



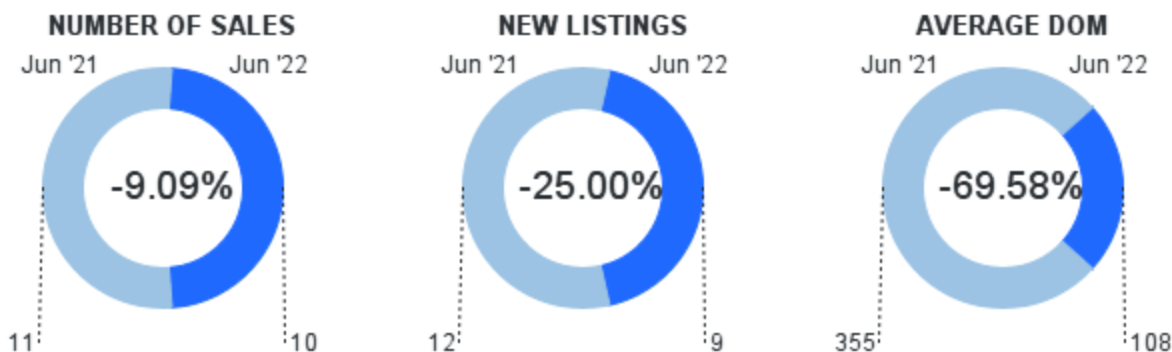
JUNE 2022 AREA REPORT

CONDOS

ST CROIX, US VIRGIN ISLANDS



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ST. CROIX | June 2022**REAL ESTATE SNAPSHOT - Change since this time last year****Condo****-11.03%** ↓**MEDIAN SALES PRICE**
CONDO**-14.98%** ↓**AVERAGE SALES PRICE**
CONDO**-11.76%** ↓**MEDIAN LIST PRICE
(SOLD LISTINGS)**
CONDO**-17.23%** ↓**AVERAGE LIST PRICE
(SOLD LISTINGS)**
CONDO

Jun '21 Jun '22

AREA REPORT

ST. CROIX

FULL MARKET SUMMARY

June 2022 | Condo ?

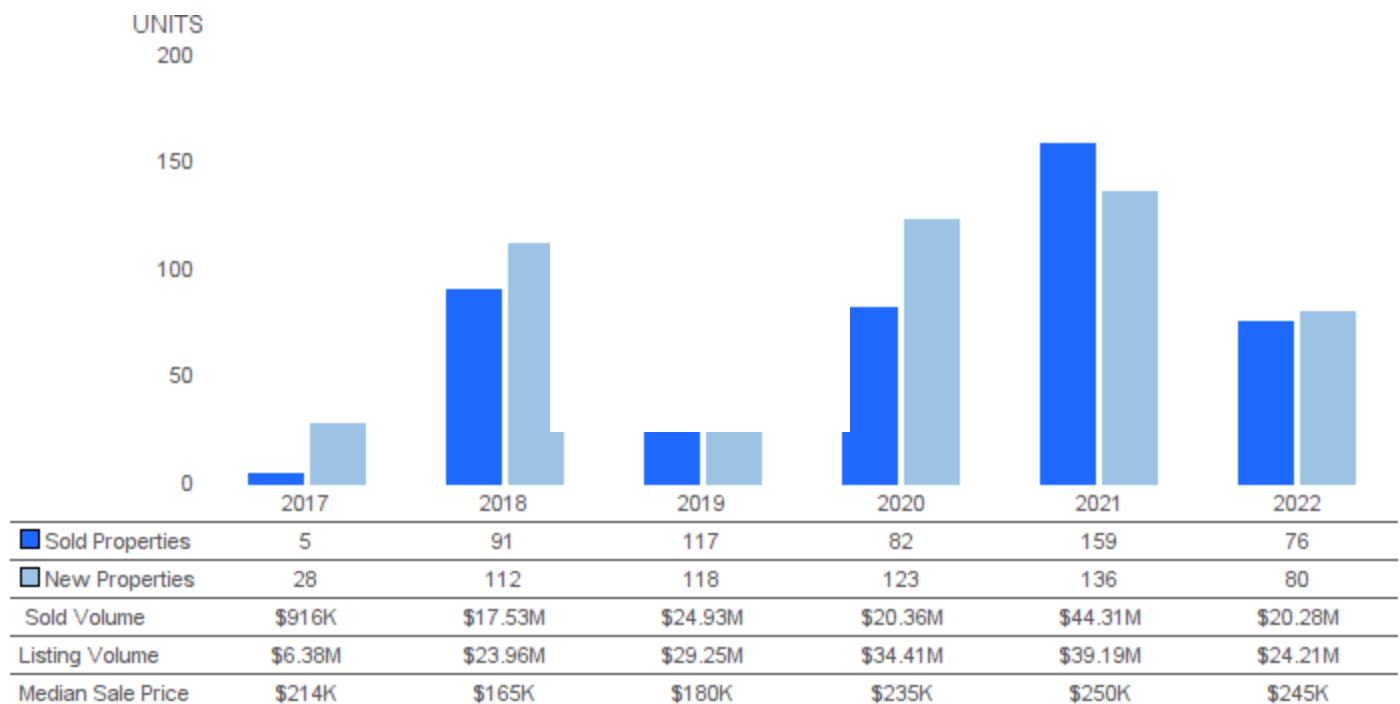
	Month to Date			Year to Date		
	June 2022	June 2021	% Change	YTD 2022	YTD 2021	% Change
New Listings	9	12	-25% ↓	79	60	31.67% ↑
Sold Listings	10	11	-9.09% ↓	76	77	-1.3% ↓
Median List Price (Solds)	\$255,000	\$289,000	-11.76% ↓	\$255,000	\$255,000	0%
Median Sold Price	\$242,000	\$272,000	-11.03% ↓	\$245,000	\$233,950	4.72% ↑
Median Days on Market	111	298	-62.75% ↓	111	213	-47.89% ↓
Average List Price (Solds)	\$267,650	\$323,354	-17.23% ↓	\$275,211	\$305,357	-9.87% ↓
Average Sold Price	\$257,900	\$303,354	-14.98% ↓	\$266,894	\$286,229	-6.76% ↓
Average Days on Market	108	355	-69.58% ↓	160	230	-30.43% ↓
List/Sold Price Ratio	96%	92.6%	3.63% ↑	96.3%	92.9%	3.66% ↑

SOLD AND NEW PROPERTIES (UNITS)

June 2022 | Condo ?

Sold Properties | Number of properties sold during the year

New Properties | Number of properties listed during the year.

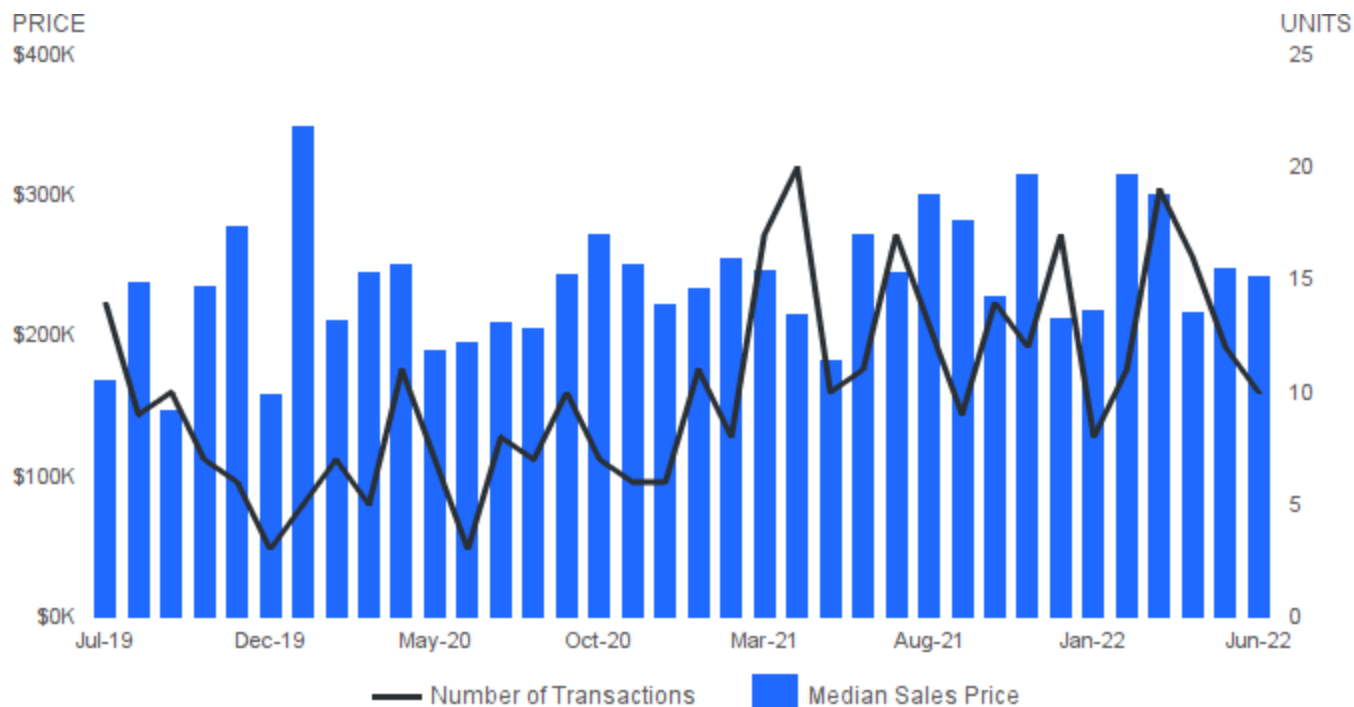


MEDIAN SALES PRICE AND NUMBER OF SALES

June 2022 | Condo ?

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.

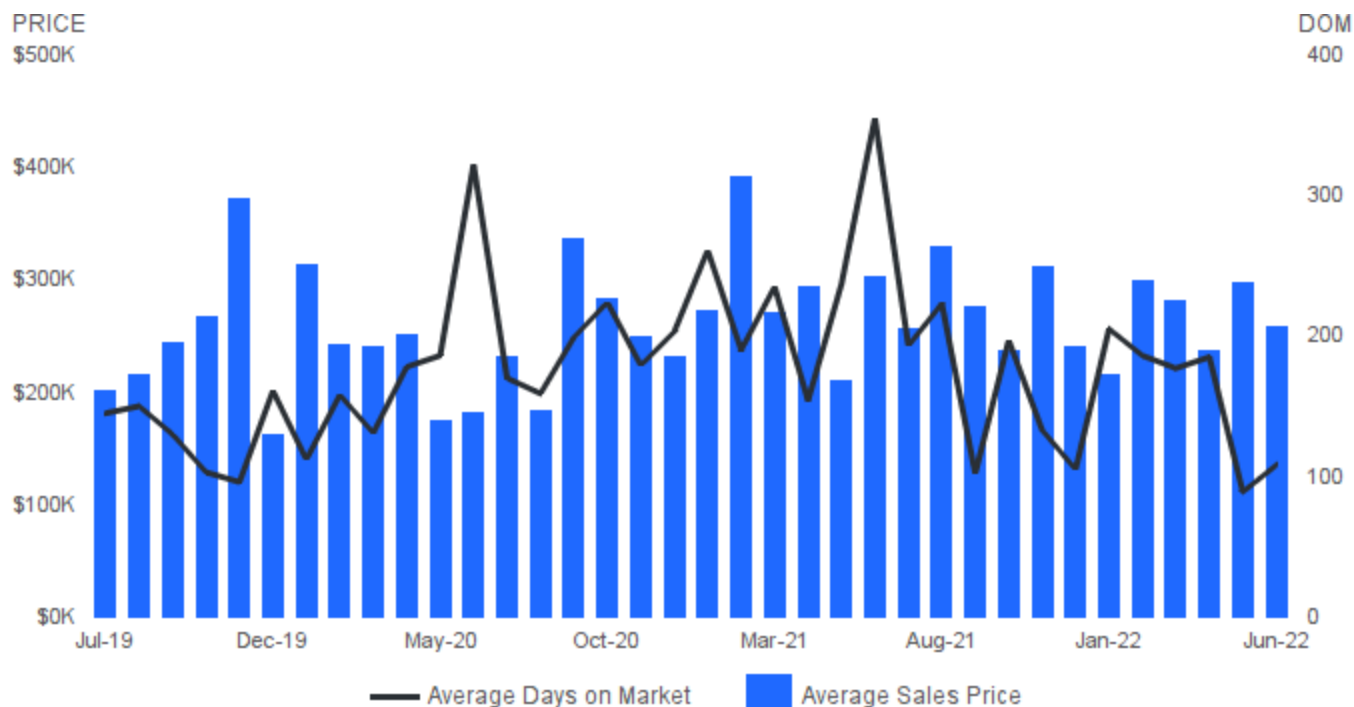


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

June 2022 | Condo ?

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

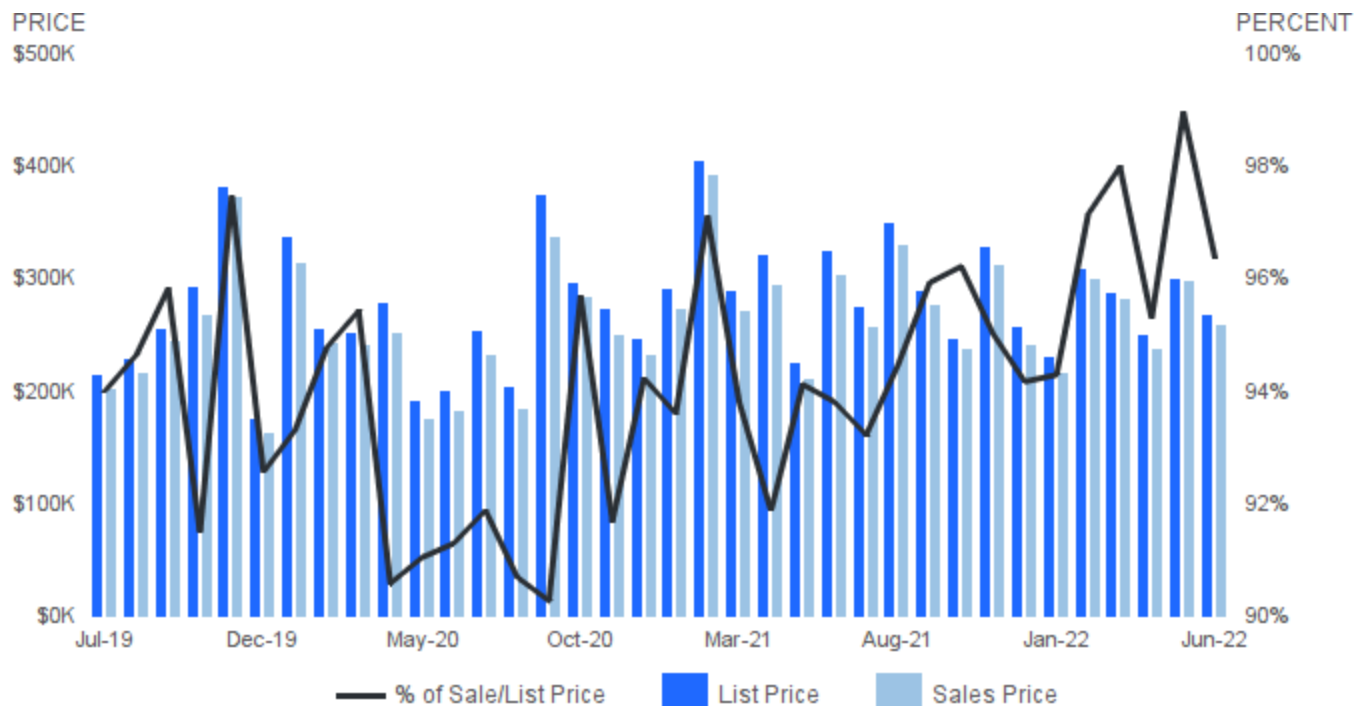
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

June 2022 | Condo ?

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

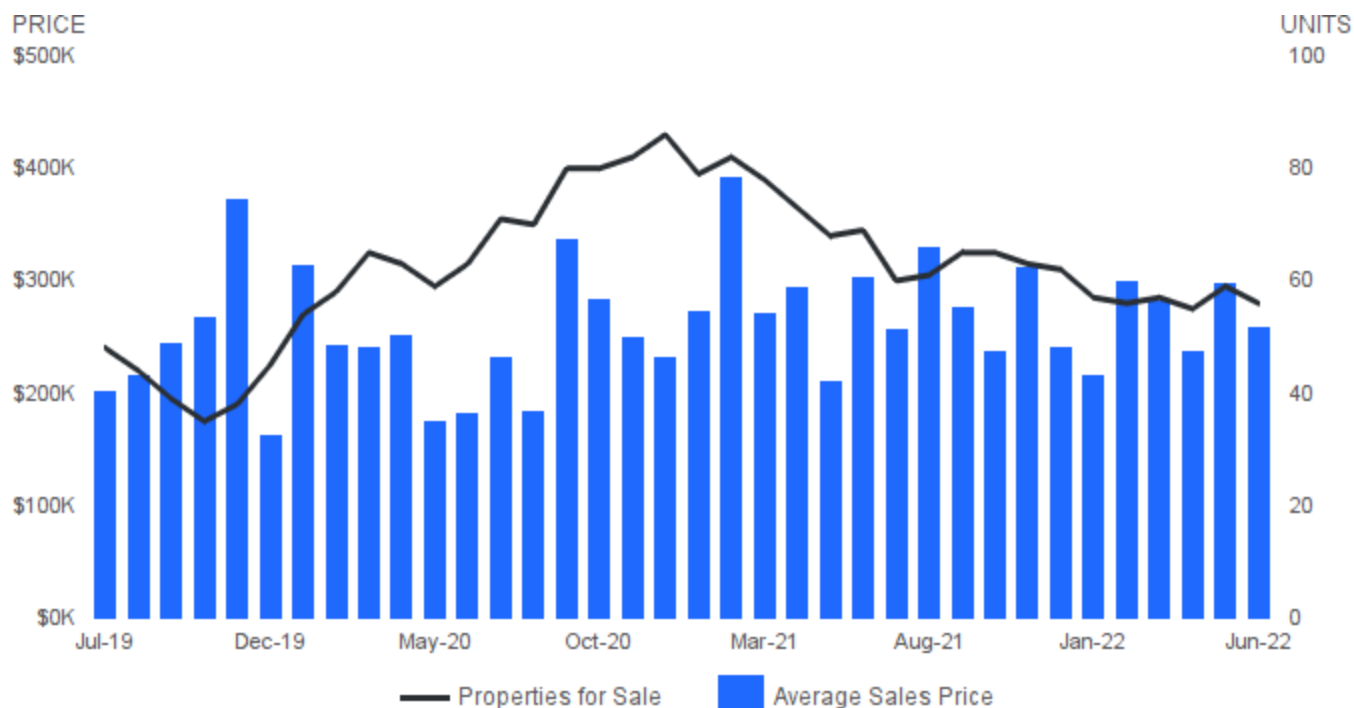


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

June 2022 | Condo ?

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

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

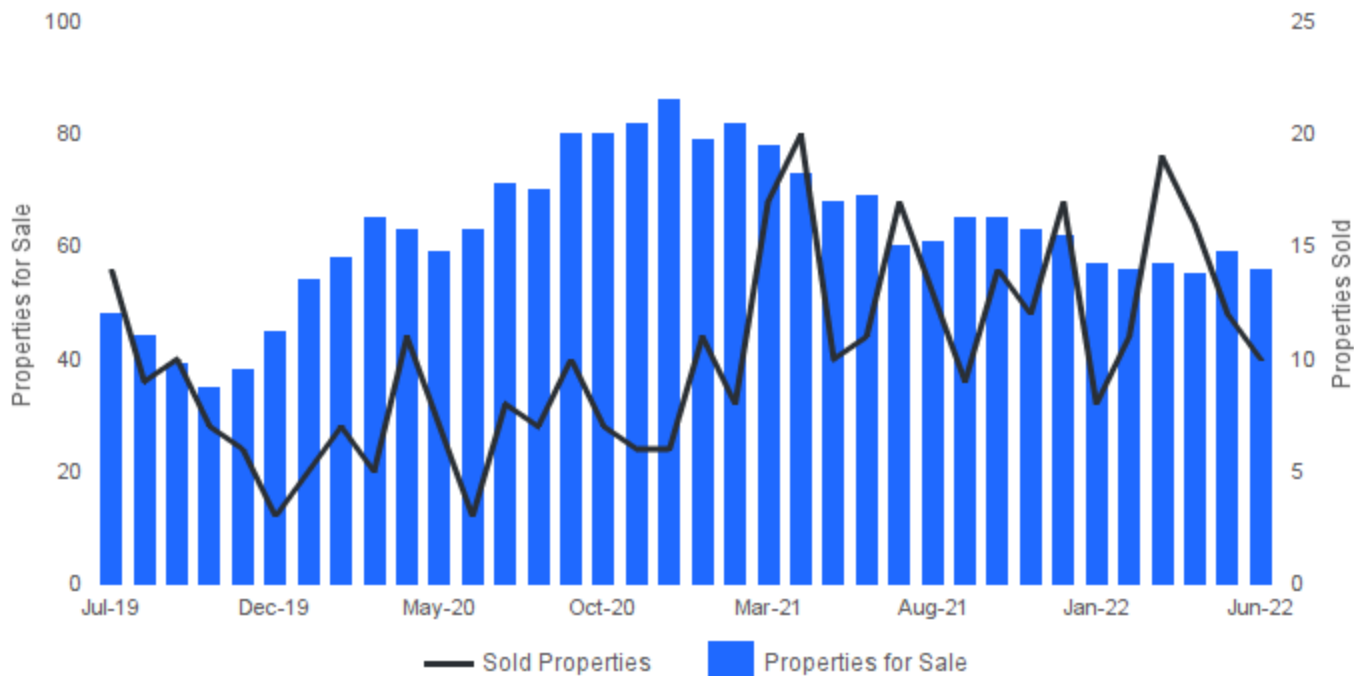


PROPERTIES FOR SALE AND SOLD PROPERTIES

June 2022 | Condo ?

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

Sold Properties | Number of properties sold.



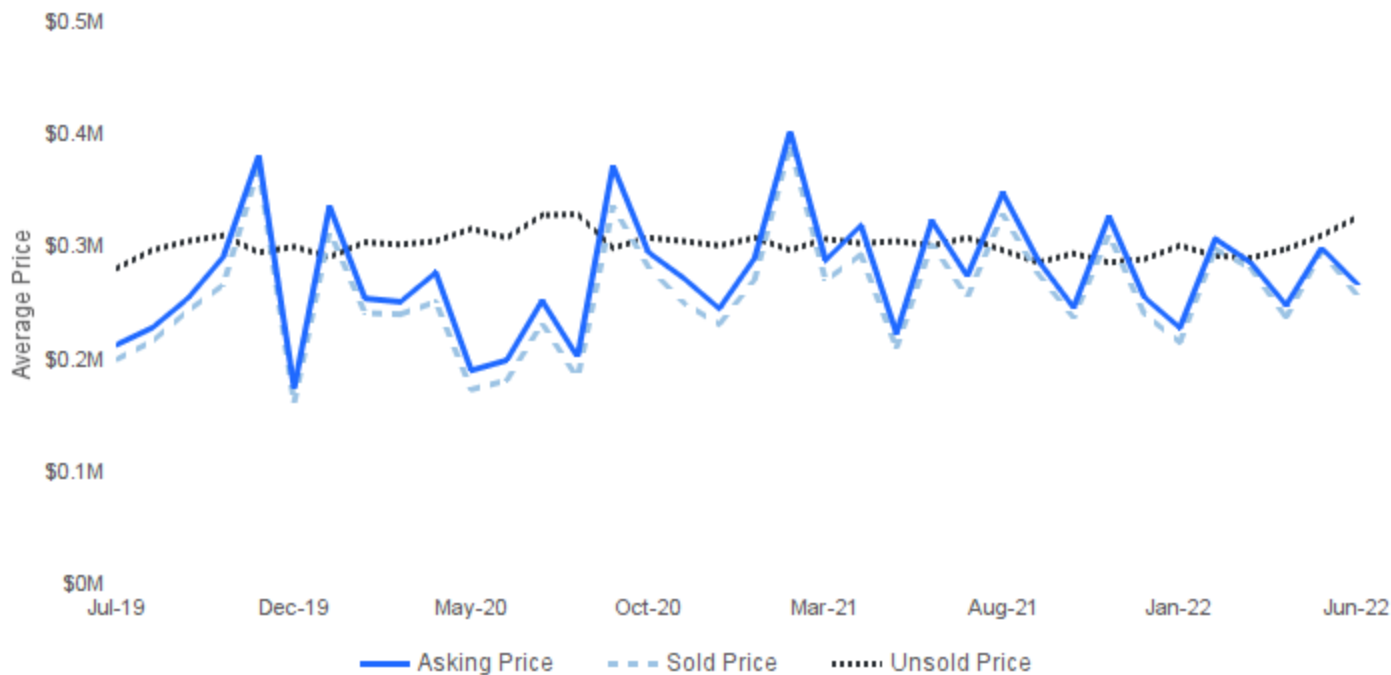
AVERAGE ASKING/SOLD/UNSOLD PRICE

June 2022 | Condo ?

Unsold Price | the average active list price

Asking Price | the average asking price of sold properties

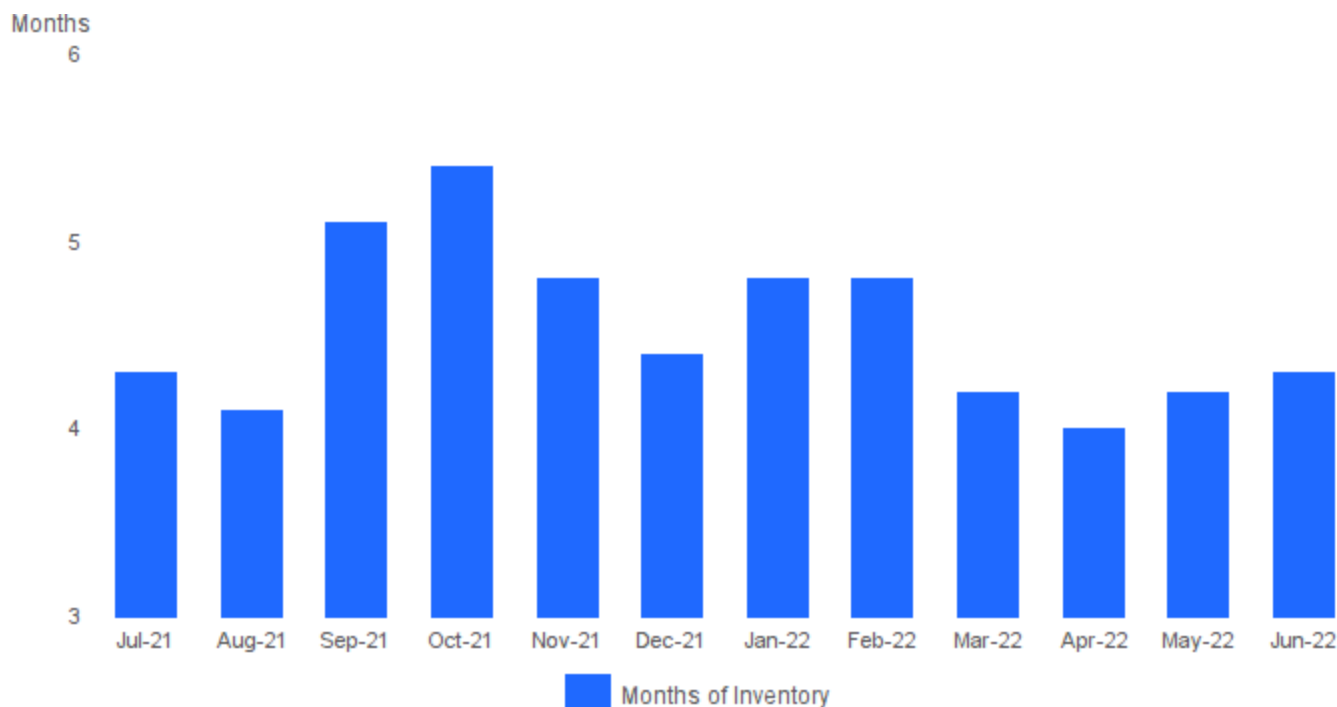
Sold Price | the average selling price



ABSORPTION RATE

June 2022 | Condo ?

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.



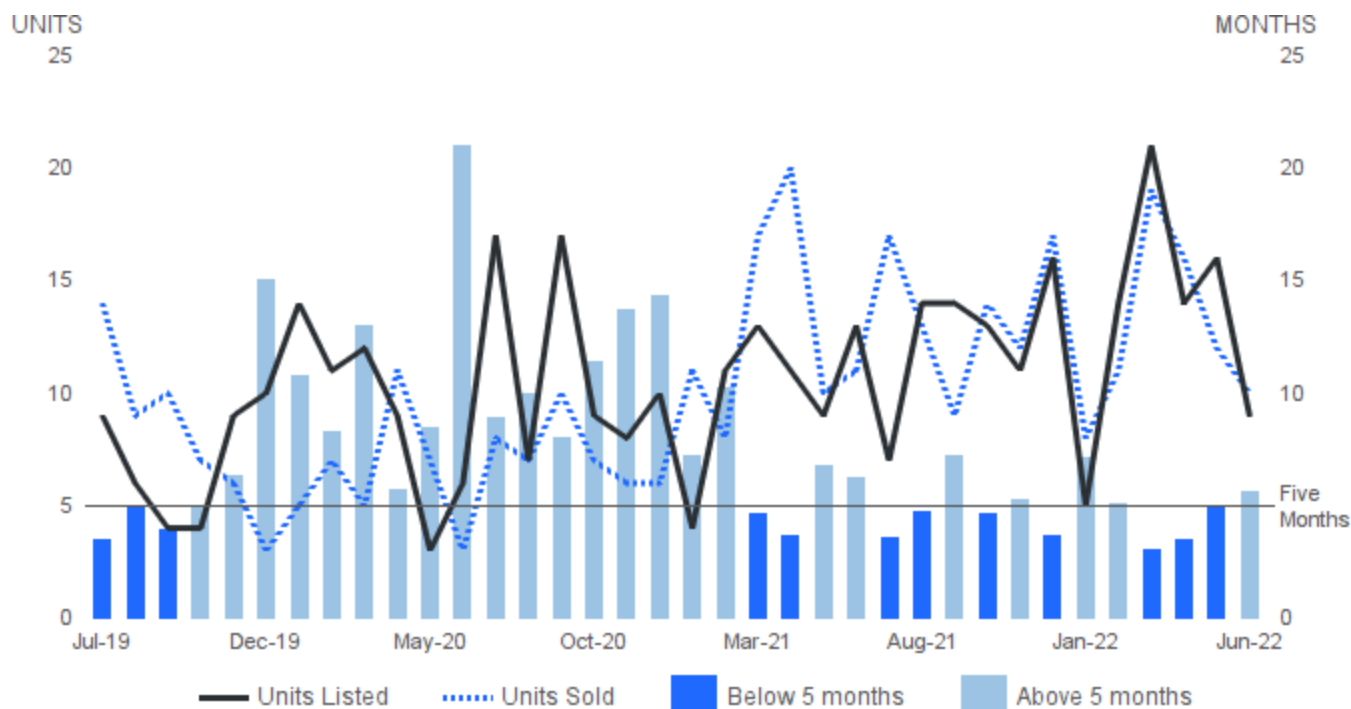
MONTHS SUPPLY OF INVENTORY

June 2022 | Condo ?

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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