



JUNE 2022 AREA REPORT

SINGLE FAMILY HOMES

ST CROIX, US VIRGIN ISLANDS



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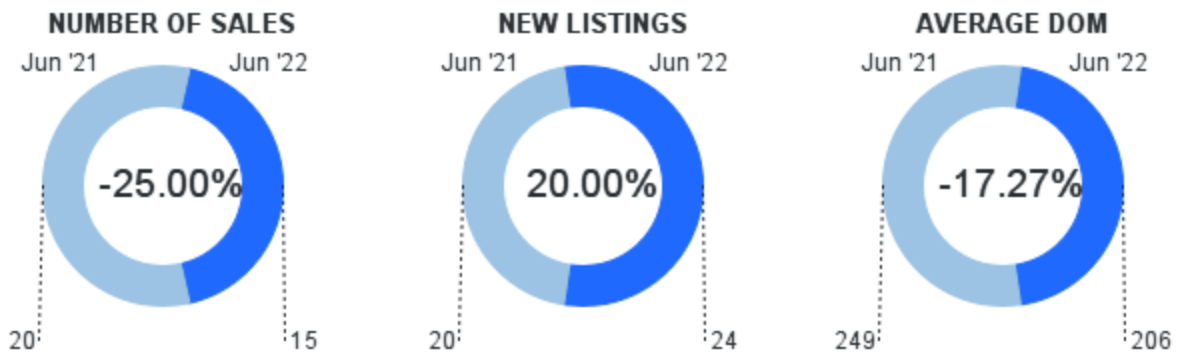
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ST. CROIX | June 2022

REAL ESTATE SNAPSHOT - Change since this time last year

Single Family



-4.46% ↓

MEDIAN SALES PRICE
SINGLE FAMILY

62.71% ↑

AVERAGE SALES PRICE
SINGLE FAMILY

-2.64% ↓

**MEDIAN LIST PRICE
(SOLD LISTINGS)**
SINGLE FAMILY

75.29% ↑

**AVERAGE LIST PRICE
(SOLD LISTINGS)**
SINGLE FAMILY

■ Jun '21 ■ Jun '22

AREA REPORT

ST. CROIX

FULL MARKET SUMMARY

June 2022 | Single Family ?

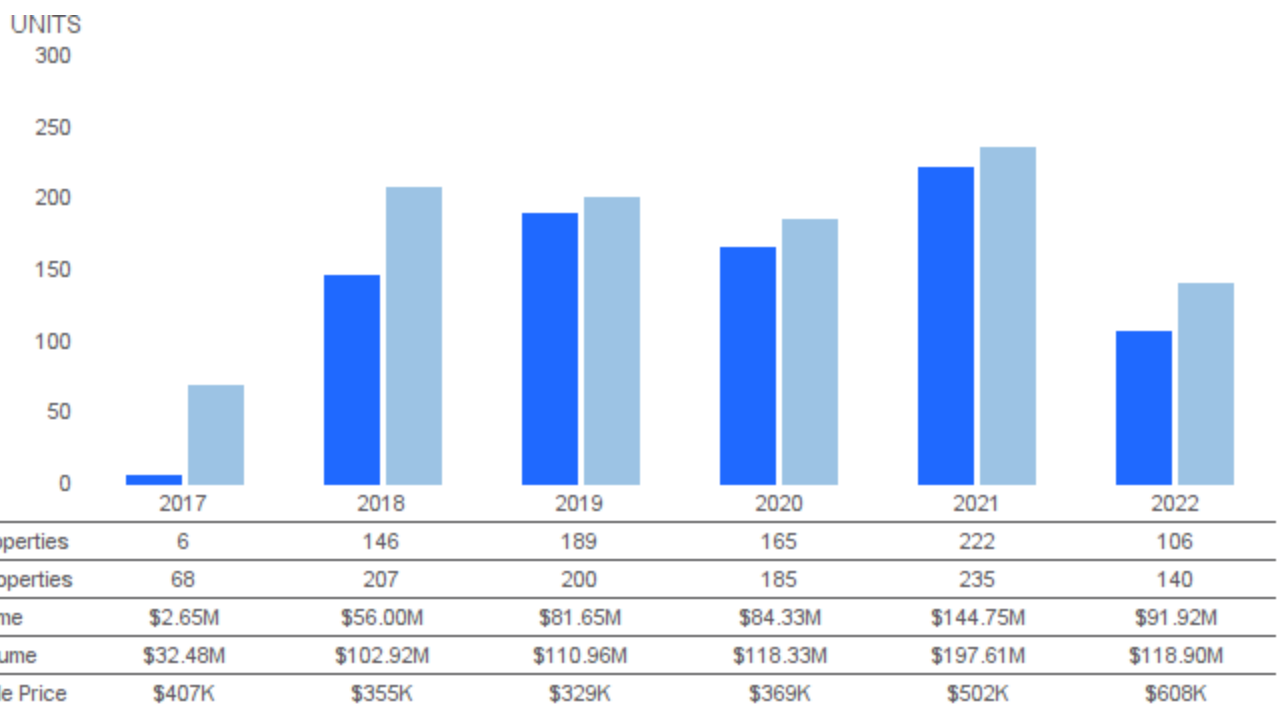
	Month to Date			Year to Date		
	June 2022	June 2021	% Change	YTD 2022	YTD 2021	% Change
New Listings	24	20	20% ↑	139	123	13.01% ↑
Sold Listings	15	20	-25% ↓	106	108	-1.85% ↓
Median List Price (Solds)	\$535,000	\$549,500	-2.64% ↓	\$647,500	\$534,000	21.25% ↑
Median Sold Price	\$525,000	\$549,500	-4.46% ↓	\$607,500	\$534,000	13.76% ↑
Median Days on Market	177	216	-18.06% ↓	196	220	-10.91% ↓
Average List Price (Solds)	\$947,333	\$540,424	75.29% ↑	\$927,712	\$665,037	39.5% ↑
Average Sold Price	\$868,900	\$534,024	62.71% ↑	\$867,174	\$661,723	31.05% ↑
Average Days on Market	206	249	-17.27% ↓	270	272	-0.74% ↓
List/Sold Price Ratio	92.7%	99.6%	-6.91% ↓	94.8%	99.7%	-4.88% ↓

SOLD AND NEW PROPERTIES (UNITS)

June 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

June 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.

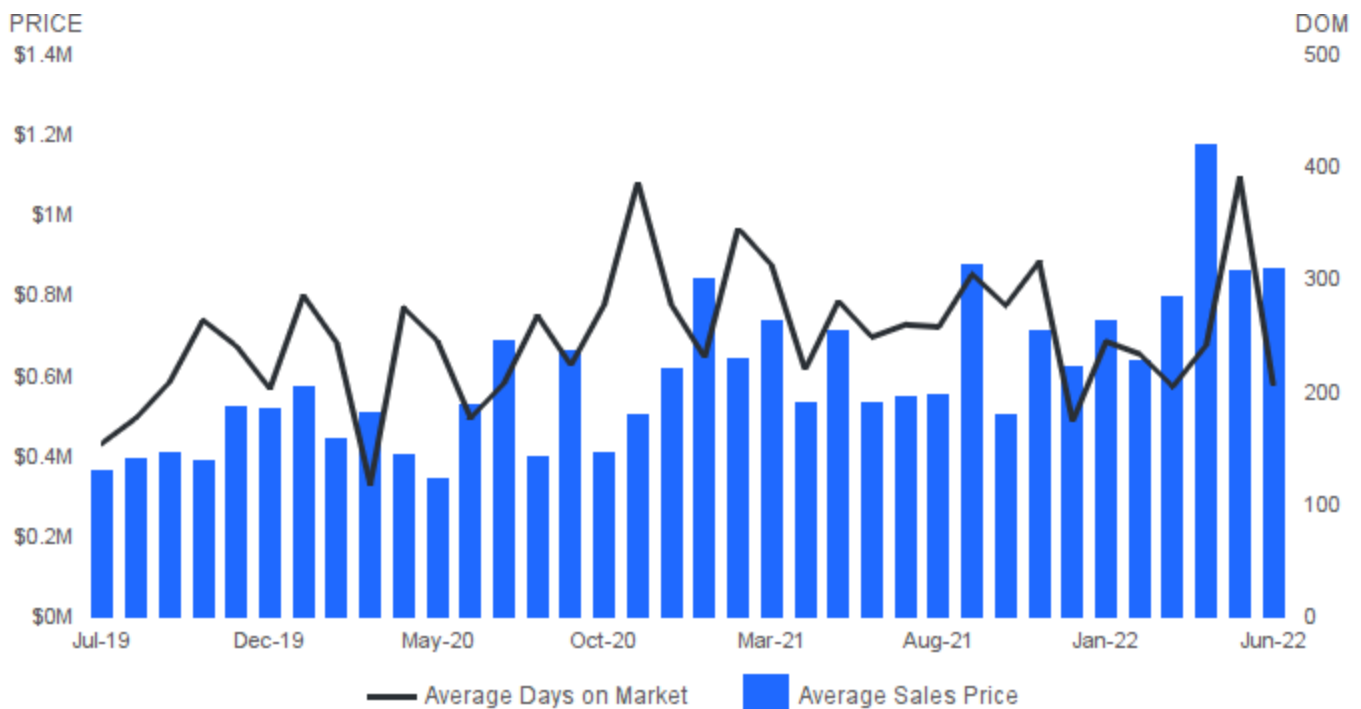


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

June 2022 | Single Family ?

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

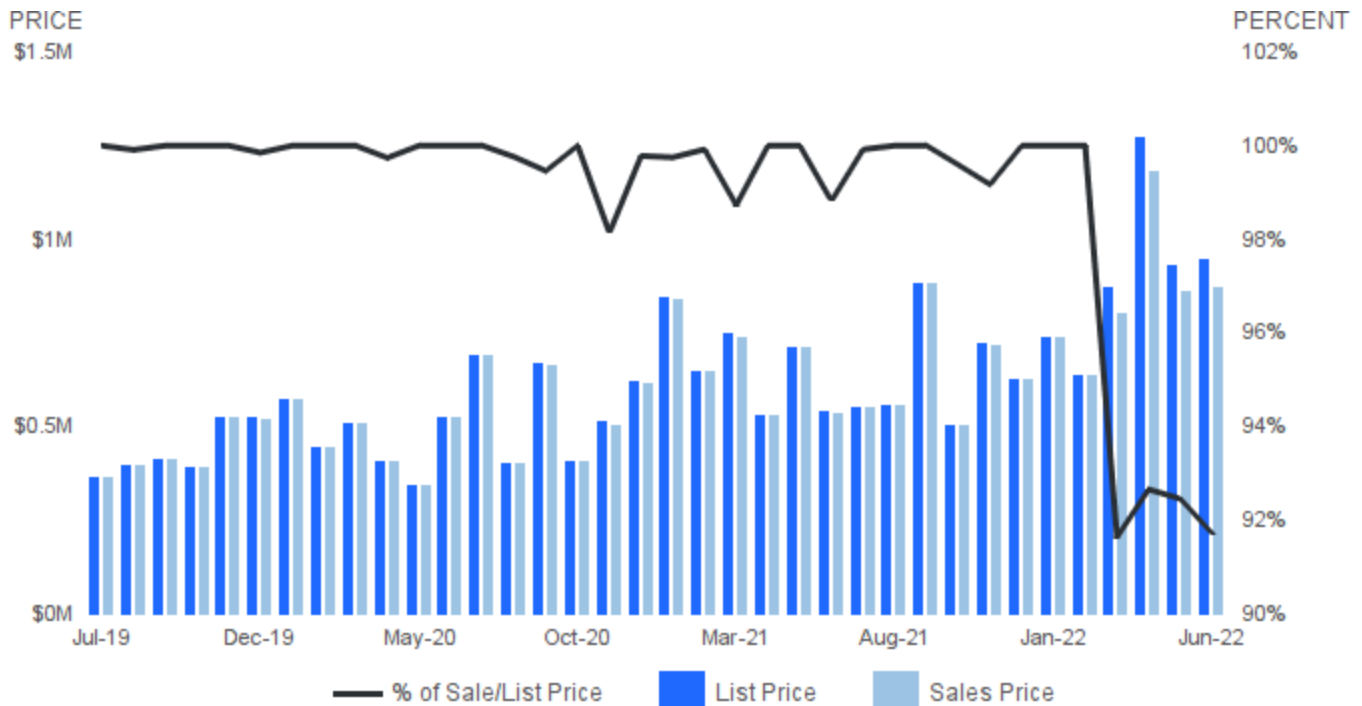
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

June 2022 | Single Family ?

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

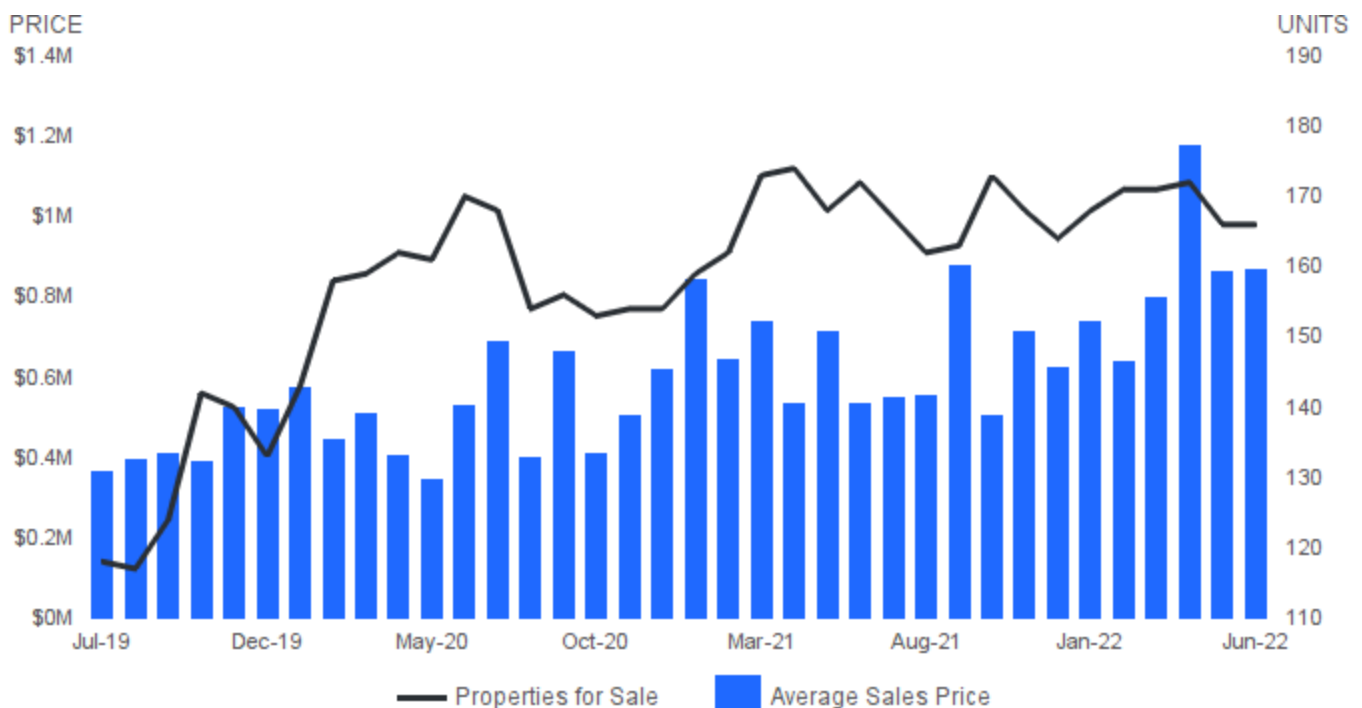


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

June 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.

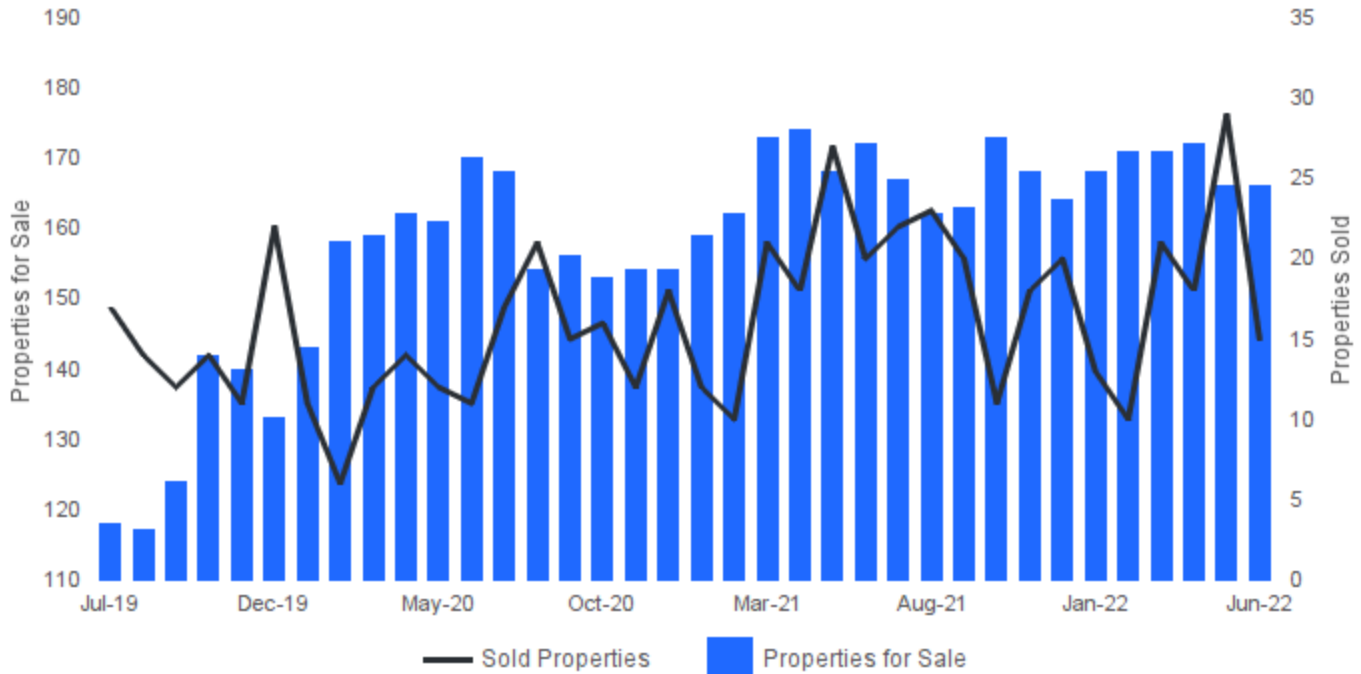


PROPERTIES FOR SALE AND SOLD PROPERTIES

June 2022 | Single Family ?

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

Sold Properties | Number of properties sold.



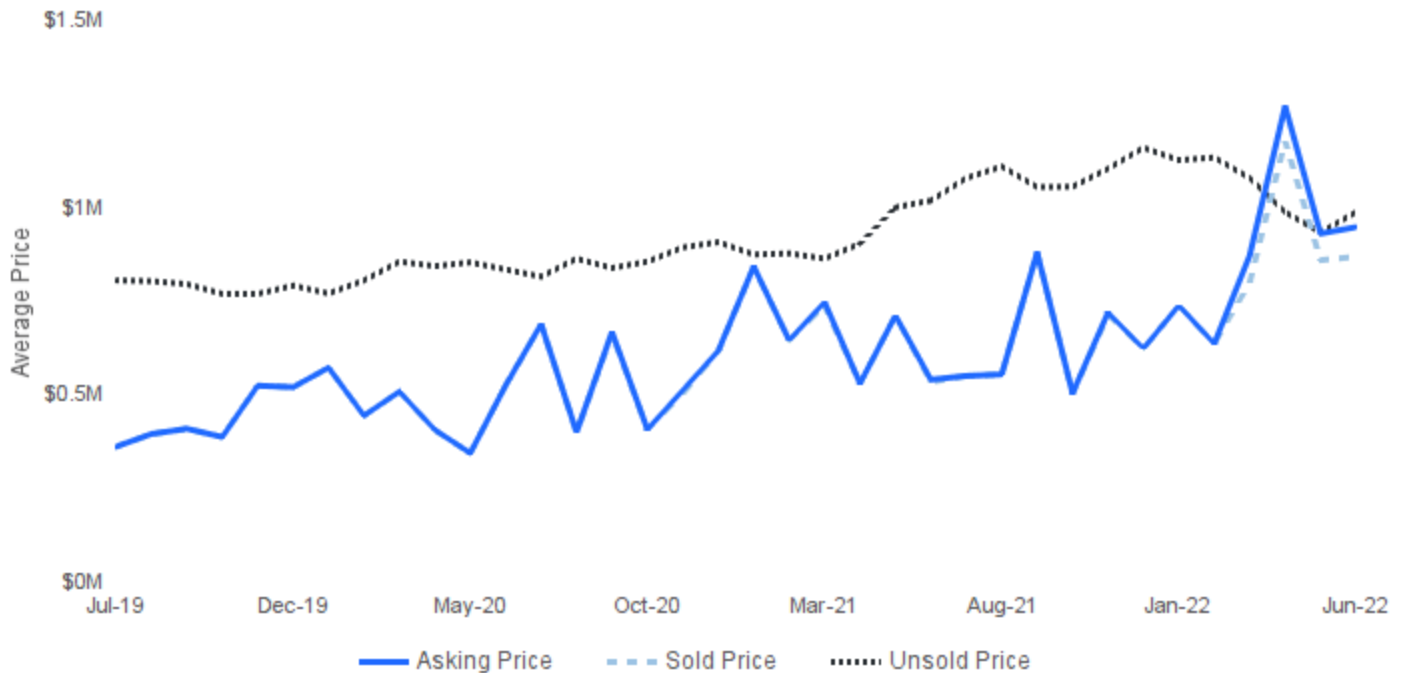
AVERAGE ASKING/SOLD/UNSOLD PRICE

June 2022 | Single Family ?

Unsold Price | the average active list price

Asking Price | the average asking price of sold properties

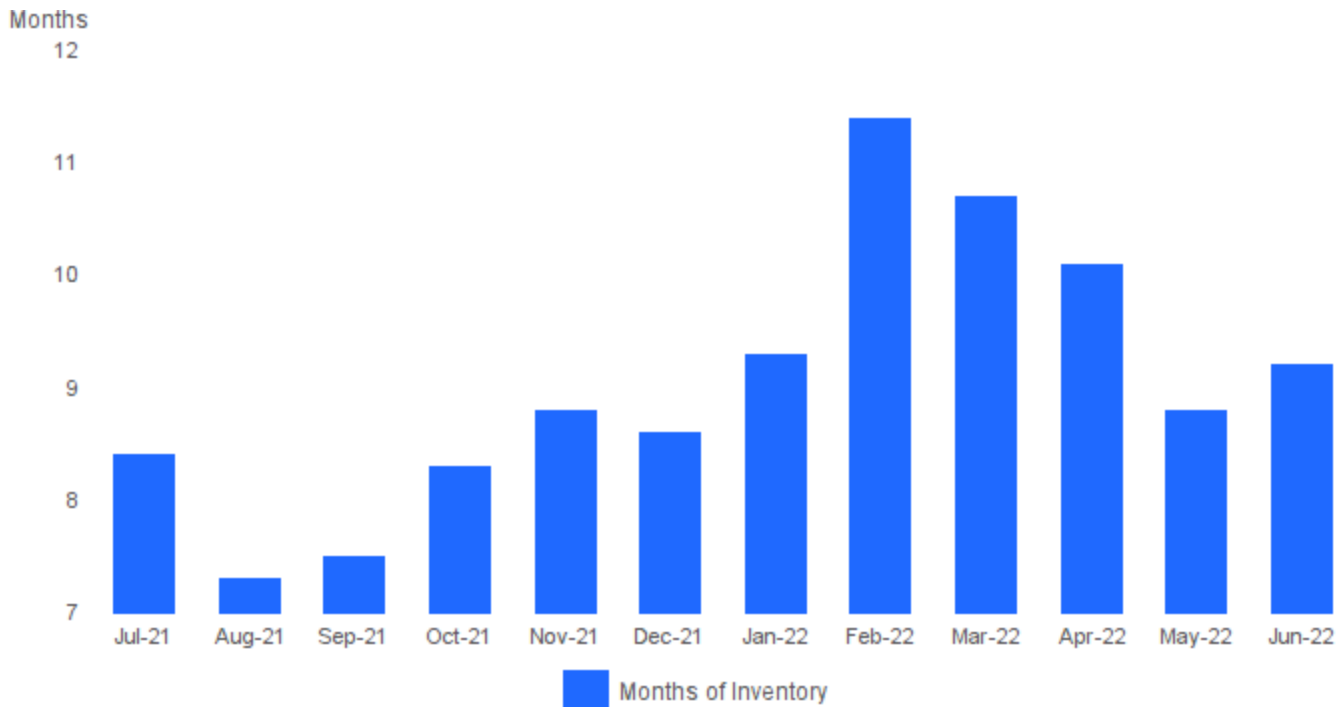
Sold Price | the average selling price



ABSORPTION RATE

June 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.



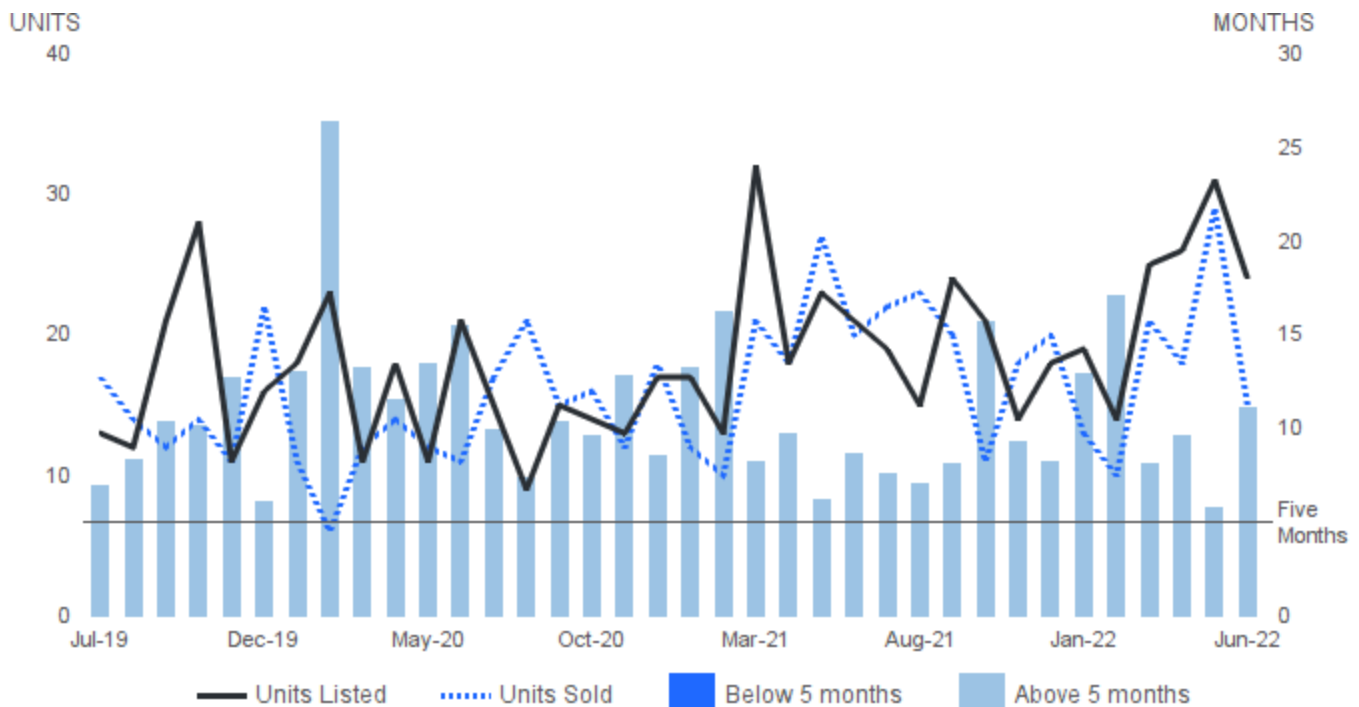
MONTHS SUPPLY OF INVENTORY

June 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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