



JUNE 2022 AREA REPORT

ALL PROPERTY TYPES

ST CROIX, US VIRGIN ISLANDS

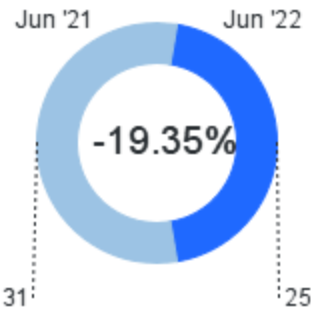
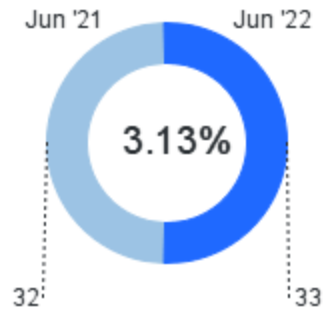
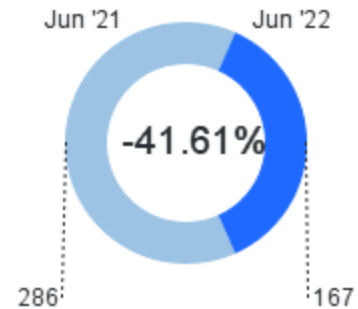



CHRIS AND CHRISTIE POWERS

+1 340-643-9448

christiepowersrealtor@gmail.com

www.ChrisAndChristiePowers.com

ST. CROIX | June 2022**REAL ESTATE SNAPSHOT - Change since this time last year****All Property Types****NUMBER OF SALES****NEW LISTINGS****AVERAGE DOM****-2.44%** **MEDIAN SALES PRICE**
ALL PROPERTY TYPES**38.11%** **AVERAGE SALES PRICE**
ALL PROPERTY TYPES**1.63%** **MEDIAN LIST PRICE
(SOLD LISTINGS)**
ALL PROPERTY TYPES**45.76%** **AVERAGE LIST PRICE
(SOLD LISTINGS)**
ALL PROPERTY TYPES Jun '21 Jun '22

AREA REPORT

St. Croix

FULL MARKET SUMMARY

June 2022 | All Property Types ?

	Month to Date			Year to Date		
	June 2022	June 2021	% Change	YTD 2022	YTD 2021	% Change
New Listings	33	32	3.13% ↑	218	183	19.13% ↑
Sold Listings	25	31	-19.35% ↓	182	185	-1.62% ↓
Median List Price (Solds)	\$375,000	\$369,000	1.63% ↑	\$367,000	\$345,000	6.38% ↑
Median Sold Price	\$360,000	\$369,000	-2.44% ↓	\$359,500	\$320,000	12.34% ↑
Median Days on Market	112	264	-57.58% ↓	157	215	-26.98% ↓
Average List Price (Solds)	\$675,460	\$463,399	45.76% ↑	\$655,239	\$515,332	27.15% ↑
Average Sold Price	\$624,500	\$452,174	38.11% ↑	\$616,508	\$505,436	21.98% ↑
Average Days on Market	167	286	-41.61% ↓	224	254	-11.81% ↓
List/Sold Price Ratio	94%	97.1%	-3.19% ↓	95.4%	96.9%	-1.47% ↓

SOLD AND NEW PROPERTIES (UNITS)

June 2022 | All Property Types ?

Sold Properties | Number of properties sold during the year

New Properties | Number of properties listed during the year.

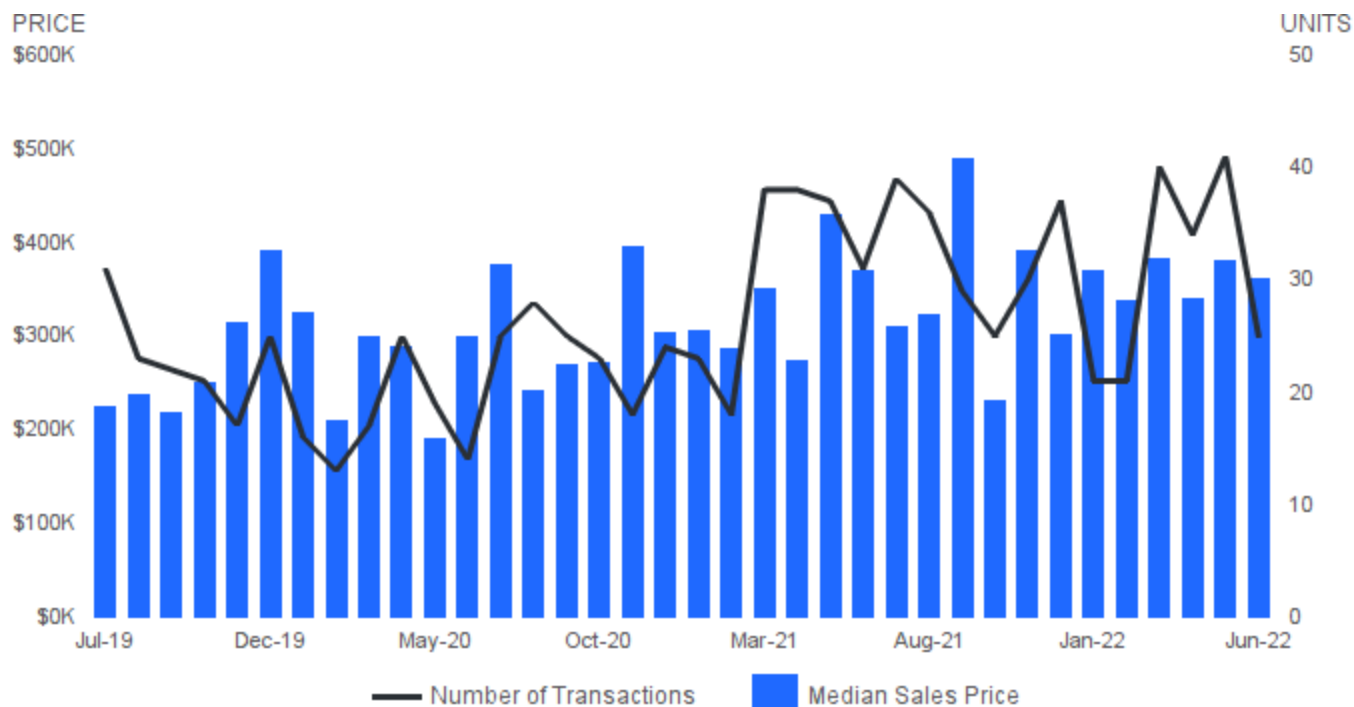


MEDIAN SALES PRICE AND NUMBER OF SALES

June 2022 | All Property Types ?

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.

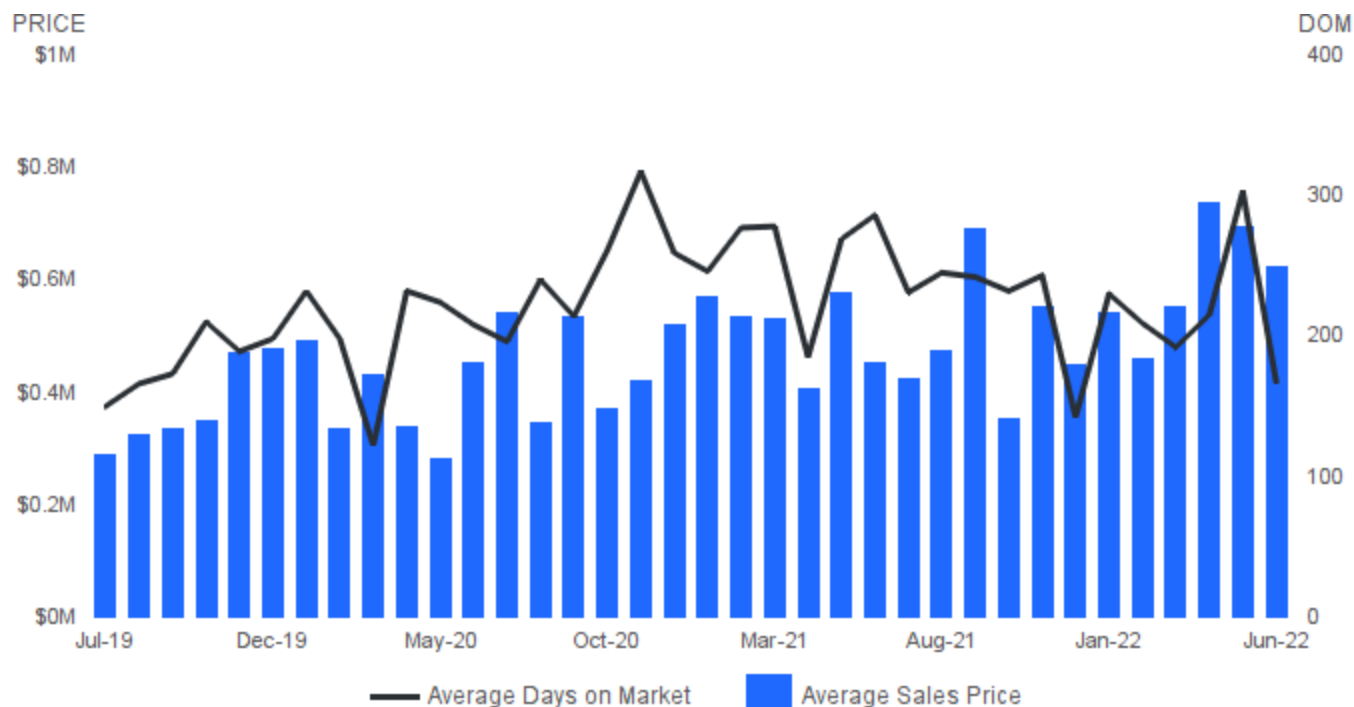


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

June 2022 | All Property Types ?

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

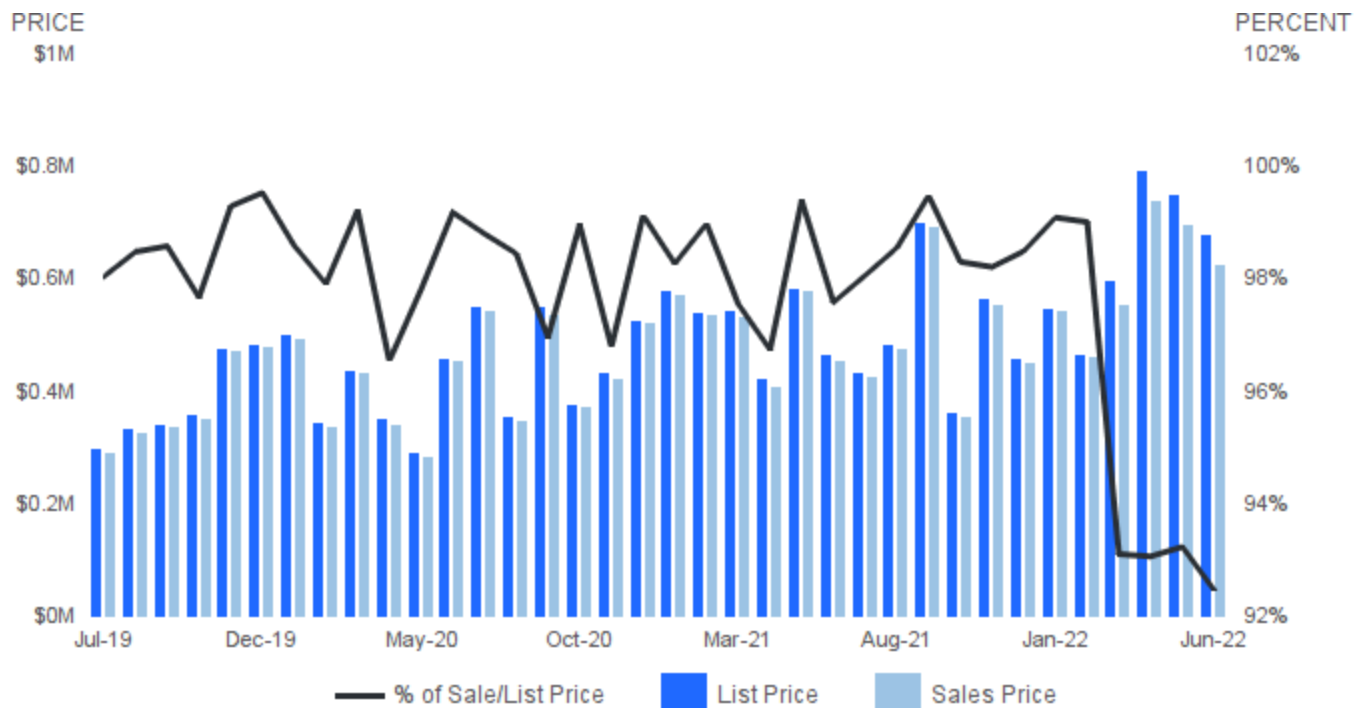
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

June 2022 | All Property Types ?

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

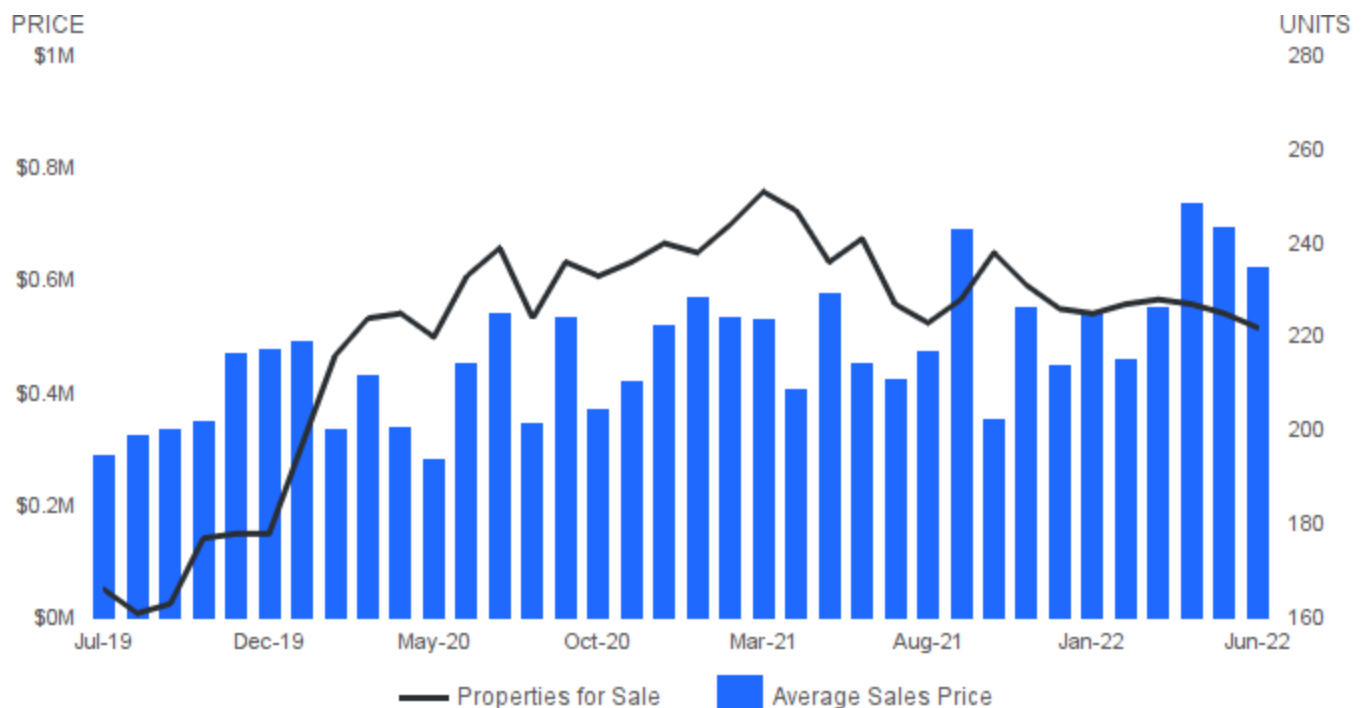


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

June 2022 | All Property Types ?

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

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

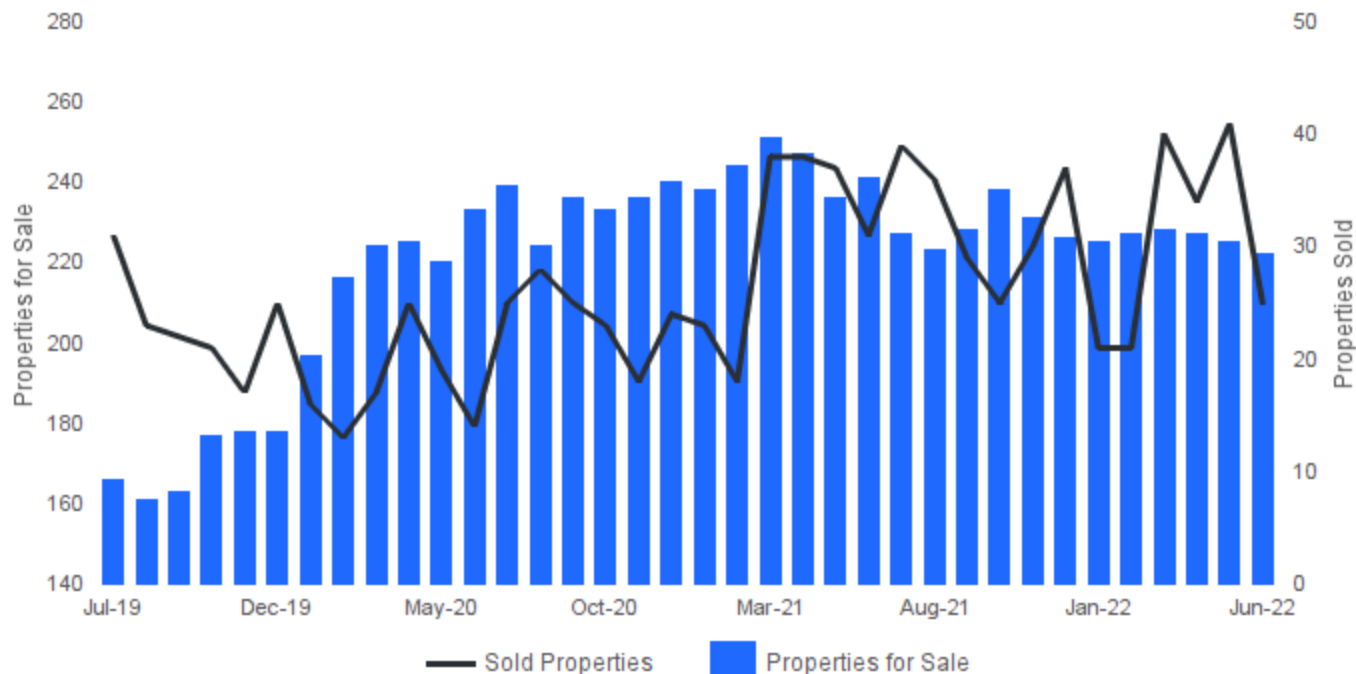


PROPERTIES FOR SALE AND SOLD PROPERTIES

June 2022 | All Property Types ?

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

Sold Properties | Number of properties sold.



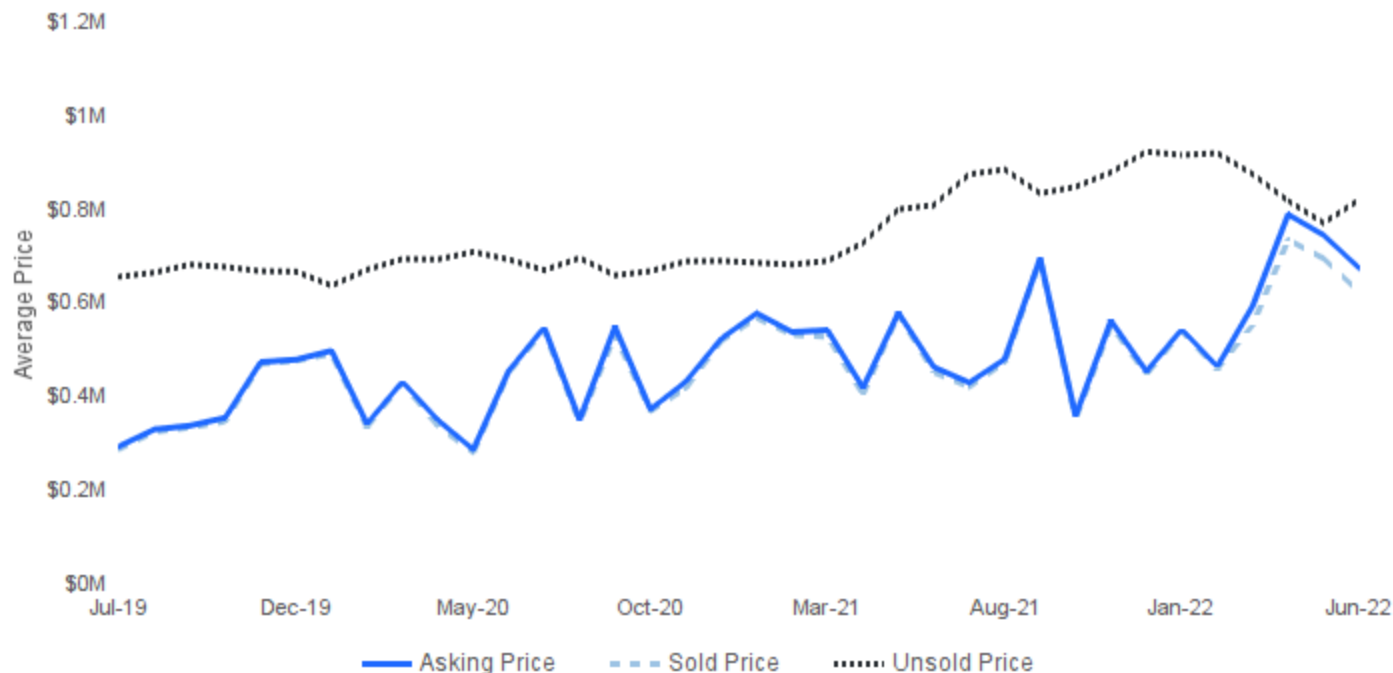
AVERAGE ASKING/SOLD/UNSOLD PRICE

June 2022 | All Property Types ?

Unsold Price | the average active list price

Asking Price | the average asking price of sold properties

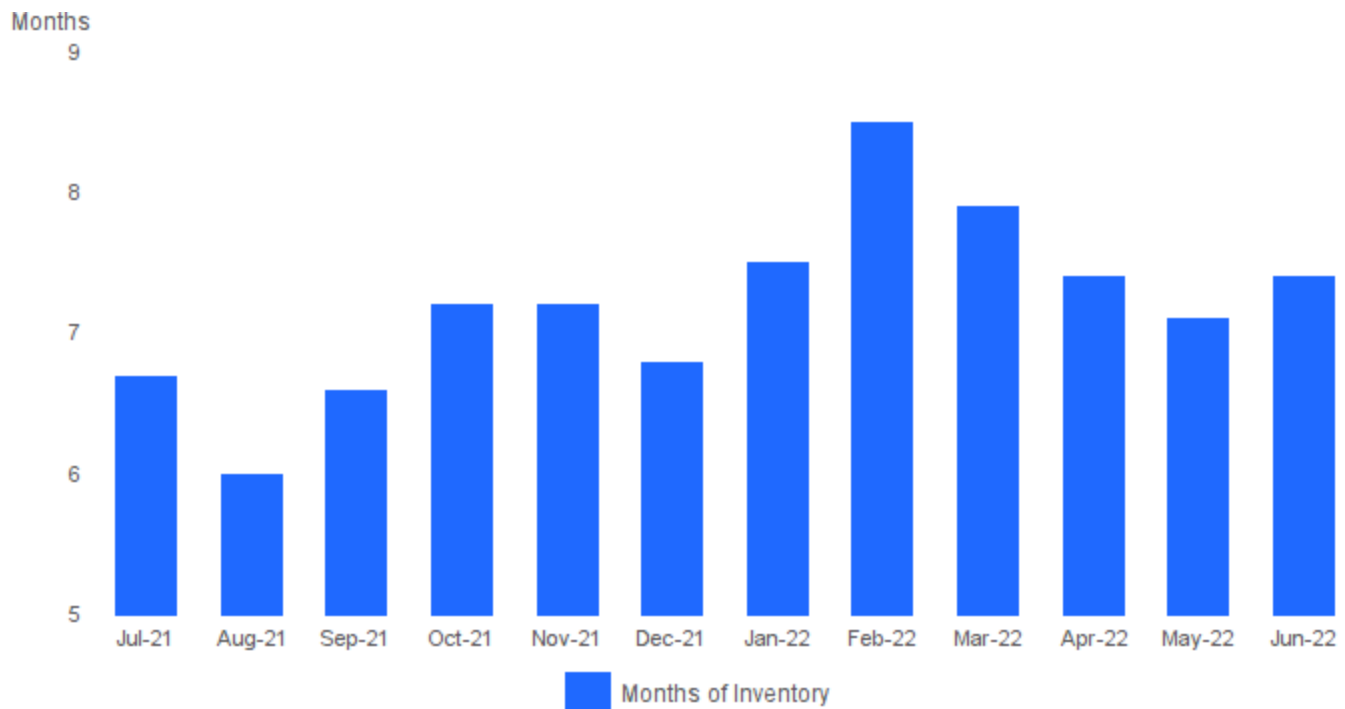
Sold Price | the average selling price



ABSORPTION RATE

June 2022 | All Property Types ?

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.



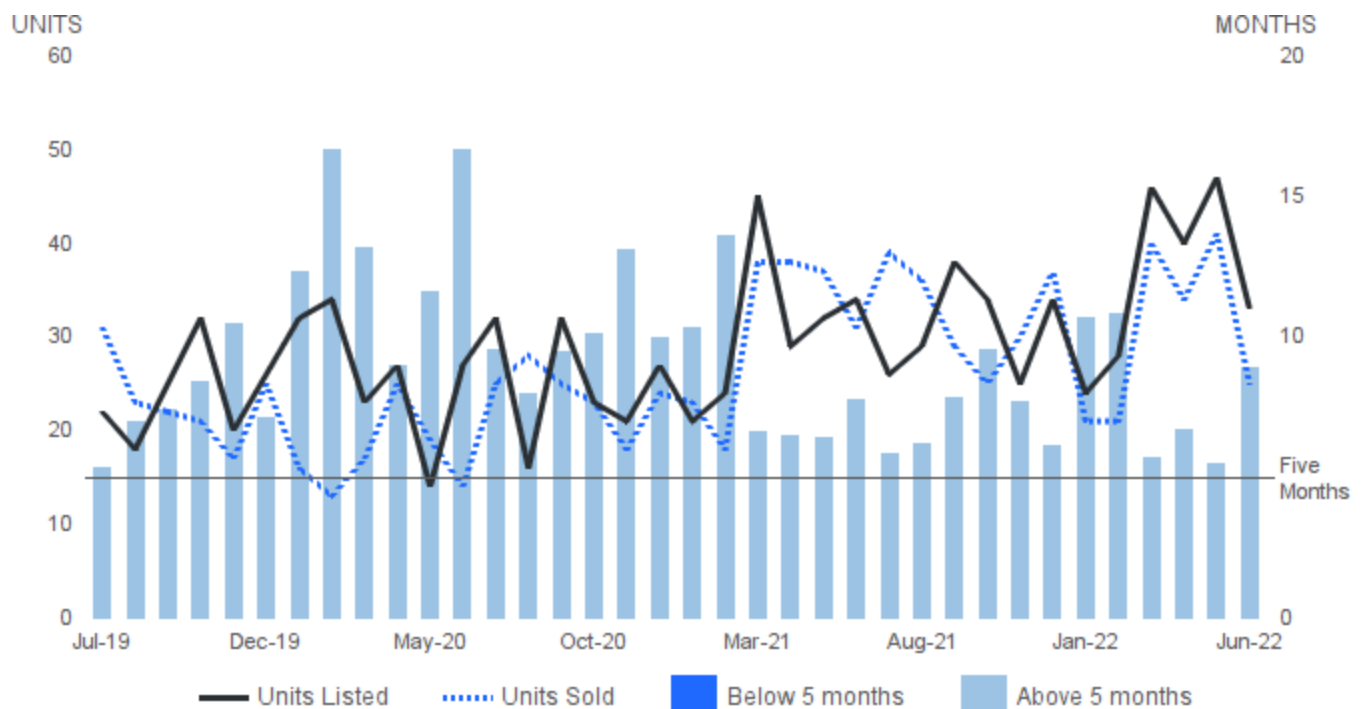
MONTHS SUPPLY OF INVENTORY

June 2022 | All Property Types ?

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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