



ST. JOHN REAL ESTATE MARKET UPDATE

The St. John real estate market continues to prove its resilience. In what has been a nationally uncertain and inconsistent real estate landscape, St. John has remained consistently stable, reinforcing the island's long-standing reputation as a market defined by strength rather than volatility.

Over the past year, we have seen price points naturally correct from the post-COVID surge. Sellers who initially priced at peak pandemic levels have adjusted to current market condition and those correctly priced homes have sold at true market value. Importantly, we have not seen distressed sales or properties trading below market, a clear indicator of the island's strong buyer confidence and sustained demand.

This period of adjustment has created a balanced and healthy market, benefiting both buyers and sellers. Buyers are seeing more realistic pricing opportunities, while sellers who are aligned with today's market are achieving successful results without sacrificing long-term value. Holiday Homes of St. John once again remains at the forefront of the industry, continuing to guide the market with trusted expertise, strategic marketing, and deep local knowledge. Our team remains committed to helping clients navigate this evolving market with confidence.

Looking ahead to 2026, inventory remains active and opportunity-rich across all sectors. Following 2025, which saw a noticeable percentage of listings adjust pricing as they headed into the New Year, today's market reflects values grounded in real-time performance. With well-positioned properties, steady buyer demand, and continued global interest in St. John real estate, we anticipate another strong and balanced year ahead.

For those considering buying, selling, or investing, now is the moment where balance meets opportunity. As we continue our legacy of excellence, Holiday Homes remains proud to serve as St. John's trusted real estate leader helping clients protect value, build wealth, and secure their place in paradise.



Specializing in St. John Real Estate Sales Since 1960

2025 MARKET FACTS

Year-Over-Year Performance Comparison (As of 12/31)

Home Sales: 48	11.6% ▲	Condo Sales: 9	0.0% =	Land Sales: 21	34.4% ▼
Highest Sold Home:		Highest Sold Condo:		Highest Sold Land:	
\$10,500,000	28% ▲	\$1,500,000	18.9% ▼	\$340,000	77.3% ▼
Total Sales Volume:		Total Sales Volume:		Total Sales Volume:	
\$79,525,500	6.6% ▼	\$8,405,000	4.4% ▼	\$3,054,000	74% ▼

CURRENTLY FOR SALE



15A-3-24 Ren&Ditleff
\$4,995,000
3 Beds & 3.5 Baths



300-9 Chocolate Hole
\$2,740,000
5 Beds & 5 Bath



66 Chocolate Hole
\$3,500,000
4 Beds & 4 Baths



3-9 & 3-12 Catherineberg
\$5,755,000
4 Beds & 4 Baths



The Hills E Upper
\$1,250,000
2 Beds & 2.5 Baths



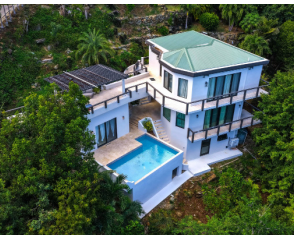
273 Contant/Enighed
\$2,495,000
5 Beds & 4.5 Baths



4-71 Virgin Grande Estate
\$2,390,000
4 Beds & 5.5 Baths



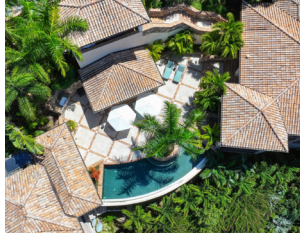
13AA Estate Contant
\$1,450,000
2 Beds & 2 Baths



32A Fish Bay
\$2,390,000
2 Bed & 2.5 Bath



136A Chocolate Hole
\$1,650,000
2 Beds & 2 Baths



6'O'-15 Hansen Bay
\$5,750,000
5 Beds & 5+ Baths



RESIDENTIAL SALES IN 2025				
Address	Beds	Baths	List Price	Sold Price
Ben Runnels Gut 6PA	3	4	\$1,599,000	\$1,569,000
Calabash Boom 29A-A	3	3	\$1,195,000	\$1,100,000
Calabash Boom 15	3	2	\$799,000	\$703,000
Carolina 8W	2	2	\$1,295,000	\$1,222,500
Carolina 6-3-99	3	3.5	\$1,375,000	\$1,325,000
Carolina 7BA-2	3	2.5	\$995,000	\$890,000
Carolina 6-3-149	3	2	\$749,000	\$680,000
Carolina 6-3-90	1	1	\$450,000	\$345,000
Carolina 10-25D	0	2	\$649,000	\$620,000
Carolina 10-32 REM	3	3	\$1,945,000	\$1,825,000
Carolina 10-30C-4	4	4	\$1,825,000	\$1,705,000
Carolina 10-8-21	0	1	\$375,000	\$353,000
Carolina 10-50	1	2.5	\$689,000	\$675,000
Carolina 10-27-9	1	1.5	\$475,000	\$430,000
Carolina 10-30C-1A	4	4.5	\$2,299,000	\$1,900,000
Carolina 1-HB-2	2	2	\$1,395,000	\$1,200,000
Carolina 7B-C	3	3	\$935,000	\$875,000
Carolina 10-16F	1	1	\$699,950	\$675,000
Catherineberg 3-15A	4	4.5	\$4,300,000	\$3,600,000
Chocolate Hole 469	4	4.5	\$2,982,000	\$2,982,000
Chocolate Hole 300-5	3	4.5	\$2,650,000	\$2,600,000
Chocolate Hole 107A	4	4	\$1,149,000	\$900,000
Chocolate Hole 35	5	5	\$2,850,000	\$2,850,000
Chocolate Hole 477E	3	3	\$750,000	\$750,000
Chocolate Hole 133	3	3.5	\$1,499,000	\$1,300,000
Chocolate Hole 465	6	6	\$3,800,000	\$3,550,000
Chocolate Hole 300-15	4	4.5	\$2,495,000	\$1,950,000
Fish Bay D & E	4	3.5	\$1,095,000	\$1,095,000
Fortsberg 15E-02	3	2	\$3,200,000	\$3,000,000
Fortsberg 15B-2	3	3.5	\$1,800,000	\$1,700,000
Gift & Regenback 1F	4	3.5	\$999,999	\$950,000
Glucksberg 4A-1	8	6	\$2,200,000	\$2,200,000
Glucksberg 1-2	3	3	\$1,800,000	\$1,600,000
Hansen Bay 6A-1-1D	1	1	\$1,495,000	\$1,250,000
Hansen Bay 3-14	1	1	\$389,000	\$255,000
Haulover 5D-A	2	1	\$600,000	\$510,000
Peter Bay 2A	3	3	\$10,500,000	\$10,500,000
Ren & Ditleff 15C-10	3	3	\$1,795,000	\$1,650,000
Ren & Ditleff 15A-3-6	4	3	\$1,850,000	\$1,400,000
Ren & Ditleff 15A-7-19	7	7.5	\$3,795,000	\$3,500,000
Sans Soucci & Guinea Gut 3B-22	4	4.5	\$2,875,000	\$2,762,500
Saunders Gut 15	4	4	\$1,650,000	\$1,495,000
St. Quaco & Zimmerman 6B-37REM	3	2	\$995,000	\$976,000
St. Quaco & Zimmerman 6B-21	6	6	\$2,100,000	\$2,115,000
St. Quaco & Zimmerman 6C-1A-1	2	2	\$1,570,000	\$1,570,000
St. Quaco & Zimmerman 3B-8	3	5	\$989,000	\$937,500
St. Quaco & Zimmerman 6B-43	2	3.5	\$1,099,000	\$1,055,000
St. Quaco & Zimmerman 6B-2	3	1	\$499,000	\$430,000
48 HOME SALES				\$79,525,500
AVERAGE SALES PRICE				\$1,656,781

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