



COLDWELL BANKER

U.S. VIRGIN ISLANDS

AREA REPORT

ST. CROIX

FEBRUARY 2025 | CONDO



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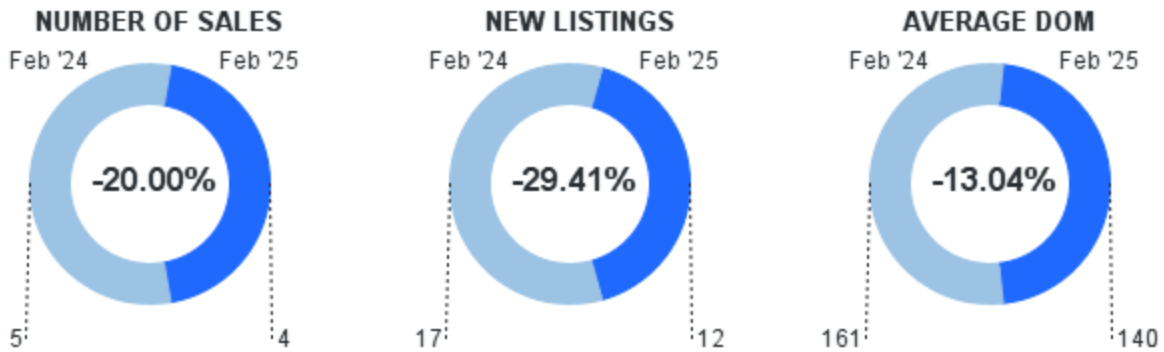


COLDWELL BANKER
ISLAND AFFILIATES

ST. CROIX | February 2025

REAL ESTATE SNAPSHOT - Change since this time last year

Condo



4.63%

MEDIAN SALES PRICE
CONDO

-9.00%

AVERAGE SALES PRICE
CONDO

8.09%

MEDIAN LIST PRICE
(SOLD LISTINGS)
CONDO

-7.72%

AVERAGE LIST PRICE
(SOLD LISTINGS)
CONDO

Feb '24 Feb '25

AREA REPORT

ST. CROIX

FULL MARKET SUMMARY

February 2025 | Condo ?

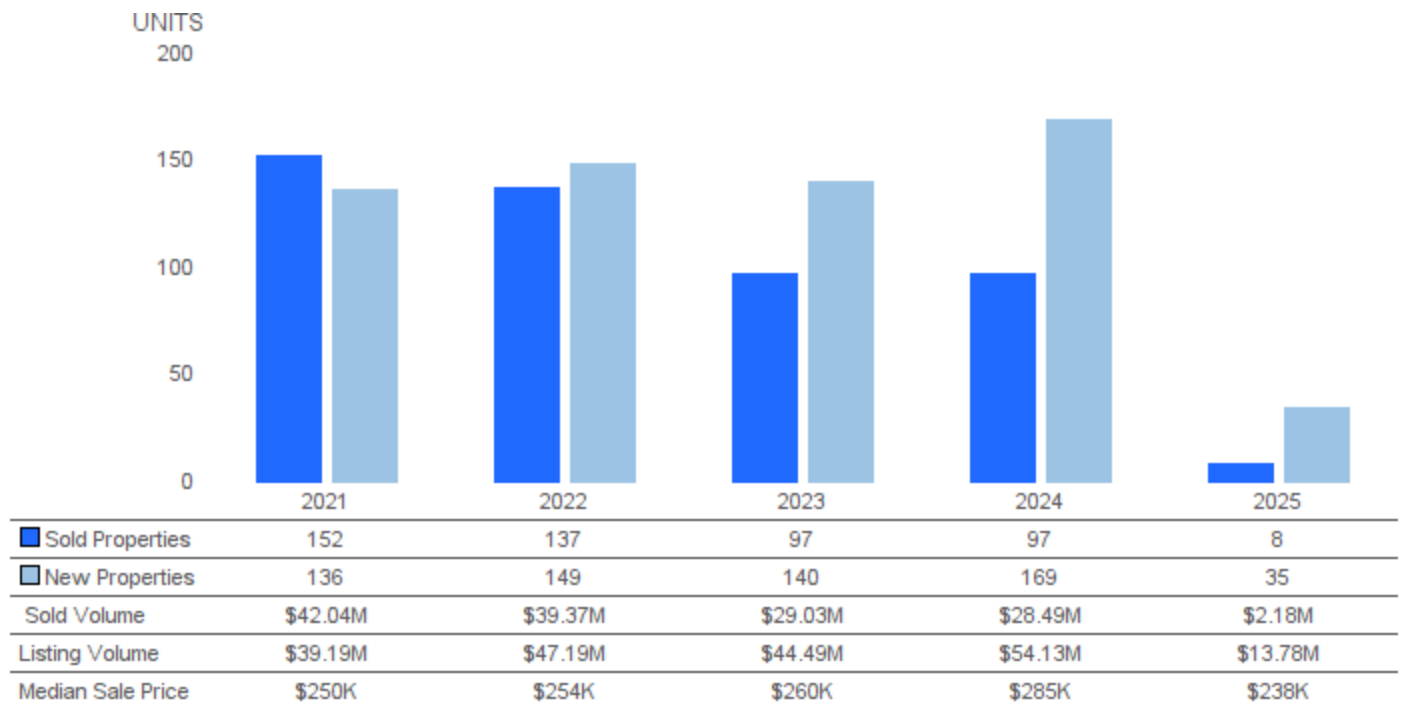
	Month to Date			Year to Date		
	February 2025	February 2024	% Change	YTD 2025	YTD 2024	% Change
New Listings	12	17	-29.41% ↓	35	32	9.38% ↑
Sold Listings	4	5	-20% ↓	8	11	-27.27% ↓
Median List Price (Solds)	\$254,000	\$235,000	8.09% ↑	\$254,000	\$269,000	-5.58% ↓
Median Sold Price	\$237,500	\$227,000	4.63% ↑	\$237,500	\$240,000	-1.04% ↓
Median Days on Market	128	132	-3.03% ↓	153	137	11.68% ↑
Average List Price (Solds)	\$233,000	\$252,500	-7.72% ↓	\$299,987	\$303,318	-1.1% ↓
Average Sold Price	\$218,125	\$239,700	-9% ↓	\$272,050	\$280,772	-3.11% ↓
Average Days on Market	140	161	-13.04% ↓	155	212	-26.89% ↓
List/Sold Price Ratio	93%	93.4%	-0.43% ↓	92.3%	93.1%	-0.9% ↓

SOLD AND NEW PROPERTIES (UNITS)

February 2025 | Condo ?

Sold Properties | Number of properties sold during the year

New Properties | Number of properties listed during the year.



MEDIAN SALES PRICE AND NUMBER OF SALES

February 2025 | 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.

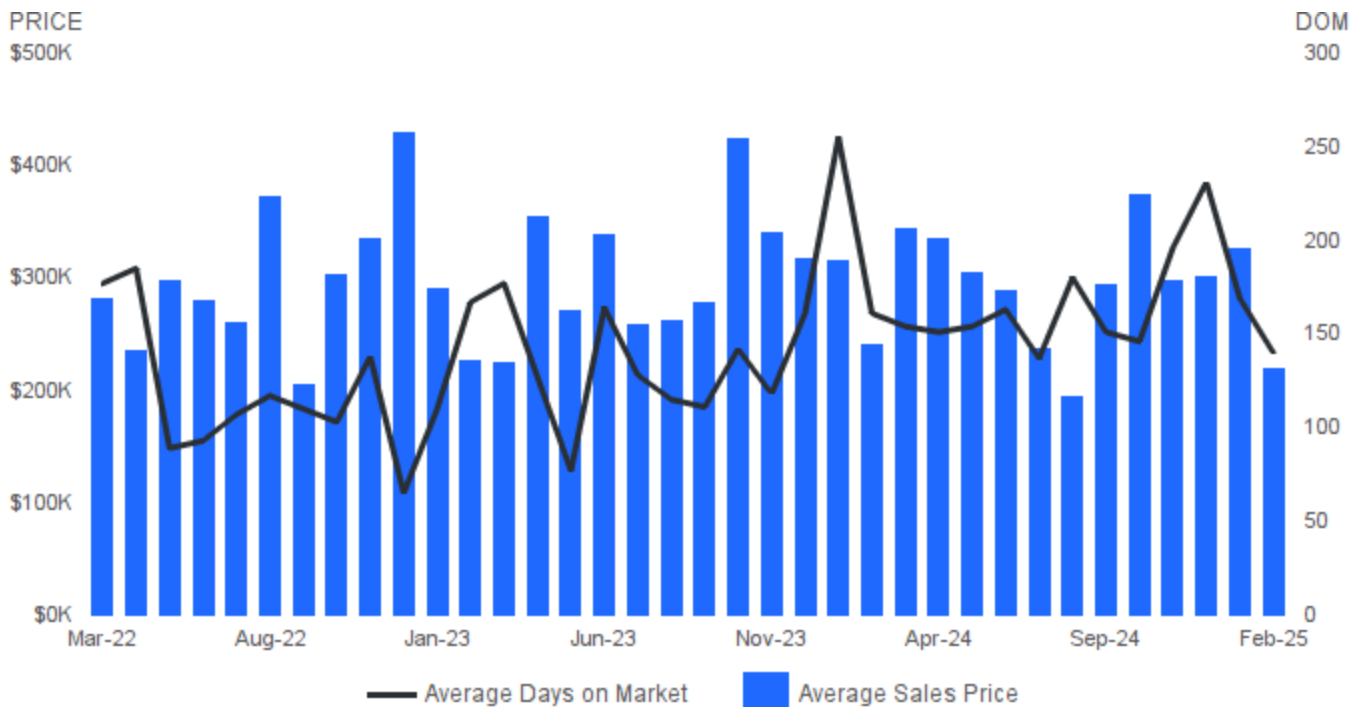


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

February 2025 | Condo ?

Average Sales Price | Average sales price for all properties sold.

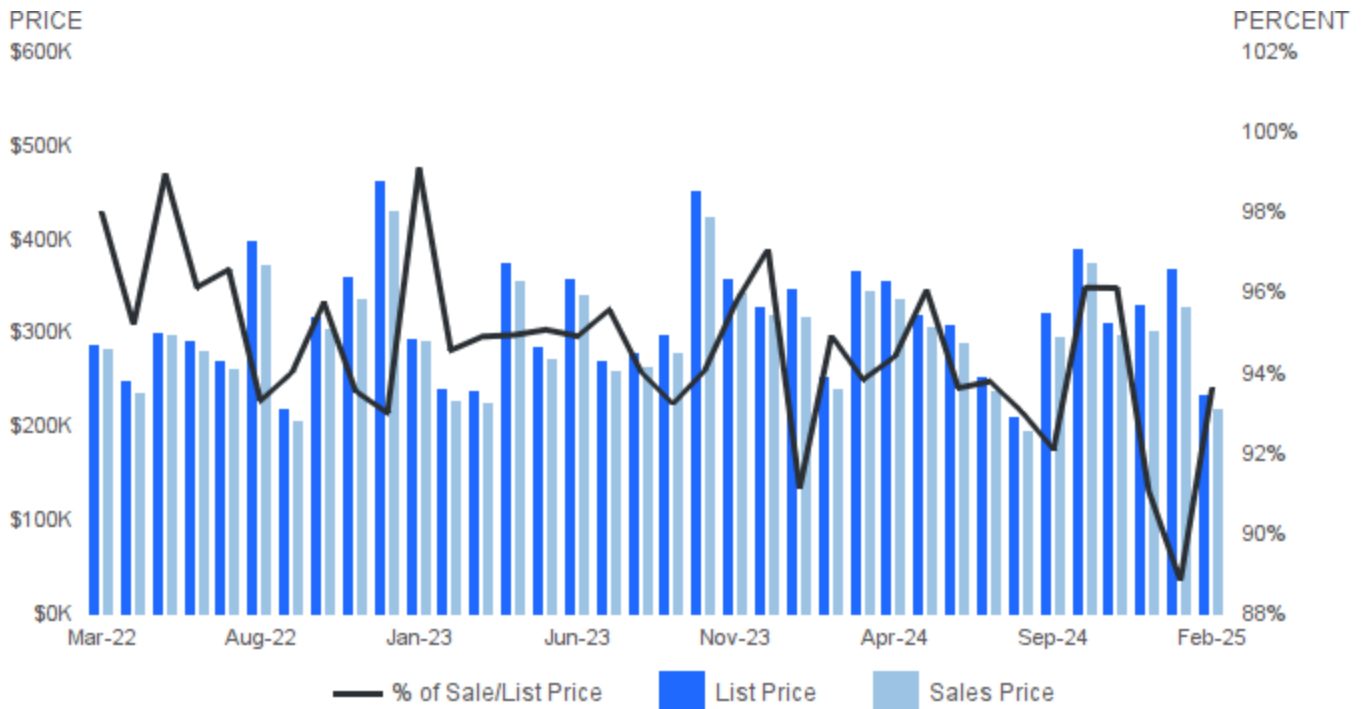
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

February 2025 | Condo ?

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

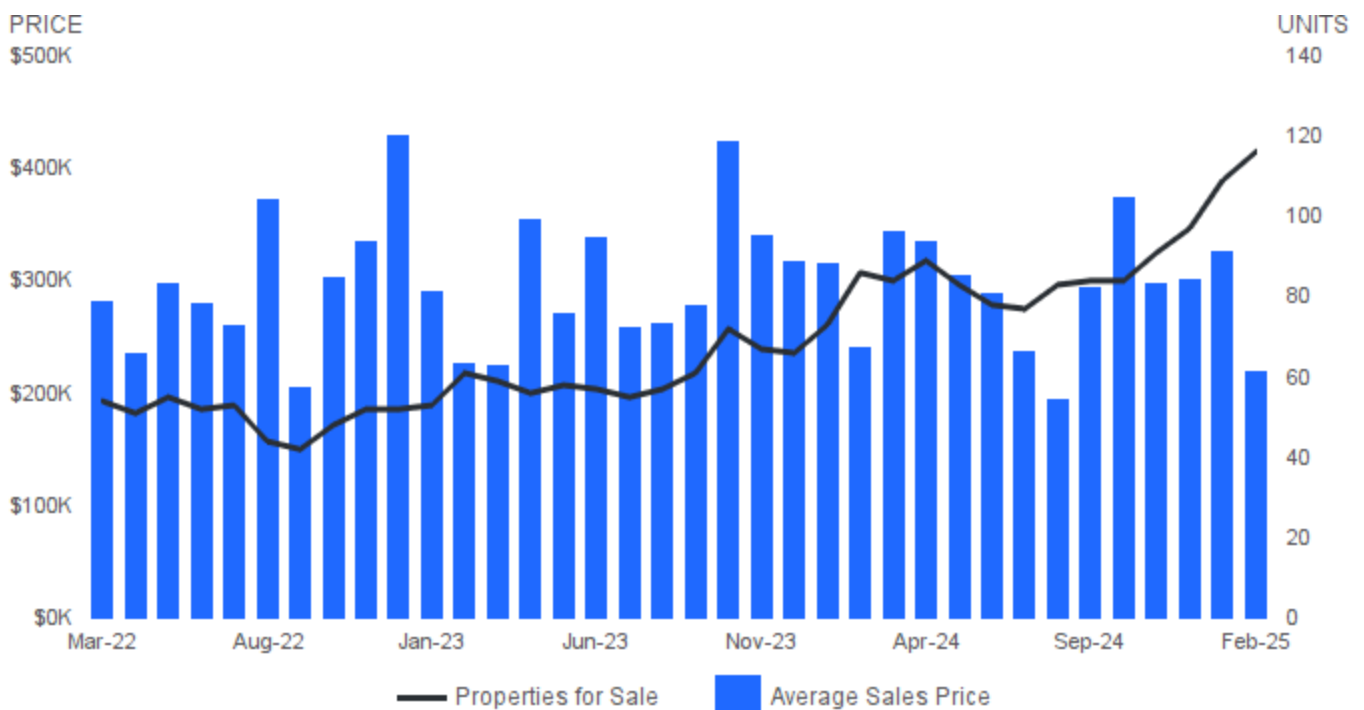


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

February 2025 | 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.

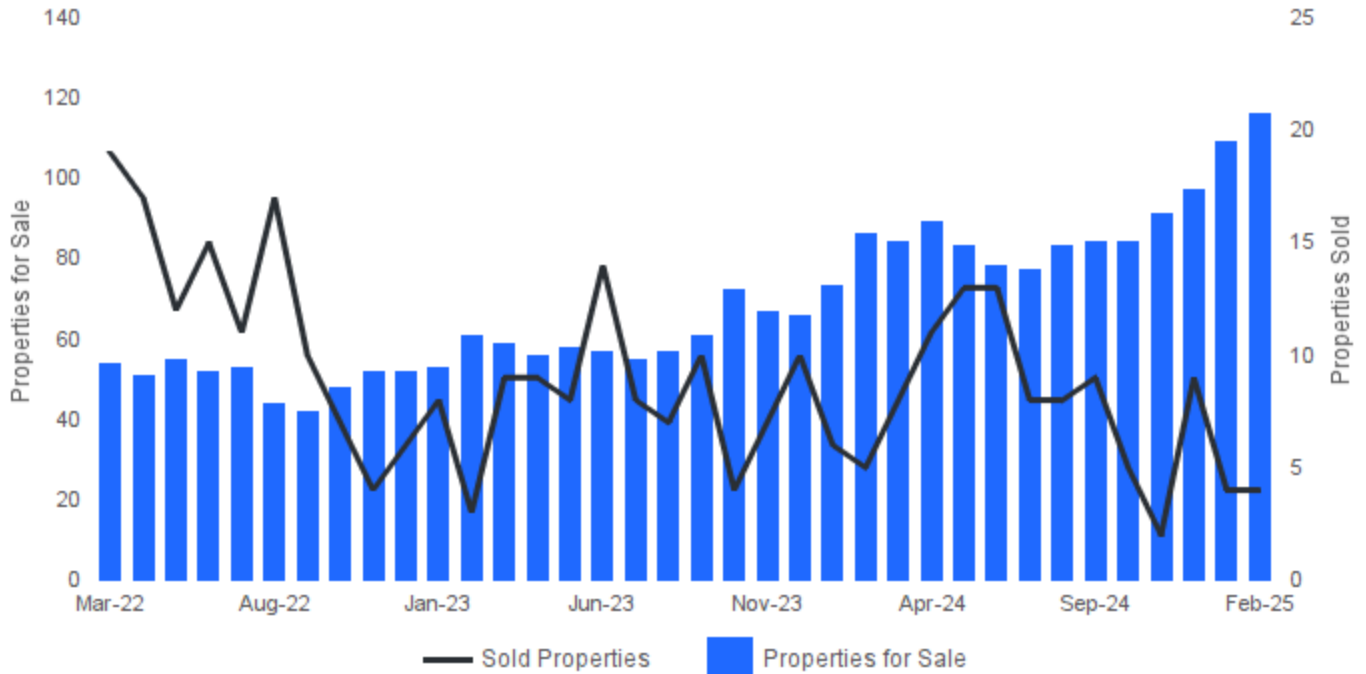


PROPERTIES FOR SALE AND SOLD PROPERTIES

February 2025 | Condo ?

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

Sold Properties | Number of properties sold.



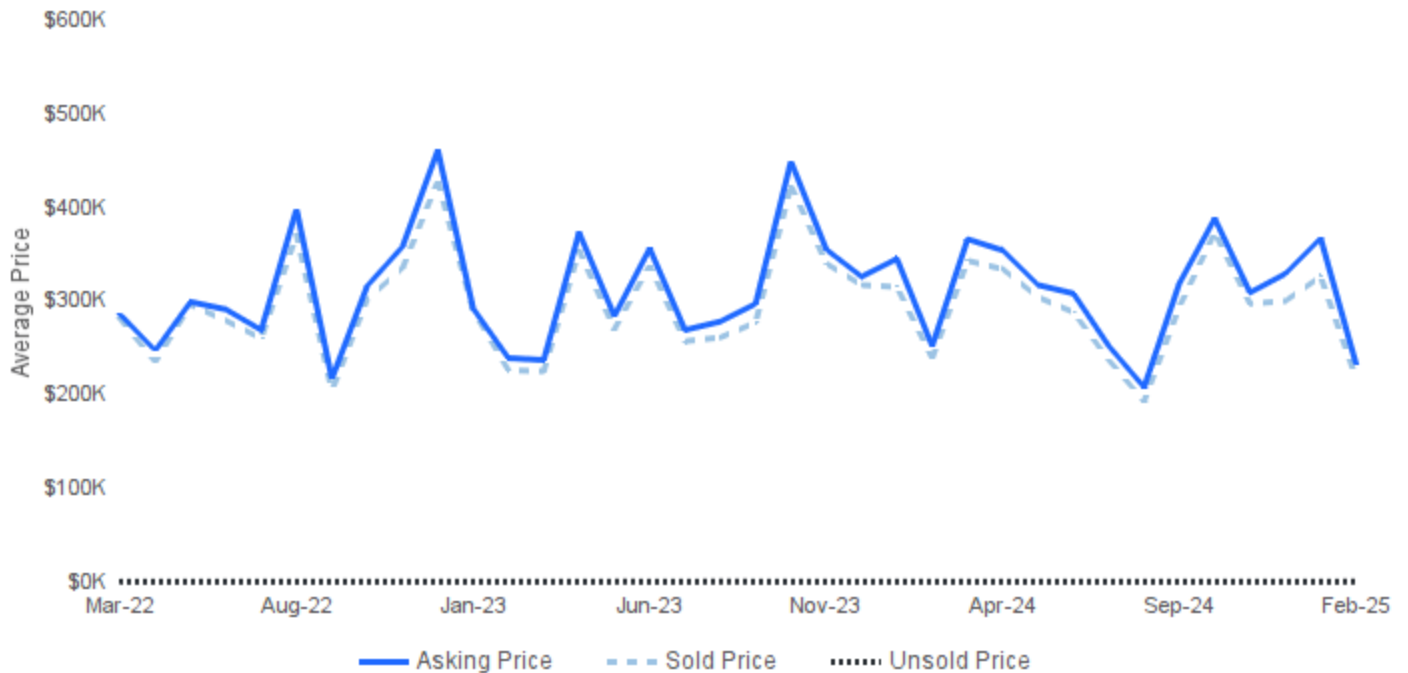
AVERAGE ASKING/SOLD/UNSOLD PRICE

February 2025 | Condo ?

Asking Price | the average asking price of sold properties

Sold Price | the average selling price

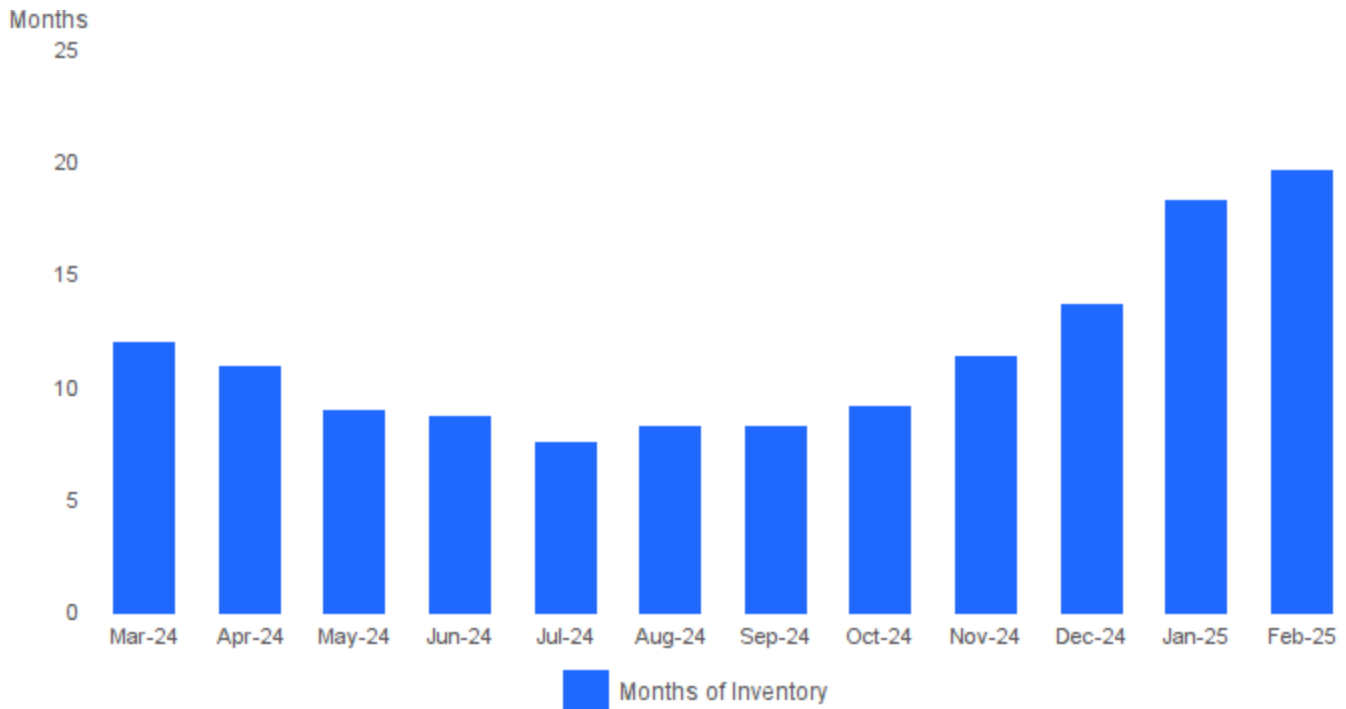
Unsold Price | the average active list price



ABSORPTION RATE

February 2025 | 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.



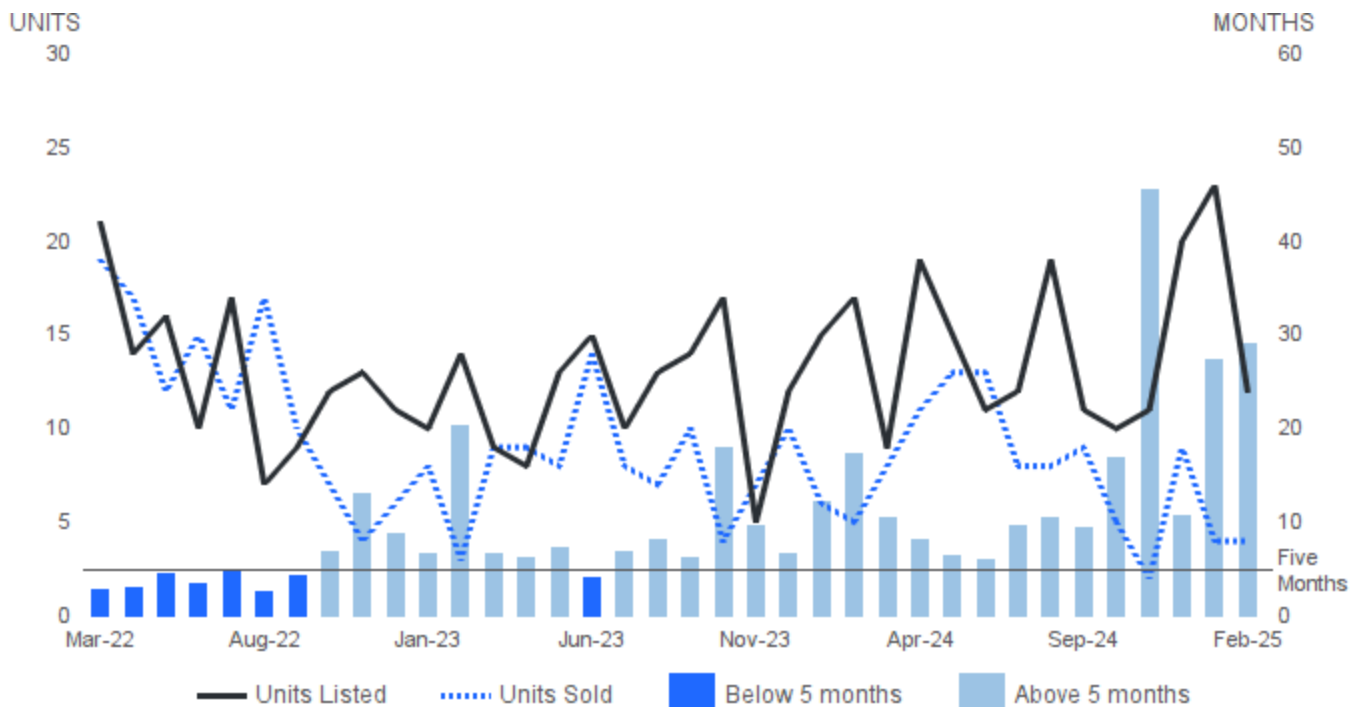
MONTHS SUPPLY OF INVENTORY

February 2025 | 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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