COLDWELL BANKER

U.S. VIRGIN ISLANDS

AREA REPORT

ST. CROIX

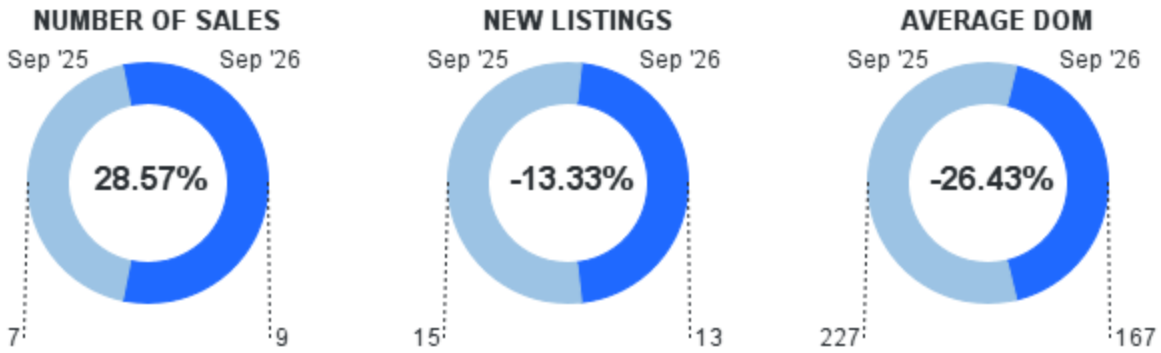
SEPTEMBER 2026 | CONDO

COLDWELL BANKER
ISLAND AFFILIATES

ST. CROIX | September 2026

REAL ESTATE SNAPSHOT - Change since this time last year

Condo



-18.18%

MEDIAN SALES PRICE
CONDO

-15.76%

AVERAGE SALES PRICE
CONDO

-16.71%

MEDIAN LIST PRICE (SOLD LISTINGS)
CONDO

-15.05%

AVERAGE LIST PRICE (SOLD LISTINGS)
CONDO

Sep '25 Sep '26

AREA REPORT
ST. CROIX

FULL MARKET SUMMARY

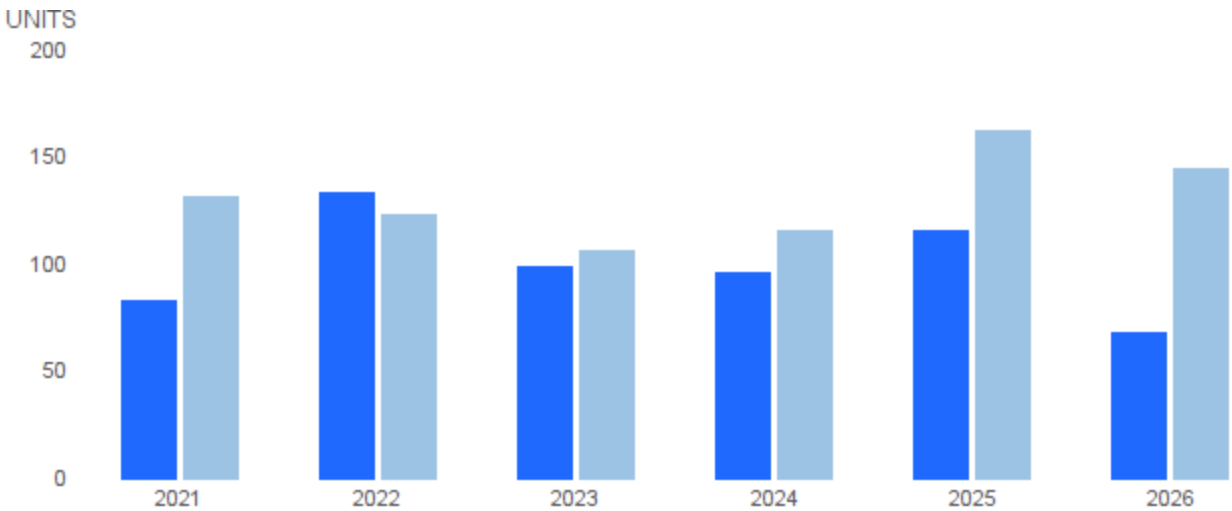
September 2026 | Condo

	Month to Date			Year to Date		
	September 2026	September 2025	% Change	YTD 2026	YTD 2025	% Change
New Listings	13	15	-13.33%	145	117	23.93%
Sold Listings	9	7	28.57%	68	88	-22.73%
Median List Price (Solds)	$299,000	$359,000	-16.71%	$297,000	$312,500	-4.96%
Median Sold Price	$270,000	$330,000	-18.18%	$272,500	$301,250	-9.54%
Median Days on Market	192	127	51.18%	123	132	-6.82%
Average List Price (Solds)	$258,111	$303,828	-15.05%	$309,508	$320,847	-3.53%
Average Sold Price	$237,555	$281,985	-15.76%	$290,779	$303,057	-4.05%
Average Days on Market	167	227	-26.43%	189	172	9.88%
List/Sold Price Ratio	93.3%	91.7%	1.77%	94.1%	93.9%	0.19%

SOLD AND NEW PROPERTIES (UNITS)

September 2026 | Condo

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

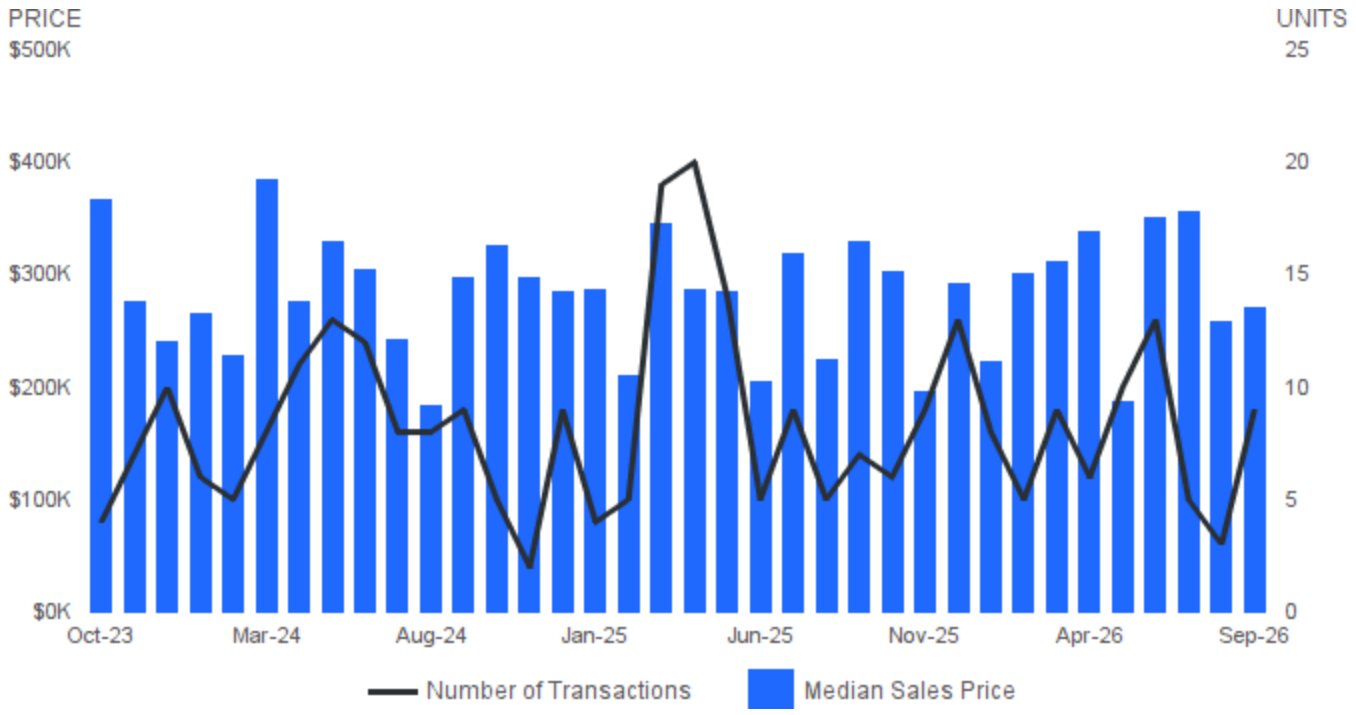


	2021	2022	2023	2024	2025	2026
Sold Properties	83	134	99	96	116	68
New Properties	132	123	107	116	163	145
Sold Volume	$23.89M	$38.25M	$29.88M	$28.34M	$34.53M	$19.77M
Listing Volume	$38.04M	$38.66M	$33.57M	$36.36M	$55.79M	$49.04M
Median Sale Price	$275K	$253K	$260K	$285K	$273K	$273K

MEDIAN SALES PRICE AND NUMBER OF SALES

September 2026 | Condo

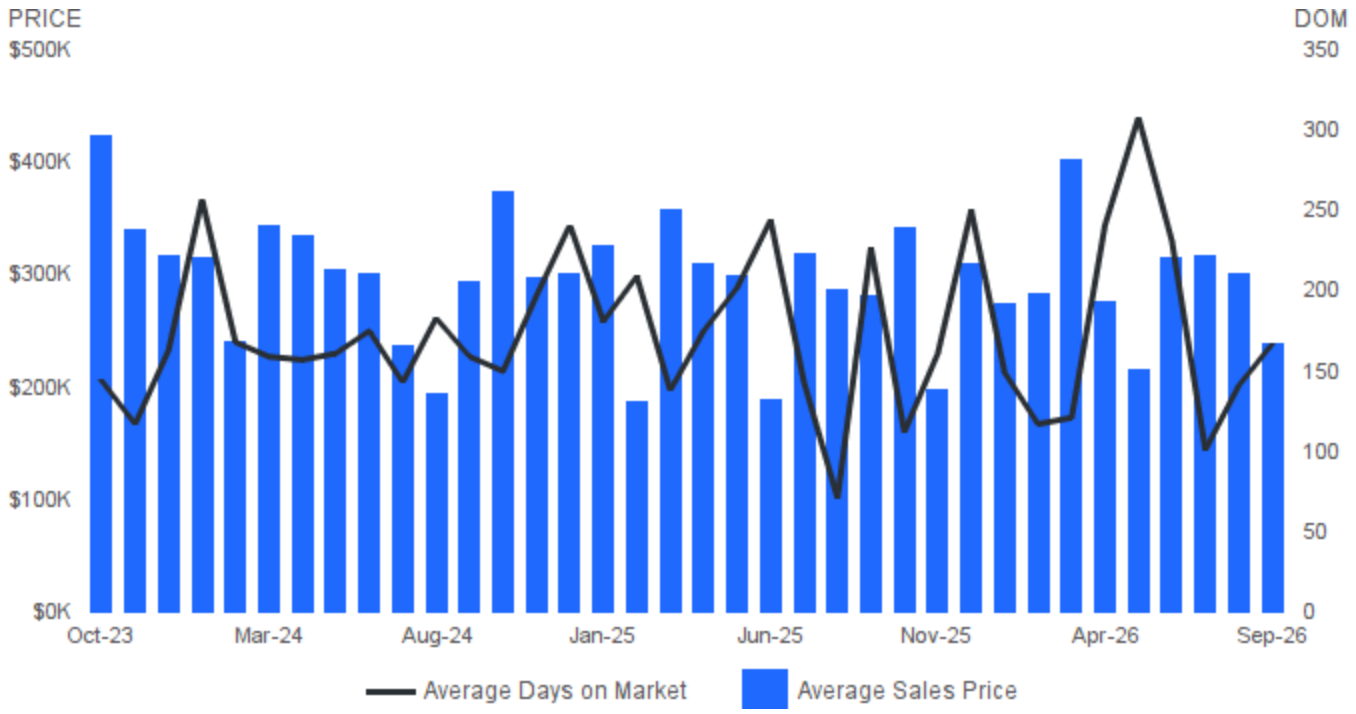
Median Sales Price | Price of the ""middle"" property sold -an equal number of sales were above and below this price.
Number of Sales | Number of properties sold.



AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

September 2026 | 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

September 2026 | Condo

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

September 2026 | Condo

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

September 2026 | Condo

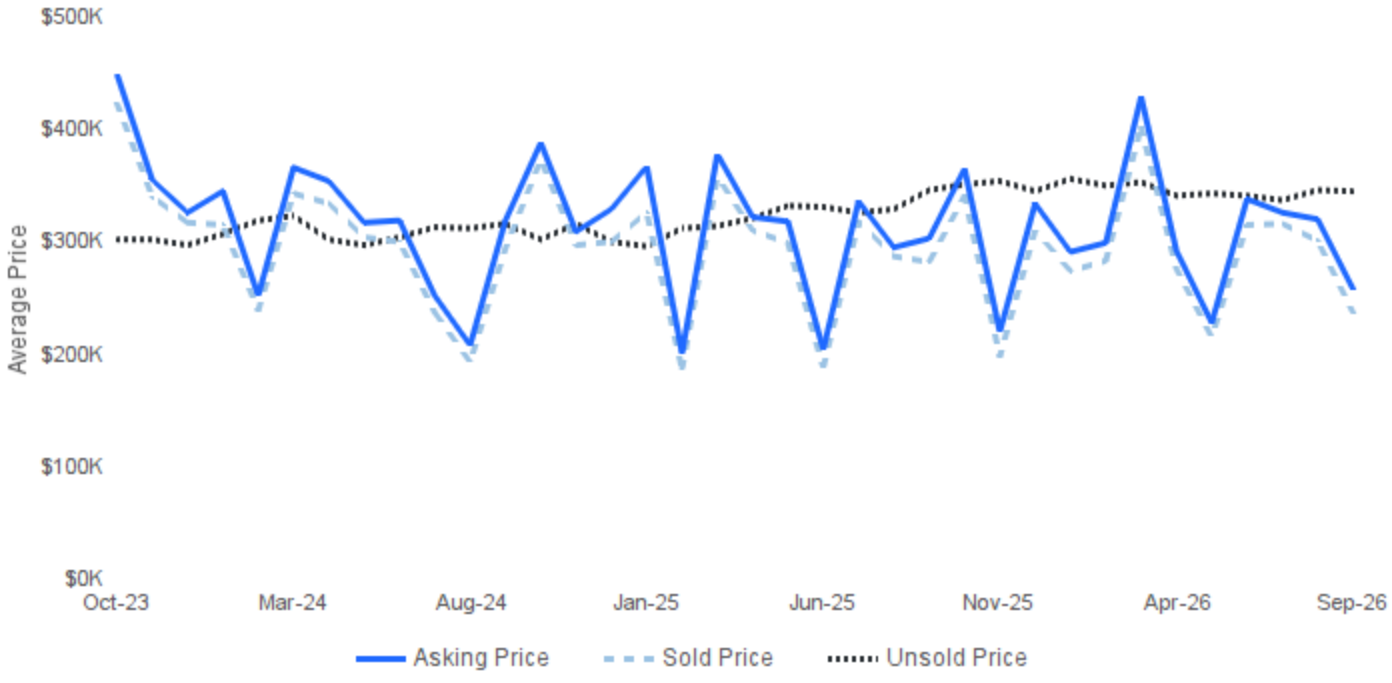
Properties for Sale | Number of properties listed for sale at the end of month.
Sold Properties | Number of properties sold.



AVERAGE ASKING/SOLD/UNSOLD PRICE

September 2026 | Condo

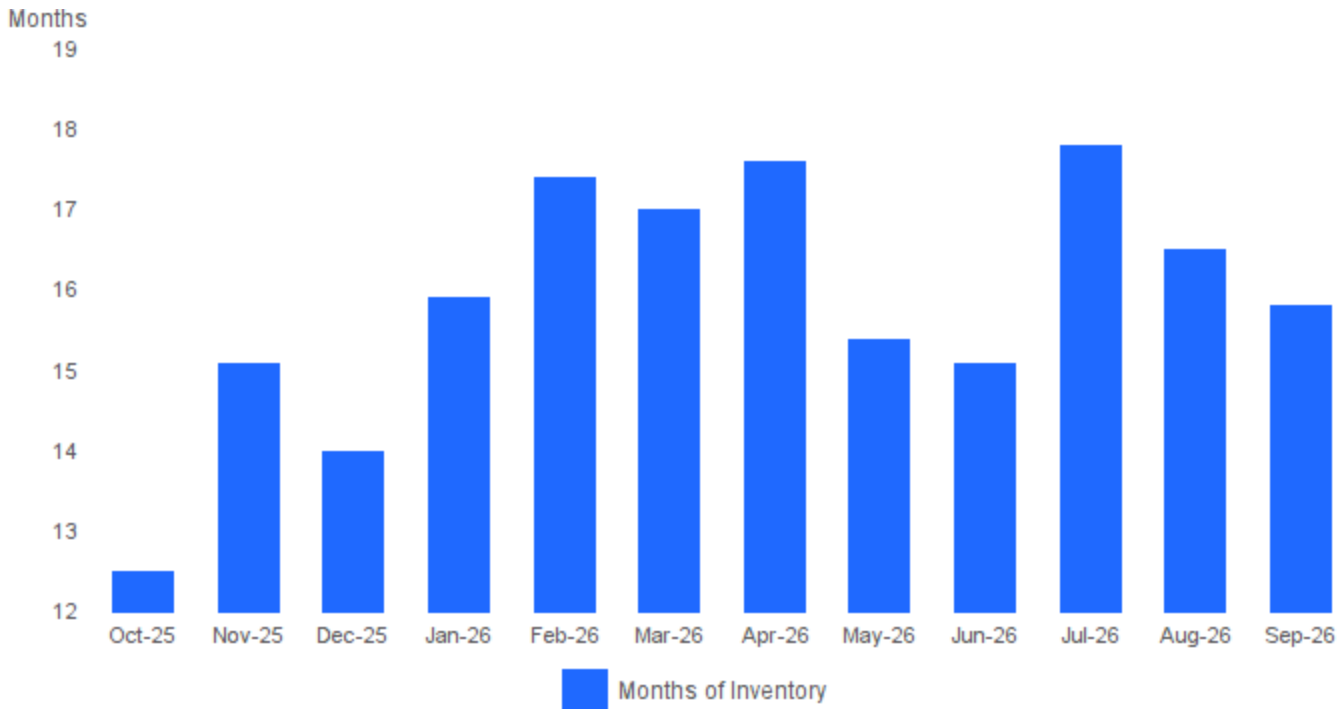
Asking Price | the average asking price of sold properties
Sold Price | the average selling price
Unsold Price | the average active list price



ABSORPTION RATE

September 2026 | Condo

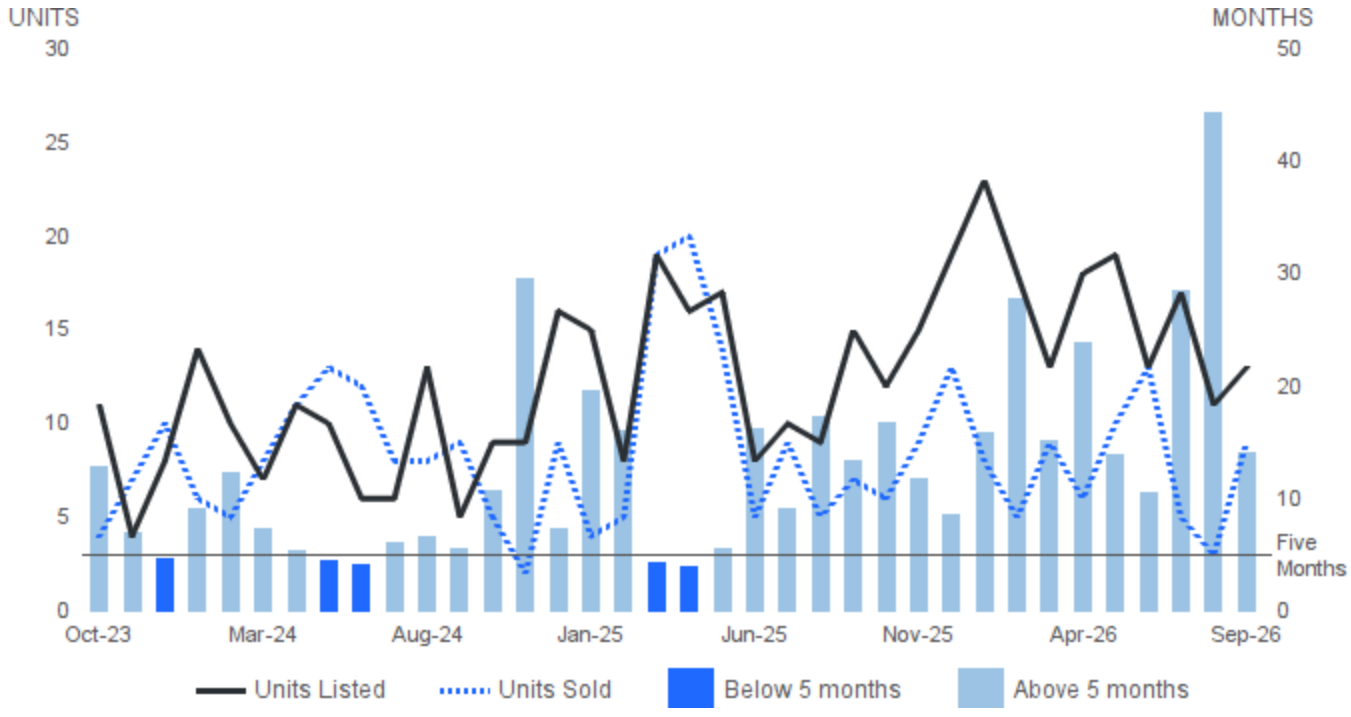
Absorption Rate | Looks at the past year's monthly supply of inventory. In a normal market there should be a 6 month supply. The higher the rate above 6 the more aggressive a seller has to be with the competition; price and having a picture perfect property.



MONTHS SUPPLY OF INVENTORY

September 2026 | Condo

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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