COLDWELL BANKER

U.S. VIRGIN ISLANDS

AREA REPORT

ST. CROIX

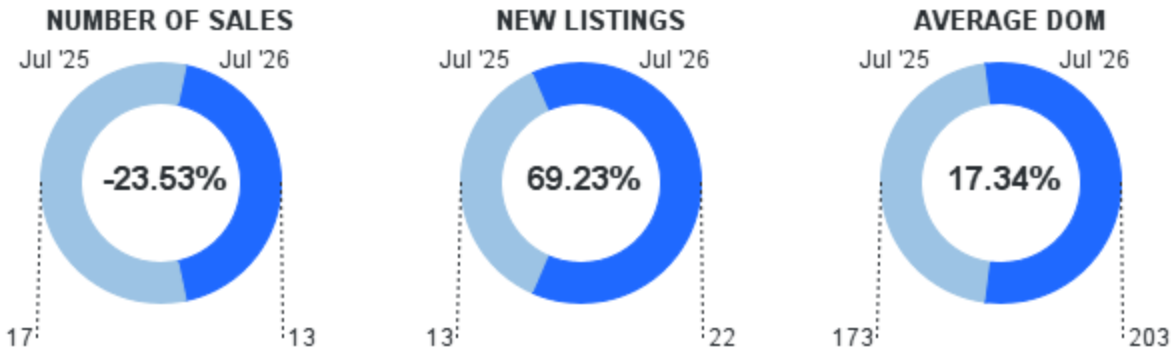
JULY 2026 | SINGLE FAMILY

COLDWELL BANKER
ISLAND AFFILIATES

ST. CROIX | July 2026

REAL ESTATE SNAPSHOT - Change since this time last year

Single Family



-14.96%

MEDIAN SALES PRICE
SINGLE FAMILY

0.69%

AVERAGE SALES PRICE
SINGLE FAMILY

-22.22%

MEDIAN LIST PRICE (SOLD LISTINGS)
SINGLE FAMILY

2.40%

AVERAGE LIST PRICE (SOLD LISTINGS)
SINGLE FAMILY

Jul '25 Jul '26

AREA REPORT
ST. CROIX

FULL MARKET SUMMARY

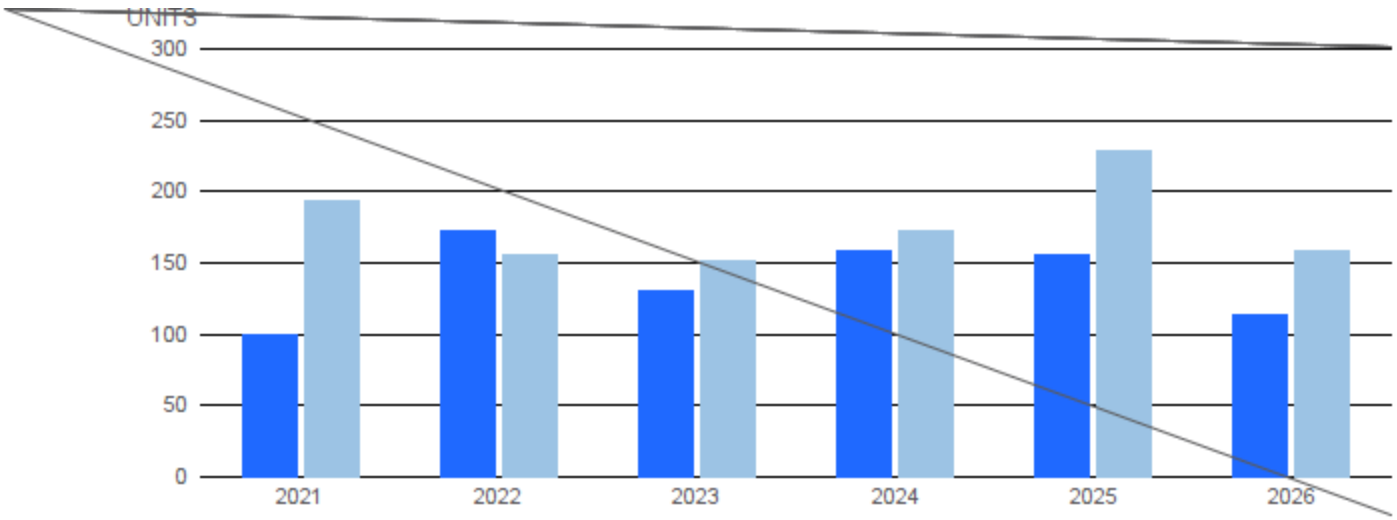
July 2026 | Single Family

	Month to Date			Year to Date		
	July 2026	July 2025	% Change	YTD 2026	YTD 2025	% Change
New Listings	22	13	69.23%	158	135	17.04%
Sold Listings	13	17	-23.53%	114	100	14%
Median List Price (Solds)	$595,000	$765,000	-22.22%	$524,250	$424,950	23.37%
Median Sold Price	$591,000	$695,000	-14.96%	$512,500	$432,500	18.5%
Median Days on Market	197	145	35.86%	201	144	39.58%
Average List Price (Solds)	$1,029,038	$1,004,892	2.4%	$895,948	$737,765	21.44%
Average Sold Price	$945,384	$938,905	0.69%	$771,234	$689,037	11.93%
Average Days on Market	203	173	17.34%	267	202	32.18%
List/Sold Price Ratio	92.2%	94.9%	-2.85%	91.6%	94.3%	-2.86%

SOLD AND NEW PROPERTIES (UNITS)

July 2026 | Single Family

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

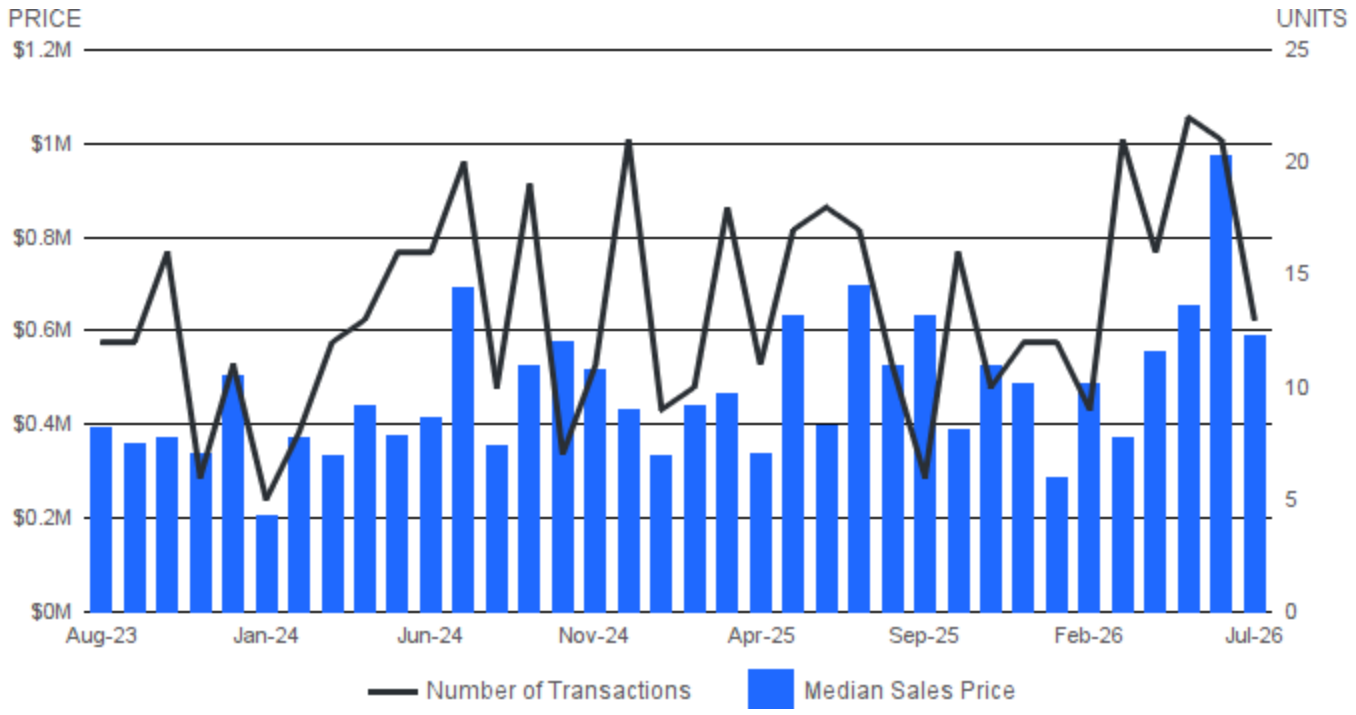


	2021	2022	2023	2024	2025	2026
Sold Properties	99	173	130	158	155	114
New Properties	193	155	152	172	229	158
Sold Volume	$56.94M	$120.77M	$72.54M	$92.13M	$99.72M	$87.92M
Listing Volume	$138.45M	$99.67M	$103.25M	$113.78M	$183.57M	$137.20M
Median Sale Price	$533K	$499K	$370K	$438K	$450K	$513K

MEDIAN SALES PRICE AND NUMBER OF SALES

July 2026 | Single Family

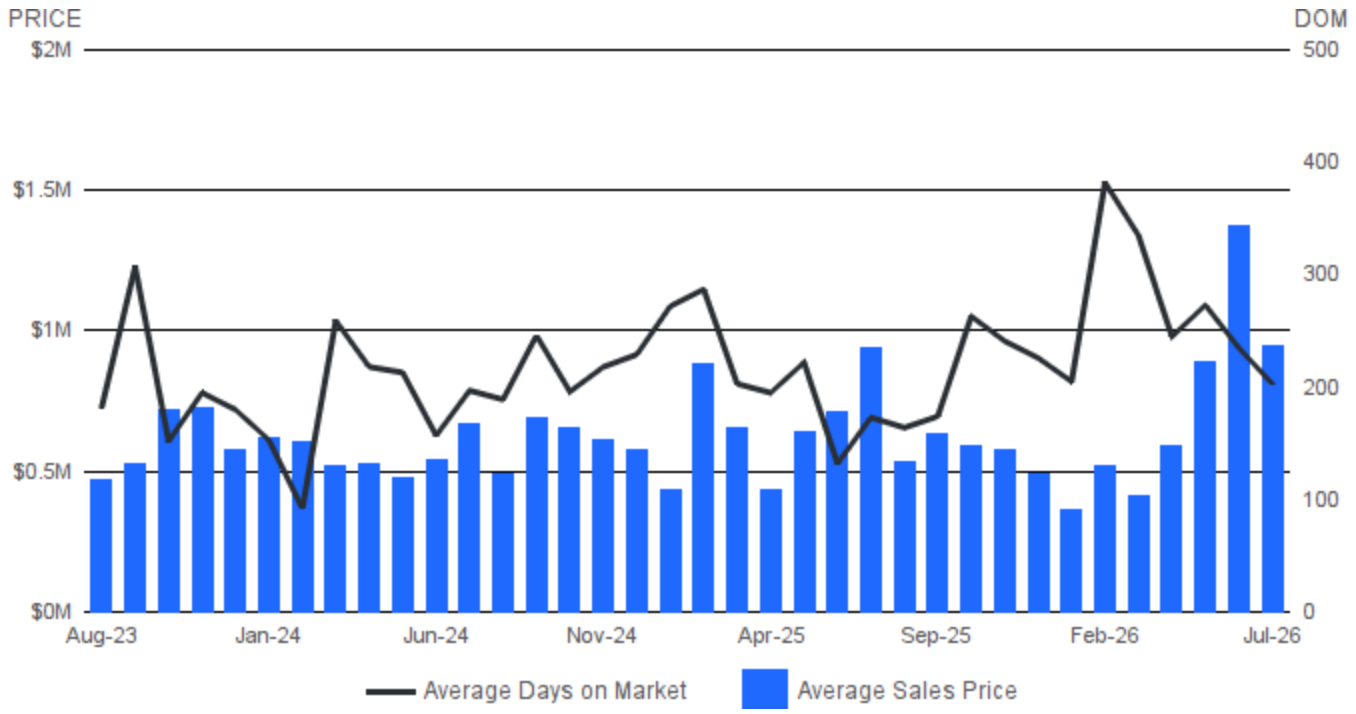
Median Sales Price | Price of the ""middle"" property sold -an equal number of sales were above and below this price.
Number of Sales | Number of properties sold.



AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

July 2026 | Single Family

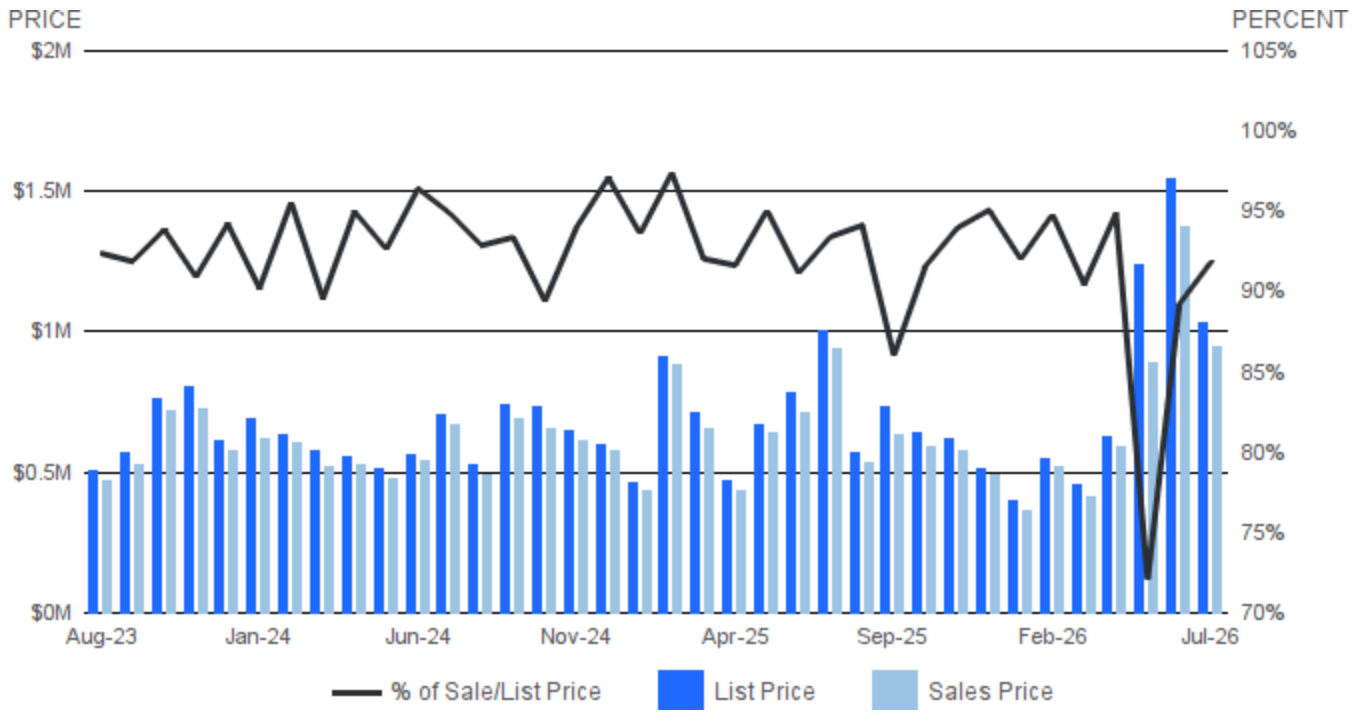
Average Sales Price | Average sales price for all properties sold.
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

July 2026 | Single Family

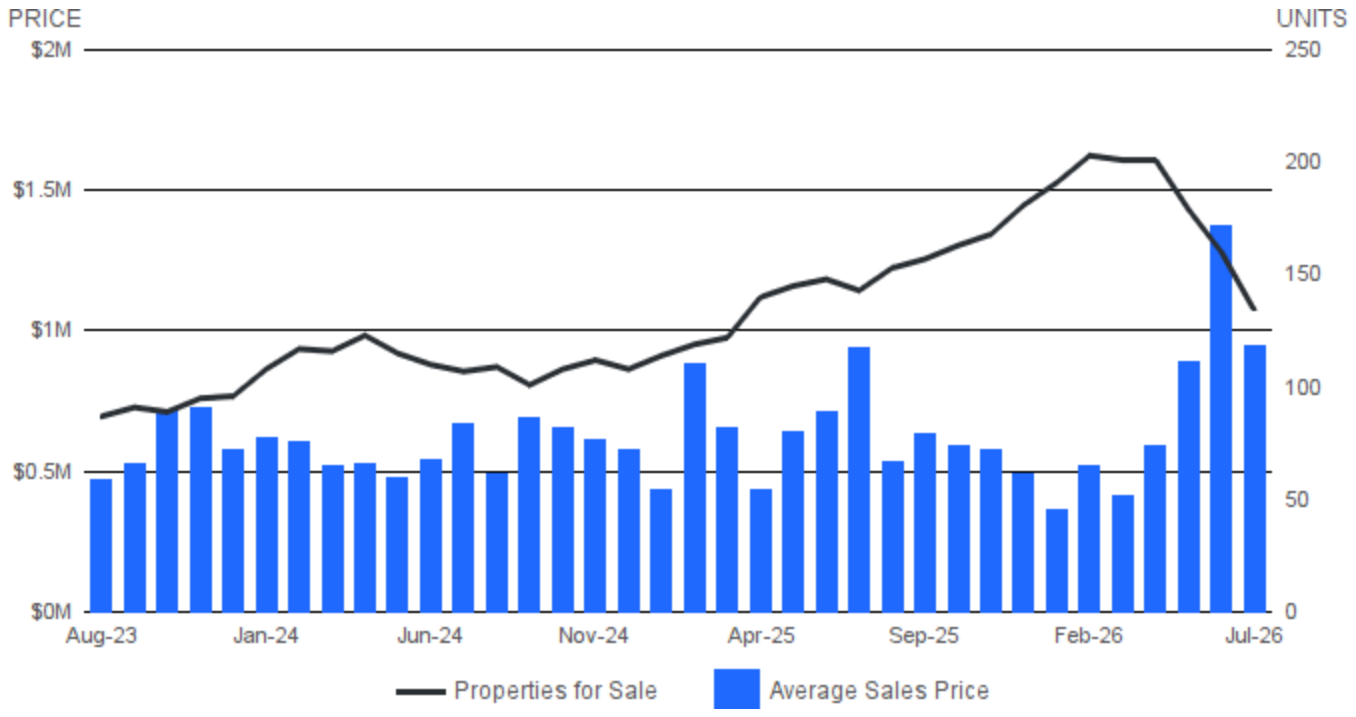
Sale Price as a Percentage of Original Price | Average sale price of property as percentage of final list price.



AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

July 2026 | Single Family

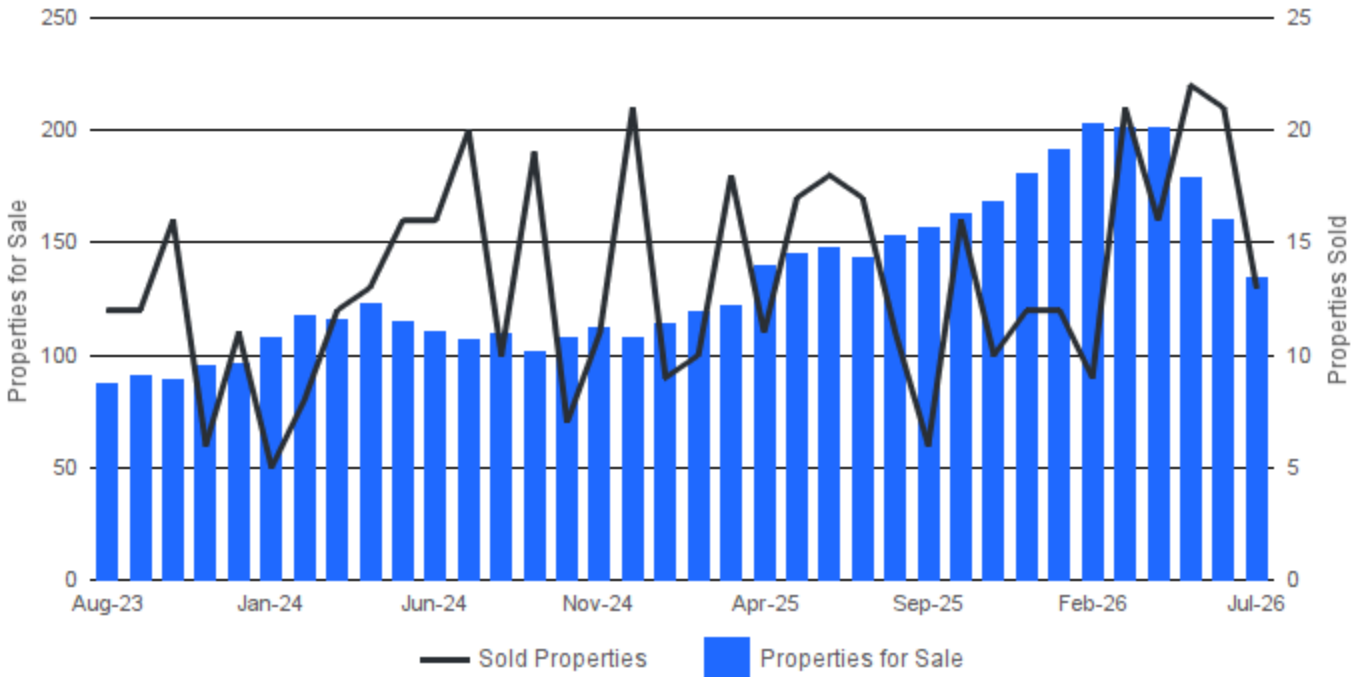
Average Sales Price | Average sales price for all properties sold.
Properties for Sale | Number of properties listed for sale at the end of month.



PROPERTIES FOR SALE AND SOLD PROPERTIES

July 2026 | Single Family

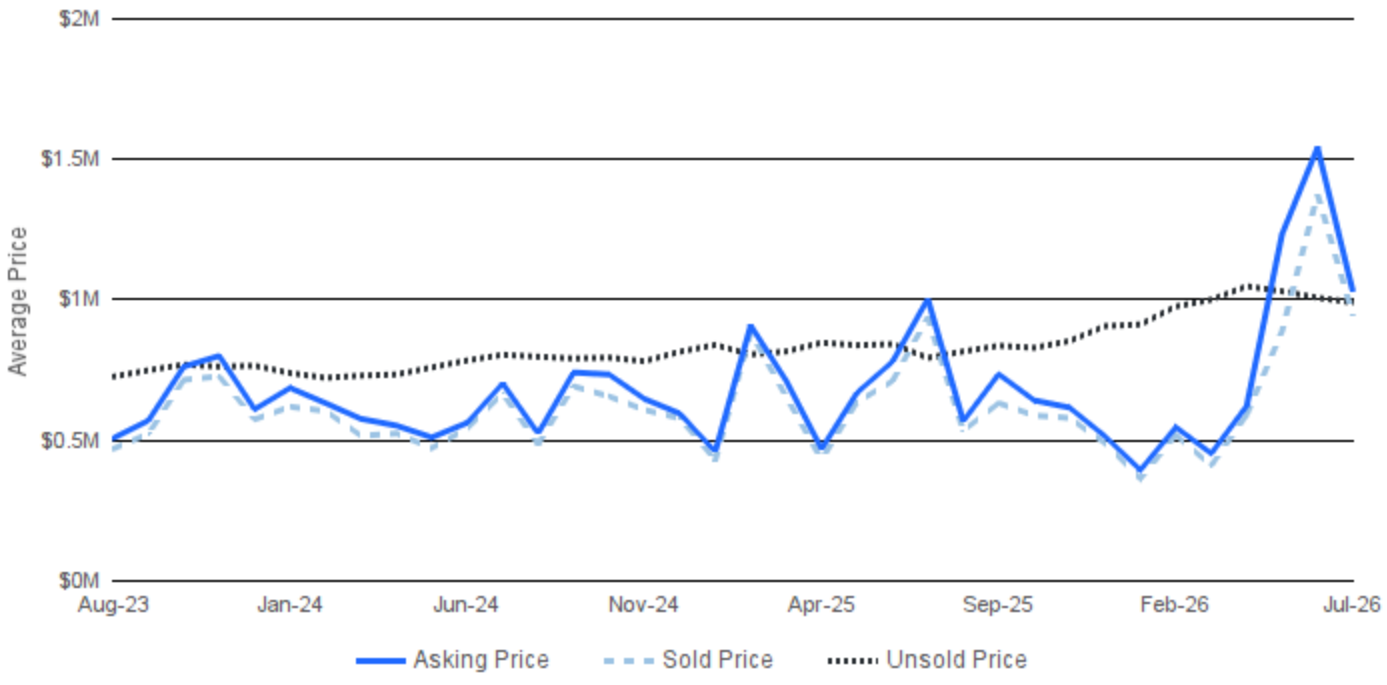
Properties for Sale | Number of properties listed for sale at the end of month.
Sold Properties | Number of properties sold.



AVERAGE ASKING/SOLD/UNSOLD PRICE

July 2026 | Single Family

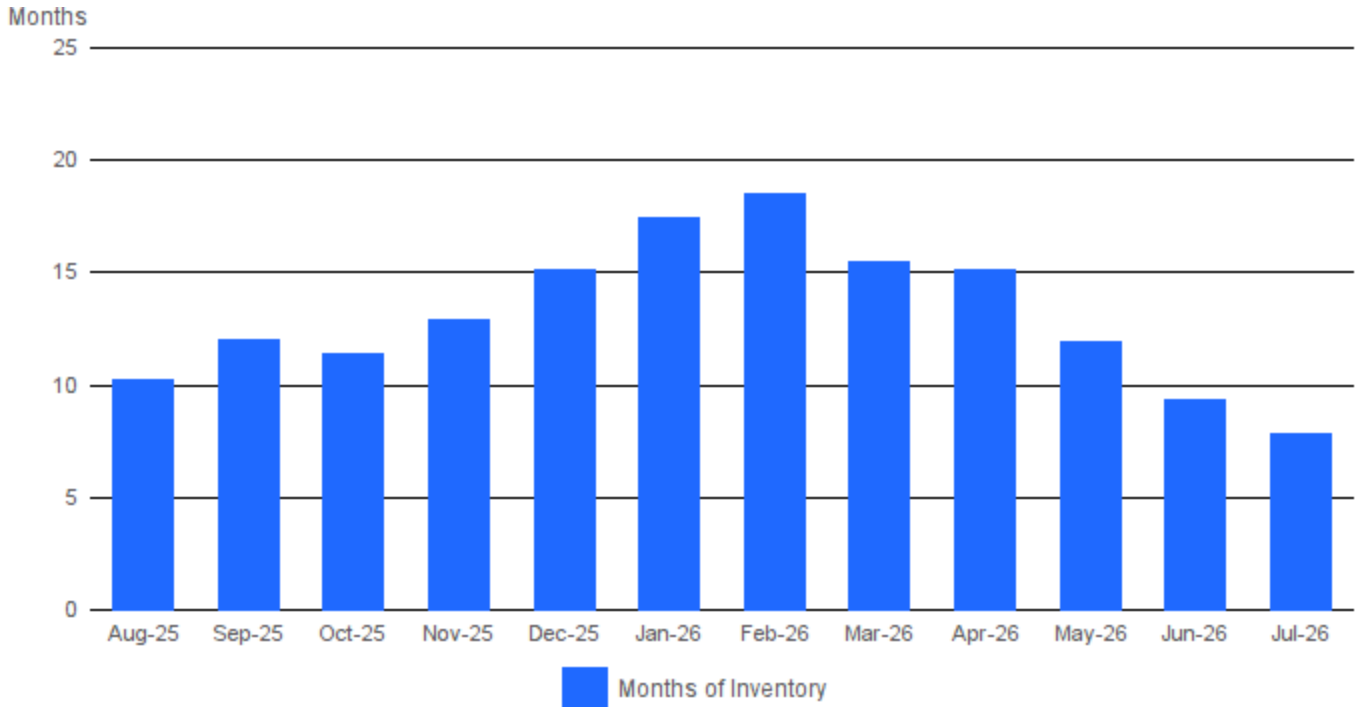
Asking Price | the average asking price of sold properties
Sold Price | the average selling price
Unsold Price | the average active list price



ABSORPTION RATE

July 2026 | Single Family

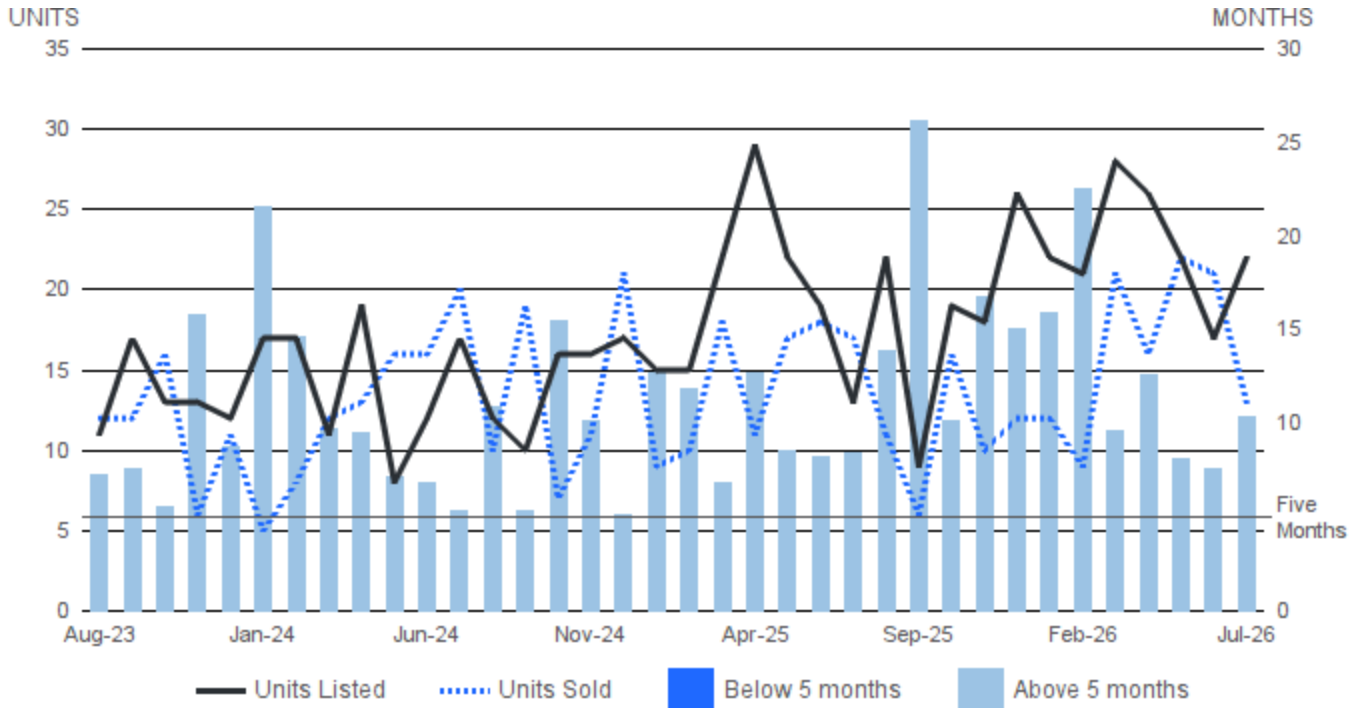
Absorption Rate | Looks at the past year's monthly supply of inventory. In a normal market there should be a 6 month supply. The higher the rate above 6 the more aggressive a seller has to be with the competition; price and having a picture perfect property.



MONTHS SUPPLY OF INVENTORY

July 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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