



COLDWELL BANKER
U.S. VIRGIN ISLANDS

**AREA
REPORT**

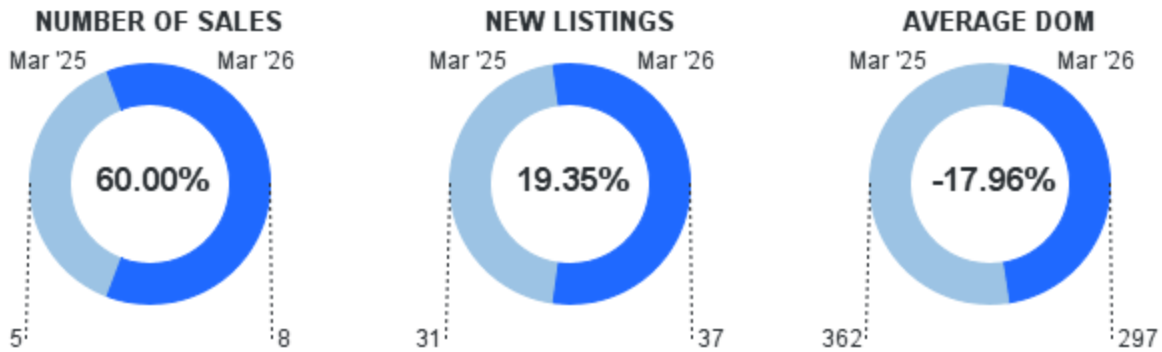
ST. CROIX


MARCH 2026 | LOTS/ACRES

ST. CROIX | March 2026

REAL ESTATE SNAPSHOT - Change since this time last year

Lots/Acres



43.42% 

MEDIAN SALES PRICE
LOTS/ACRES

139.53% 

AVERAGE SALES PRICE
LOTS/ACRES

20.00% 

MEDIAN LIST PRICE
(SOLD LISTINGS)
LOTS/ACRES

118.82% 

AVERAGE LIST PRICE
(SOLD LISTINGS)
LOTS/ACRES

 Mar '25  Mar '26

AREA REPORT

ST. CROIX

FULL MARKET SUMMARY

March 2026 | Lots/Acres ?

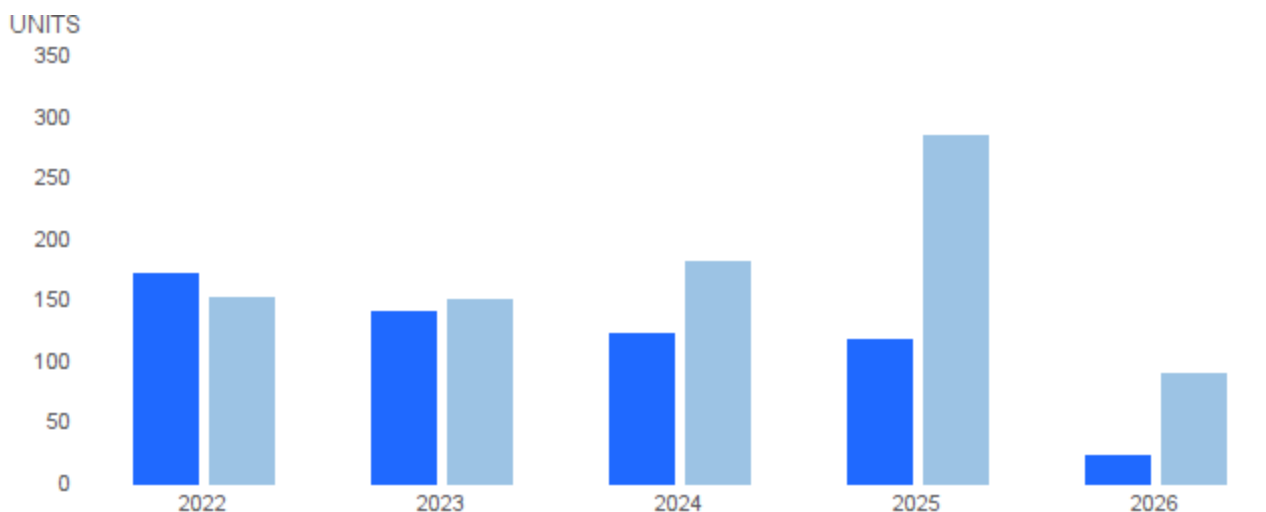
	Month to Date			Year to Date		
	March 2026	March 2025	% Change	YTD 2026	YTD 2025	% Change
New Listings	37	31	19.35% ↑	90	70	28.57% ↑
Sold Listings	8	5	60% ↑	23	19	21.05% ↑
Median List Price (Solds)	\$60,000	\$50,000	20% ↑	\$55,000	\$55,000	0%
Median Sold Price	\$54,500	\$38,000	43.42% ↑	\$47,000	\$50,000	-6% ↓
Median Days on Market	252	302	-16.56% ↓	152	204	-25.49% ↓
Average List Price (Solds)	\$94,750	\$43,300	118.82% ↑	\$101,608	\$107,942	-5.87% ↓
Average Sold Price	\$88,625	\$37,000	139.53% ↑	\$87,730	\$97,100	-9.65% ↓
Average Days on Market	297	362	-17.96% ↓	246	289	-14.88% ↓
List/Sold Price Ratio	93.9%	84.8%	10.71% ↑	90.9%	88.9%	2.23% ↑

SOLD AND NEW PROPERTIES (UNITS)

March 2026 | Lots/Acres ?

Sold Properties | Number of properties sold during the year

New Properties | Number of properties listed during the year.



Sold Properties	172	141	123	118	23
New Properties	152	150	181	285	90
Sold Volume	\$18.34M	\$14.18M	\$11.00M	\$28.41M	\$2.02M
Listing Volume	\$55.57M	\$17.71M	\$51.54M	\$50.98M	\$16.95M
Median Sale Price	\$58K	\$55K	\$55K	\$57K	\$47K

MEDIAN SALES PRICE AND NUMBER OF SALES

March 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.

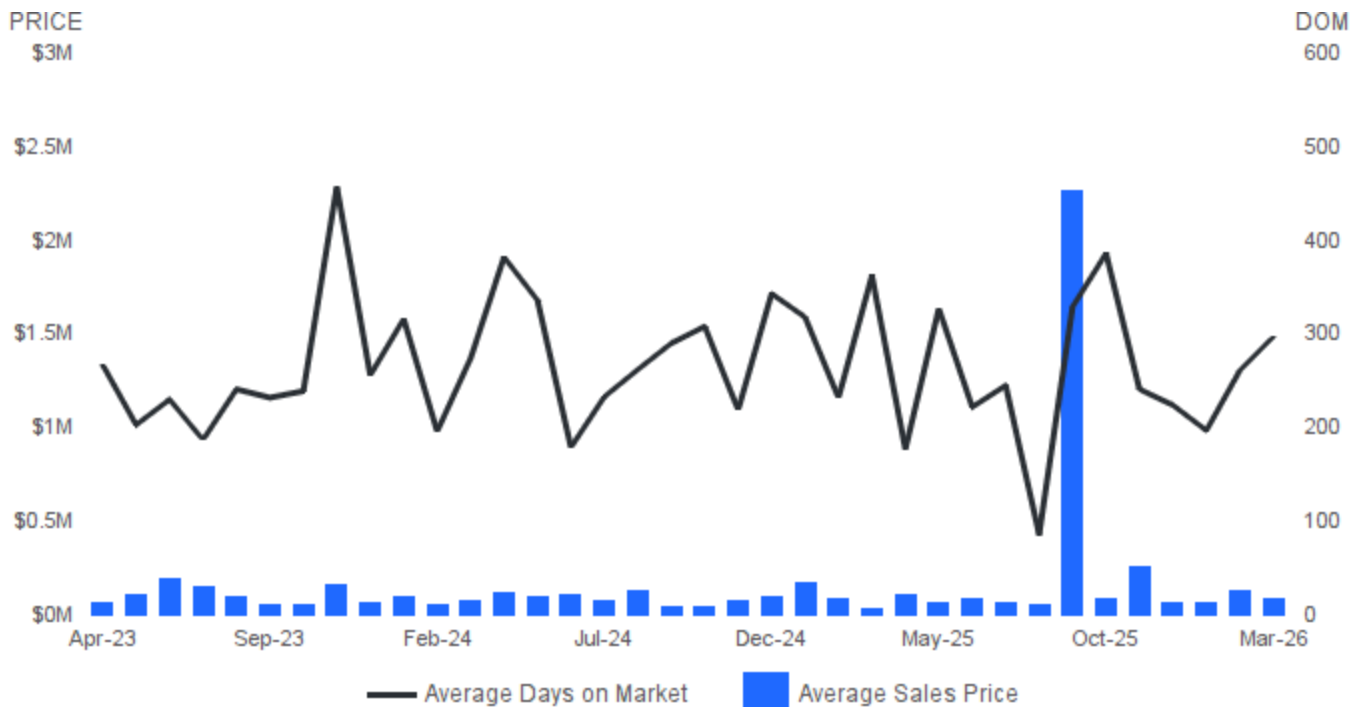


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

March 2026 | Lots/Acres ?

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

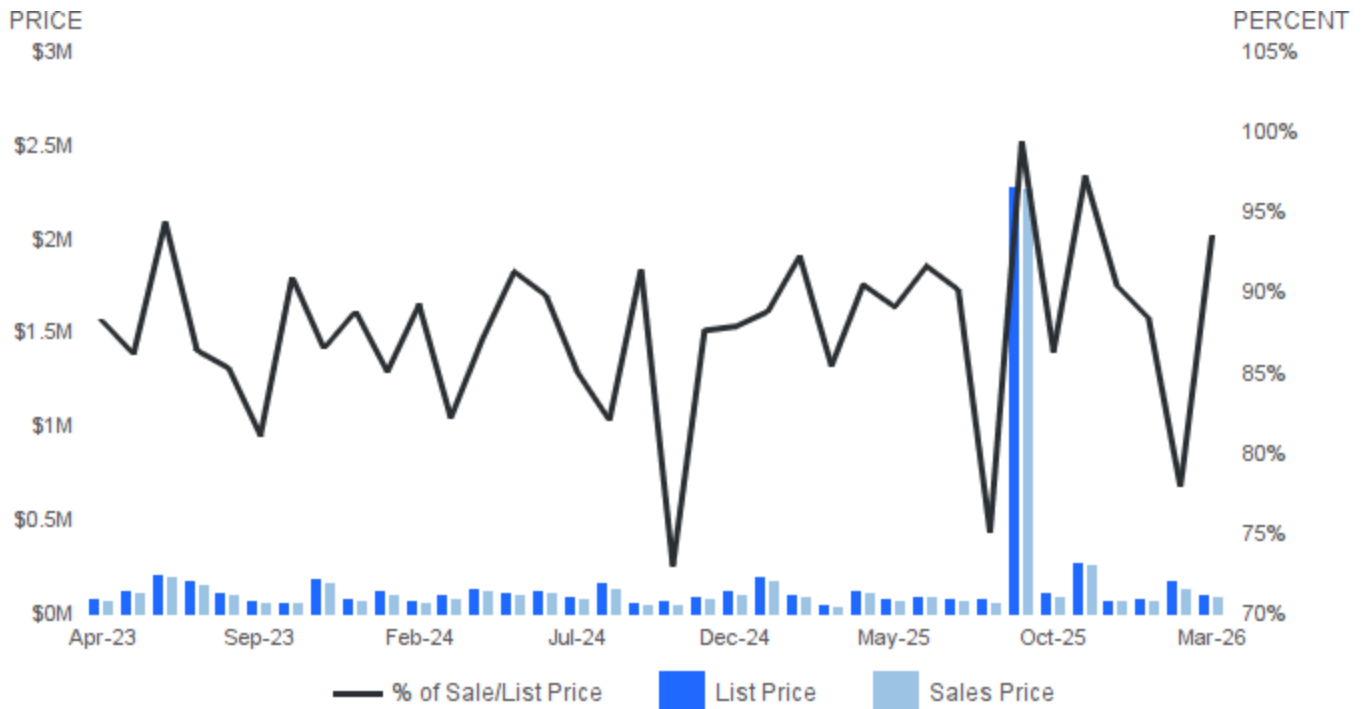
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

March 2026 | Lots/Acres ?

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

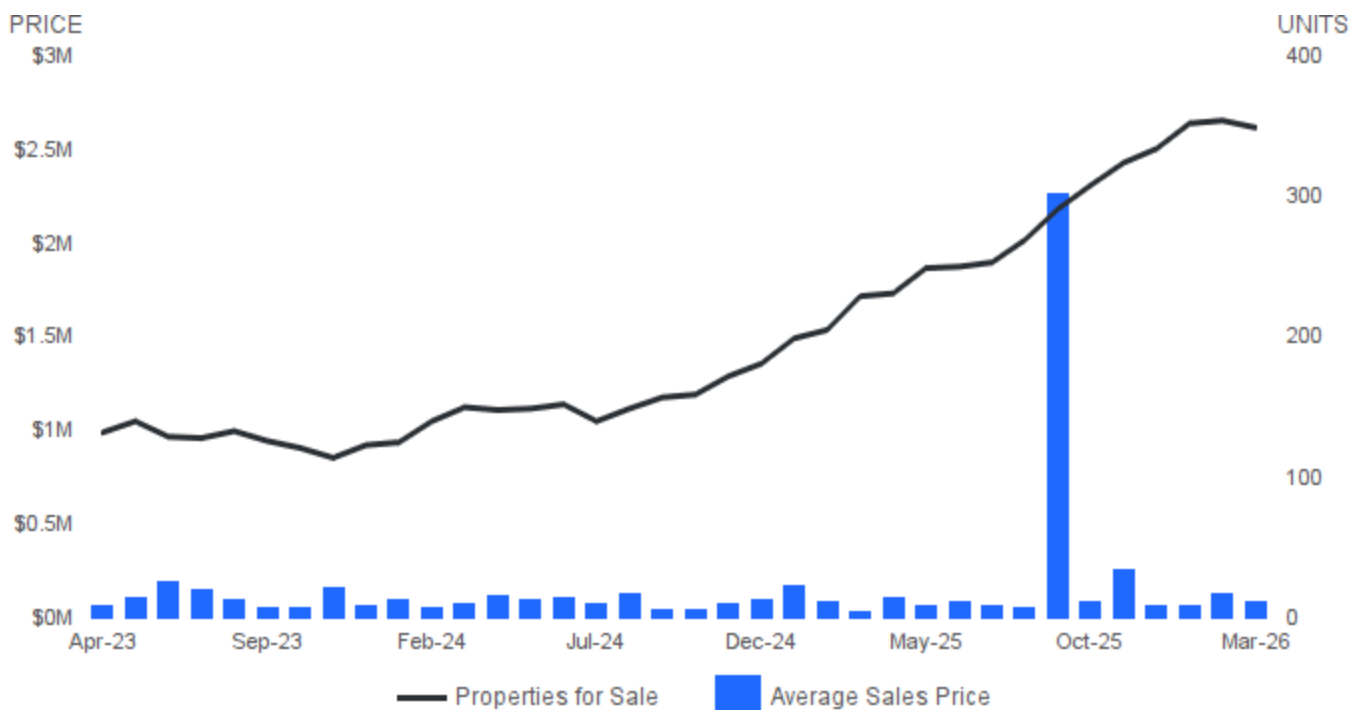


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

March 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.

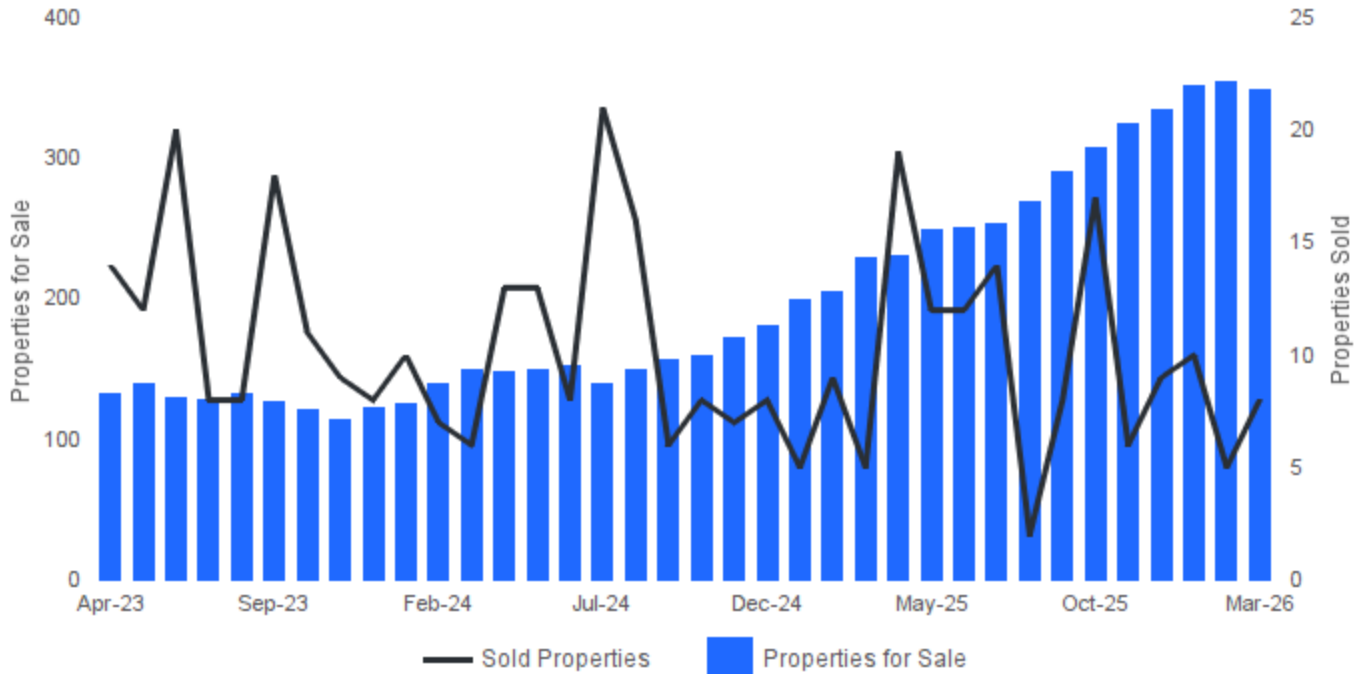


PROPERTIES FOR SALE AND SOLD PROPERTIES

March 2026 | Lots/Acres ?

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

Sold Properties | Number of properties sold.



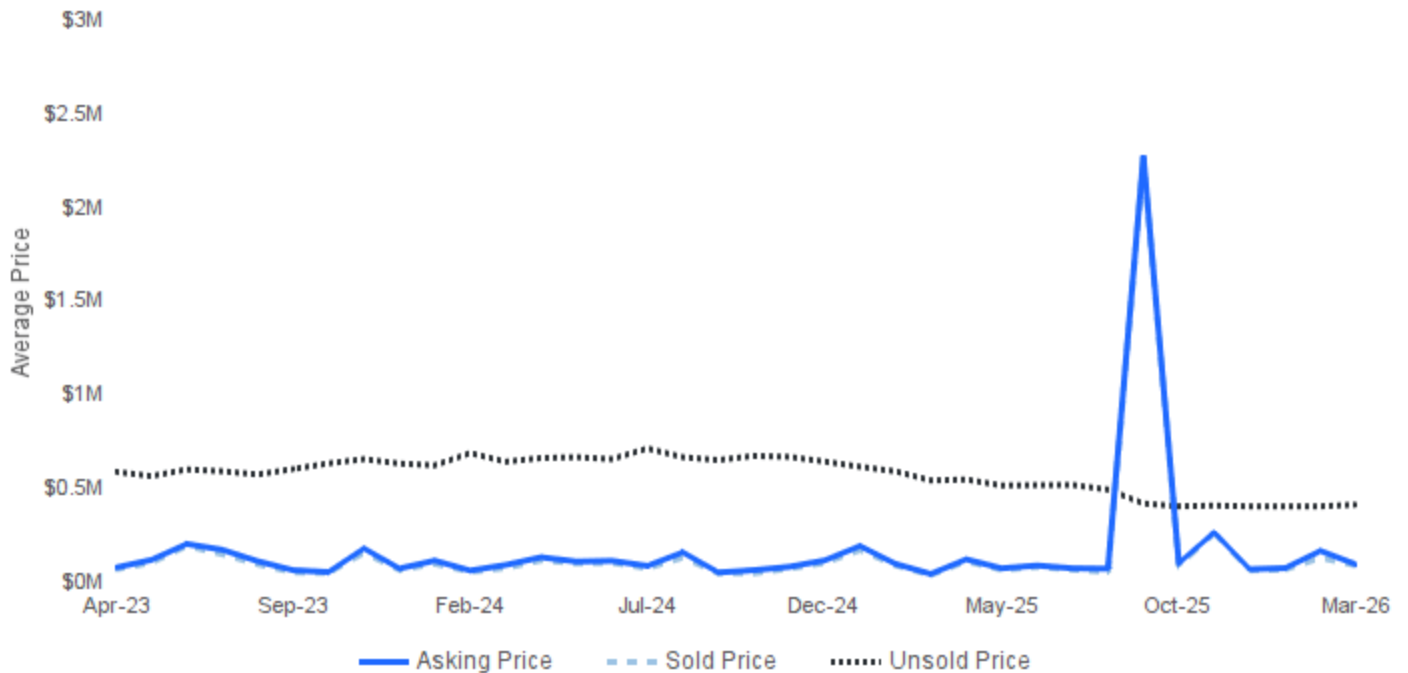
AVERAGE ASKING/SOLD/UNSOLD PRICE

March 2026 | Lots/Acres ?

Asking Price | the average asking price of sold properties

Sold Price | the average selling price

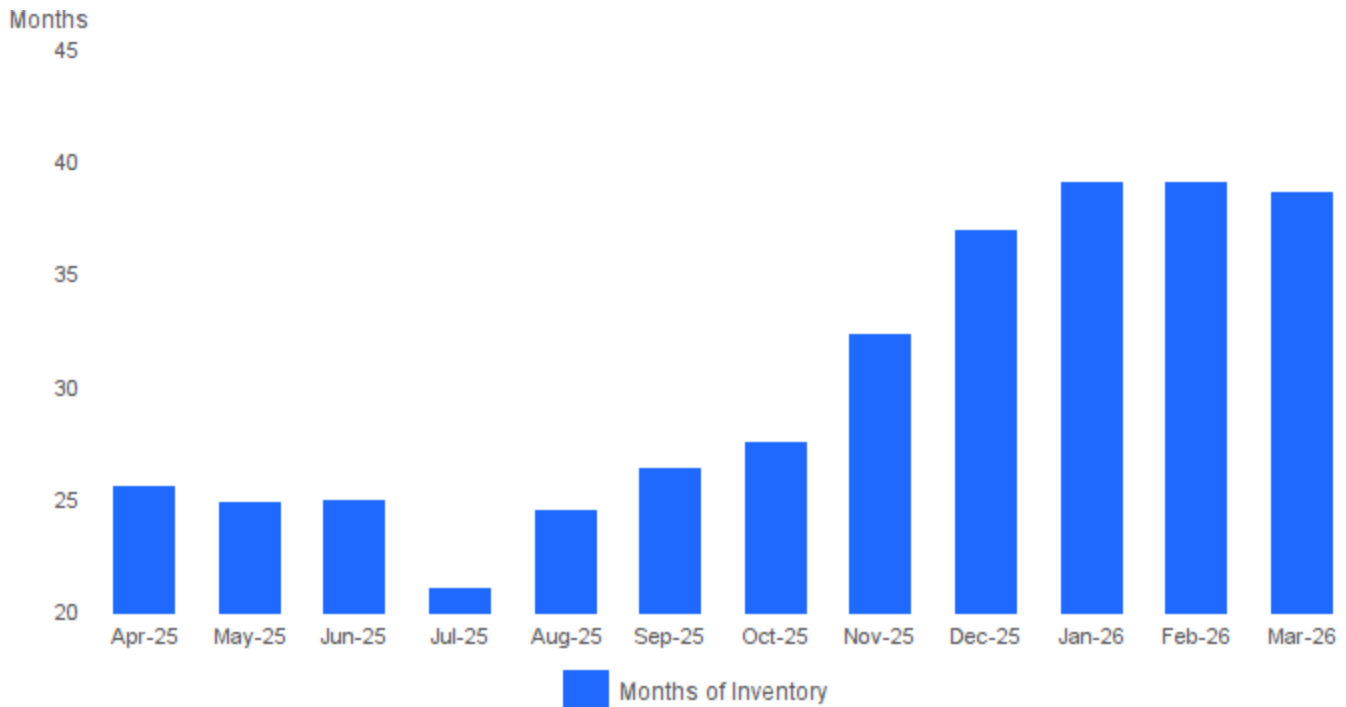
Unsold Price | the average active list price



ABSORPTION RATE

March 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.



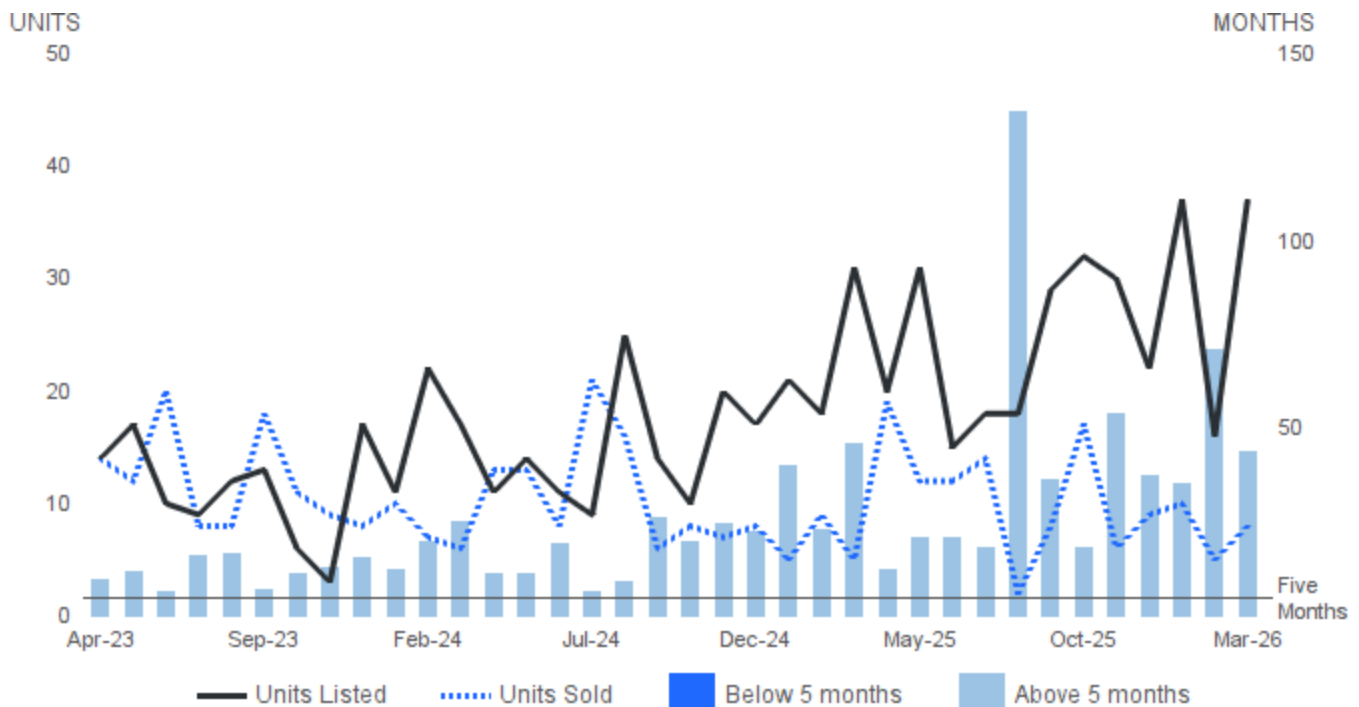
MONTHS SUPPLY OF INVENTORY

March 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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