



JULY 2022 AREA REPORT

# SINGLE FAMILY HOMES

ST CROIX, US VIRGIN ISLANDS



CHRIS AND CHRISTIE POWERS

+1 340-643-9448

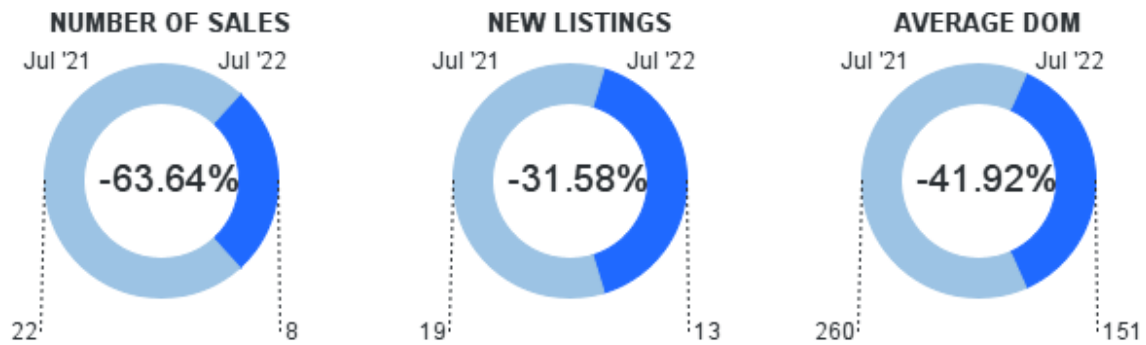
[christiepowersrealtor@gmail.com](mailto:christiepowersrealtor@gmail.com)

[www.ChrisAndChristiePowers.com](http://www.ChrisAndChristiePowers.com)

## ST. CROIX | July 2022

### REAL ESTATE SNAPSHOT - Change since this time last year

#### Single Family



14.67%

MEDIAN SALES PRICE  
SINGLE FAMILY

18.49%

AVERAGE SALES PRICE  
SINGLE FAMILY

22.93%

MEDIAN LIST PRICE  
(SOLD LISTINGS)  
SINGLE FAMILY

21.59%

AVERAGE LIST PRICE  
(SOLD LISTINGS)  
SINGLE FAMILY

Jul '21    Jul '22

# AREA REPORT

## ST. CROIX

### FULL MARKET SUMMARY

July 2022 | Single Family ?

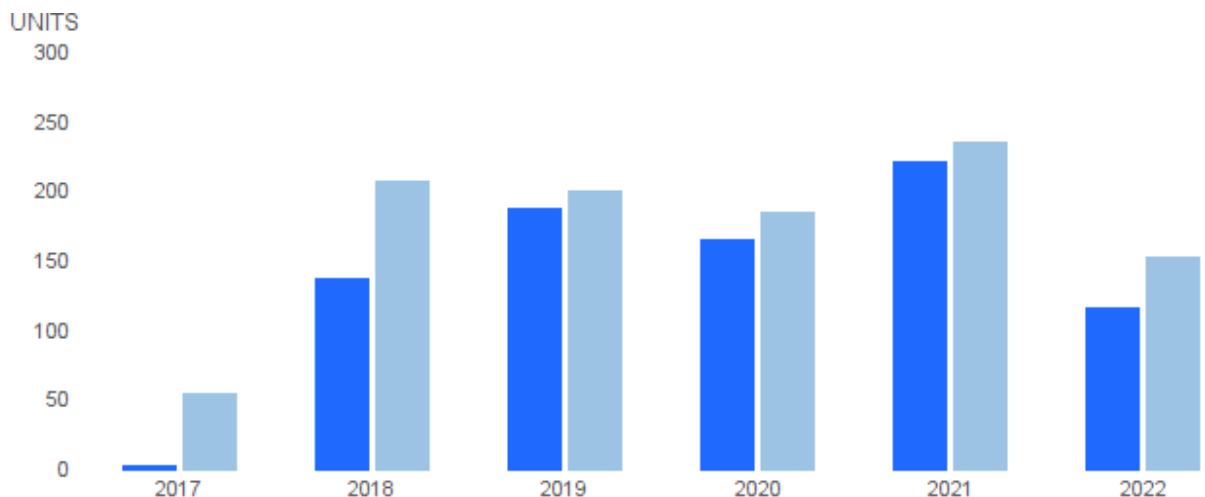
	Month to Date			Year to Date		
	July 2022	July 2021	% Change	YTD 2022	YTD 2021	% Change
New Listings	13	19	-31.58% <span>↓</span>	153	143	6.99% <span>↑</span>
Sold Listings	8	22	-63.64% <span>↓</span>	115	130	-11.54% <span>↓</span>
Median List Price (Solds)	\$595,000	\$484,000	22.93% <span>↑</span>	\$595,000	\$519,000	14.64% <span>↑</span>
Median Sold Price	\$555,000	\$484,000	14.67% <span>↑</span>	\$535,000	\$519,000	3.08% <span>↑</span>
Median Days on Market	139	142	-2.11% <span>↓</span>	188	200	-6% <span>↓</span>
Average List Price (Solds)	\$669,875	\$550,909	21.59% <span>↑</span>	\$887,273	\$645,723	37.41% <span>↑</span>
Average Sold Price	\$652,250	\$550,454	18.49% <span>↑</span>	\$831,769	\$642,893	29.38% <span>↑</span>
Average Days on Market	151	260	-41.92% <span>↓</span>	249	270	-7.78% <span>↓</span>
List/Sold Price Ratio	96.1%	99.8%	-3.7% <span>↓</span>	94.9%	99.7%	-4.81% <span>↓</span>

### SOLD AND NEW PROPERTIES (UNITS)

July 2022 | Single Family ?

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

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



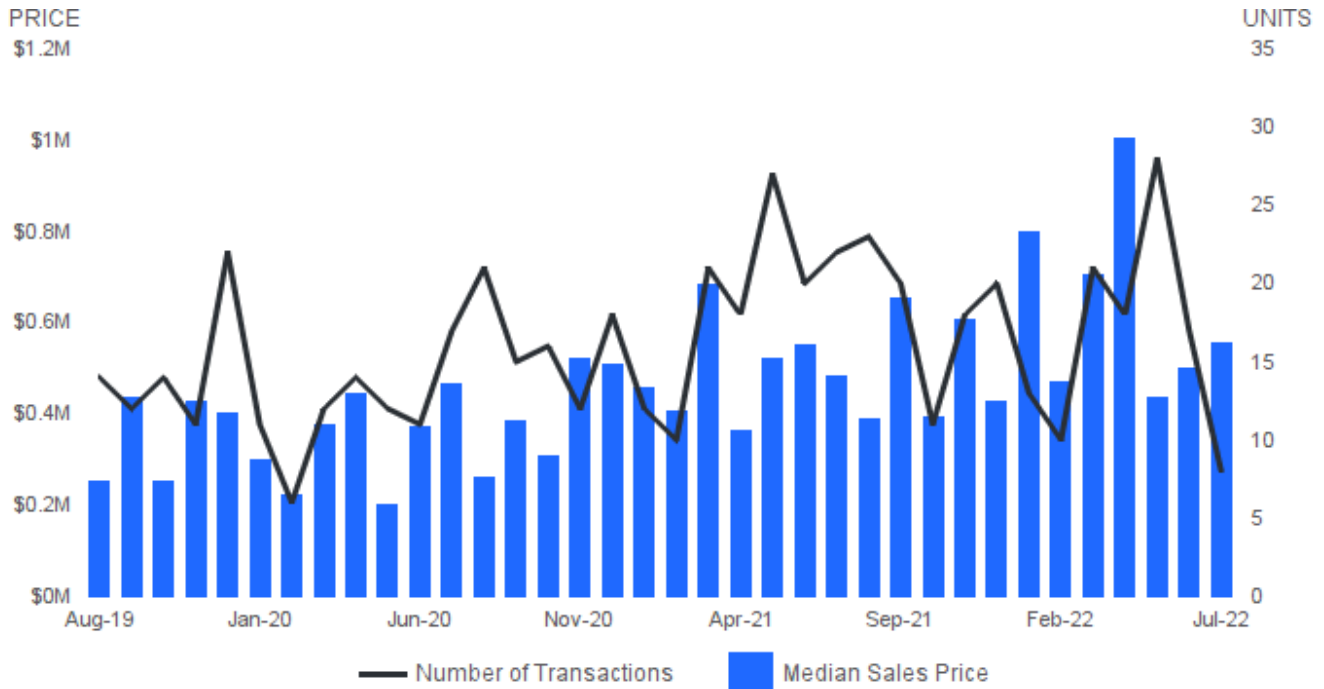
Sold Properties	3	137	188	165	222	116
New Properties	54	207	200	185	235	153
Sold Volume	\$855K	\$53.63M	\$81.58M	\$84.33M	\$144.75M	\$97.17M
Listing Volume	\$25.78M	\$102.92M	\$110.96M	\$118.33M	\$196.41M	\$127.42M
Median Sale Price	\$290K	\$359K	\$332K	\$369K	\$502K	\$555K

## MEDIAN SALES PRICE AND NUMBER OF SALES

July 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

July 2022 | Single Family ?

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

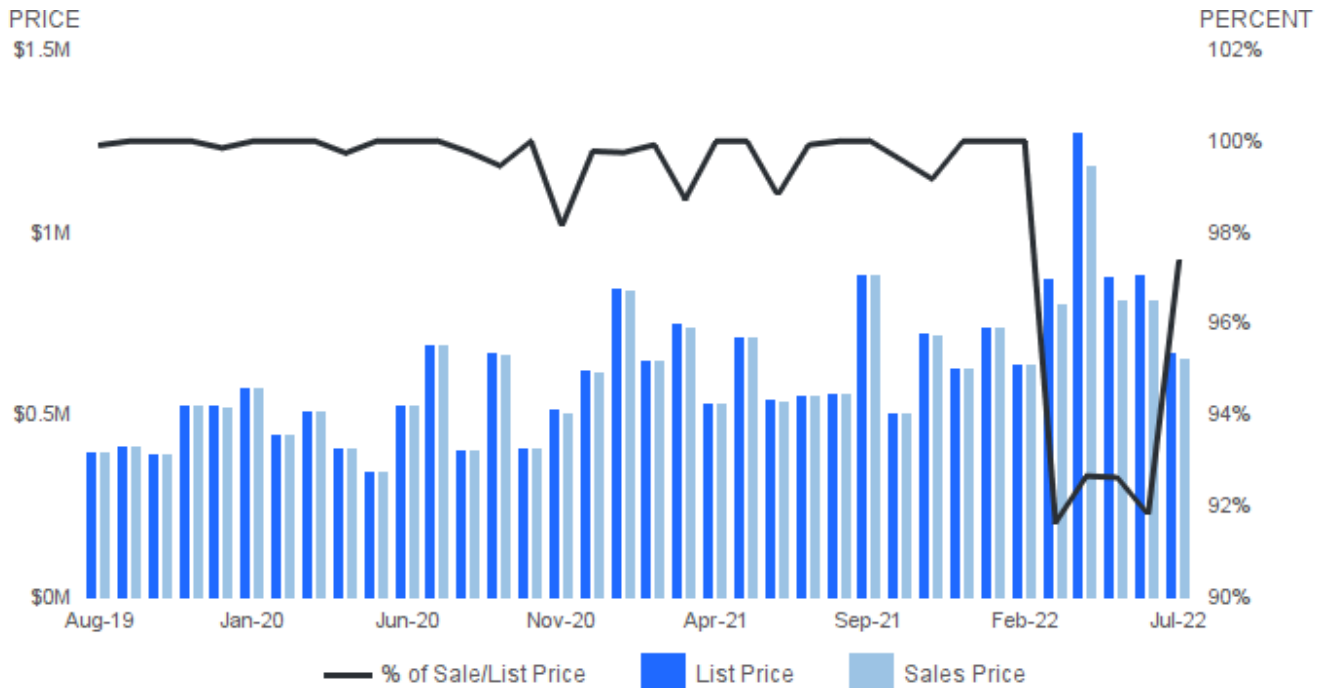
**Average Days on Market** | Average days on market for all properties sold.



## SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

July 2022 | Single Family ?

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

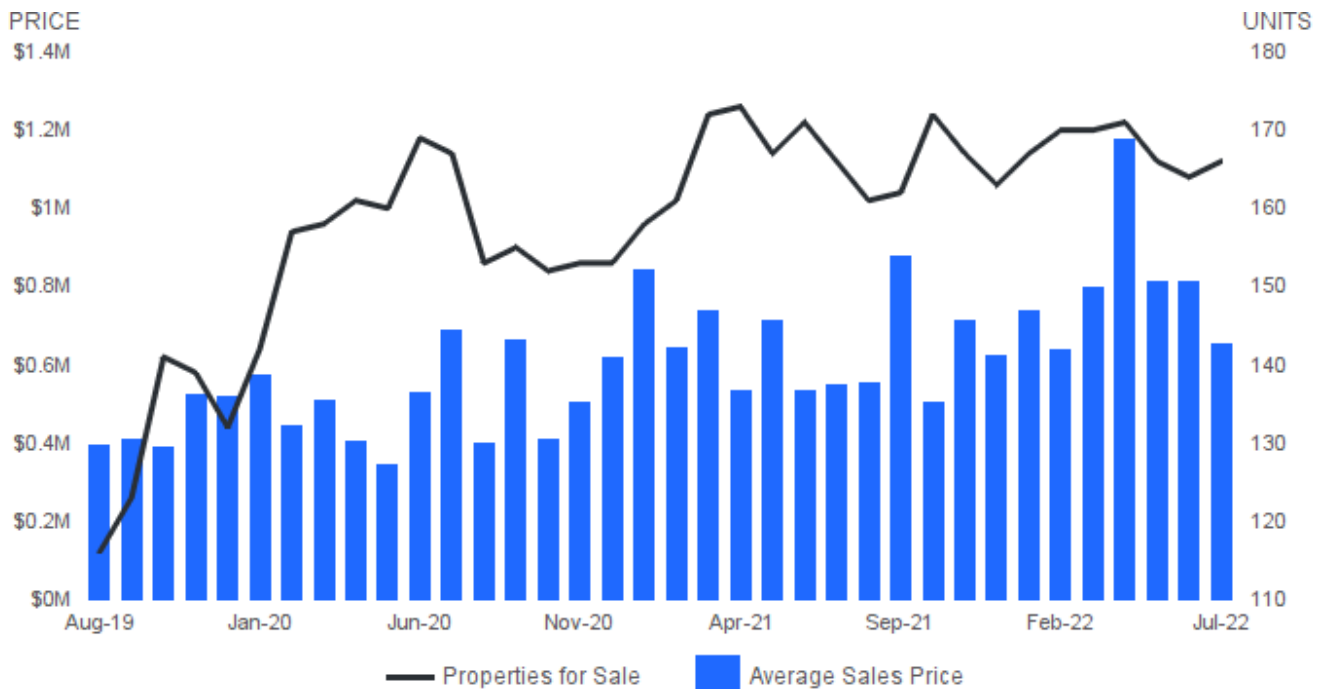


## AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

July 2022 | Single Family ?

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

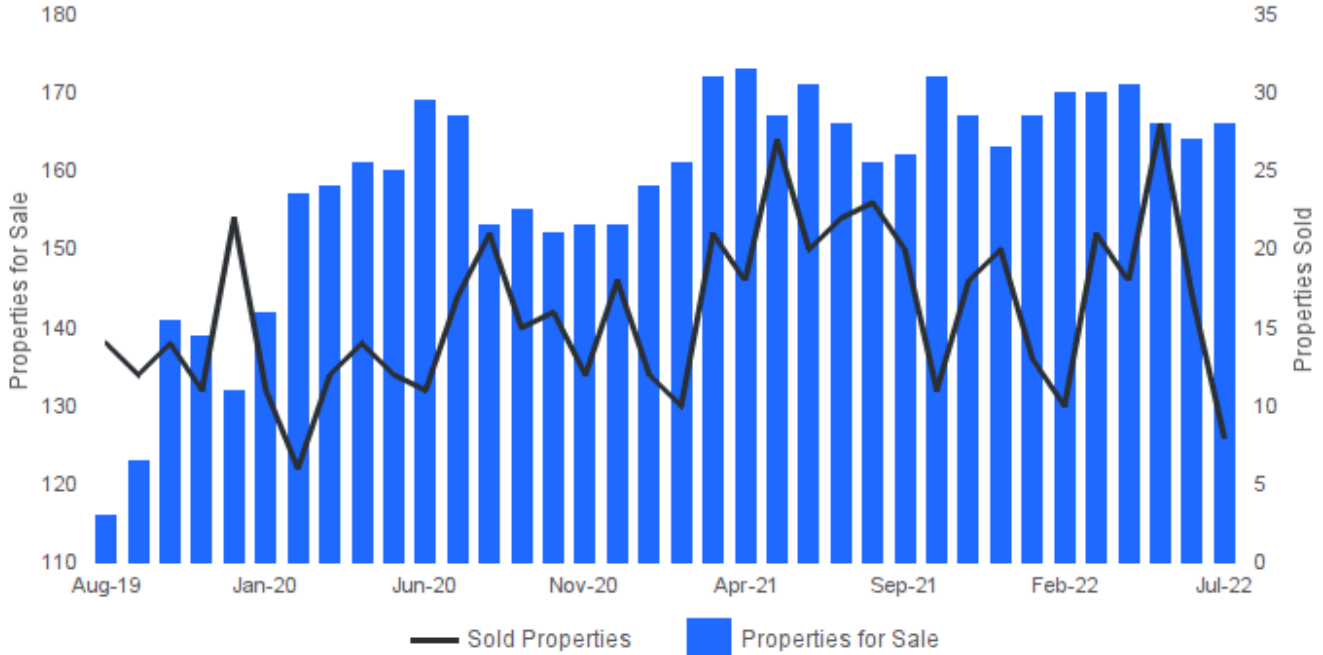
**Properties for Sale** | Number of properties listed for sale at the end of month.



## PROPERTIES FOR SALE AND SOLD PROPERTIES

July 2022 | Single Family ?

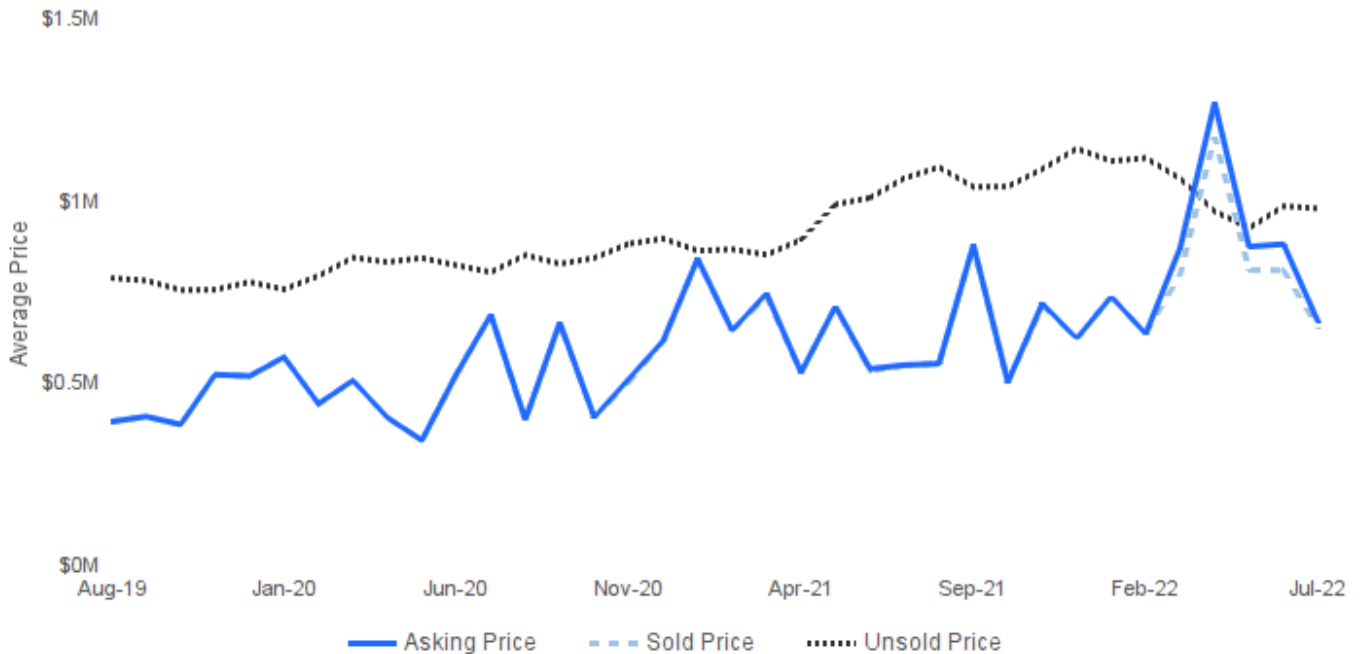
**Properties for Sale** | Number of properties listed for sale at the end of month.  
**Sold Properties** | Number of properties sold.



## AVERAGE ASKING/SOLD/UNSOLD PRICE

July 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

July 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.



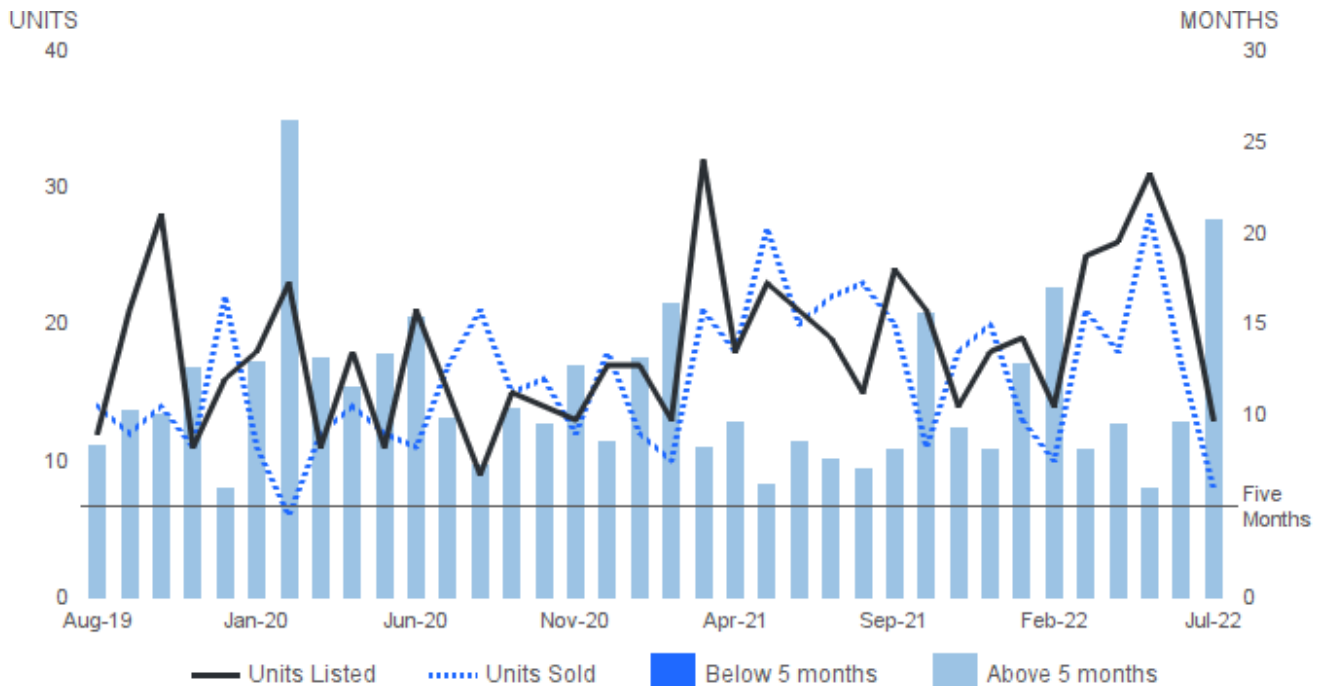
## MONTHS SUPPLY OF INVENTORY

July 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.



The property information herein is derived from various sources that may include, but not be limited to, county records and the Multiple Listing Service, and it may include approximations. Although the information is believed to be accurate, it is not warranted and you should not rely upon it without personal verification. ©2022 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. 