



# COLDWELL BANKER

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## U.S. VIRGIN ISLANDS

# AREA REPORT

ST. CROIX

FEBRUARY 2025 | SINGLE FAMILY



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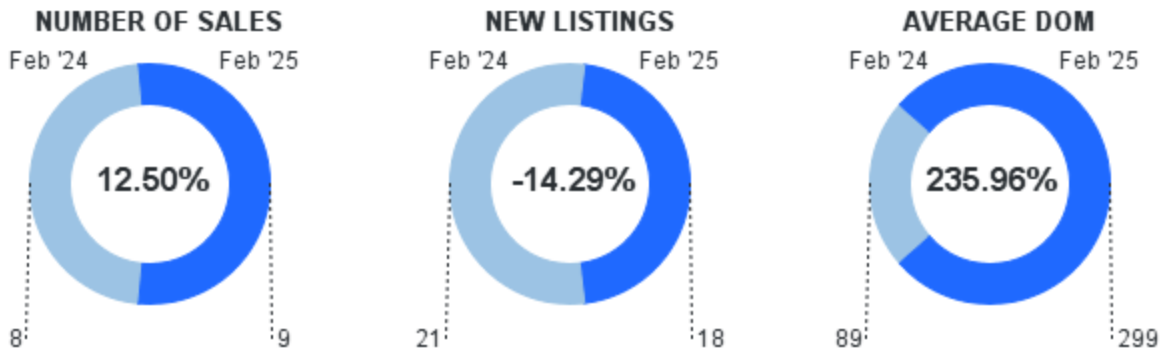


**COLDWELL BANKER**  
ISLAND AFFILIATES

# ST. CROIX | February 2025

## REAL ESTATE SNAPSHOT - Change since this time last year

### Single Family



20.81%

MEDIAN SALES PRICE  
SINGLE FAMILY

54.77%

AVERAGE SALES PRICE  
SINGLE FAMILY

28.77%

MEDIAN LIST PRICE  
(SOLD LISTINGS)  
SINGLE FAMILY

52.04%

AVERAGE LIST PRICE  
(SOLD LISTINGS)  
SINGLE FAMILY

Feb '24 Feb '25

# AREA REPORT

## ST. CROIX

### FULL MARKET SUMMARY

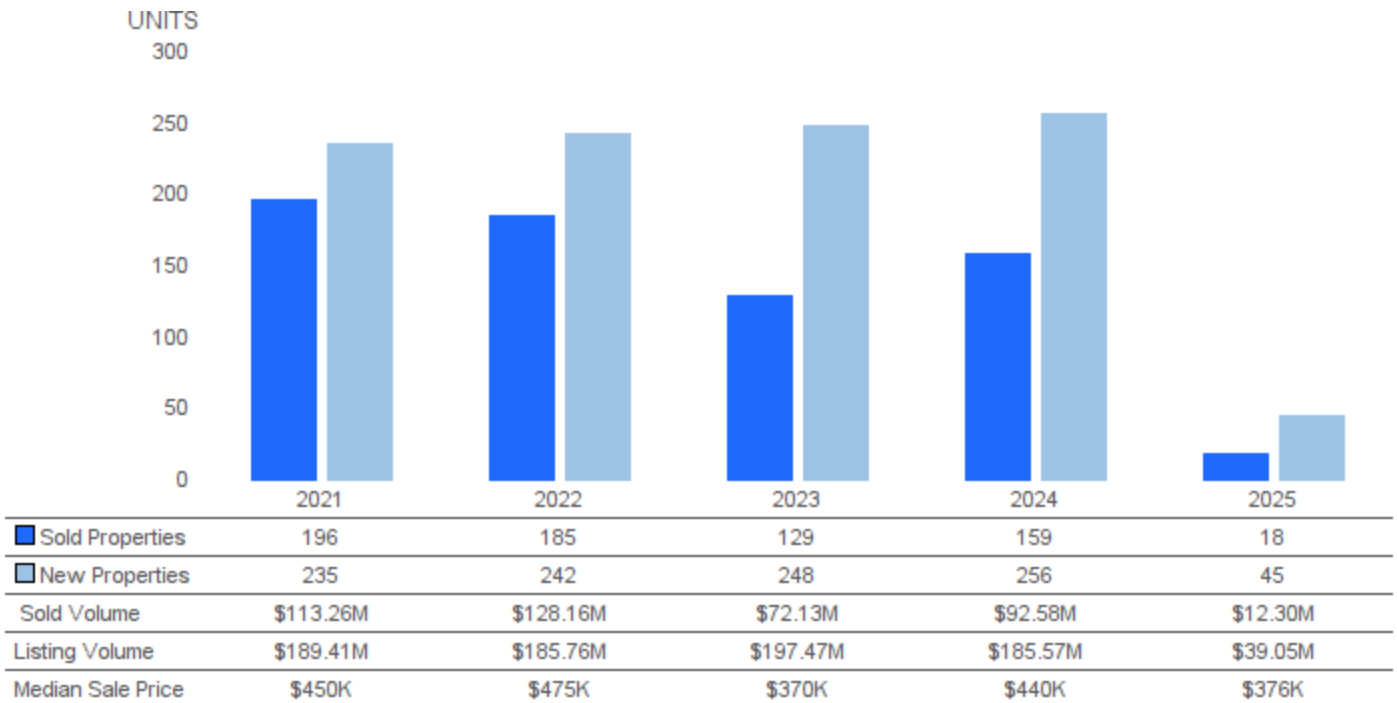
February 2025 | Single Family ?

	Month to Date			Year to Date		
	February 2025	February 2024	% Change	YTD 2025	YTD 2024	% Change
New Listings	18	21	-14.29% <span>↓</span>	45	47	-4.26% <span>↓</span>
Sold Listings	9	8	12.5% <span>↑</span>	18	13	38.46% <span>↑</span>
Median List Price (Solds)	\$470,000	\$365,000	28.77% <span>↑</span>	\$392,500	\$345,000	13.77% <span>↑</span>
Median Sold Price	\$450,000	\$372,500	20.81% <span>↑</span>	\$375,500	\$360,000	4.31% <span>↑</span>
Median Days on Market	163	90	81.11% <span>↑</span>	159	100	59% <span>↑</span>
Average List Price (Solds)	\$962,488	\$633,062	52.04% <span>↑</span>	\$711,300	\$653,961	8.77% <span>↑</span>
Average Sold Price	\$936,333	\$605,000	54.77% <span>↑</span>	\$683,555	\$610,873	11.9% <span>↑</span>
Average Days on Market	299	89	235.96% <span>↑</span>	282	112	151.79% <span>↑</span>
List/Sold Price Ratio	97.2%	95.1%	2.2% <span>↑</span>	94.2%	94.1%	0.15% <span>↑</span>

### SOLD AND NEW PROPERTIES (UNITS)

February 2025 | Single Family ?

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



Sold Properties	196	185	129	159	18
New Properties	235	242	248	256	45
Sold Volume	\$113.26M	\$128.16M	\$72.13M	\$92.58M	\$12.30M
Listing Volume	\$189.41M	\$185.76M	\$197.47M	\$185.57M	\$39.05M
Median Sale Price	\$450K	\$475K	\$370K	\$440K	\$376K

# MEDIAN SALES PRICE AND NUMBER OF SALES

February 2025 | 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.

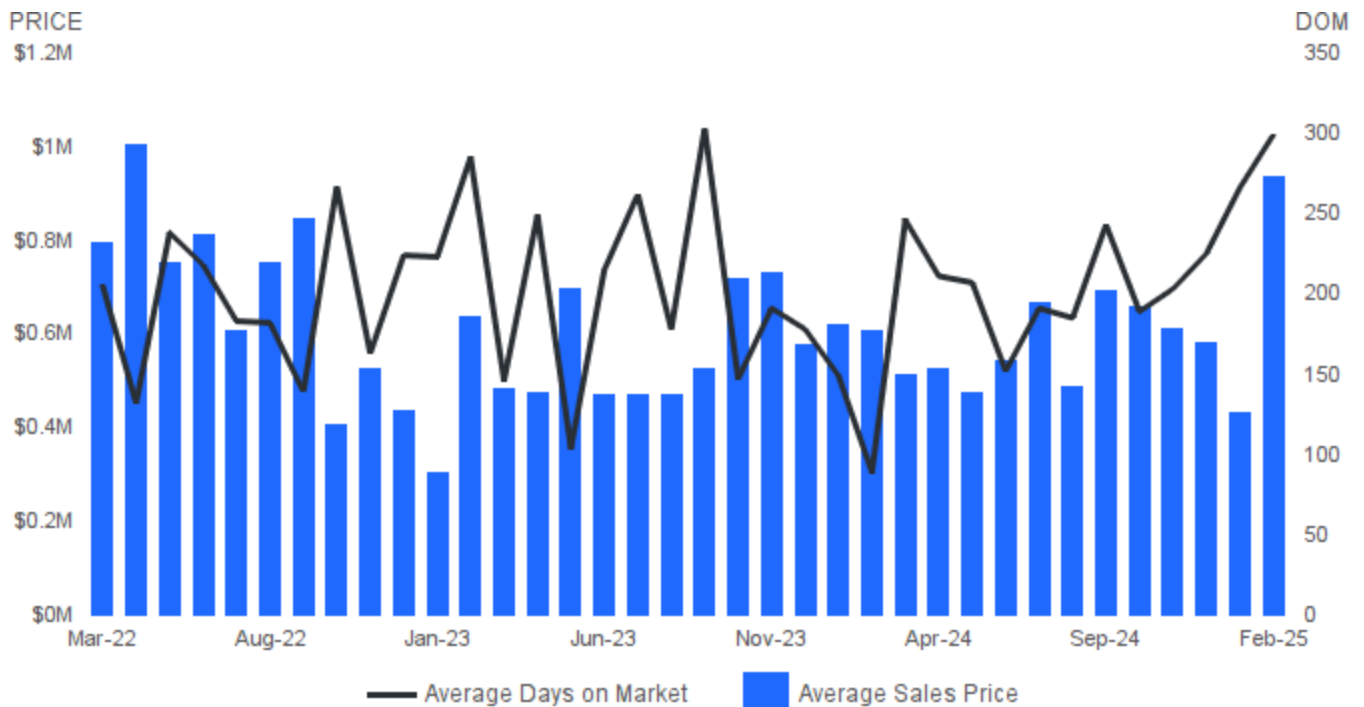


# AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

February 2025 | Single Family ?

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

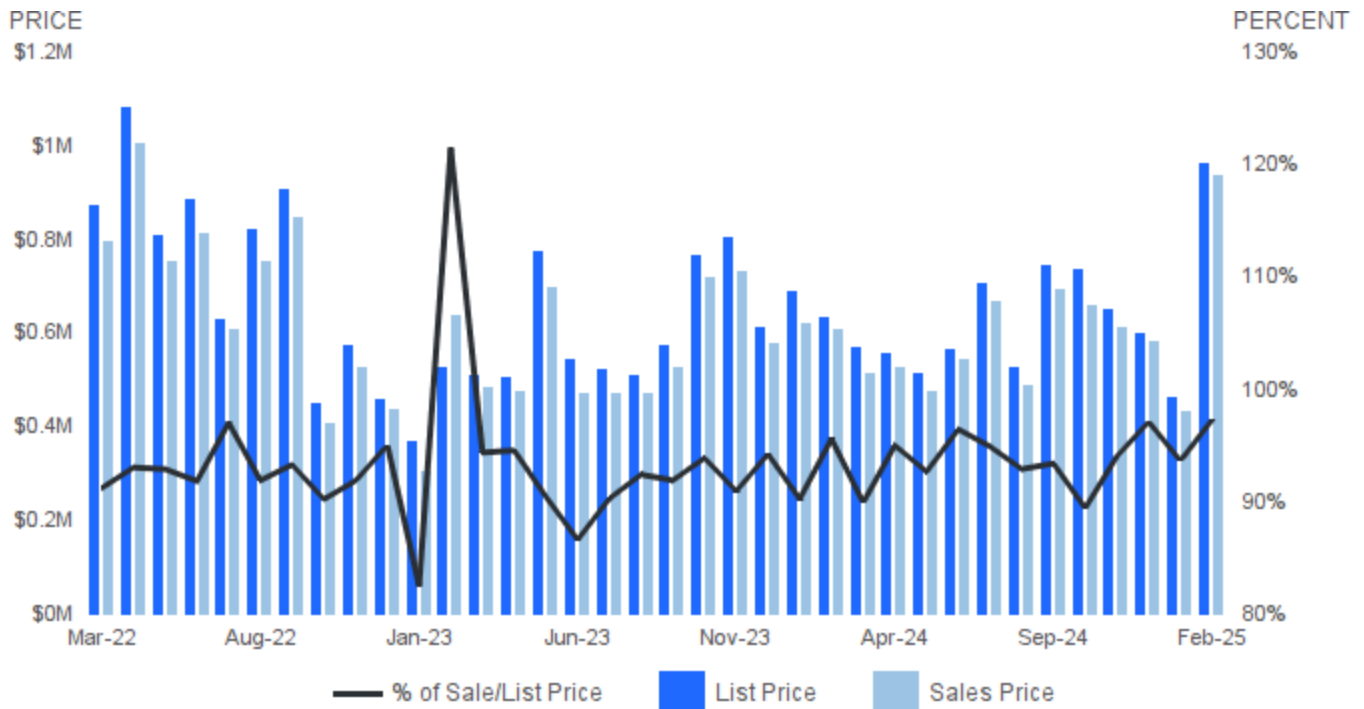
**Average Days on Market** | Average days on market for all properties sold.



# SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

February 2025 | Single Family ?

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

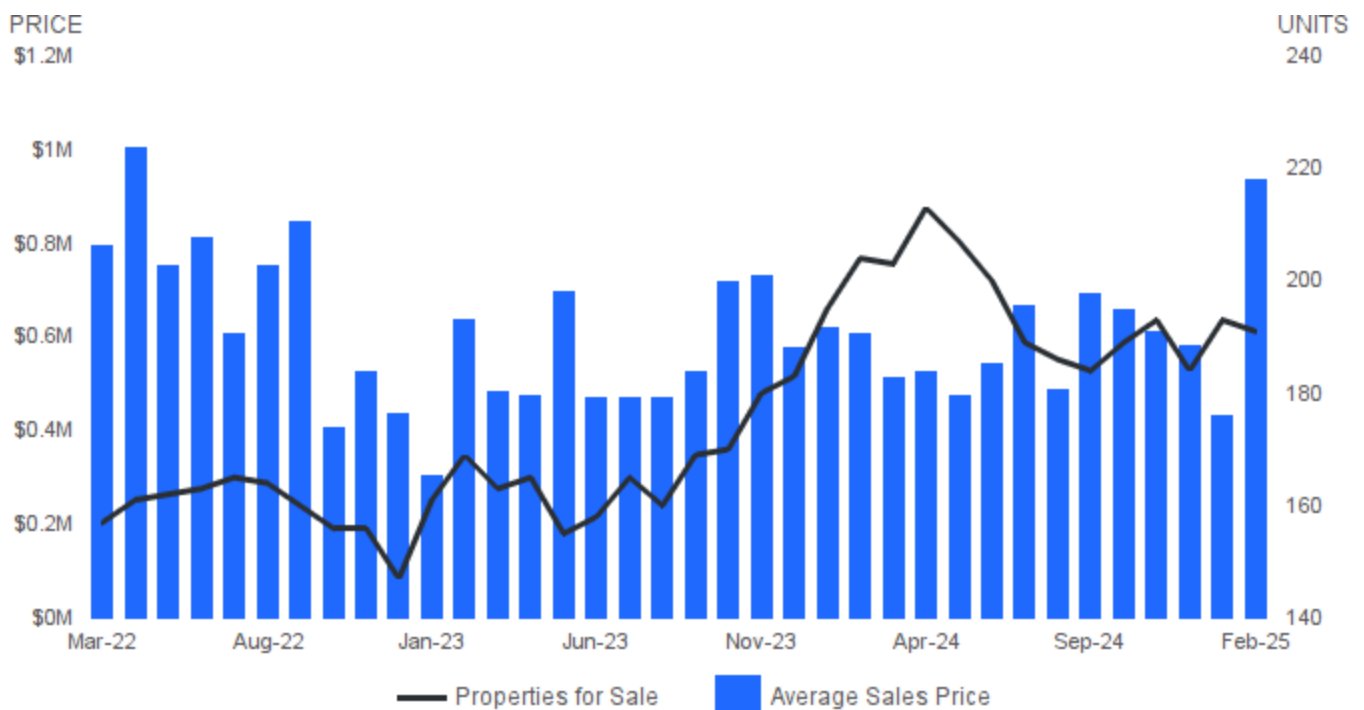


# AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

February 2025 | 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 month.

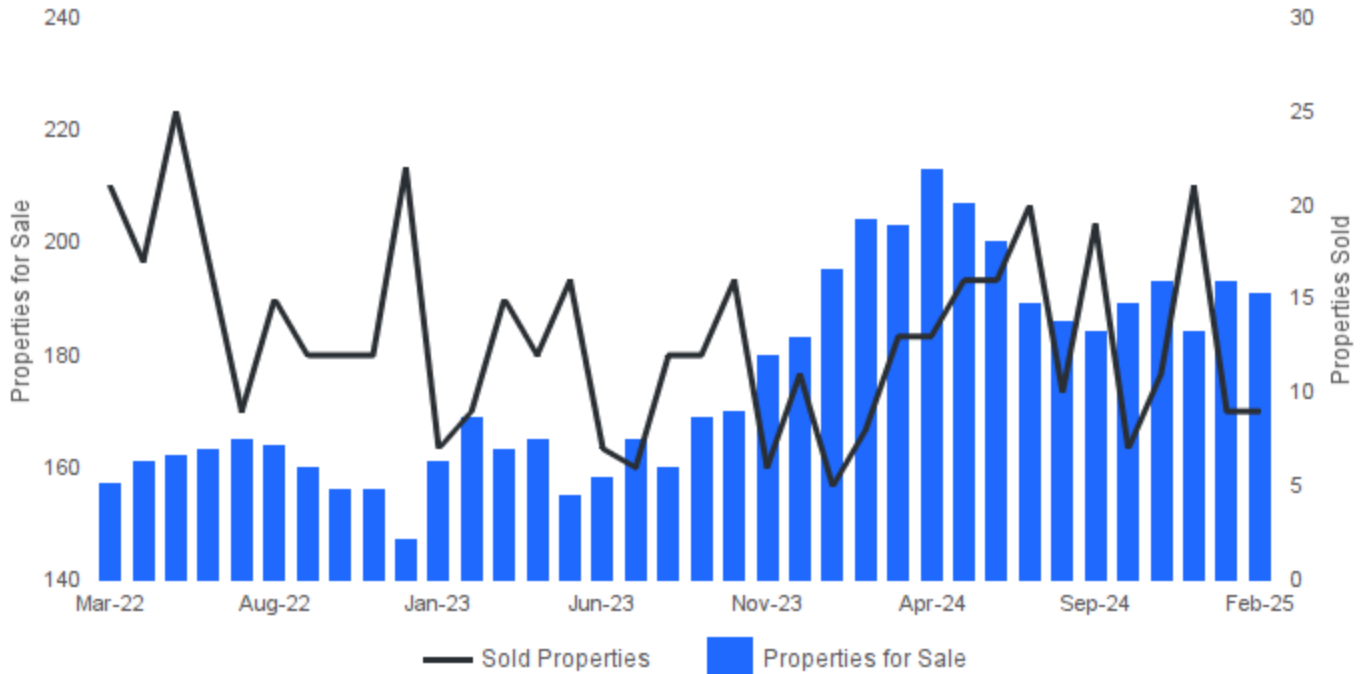


# PROPERTIES FOR SALE AND SOLD PROPERTIES

February 2025 | Single Family ?

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

**Sold Properties** | Number of properties sold.



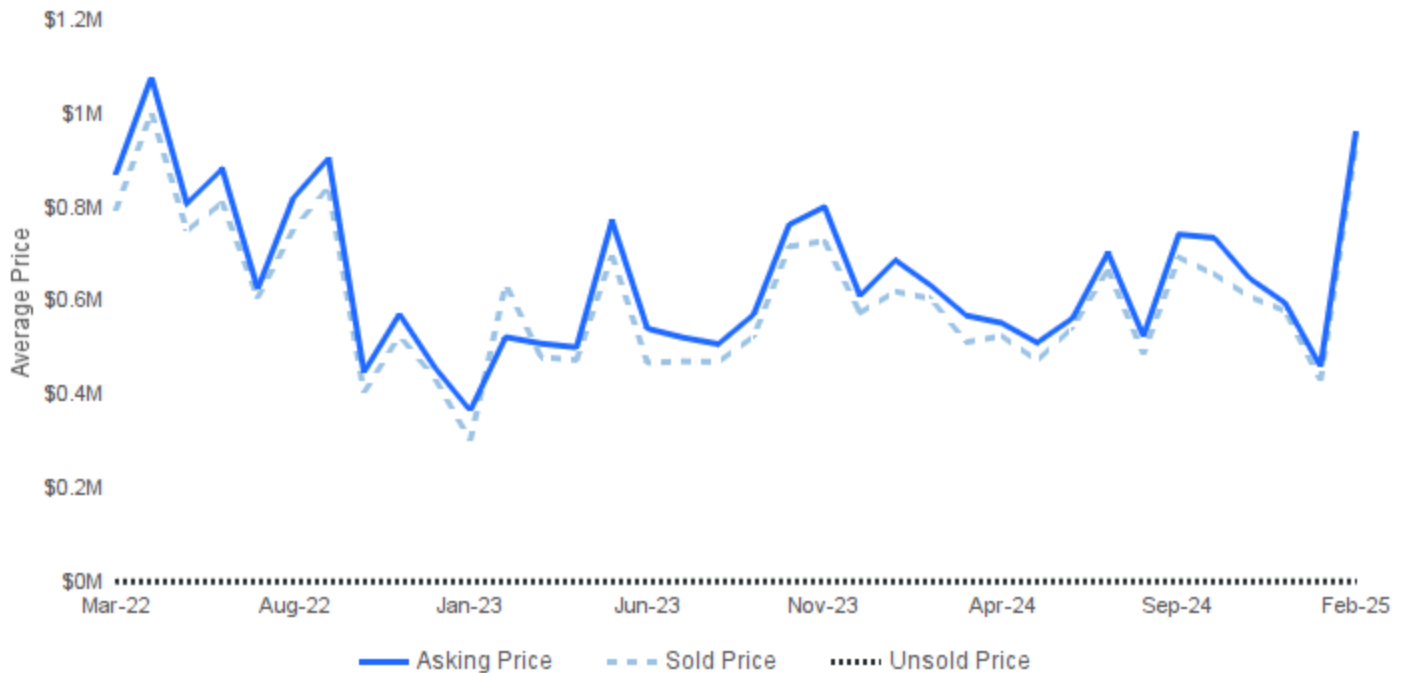
# AVERAGE ASKING/SOLD/UNSOLD PRICE

February 2025 | Single Family ?

**Asking Price** | the average asking price of sold properties

**Sold Price** | the average selling price

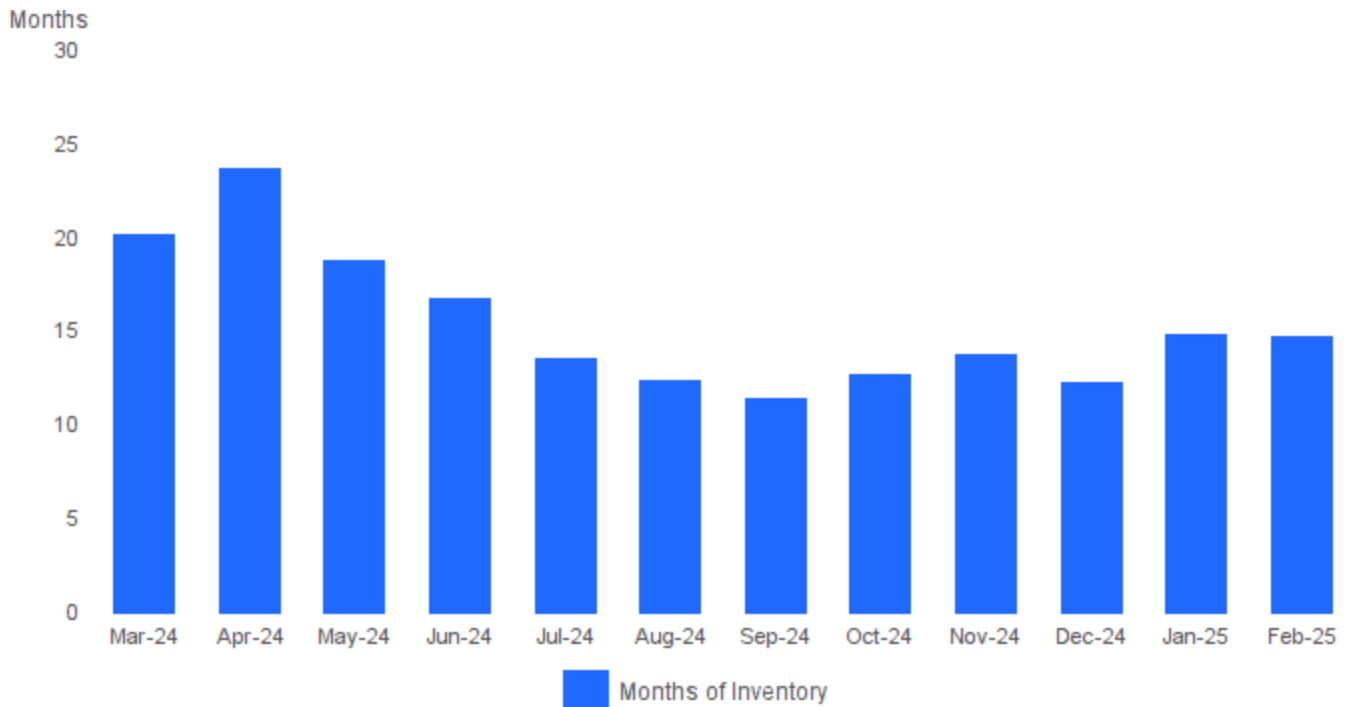
**Unsold Price** | the average active list price



# ABSORPTION RATE

February 2025 | Single Family ?

**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.



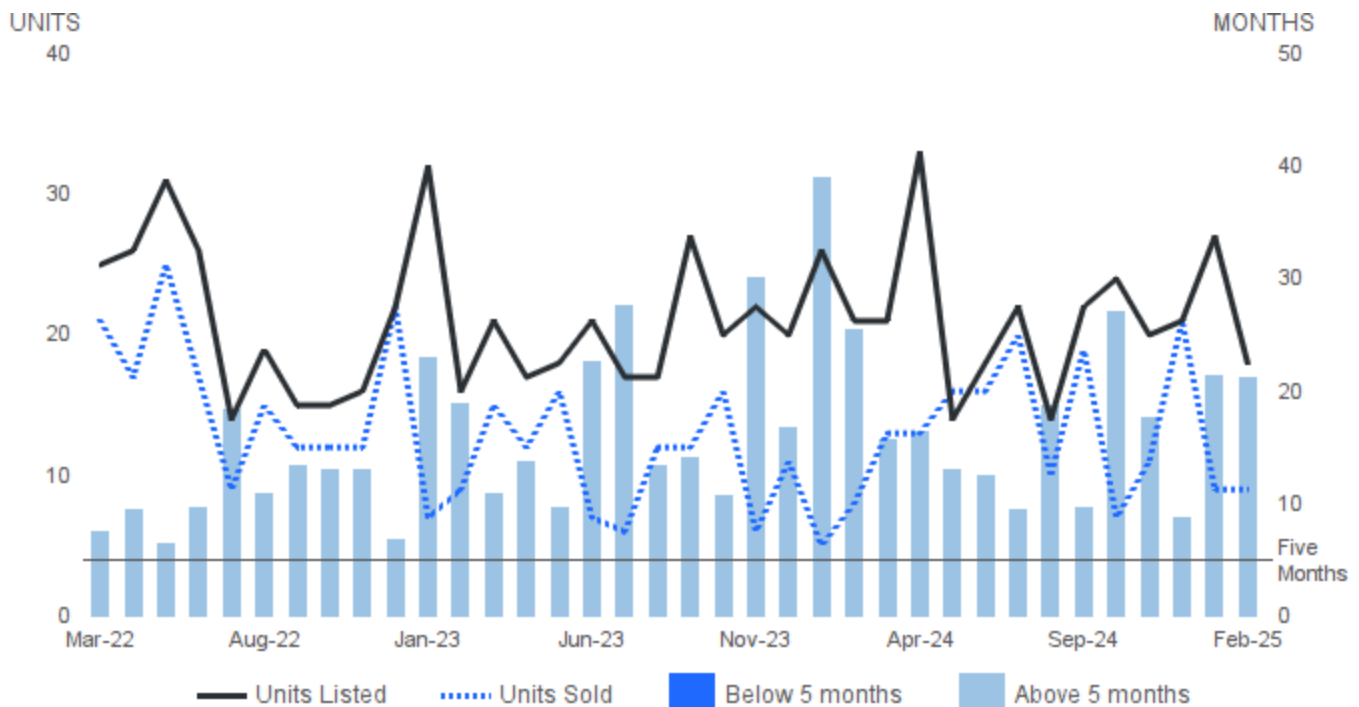
# MONTHS SUPPLY OF INVENTORY

February 2025 | 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.



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