COLDWELL BANKER

U.S. VIRGIN ISLANDS

AREA REPORT

ST. CROIX

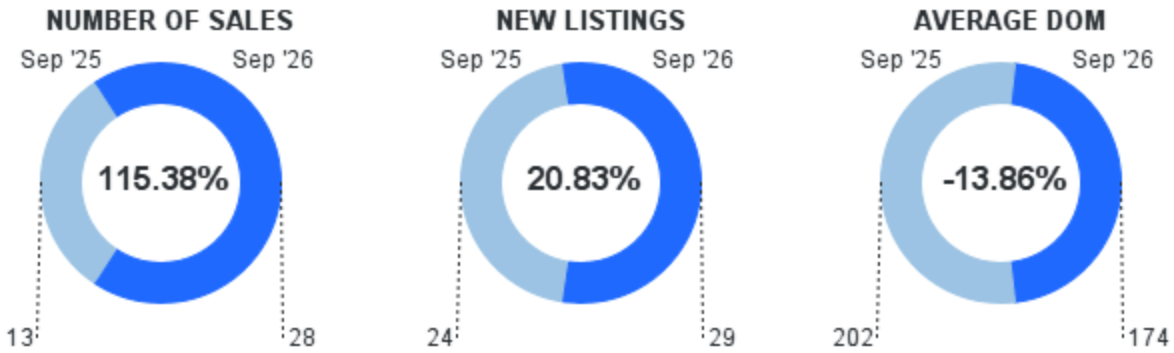
SEPTEMBER 2026 | ALL PROPERTY TYPES

COLDWELL BANKER
ISLAND AFFILIATES

ST. CROIX | September 2026

REAL ESTATE SNAPSHOT - Change since this time last year

All Property Types



-6.82%

MEDIAN SALES PRICE
ALL PROPERTY TYPES

-10.88%

AVERAGE SALES PRICE
ALL PROPERTY TYPES

0.72%

MEDIAN LIST PRICE (SOLD LISTINGS)
ALL PROPERTY TYPES

-13.36%

AVERAGE LIST PRICE (SOLD LISTINGS)
ALL PROPERTY TYPES

Sep '25 Sep '26

AREA REPORT

St. Croix

FULL MARKET SUMMARY

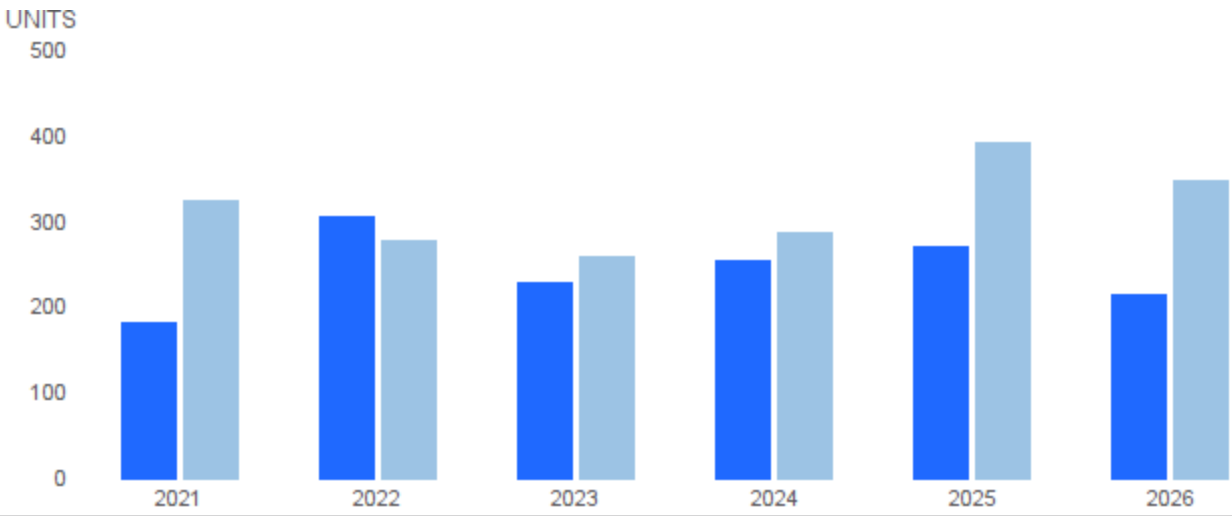
September 2026 | All Property Types

	Month to Date			Year to Date		
	September 2026	September 2025	% Change	YTD 2026	YTD 2025	% Change
New Listings	29	24	20.83%	347	283	22.61%
Sold Listings	28	13	115.38%	216	205	5.37%
Median List Price (Solds)	$362,500	$359,900	0.72%	$397,000	$375,000	5.87%
Median Sold Price	$307,500	$330,000	-6.82%	$355,000	$350,000	1.43%
Median Days on Market	171	145	17.93%	176	137	28.47%
Average List Price (Solds)	$436,100	$503,369	-13.36%	$655,685	$549,707	19.28%
Average Sold Price	$395,851	$444,184	-10.88%	$575,488	$513,505	12.07%
Average Days on Market	174	202	-13.86%	232	186	24.73%
List/Sold Price Ratio	91.9%	88.5%	3.92%	92.2%	93.7%	-1.59%

SOLD AND NEW PROPERTIES (UNITS)

September 2026 | All Property Types

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

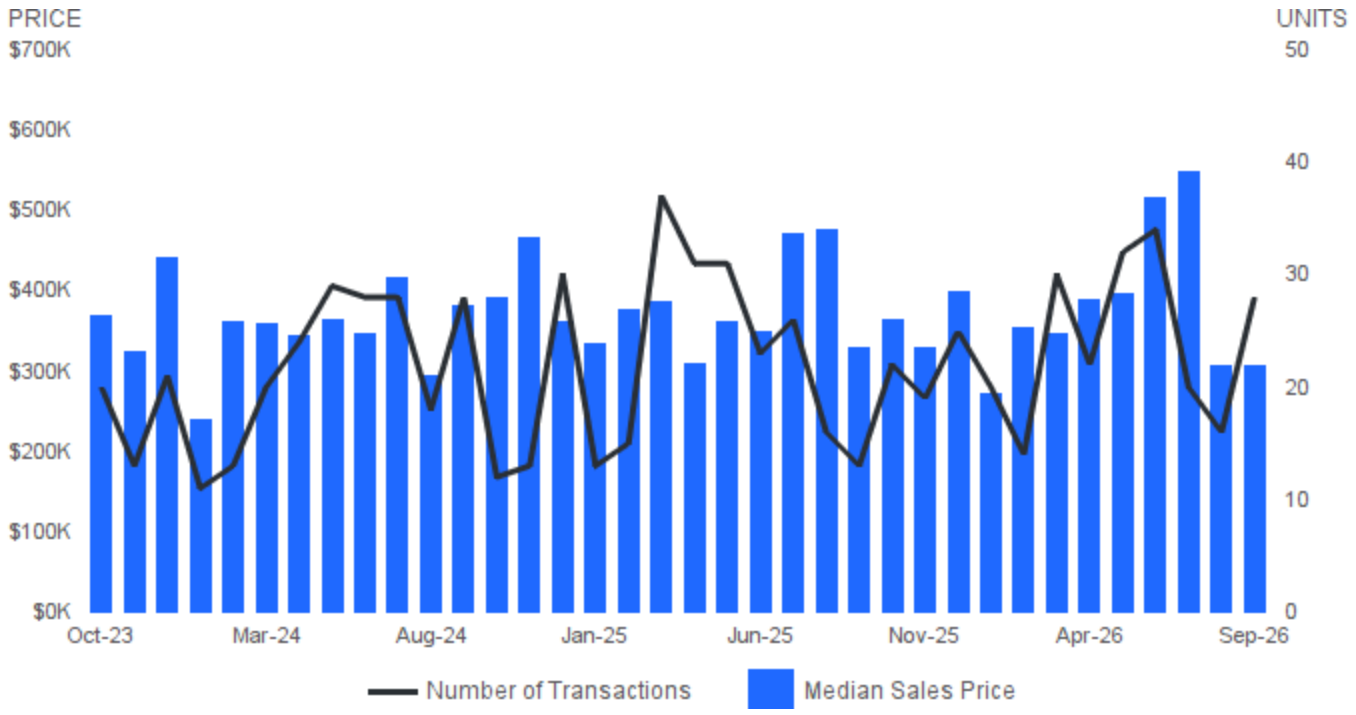


	2021	2022	2023	2024	2025	2026
Sold Properties	182	307	229	254	271	216
New Properties	325	278	259	288	392	347
Sold Volume	$80.83M	$159.02M	$102.42M	$120.47M	$134.25M	$124.31M
Listing Volume	$176.49M	$138.33M	$136.81M	$149.86M	$239.19M	$214.42M
Median Sale Price	$340K	$350K	$328K	$360K	$350K	$355K

MEDIAN SALES PRICE AND NUMBER OF SALES

September 2026 | All Property Types

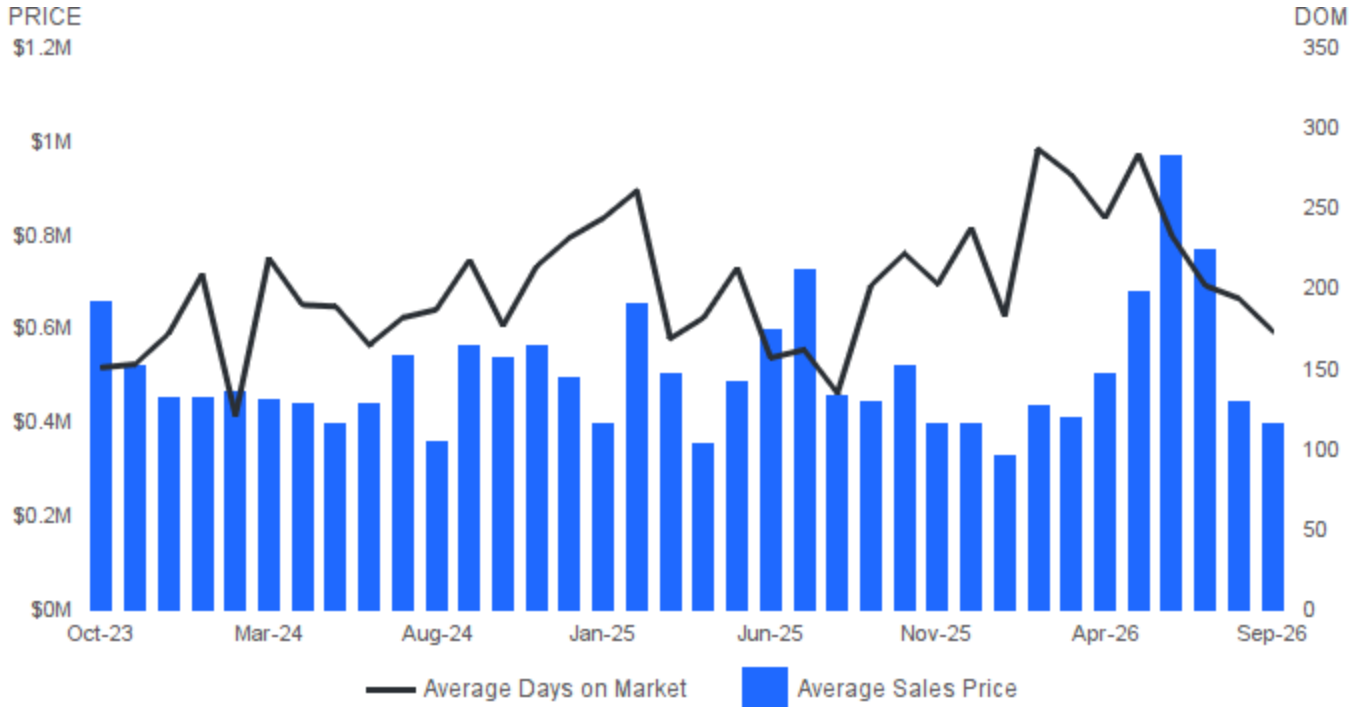
Median Sales Price | Price of the ""middle"" property sold -an equal number of sales were above and below this price.
Number of Sales | Number of properties sold.



AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

September 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

September 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

September 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

September 2026 | All Property Types

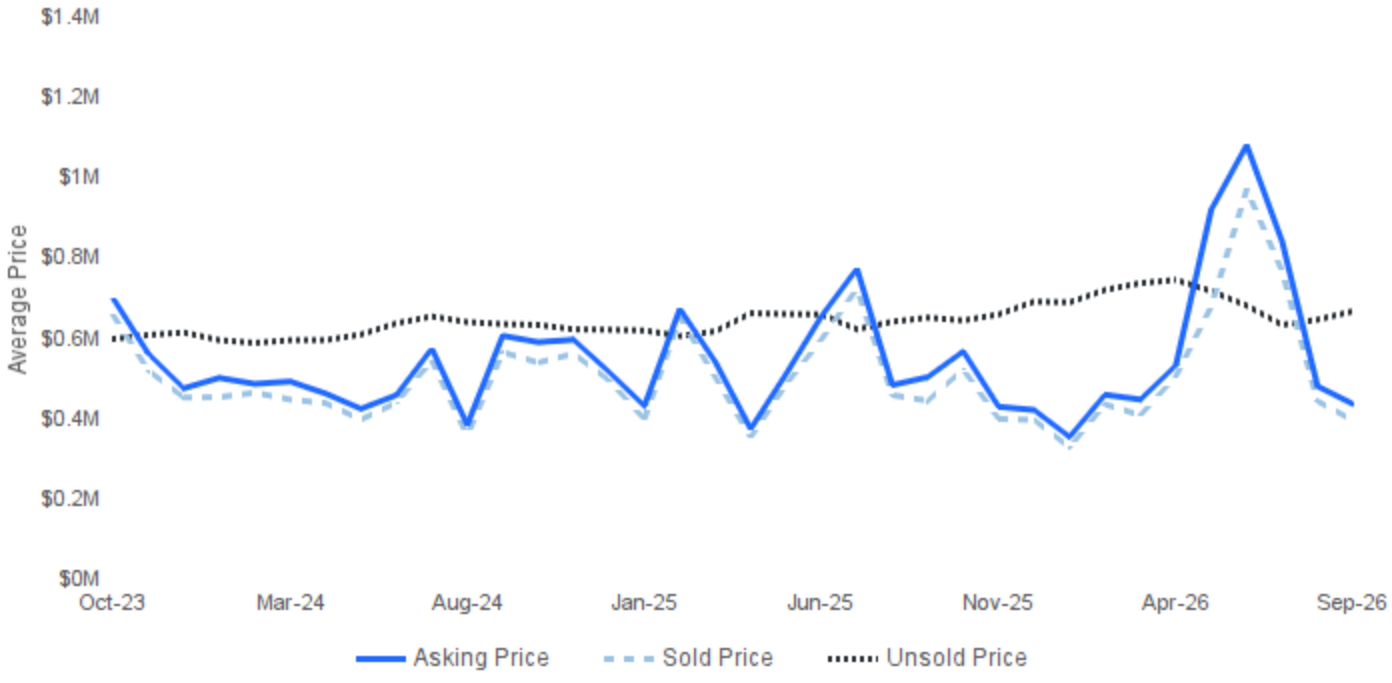
Properties for Sale | Number of properties listed for sale at the end of month.
Sold Properties | Number of properties sold.



AVERAGE ASKING/SOLD/UNSOLD PRICE

September 2026 | All Property Types

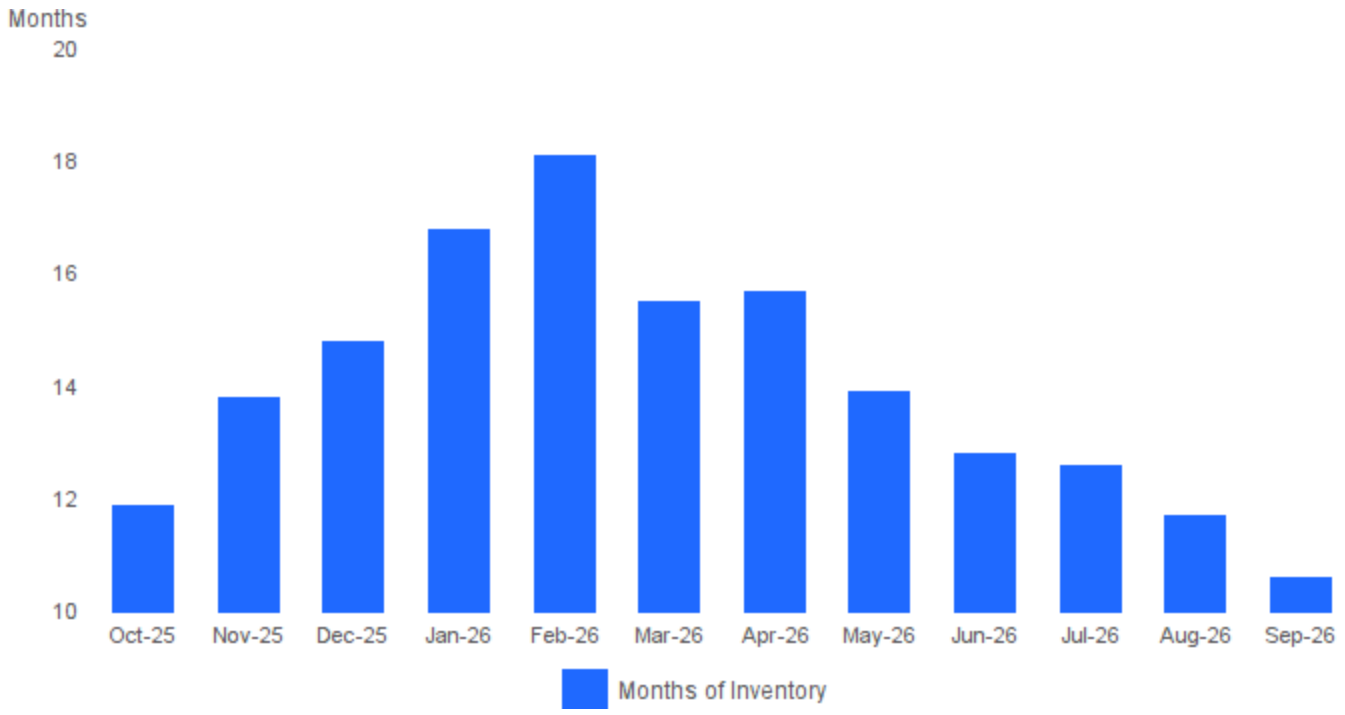
Asking Price | the average asking price of sold properties
Sold Price | the average selling price
Unsold Price | the average active list price



ABSORPTION RATE

September 2026 | All Property Types

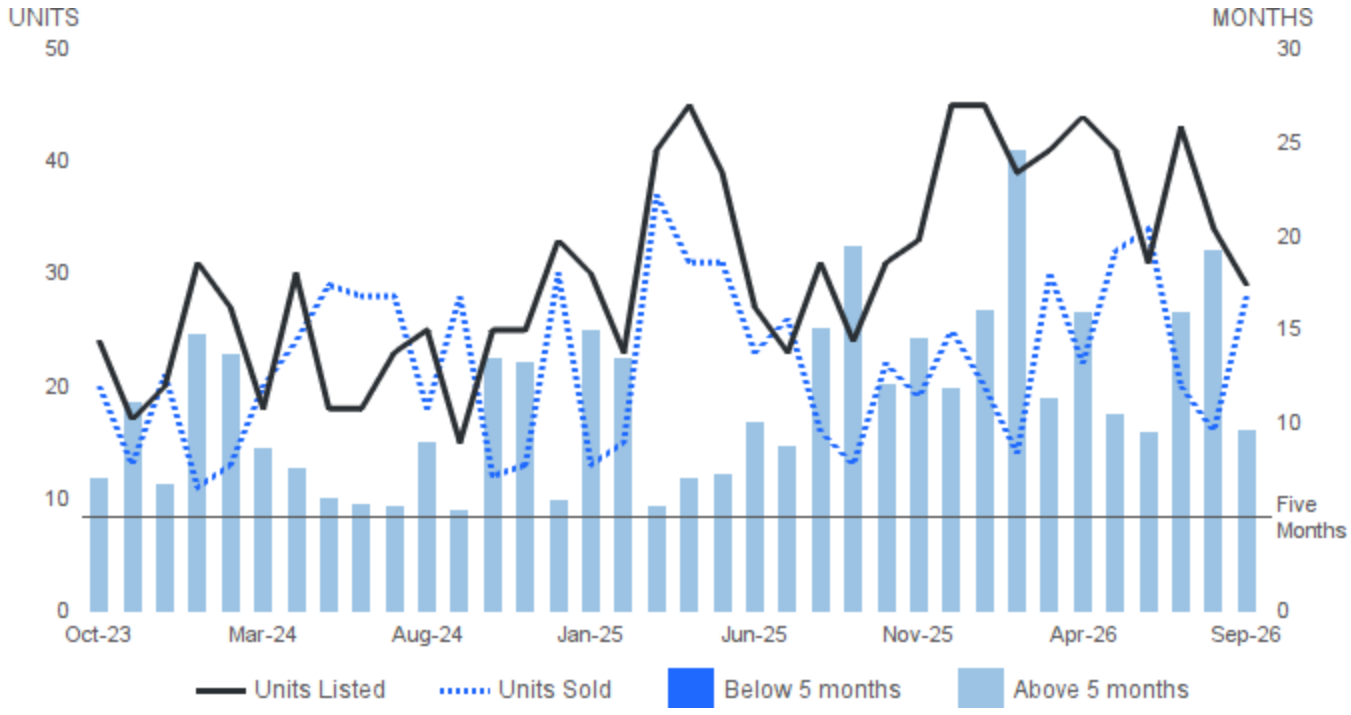
Absorption Rate | Looks at the past year's monthly supply of inventory. In a normal market there should be a 6 month supply. The higher the rate above 6 the more aggressive a seller has to be with the competition; price and having a picture perfect property.



MONTHS SUPPLY OF INVENTORY

September 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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