



SEPTEMBER 2022 AREA REPORT

# ALL PROPERTY TYPES

ST CROIX, US VIRGIN ISLANDS



CHRIS AND CHRISTIE POWERS

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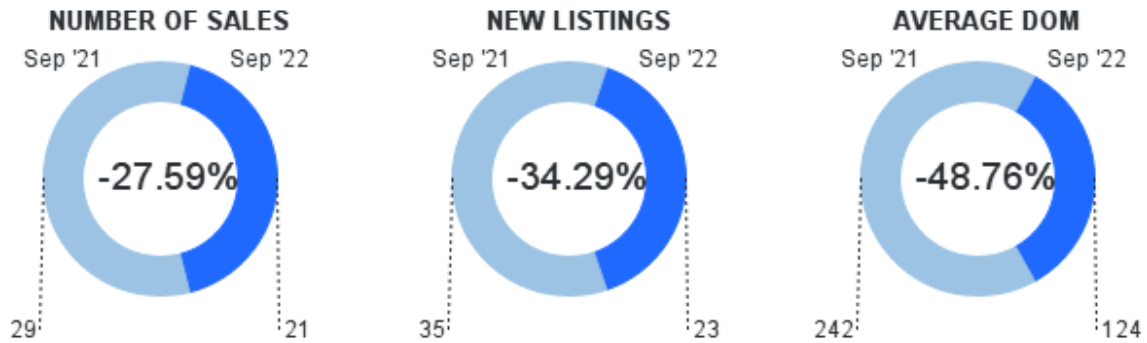
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## ST. CROIX | September 2022

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

#### All Property Types



**-33.54%** ↓

**MEDIAN SALES PRICE**  
ALL PROPERTY TYPES

**-19.22%** ↓

**AVERAGE SALES PRICE**  
ALL PROPERTY TYPES

**-28.45%** ↓

**MEDIAN LIST PRICE  
(SOLD LISTINGS)**  
ALL PROPERTY TYPES

**-13.93%** ↓

**AVERAGE LIST PRICE  
(SOLD LISTINGS)**  
ALL PROPERTY TYPES

■ Sep '21   ■ Sep '22

# AREA REPORT

## St. Croix

### FULL MARKET SUMMARY

September 2022 | All Property Types [?](#)

	Month to Date			Year to Date		
	September 2022	September 2021	% Change	YTD 2022	YTD 2021	% Change
New Listings	23	35	-34.29% ↓	301	275	9.45% ↑
Sold Listings	21	29	-27.59% ↓	264	290	-8.97% ↓
Median List Price (Solds)	\$349,900	\$489,000	-28.45% ↓	\$369,000	\$349,500	5.58% ↑
Median Sold Price	\$325,000	\$489,000	-33.54% ↓	\$360,000	\$330,000	9.09% ↑
Median Days on Market	102	161	-36.65% ↓	129	183	-29.51% ↓
Average List Price (Solds)	\$598,890	\$695,793	-13.93% ↓	\$615,938	\$520,602	18.31% ↑
Average Sold Price	\$559,102	\$692,155	-19.22% ↓	\$579,038	\$511,899	13.12% ↑
Average Days on Market	124	242	-48.76% ↓	197	253	-22.13% ↓
List/Sold Price Ratio	93.5%	98.5%	-5.04% ↓	95.1%	97.2%	-2.15% ↓

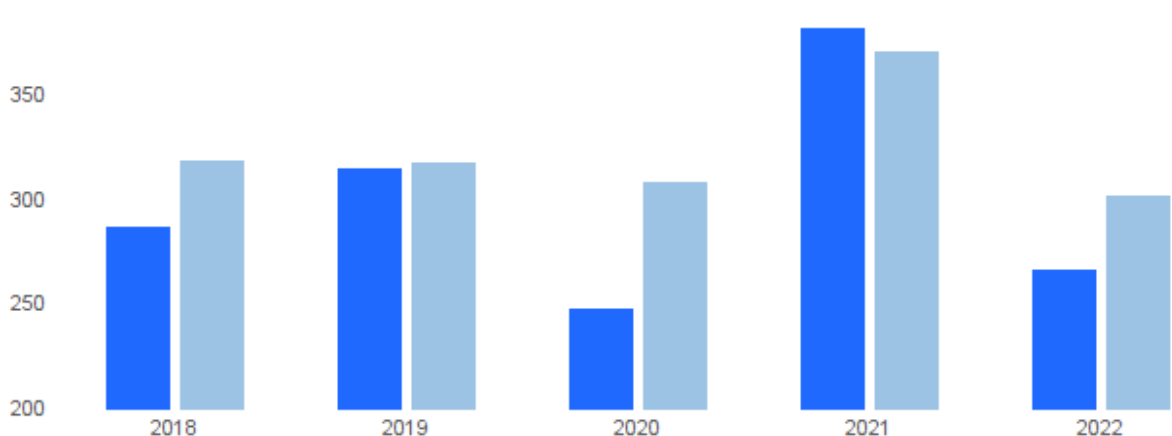
### SOLD AND NEW PROPERTIES (UNITS)

September 2022 | All Property Types [?](#)

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

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

UNITS  
400



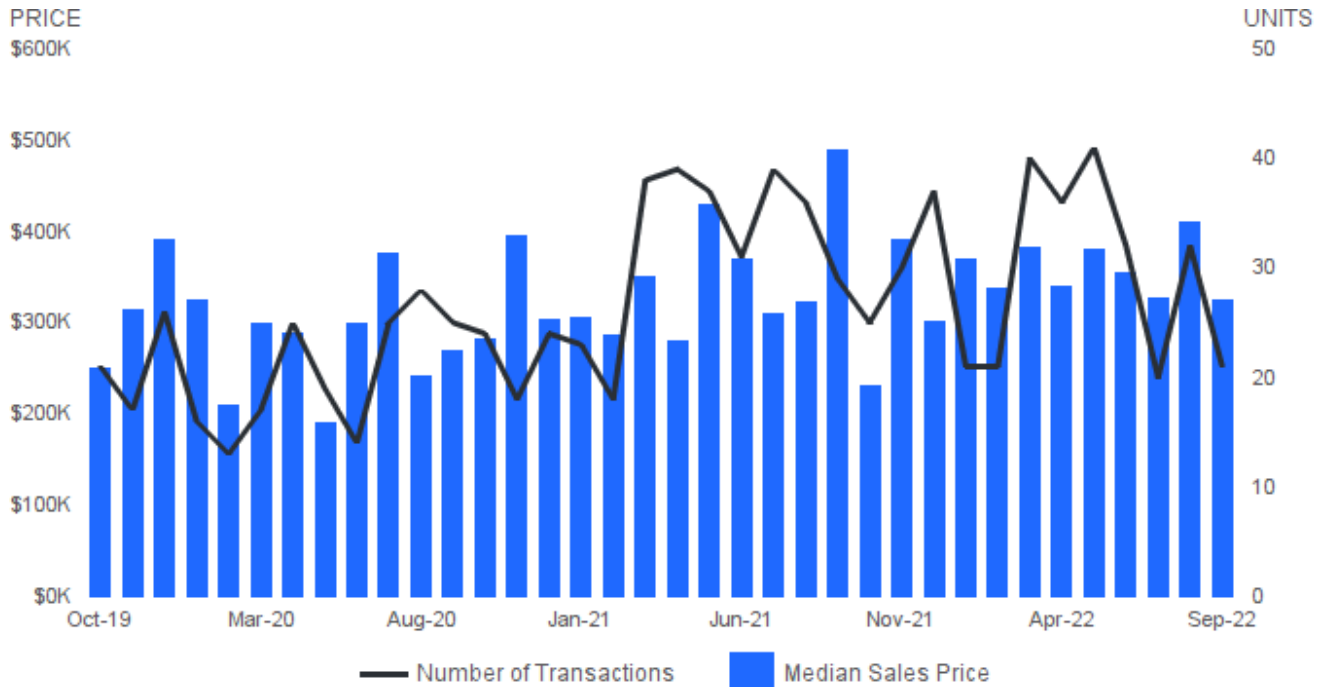
Sold Properties	287	315	248	382	266
New Properties	319	318	308	371	302
Sold Volume	\$88.20M	\$111.21M	\$107.09M	\$190.44M	\$154.37M
Listing Volume	\$126.88M	\$140.21M	\$152.75M	\$234.66M	\$184.44M
Median Sale Price	\$235K	\$250K	\$286K	\$329K	\$360K

## MEDIAN SALES PRICE AND NUMBER OF SALES

September 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.

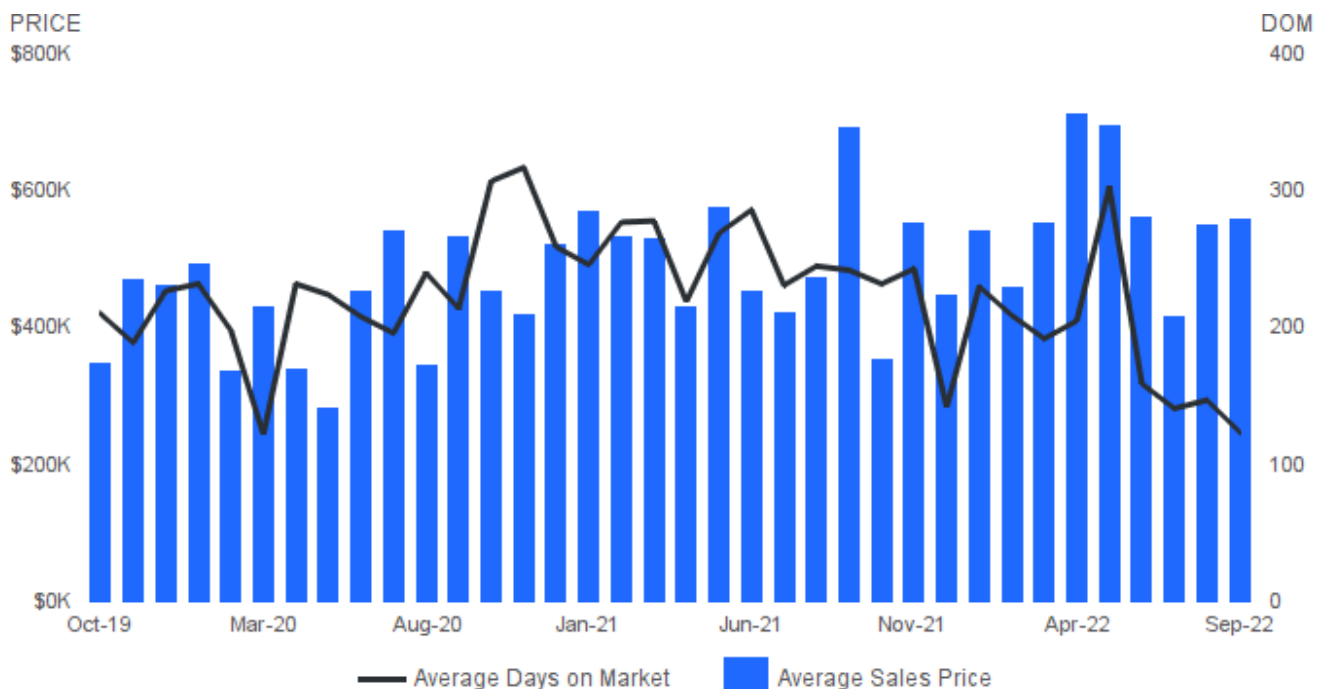


## AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

September 2022 | All Property Types ?

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

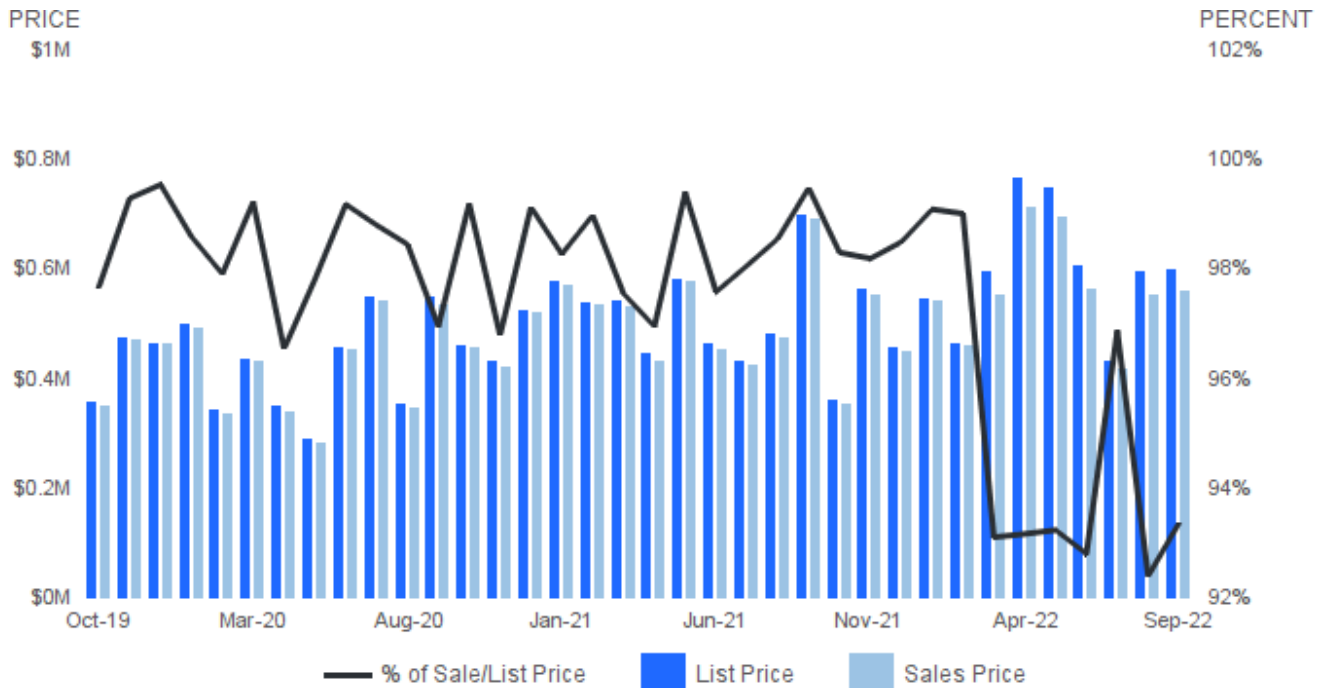
**Average Days on Market** | Average days on market for all properties sold.



## SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

September 2022 | All Property Types ?

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

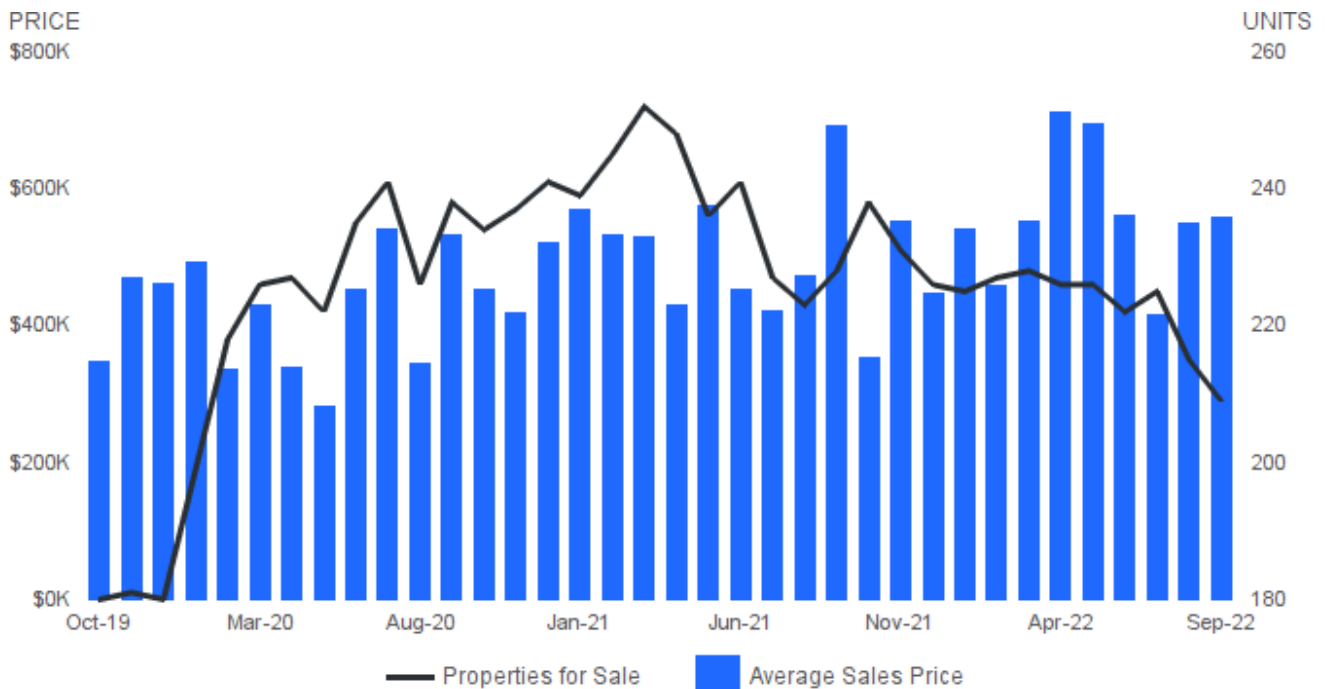


## AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

September 2022 | All Property Types ?

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

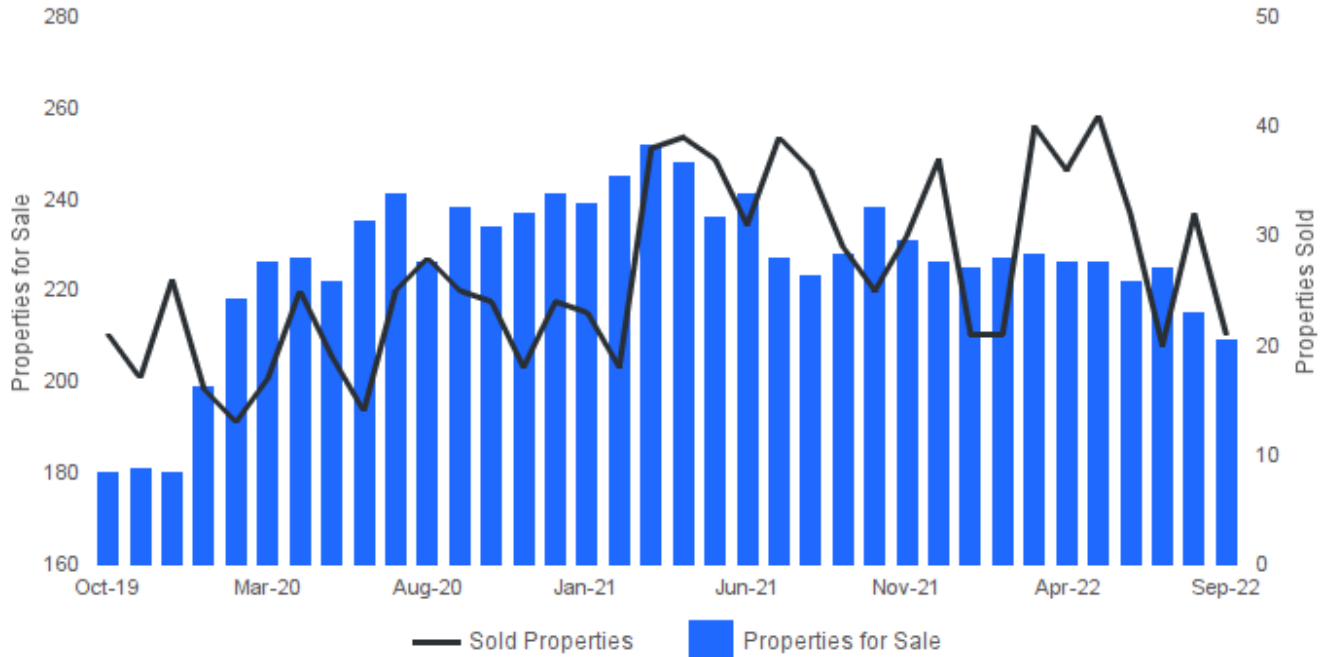
**Properties for Sale** | Number of properties listed for sale at the end of month.



## PROPERTIES FOR SALE AND SOLD PROPERTIES

September 2022 | All Property Types ?

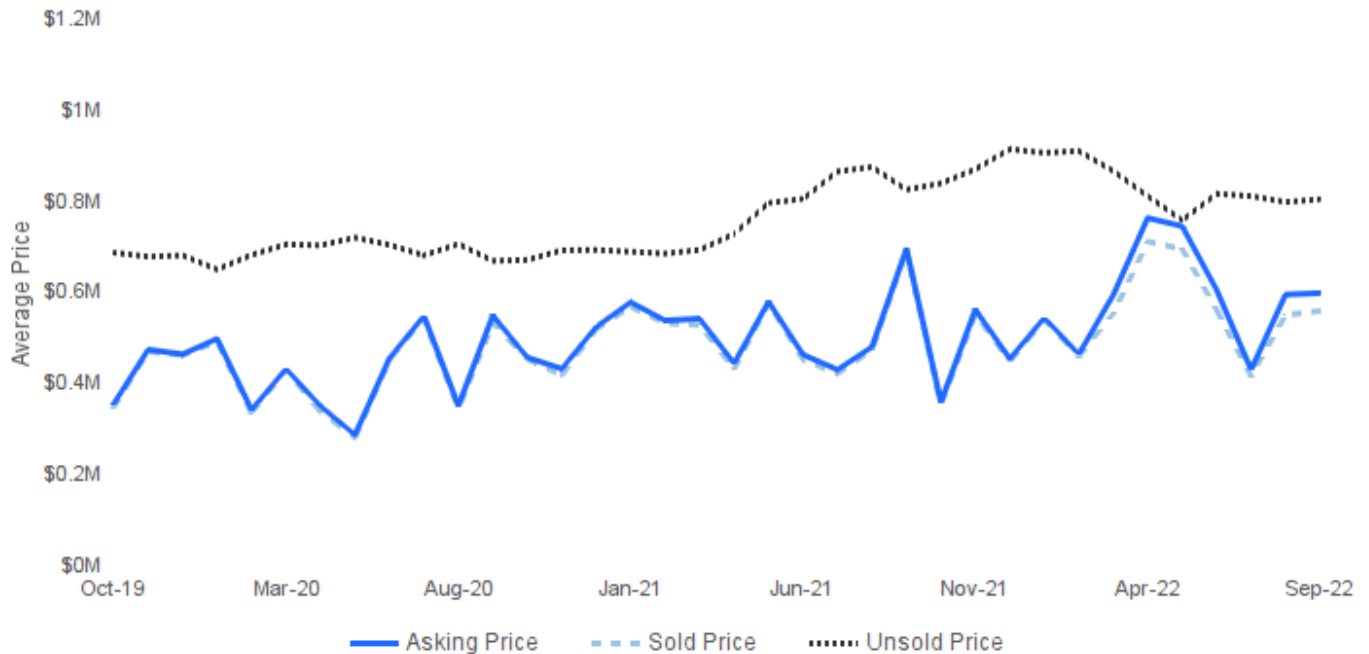
**Properties for Sale** | Number of properties listed for sale at the end of month.  
**Sold Properties** | Number of properties sold.



## AVERAGE ASKING/SOLD/UNSOLD PRICE

September 2022 | All Property Types ?

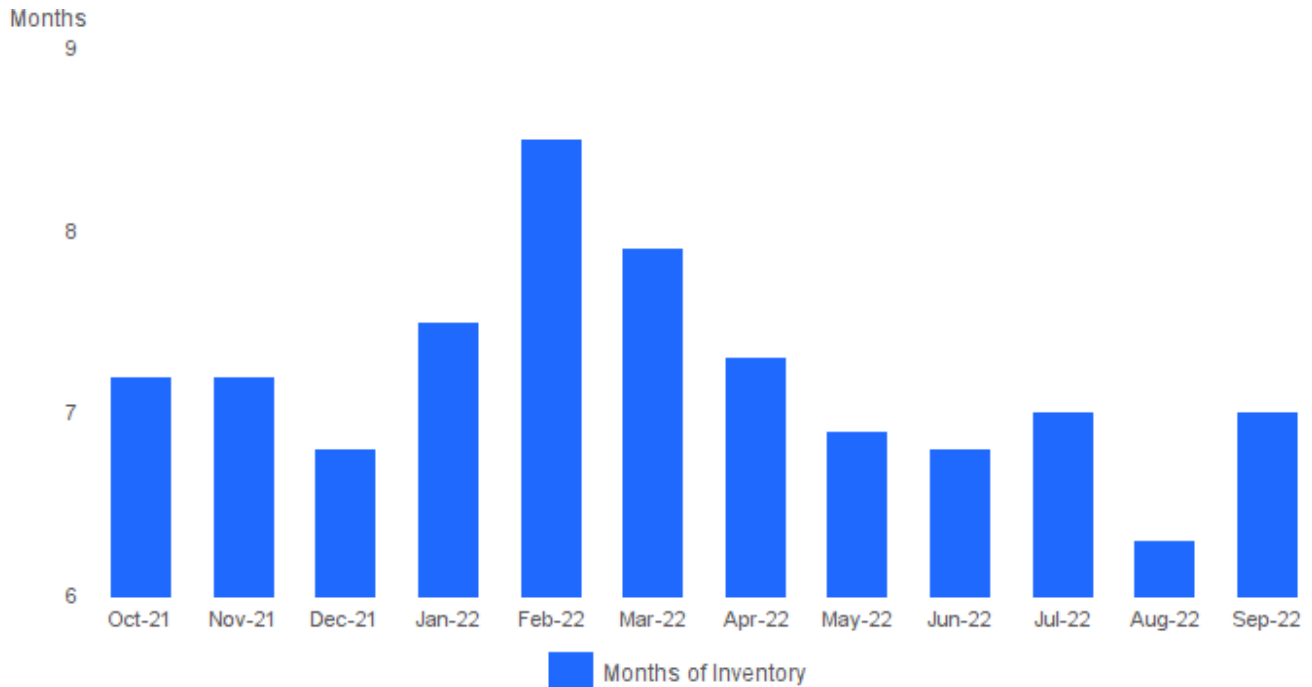
**Unsold Price** | the average active list price  
**Asking Price** | the average asking price of sold properties  
**Sold Price** | the average selling price



## ABSORPTION RATE

September 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.



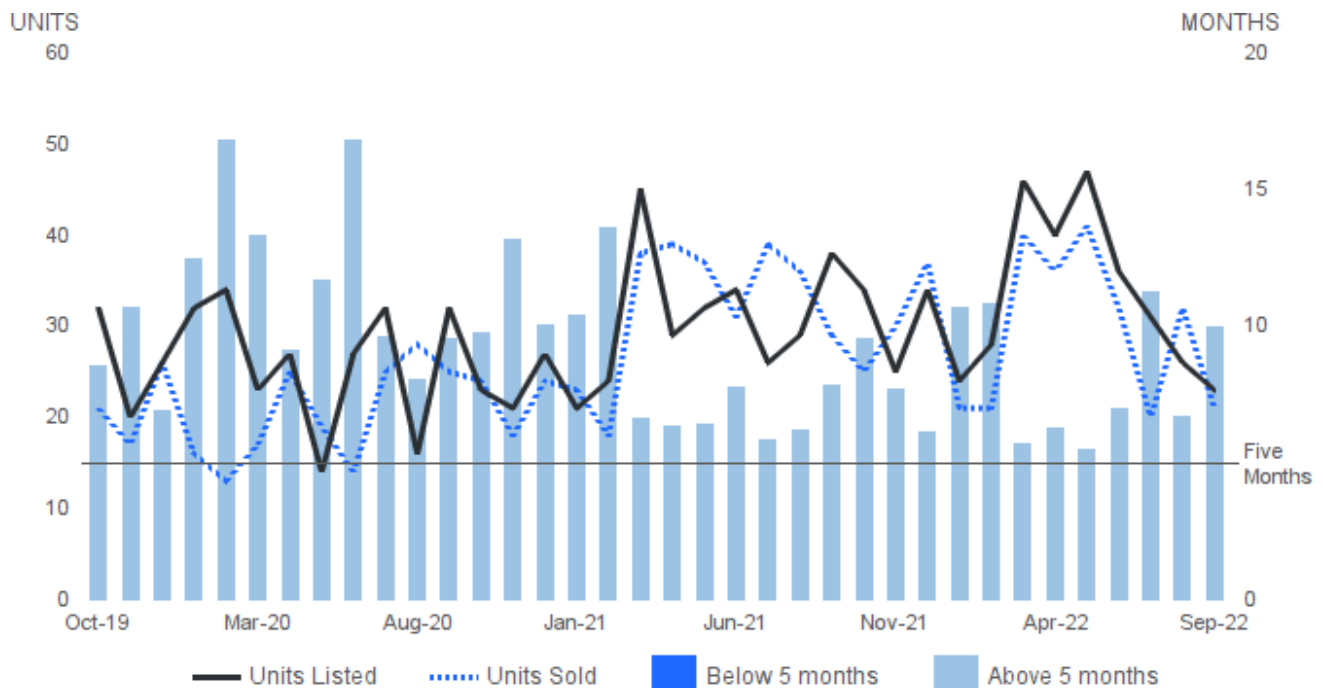
## MONTHS SUPPLY OF INVENTORY

September 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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