COLDWELL BANKER

U.S. VIRGIN ISLANDS

# AREA REPORT

## ST. CROIX

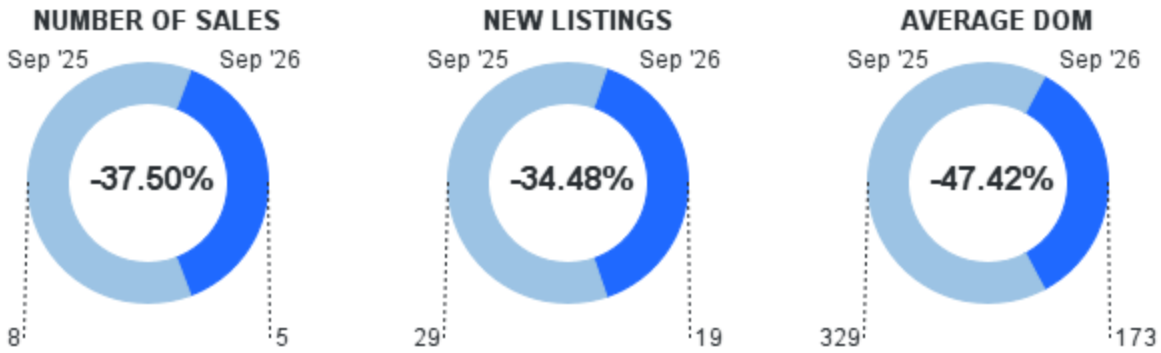
SEPTEMBER 2026 | LOTS/ACRES

COLDWELL BANKER
ISLAND AFFILIATES

## ST. CROIX | September 2026

REAL ESTATE SNAPSHOT - Change since this time last year

Lots/Acres




**16.67%**

**MEDIAN SALES PRICE**
LOTS/ACRES

**-93.67%**

**AVERAGE SALES PRICE**
LOTS/ACRES

**24.07%**

**MEDIAN LIST PRICE (SOLD LISTINGS)**
LOTS/ACRES

**-93.10%**

**AVERAGE LIST PRICE (SOLD LISTINGS)**
LOTS/ACRES

Sep '25 Sep '26

# AREA REPORT
## ST. CROIX

## FULL MARKET SUMMARY

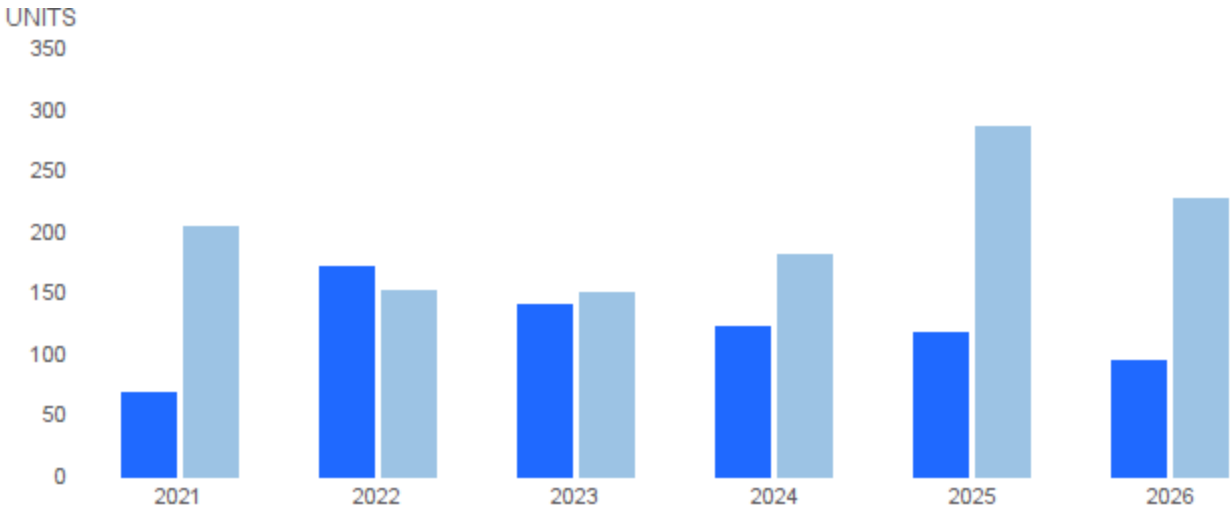
September 2026 | Lots/Acres

| | Month to Date | | | Year to Date | | |
|---|---|---|---|---|---|---|
| | September 2026 | September 2025 | % Change | YTD 2026 | YTD 2025 | % Change |
| New Listings | 19 | 29 | -34.48% | 227 | 201 | 12.94% |
| Sold Listings | 5 | 8 | -37.5% | 95 | 86 | 10.47% |
| Median List Price (Solds) | $67,000 | $54,000 | 24.07% | $60,000 | $60,000 | 0% |
| Median Sold Price | $63,000 | $54,000 | 16.67% | $54,000 | $57,750 | -6.49% |
| Median Days on Market | 156 | 171 | -8.77% | 208 | 197 | 5.58% |
| Average List Price (Solds) | $156,800 | $2,272,062 | -93.1% | $119,418 | $298,320 | -59.97% |
| Average Sold Price | $142,900 | $2,259,062 | -93.67% | $105,413 | $288,427 | -63.45% |
| Average Days on Market | 173 | 329 | -47.42% | 303 | 252 | 20.24% |
| List/Sold Price Ratio | 91.6% | 94% | -2.55% | 89.6% | 89.7% | -0.16% |

## SOLD AND NEW PROPERTIES (UNITS)

September 2026 | Lots/Acres

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

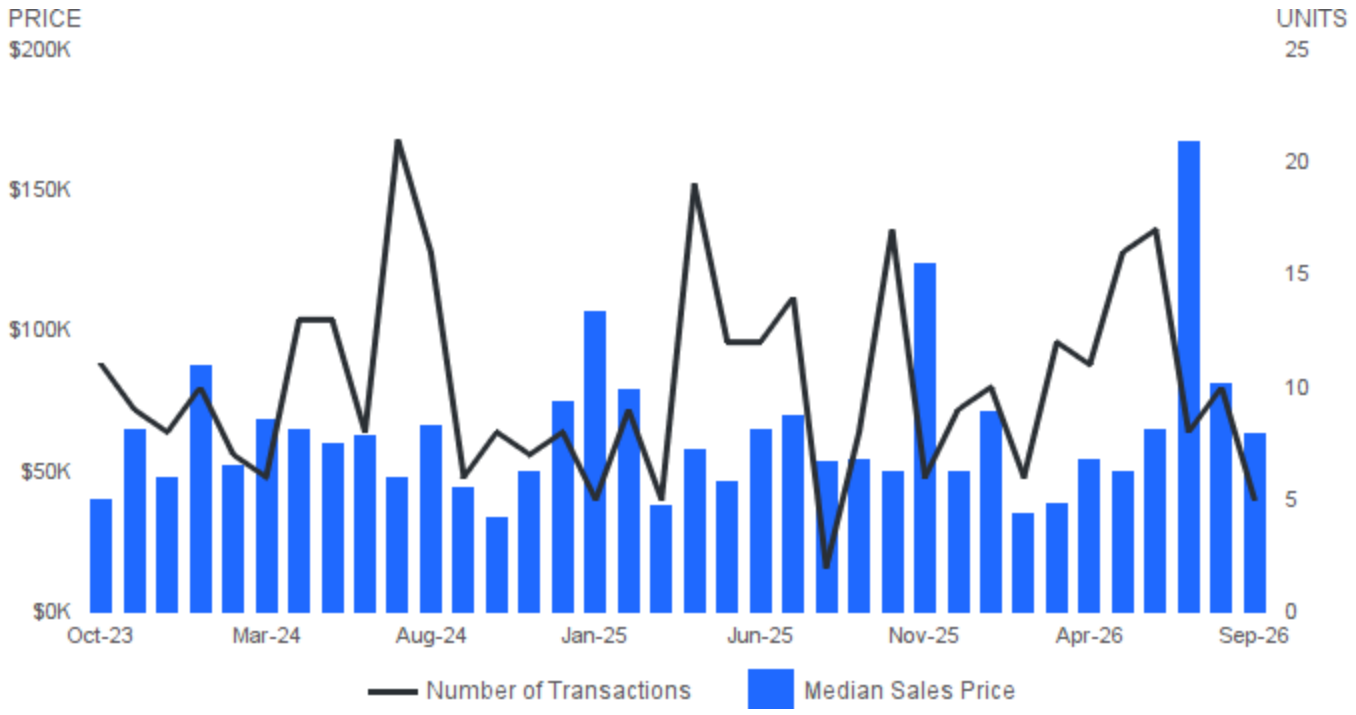



| | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 |
|---|---|---|---|---|---|---|
| Sold Properties | 68 | 172 | 141 | 123 | 118 | 95 |
| New Properties | 204 | 152 | 150 | 181 | 286 | 227 |
| Sold Volume | $6.56M | $18.34M | $14.18M | $11.00M | $28.41M | $10.01M |
| Listing Volume | $50.17M | $55.57M | $17.71M | $51.43M | $50.72M | $50.41M |
| Median Sale Price | $62K | $58K | $55K | $55K | $57K | $54K |

## MEDIAN SALES PRICE AND NUMBER OF SALES

September 2026 | Lots/Acres

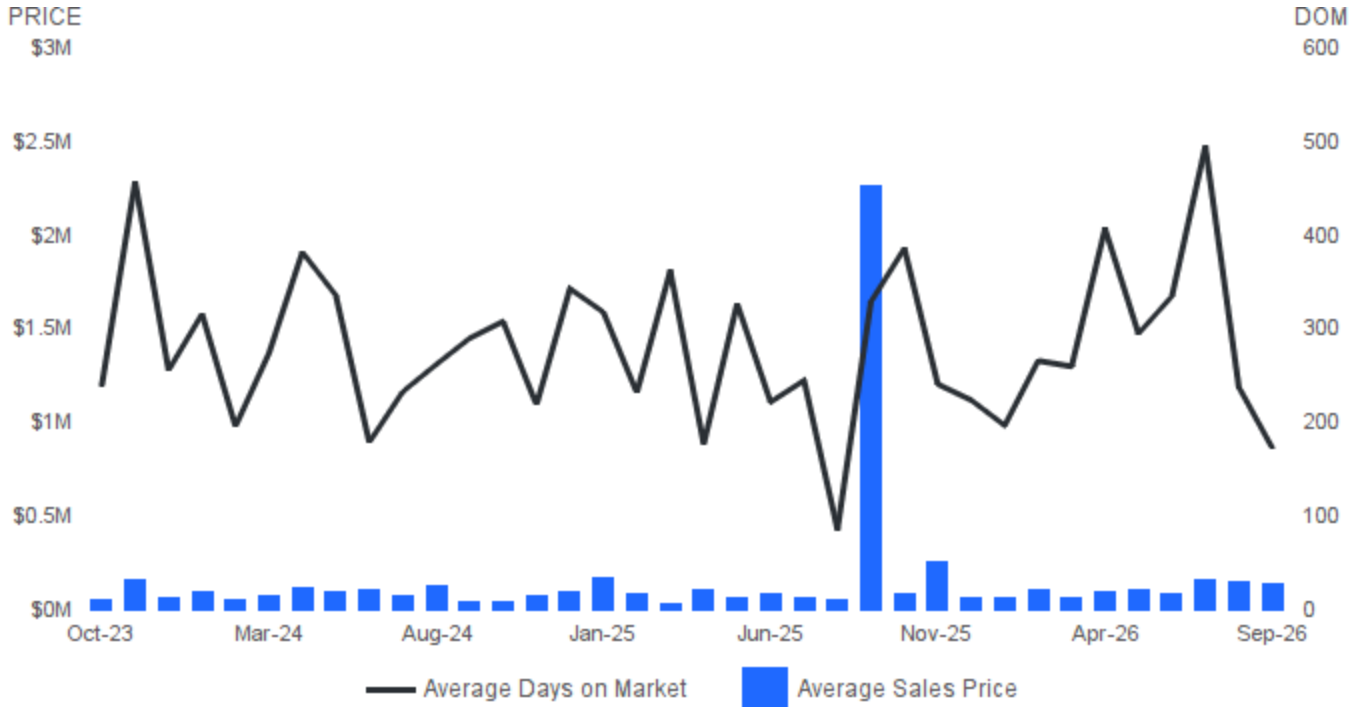
**Median Sales Price** | Price of the ""middle"" property sold -an equal number of sales were above and below this price.
**Number of Sales** | Number of properties sold.




## AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

September 2026 | Lots/Acres

**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 | Lots/Acres

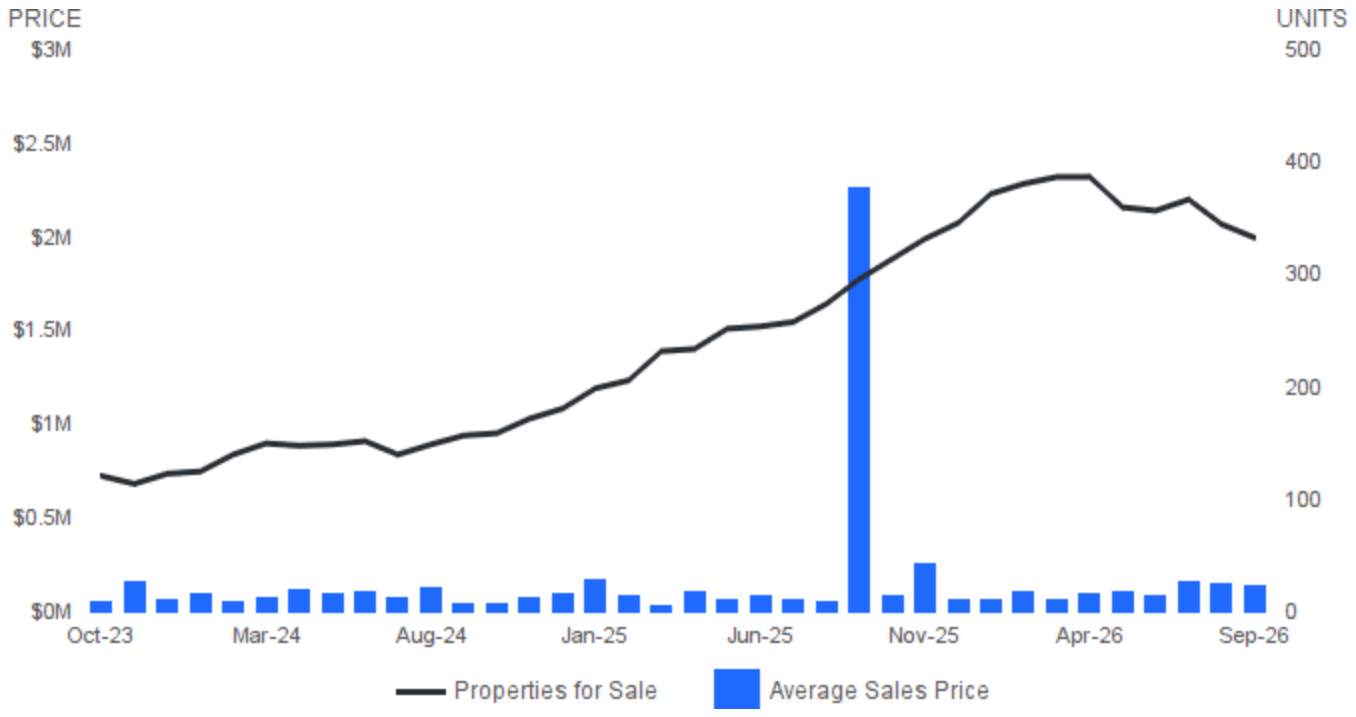
**Sale Price as a Percentage of Original Price** | Average sale price of property as percentage of final list price.




## AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

September 2026 | Lots/Acres

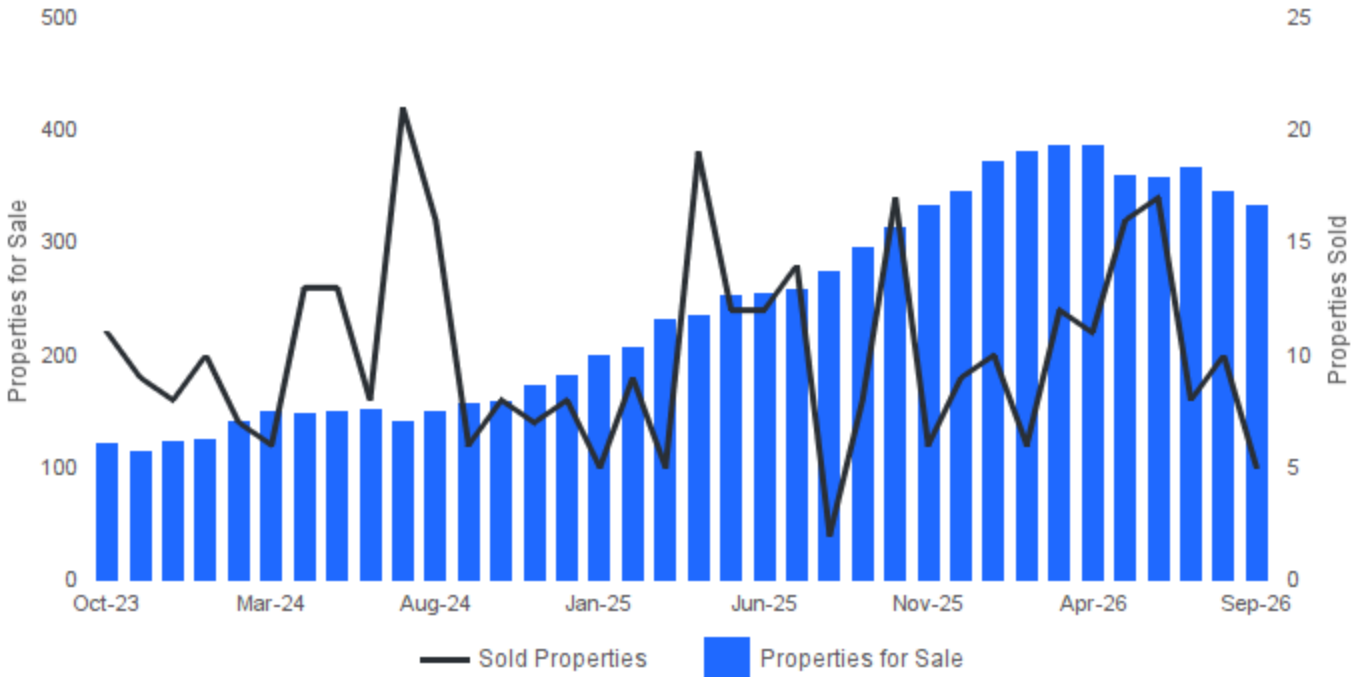
**Average Sales Price** | Average sales price for all properties sold.
**Properties for Sale** | Number of properties listed for sale at the end of month.



# PROPERTIES FOR SALE AND SOLD PROPERTIES

September 2026 | Lots/Acres

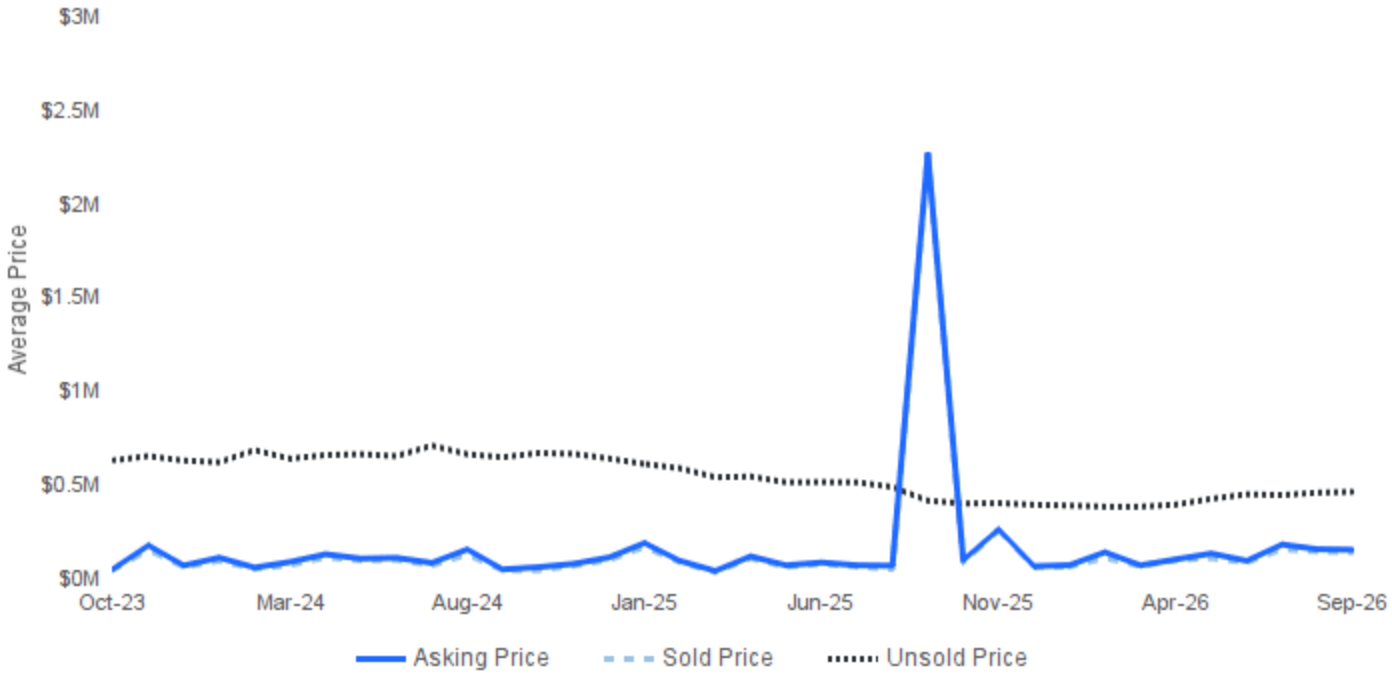
**Properties for Sale** | Number of properties listed for sale at the end of month.
**Sold Properties** | Number of properties sold.




# AVERAGE ASKING/SOLD/UNSOLD PRICE

September 2026 | Lots/Acres

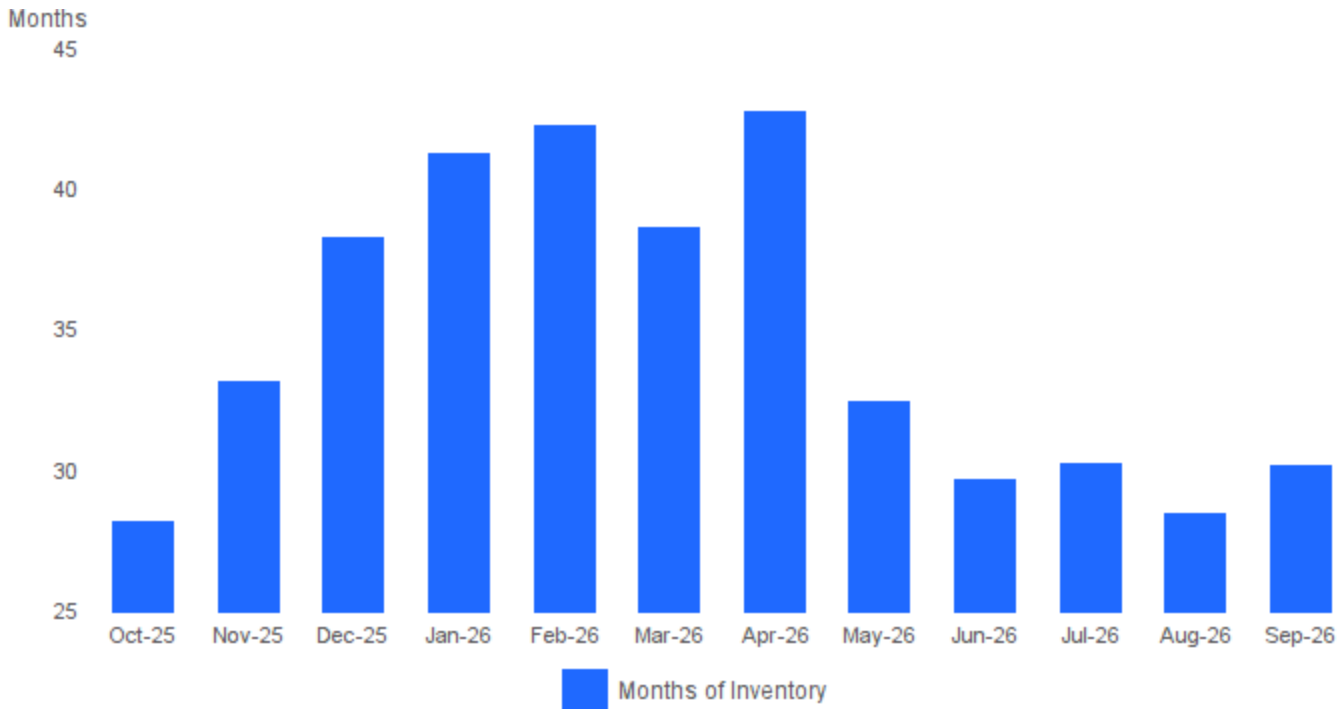
**Asking Price** | the average asking price of sold properties
**Sold Price** | the average selling price
**Unsold Price** | the average active list price



# ABSORPTION RATE

September 2026 | Lots/Acres

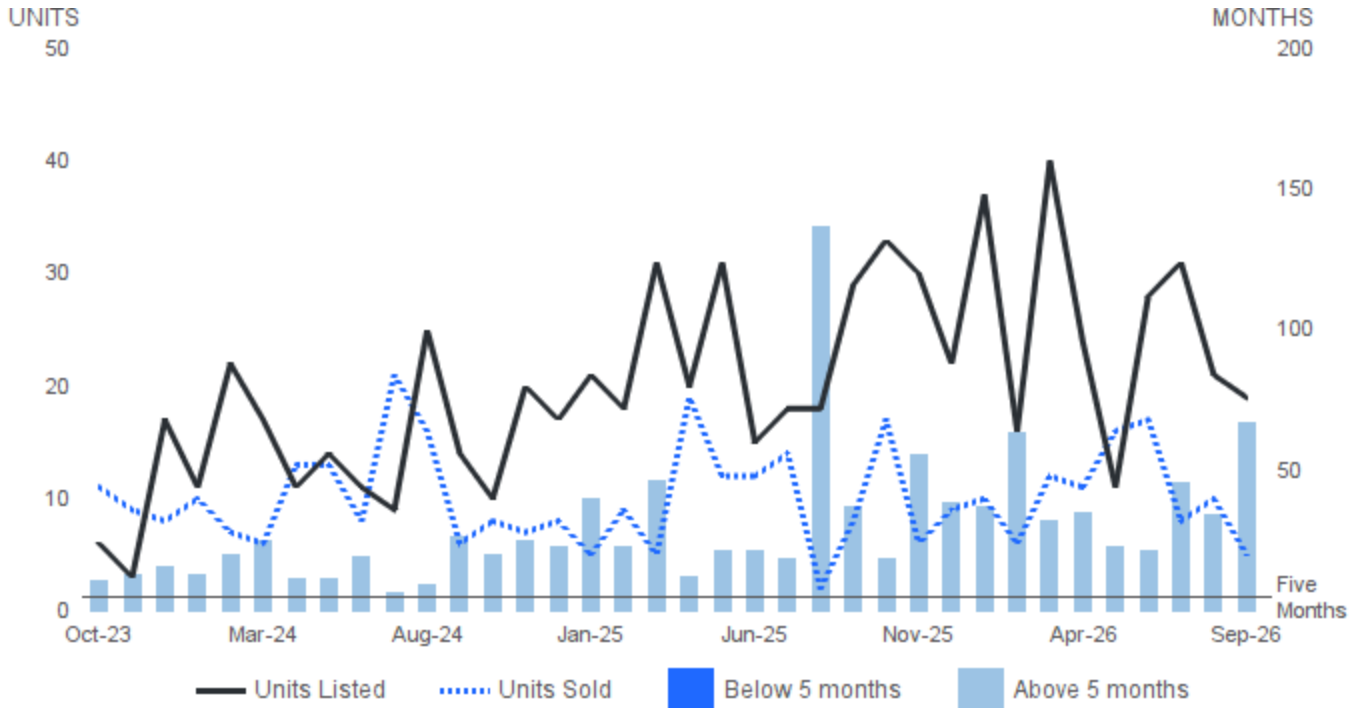
**Absorption Rate** | Looks at the past year's monthly supply of inventory. In a normal market there should be a 6 month supply. The higher the rate above 6 the more aggressive a seller has to be with the competition; price and having a picture perfect property.




# MONTHS SUPPLY OF INVENTORY

September 2026 | Lots/Acres

**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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