



AUGUST 2022 AREA REPORT

# **SINGLE FAMILY HOMES**

ST CROIX, US VIRGIN ISLANDS

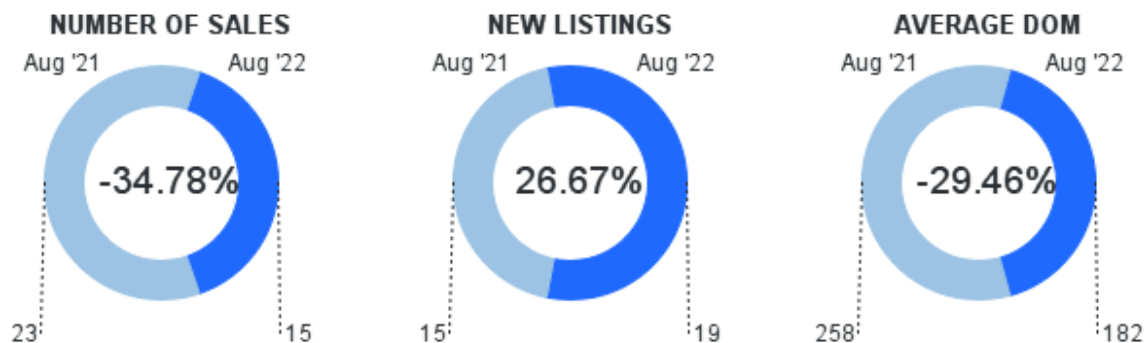


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**ST. CROIX | August 2022****REAL ESTATE SNAPSHOT - Change since this time last year****Single Family****48.72%** **MEDIAN SALES PRICE**  
SINGLE FAMILY**35.81%** **AVERAGE SALES PRICE**  
SINGLE FAMILY**51.23%** **MEDIAN LIST PRICE  
(SOLD LISTINGS)**  
SINGLE FAMILY**47.81%** **AVERAGE LIST PRICE  
(SOLD LISTINGS)**  
SINGLE FAMILY Aug '21  Aug '22

# AREA REPORT

## ST. CROIX

### FULL MARKET SUMMARY

August 2022 | Single Family ?

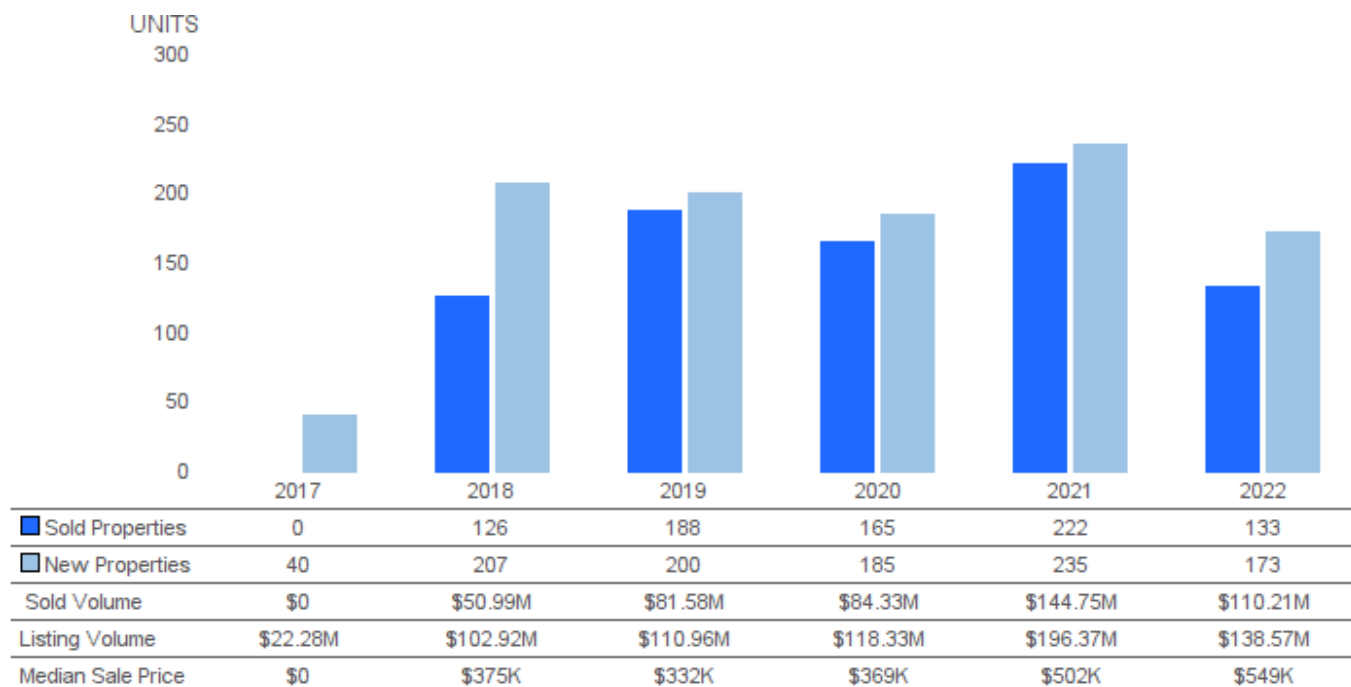
	Month to Date			Year to Date		
	August 2022	August 2021	% Change	YTD 2022	YTD 2021	% Change
New Listings	19	15	26.67% ↑	173	158	9.49% ↑
Sold Listings	15	23	-34.78% ↓	132	153	-13.73% ↓
Median List Price (Solds)	\$589,800	\$390,000	51.23% ↑	\$582,400	\$499,000	16.71% ↑
Median Sold Price	\$580,000	\$390,000	48.72% ↑	\$542,000	\$499,000	8.62% ↑
Median Days on Market	145	201	-27.86% ↓	174	201	-13.43% ↓
Average List Price (Solds)	\$819,286	\$554,282	47.81% ↑	\$871,324	\$631,977	37.87% ↑
Average Sold Price	\$752,766	\$554,282	35.81% ↑	\$815,198	\$629,572	29.48% ↑
Average Days on Market	182	258	-29.46% ↓	240	268	-10.45% ↓
List/Sold Price Ratio	93.7%	100%	-6.27% ↓	94.8%	99.8%	-4.98% ↓

### SOLD AND NEW PROPERTIES (UNITS)

August 2022 | Single Family ?

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

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

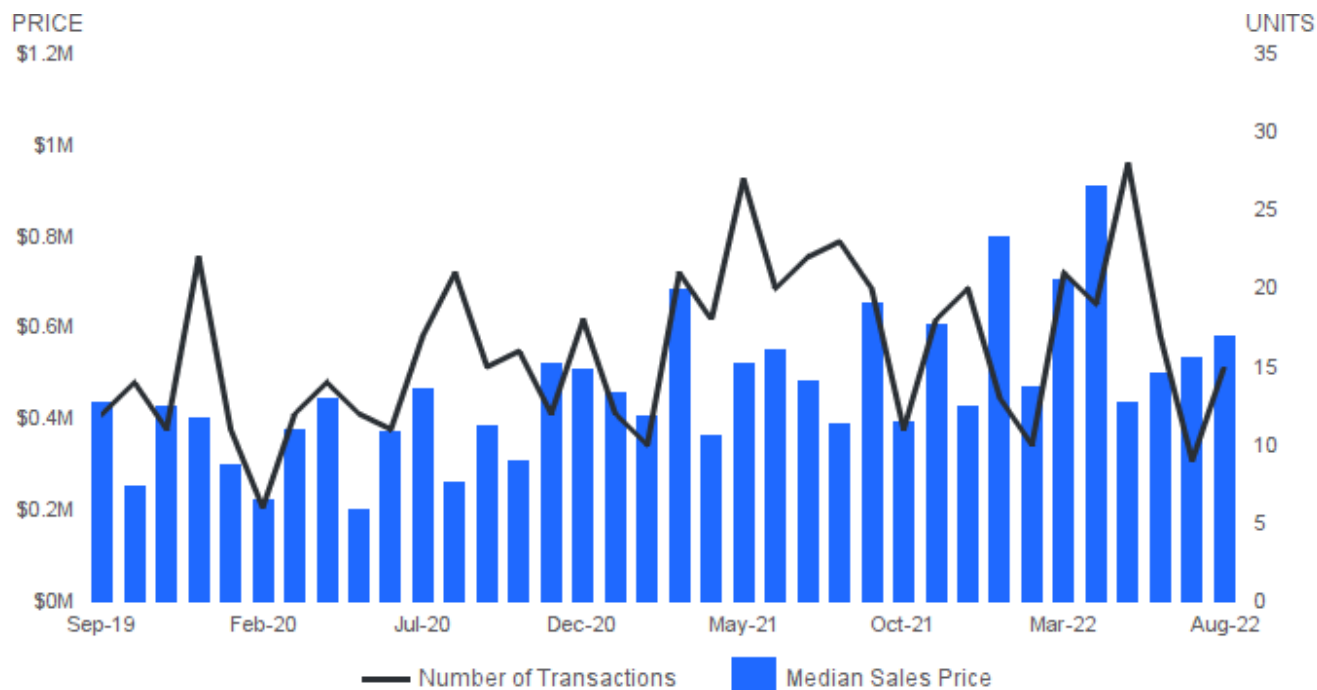


## MEDIAN SALES PRICE AND NUMBER OF SALES

August 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

August 2022 | Single Family ?

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

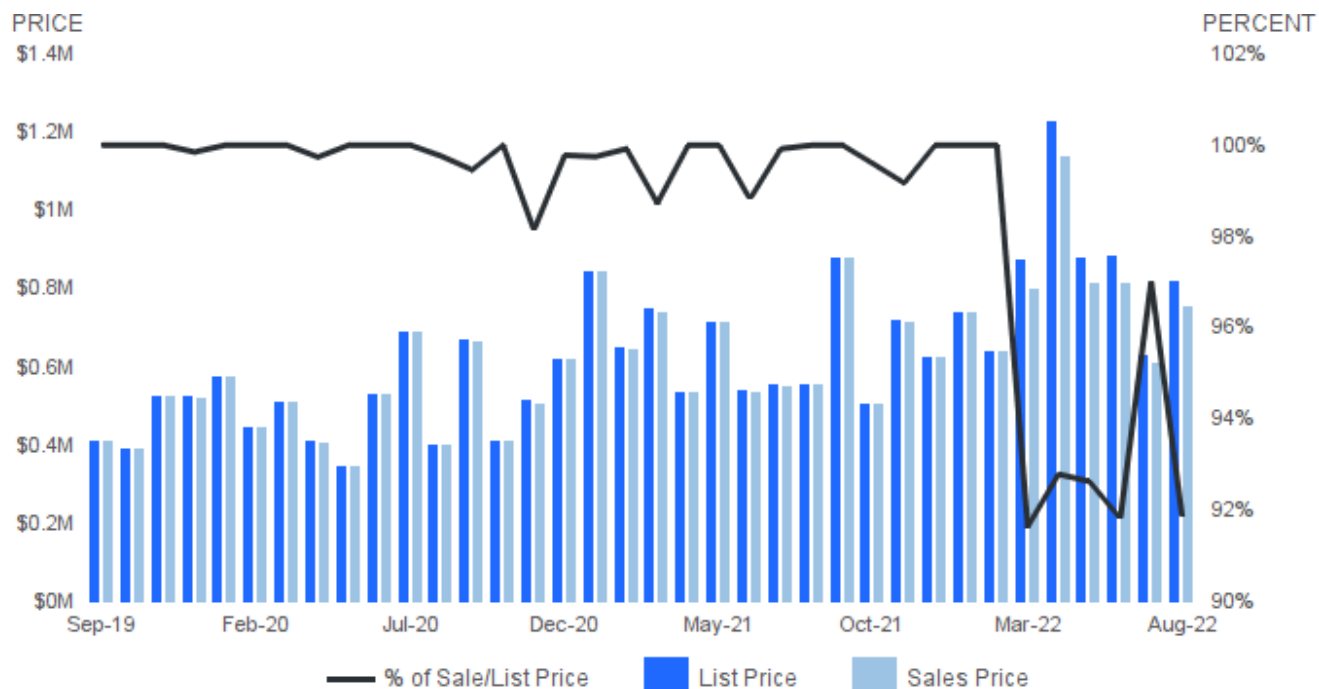
**Average Days on Market** | Average days on market for all properties sold.



## SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

August 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

August 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.

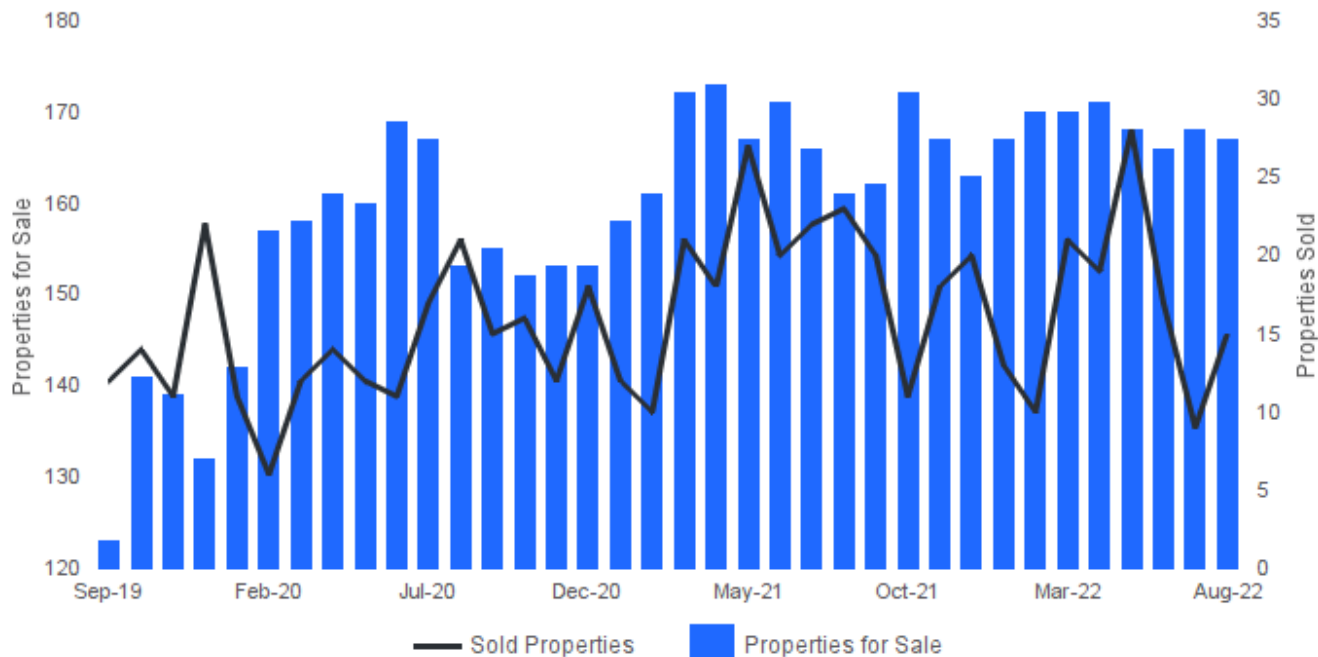


## PROPERTIES FOR SALE AND SOLD PROPERTIES

August 2022 | Single Family ?

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

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



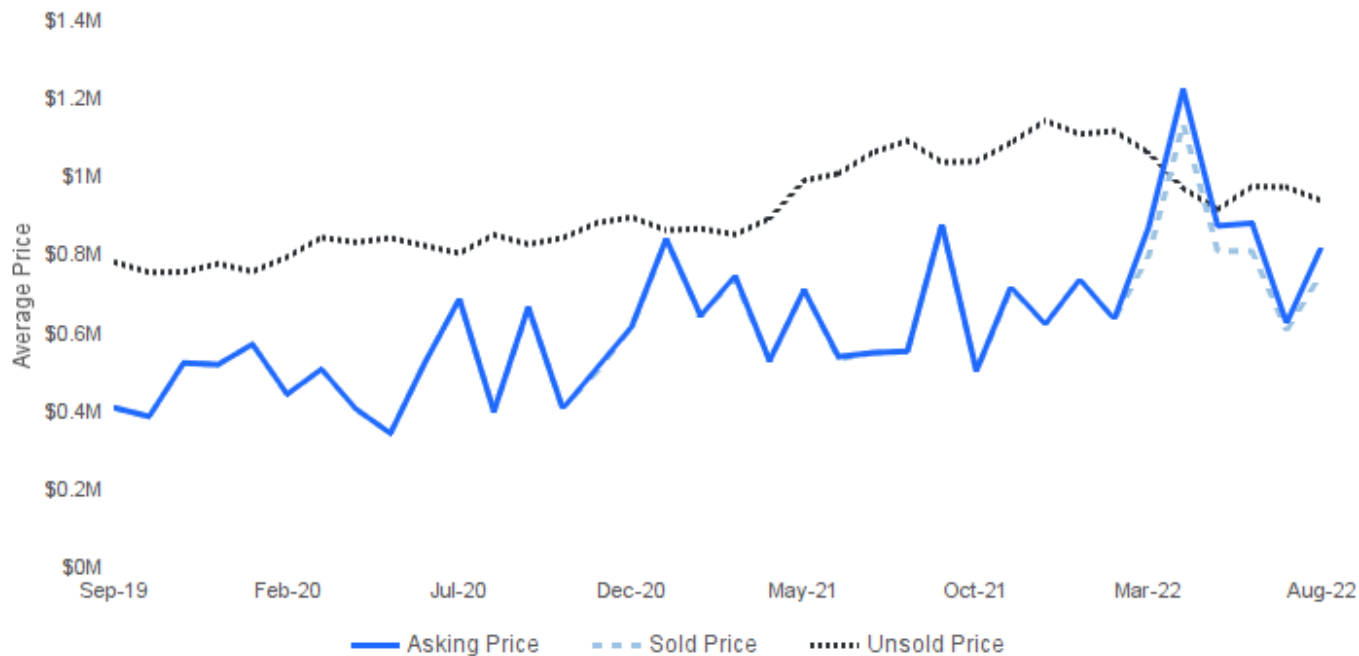
## AVERAGE ASKING/SOLD/UNSOLD PRICE

August 2022 | Single Family ?

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

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

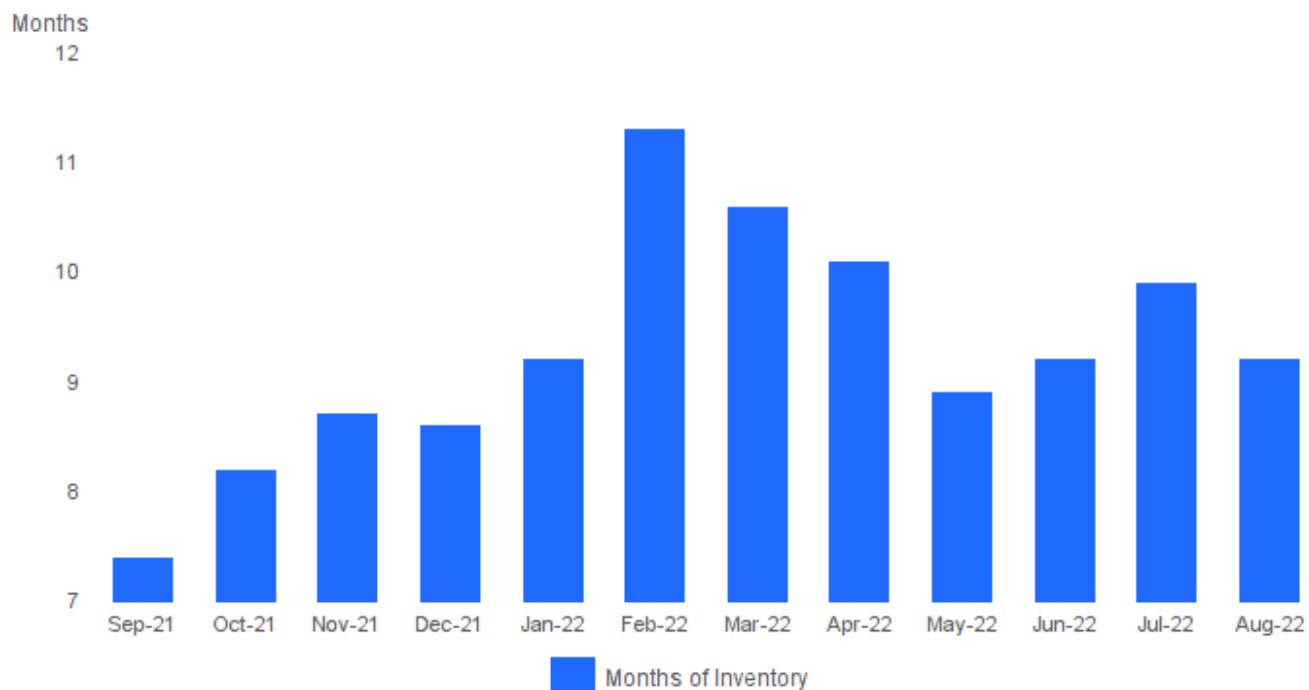
**Sold Price** | the average selling price



## ABSORPTION RATE

August 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.



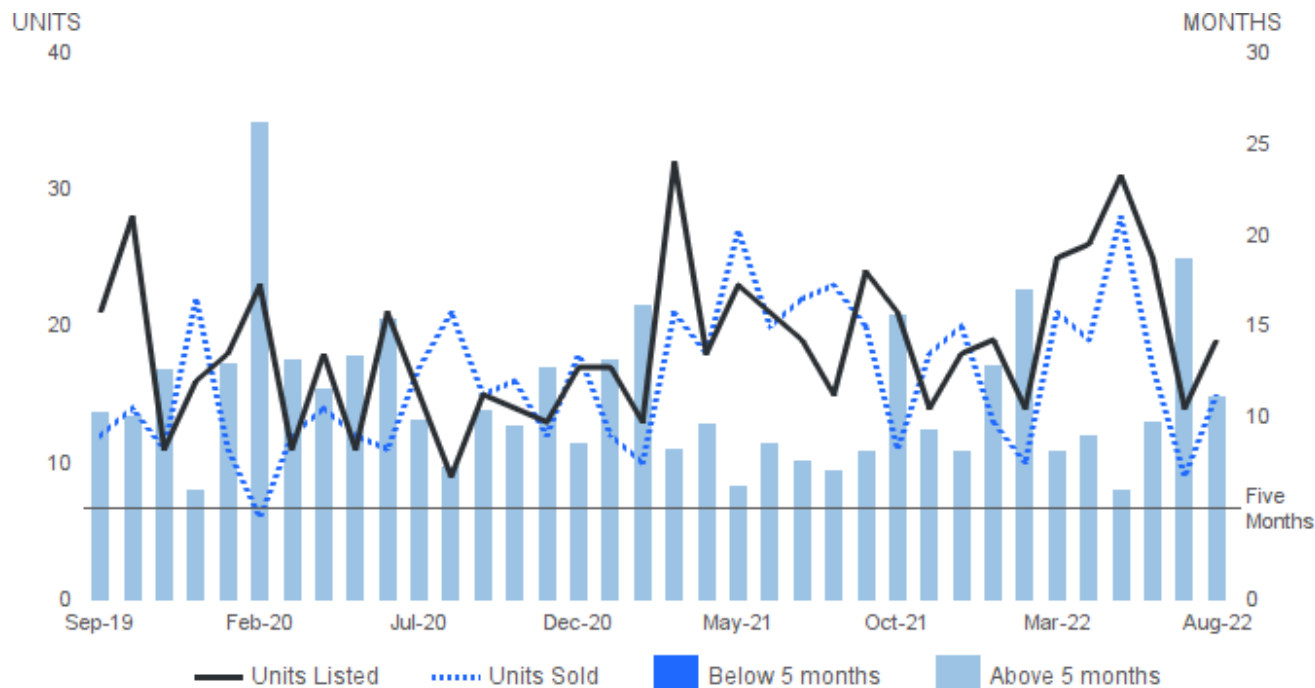
## MONTHS SUPPLY OF INVENTORY

August 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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