



COLDWELL BANKER
U.S. VIRGIN ISLANDS

AREA REPORT

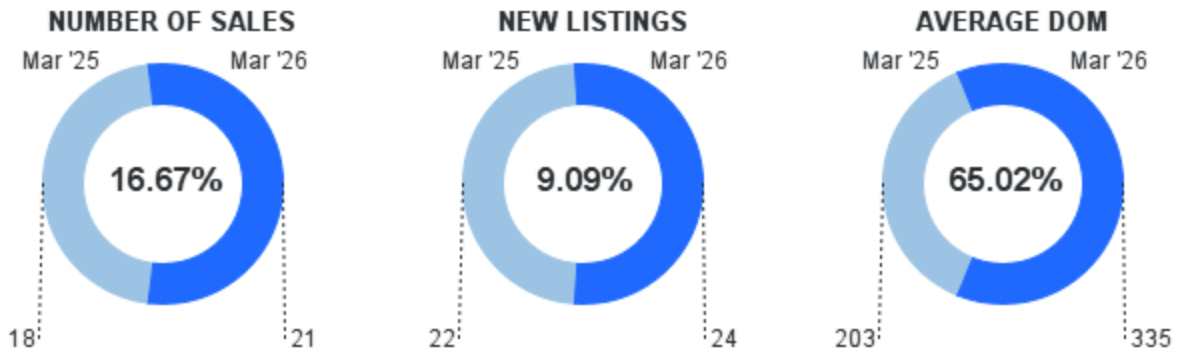
ST. CROIX

MARCH 2026 | SINGLE FAMILY

ST. CROIX | March 2026

REAL ESTATE SNAPSHOT - Change since this time last year

Single Family



-20.34% ↓

MEDIAN SALES PRICE
SINGLE FAMILY

-37.34% ↓

AVERAGE SALES PRICE
SINGLE FAMILY

-13.89% ↓

**MEDIAN LIST PRICE
(SOLD LISTINGS)**
SINGLE FAMILY

-36.24% ↓

**AVERAGE LIST PRICE
(SOLD LISTINGS)**
SINGLE FAMILY

■ Mar '25 ■ Mar '26

AREA REPORT

ST. CROIX

FULL MARKET SUMMARY

March 2026 | Single Family ?

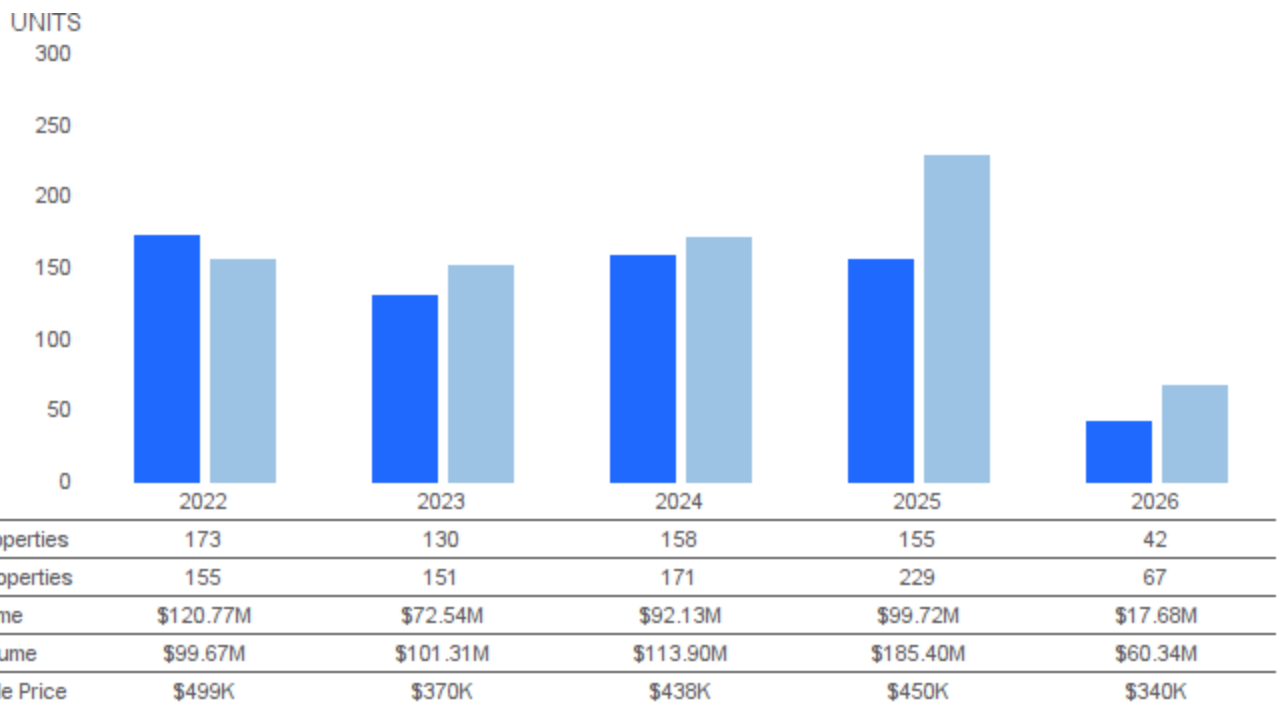
	Month to Date			Year to Date		
	March 2026	March 2025	% Change	YTD 2026	YTD 2025	% Change
New Listings	24	22	9.09% ↑	67	52	28.85% ↑
Sold Listings	21	18	16.67% ↑	42	37	13.51% ↑
Median List Price (Solds)	\$400,000	\$464,499	-13.89% ↓	\$384,500	\$400,000	-3.88% ↓
Median Sold Price	\$370,000	\$464,500	-20.34% ↓	\$340,000	\$399,000	-14.79% ↓
Median Days on Market	323	135	139.26% ↑	263	142	85.21% ↑
Average List Price (Solds)	\$454,733	\$713,161	-36.24% ↓	\$457,814	\$704,602	-35.03% ↓
Average Sold Price	\$411,380	\$656,555	-37.34% ↓	\$421,064	\$663,567	-36.55% ↓
Average Days on Market	335	203	65.02% ↑	308	243	26.75% ↑
List/Sold Price Ratio	91.6%	93.3%	-1.83% ↓	92.3%	94%	-1.8% ↓

SOLD AND NEW PROPERTIES (UNITS)

March 2026 | Single Family ?

Sold Properties | Number of properties sold during the year

New Properties | Number of properties listed during the year.



MEDIAN SALES PRICE AND NUMBER OF SALES

March 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.

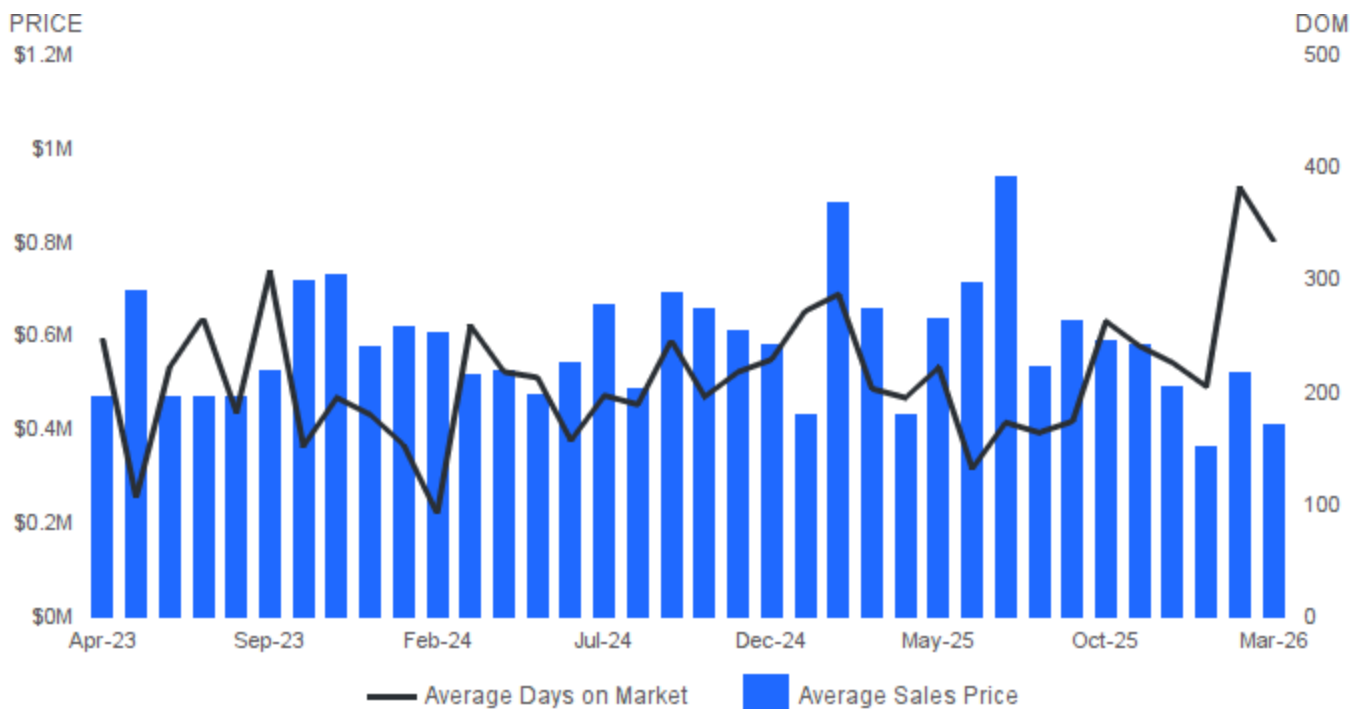


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

March 2026 | Single Family ?

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

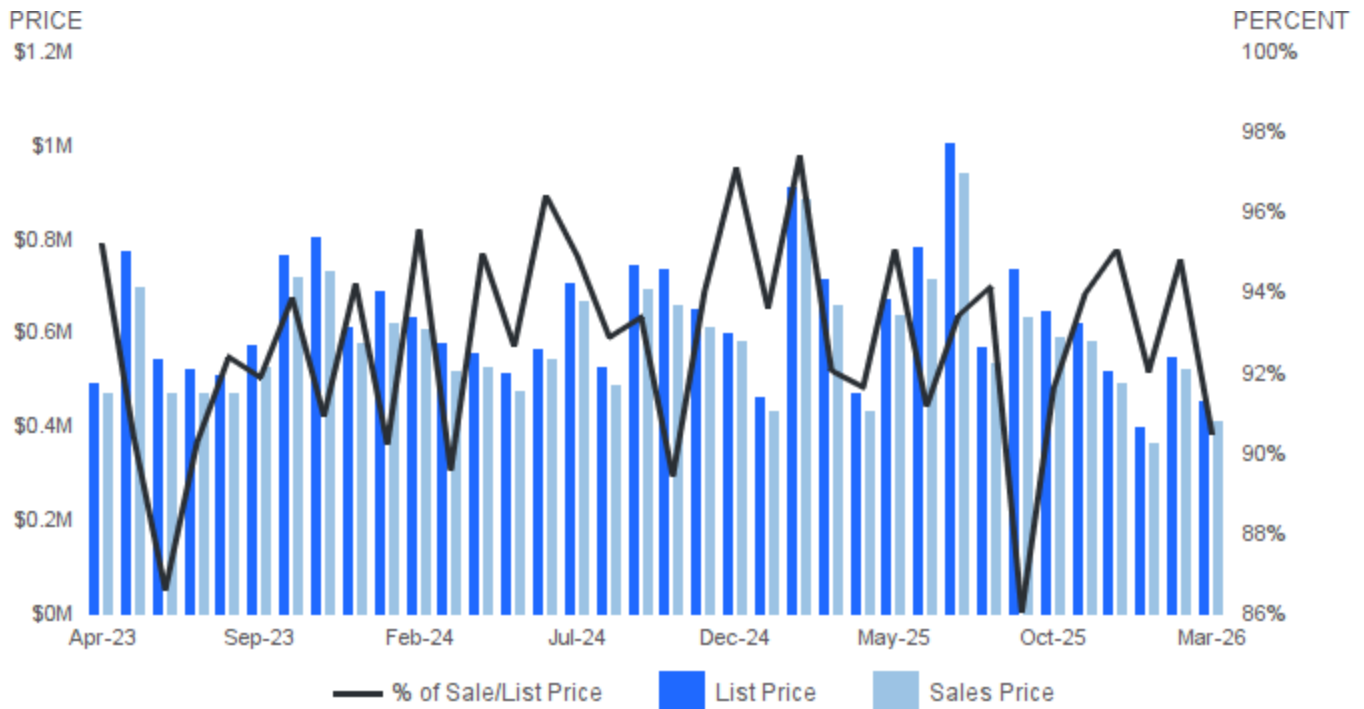
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

March 2026 | Single Family ?

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

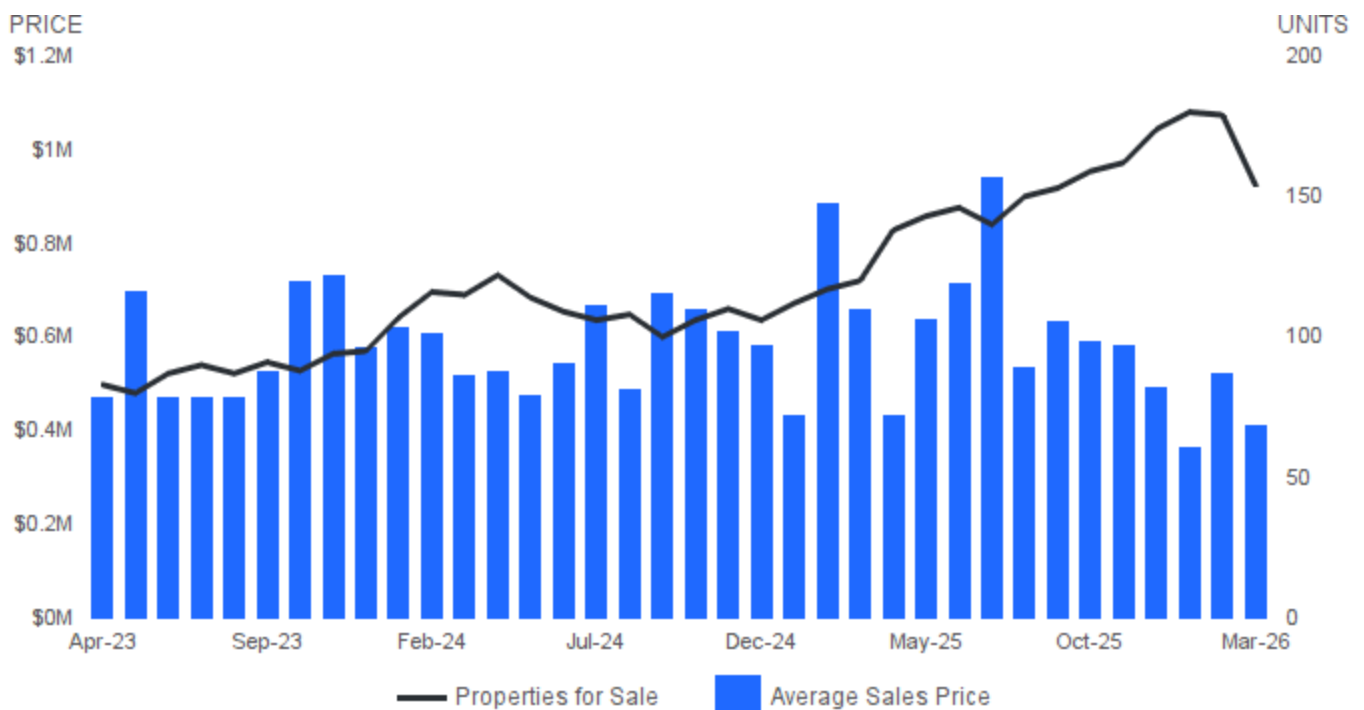


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

March 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.

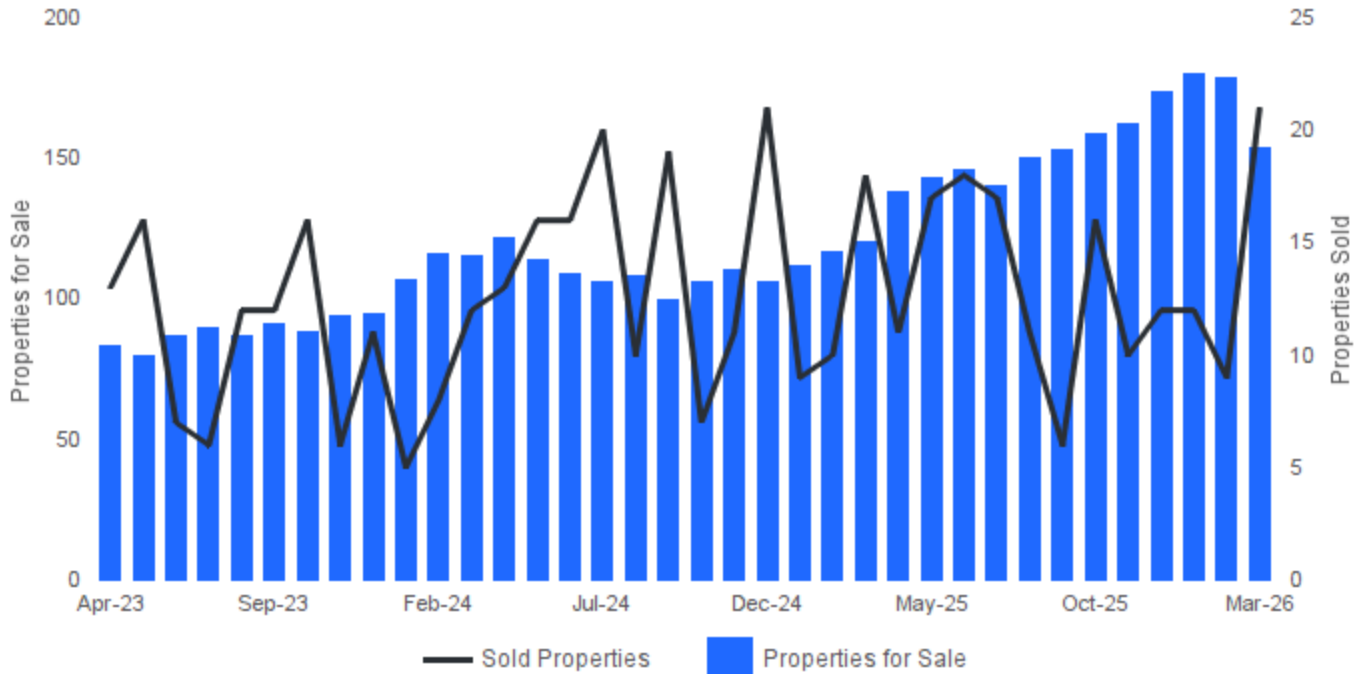


PROPERTIES FOR SALE AND SOLD PROPERTIES

March 2026 | Single Family ?

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

Sold Properties | Number of properties sold.



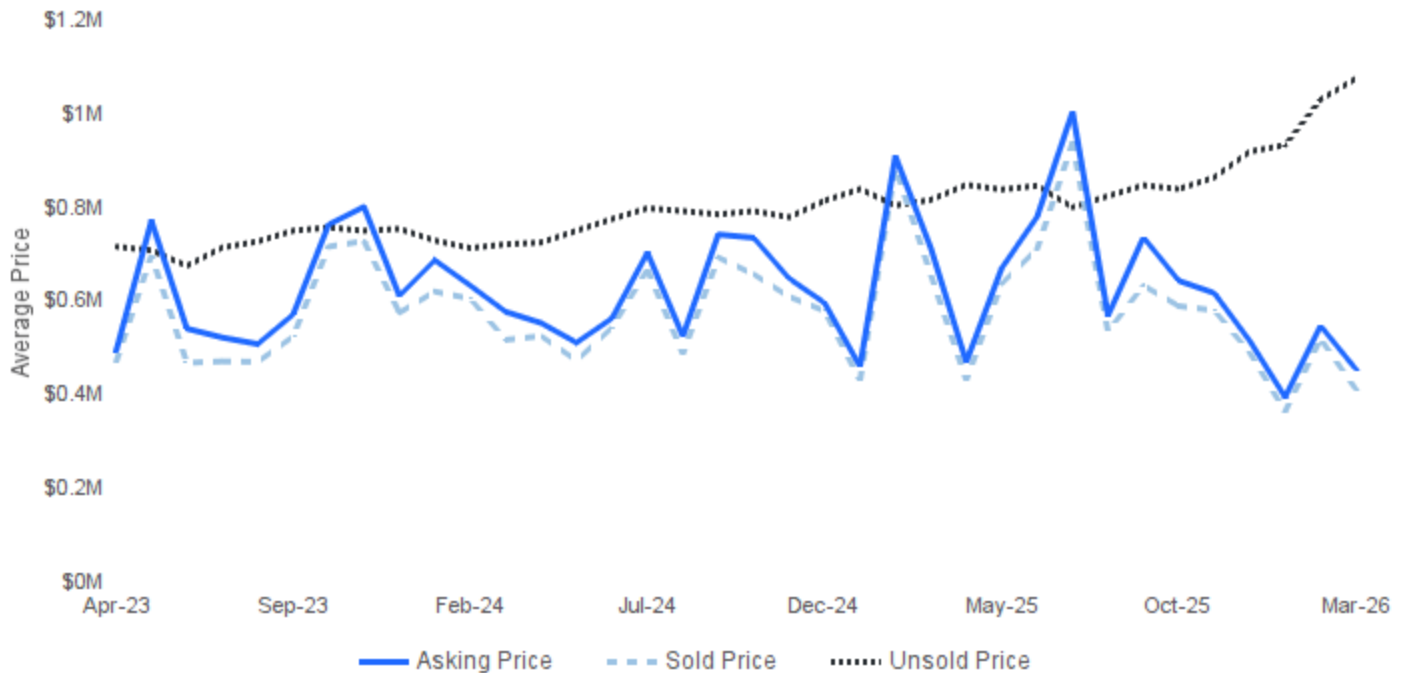
AVERAGE ASKING/SOLD/UNSOLD PRICE

March 2026 | Single Family ?

Asking Price | the average asking price of sold properties

Sold Price | the average selling price

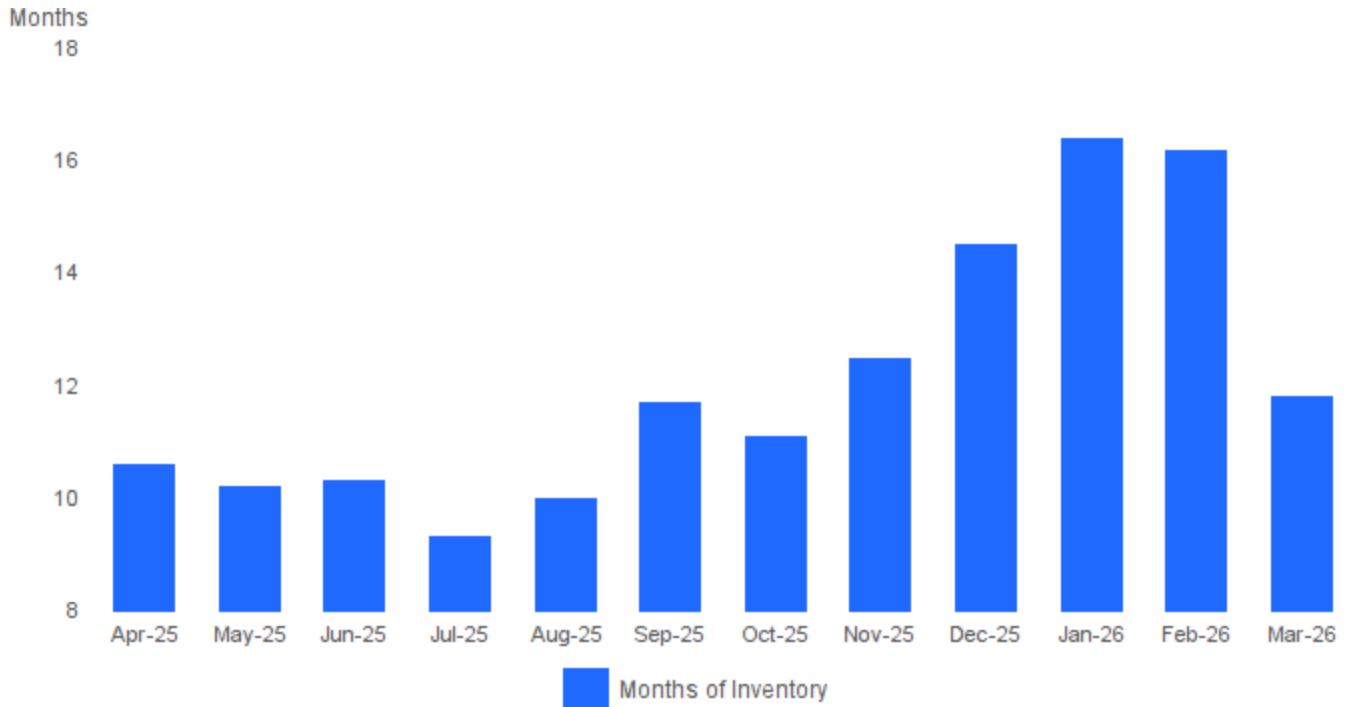
Unsold Price | the average active list price



ABSORPTION RATE

March 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.



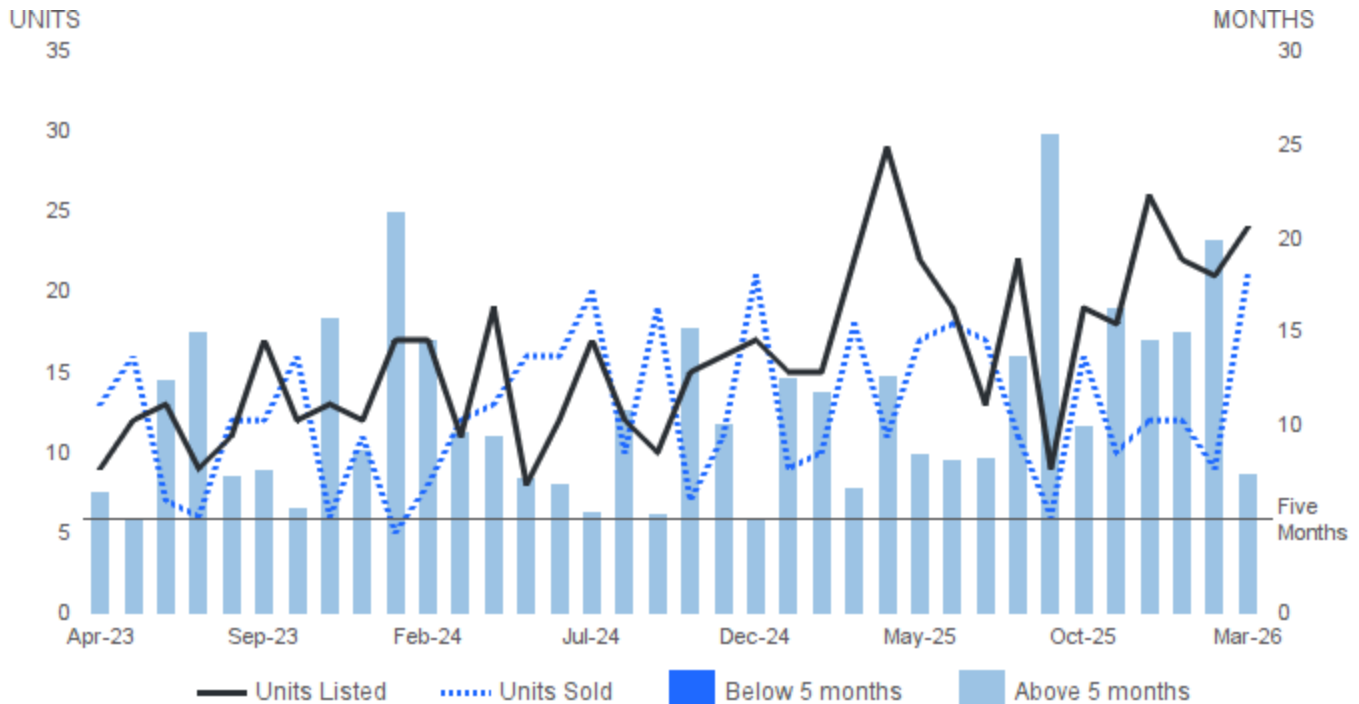
MONTHS SUPPLY OF INVENTORY

March 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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