



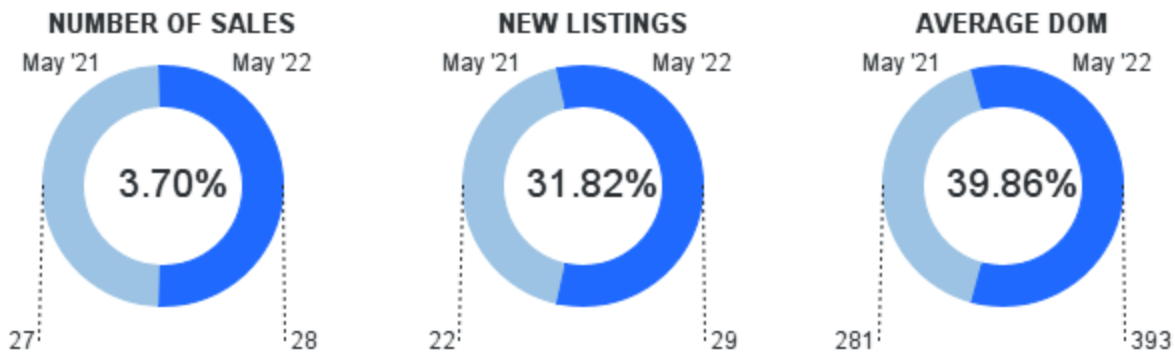
MAY 2022 / SINGLE FAMILY HOMES

AREA REPORT

ST CROIX, US VIRGIN ISLANDS



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ST. CROIX | May 2022**REAL ESTATE SNAPSHOT - Change since this time last year****Single Family****-15.90%** ↓**MEDIAN SALES PRICE**
SINGLE FAMILY**18.27%** ↑**AVERAGE SALES PRICE**
SINGLE FAMILY**-10.98%** ↓**MEDIAN LIST PRICE
(SOLD LISTINGS)**
SINGLE FAMILY**28.48%** ↑**AVERAGE LIST PRICE
(SOLD LISTINGS)**
SINGLE FAMILY

May '21 May '22

AREA REPORT

ST. CROIX

FULL MARKET SUMMARY

May 2022 | Single Family ?

	Month to Date			Year to Date		
	May 2022	May 2021	% Change	YTD 2022	YTD 2021	% Change
New Listings	29	22	31.82% ↑	113	102	10.78% ↑
Sold Listings	28	27	3.7% ↑	89	88	1.14% ↑
Median List Price (Solds)	\$462,000	\$519,000	-10.98% ↓	\$650,000	\$512,000	26.95% ↑
Median Sold Price	\$436,500	\$519,000	-15.9% ↓	\$615,000	\$512,000	20.12% ↑
Median Days on Market	226	253	-10.67% ↓	200	220	-9.09% ↓
Average List Price (Solds)	\$914,125	\$711,514	28.48% ↑	\$921,882	\$693,359	32.96% ↑
Average Sold Price	\$841,535	\$711,514	18.27% ↑	\$863,000	\$690,745	24.94% ↑
Average Days on Market	393	281	39.86% ↑	284	277	2.53% ↑
List/Sold Price Ratio	93.2%	100%	-6.79% ↓	95.1%	99.7%	-4.65% ↓

SOLD AND NEW PROPERTIES (UNITS)

May 2022 | Single Family ?

Sold Properties | Number of properties sold during the year

New Properties | Number of properties listed during the year.

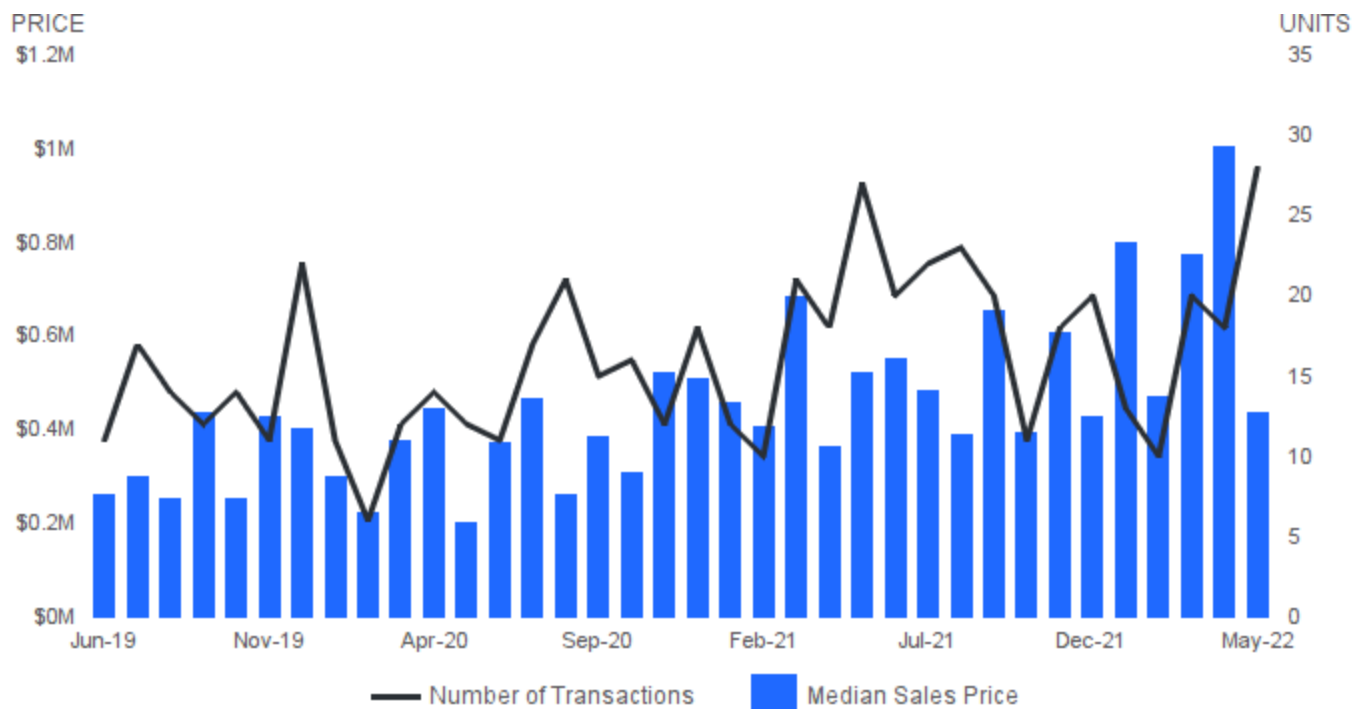


MEDIAN SALES PRICE AND NUMBER OF SALES

May 2022 | 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

May 2022 | Single Family ?

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

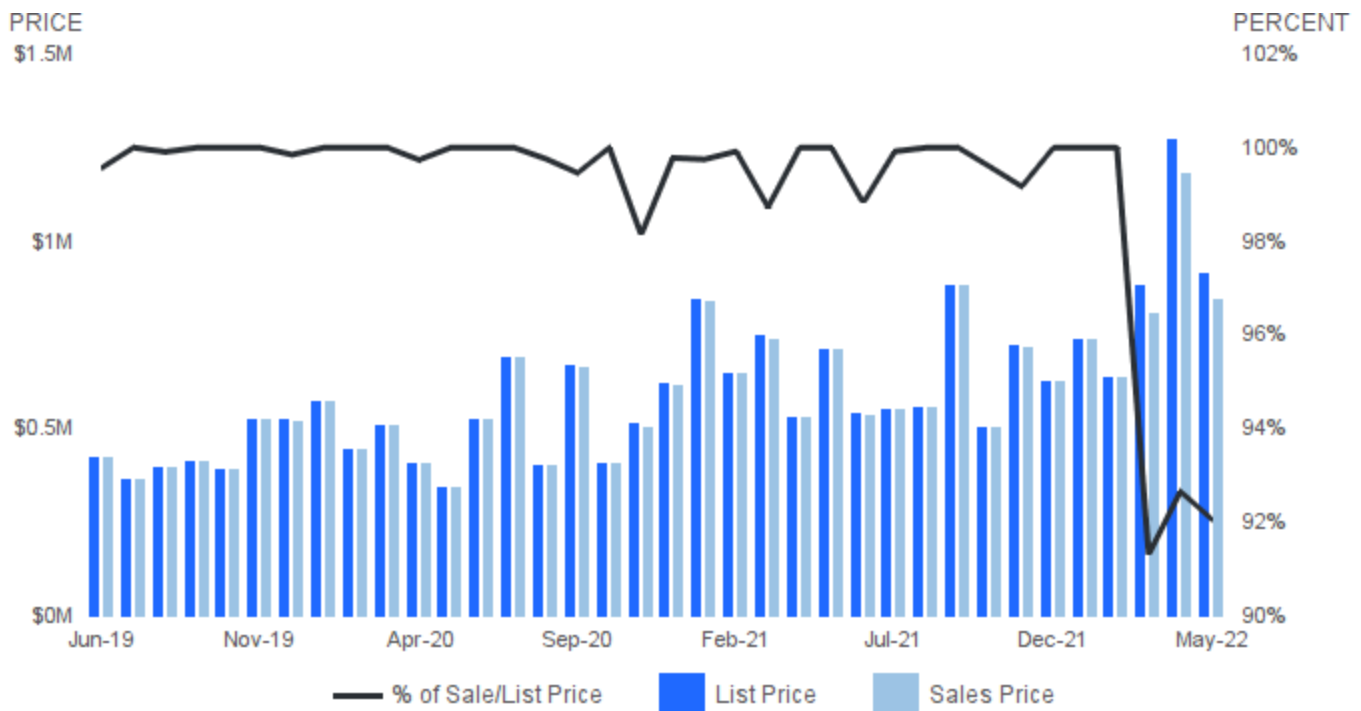
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

May 2022 | Single Family ?

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

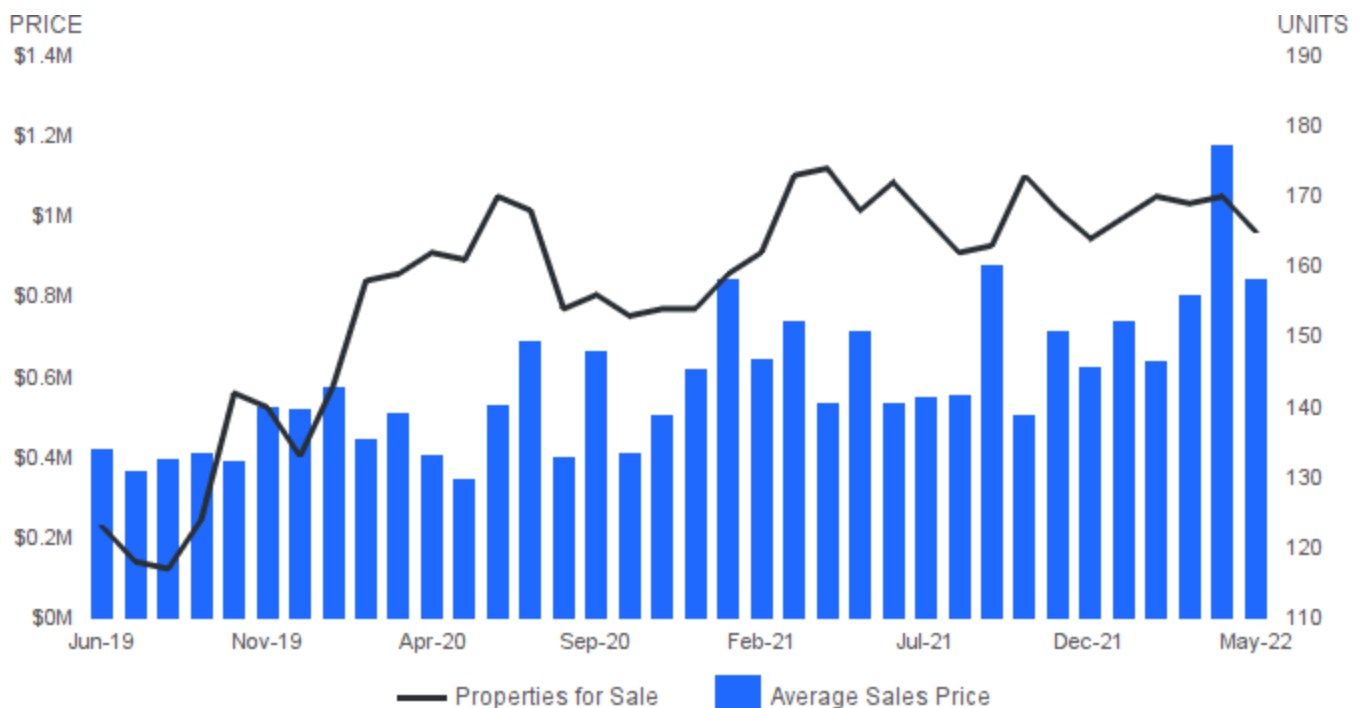


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

May 2022 | 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

May 2022 | Single Family [?]

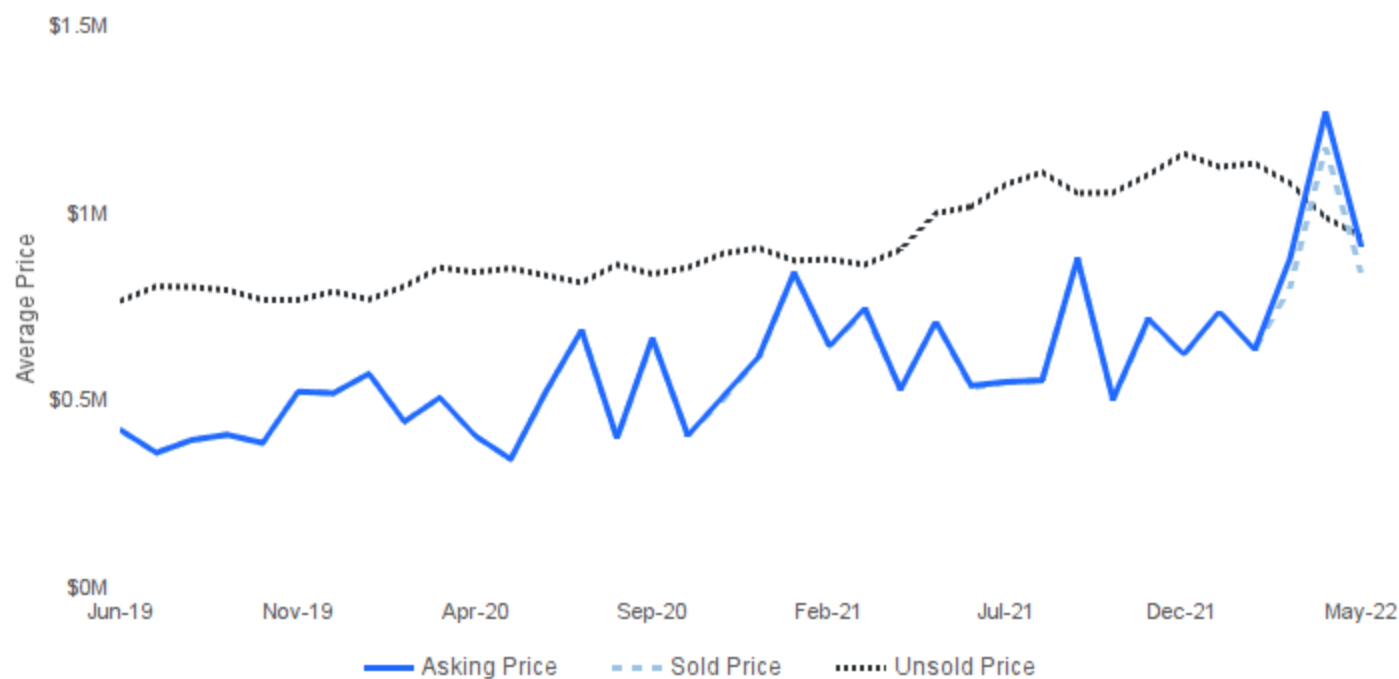
Properties for Sale | Number of properties listed for sale at the end of month.
Sold Properties | Number of properties sold.



AVERAGE ASKING/SOLD/UNSOLD PRICE

May 2022 | Single Family [?]

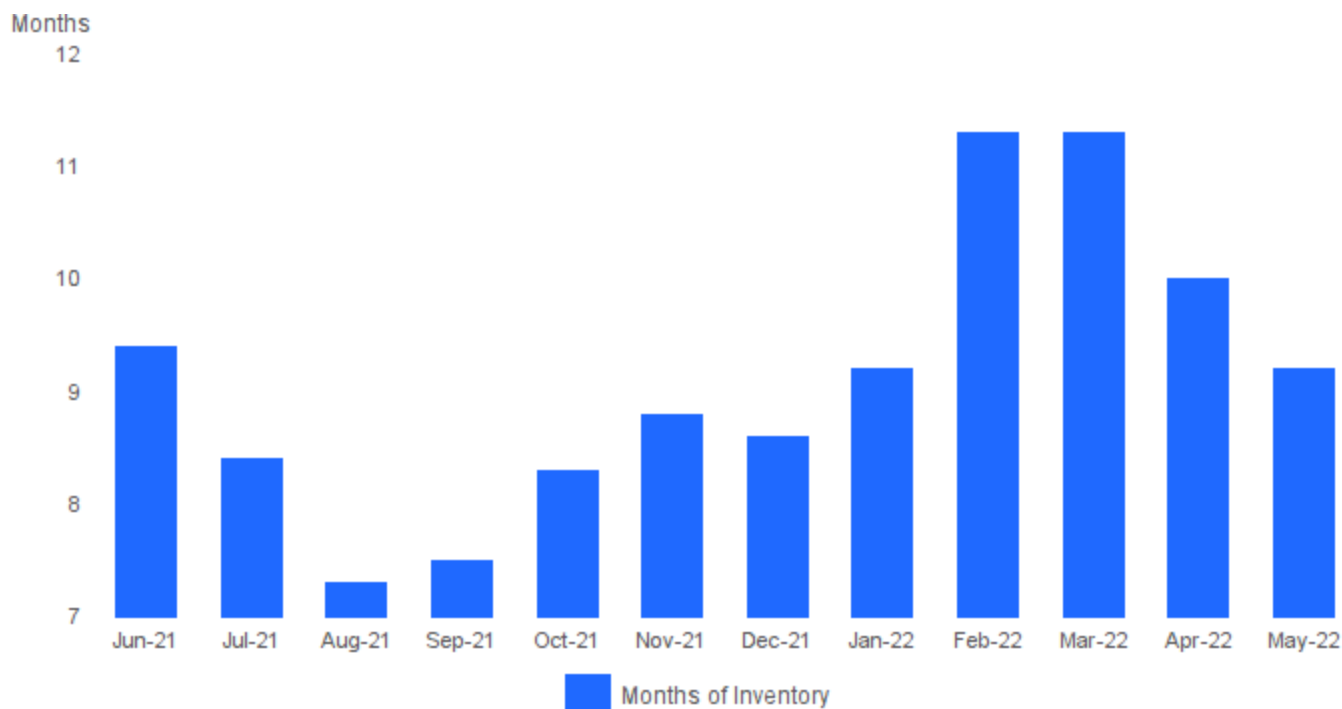
Unsold Price | the average active list price
Asking Price | the average asking price of sold properties
Sold Price | the average selling price



ABSORPTION RATE

May 2022 | 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.



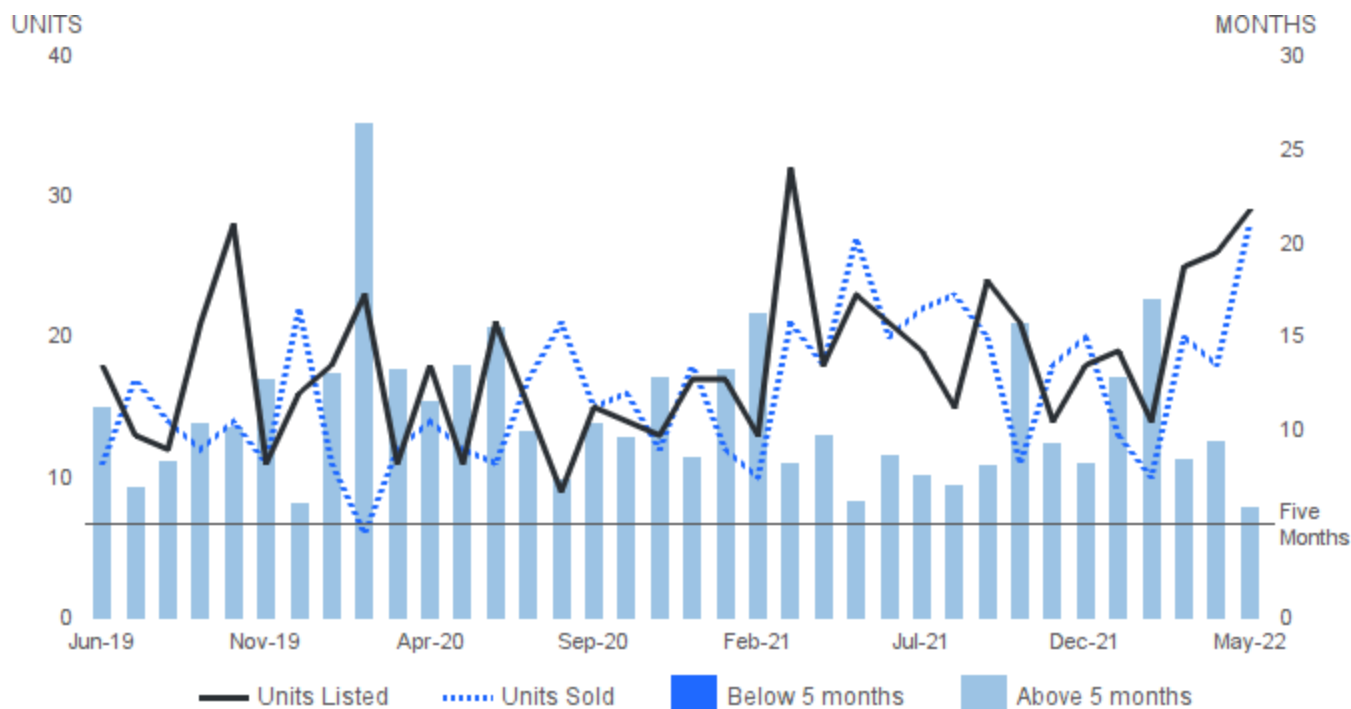
MONTHS SUPPLY OF INVENTORY

May 2022 | 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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