



AUGUST 2022 AREA REPORT

LAND

ST CROIX, US VIRGIN ISLANDS

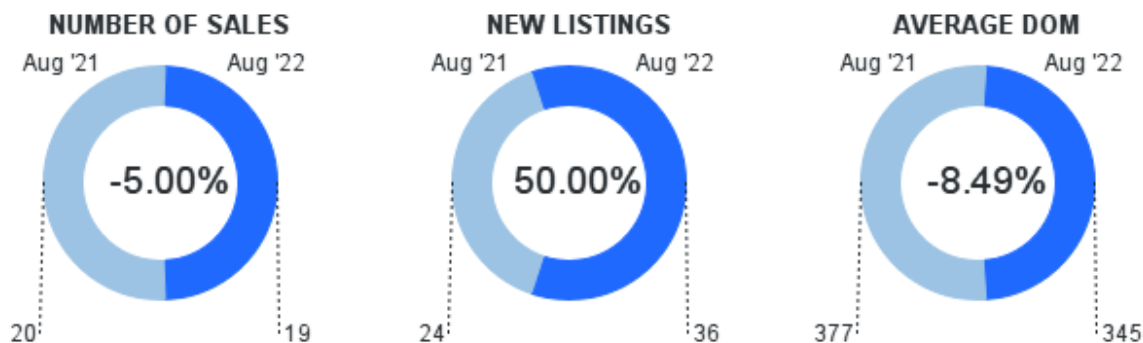


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ST. CROIX | August 2022**REAL ESTATE SNAPSHOT - Change since this time last year****Lots/Acres****-13.33%** ↓**MEDIAN SALES PRICE**
LOTS/ACRES**5.85%** ↑**AVERAGE SALES PRICE**
LOTS/ACRES**-8.48%** ↓**MEDIAN LIST PRICE**
(SOLD LISTINGS)
LOTS/ACRES**-0.63%** ↓**AVERAGE LIST PRICE**
(SOLD LISTINGS)
LOTS/ACRES

Aug '21 Aug '22

AREA REPORT

ST. CROIX

FULL MARKET SUMMARY

August 2022 | Lots/Acres ?

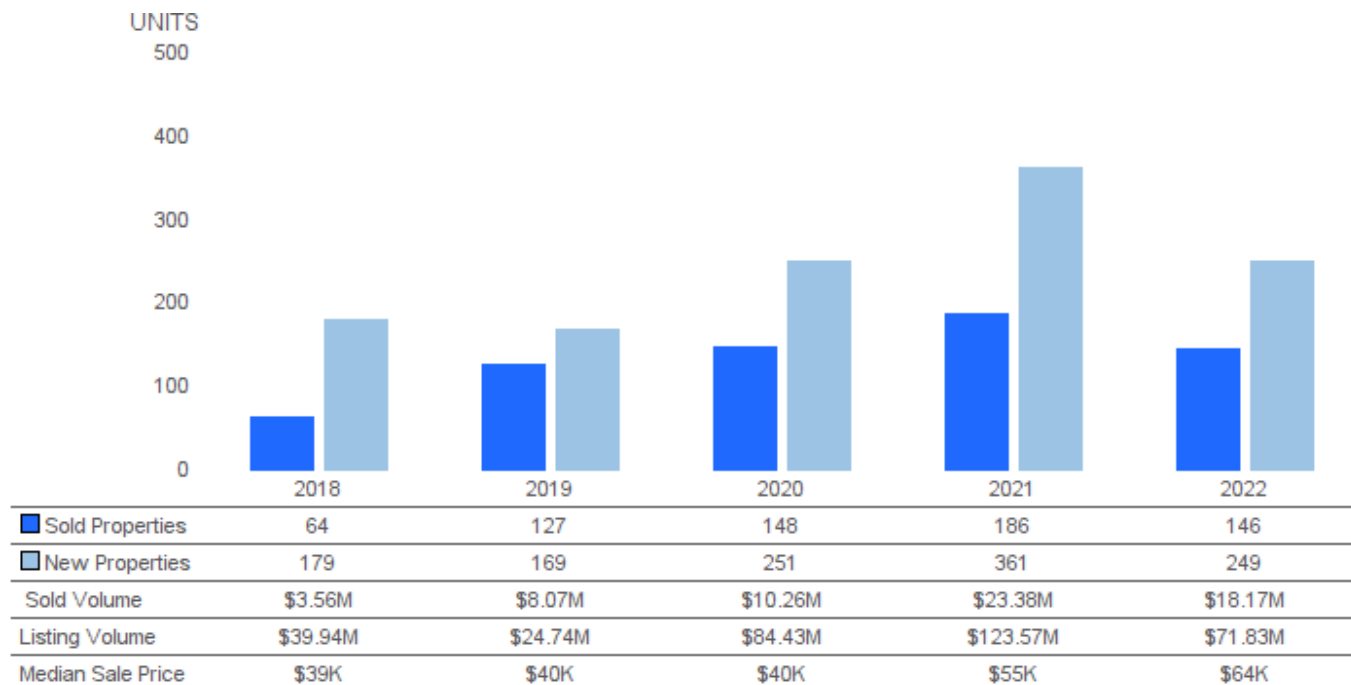
	Month to Date			Year to Date		
	August 2022	August 2021	% Change	YTD 2022	YTD 2021	% Change
New Listings	36	24	50% ↑	246	230	6.96% ↑
Sold Listings	19	20	-5% ↓	144	121	19.01% ↑
Median List Price (Solds)	\$75,000	\$81,950	-8.48% ↓	\$69,000	\$59,000	16.95% ↑
Median Sold Price	\$65,000	\$75,000	-13.33% ↓	\$63,500	\$50,000	27% ↑
Median Days on Market	340	248	37.1% ↑	255	282	-9.57% ↓
Average List Price (Solds)	\$105,526	\$106,195	-0.63% ↓	\$142,966	\$150,879	-5.24% ↓
Average Sold Price	\$96,763	\$91,412	5.85% ↑	\$124,420	\$127,086	-2.1% ↓
Average Days on Market	345	377	-8.49% ↓	314	401	-21.7% ↓
List/Sold Price Ratio	91.7%	89.3%	2.72% ↑	89.9%	88.8%	1.18% ↑

SOLD AND NEW PROPERTIES (UNITS)

August 2022 | Lots/Acres ?

Sold Properties | Number of properties sold during the year

New Properties | Number of properties listed during the year.

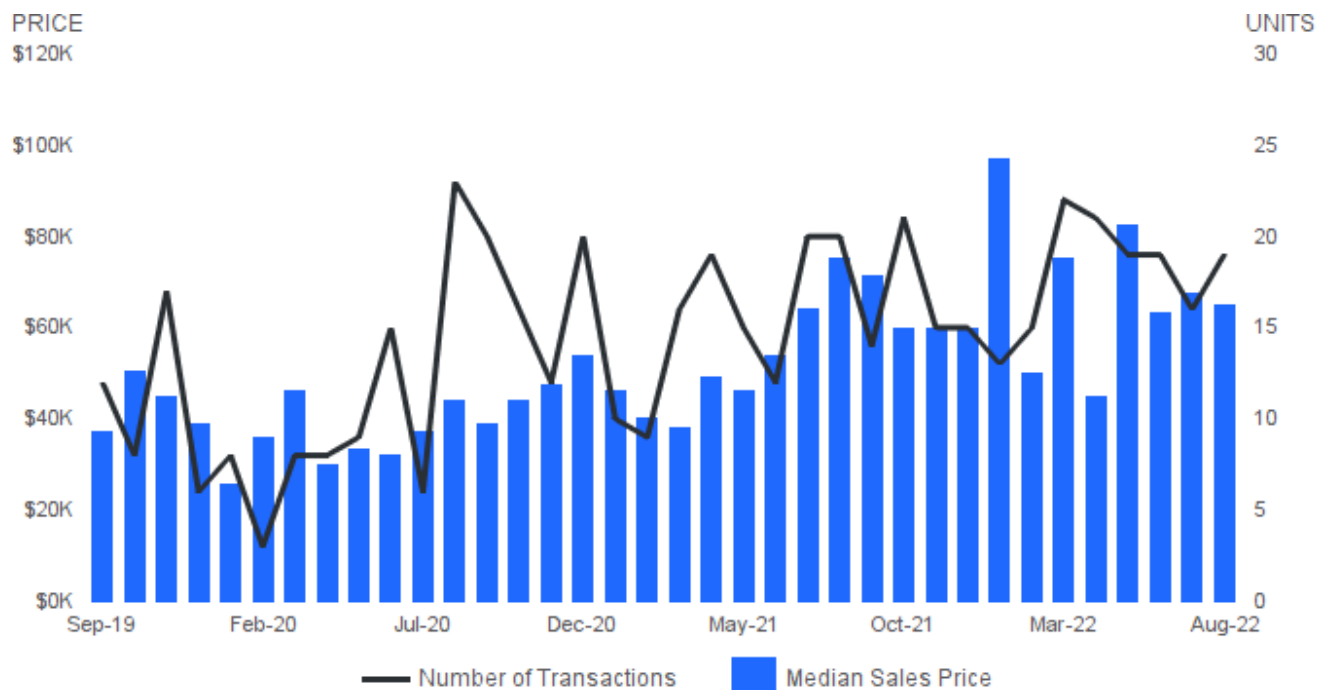


MEDIAN SALES PRICE AND NUMBER OF SALES

August 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

August 2022 | Lots/Acres ?

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

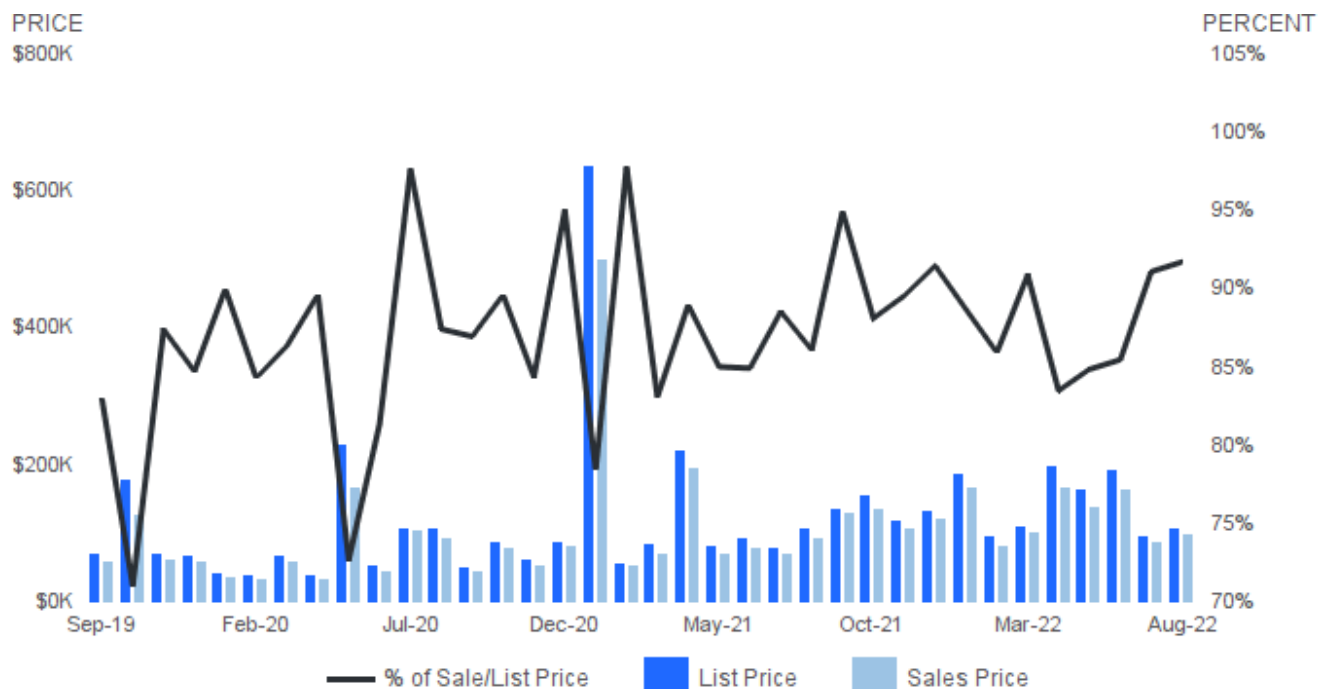
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

August 2022 | Lots/Acres ?

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

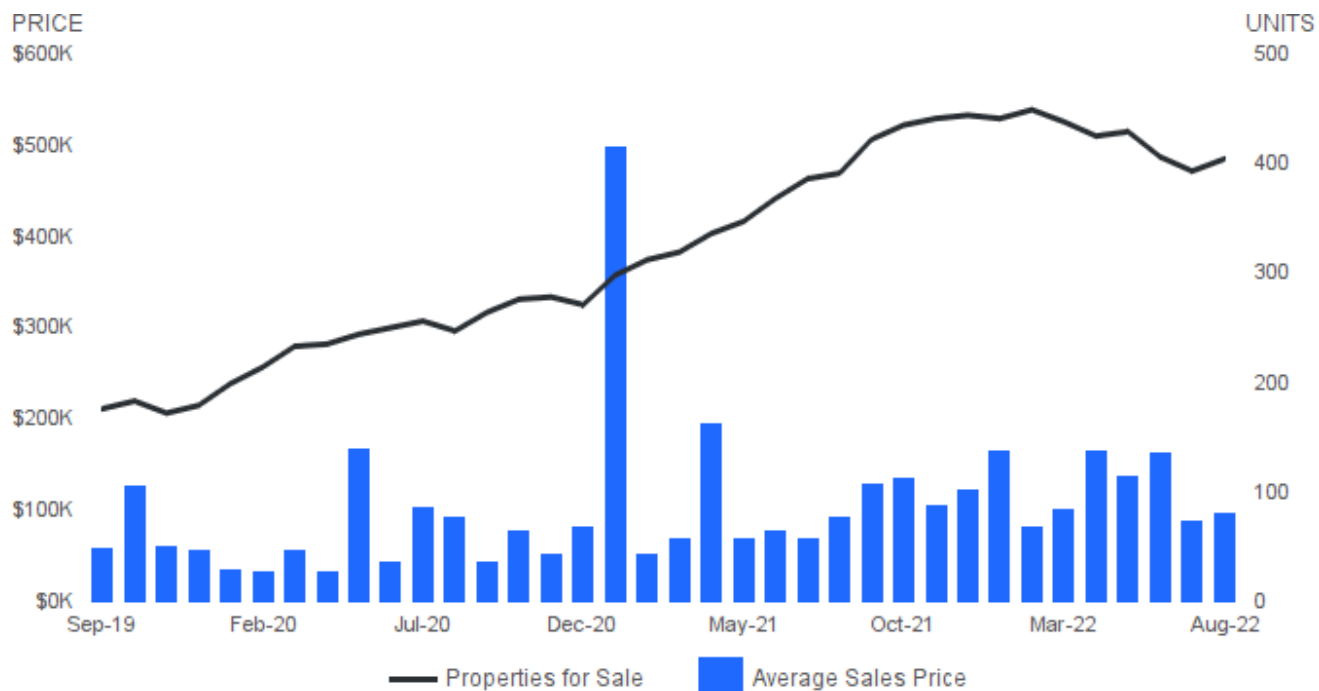


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

August 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.

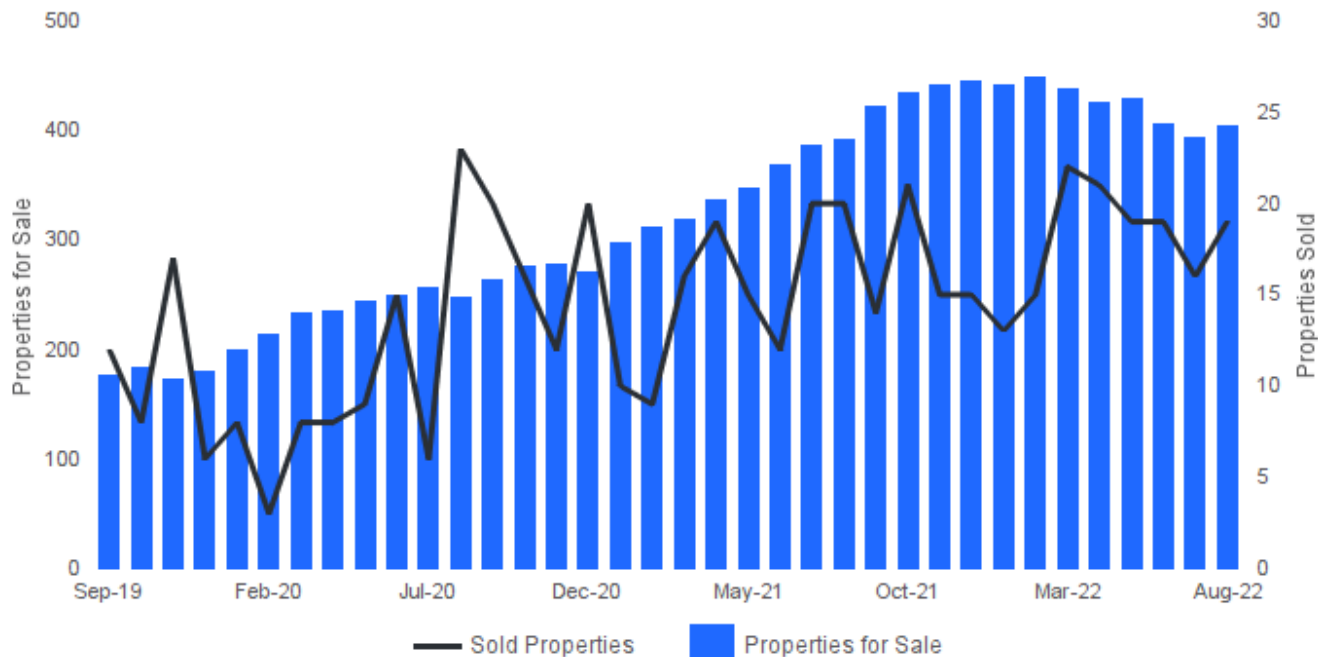


PROPERTIES FOR SALE AND SOLD PROPERTIES

August 2022 | Lots/Acres ?

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

Sold Properties | Number of properties sold.



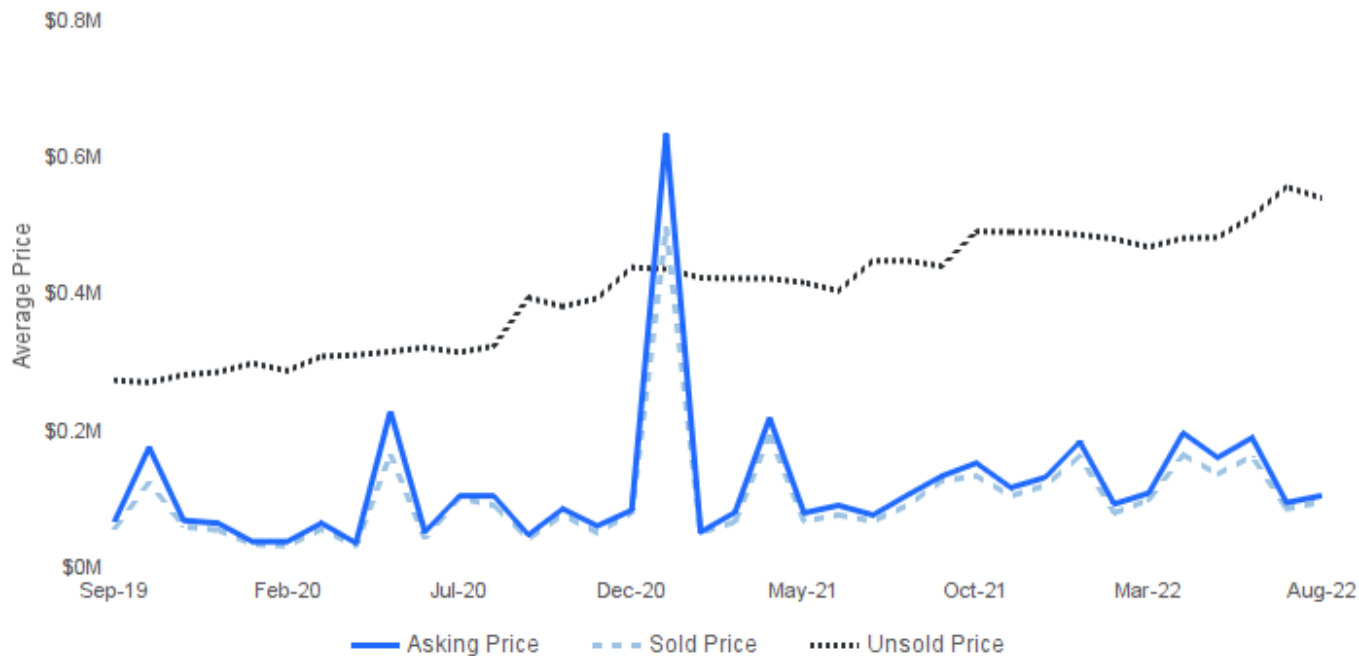
AVERAGE ASKING/SOLD/UNSOLD PRICE

August 2022 | Lots/Acres ?

Unsold Price | the average active list price

Asking Price | the average asking price of sold properties

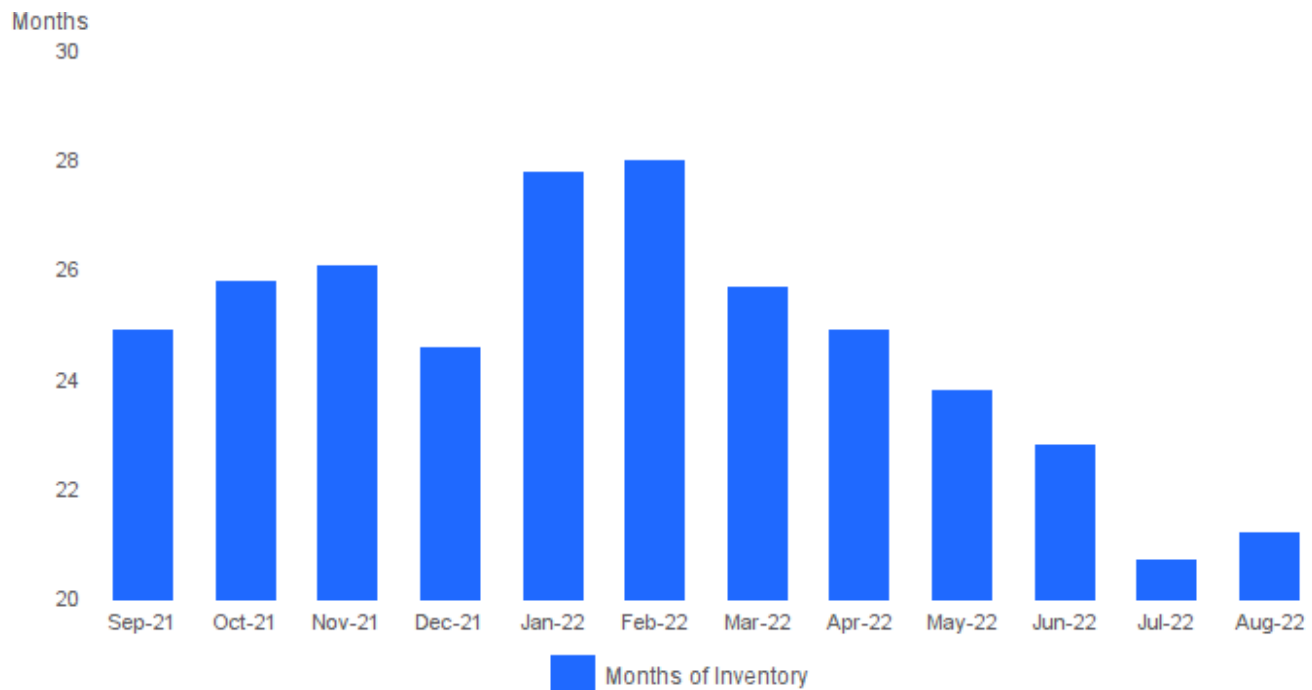
Sold Price | the average selling price



ABSORPTION RATE

August 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.



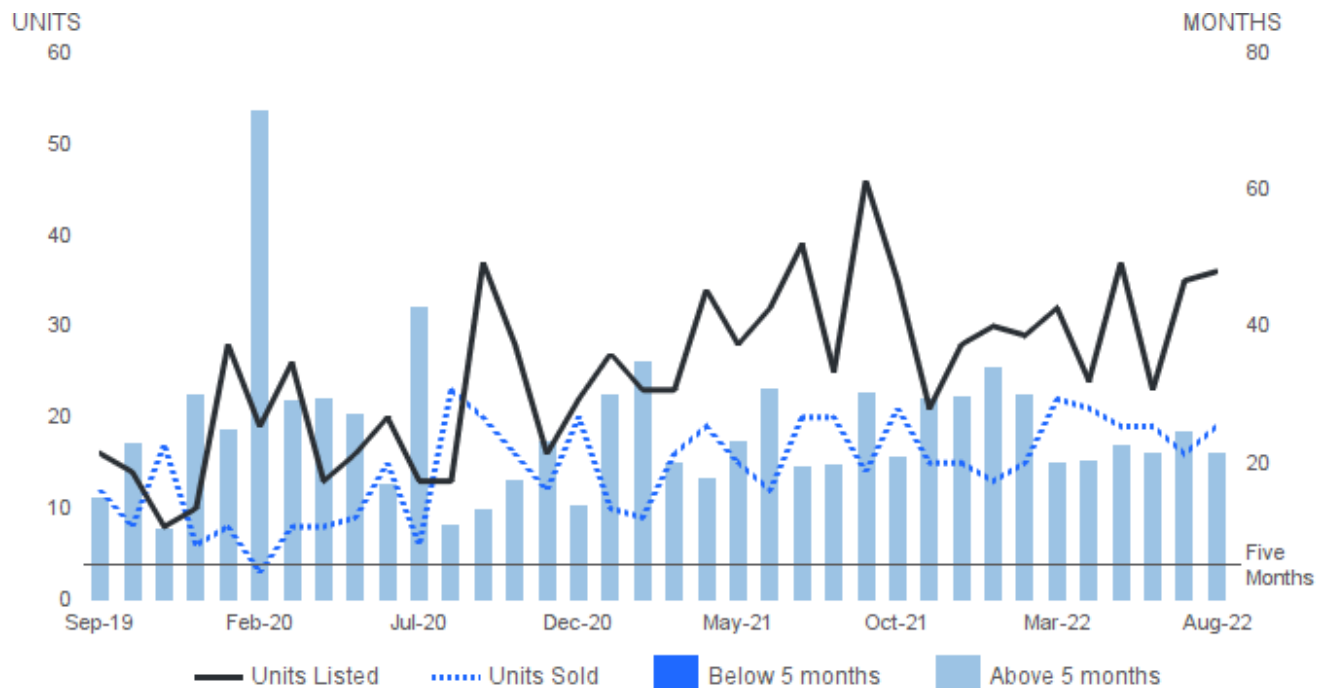
MONTHS SUPPLY OF INVENTORY

August 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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