



COLDWELL BANKER
U.S. VIRGIN ISLANDS

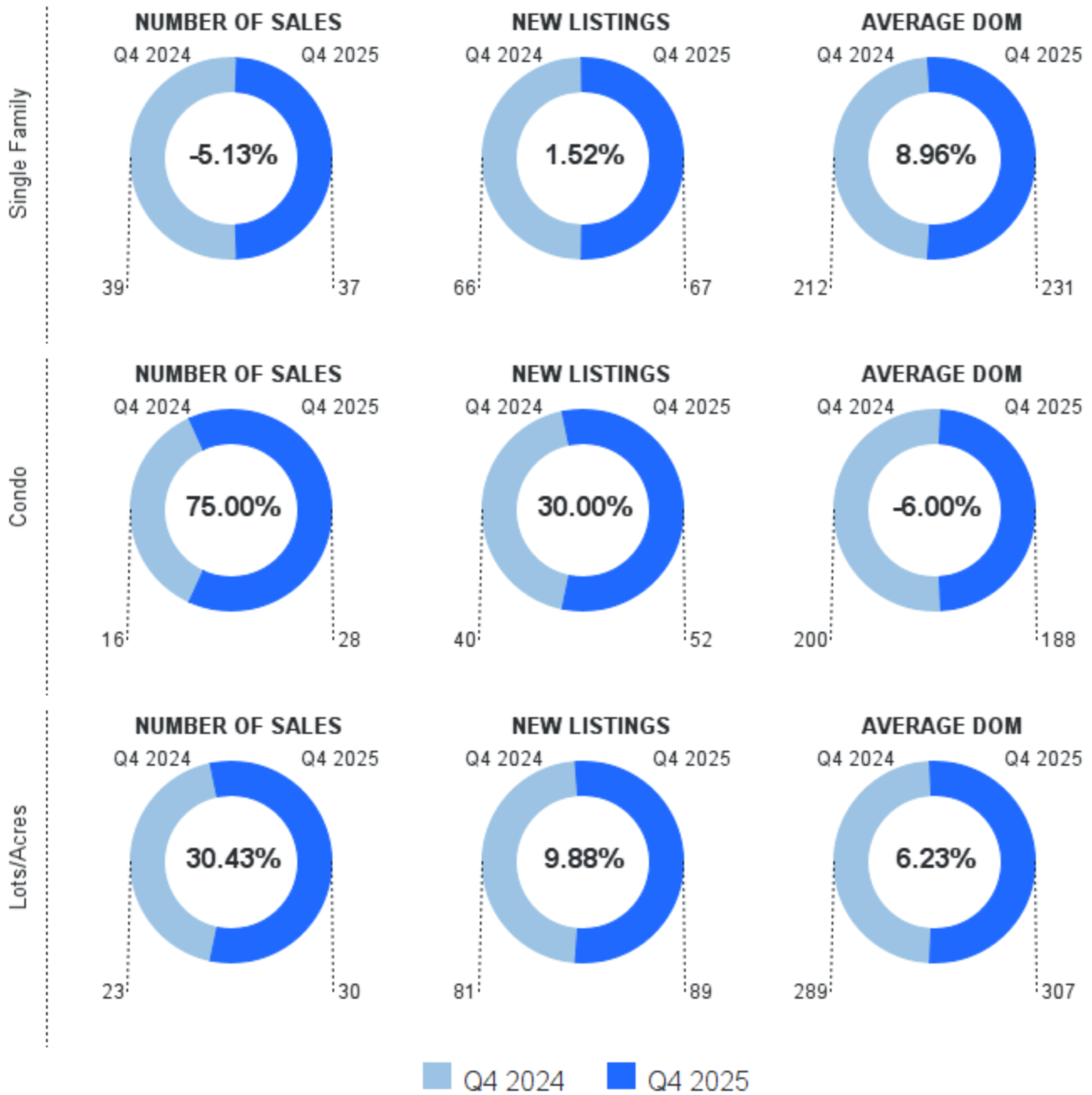
REAL ESTATE REPORT

Q4 2025

ST. CROIX

ST. CROIX | Q4 2025

REAL ESTATE SNAPSHOT - Change since this time last year




REAL ESTATE SNAPSHOT

ST. CROIX


Q4 2025

18.18% 
PROPERTIES SOLD
ALL PROPERTY TYPES

-16.14% 
AVERAGE SOLD PRICE
ALL PROPERTY TYPES


-9.10% 
MEDIAN SOLD PRICE
ALL PROPERTY TYPES


12.26% 
NEW LISTINGS
ALL PROPERTY TYPES

























-14.73% 
AVERAGE LIST PRICE
ALL PROPERTY TYPES

-6.02% 
MEDIAN LIST PRICE
ALL PROPERTY TYPES

-2.74% 
LIST/SELL PRICE RATIO
ALL PROPERTY TYPES

1.91% 
AVERAGE DAYS ON MARKET
ALL PROPERTY TYPES

5.36% 
MEDIAN DAYS ON MARKET
ALL PROPERTY TYPES










	New Listings			Properties Sold			Median Sold Price			Median DOM		
	Q4 2025	Q4 2024	% Change	Q4 2025	Q4 2024	% Change	Q4 2025	Q4 2024	% Change	Q4 2025	Q4 2024	% Change
St. Croix	208	187	11% 	95	78	22% 	\$230 K	\$283 K	-19% 	189	188	0.53% 
Single Family	67	66	1.52% 	37	39	-5.13% 	\$485 K	\$465 K	4.30% 	183	194	-5.67% 
Condo	52	40	30% 	28	16	75% 	\$245 K	\$303 K	-19% 	166	132	26% 
	0	0		0	0		\$0	\$0		0	0	
Total	208	187	11% 	95	78	22% 	\$230 K	\$283 K	-19% 	189	188	0.53% 
Single Family	67	66	1.52% 	37	39	-5.13% 	\$485 K	\$465 K	4.30% 	183	194	-5.67% 
Condo	52	40	30% 	28	16	75% 	\$245 K	\$303 K	-19% 	166	132	26% 
	0	0		0	0		\$0	\$0		0	0	

REAL ESTATE SNAPSHOT

ST. CROIX

MARKET OVERVIEW

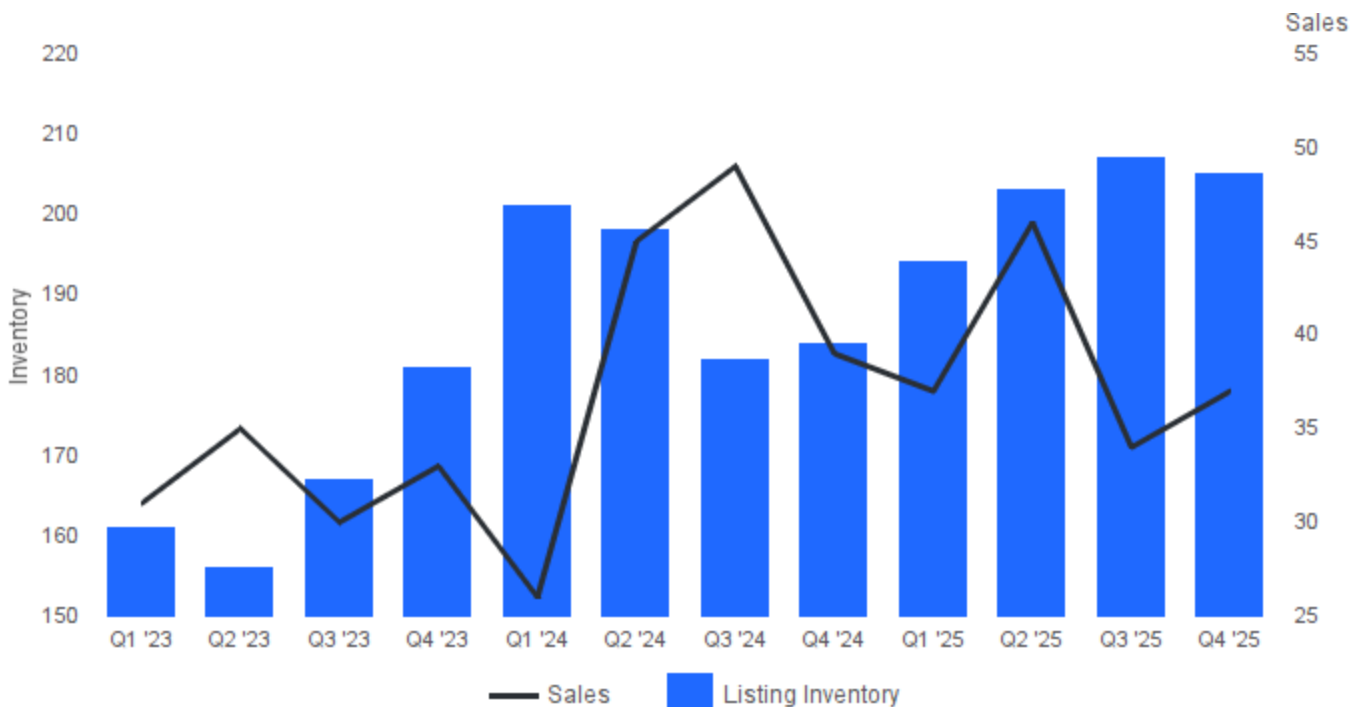
Q4 2025 | Single Family ?

-5.13%  PROPERTIES SOLD SINGLE FAMILY	-7.87%  AVERAGE SOLD PRICE SINGLE FAMILY	4.30%  MEDIAN SOLD PRICE SINGLE FAMILY
1.52%  NEW LISTINGS SINGLE FAMILY	-6.30%  AVERAGE LIST PRICE SINGLE FAMILY	-4.95%  MEDIAN LIST PRICE SINGLE FAMILY
-3.69%  LIST/SELL PRICE RATIO SINGLE FAMILY	8.96%  AVERAGE DAYS ON MARKET SINGLE FAMILY	-5.67%  MEDIAN DAYS ON MARKET SINGLE FAMILY

LISTING INVENTORY AND NUMBER OF SALES

Q4 2025 | Single Family ?

Quarterly inventory of properties for sale along with number of sales

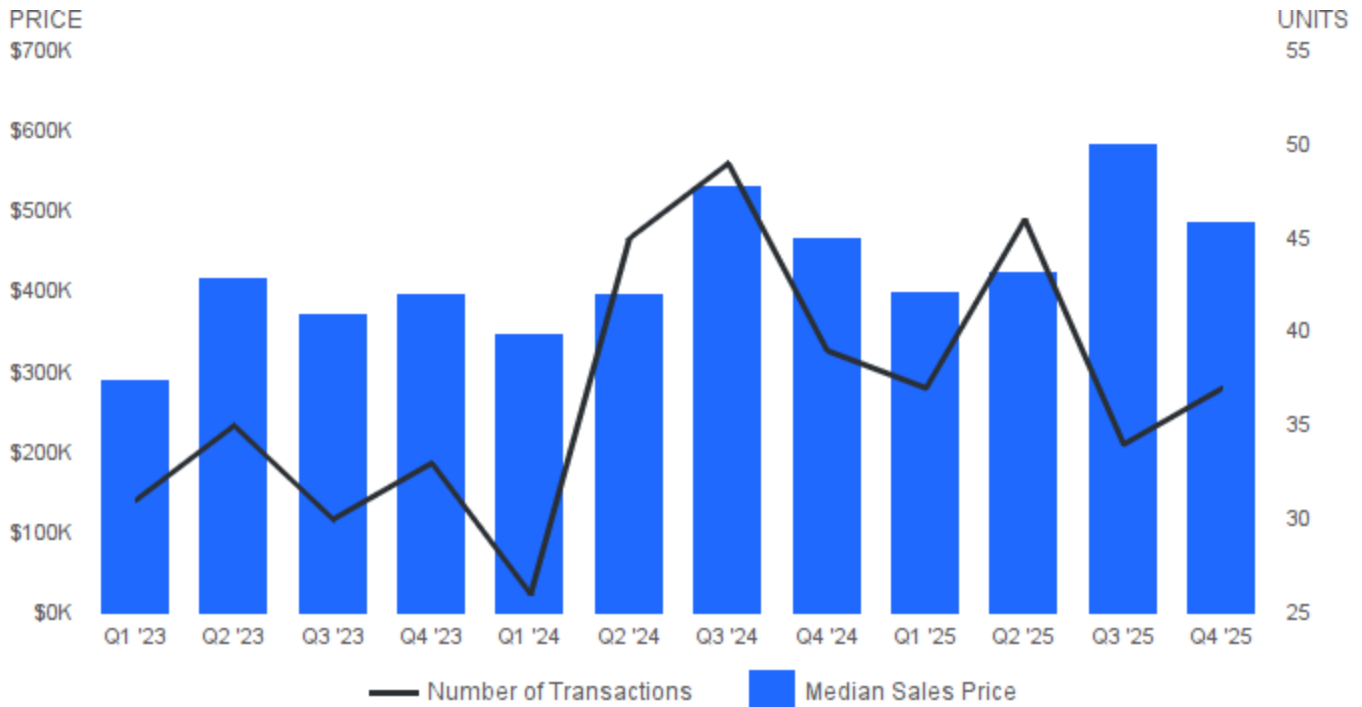


MEDIAN SALES PRICE AND NUMBER OF SALES

Q4 2025 | 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.

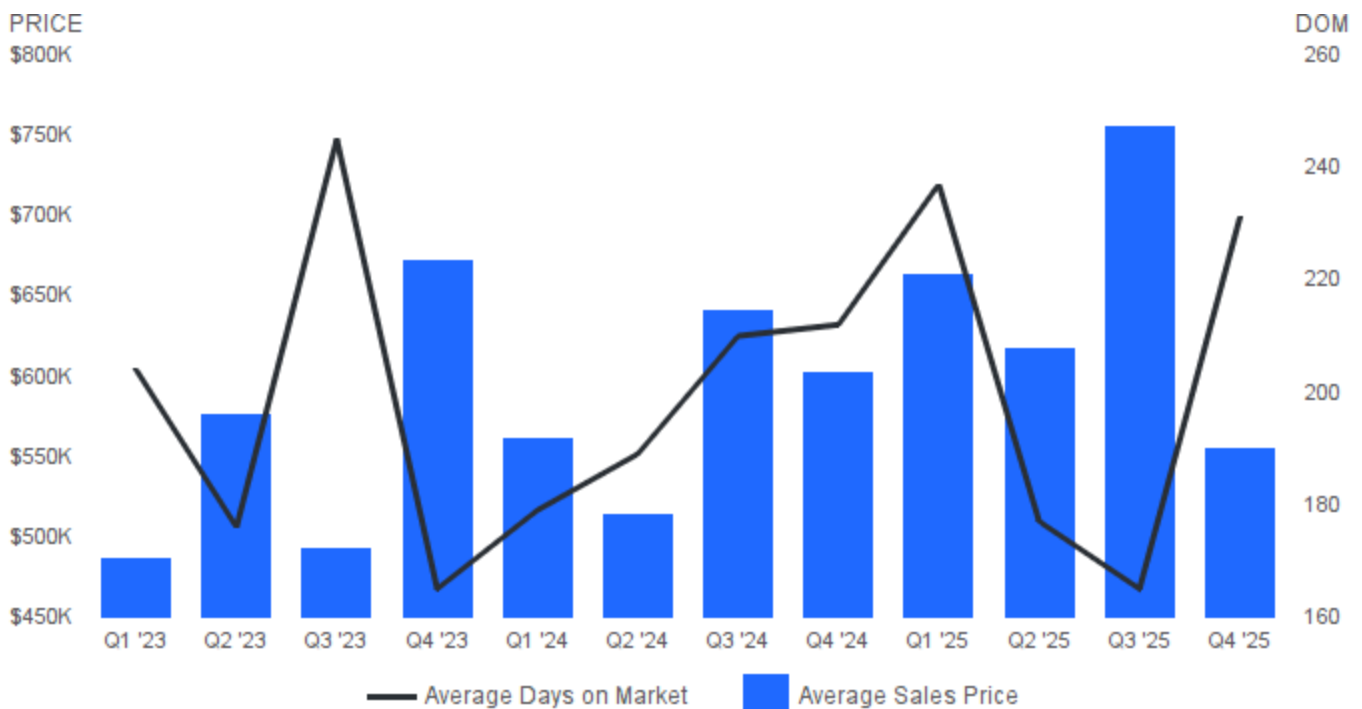


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

Q4 2025 | Single Family ?

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

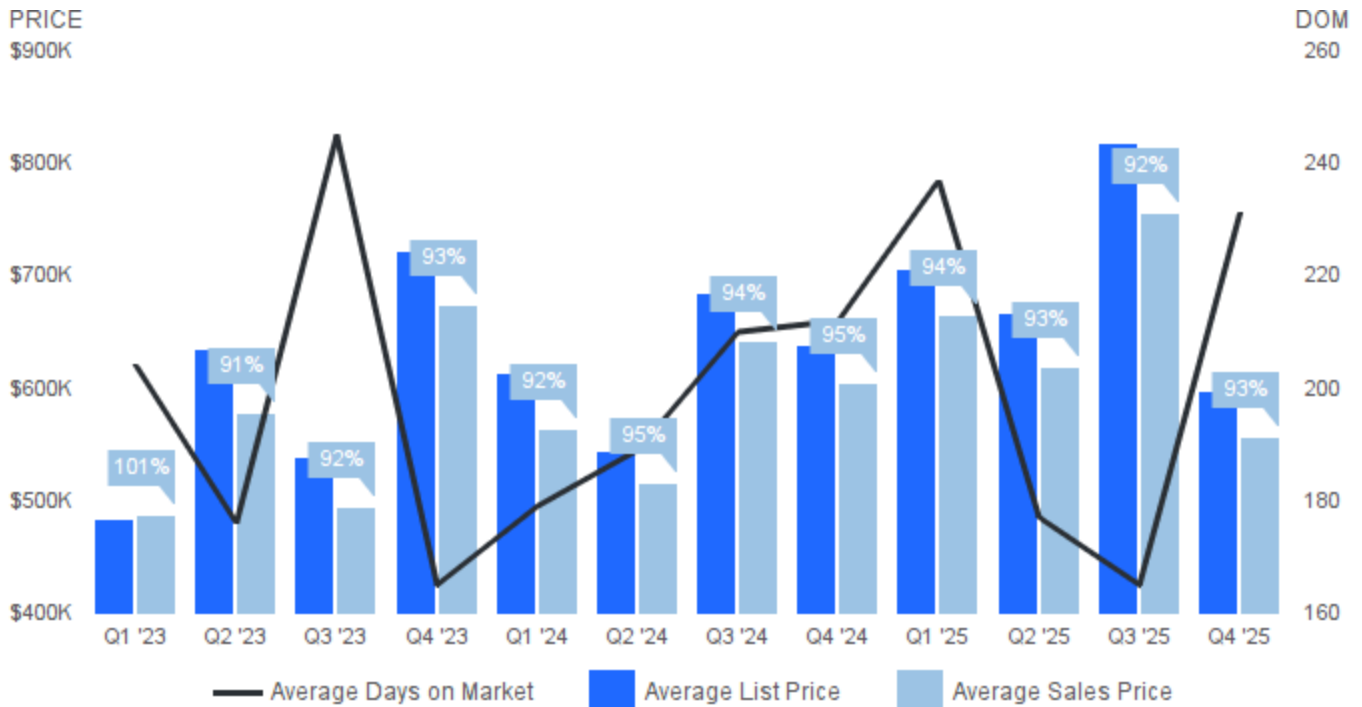
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE & AVERAGE DOM

Q4 2025 | Single Family ?

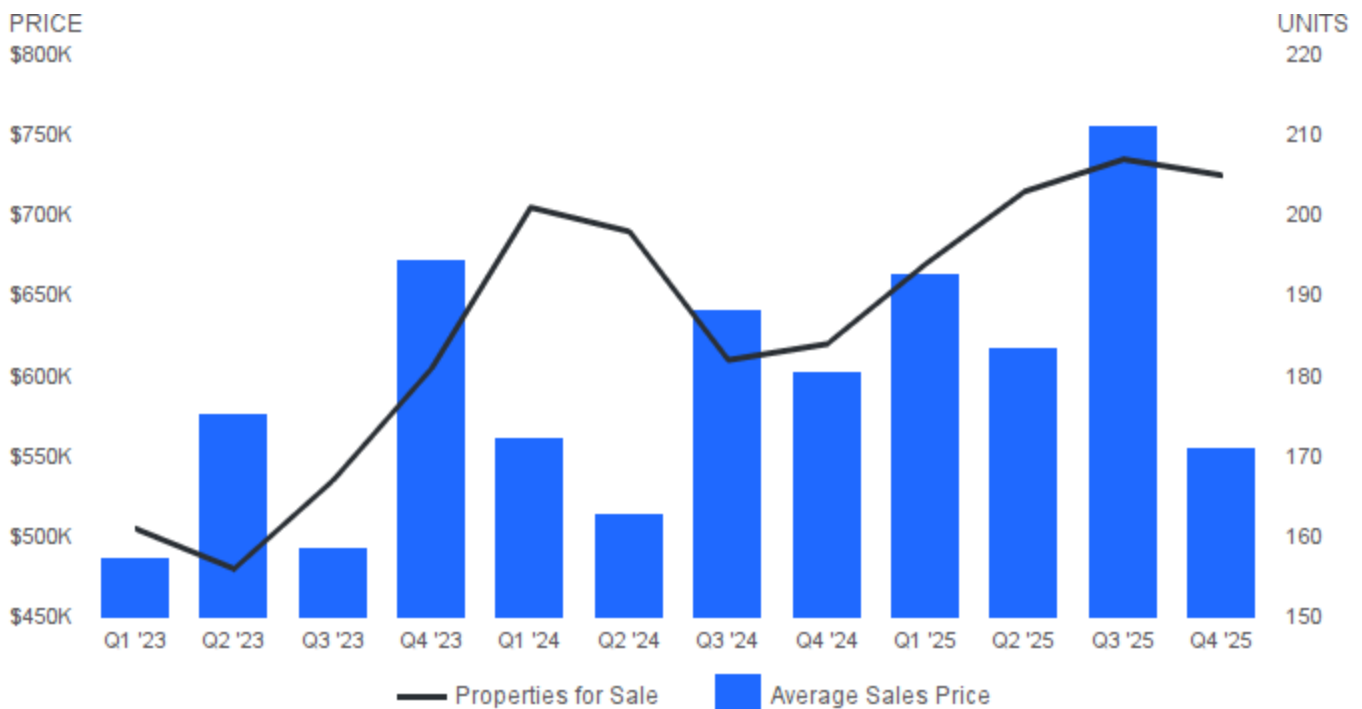
Sale Price as a Percentage of Original Price | Average sale price of property as percentage of final list price.
Average Days on Market | Average days on market for all properties sold.



AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

Q4 2025 | Single Family ?

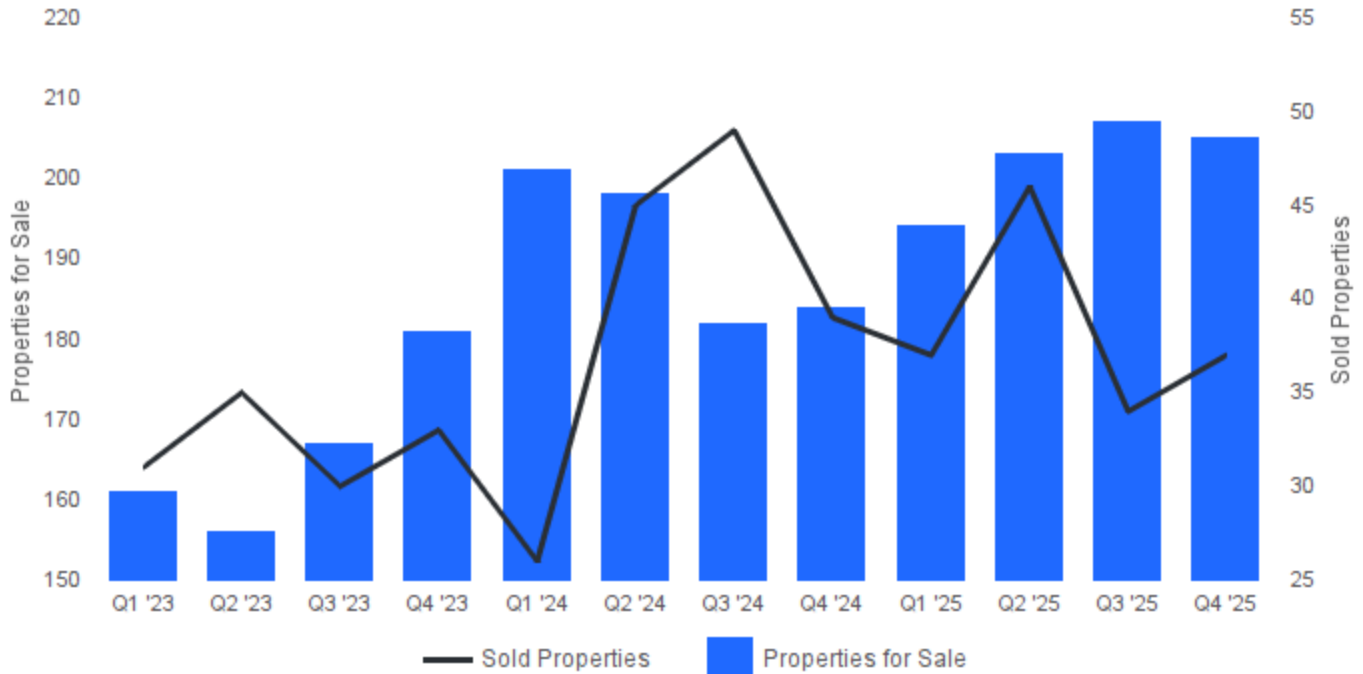
Average Sales Price | Average sales price for all properties sold.
Properties for Sale | Number of properties listed for sale at the end of quarter.



PROPERTIES FOR SALE AND SOLD PROPERTIES

Q4 2025 | Single Family ?

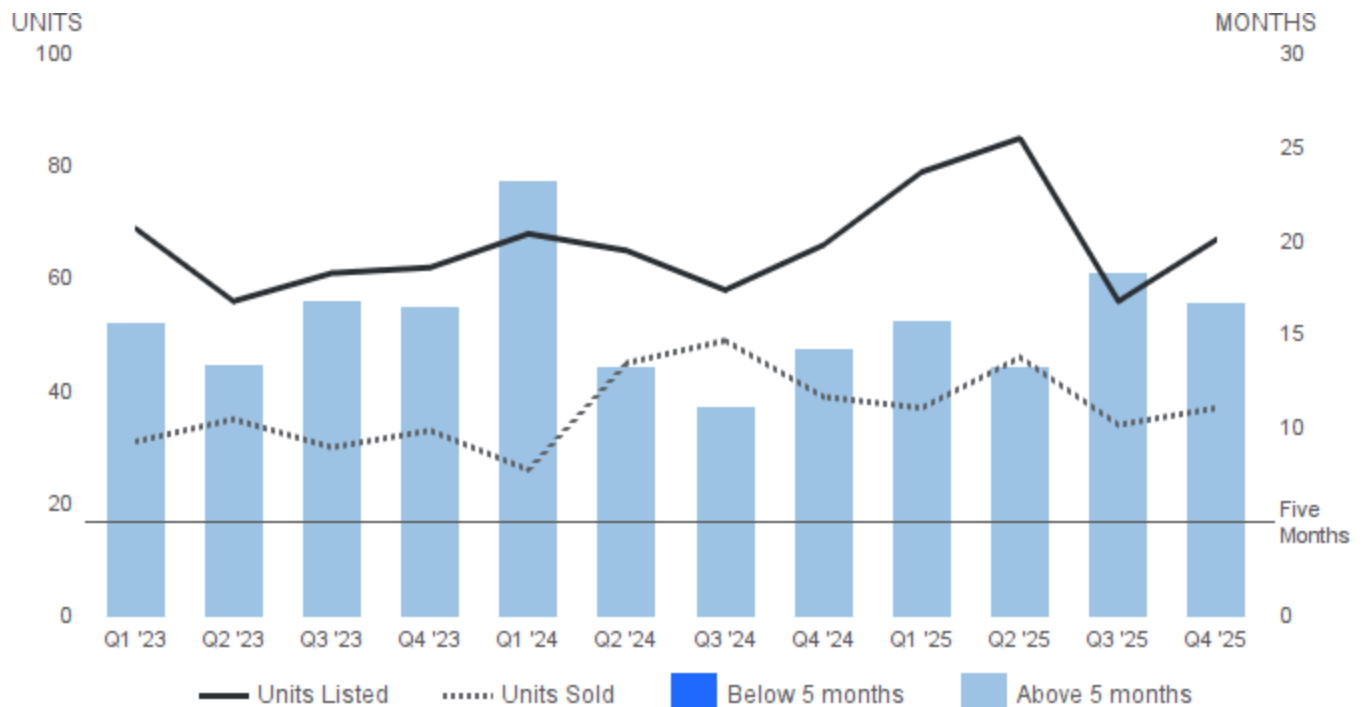
Properties for Sale | Number of properties listed for sale at the end of quarter.
Sold Properties | Number of properties sold.



MONTHS SUPPLY OF INVENTORY

Q4 2025 | 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

Q4 2025 | Condo ?

<p>75.00% ↑</p> <p>PROPERTIES SOLD CONDO</p>	<p>-12.95% ↓</p> <p>AVERAGE SOLD PRICE CONDO</p>	<p>-19.14% ↓</p> <p>MEDIAN SOLD PRICE CONDO</p>
<p>30.00% ↑</p> <p>NEW LISTINGS CONDO</p>	<p>-11.93% ↓</p> <p>AVERAGE LIST PRICE CONDO</p>	<p>-21.20% ↓</p> <p>MEDIAN LIST PRICE CONDO</p>
<p>-0.41% ↓</p> <p>LIST/SELL PRICE RATIO CONDO</p>	<p>-6.00% ↓</p> <p>AVERAGE DAYS ON MARKET CONDO</p>	<p>25.76% ↑</p> <p>MEDIAN DAYS ON MARKET CONDO</p>

LISTING INVENTORY AND NUMBER OF SALES

Q4 2025 | Condo ?

Quarterly inventory of properties for sale along with number of sales

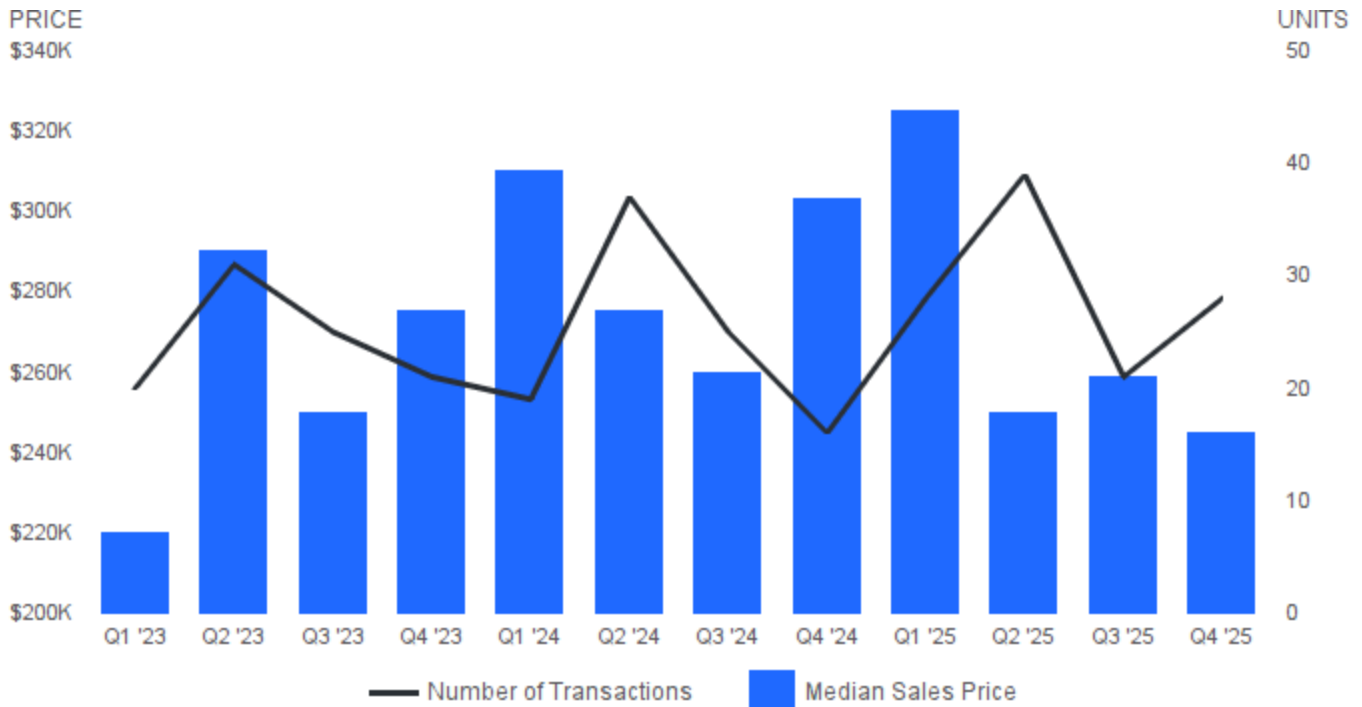


MEDIAN SALES PRICE AND NUMBER OF SALES

Q4 2025 | 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

Q4 2025 | Condo ?

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

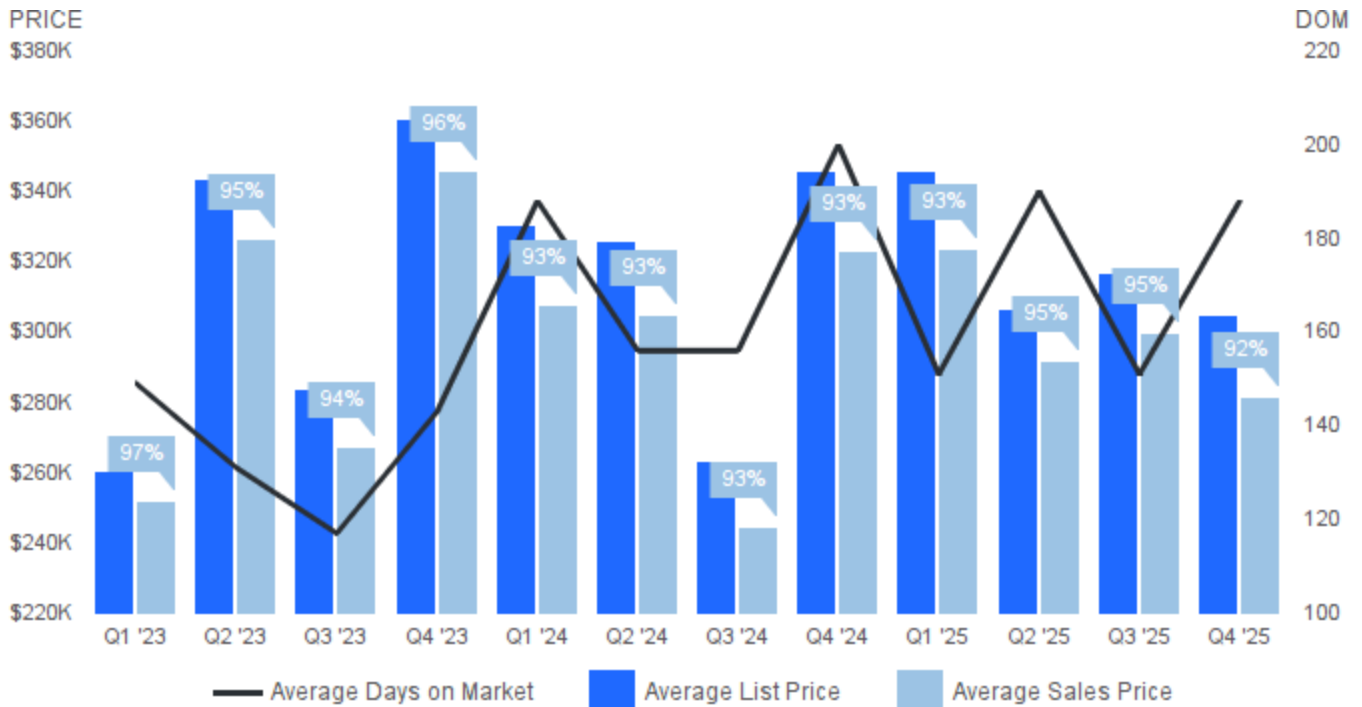
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE & AVERAGE DOM

Q4 2025 | Condo ?

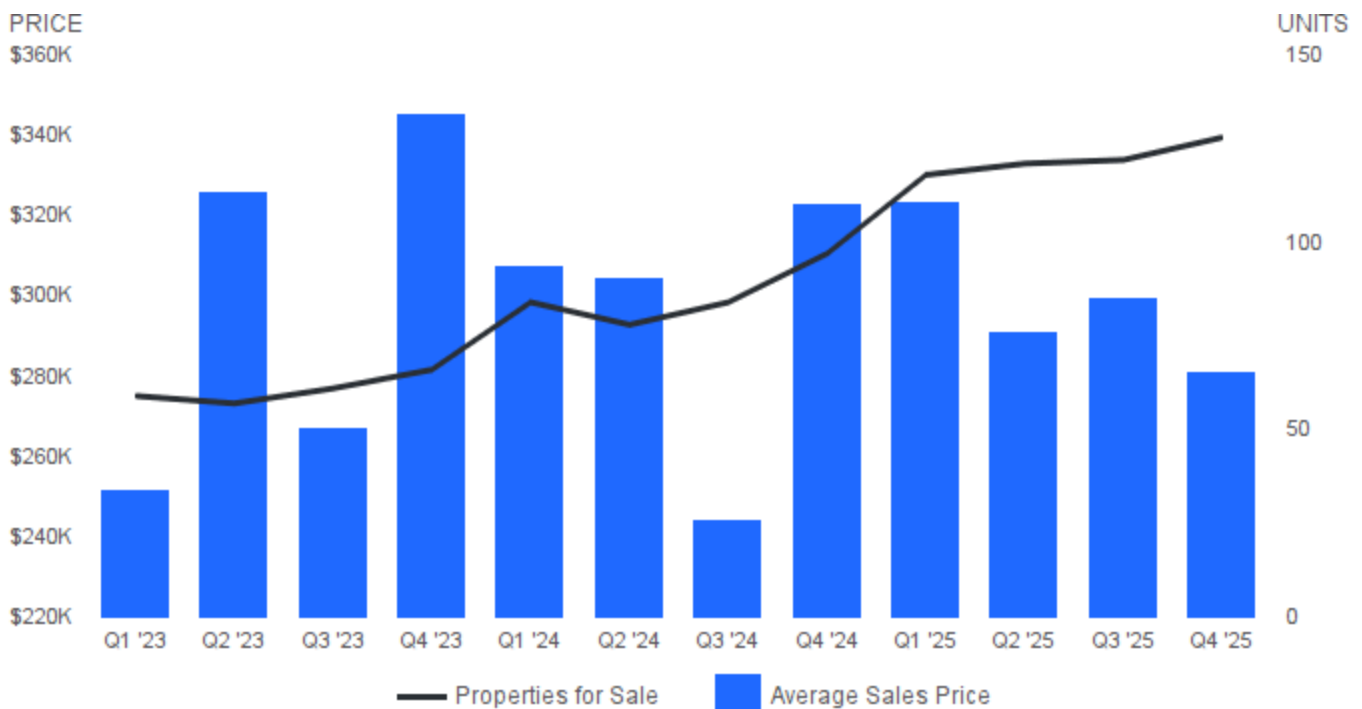
Sale Price as a Percentage of Original Price | Average sale price of property as percentage of final list price.
Average Days on Market | Average days on market for all properties sold.



AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

Q4 2025 | Condo ?

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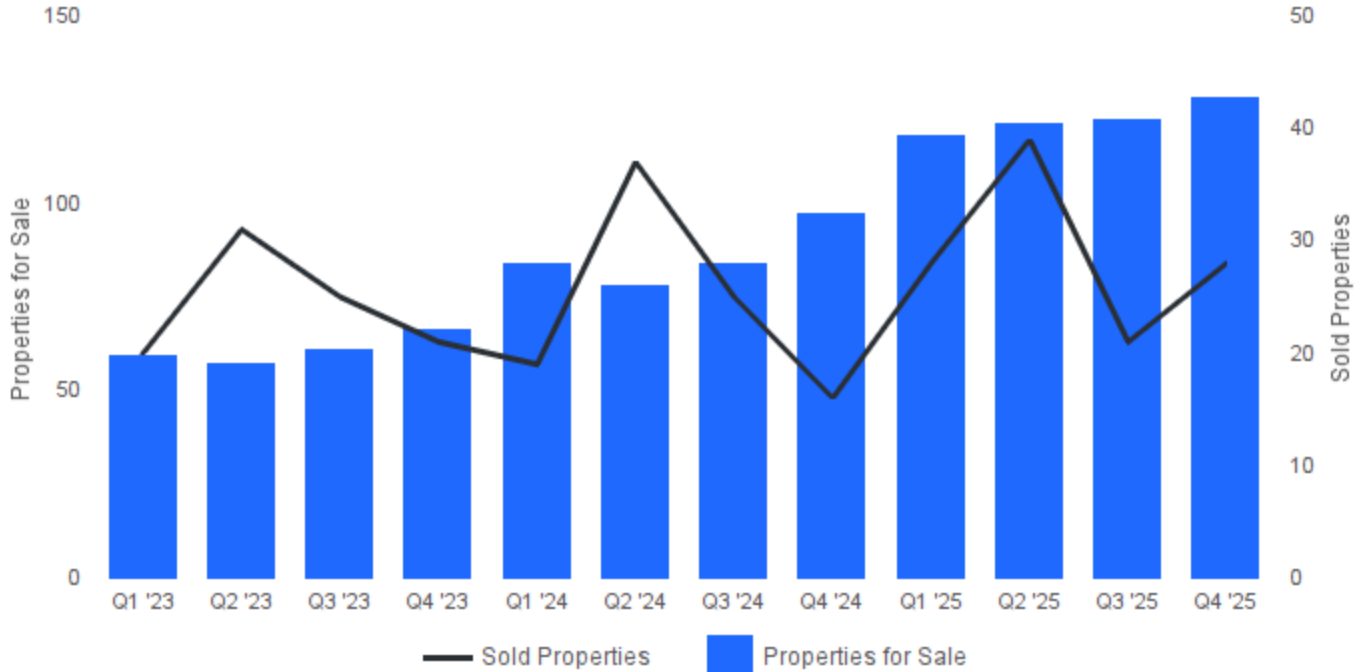


PROPERTIES FOR SALE AND SOLD PROPERTIES

Q4 2025 | Condo ?

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

Sold Properties | Number of properties sold.



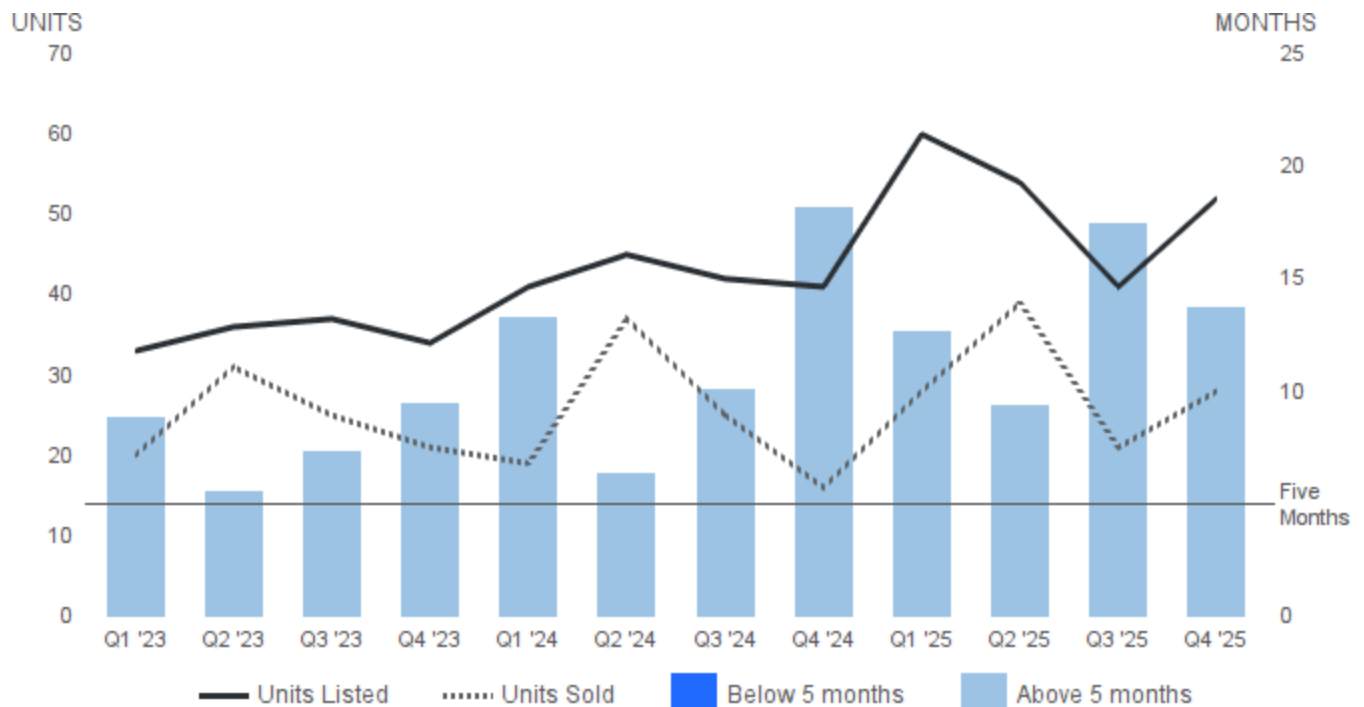
MONTHS SUPPLY OF INVENTORY

Q4 2025 | Condo ?

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REAL ESTATE SNAPSHOT

ST. CROIX

MARKET OVERVIEW

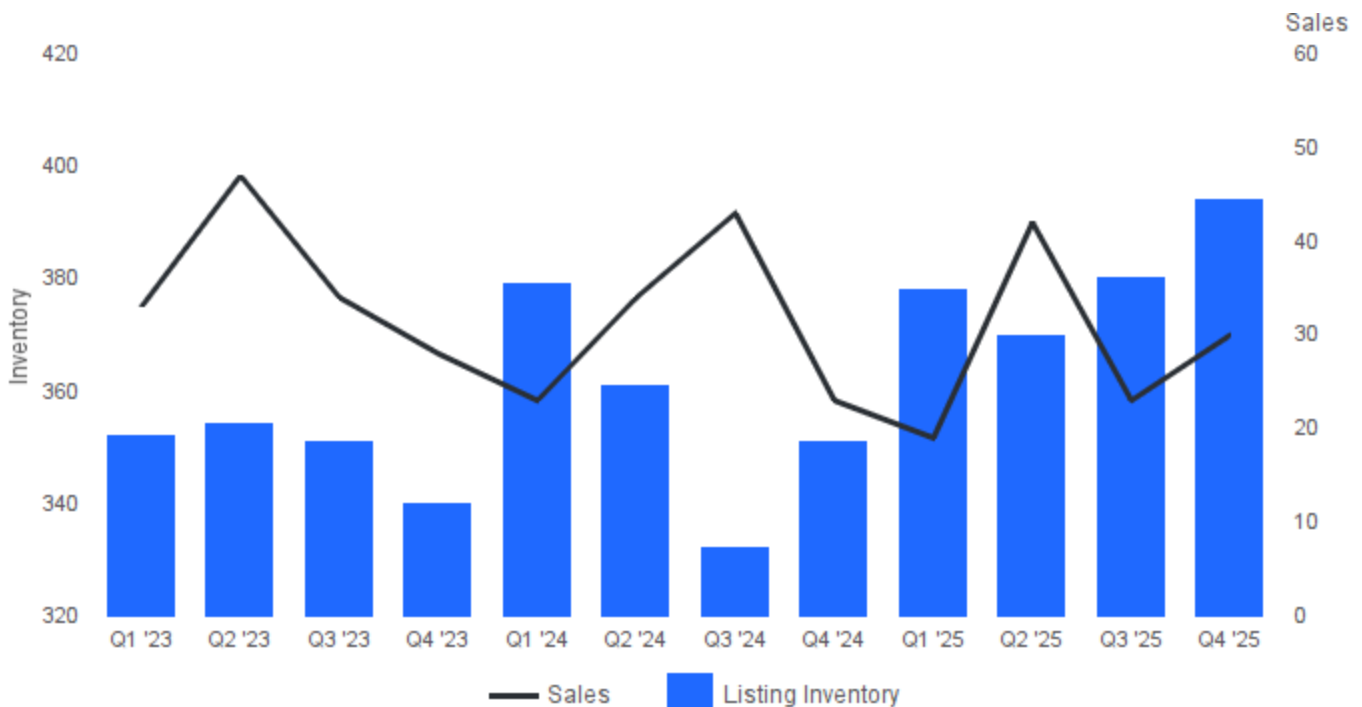
Q4 2025 | Lots/Acres ?

<p>30.43% ↑</p> <p>PROPERTIES SOLD LOTS/ACRES</p>	<p>60.84% ↑</p> <p>AVERAGE SOLD PRICE LOTS/ACRES</p>	<p>10.00% ↑</p> <p>MEDIAN SOLD PRICE LOTS/ACRES</p>
<p>9.88% ↑</p> <p>NEW LISTINGS LOTS/ACRES</p>	<p>47.35% ↑</p> <p>AVERAGE LIST PRICE LOTS/ACRES</p>	<p>13.64% ↑</p> <p>MEDIAN LIST PRICE LOTS/ACRES</p>
<p>-1.05% ↓</p> <p>LIST/SELL PRICE RATIO LOTS/ACRES</p>	<p>6.23% ↑</p> <p>AVERAGE DAYS ON MARKET LOTS/ACRES</p>	<p>7.77% ↑</p> <p>MEDIAN DAYS ON MARKET LOTS/ACRES</p>

LISTING INVENTORY AND NUMBER OF SALES

Q4 2025 | Lots/Acres ?

Quarterly inventory of properties for sale along with number of sales



MEDIAN SALES PRICE AND NUMBER OF SALES

Q4 2025 | Lots/Acres ?

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AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

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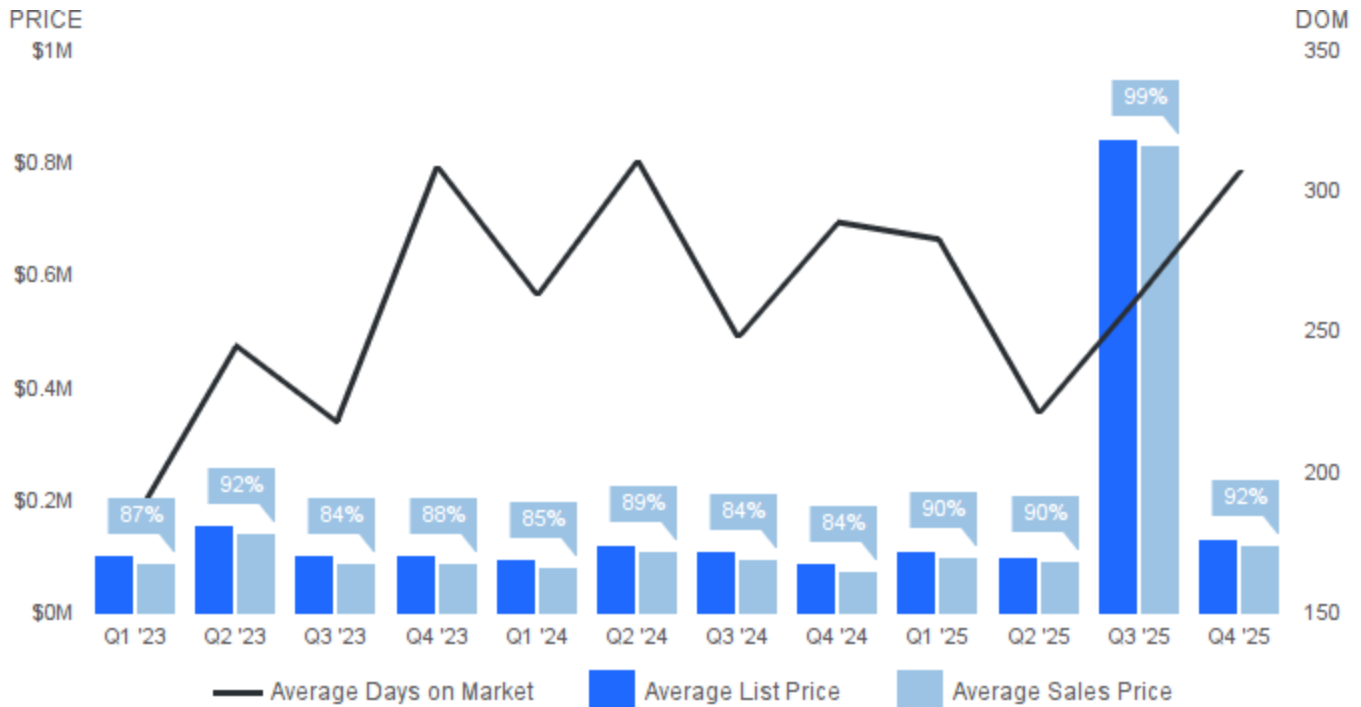
Average Sales Price | Average sales price for all properties sold.
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE & AVERAGE DOM

Q4 2025 | Lots/Acres ?

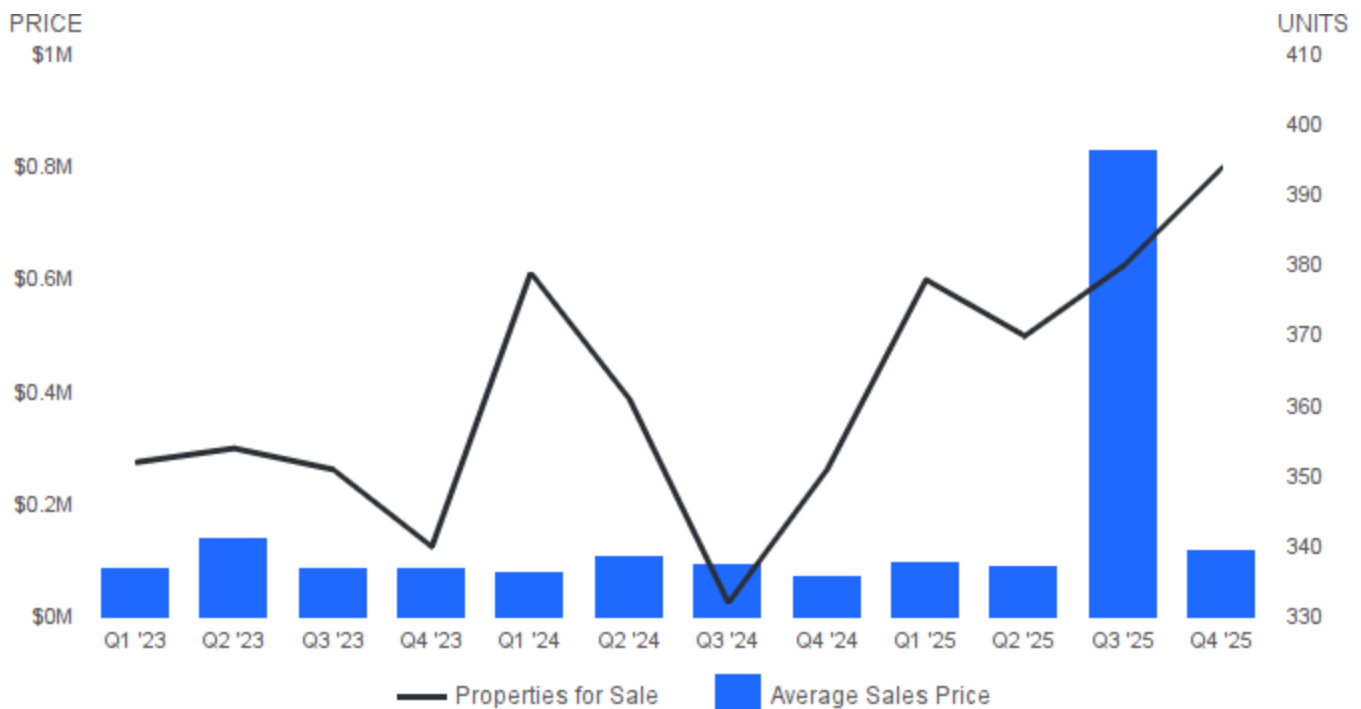
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AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

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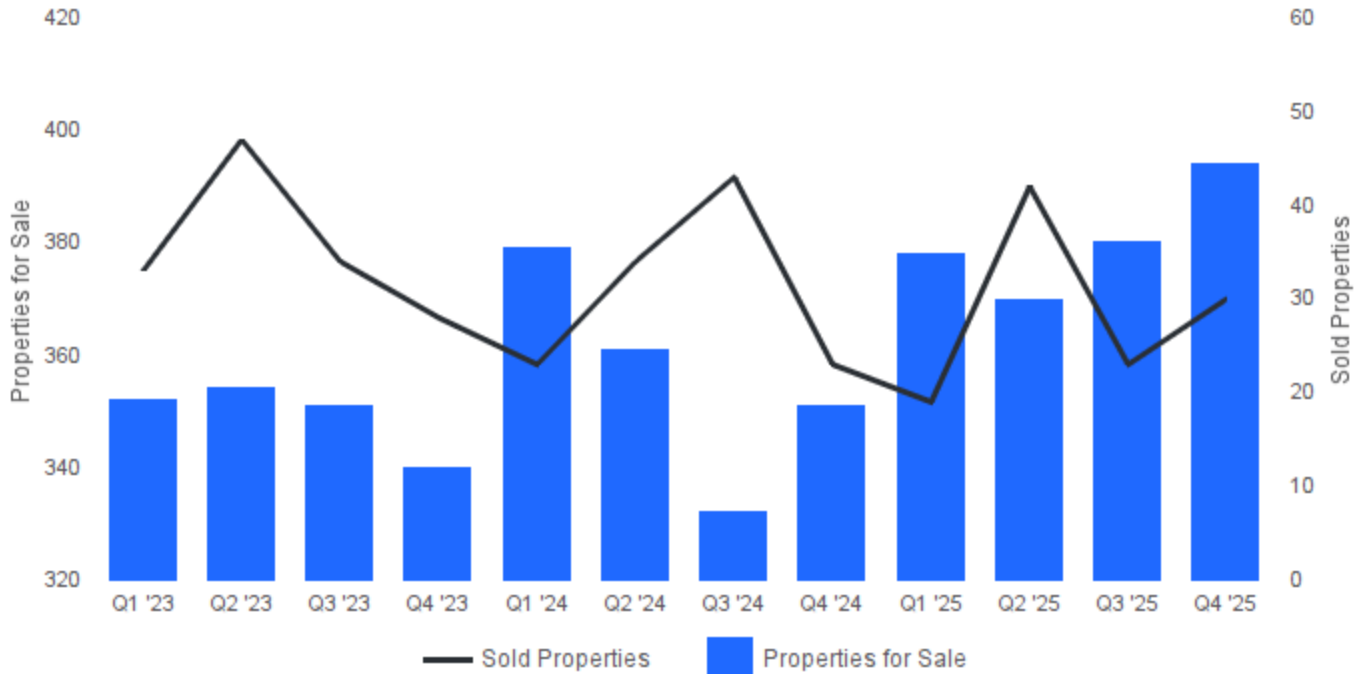
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PROPERTIES FOR SALE AND SOLD PROPERTIES

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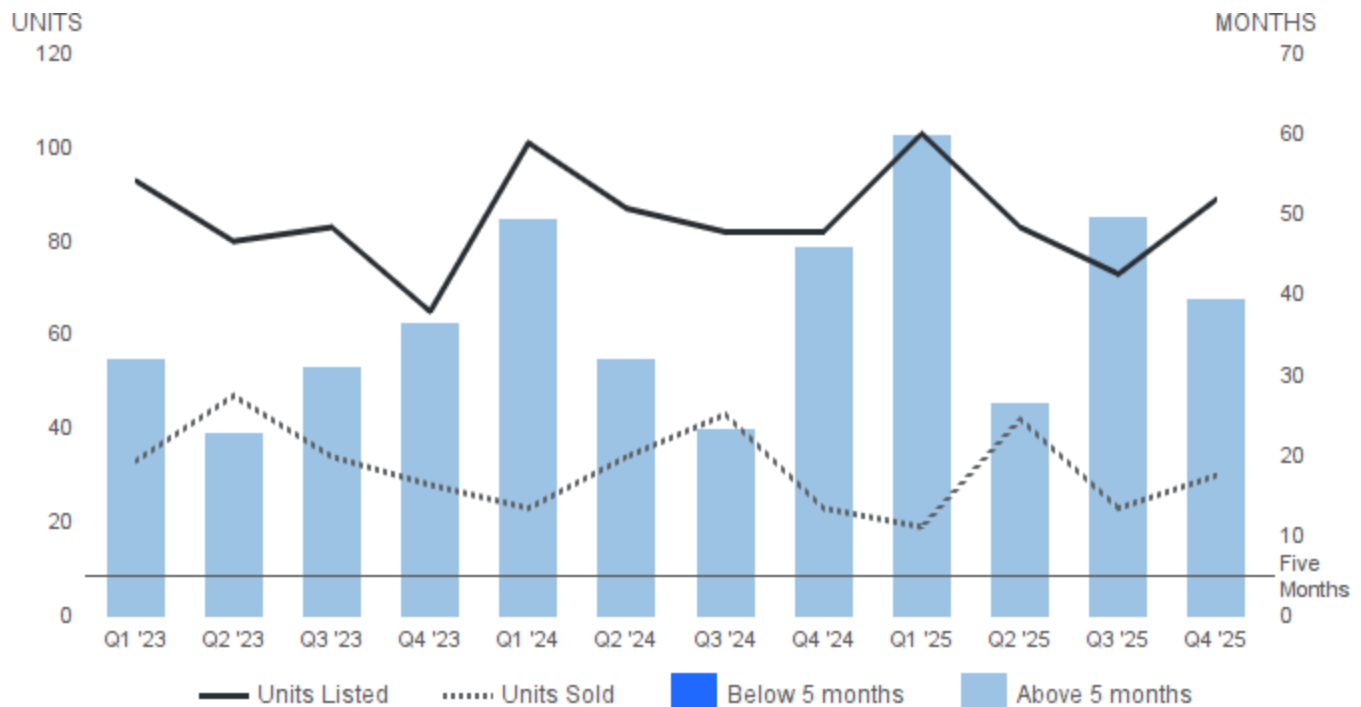
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