



COLDWELL BANKER
U.S. VIRGIN ISLANDS

AREA REPORT

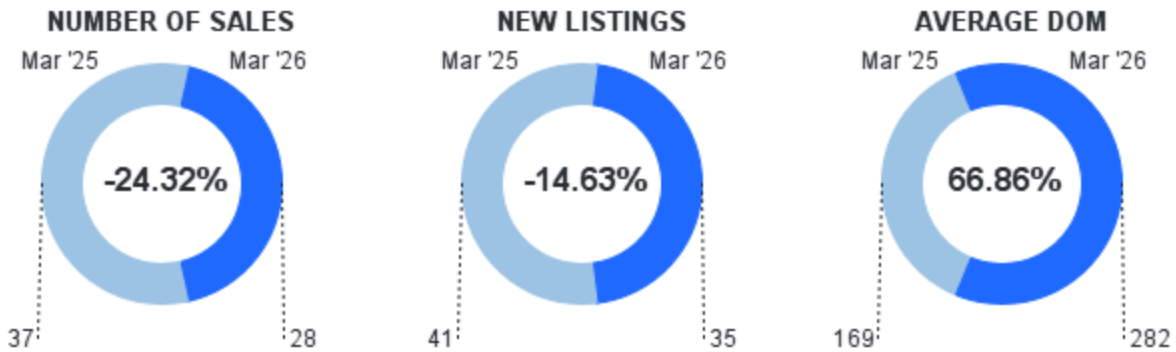
ST. CROIX

MARCH 2026 | ALL PROPERTY TYPES

ST. CROIX | March 2026

REAL ESTATE SNAPSHOT - Change since this time last year

All Property Types



-2.60% ↓

MEDIAN SALES PRICE
ALL PROPERTY TYPES

-17.17% ↓

AVERAGE SALES PRICE
ALL PROPERTY TYPES

2.88% ↑

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

-15.56% ↓

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

■ Mar '25 ■ Mar '26

AREA REPORT

St. Croix

FULL MARKET SUMMARY

March 2026 | All Property Types ?

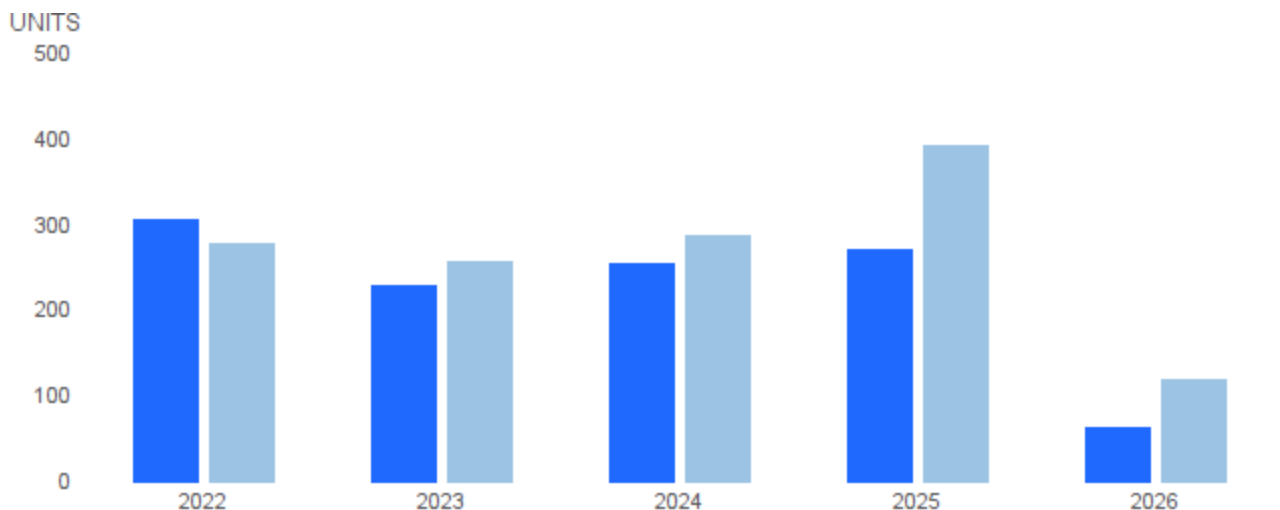
	Month to Date			Year to Date		
	March 2026	March 2025	% Change	YTD 2026	YTD 2025	% Change
New Listings	35	41	-14.63% ↓	119	94	26.6% ↑
Sold Listings	28	37	-24.32% ↓	62	65	-4.62% ↓
Median List Price (Solds)	\$410,500	\$399,000	2.88% ↑	\$351,500	\$385,000	-8.7% ↓
Median Sold Price	\$375,000	\$385,000	-2.6% ↓	\$315,000	\$349,900	-9.97% ↓
Median Days on Market	213	129	65.12% ↑	180	134	34.33% ↑
Average List Price (Solds)	\$457,228	\$541,514	-15.56% ↓	\$424,411	\$549,912	-22.82% ↓
Average Sold Price	\$416,892	\$503,332	-17.17% ↓	\$392,477	\$516,849	-24.06% ↓
Average Days on Market	282	169	66.86% ↑	251	205	22.44% ↑
List/Sold Price Ratio	92.3%	93.6%	-1.36% ↓	92.8%	93.5%	-0.78% ↓

SOLD AND NEW PROPERTIES (UNITS)

March 2026 | All Property Types ?

Sold Properties | Number of properties sold during the year

New Properties | Number of properties listed during the year.

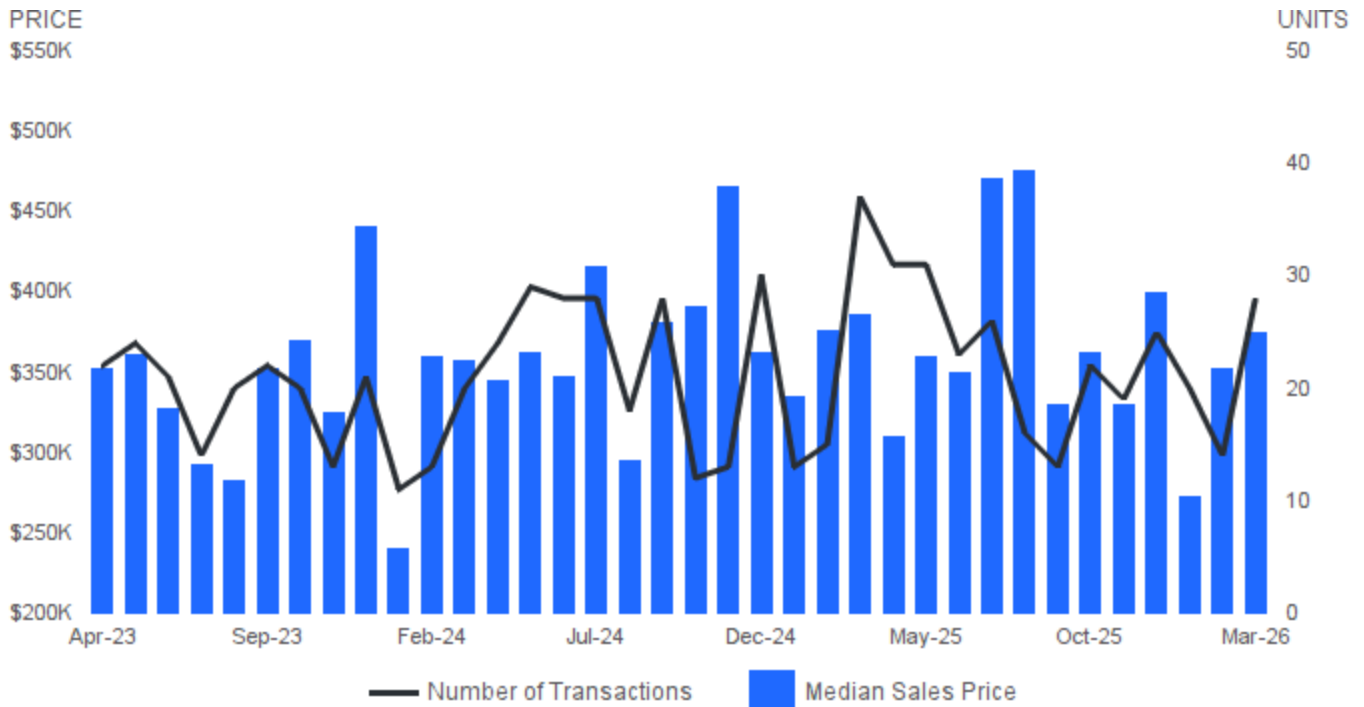


Sold Properties	307	229	254	271	62
New Properties	278	258	287	392	119
Sold Volume	\$159.02M	\$102.42M	\$120.47M	\$134.25M	\$24.33M
Listing Volume	\$138.33M	\$134.89M	\$150.28M	\$241.75M	\$79.56M
Median Sale Price	\$350K	\$328K	\$360K	\$350K	\$315K

MEDIAN SALES PRICE AND NUMBER OF SALES

March 2026 | All Property Types ?

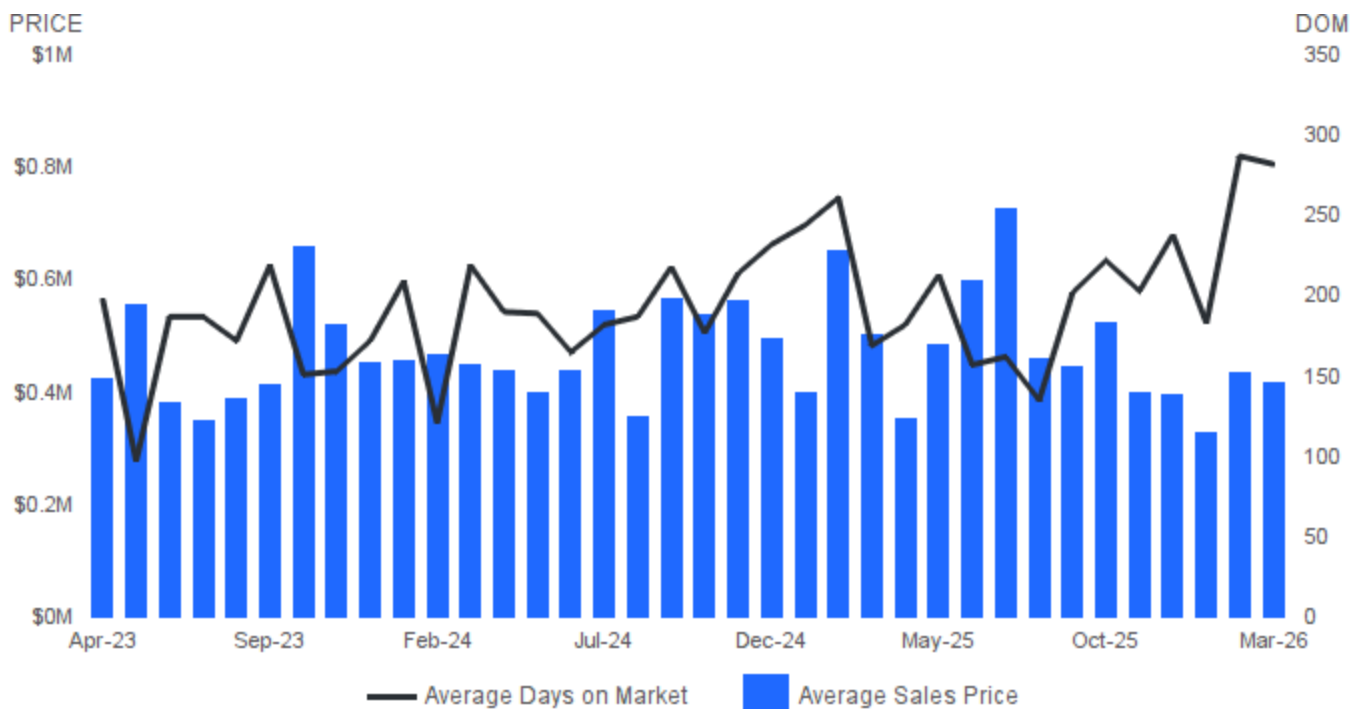
Median Sales Price | Price of the "middle" property sold -an equal number of sales were above and below this price.
Number of Sales | Number of properties sold.



AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

March 2026 | All Property Types ?

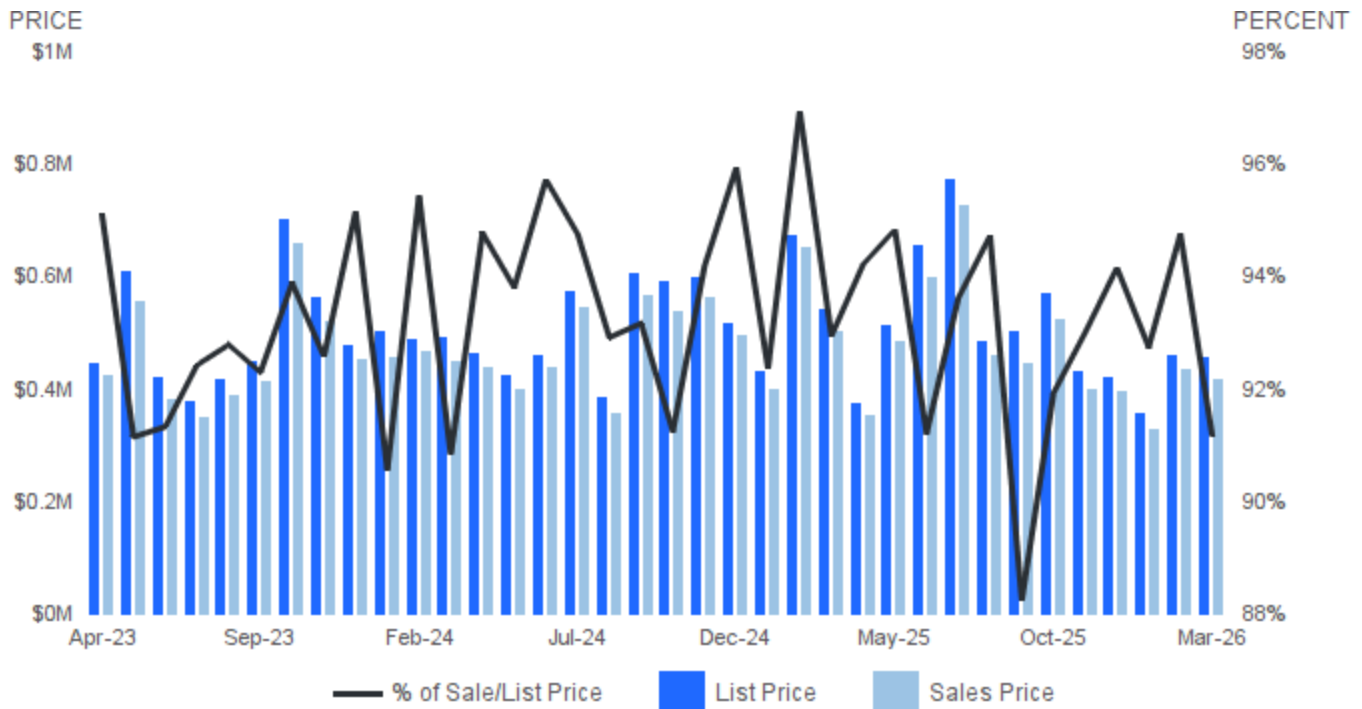
Average Sales Price | Average sales price for all properties sold.
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

March 2026 | All Property Types [?](#)

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

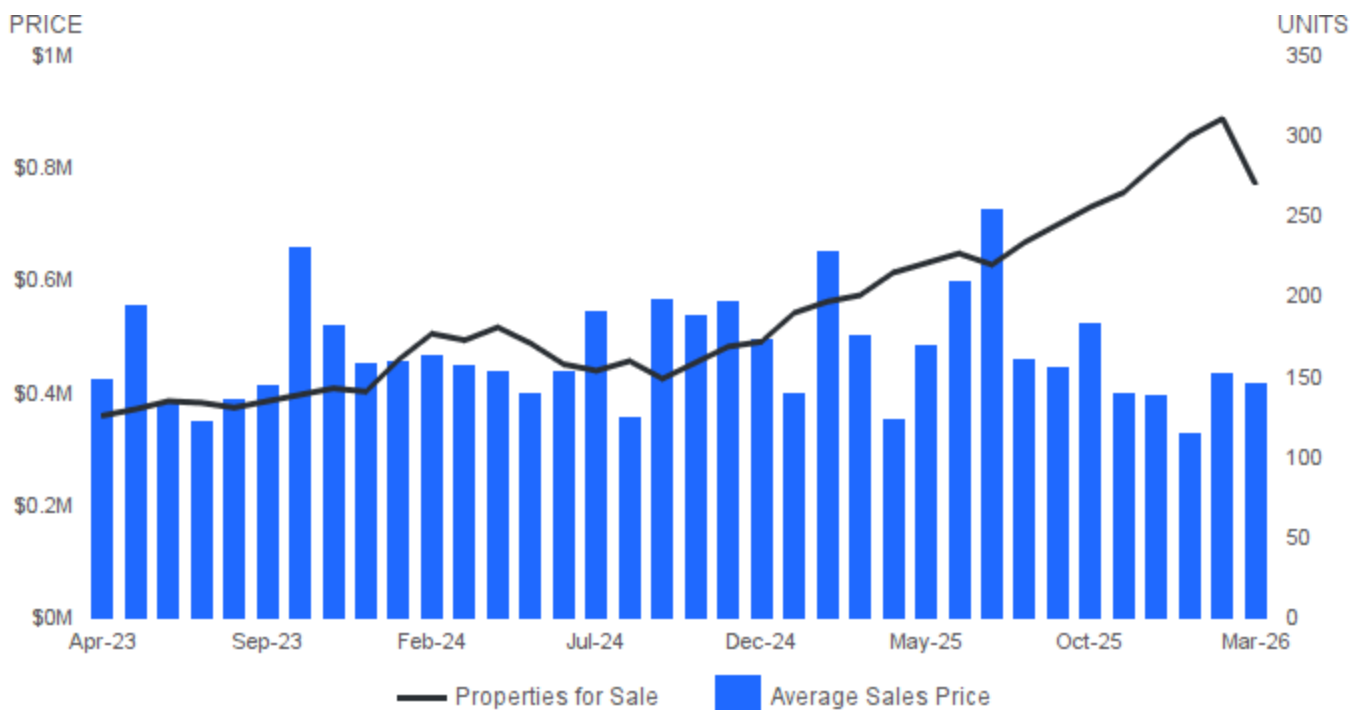


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

March 2026 | All Property Types [?](#)

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

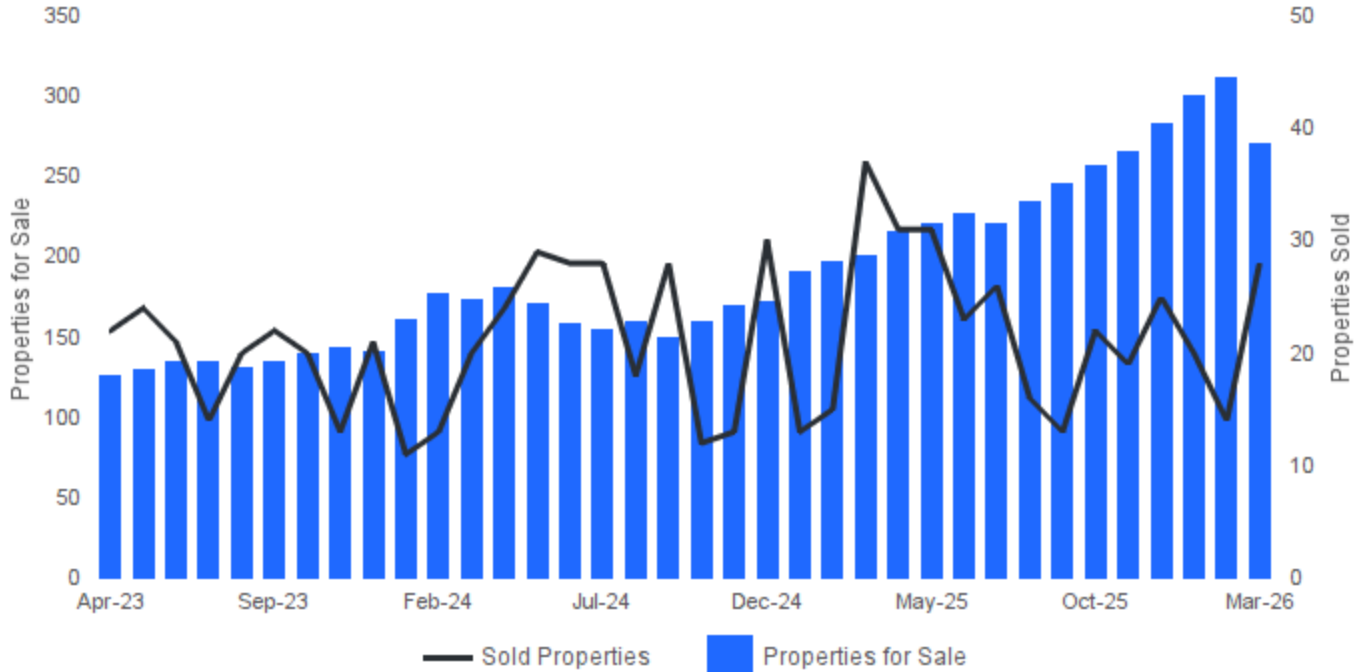
Properties for Sale | Number of properties listed for sale at the end of month.



PROPERTIES FOR SALE AND SOLD PROPERTIES

March 2026 | All Property Types ?

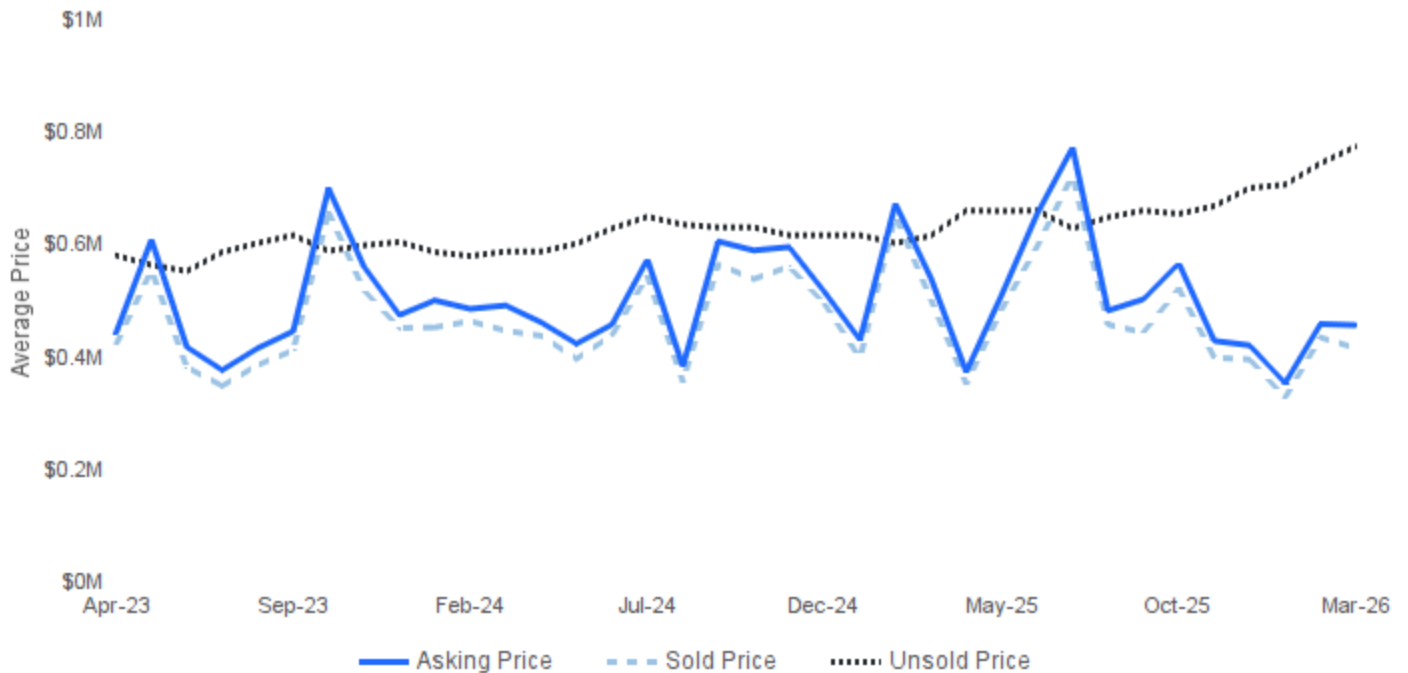
Properties for Sale | Number of properties listed for sale at the end of month.
Sold Properties | Number of properties sold.



AVERAGE ASKING/SOLD/UNSOLD PRICE

March 2026 | All Property Types ?

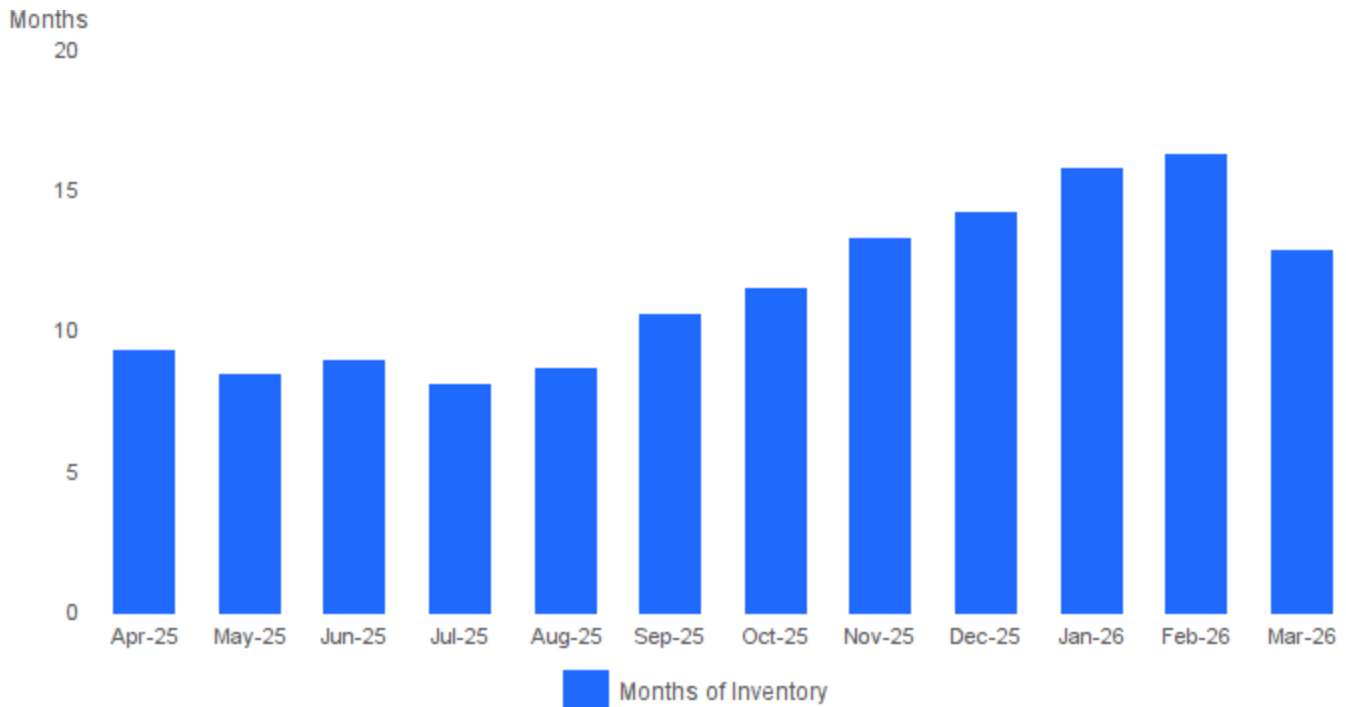
Asking Price | the average asking price of sold properties
Sold Price | the average selling price
Unsold Price | the average active list price



ABSORPTION RATE

March 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.



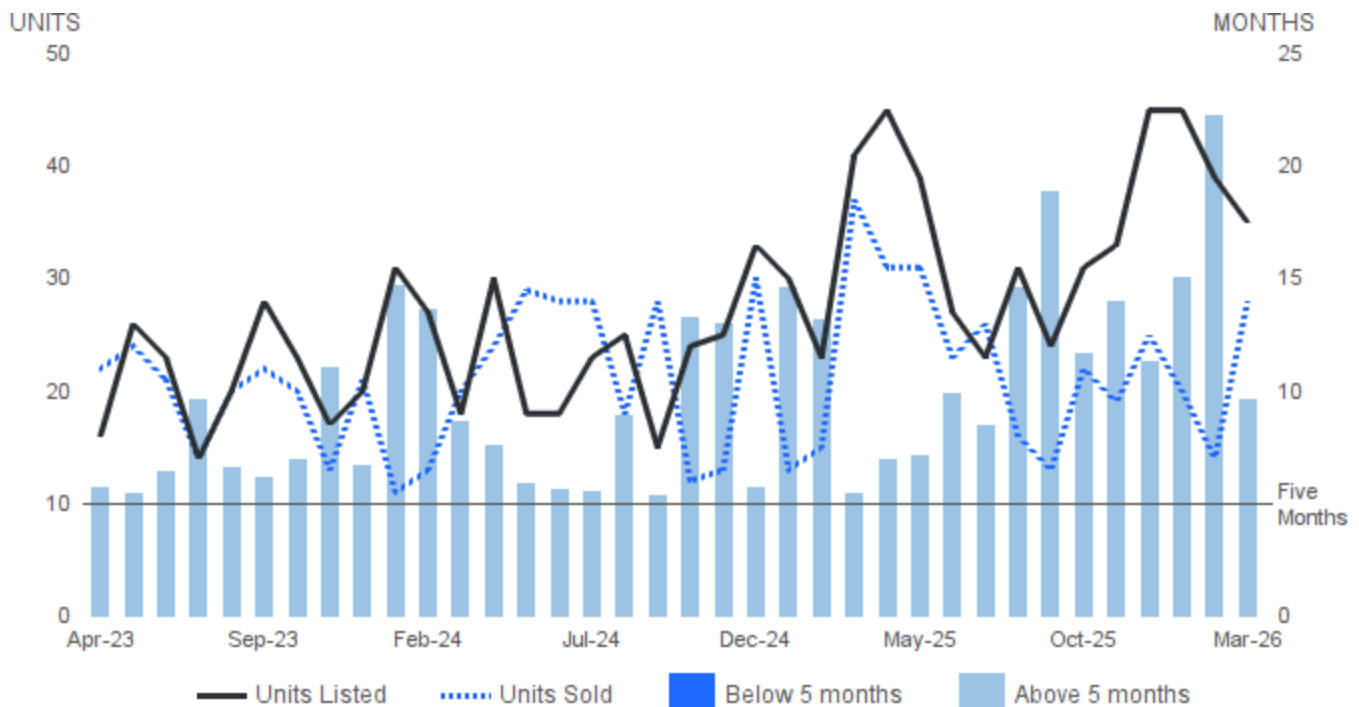
MONTHS SUPPLY OF INVENTORY

March 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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