



COLDWELL BANKER
U.S. VIRGIN ISLANDS

AREA REPORT

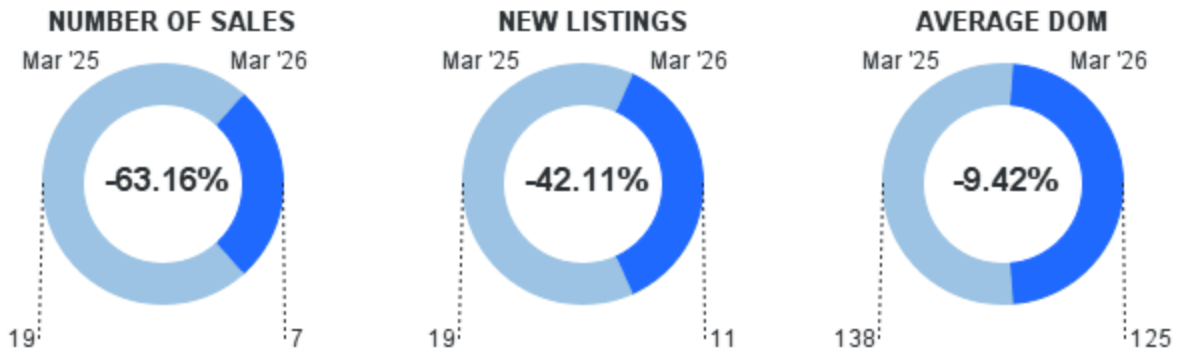
ST. CROIX

MARCH 2026 | CONDO

ST. CROIX | March 2026

REAL ESTATE SNAPSHOT - Change since this time last year

Condo



10.14%

MEDIAN SALES PRICE
CONDO

21.01%

AVERAGE SALES PRICE
CONDO

17.11%

MEDIAN LIST PRICE
(SOLD LISTINGS)
CONDO

22.65%

AVERAGE LIST PRICE
(SOLD LISTINGS)
CONDO

Mar '25 Mar '26

AREA REPORT

ST. CROIX

FULL MARKET SUMMARY

March 2026 | Condo ?

	Month to Date			Year to Date		
	March 2026	March 2025	% Change	YTD 2026	YTD 2025	% Change
New Listings	11	19	-42.11% ↓	52	42	23.81% ↑
Sold Listings	7	19	-63.16% ↓	20	28	-28.57% ↓
Median List Price (Solds)	\$421,000	\$359,500	17.11% ↑	\$309,450	\$347,000	-10.82% ↓
Median Sold Price	\$380,000	\$345,000	10.14% ↑	\$302,450	\$325,000	-6.94% ↓
Median Days on Market	99	112	-11.61% ↓	111	122	-9.02% ↓
Average List Price (Solds)	\$464,714	\$378,902	22.65% ↑	\$354,265	\$345,501	2.54% ↑
Average Sold Price	\$433,428	\$358,173	21.01% ↑	\$332,445	\$322,971	2.93% ↑
Average Days on Market	125	138	-9.42% ↓	133	156	-14.74% ↓
List/Sold Price Ratio	94.4%	93.8%	0.63% ↑	93.9%	93%	1.01% ↑

SOLD AND NEW PROPERTIES (UNITS)

March 2026 | Condo ?

Sold Properties | Number of properties sold during the year

New Properties | Number of properties listed during the year.

UNITS
200

150

100

50

0

2022

2023

2024

2025

2026

■ Sold Properties	134	99	96	116	20
■ New Properties	123	107	116	163	52
Sold Volume	\$38.25M	\$29.88M	\$28.34M	\$34.53M	\$6.65M
Listing Volume	\$38.66M	\$33.59M	\$36.38M	\$56.35M	\$19.22M
Median Sale Price	\$253K	\$260K	\$285K	\$273K	\$302K

MEDIAN SALES PRICE AND NUMBER OF SALES

March 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.

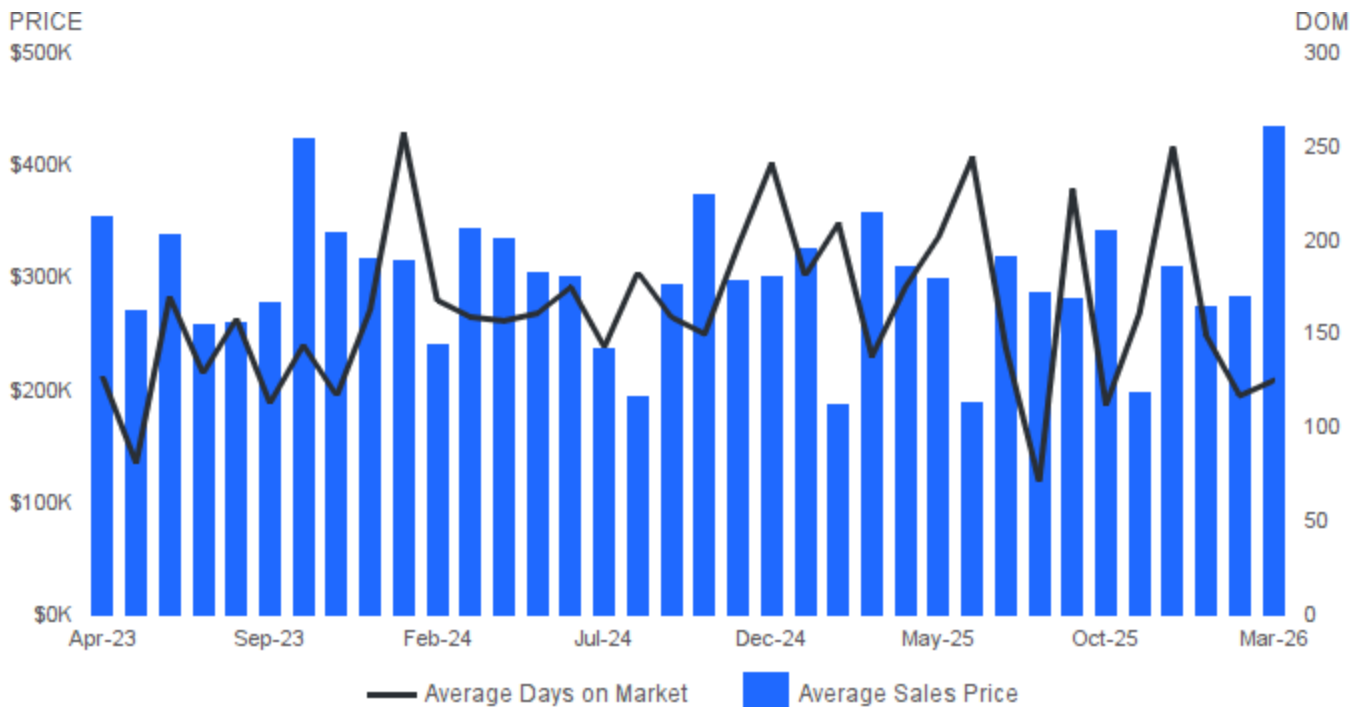


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

March 2026 | Condo ?

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

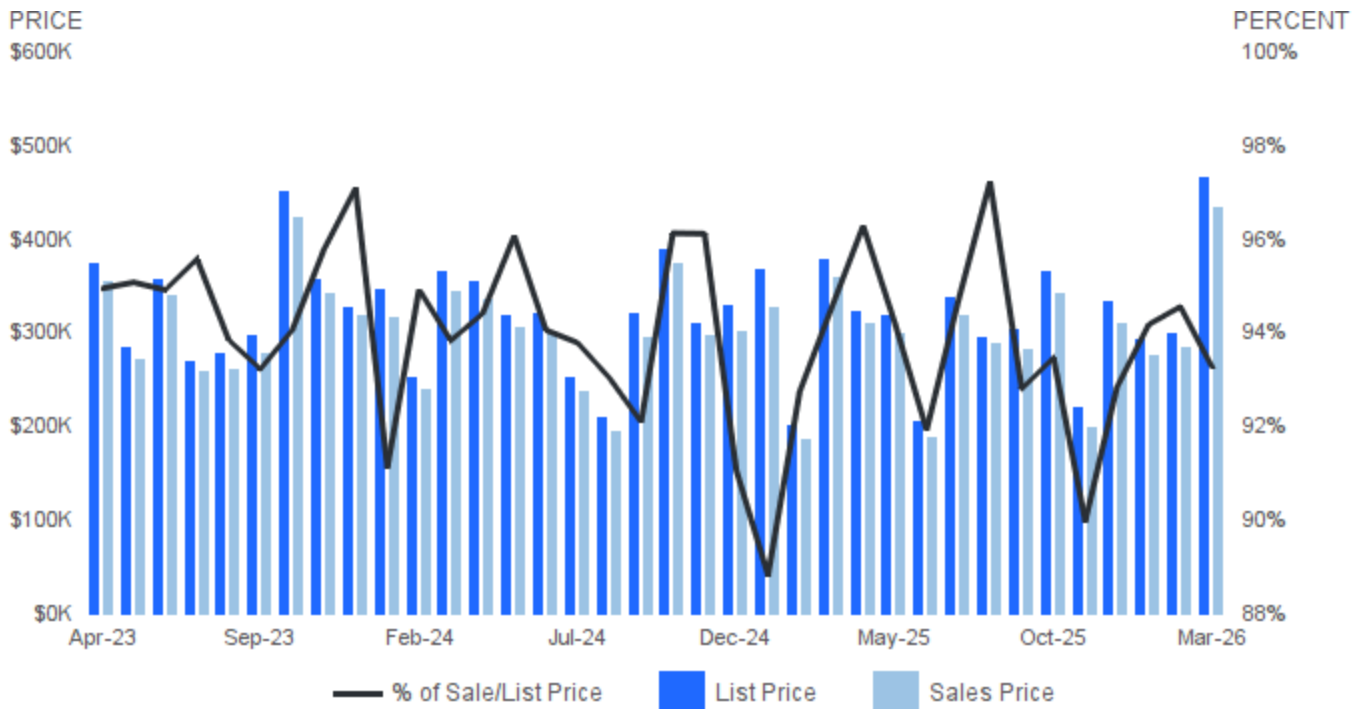
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

March 2026 | Condo ?

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

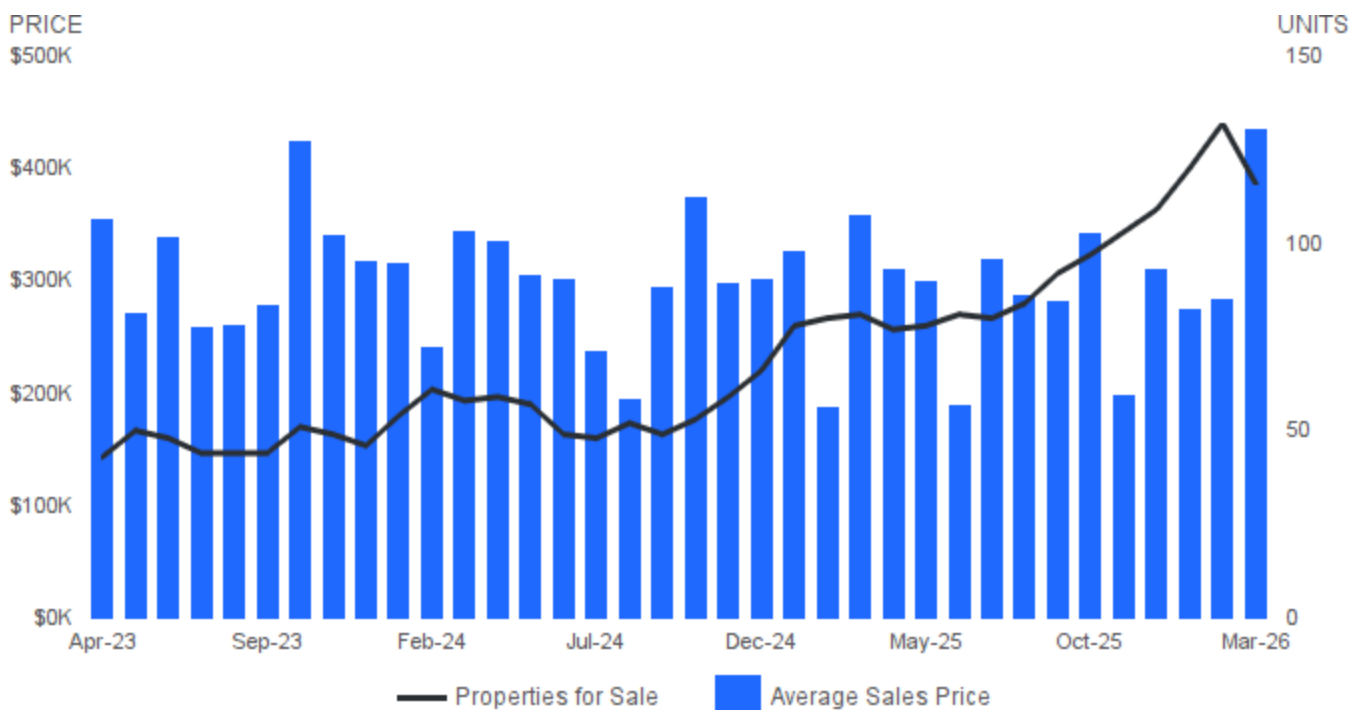


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

March 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.

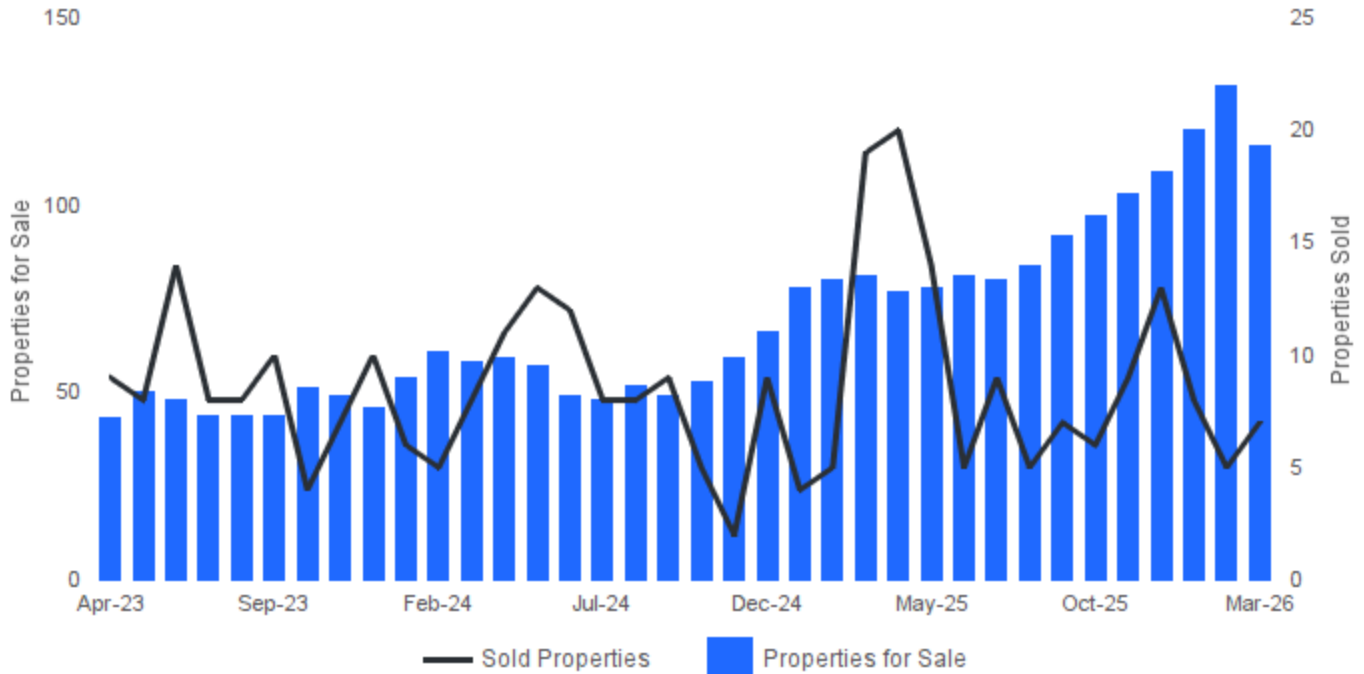


PROPERTIES FOR SALE AND SOLD PROPERTIES

March 2026 | Condo ?

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

Sold Properties | Number of properties sold.



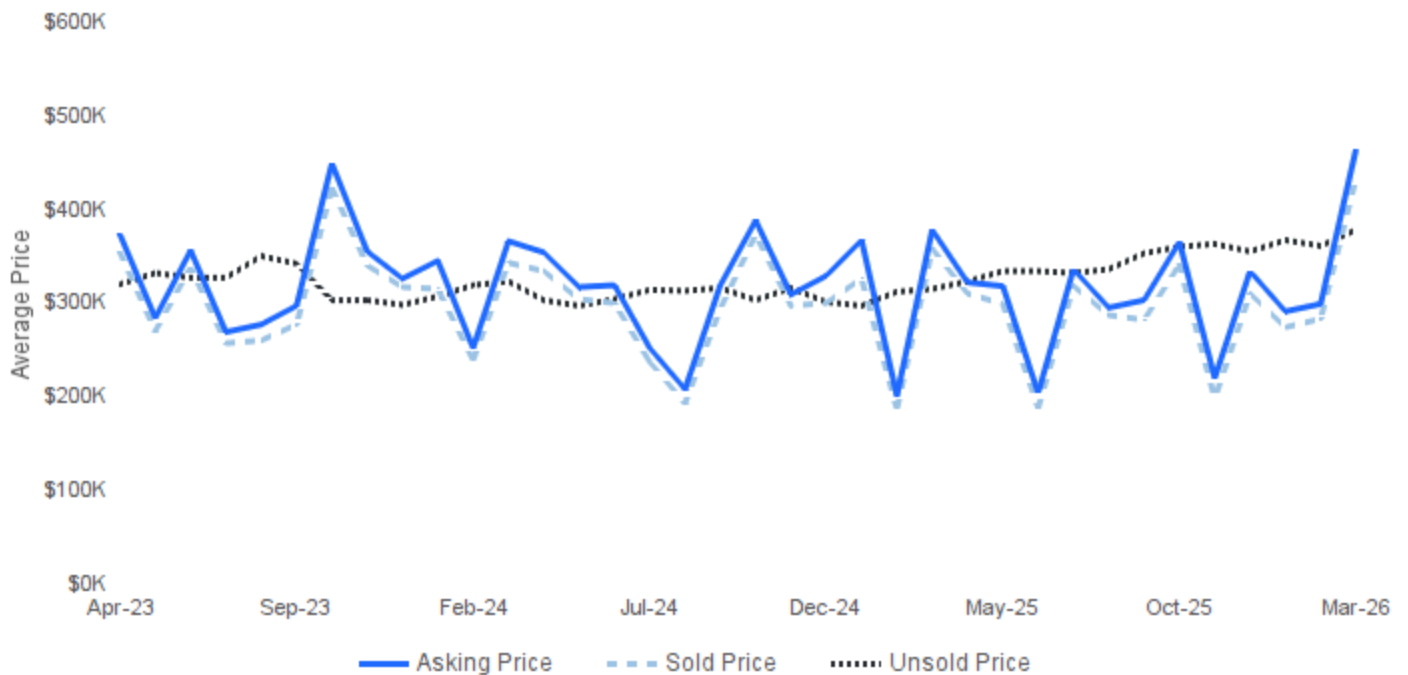
AVERAGE ASKING/SOLD/UNSOLD PRICE

March 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

March 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.



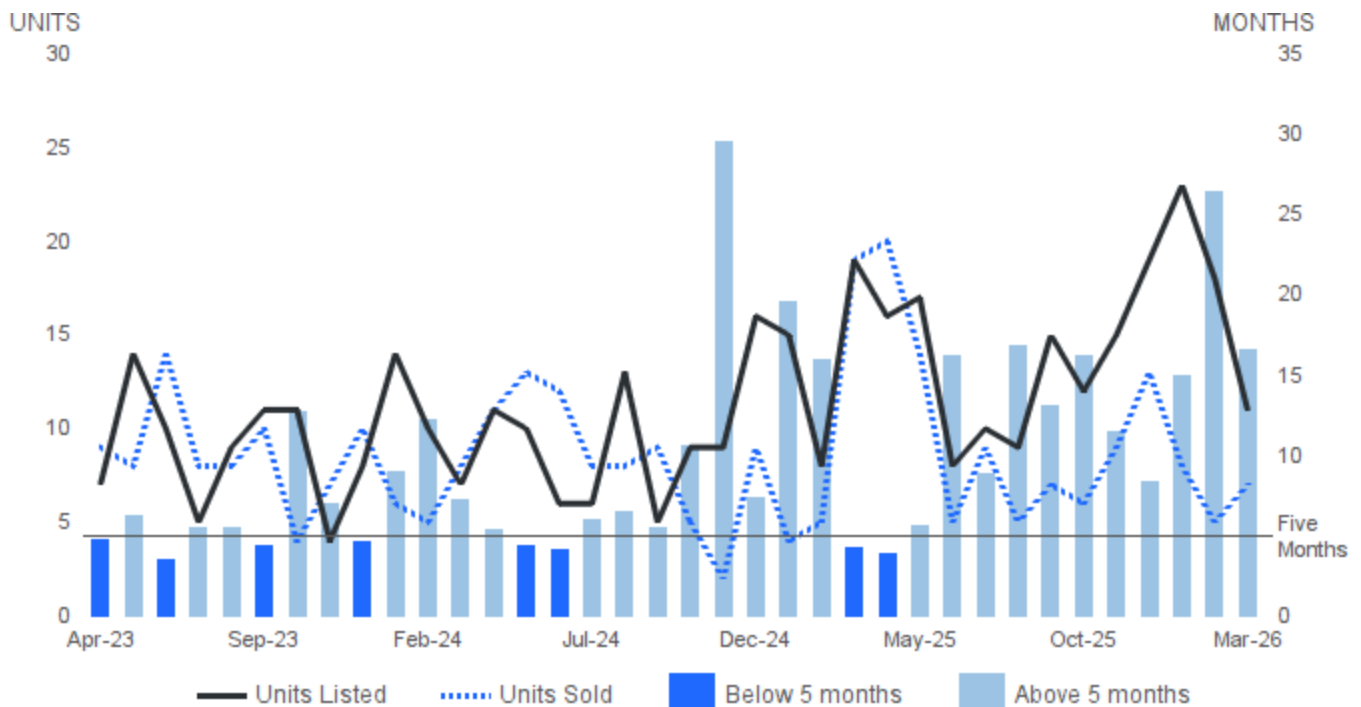
MONTHS SUPPLY OF INVENTORY

March 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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