COLDWELL BANKER

U.S. VIRGIN ISLANDS

REAL ESTATE REPORT

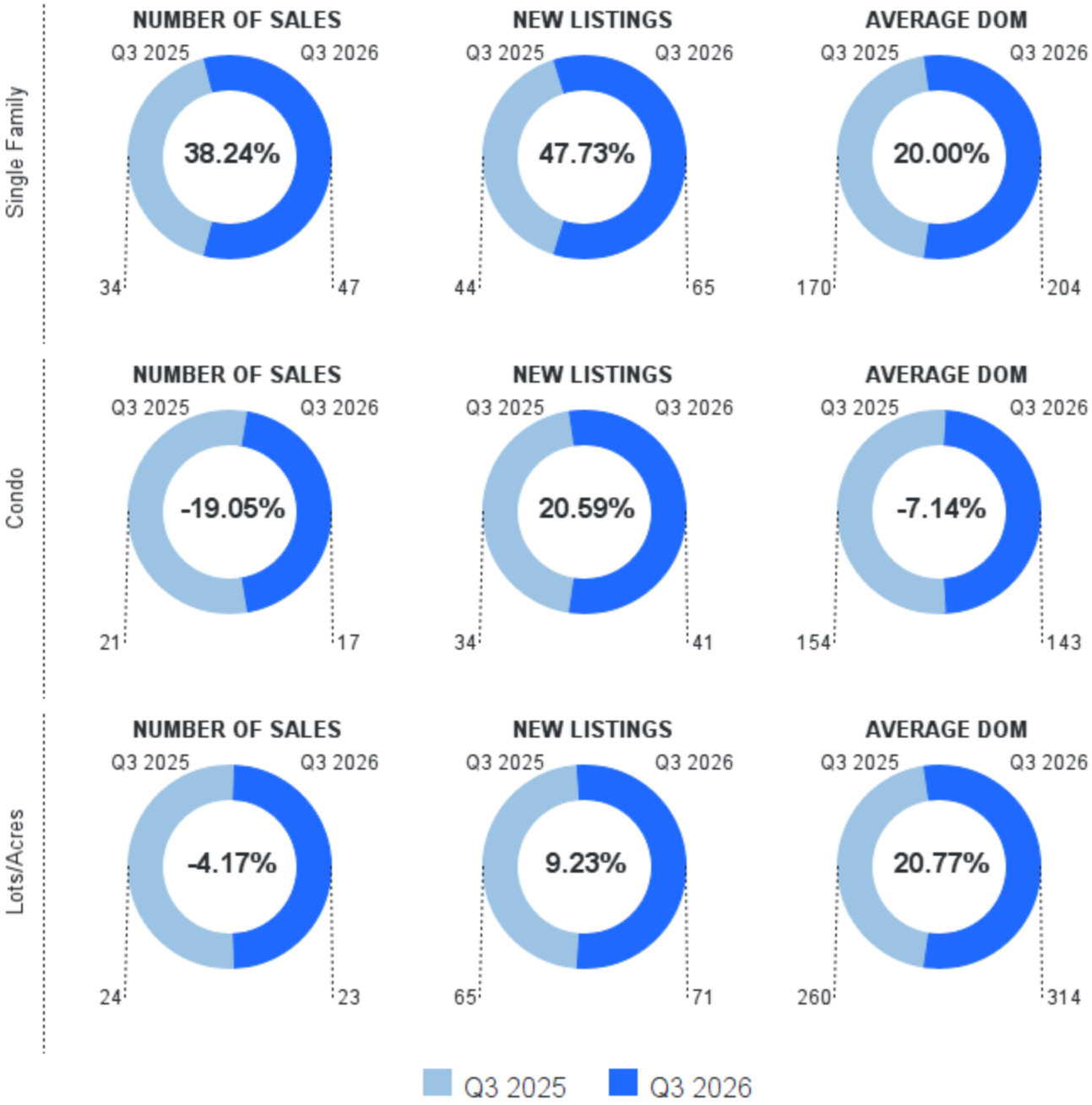
Q3 2026

ST. CROIX

COLDWELL BANKER
ISLAND AFFILIATES

ST. CROIX | Q3 2026

REAL ESTATE SNAPSHOT - Change since this time last year



REAL ESTATE SNAPSHOT

ST. CROIX

Q3 2026

16.36% PROPERTIES SOLD ALL PROPERTY TYPES	-9.79% AVERAGE SOLD PRICE ALL PROPERTY TYPES	-11.18% MEDIAN SOLD PRICE ALL PROPERTY TYPES
35.90% NEW LISTINGS ALL PROPERTY TYPES	-8.22% AVERAGE LIST PRICE ALL PROPERTY TYPES	-5.00% MEDIAN LIST PRICE ALL PROPERTY TYPES
-0.94% LIST/SELL PRICE RATIO ALL PROPERTY TYPES	14.63% AVERAGE DAYS ON MARKET ALL PROPERTY TYPES	26.72% MEDIAN DAYS ON MARKET ALL PROPERTY TYPES

	New Listings		%	Properties Sold		%	Median Sold Price		%	Median DOM		%
	Q3 2026	Q3 2025	Change	Q3 2026	Q3 2025	Change	Q3 2026	Q3 2025	Change	Q3 2026	Q3 2025	Change
St. Croix	176	143	23%	86	79	8.86%	$300 K	$275 K	9.02%	174	140	24%
Single Family	65	44	48%	47	34	38%	$435 K	$583 K	-25%	178	143	24%
Condo	41	34	21%	17	21	-19%	$270 K	$259 K	4.25%	103	121	-15%
	0	0		0	0		$0	$0		0	0	
Total	176	143	23%	86	79	8.86%	$300 K	$275 K	9.02%	174	140	24%
Single Family	65	44	48%	47	34	38%	$435 K	$583 K	-25%	178	143	24%
Condo	41	34	21%	17	21	-19%	$270 K	$259 K	4.25%	103	121	-15%
	0	0		0	0		$0	$0		0	0	

REAL ESTATE SNAPSHOT

ST. CROIX

MARKET OVERVIEW

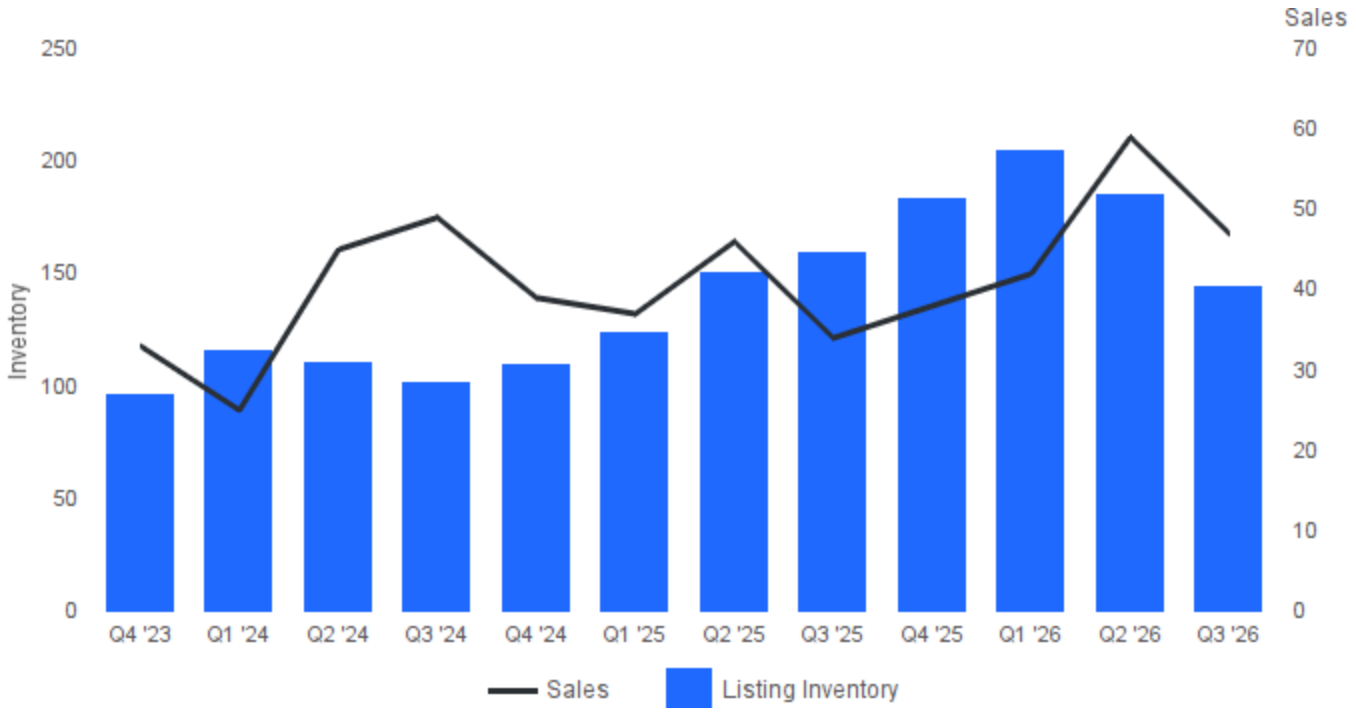
Q3 2026 | Single Family

38.24% PROPERTIES SOLD SINGLE FAMILY	-18.51% AVERAGE SOLD PRICE SINGLE FAMILY	-25.32% MEDIAN SOLD PRICE SINGLE FAMILY
47.73% NEW LISTINGS SINGLE FAMILY	-17.08% AVERAGE LIST PRICE SINGLE FAMILY	-25.27% MEDIAN LIST PRICE SINGLE FAMILY
-1.13% LIST/SELL PRICE RATIO SINGLE FAMILY	20.00% AVERAGE DAYS ON MARKET SINGLE FAMILY	24.48% MEDIAN DAYS ON MARKET SINGLE FAMILY

LISTING INVENTORY AND NUMBER OF SALES

Q3 2026 | Single Family

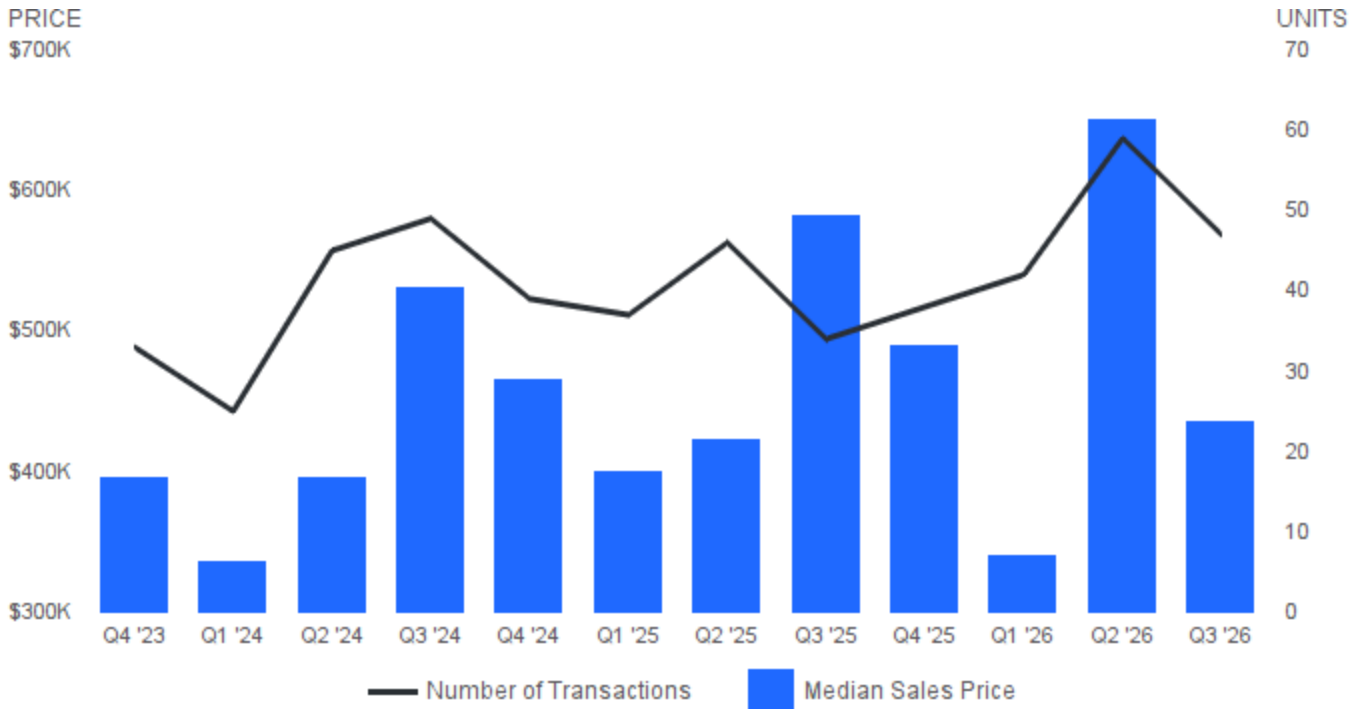
Quarterly inventory of properties for sale along with number of sales



MEDIAN SALES PRICE AND NUMBER OF SALES

Q3 2026 | Single Family

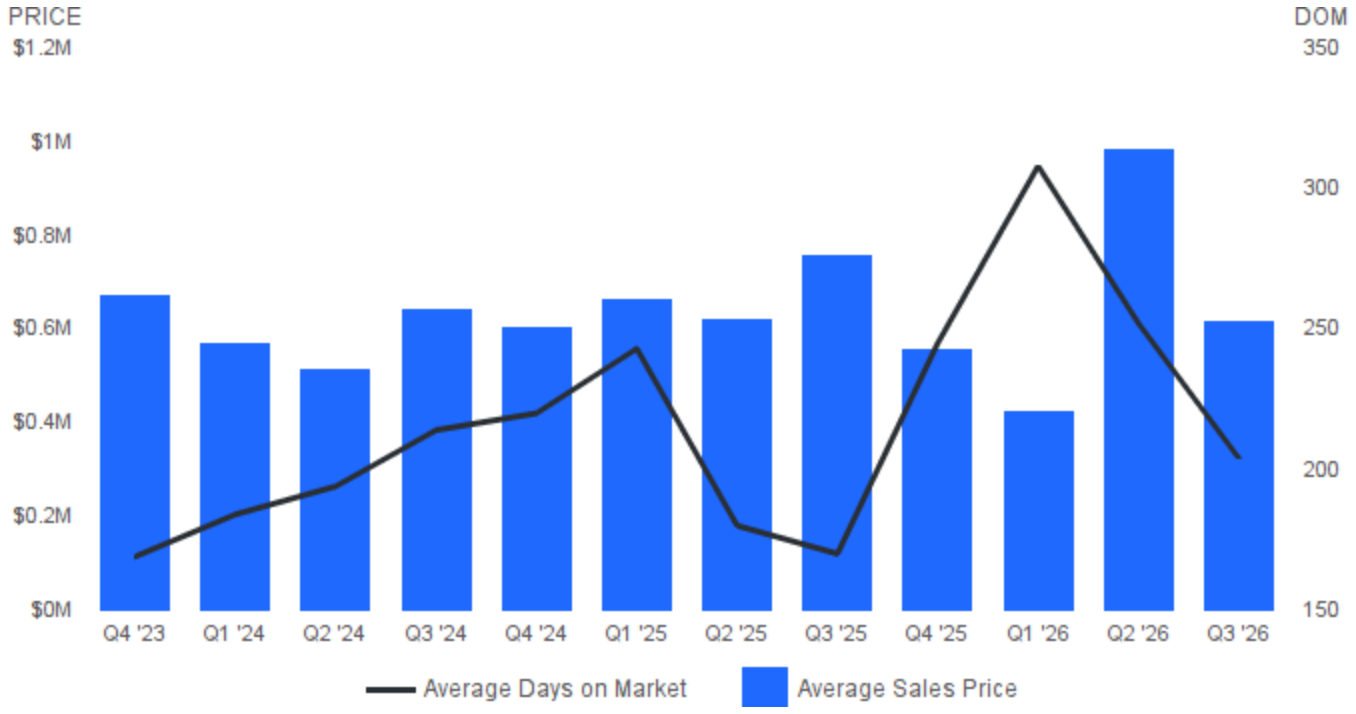
Median Sales Price | Price of the ""middle"" property sold -an equal number of sales were above and below this price.
Number of Sales | Number of properties sold.



AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

Q3 2026 | Single Family

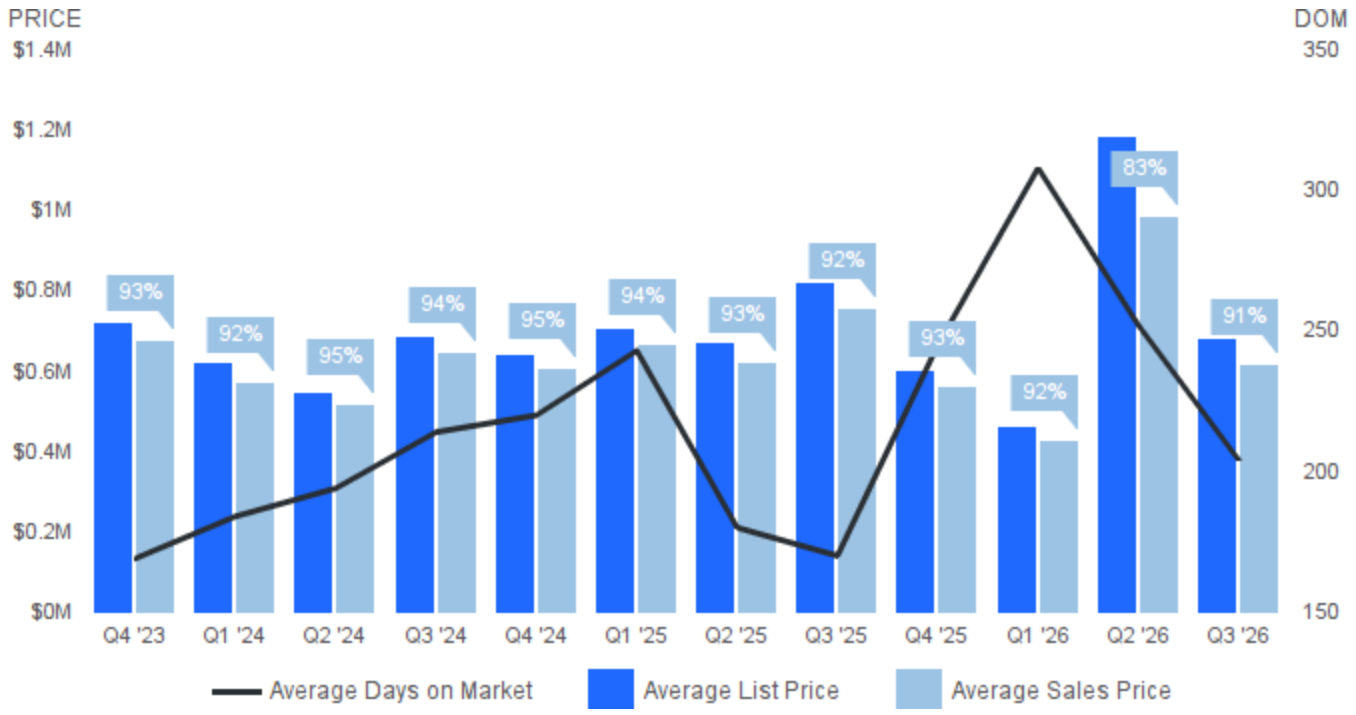
Average Sales Price | Average sales price for all properties sold.
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE & AVERAGE DOM

Q3 2026 | Single Family

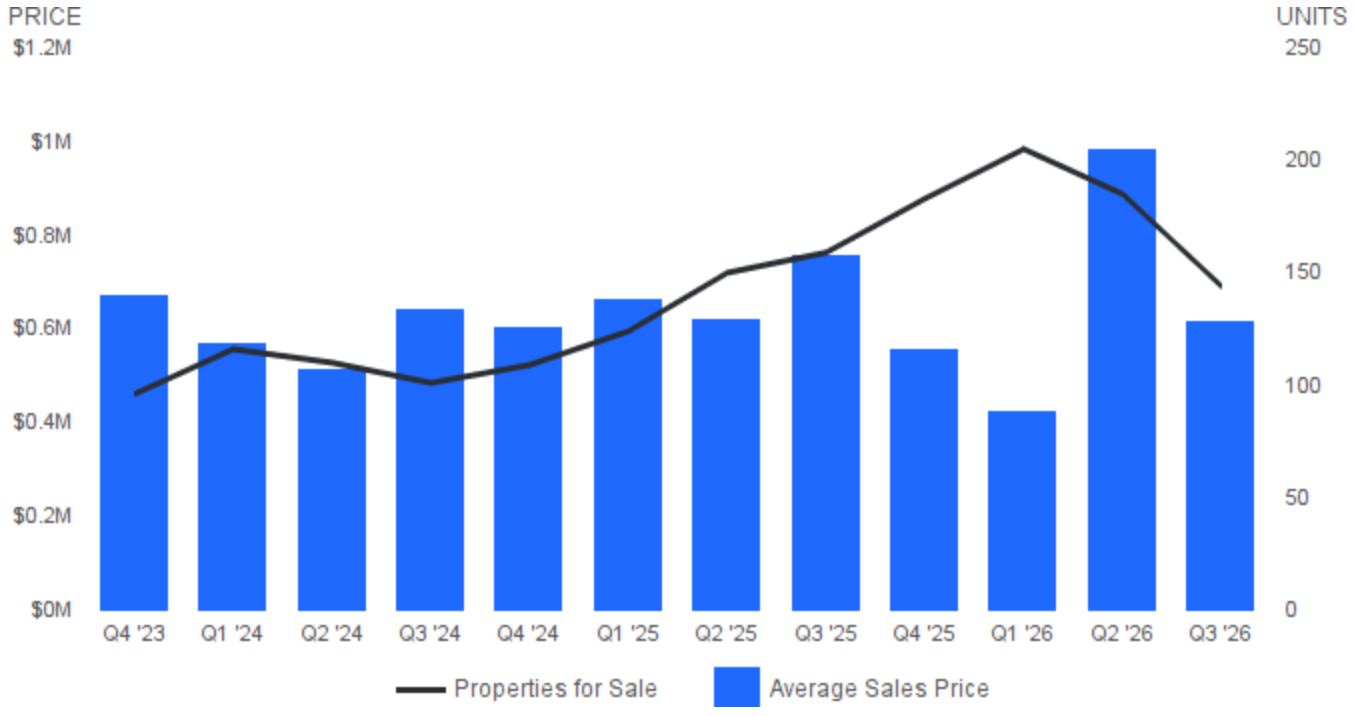
Sale Price as a Percentage of Original Price | Average sale price of property as percentage of final list price.
Average Days on Market | Average days on market for all properties sold.



AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

Q3 2026 | Single Family

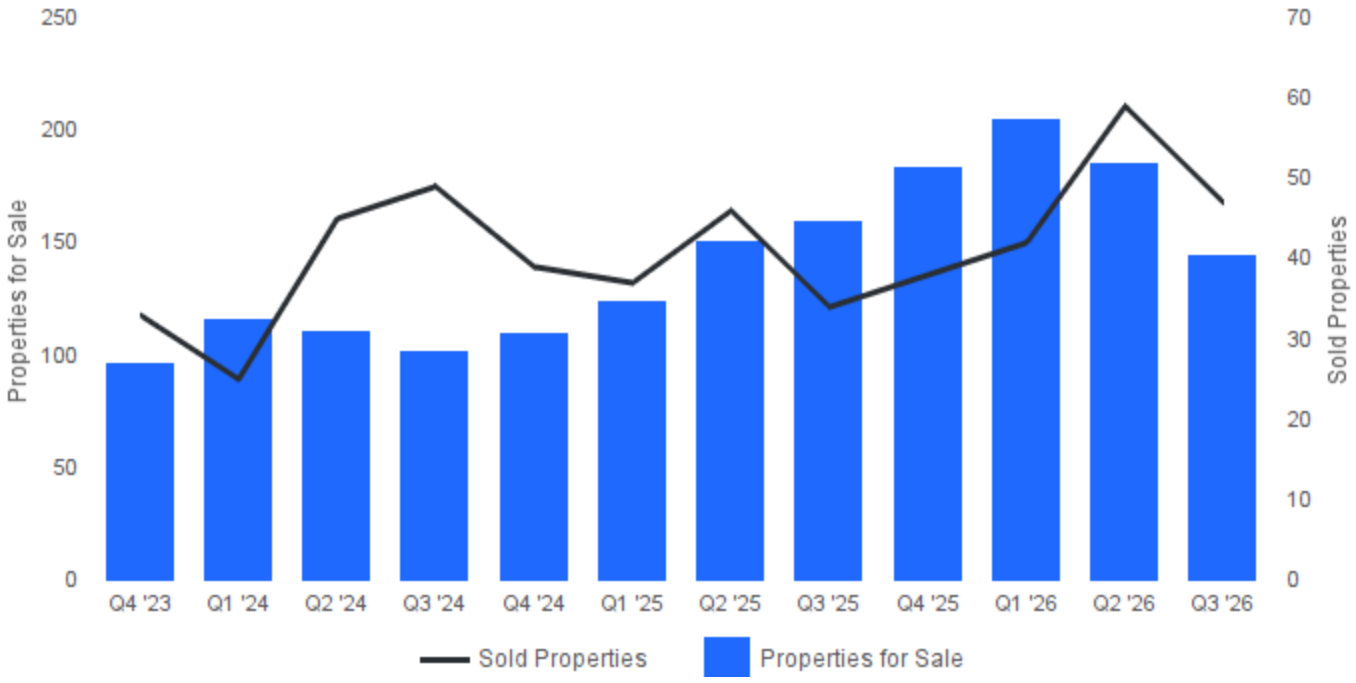
Average Sales Price | Average sales price for all properties sold.
Properties for Sale | Number of properties listed for sale at the end of quarter.



PROPERTIES FOR SALE AND SOLD PROPERTIES

Q3 2026 | Single Family

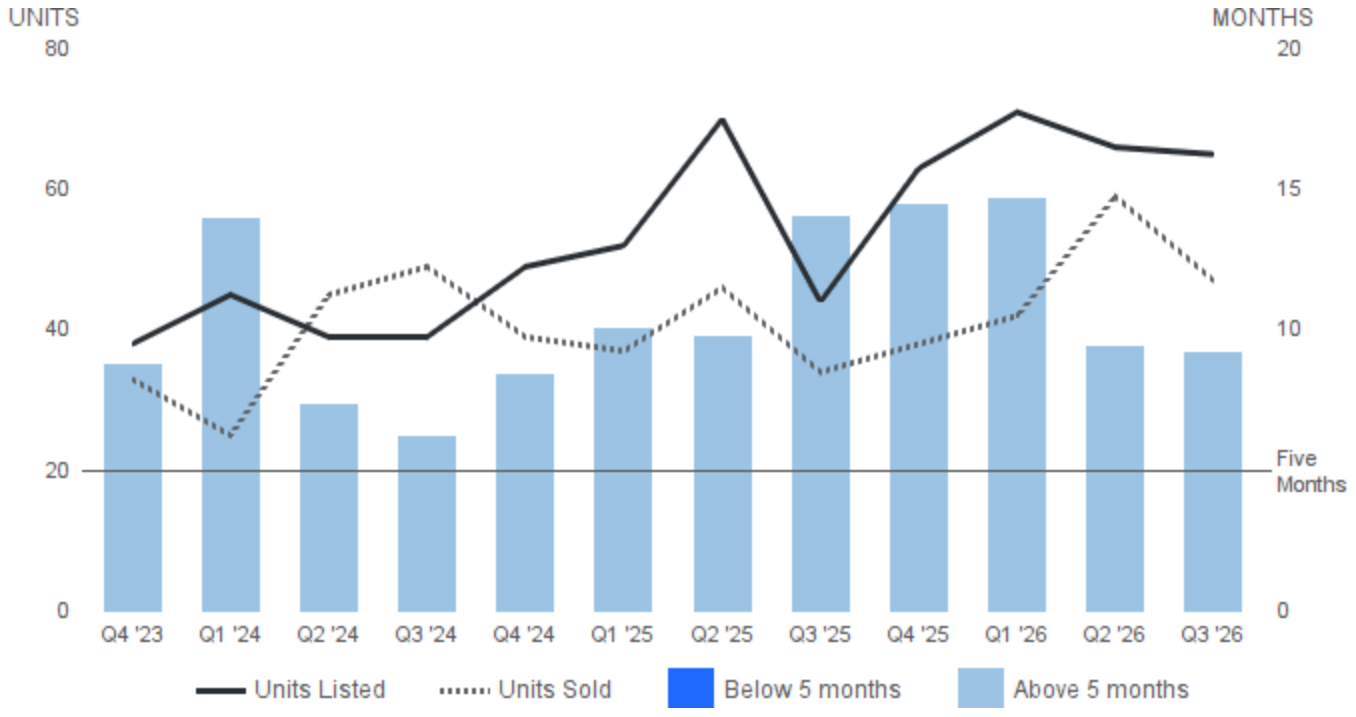
Properties for Sale | Number of properties listed for sale at the end of quarter.
Sold Properties | Number of properties sold.



MONTHS SUPPLY OF INVENTORY

Q3 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.



REAL ESTATE SNAPSHOT

ST. CROIX

MARKET OVERVIEW

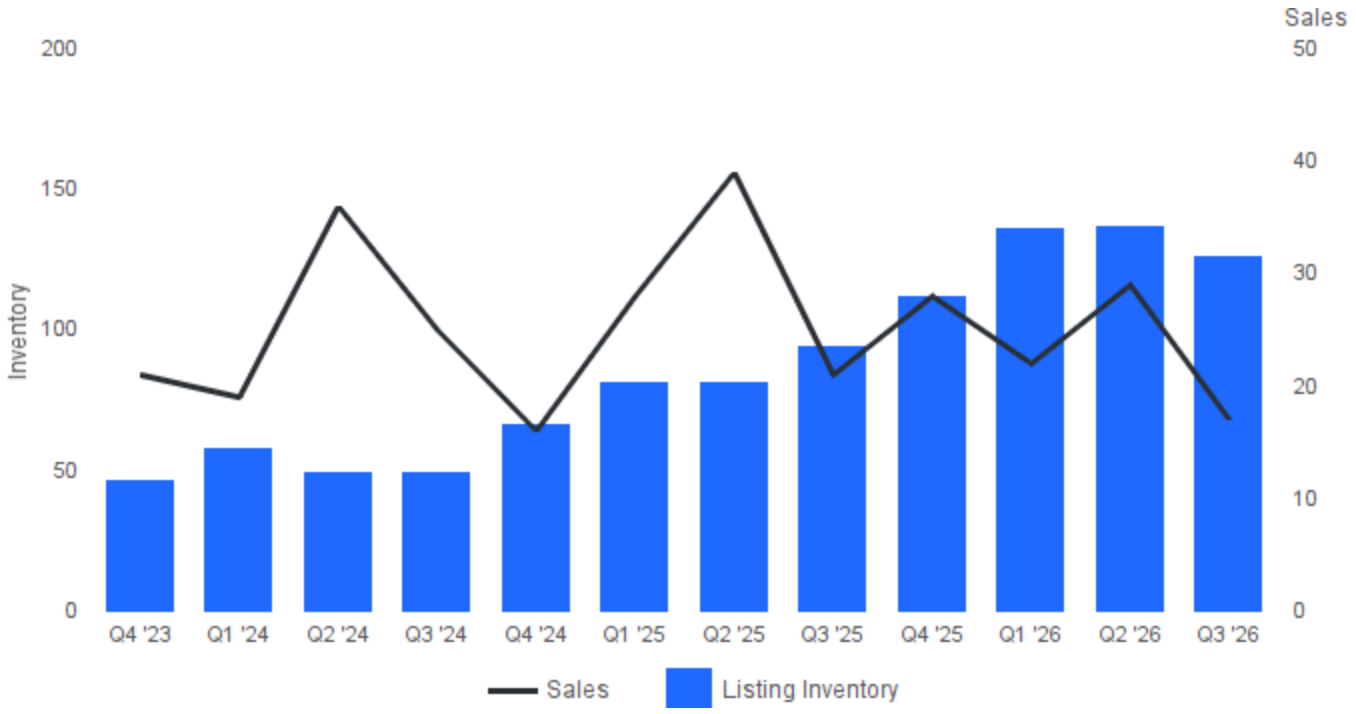
Q3 2026 | Condo

-19.05% PROPERTIES SOLD CONDO	-9.08% AVERAGE SOLD PRICE CONDO	4.25% MEDIAN SOLD PRICE CONDO
20.59% NEW LISTINGS CONDO	-8.53% AVERAGE LIST PRICE CONDO	10.95% MEDIAN LIST PRICE CONDO
0.45% LIST/SELL PRICE RATIO CONDO	-7.14% AVERAGE DAYS ON MARKET CONDO	-14.88% MEDIAN DAYS ON MARKET CONDO

LISTING INVENTORY AND NUMBER OF SALES

Q3 2026 | Condo

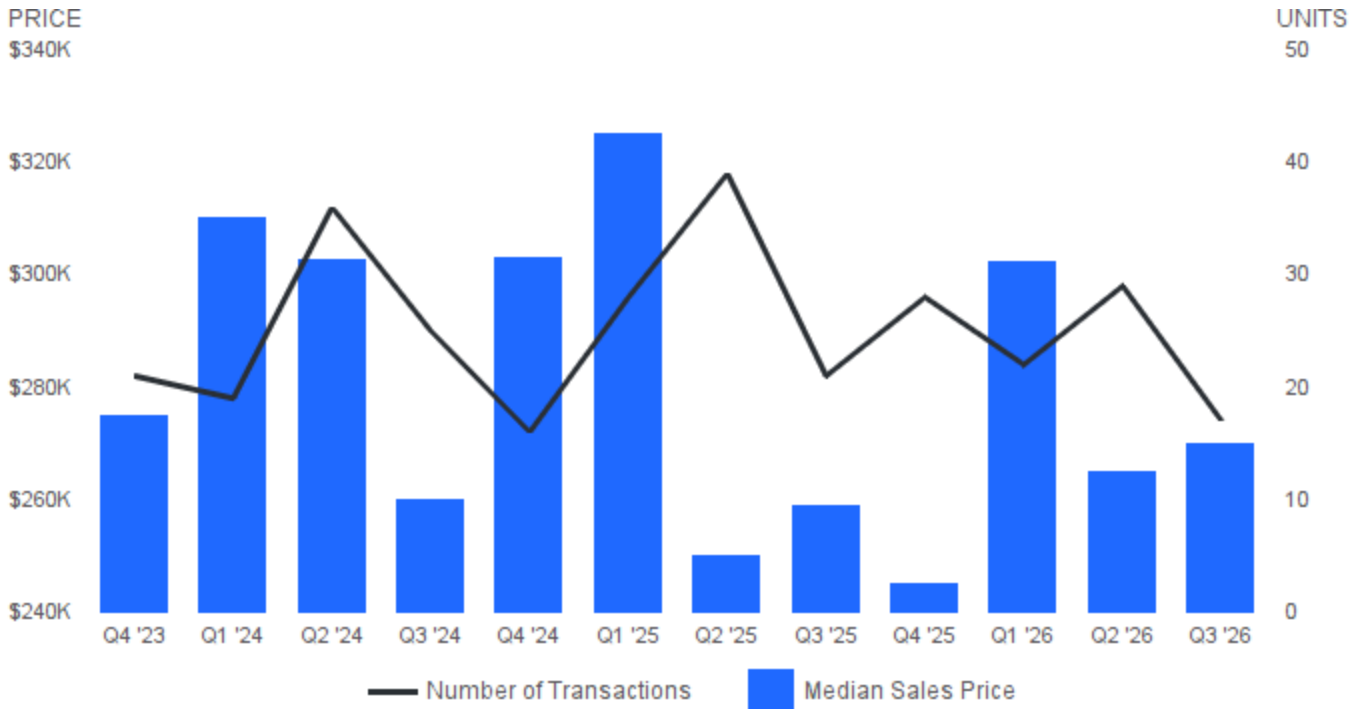
Quarterly inventory of properties for sale along with number of sales



MEDIAN SALES PRICE AND NUMBER OF SALES

Q3 2026 | Condo

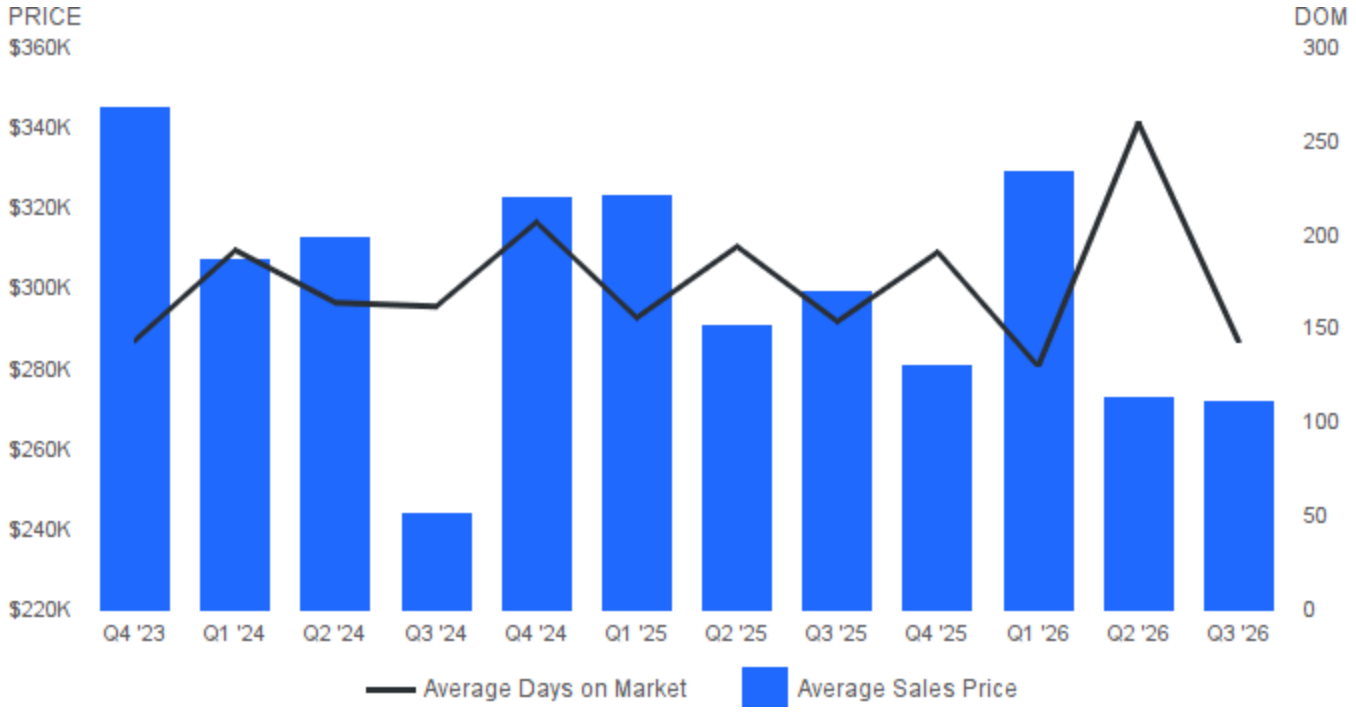
Median Sales Price | Price of the ""middle"" property sold -an equal number of sales were above and below this price.
Number of Sales | Number of properties sold.



AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

Q3 2026 | Condo

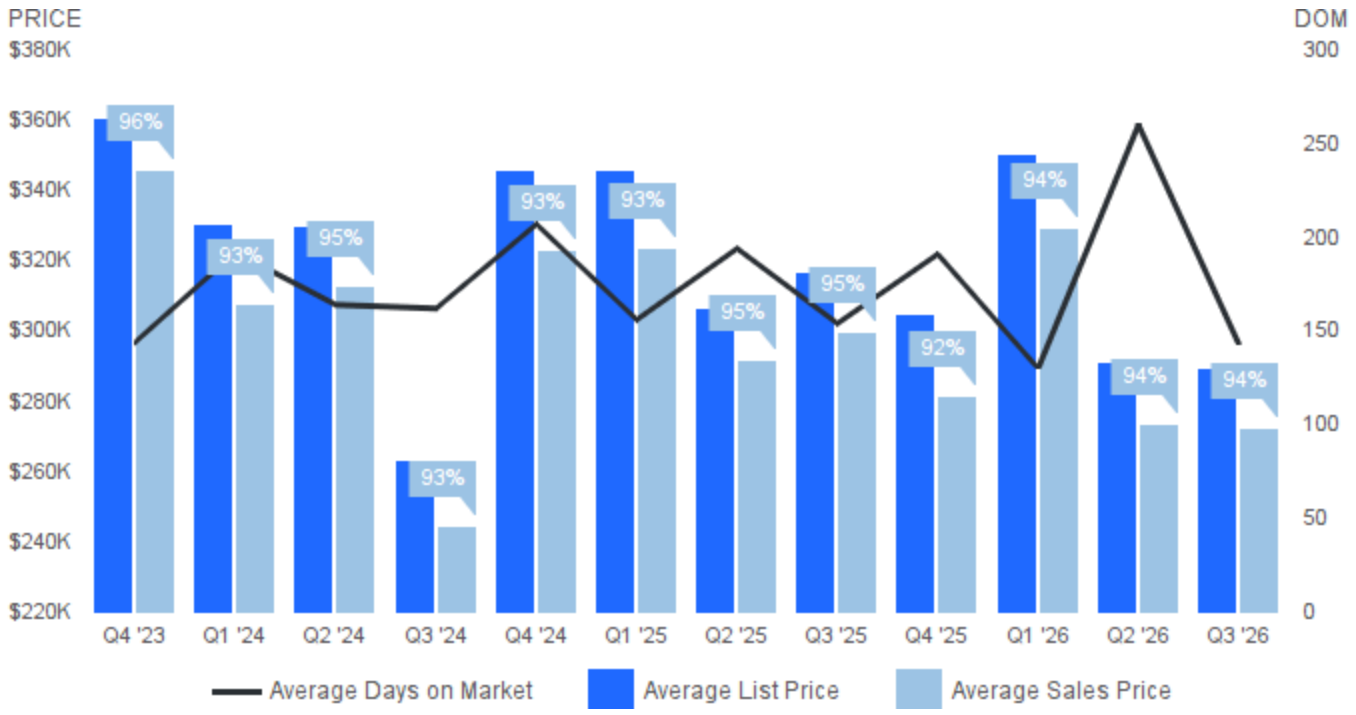
Average Sales Price | Average sales price for all properties sold.
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE & AVERAGE DOM

Q3 2026 | 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

Q3 2026 | Condo

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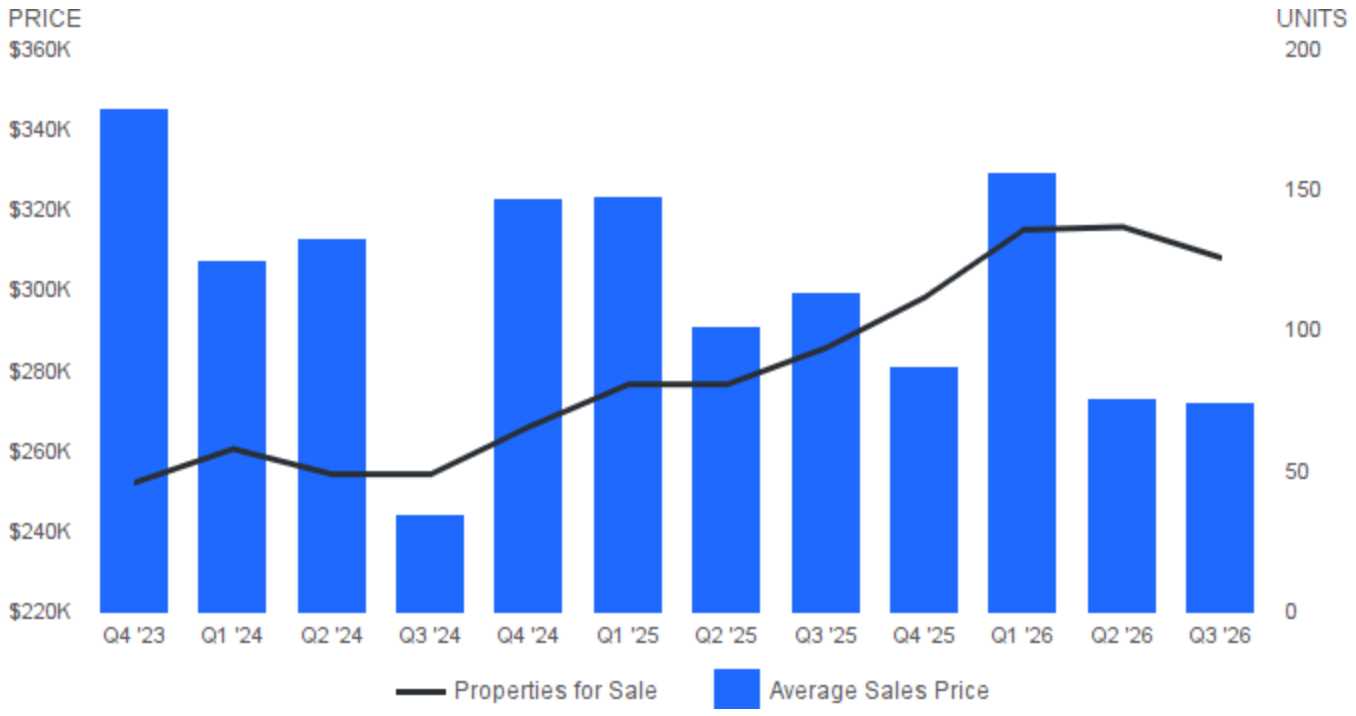
Properties for Sale | Number of properties listed for sale at the end of quarter.



PROPERTIES FOR SALE AND SOLD PROPERTIES

Q3 2026 | Condo

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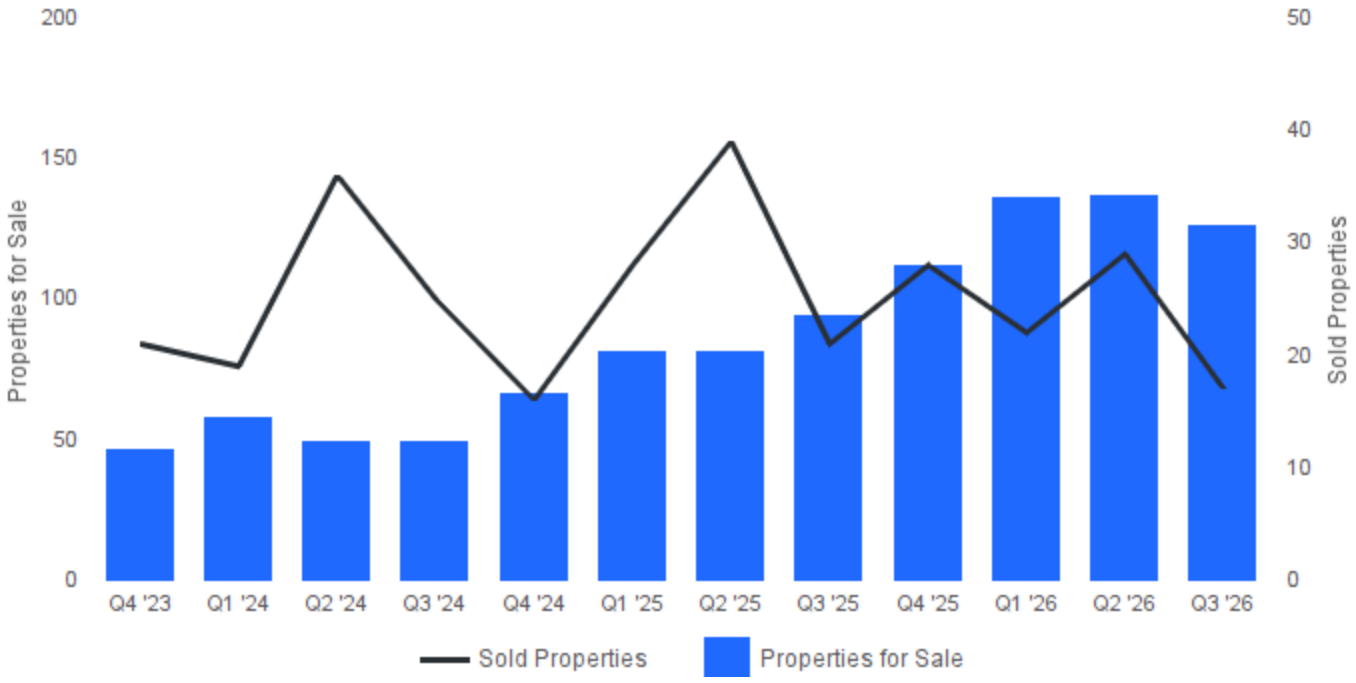


MONTHS SUPPLY OF INVENTORY

Q3 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.



REAL ESTATE SNAPSHOT

ST. CROIX

MARKET OVERVIEW

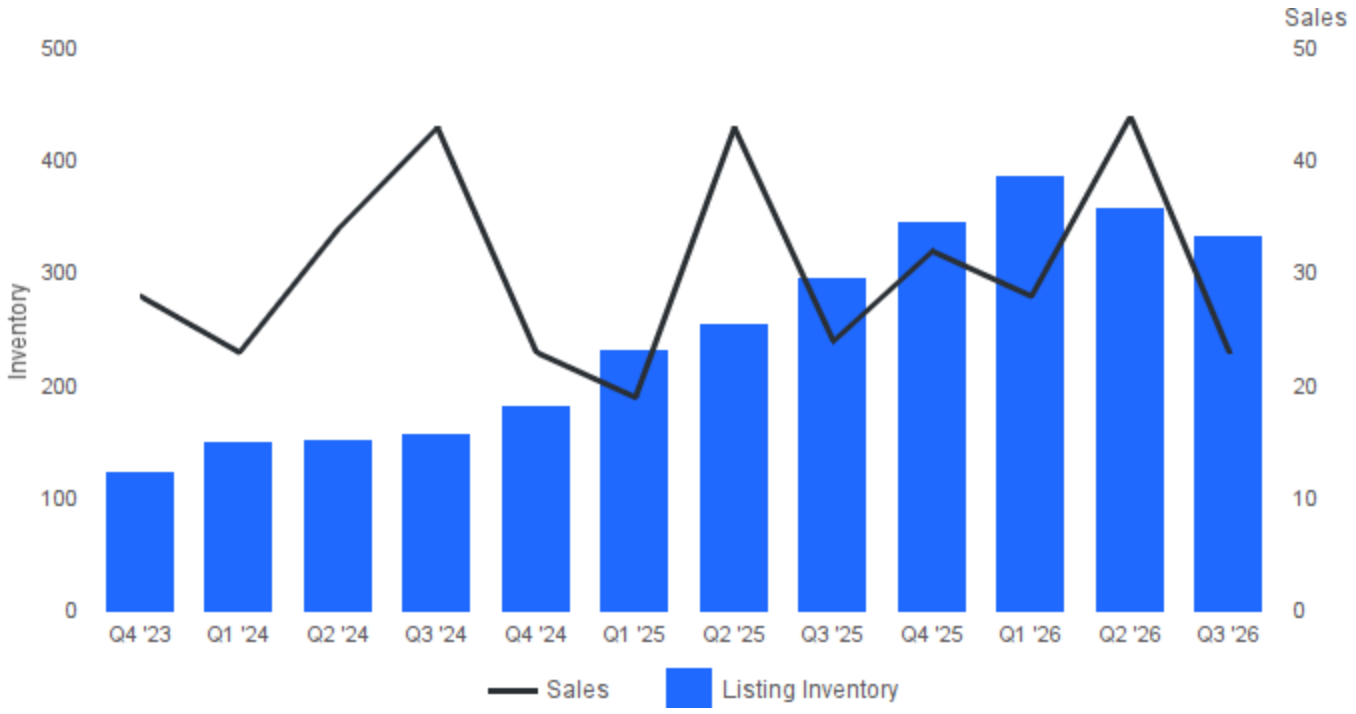
Q3 2026 | Lots/Acres

-4.17% PROPERTIES SOLD LOTS/ACRES	-81.18% AVERAGE SOLD PRICE LOTS/ACRES	0.00% MEDIAN SOLD PRICE LOTS/ACRES
9.23% NEW LISTINGS LOTS/ACRES	-79.21% AVERAGE LIST PRICE LOTS/ACRES	3.45% MEDIAN LIST PRICE LOTS/ACRES
-2.52% LIST/SELL PRICE RATIO LOTS/ACRES	20.77% AVERAGE DAYS ON MARKET LOTS/ACRES	51.75% MEDIAN DAYS ON MARKET LOTS/ACRES

LISTING INVENTORY AND NUMBER OF SALES

Q3 2026 | Lots/Acres

Quarterly inventory of properties for sale along with number of sales



MEDIAN SALES PRICE AND NUMBER OF SALES

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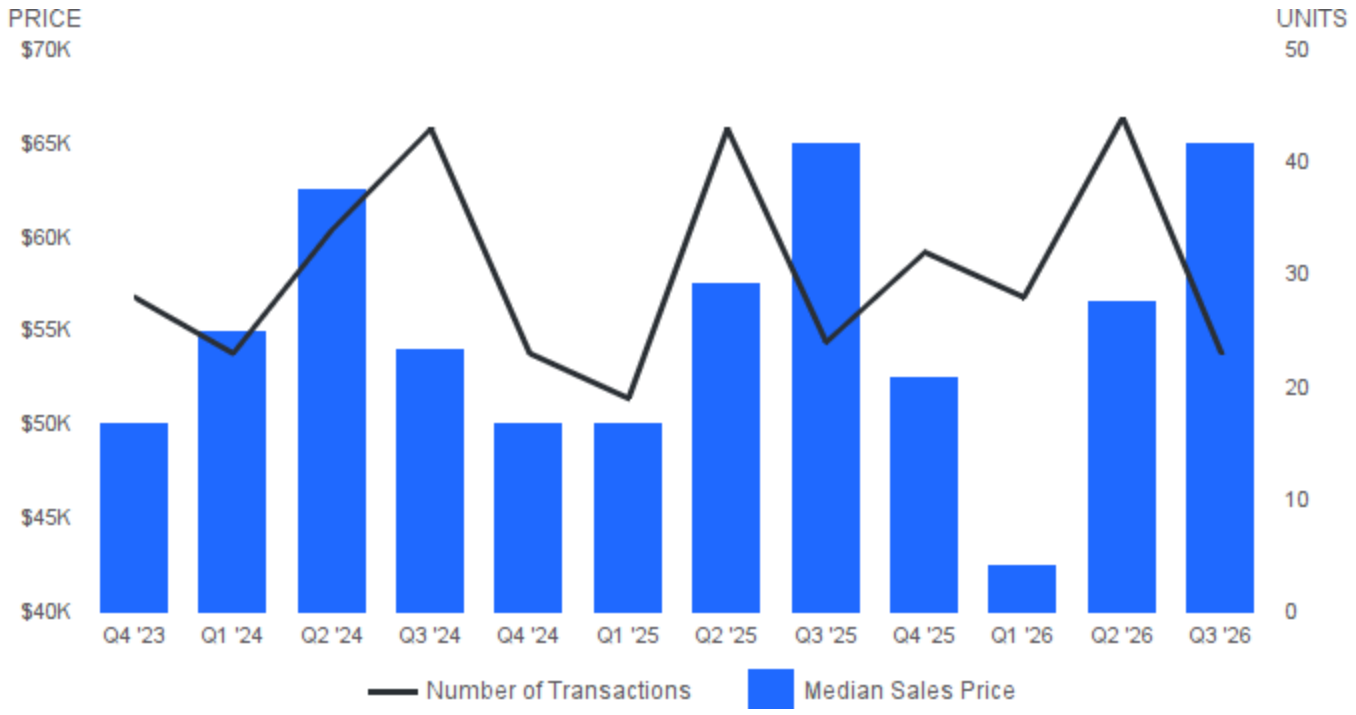

AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

Q3 2026 | Lots/Acres

Average Sales Price | Average sales price for all properties sold.
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SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE & AVERAGE DOM

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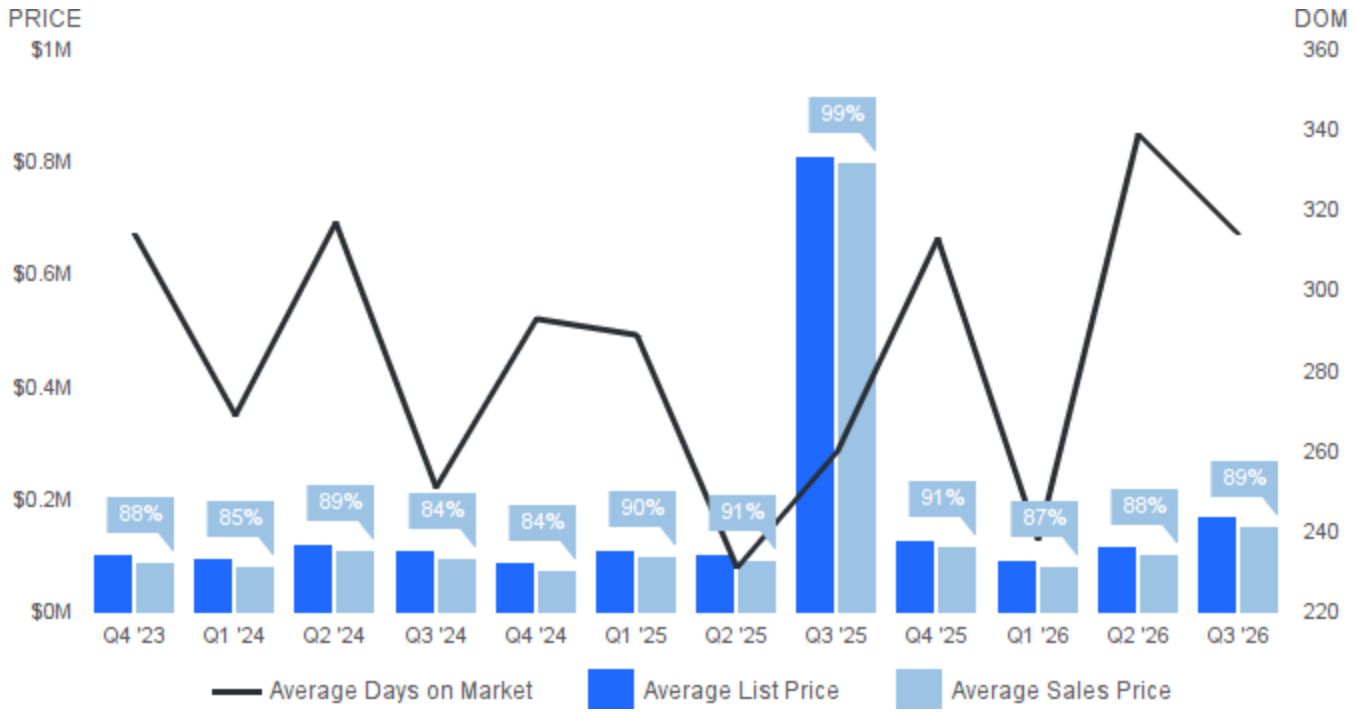

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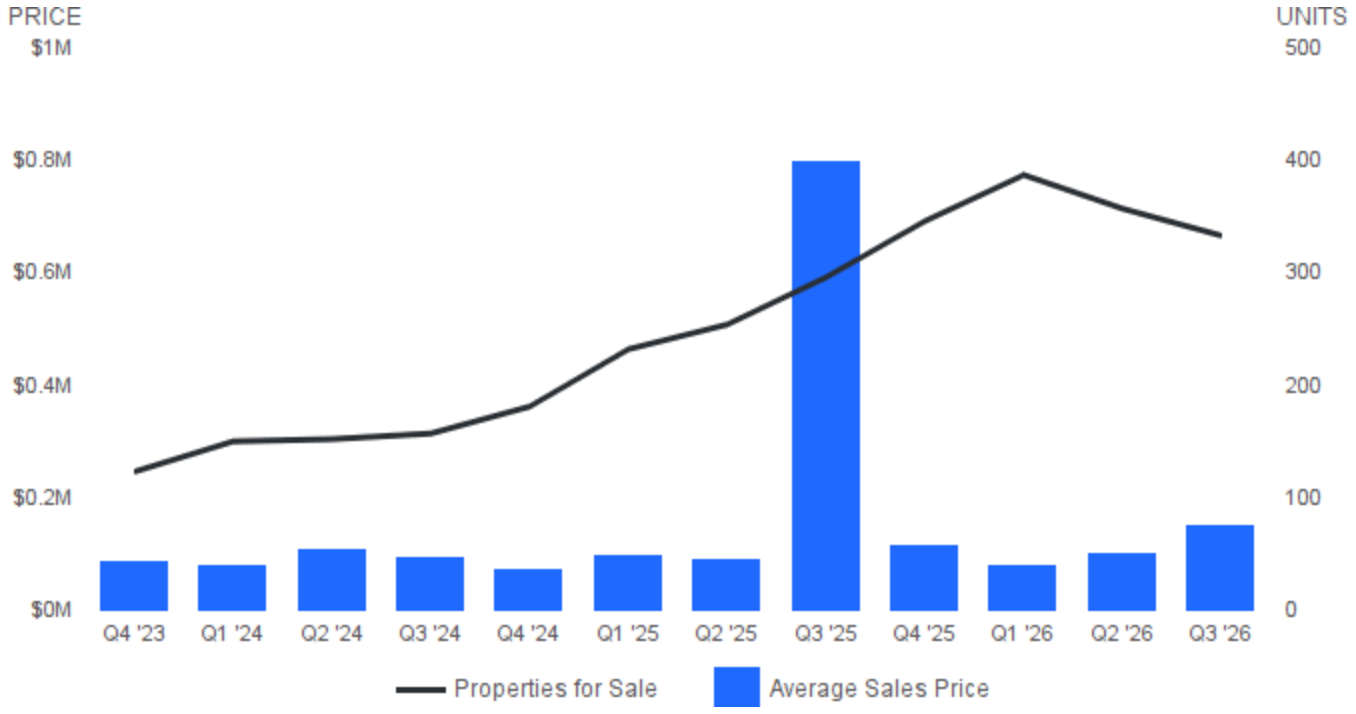

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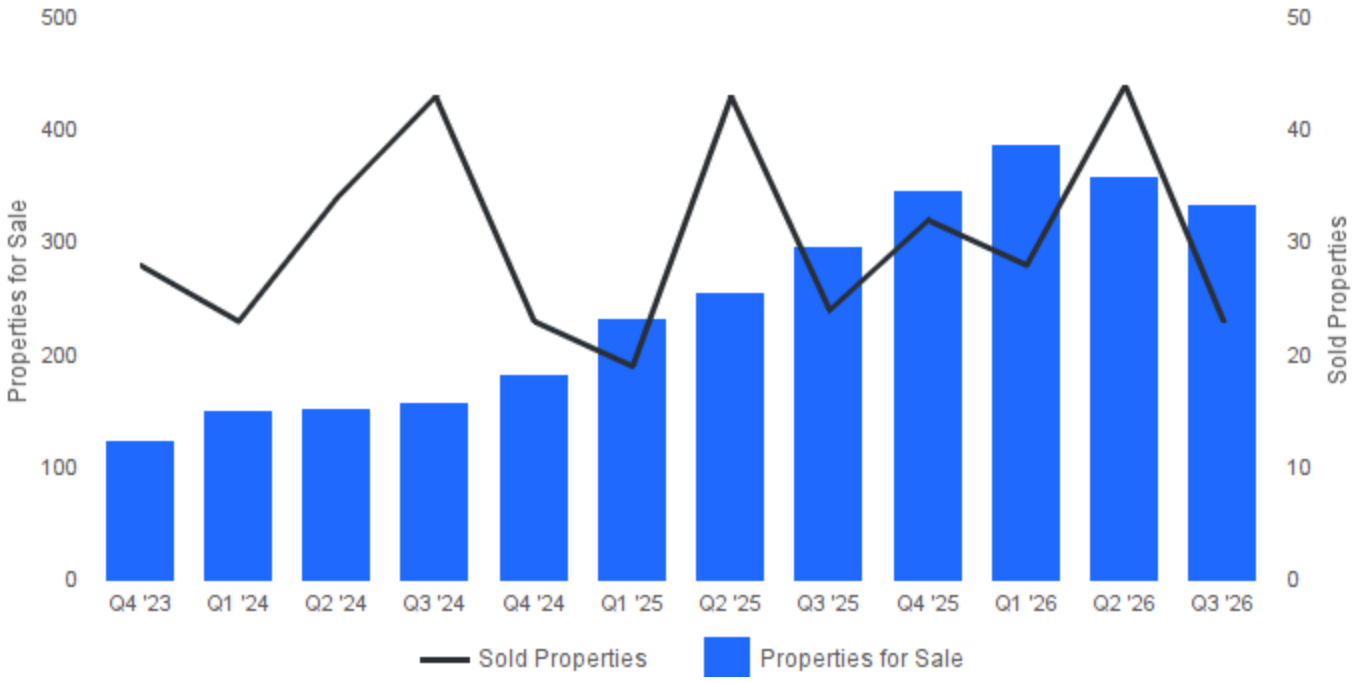

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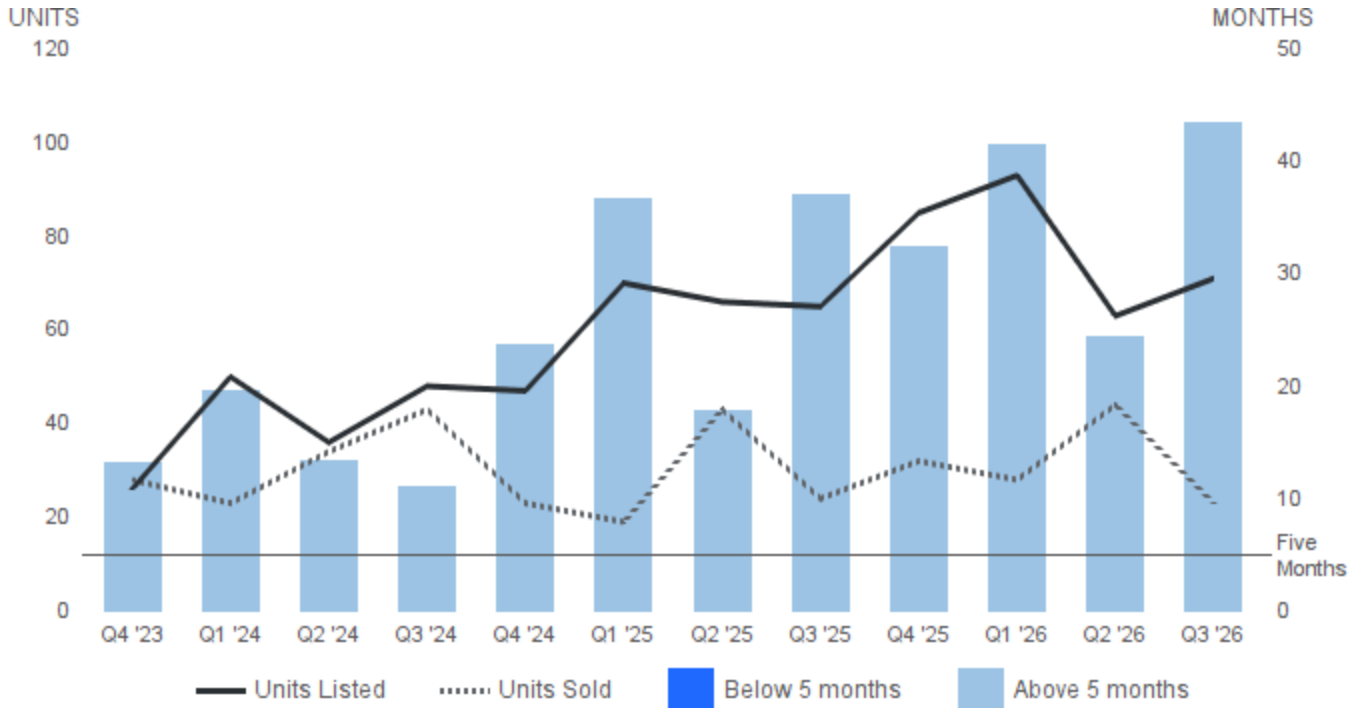

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