



## JUNE 2022 AREA REPORT

# LAND

## ST CROIX, US VIRGIN ISLANDS

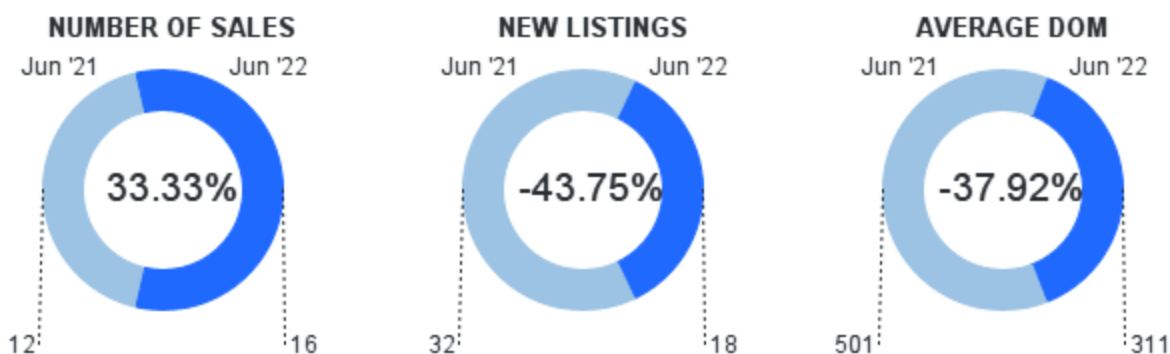


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**ST. CROIX COUNTY | June 2022****REAL ESTATE SNAPSHOT - Change since this time last year****Lots/Acres****21.30%** **MEDIAN SALES PRICE**  
LOTS/ACRES**123.51%** **AVERAGE SALES PRICE**  
LOTS/ACRES**2.39%** **MEDIAN LIST PRICE  
(SOLD LISTINGS)**  
LOTS/ACRES**123.68%** **AVERAGE LIST PRICE  
(SOLD LISTINGS)**  
LOTS/ACRES

Jun '21 Jun '22

# AREA REPORT

## ST. CROIX COUNTY

### FULL MARKET SUMMARY

June 2022 | Lots/Acres ?

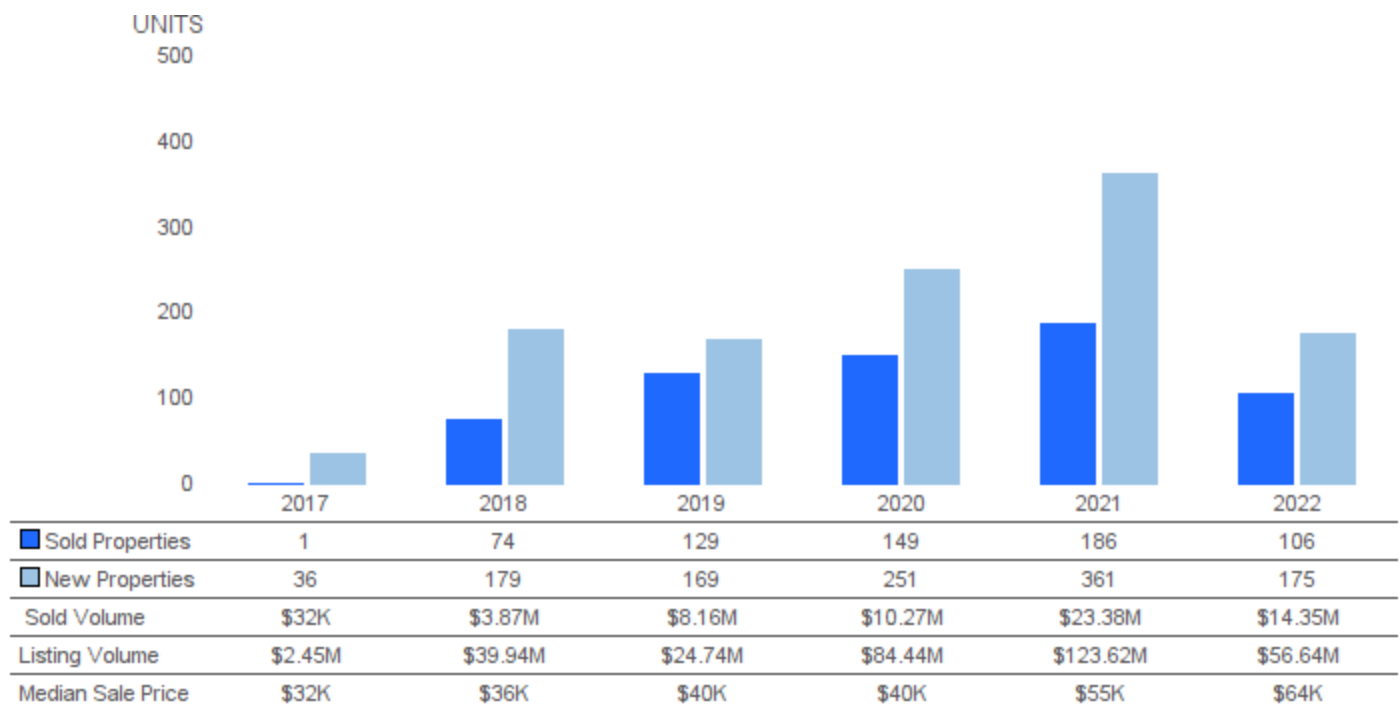
	Month to Date			Year to Date		
	June 2022	June 2021	% Change	YTD 2022	YTD 2021	% Change
New Listings	18	32	-43.75% ↓	170	167	1.8% ↑
Sold Listings	16	12	33.33% ↑	105	81	29.63% ↑
Median List Price (Solds)	\$66,500	\$64,950	2.39% ↑	\$66,000	\$47,500	38.95% ↑
Median Sold Price	\$65,500	\$54,000	21.3% ↑	\$63,000	\$46,000	36.96% ↑
Median Days on Market	250	471	-46.92% ↓	243	282	-13.83% ↓
Average List Price (Solds)	\$203,718	\$91,075	123.68% ↑	\$157,226	\$180,044	-12.67% ↓
Average Sold Price	\$172,846	\$77,333	123.51% ↑	\$134,989	\$150,345	-10.21% ↓
Average Days on Market	311	501	-37.92% ↓	314	407	-22.85% ↓
List/Sold Price Ratio	89.3%	83.8%	6.64% ↑	89%	88.7%	0.37% ↑

### SOLD AND NEW PROPERTIES (UNITS)

June 2022 | Lots/Acres ?

**Sold Properties** | Number of properties sold during the year

**New Properties** | Number of properties listed during the year.

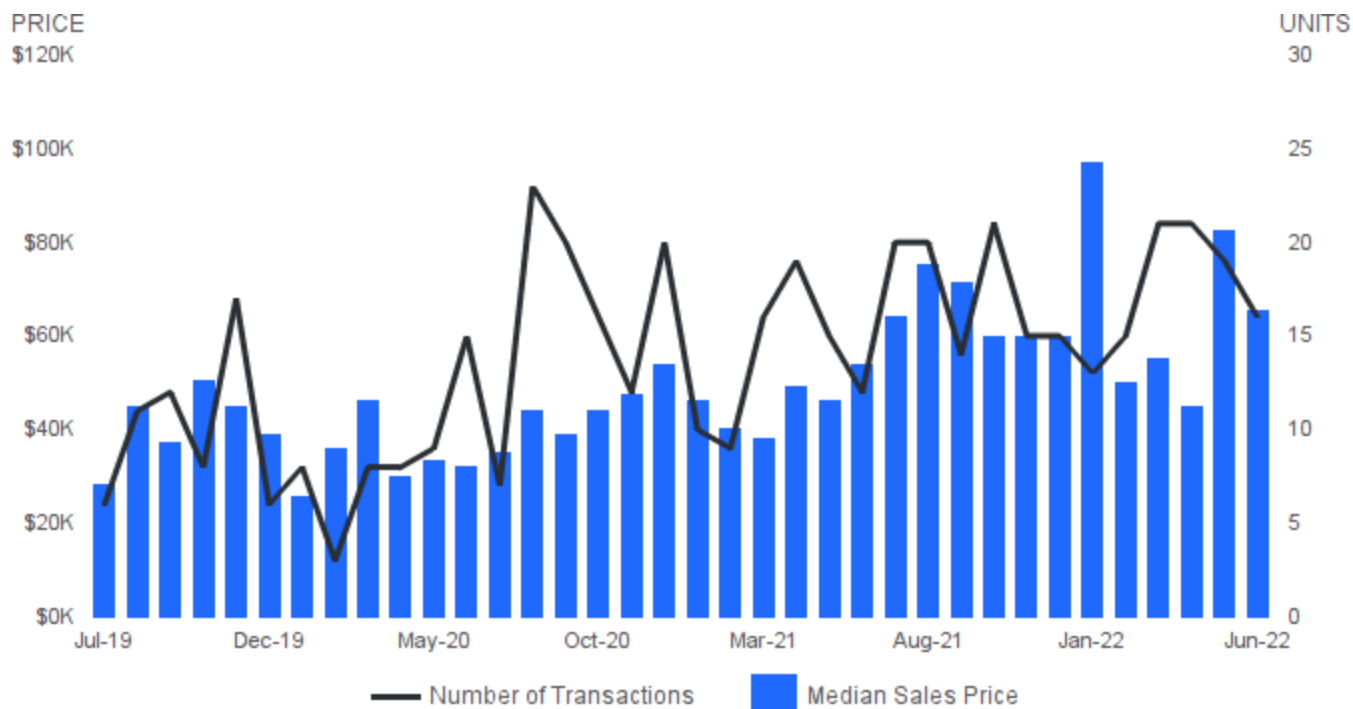


## MEDIAN SALES PRICE AND NUMBER OF SALES

June 2022 | 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.

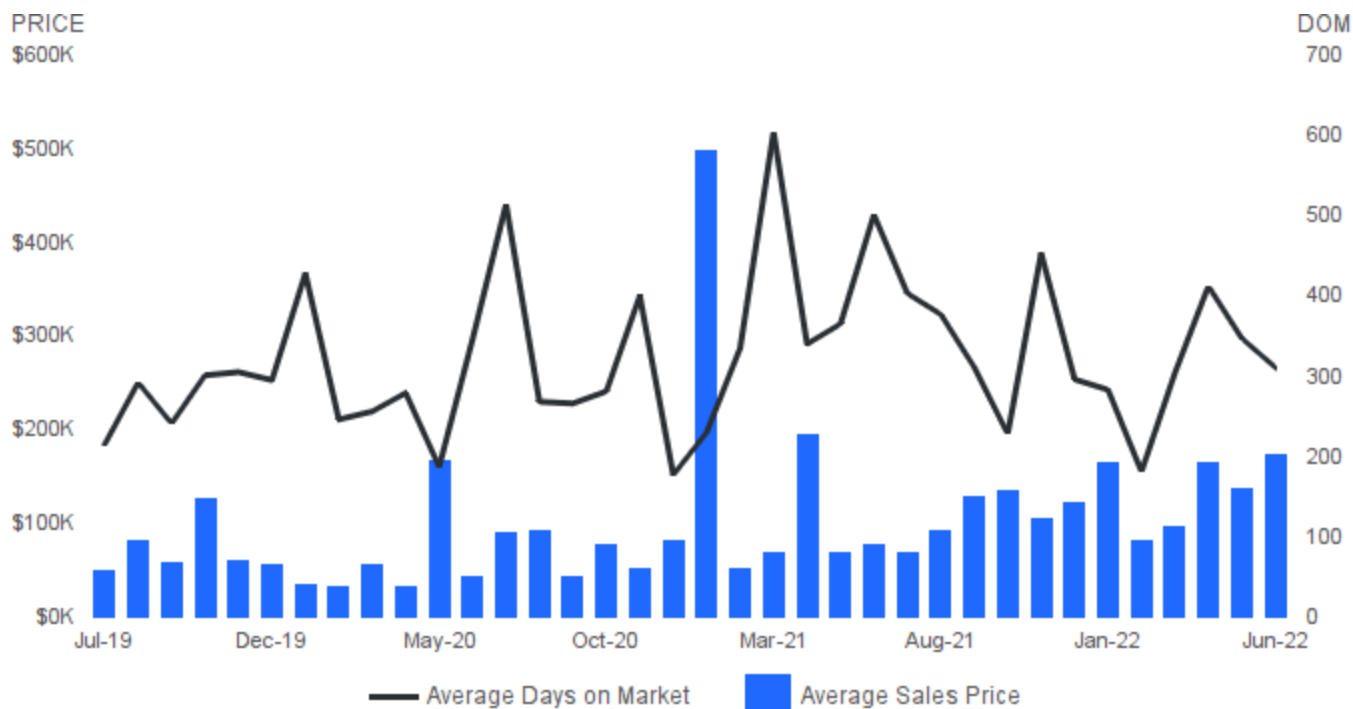


## AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

June 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

June 2022 | Lots/Acres ?

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

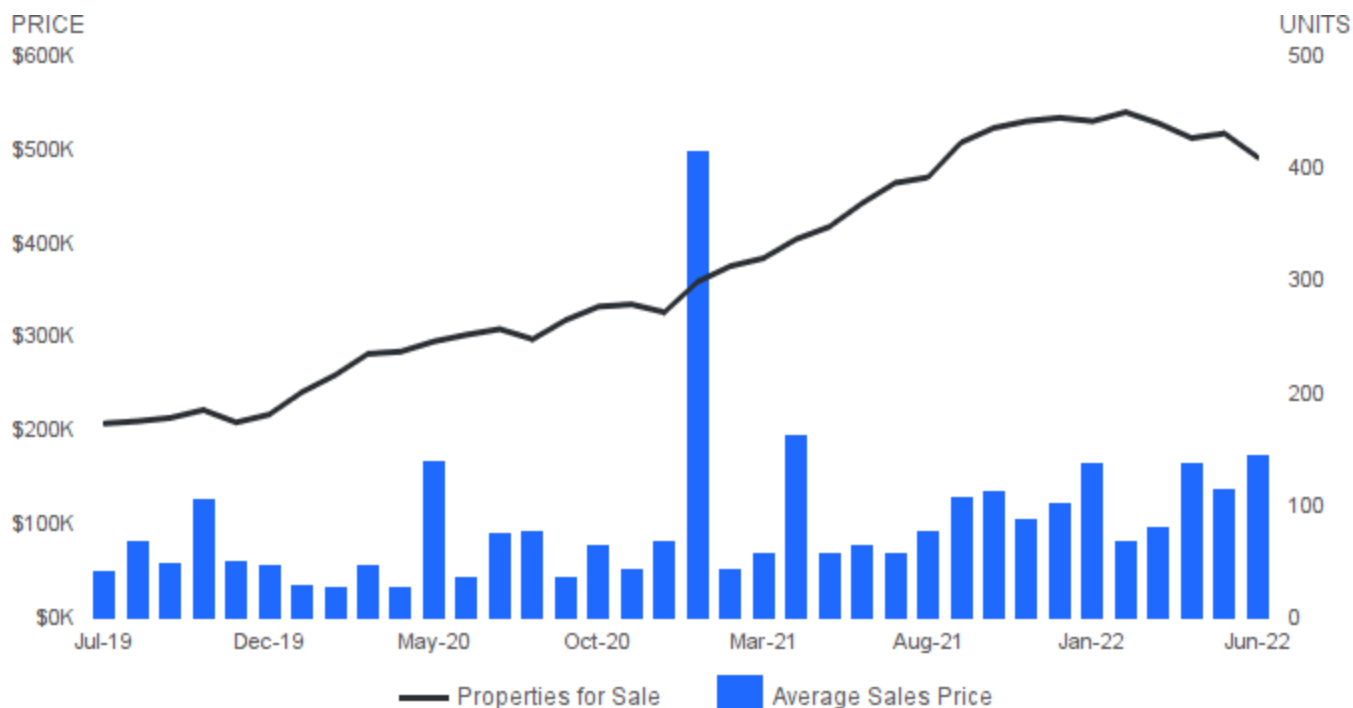


## AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

June 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.

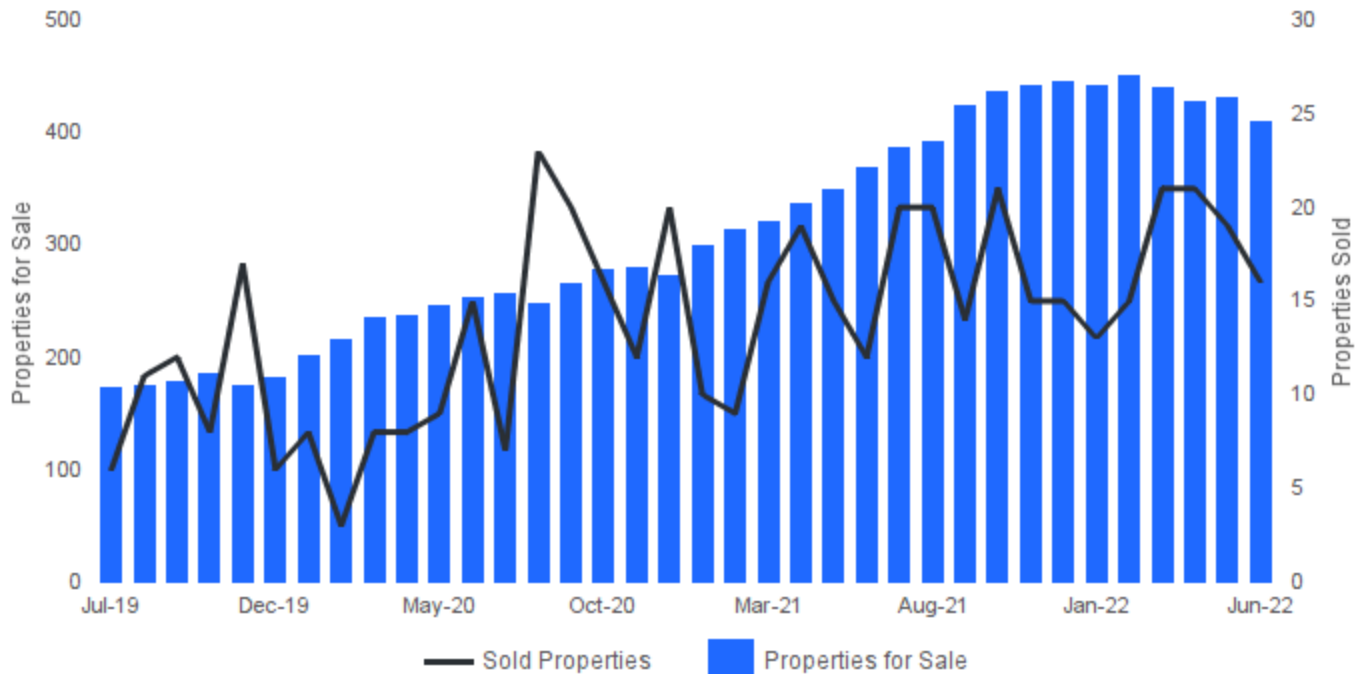


## PROPERTIES FOR SALE AND SOLD PROPERTIES

June 2022 | Lots/Acres ?

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

**Sold Properties** | Number of properties sold.



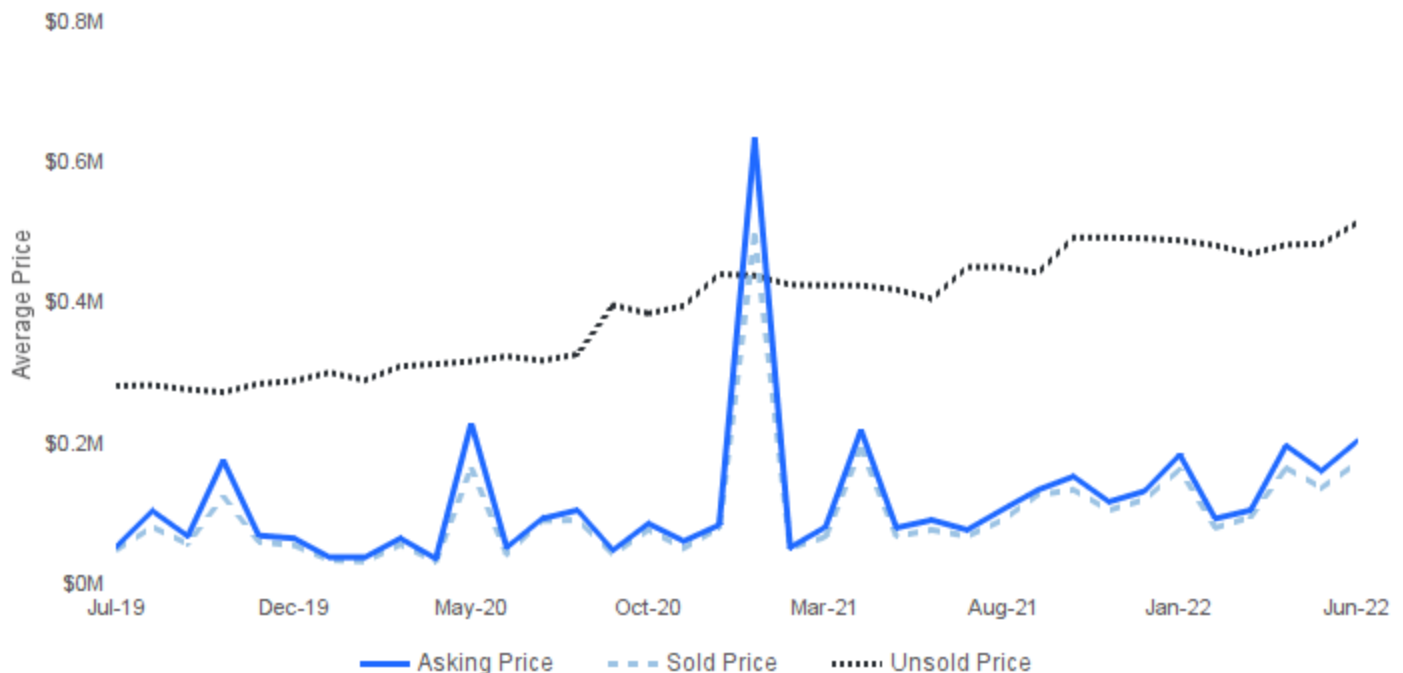
## AVERAGE ASKING/SOLD/UNSOLD PRICE

June 2022 | Lots/Acres ?

**Unsold Price** | the average active list price

**Asking Price** | the average asking price of sold properties

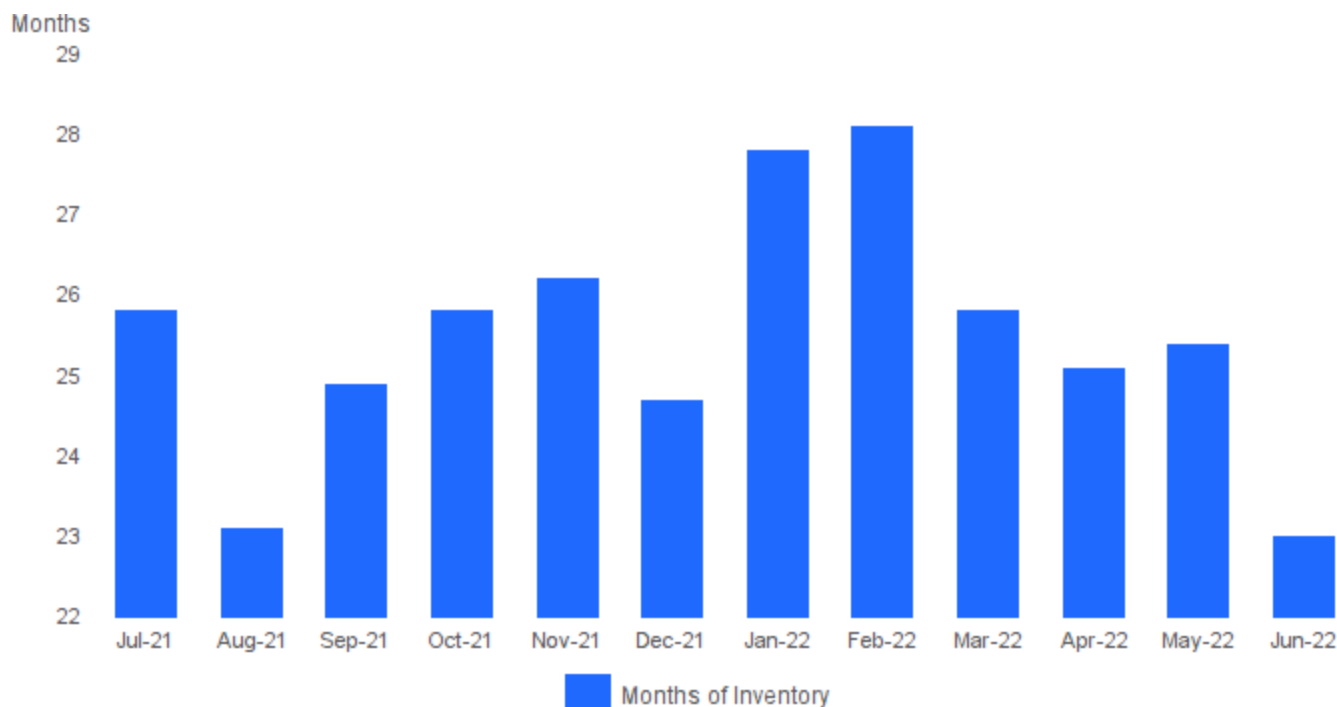
**Sold Price** | the average selling price



## ABSORPTION RATE

June 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.



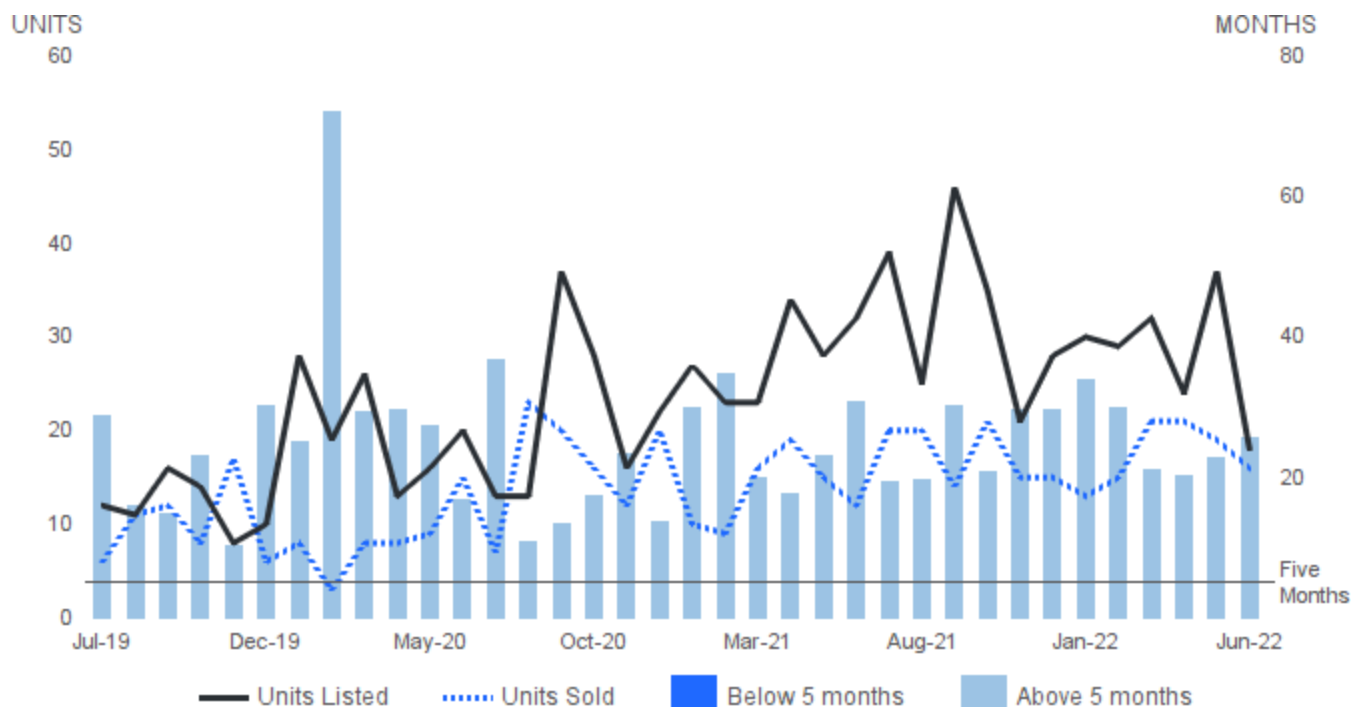
## MONTHS SUPPLY OF INVENTORY

June 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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