COLDWELL BANKER

U.S. VIRGIN ISLANDS

AREA REPORT

ST. CROIX

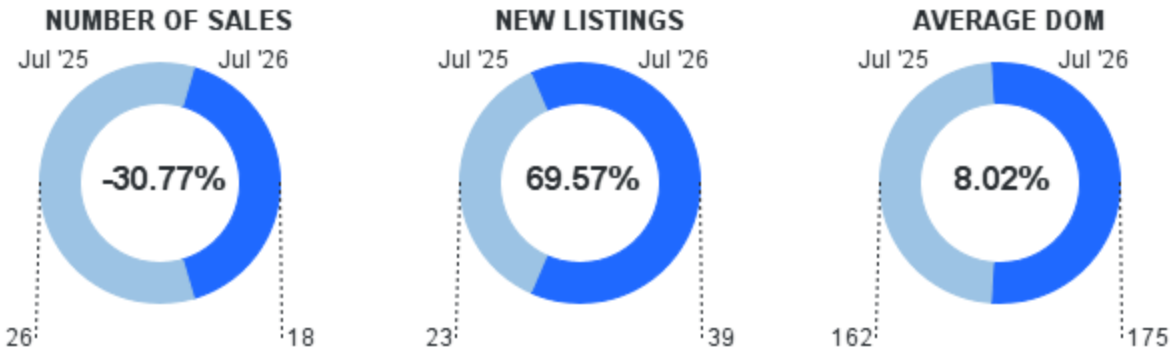
JULY 2026 | ALL PROPERTY TYPES

COLDWELL BANKER
ISLAND AFFILIATES

ST. CROIX | July 2026

REAL ESTATE SNAPSHOT - Change since this time last year

All Property Types



2.13% ↑

MEDIAN SALES PRICE
ALL PROPERTY TYPES

6.40% ↑

AVERAGE SALES PRICE
ALL PROPERTY TYPES

5.61% ↑

MEDIAN LIST PRICE (SOLD LISTINGS)
ALL PROPERTY TYPES

7.78% ↑

AVERAGE LIST PRICE (SOLD LISTINGS)
ALL PROPERTY TYPES

Jul '25 Jul '26

AREA REPORT

St. Croix

FULL MARKET SUMMARY

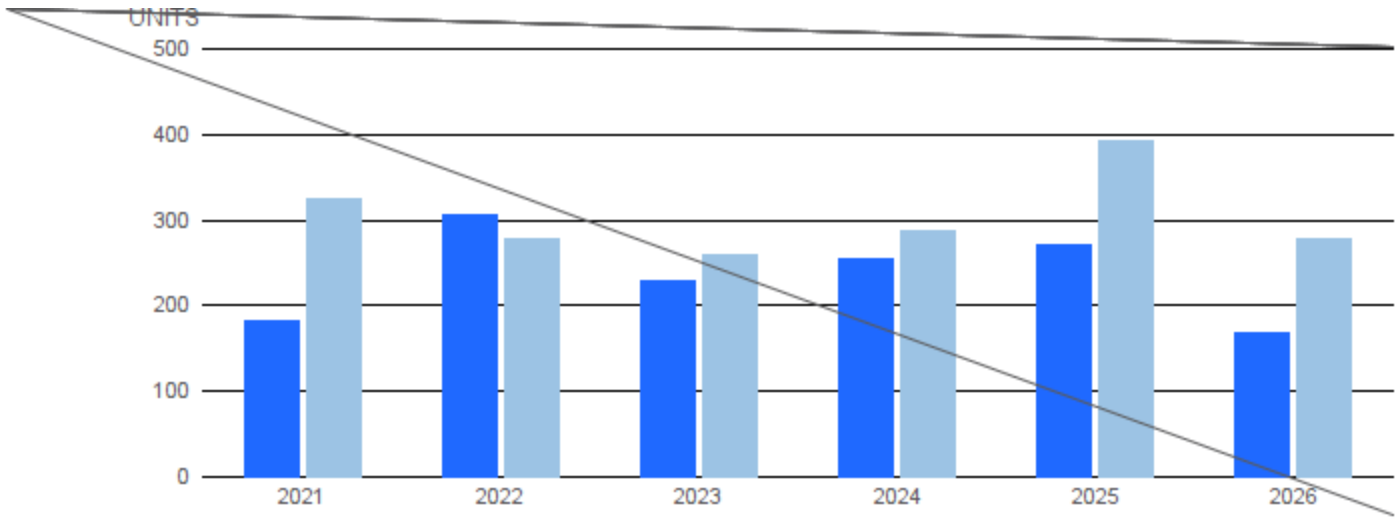
July 2026 | All Property Types

	Month to Date			Year to Date		
	July 2026	July 2025	% Change	YTD 2026	YTD 2025	% Change
New Listings	39	23	69.57%	279	228	22.37%
Sold Listings	18	26	-30.77%	169	176	-3.98%
Median List Price (Solds)	$499,000	$472,500	5.61%	$400,000	$375,000	6.67%
Median Sold Price	$480,000	$470,000	2.13%	$370,000	$350,000	5.71%
Median Days on Market	179	138	29.71%	177	141	25.53%
Average List Price (Solds)	$833,777	$773,622	7.78%	$708,531	$559,129	26.72%
Average Sold Price	$770,611	$724,284	6.4%	$618,415	$523,650	18.1%
Average Days on Market	175	162	8.02%	242	190	27.37%
List/Sold Price Ratio	93.6%	94.7%	-1.19%	92.5%	94.1%	-1.74%

SOLD AND NEW PROPERTIES (UNITS)

July 2026 | All Property Types

Sold Properties | Number of properties sold during the year
New Properties | Number of properties listed during the year.

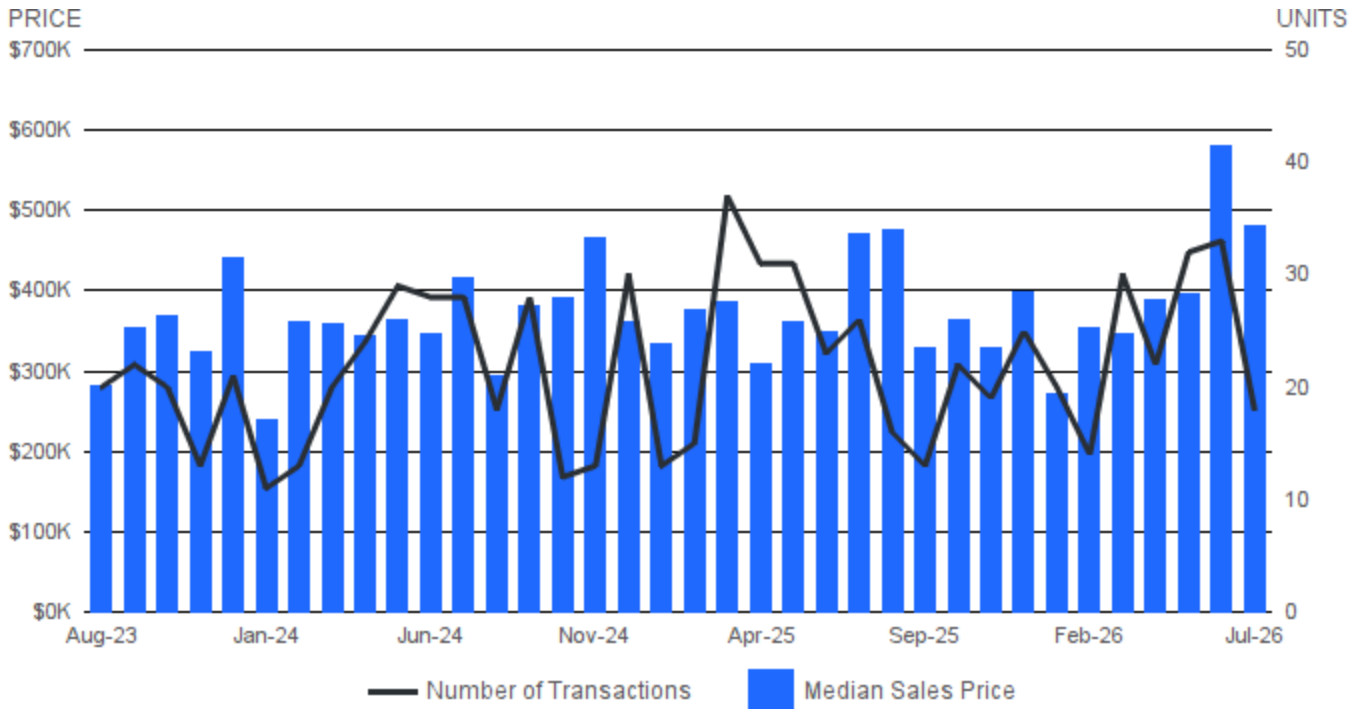


	2021	2022	2023	2024	2025	2026
Sold Properties	182	307	229	254	271	169
New Properties	325	278	259	288	392	279
Sold Volume	$80.83M	$159.02M	$102.42M	$120.47M	$134.25M	$104.51M
Listing Volume	$176.49M	$138.33M	$136.81M	$150.14M	$239.53M	$177.63M
Median Sale Price	$340K	$350K	$328K	$360K	$350K	$370K

MEDIAN SALES PRICE AND NUMBER OF SALES

July 2026 | All Property Types

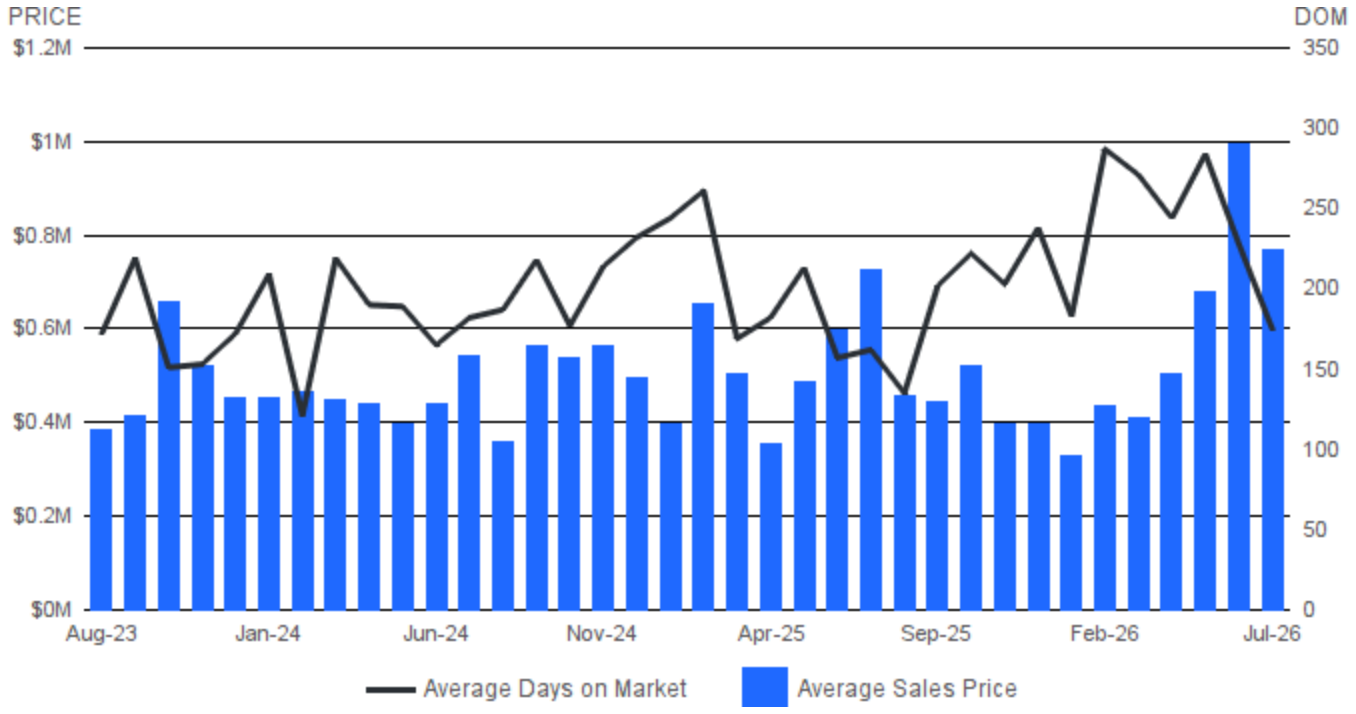
Median Sales Price | Price of the ""middle"" property sold -an equal number of sales were above and below this price.
Number of Sales | Number of properties sold.



AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

July 2026 | All Property Types

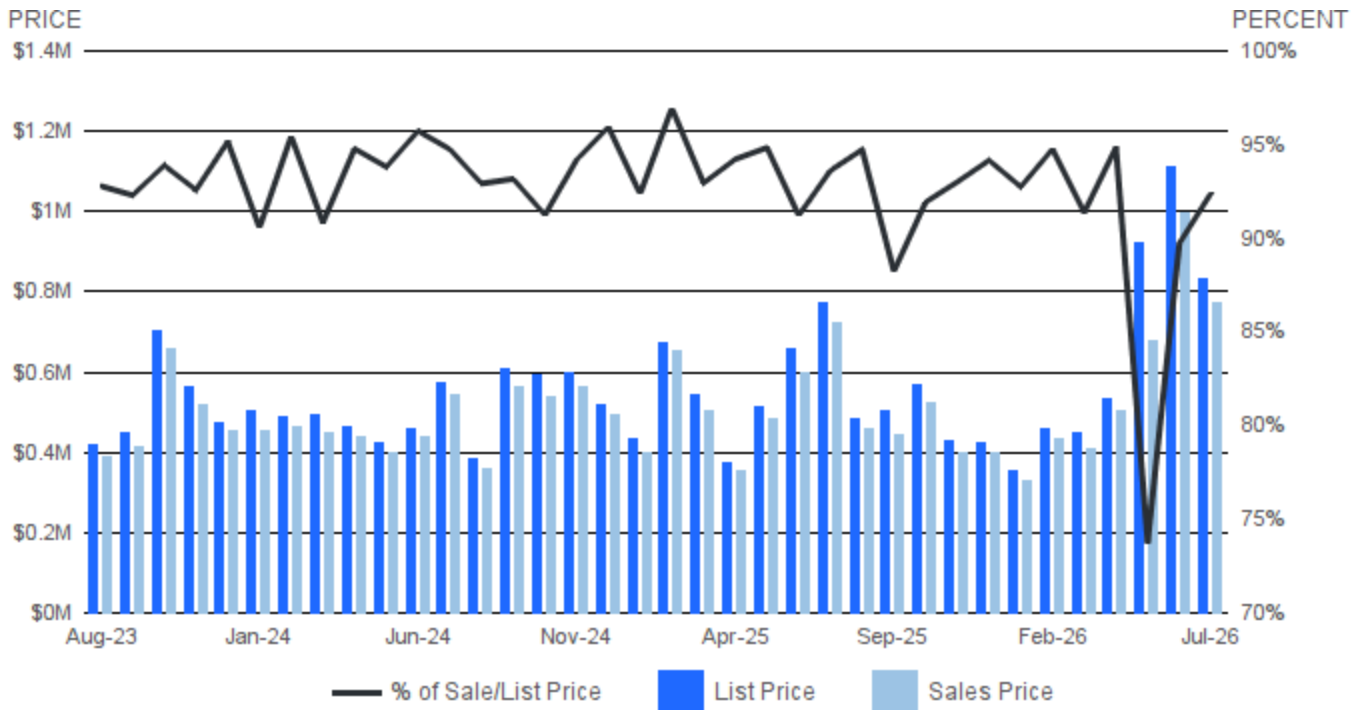
Average Sales Price | Average sales price for all properties sold.
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

July 2026 | All Property Types

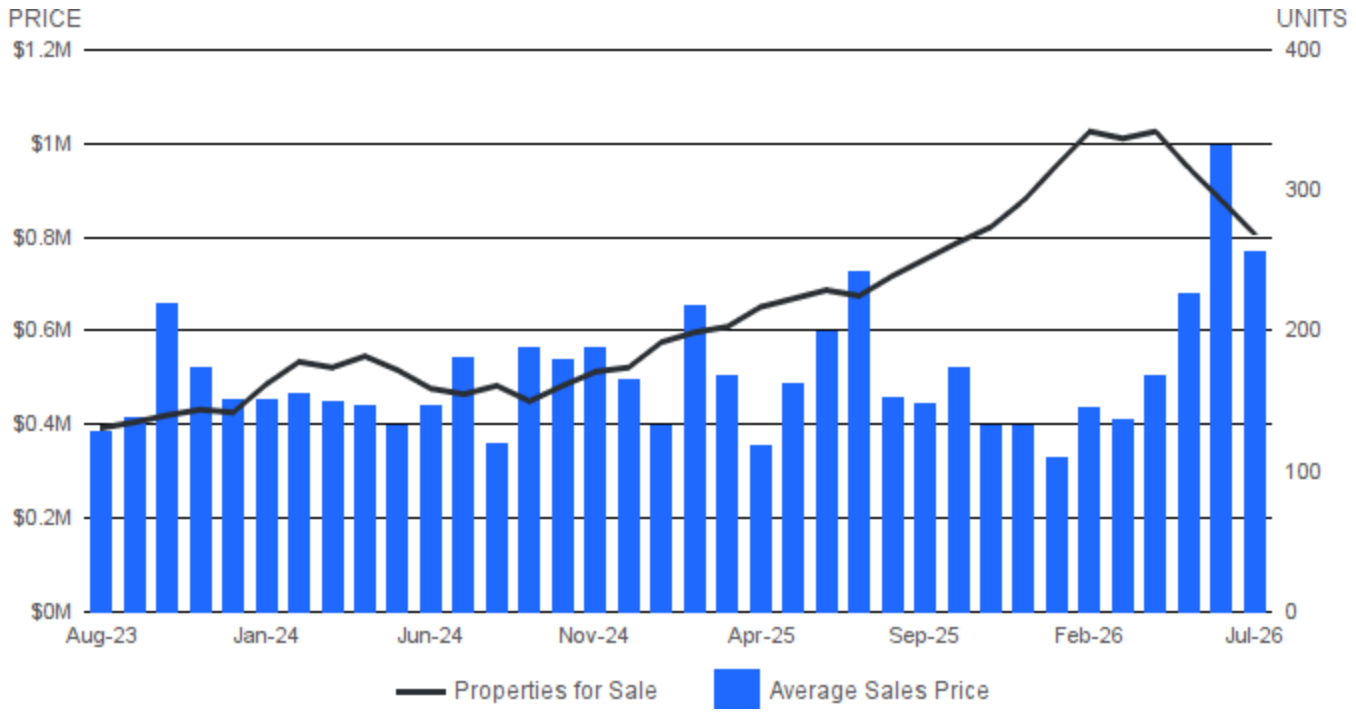
Sale Price as a Percentage of Original Price | Average sale price of property as percentage of final list price.



AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

July 2026 | All Property Types

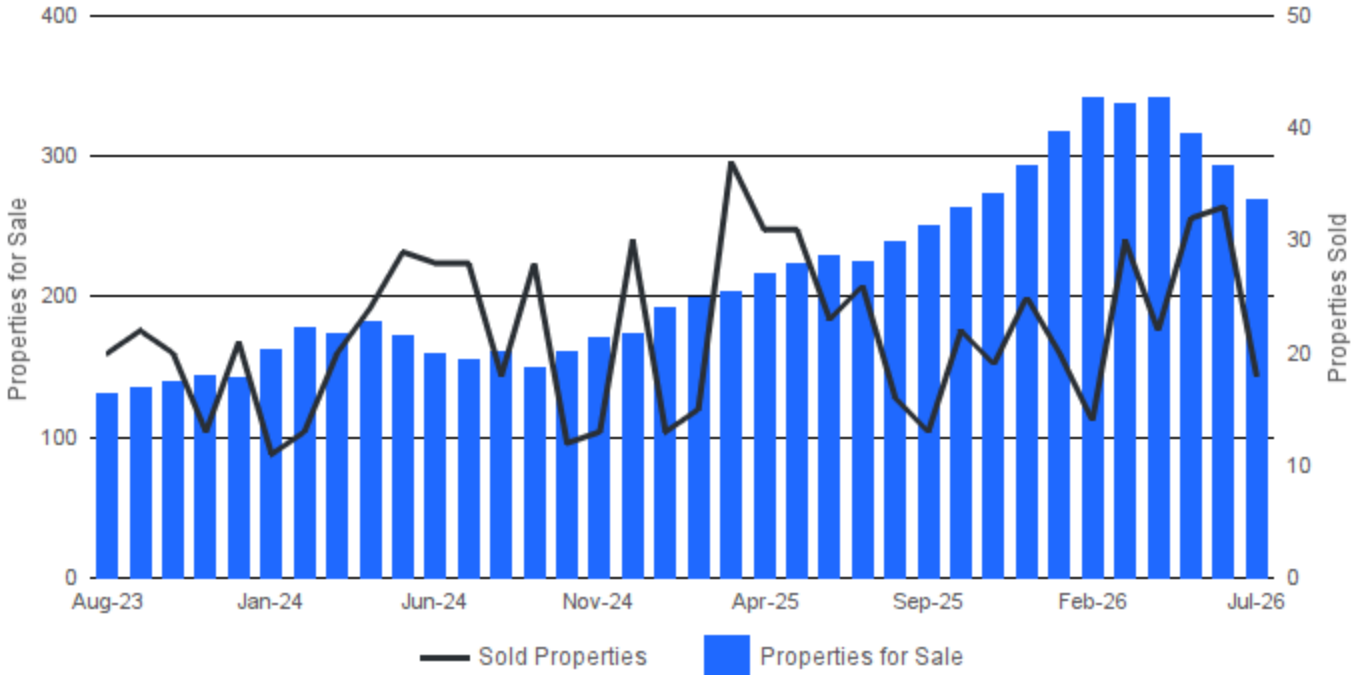
Average Sales Price | Average sales price for all properties sold.
Properties for Sale | Number of properties listed for sale at the end of month.



PROPERTIES FOR SALE AND SOLD PROPERTIES

July 2026 | All Property Types

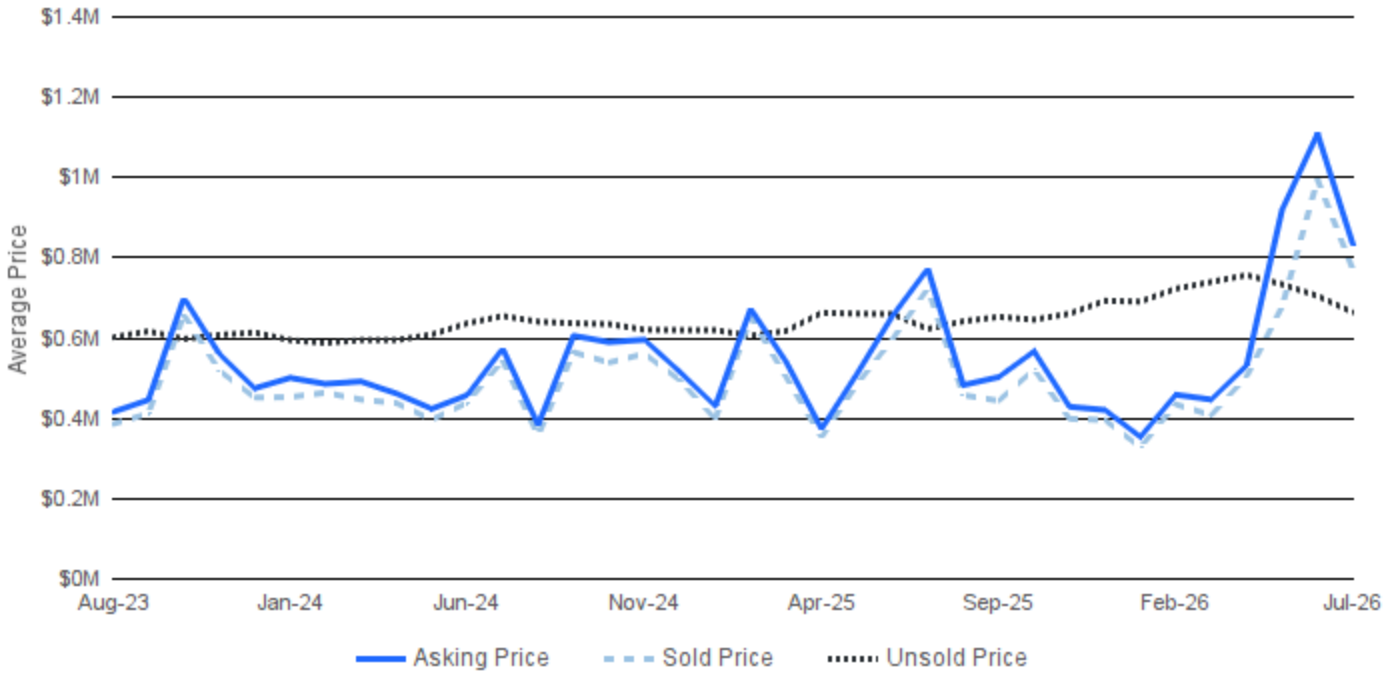
Properties for Sale | Number of properties listed for sale at the end of month.
Sold Properties | Number of properties sold.



AVERAGE ASKING/SOLD/UNSOLD PRICE

July 2026 | All Property Types

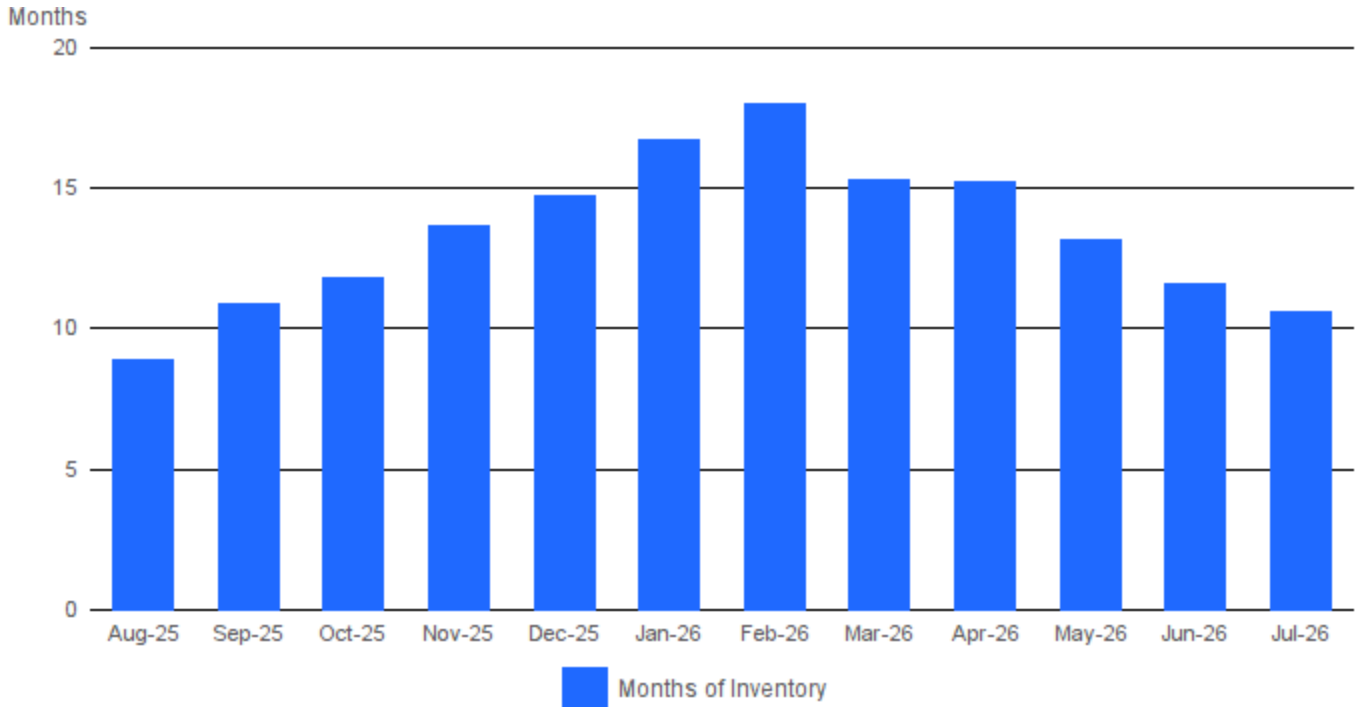
Asking Price | the average asking price of sold properties
Sold Price | the average selling price
Unsold Price | the average active list price



ABSORPTION RATE

July 2026 | All Property Types

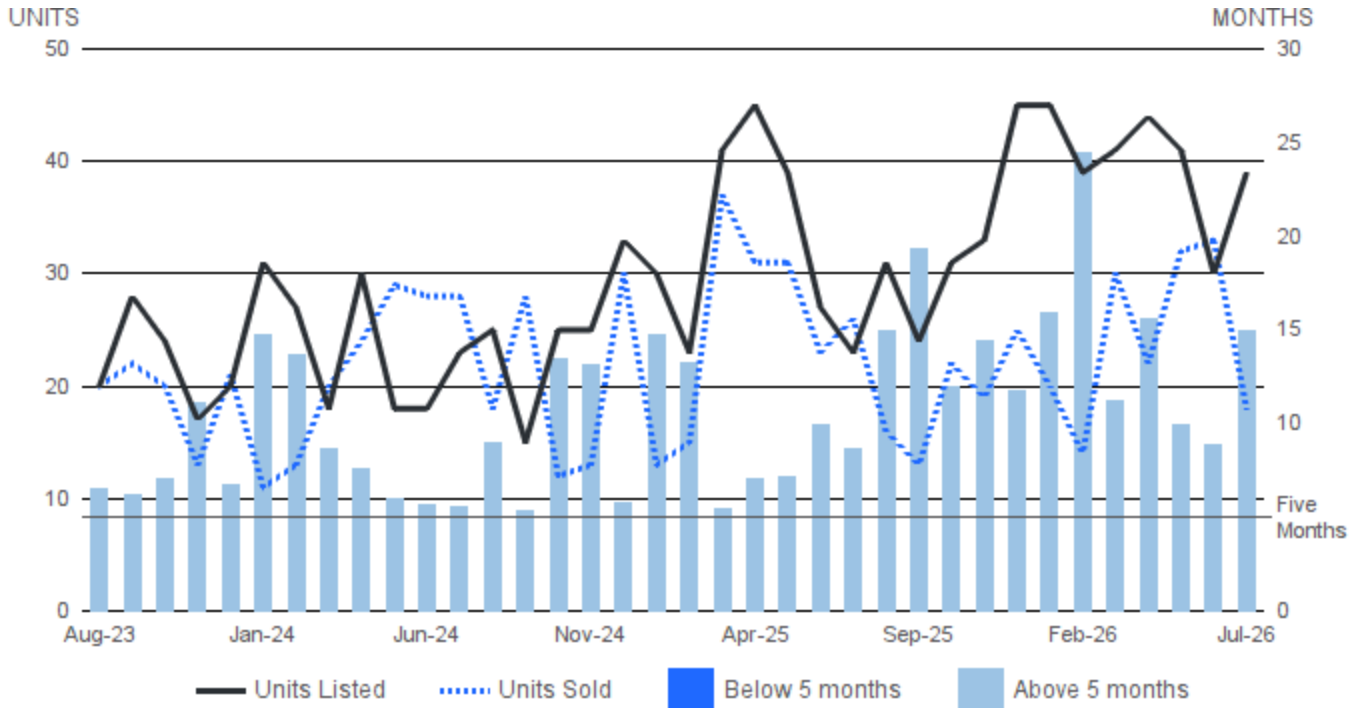
Absorption Rate | Looks at the past year's monthly supply of inventory. In a normal market there should be a 6 month supply. The higher the rate above 6 the more aggressive a seller has to be with the competition; price and having a picture perfect property.



MONTHS SUPPLY OF INVENTORY

July 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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