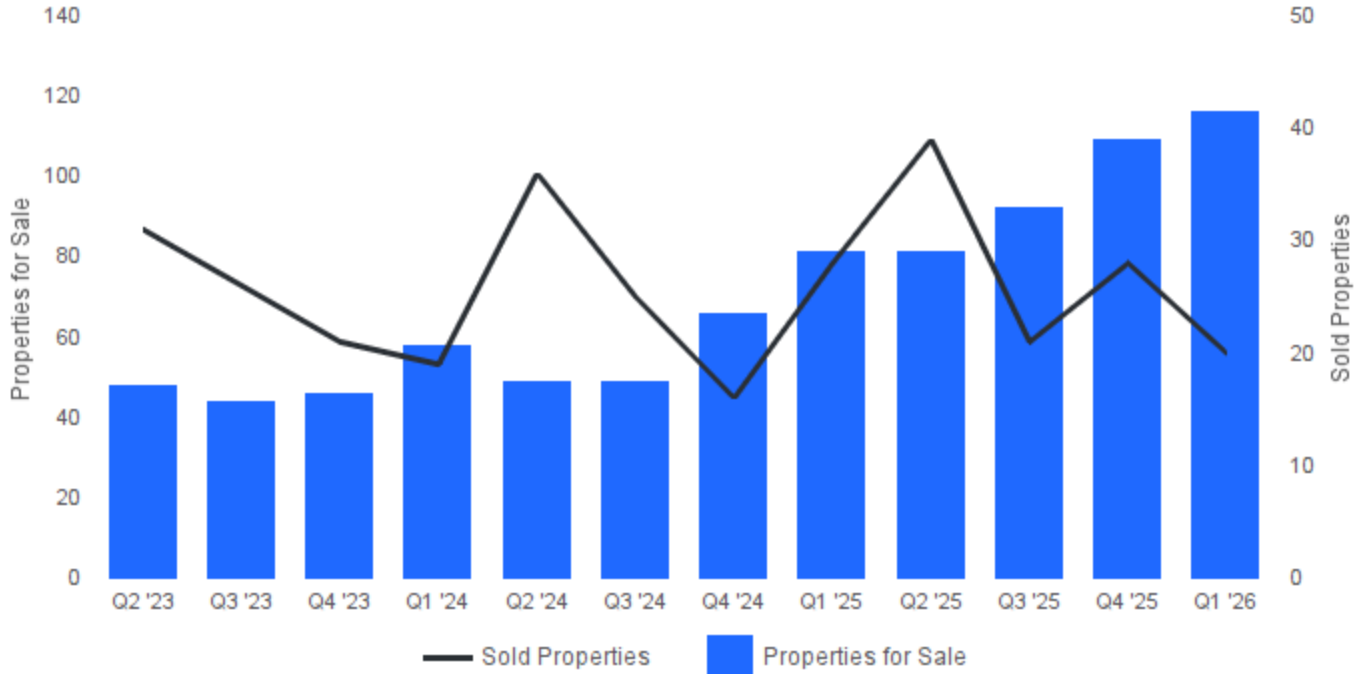
Average Sales Price | Average sales price for all properties sold.
Properties for Sale | Number of properties listed for sale at the end of quarter.



PROPERTIES FOR SALE AND SOLD PROPERTIES

Q1 2026 | Condo ?

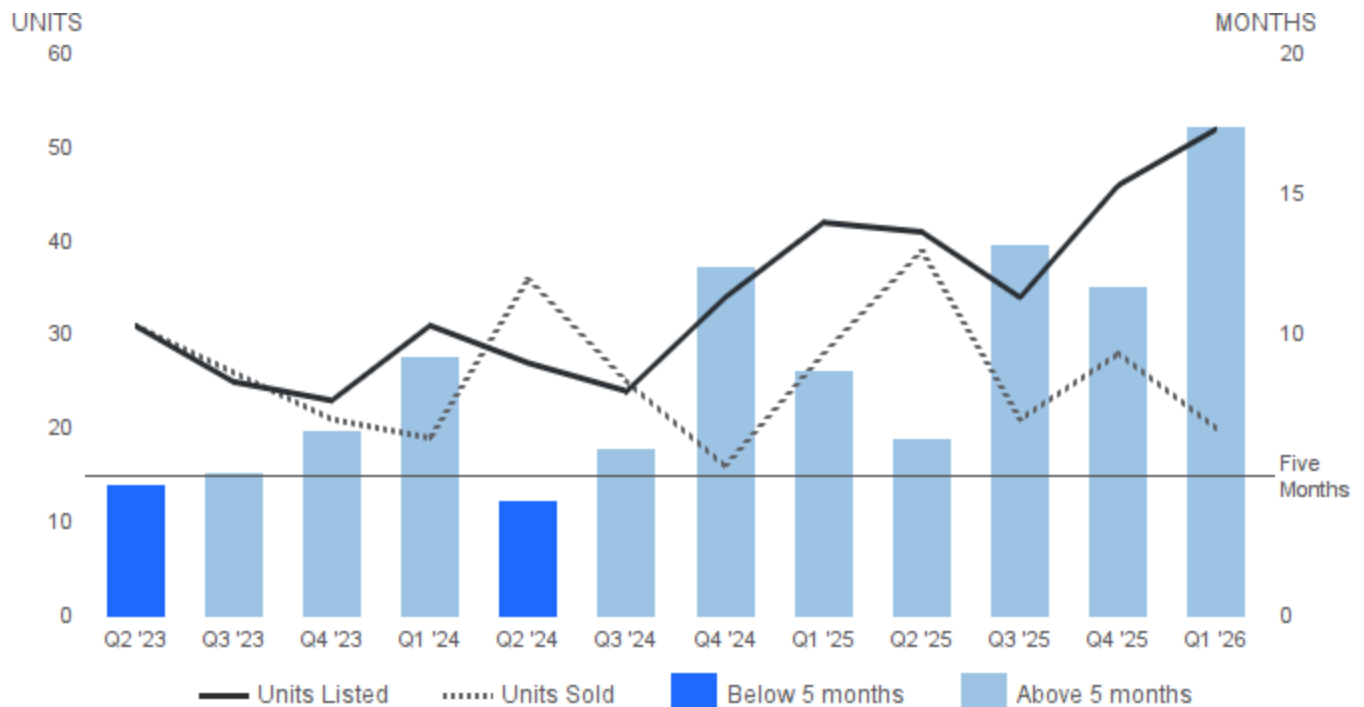
Properties for Sale | Number of properties listed for sale at the end of quarter.
Sold Properties | Number of properties sold.



MONTHS SUPPLY OF INVENTORY

Q1 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.



REAL ESTATE SNAPSHOT

ST. CROIX

MARKET OVERVIEW

Q1 2026 | Lots/Acres ?

<p>21.05% ↑</p> <p>PROPERTIES SOLD LOTS/ACRES</p>	<p>-9.65% ↓</p> <p>AVERAGE SOLD PRICE LOTS/ACRES</p>	<p>-6.00% ↓</p> <p>MEDIAN SOLD PRICE LOTS/ACRES</p>
<p>28.57% ↑</p> <p>NEW LISTINGS LOTS/ACRES</p>	<p>-5.87% ↓</p> <p>AVERAGE LIST PRICE LOTS/ACRES</p>	<p>0.00%</p> <p>MEDIAN LIST PRICE LOTS/ACRES</p>
<p>2.23% ↑</p> <p>LIST/SELL PRICE RATIO LOTS/ACRES</p>	<p>-14.88% ↓</p> <p>AVERAGE DAYS ON MARKET LOTS/ACRES</p>	<p>-25.49% ↓</p> <p>MEDIAN DAYS ON MARKET LOTS/ACRES</p>

LISTING INVENTORY AND NUMBER OF SALES

Q1 2026 | Lots/Acres ?

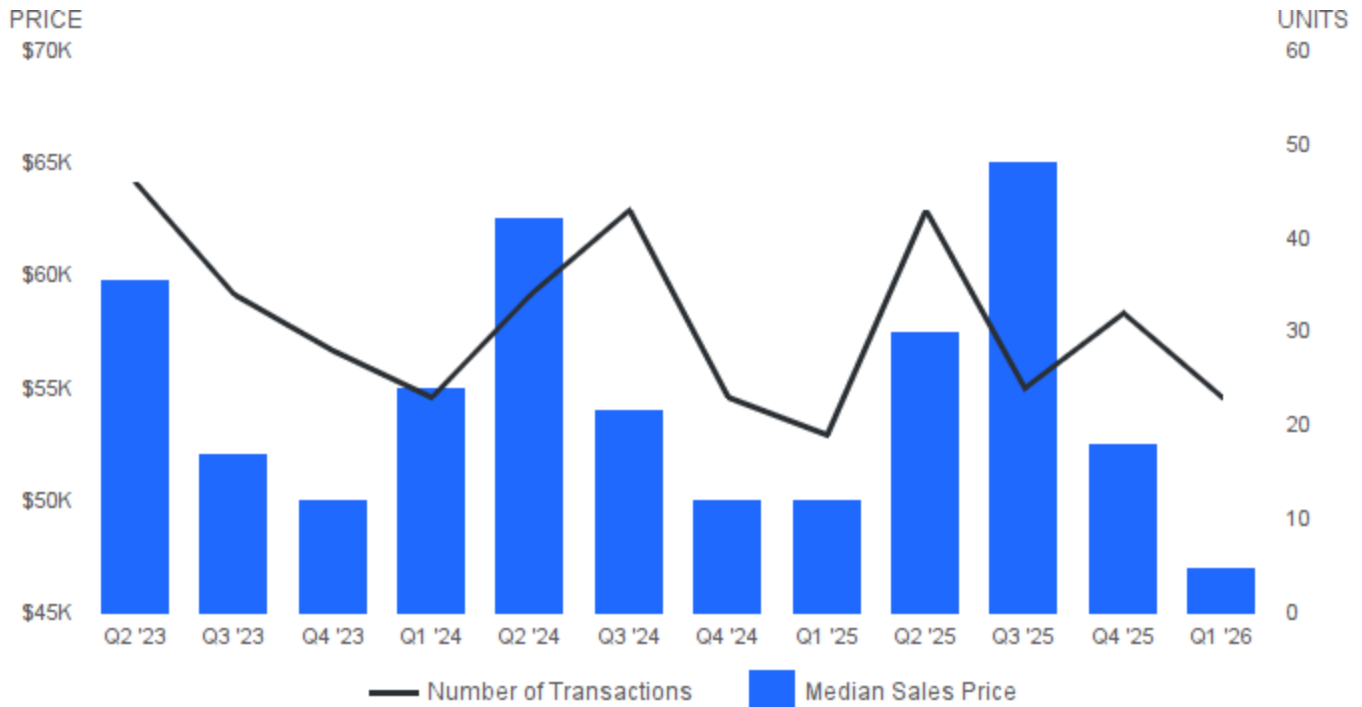
Quarterly inventory of properties for sale along with number of sales



MEDIAN SALES PRICE AND NUMBER OF SALES

Q1 2026 | Lots/Acres ?

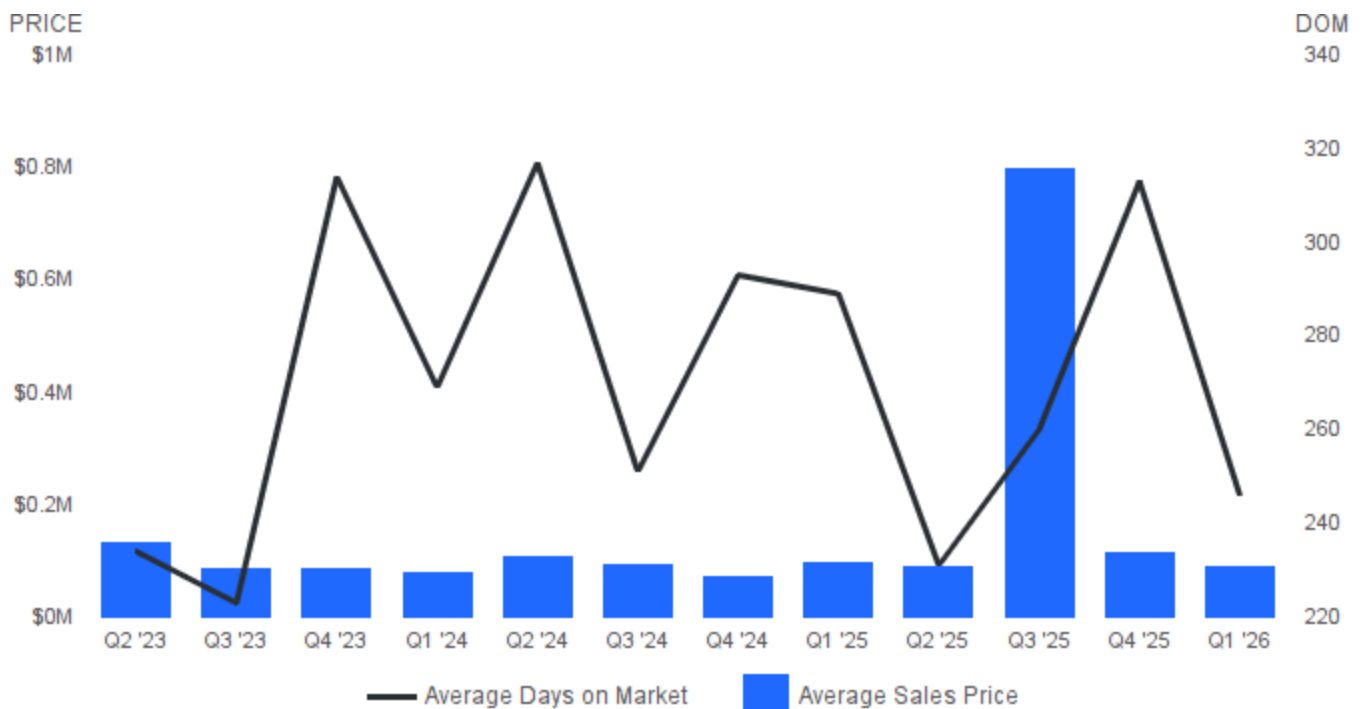
Median Sales Price | Price of the "middle" property sold -an equal number of sales were above and below this price.
Number of Sales | Number of properties sold.



AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

Q1 2026 | Lots/Acres ?

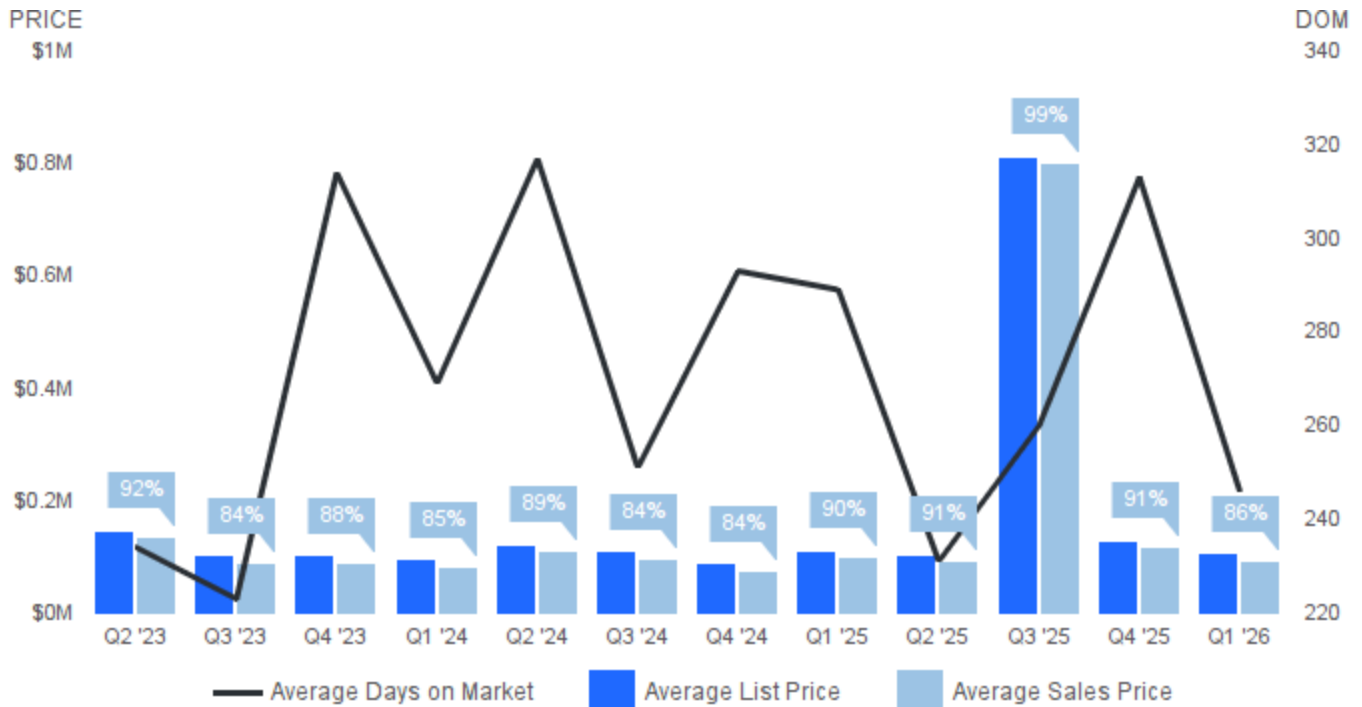
Average Sales Price | Average sales price for all properties sold.
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE & AVERAGE DOM

Q1 2026 | Lots/Acres ?

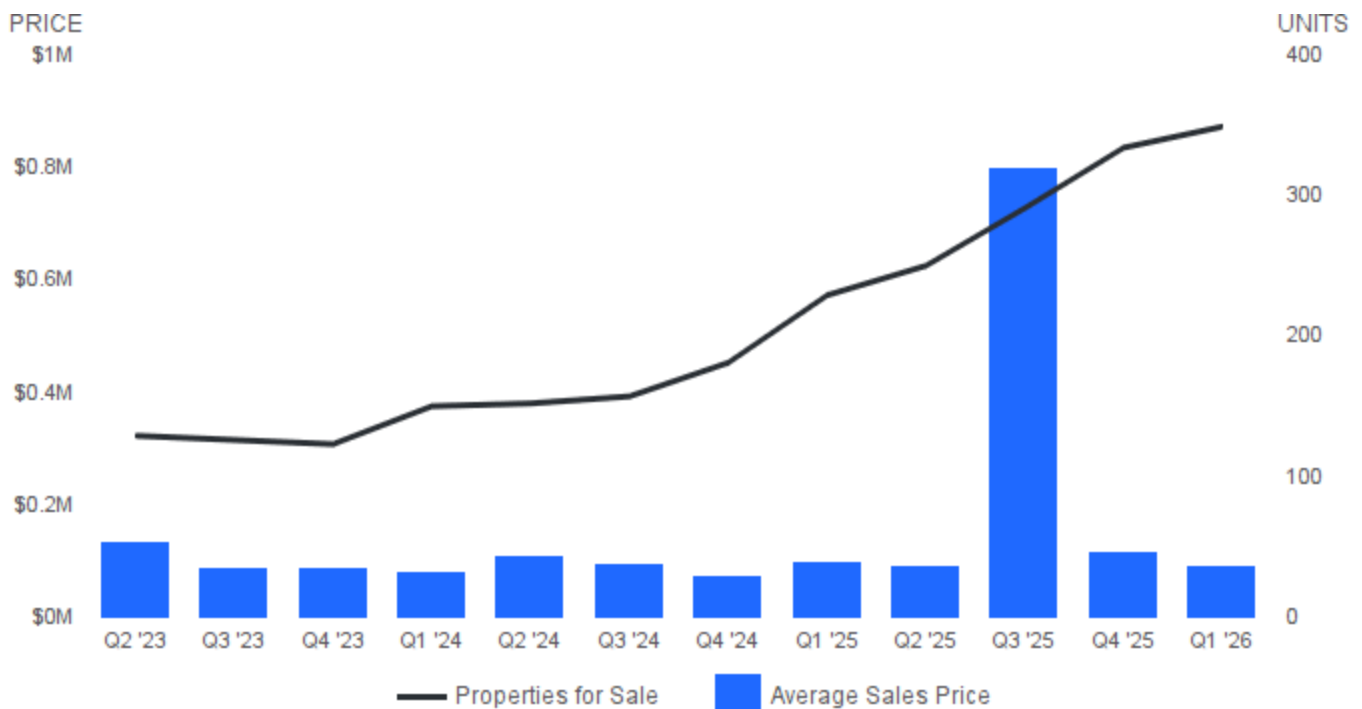
Sale Price as a Percentage of Original Price | Average sale price of property as percentage of final list price.
Average Days on Market | Average days on market for all properties sold.



AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

Q1 2026 | Lots/Acres ?

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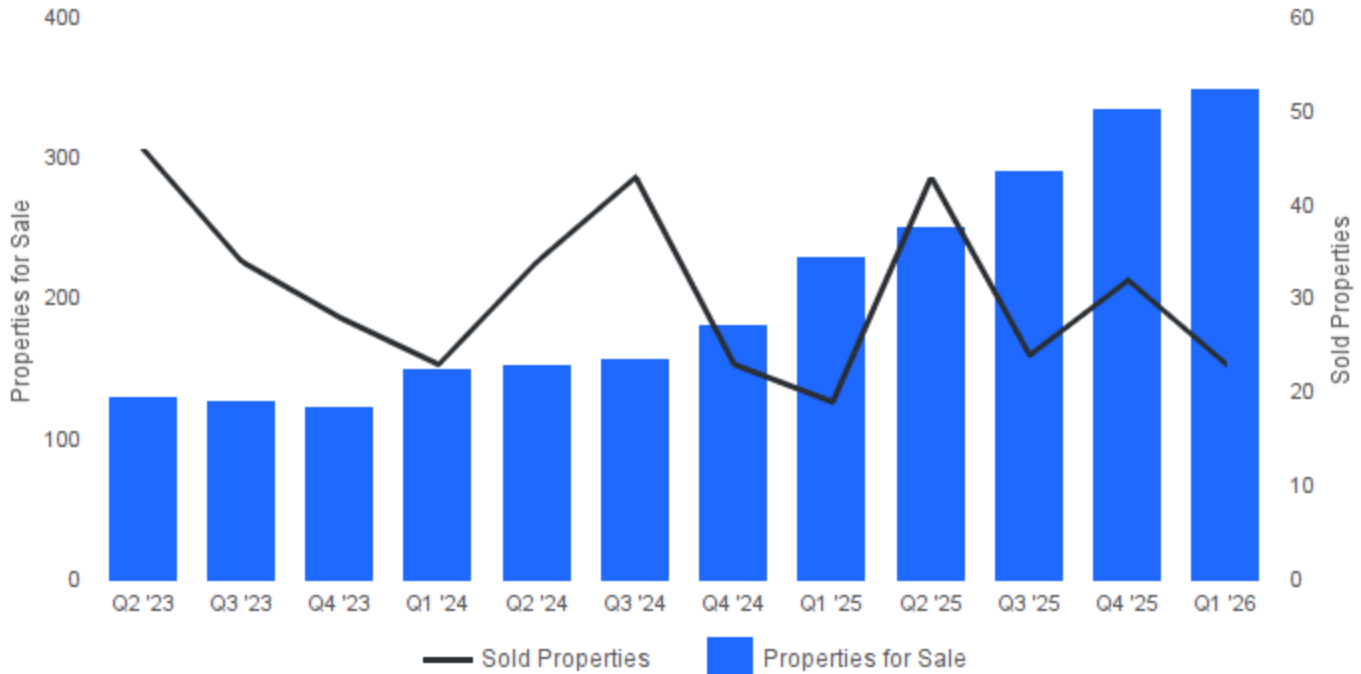


PROPERTIES FOR SALE AND SOLD PROPERTIES

Q1 2026 | Lots/Acres ?

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

Sold Properties | Number of properties sold.



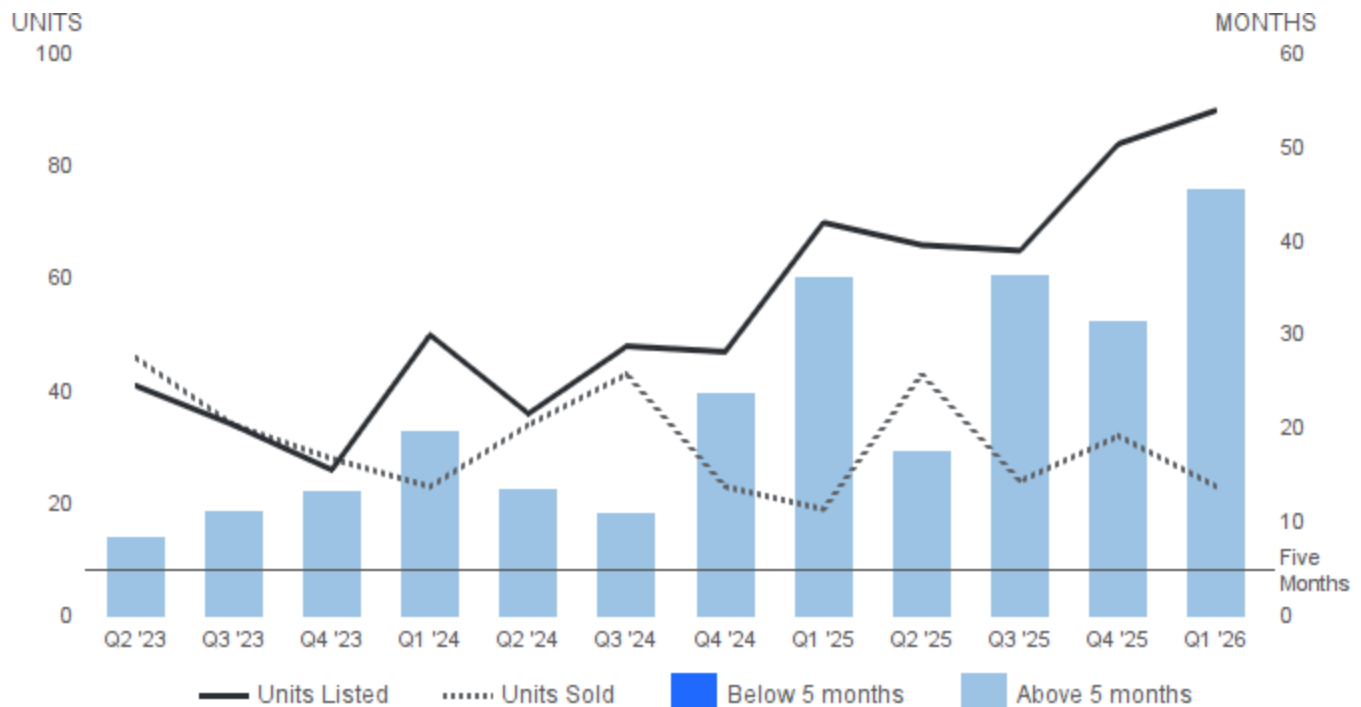
MONTHS SUPPLY OF INVENTORY

Q1 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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