



MAY 2022 / LAND

AREA REPORT

ST CROIX, US VIRGIN ISLANDS



CHRIS AND CHRISTIE POWERS

+1 340-643-9448

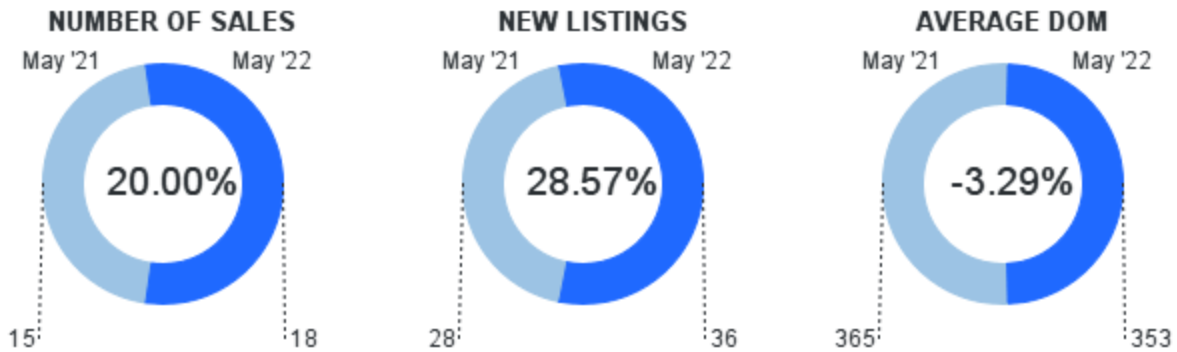
christiepowersrealtor@gmail.com

www.ChrisAndChristiePowers.com

ST. CROIX COUNTY | May 2022

REAL ESTATE SNAPSHOT - Change since this time last year

Lots/Acres



98.37%

MEDIAN SALES PRICE
LOTS/ACRES

108.80%

AVERAGE SALES PRICE
LOTS/ACRES

66.36%

MEDIAN LIST PRICE
(SOLD LISTINGS)
LOTS/ACRES

109.46%

AVERAGE LIST PRICE
(SOLD LISTINGS)
LOTS/ACRES

May '21 May '22

AREA REPORT

ST. CROIX COUNTY

FULL MARKET SUMMARY

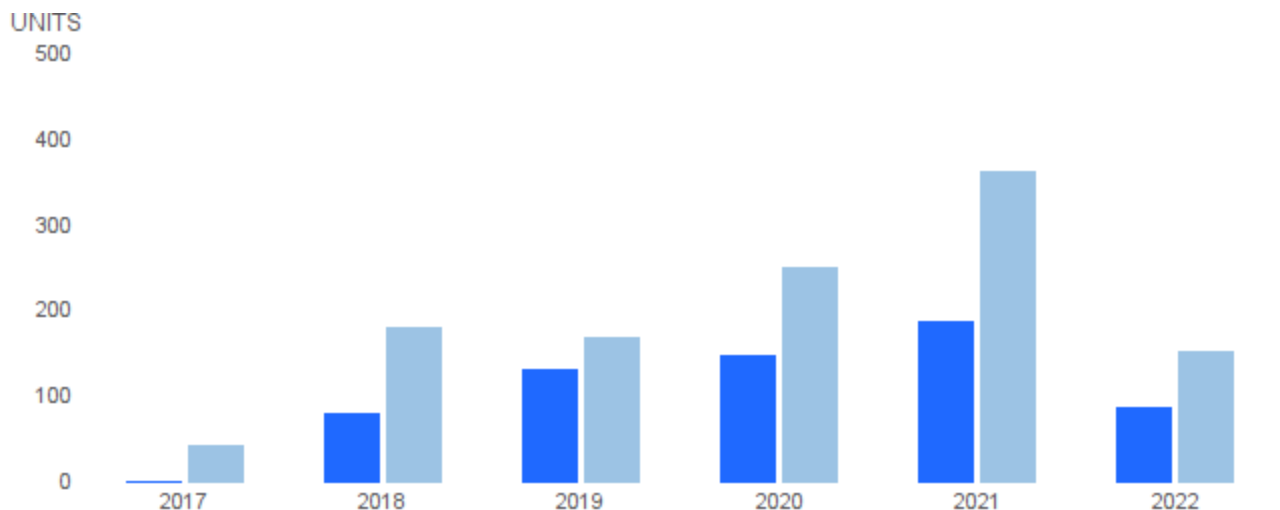
May 2022 | Lots/Acres ?

	Month to Date			Year to Date		
	May 2022	May 2021	% Change	YTD 2022	YTD 2021	% Change
New Listings	36	28	28.57% ↑	151	135	11.85% ↑
Sold Listings	18	15	20% ↑	86	69	24.64% ↑
Median List Price (Solds)	\$91,500	\$55,000	66.36% ↑	\$69,500	\$45,000	54.44% ↑
Median Sold Price	\$91,250	\$46,000	98.37% ↑	\$64,500	\$45,000	43.33% ↑
Median Days on Market	305	225	35.56% ↑	228	274	-16.79% ↓
Average List Price (Solds)	\$168,472	\$80,433	109.46% ↑	\$153,003	\$195,517	-21.74% ↓
Average Sold Price	\$142,750	\$68,366	108.8% ↑	\$131,620	\$163,043	-19.27% ↓
Average Days on Market	353	365	-3.29% ↓	320	390	-17.95% ↓
List/Sold Price Ratio	92.2%	88%	4.8% ↑	88.6%	89.5%	-1.01% ↓

SOLD AND NEW PROPERTIES (UNITS)

May 2022 | Lots/Acres ?

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



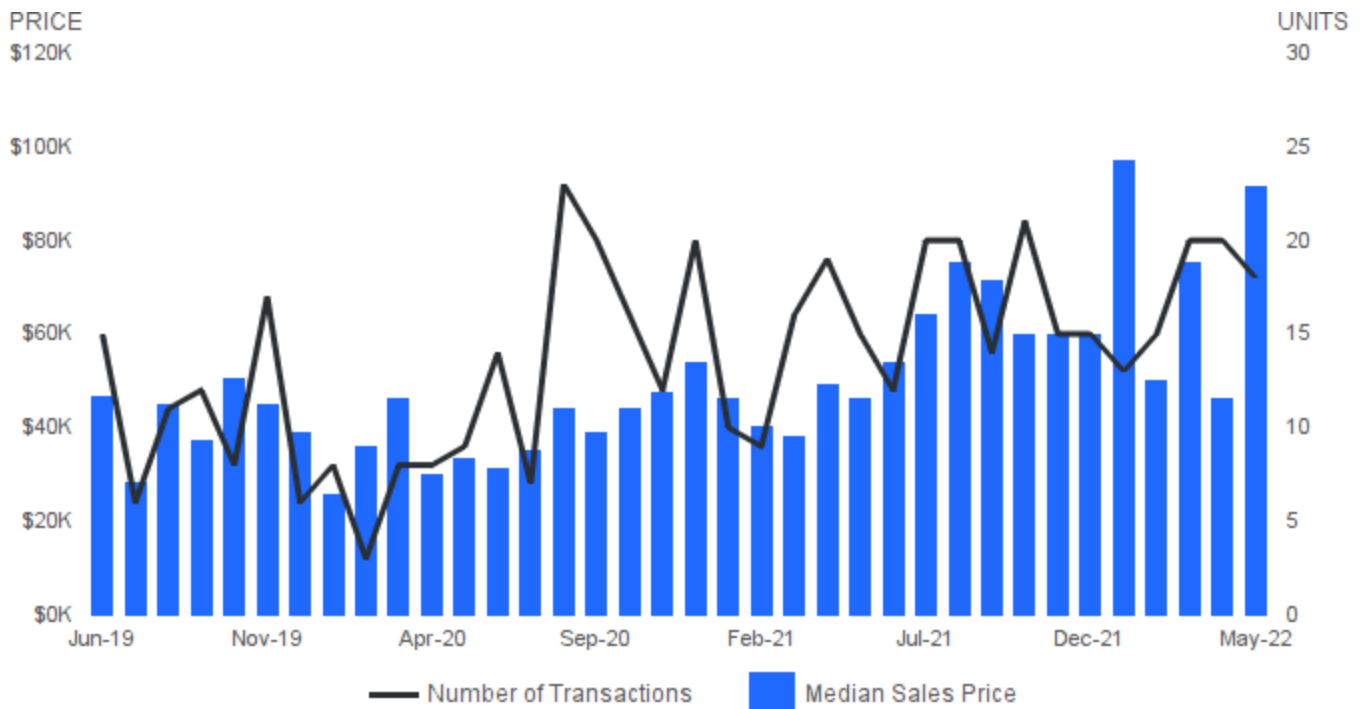
Sold Properties	1	80	130	148	186	87
New Properties	43	179	169	251	361	151
Sold Volume	\$32K	\$4.31M	\$8.20M	\$10.23M	\$23.38M	\$11.57M
Listing Volume	\$3.00M	\$39.94M	\$25.16M	\$84.60M	\$123.63M	\$30.90M
Median Sale Price	\$32K	\$35K	\$40K	\$40K	\$55K	\$65K

MEDIAN SALES PRICE AND NUMBER OF SALES

May 2022 | Lots/Acres ?

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

May 2022 | Lots/Acres ?

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

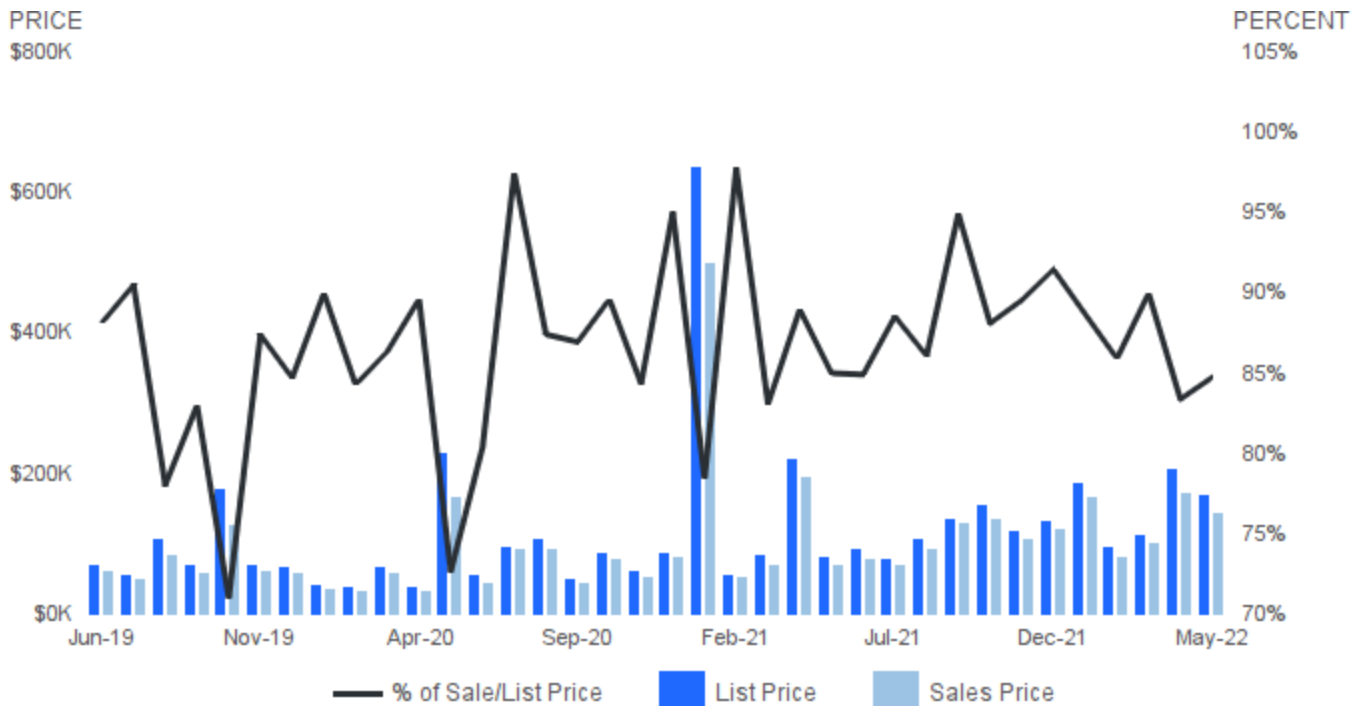
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

May 2022 | Lots/Acres ?

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

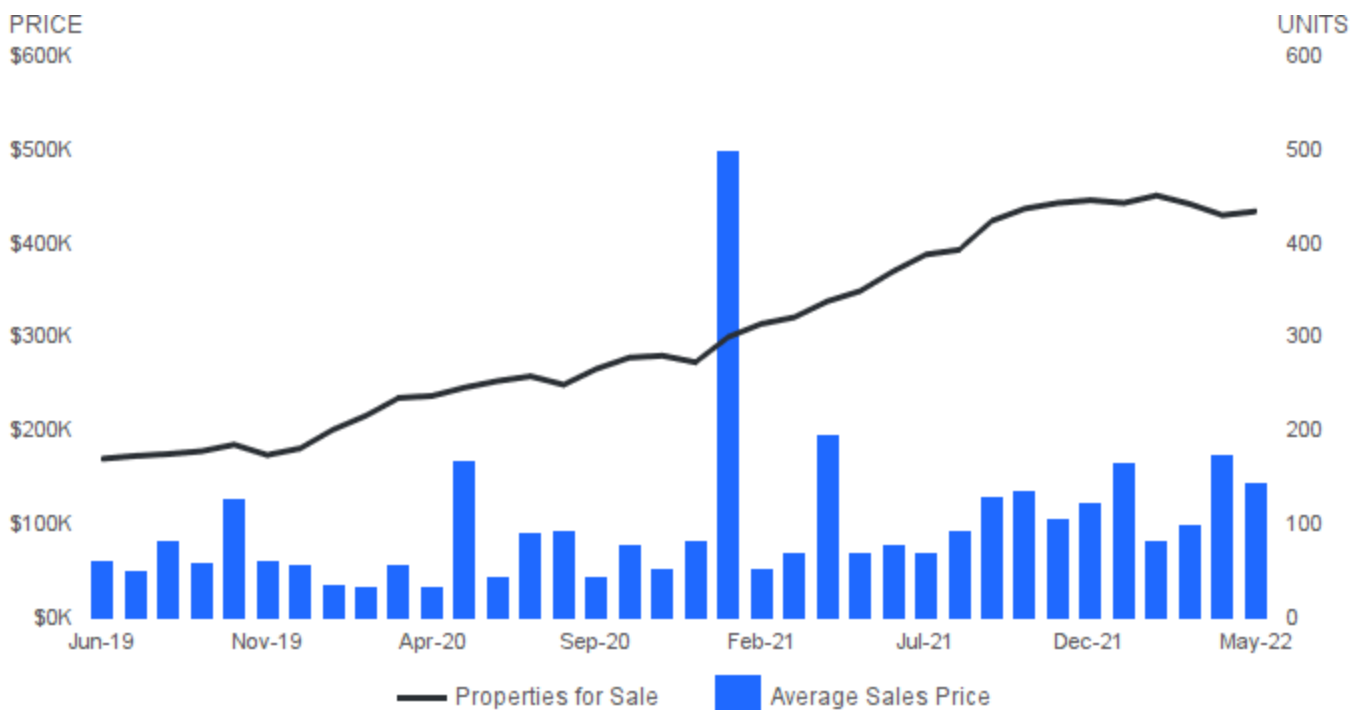


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

May 2022 | Lots/Acres ?

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

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

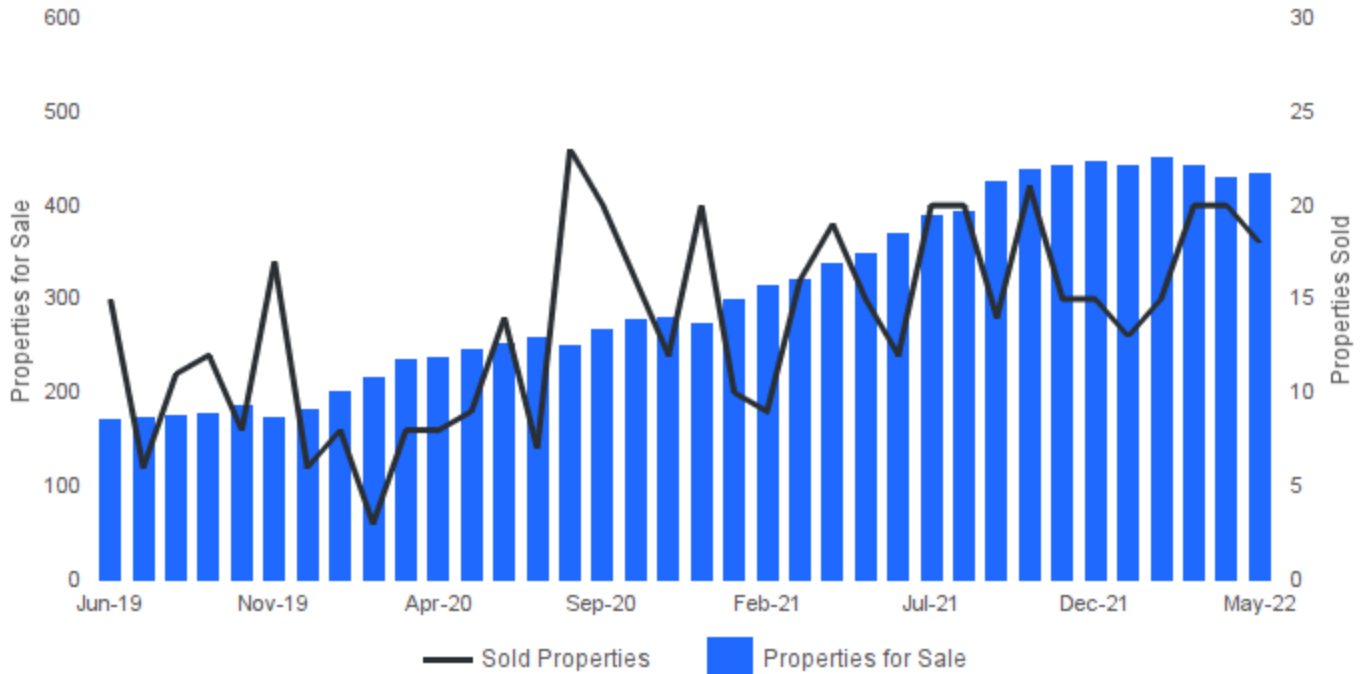


PROPERTIES FOR SALE AND SOLD PROPERTIES

May 2022 | Lots/Acres ?

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

May 2022 | Lots/Acres ?

Unsold Price | the average active list price

Asking Price | the average asking price of sold properties

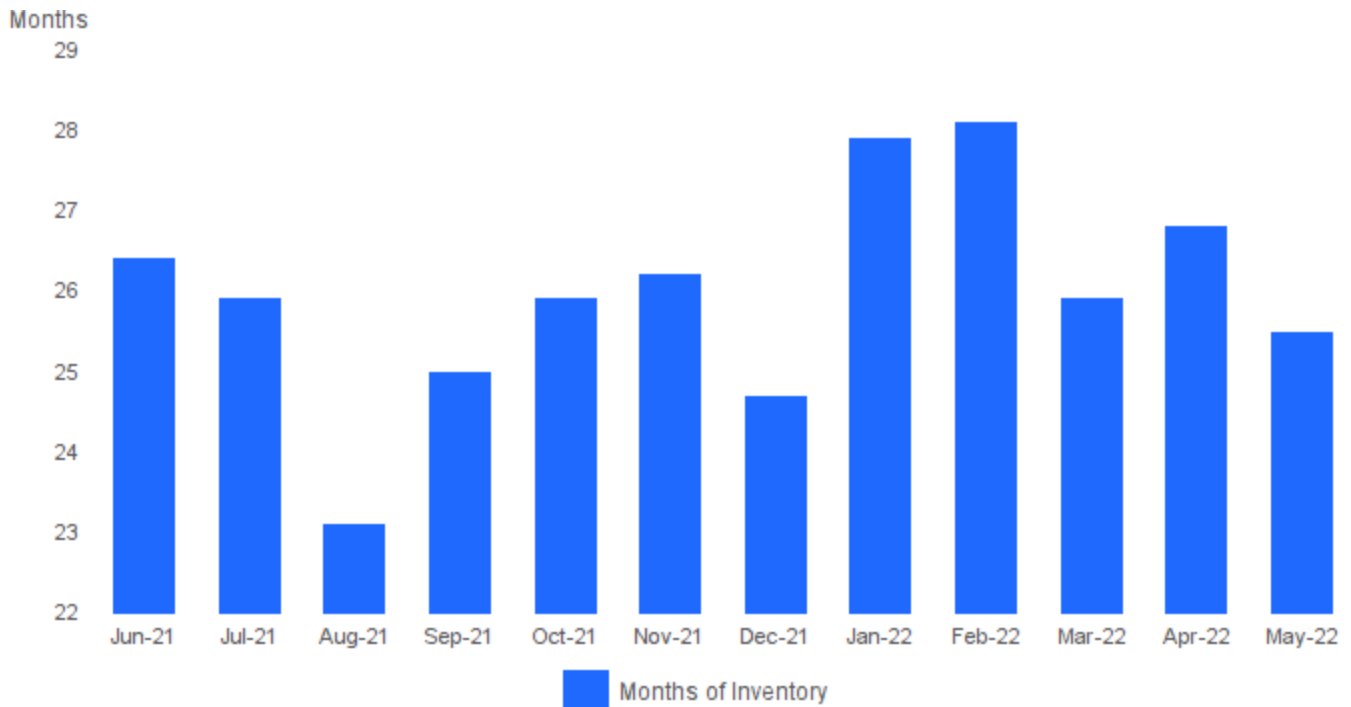
Sold Price | the average selling price



ABSORPTION RATE

May 2022 | Lots/Acres ?

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.



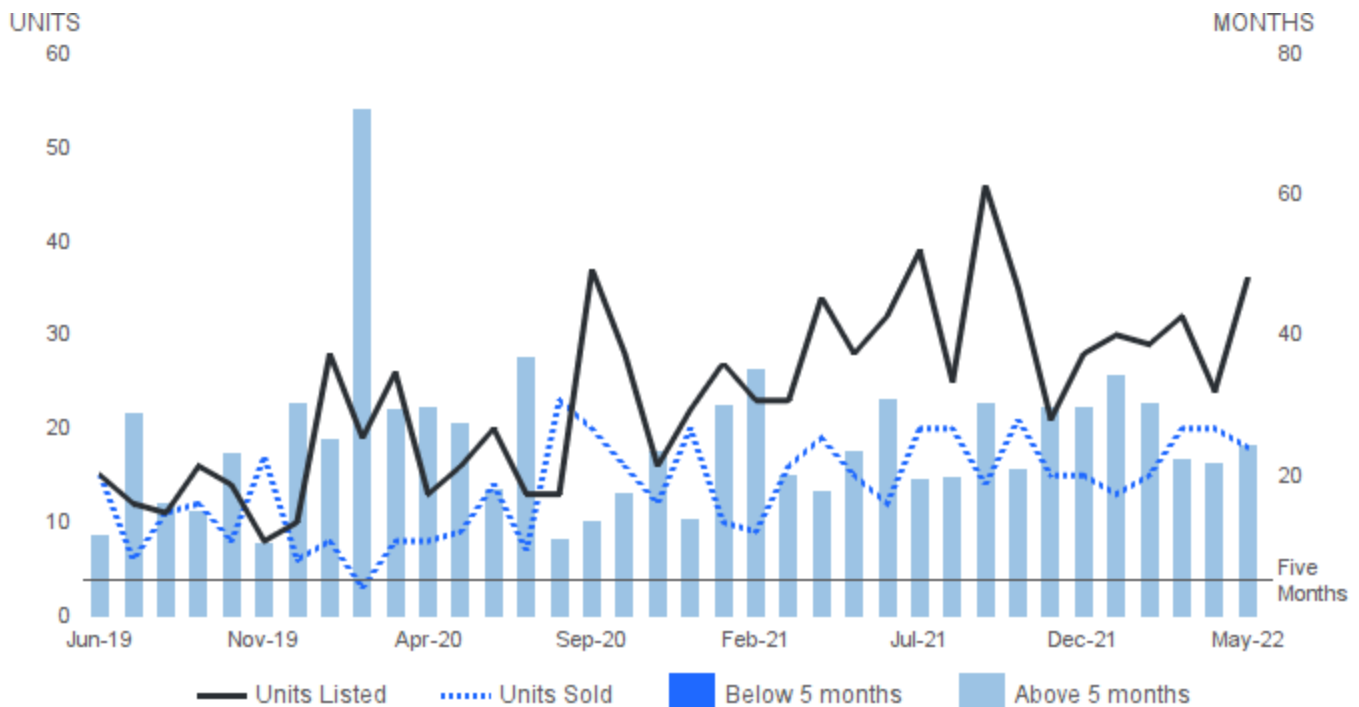
MONTHS SUPPLY OF INVENTORY

May 2022 | Lots/Acres ?

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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