



JULY 2022 AREA REPORT

ALL PROPERTY TYPES

ST CROIX, US VIRGIN ISLANDS



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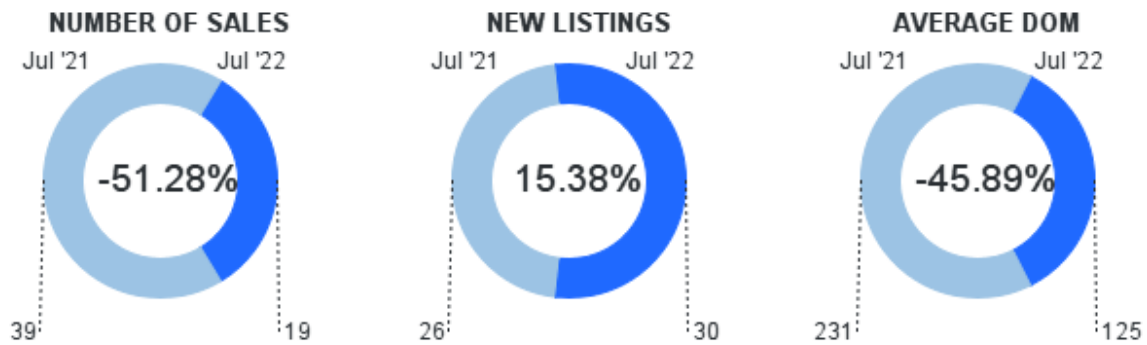
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ST. CROIX | July 2022

REAL ESTATE SNAPSHOT - Change since this time last year


All Property Types



6.13% 
MEDIAN SALES PRICE
ALL PROPERTY TYPES

0.83% 
AVERAGE SALES PRICE
ALL PROPERTY TYPES

7.69% 
MEDIAN LIST PRICE
(SOLD LISTINGS)
ALL PROPERTY TYPES

1.84% 
AVERAGE LIST PRICE
(SOLD LISTINGS)
ALL PROPERTY TYPES

 Jul '21  Jul '22

AREA REPORT

St. Croix

FULL MARKET SUMMARY

July 2022 | All Property Types ?

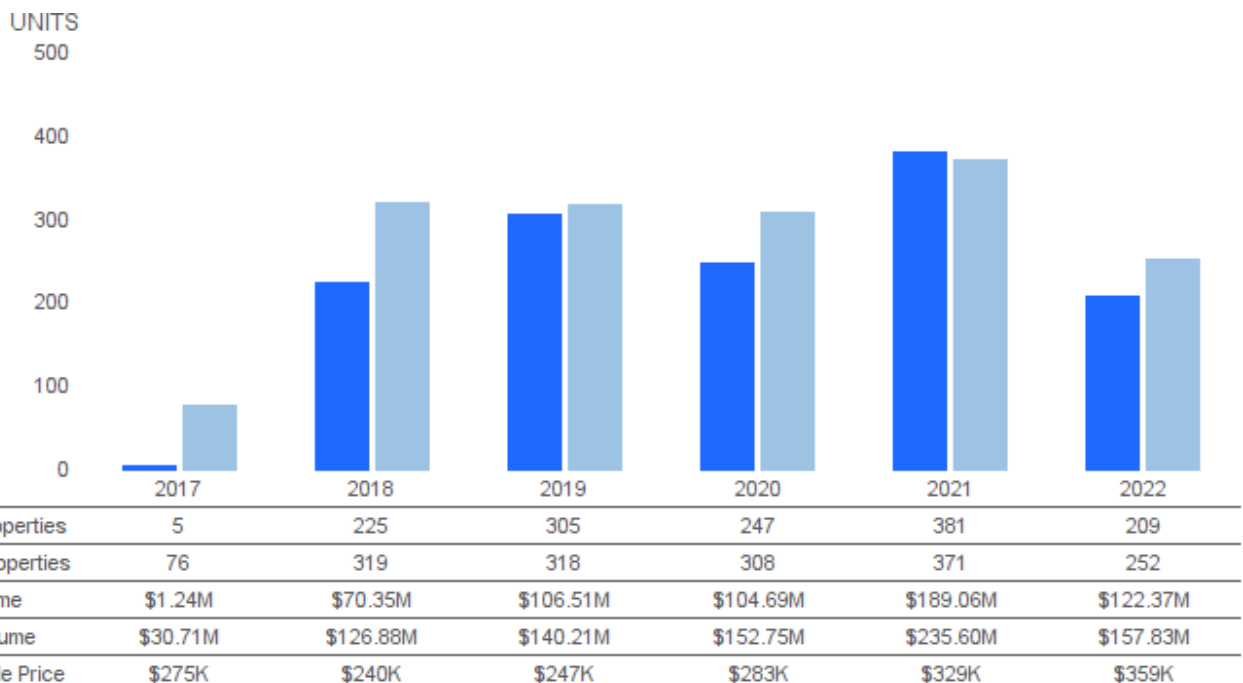
	Month to Date			Year to Date		
	July 2022	July 2021	% Change	YTD 2022	YTD 2021	% Change
New Listings	30	26	15.38% ↑	250	211	18.48% ↑
Sold Listings	19	39	-51.28% ↓	207	224	-7.59% ↓
Median List Price (Solds)	\$350,000	\$325,000	7.69% ↑	\$364,000	\$337,000	8.01% ↑
Median Sold Price	\$329,000	\$310,000	6.13% ↑	\$359,000	\$312,500	14.88% ↑
Median Days on Market	115	143	-19.58% ↓	144	193	-25.39% ↓
Average List Price (Solds)	\$438,231	\$430,325	1.84% ↑	\$616,468	\$500,532	23.16% ↑
Average Sold Price	\$425,468	\$421,961	0.83% ↑	\$581,745	\$490,902	18.51% ↑
Average Days on Market	125	231	-45.89% ↓	204	250	-18.4% ↓
List/Sold Price Ratio	95.5%	97.3%	-1.83% ↓	95.4%	96.9%	-1.55% ↓

SOLD AND NEW PROPERTIES (UNITS)

July 2022 | All Property Types ?

Sold Properties | Number of properties sold during the year

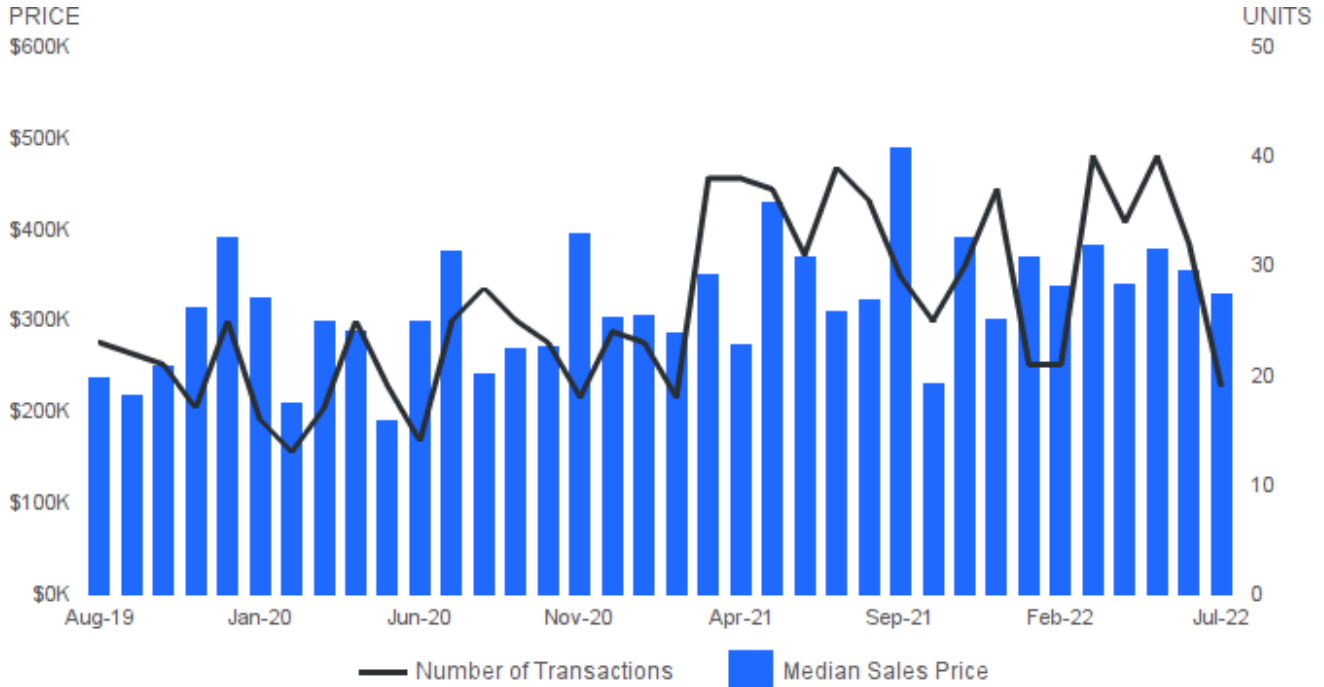
New Properties | Number of properties listed during the year.



MEDIAN SALES PRICE AND NUMBER OF SALES

July 2022 | All Property Types ?

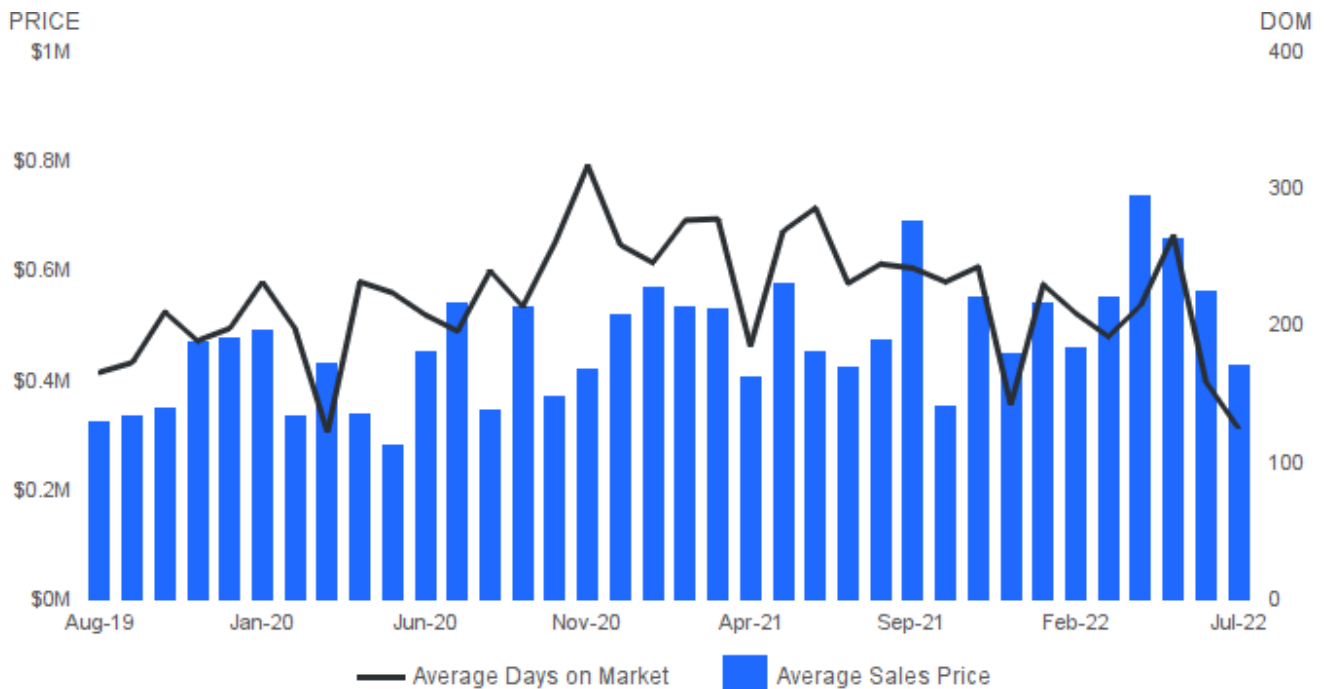
Median Sales Price | Price of the "middle" property sold - an equal number of sales were above and below this price.
Number of Sales | Number of properties sold.



AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

July 2022 | All Property Types ?

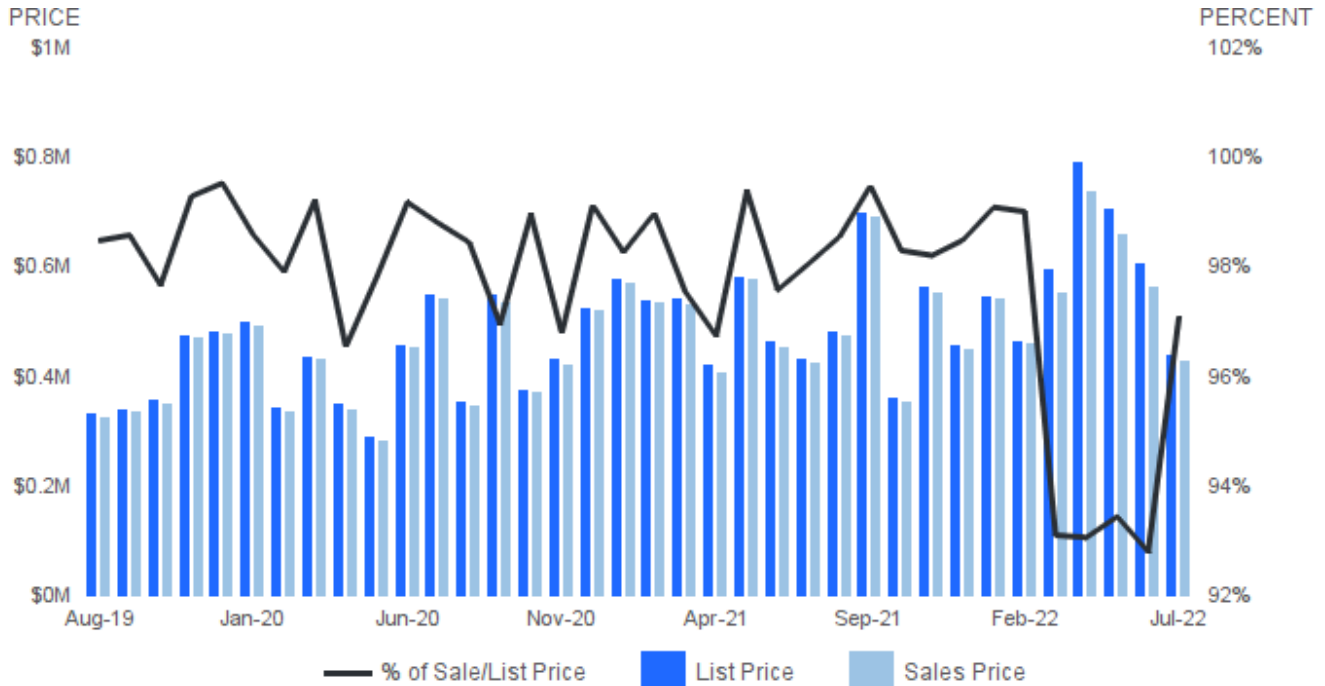
Average Sales Price | Average sales price for all properties sold.
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

July 2022 | All Property Types ?

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

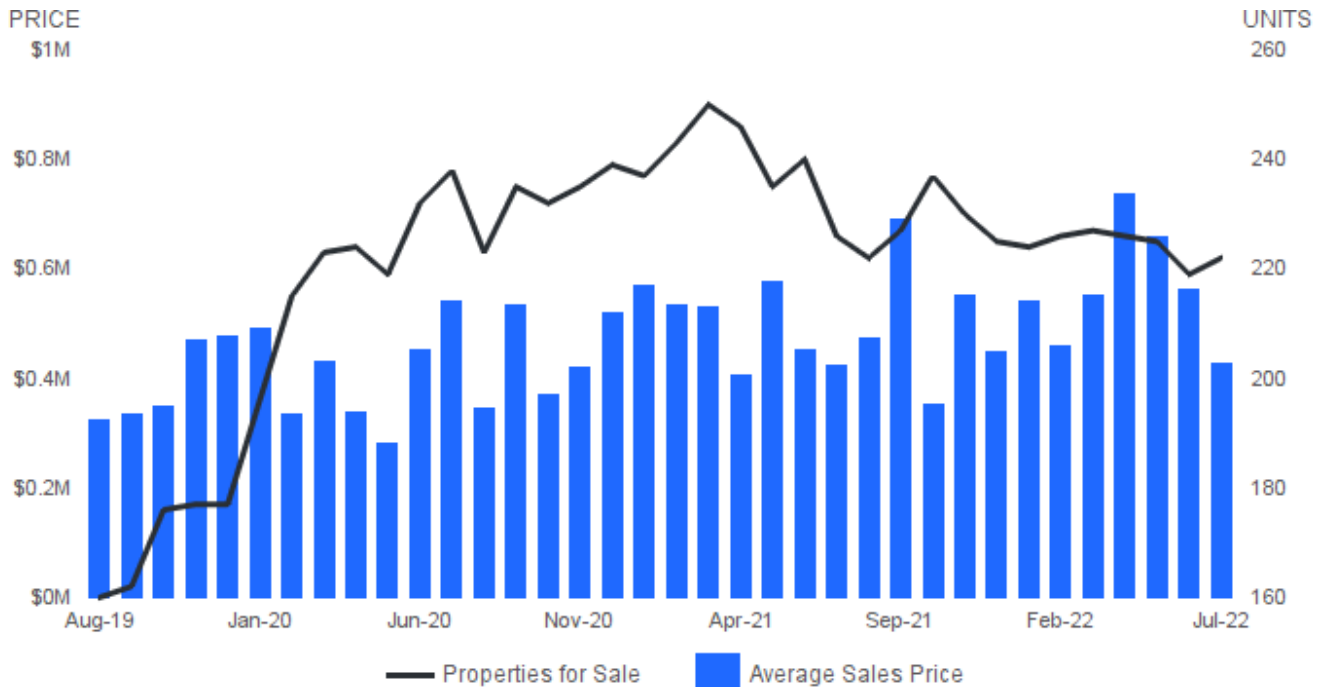


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

July 2022 | All Property Types ?

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

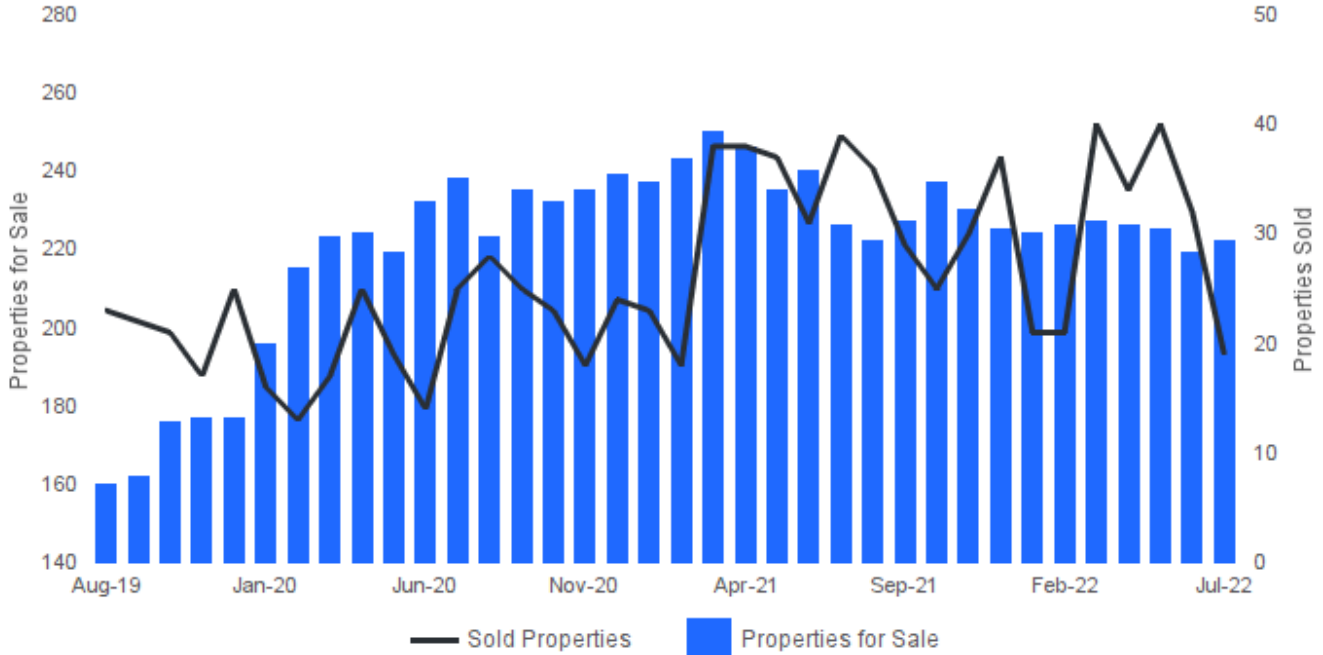
Properties for Sale | Number of properties listed for sale at the end of month.



PROPERTIES FOR SALE AND SOLD PROPERTIES

July 2022 | All Property Types ?

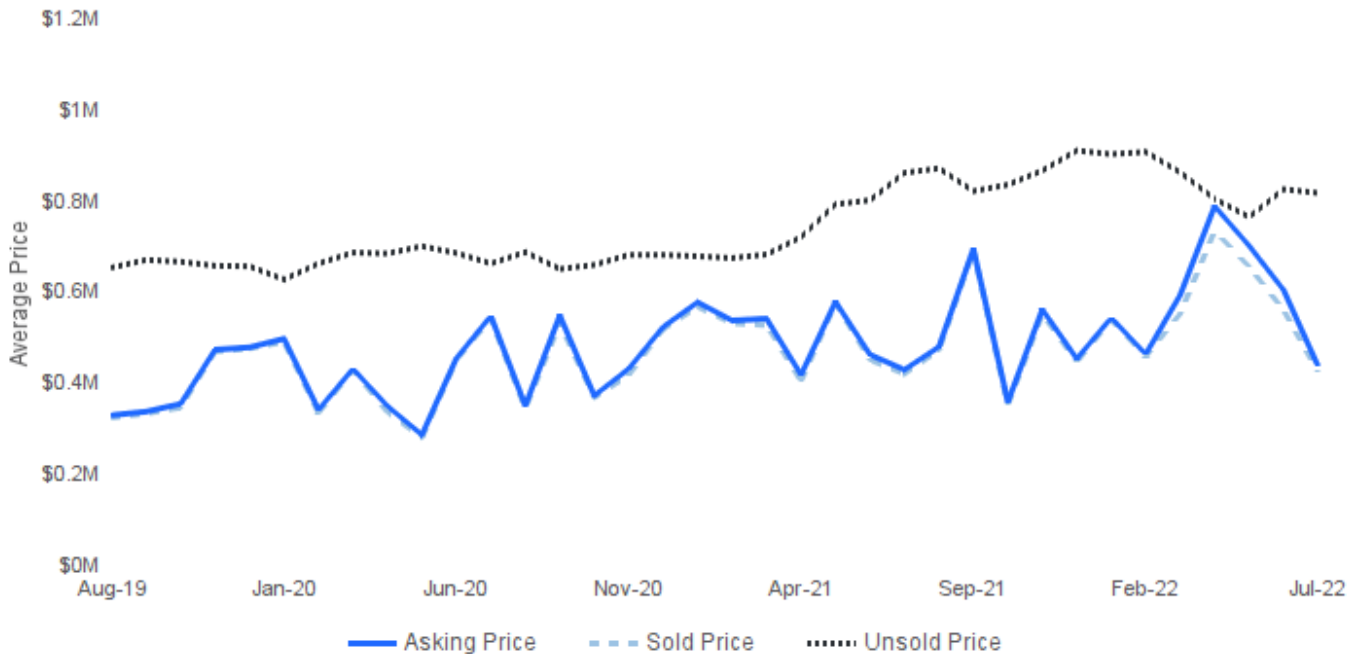
Properties for Sale | Number of properties listed for sale at the end of month.
Sold Properties | Number of properties sold.



AVERAGE ASKING/SOLD/UNSOLD PRICE

July 2022 | All Property Types ?

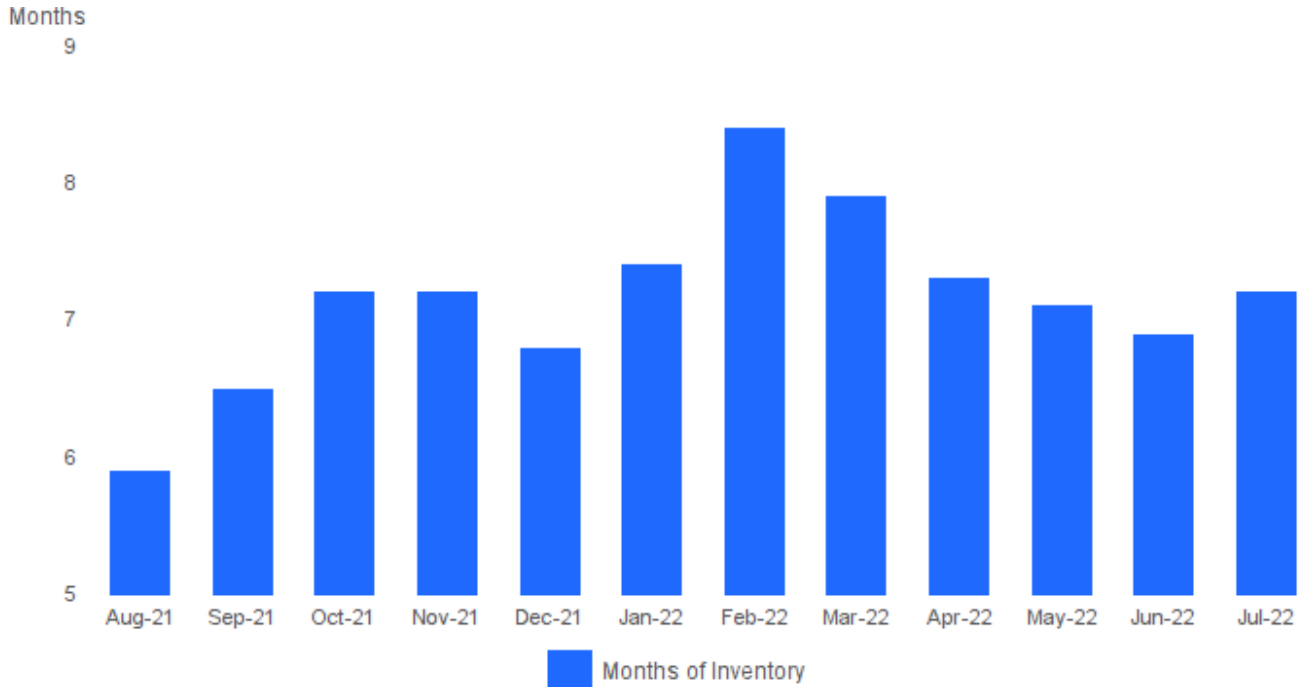
Unsold Price | the average active list price
Asking Price | the average asking price of sold properties
Sold Price | the average selling price



ABSORPTION RATE

July 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.



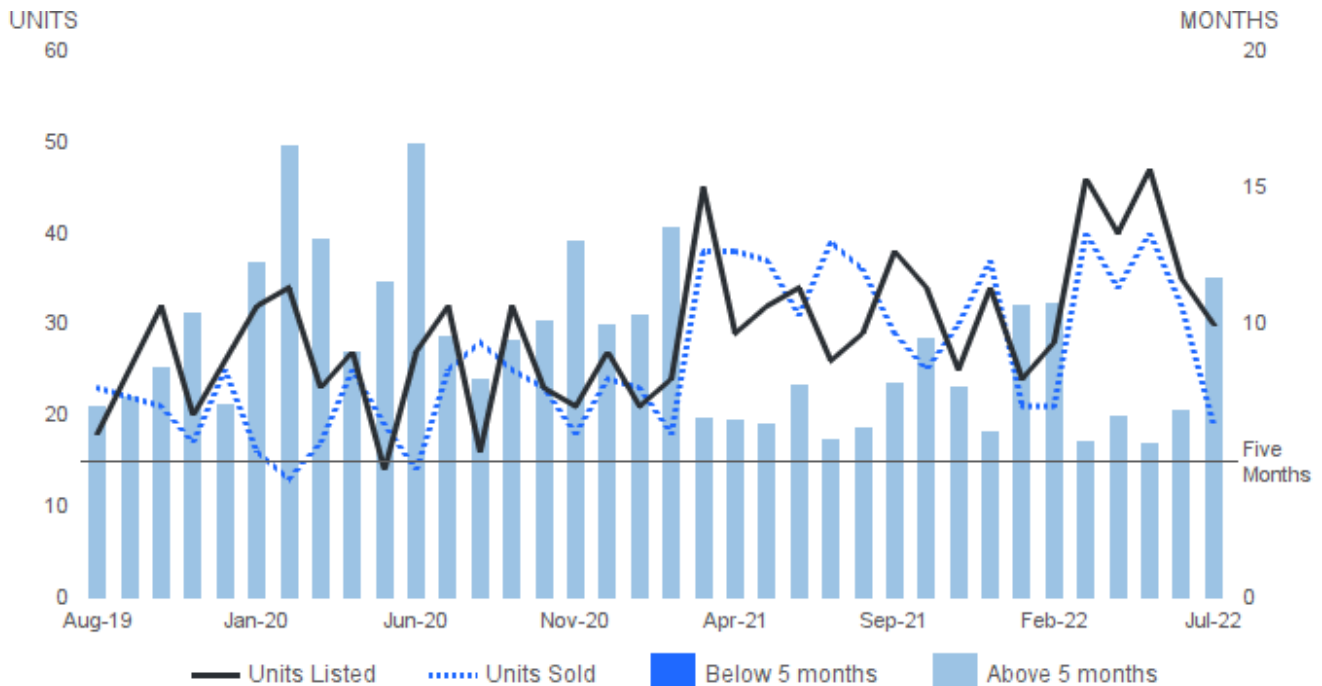
MONTHS SUPPLY OF INVENTORY

July 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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