



SEPTEMBER 2022 AREA REPORT

CONDOS

ST CROIX, US VIRGIN ISLANDS

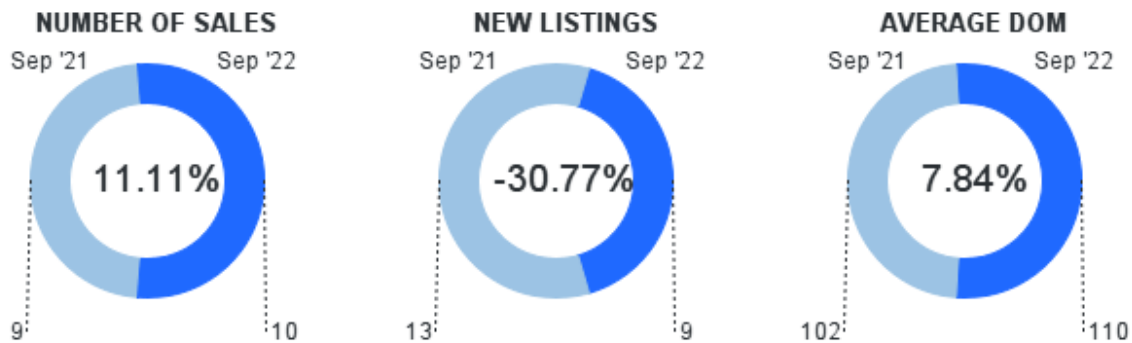


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ST. CROIX | September 2022**REAL ESTATE SNAPSHOT - Change since this time last year****Condo****-38.12%** ↓**MEDIAN SALES PRICE**
CONDO**-26.03%** ↓**AVERAGE SALES PRICE**
CONDO**-41.35%** ↓**MEDIAN LIST PRICE
(SOLD LISTINGS)**
CONDO**-24.52%** ↓**AVERAGE LIST PRICE
(SOLD LISTINGS)**
CONDO

■ Sep '21 ■ Sep '22

AREA REPORT

ST. CROIX

FULL MARKET SUMMARY

September 2022 | Condo ?

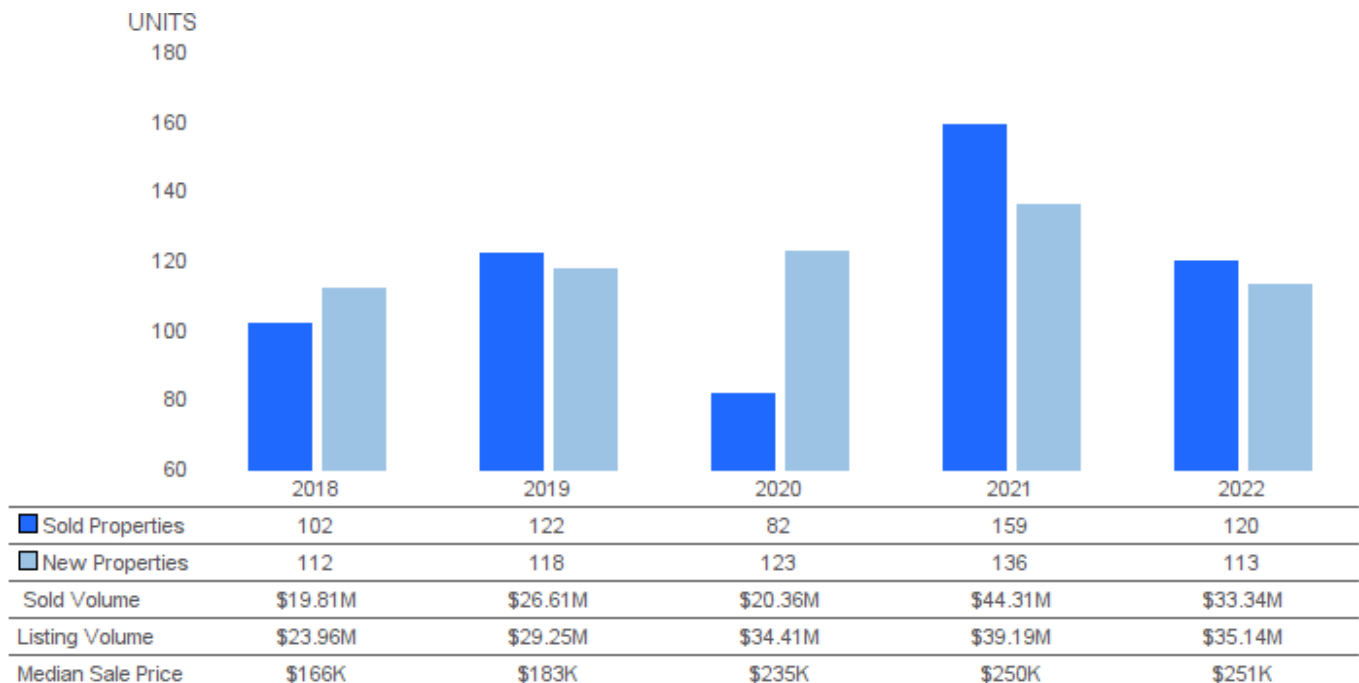
	Month to Date			Year to Date		
	September 2022	September 2021	% Change	YTD 2022	YTD 2021	% Change
New Listings	9	13	-30.77% ↓	113	95	18.95% ↑
Sold Listings	10	9	11.11% ↑	120	116	3.45% ↑
Median List Price (Solds)	\$169,500	\$289,000	-41.35% ↓	\$264,950	\$275,000	-3.65% ↓
Median Sold Price	\$174,500	\$282,000	-38.12% ↓	\$251,000	\$256,250	-2.05% ↓
Median Days on Market	95	99	-4.04% ↓	102	162	-37.04% ↓
Average List Price (Solds)	\$217,370	\$288,000	-24.52% ↓	\$289,499	\$304,319	-4.87% ↓
Average Sold Price	\$204,365	\$276,277	-26.03% ↓	\$277,813	\$285,820	-2.8% ↓
Average Days on Market	110	102	7.84% ↑	141	214	-34.11% ↓
List/Sold Price Ratio	93.3%	95.1%	-1.9% ↓	95.6%	93.4%	2.37% ↑

SOLD AND NEW PROPERTIES (UNITS)

September 2022 | Condo ?

Sold Properties | Number of properties sold during the year

New Properties | Number of properties listed during the year.

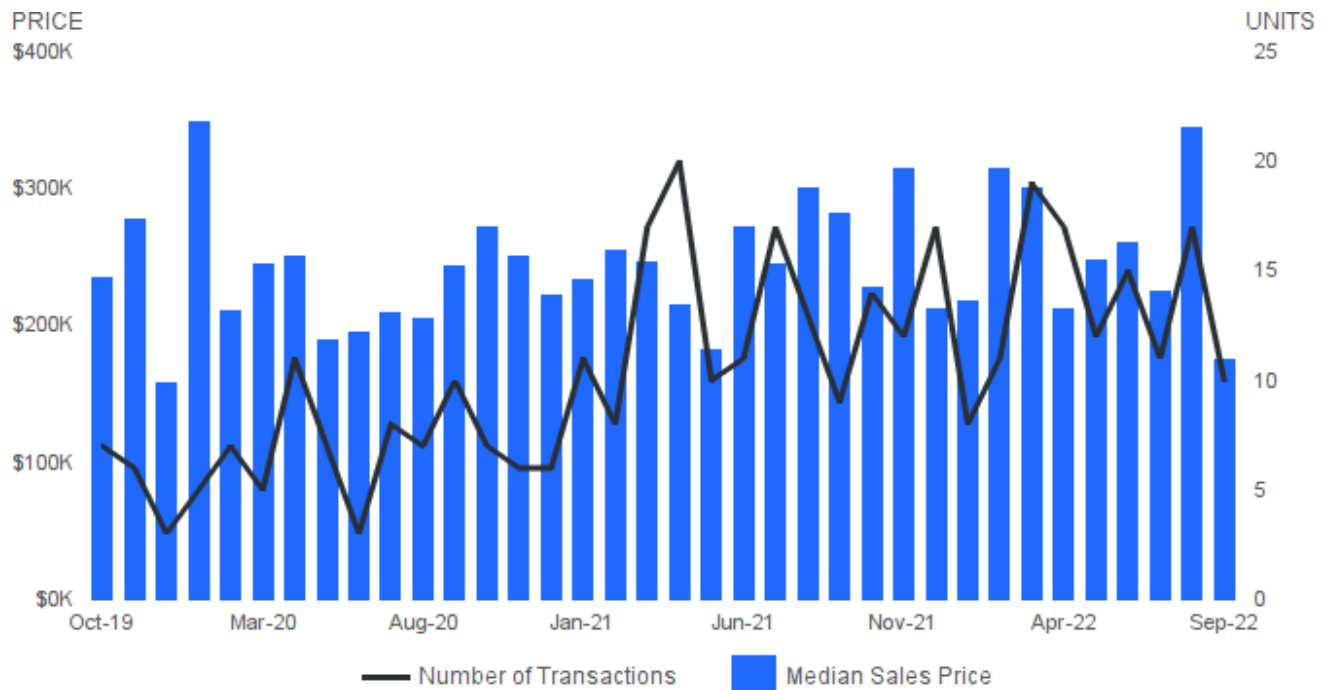


MEDIAN SALES PRICE AND NUMBER OF SALES

September 2022 | Condo [?]

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.

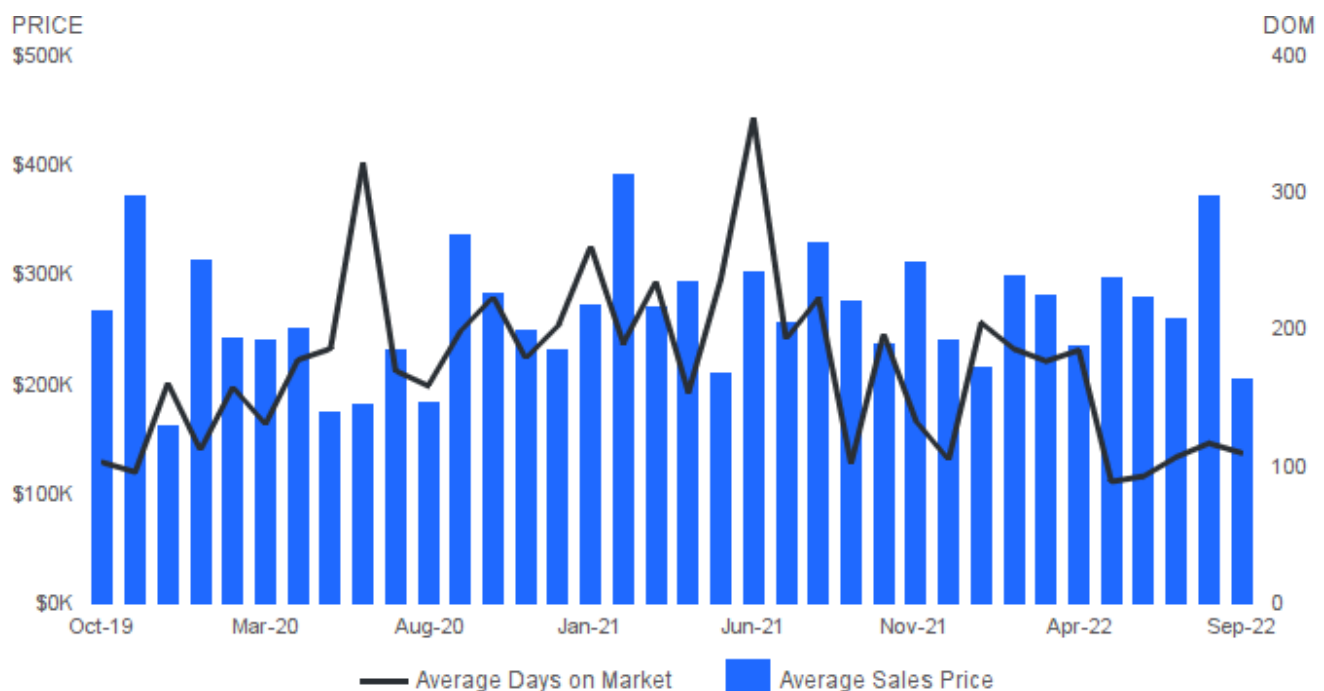


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

September 2022 | Condo [?]

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

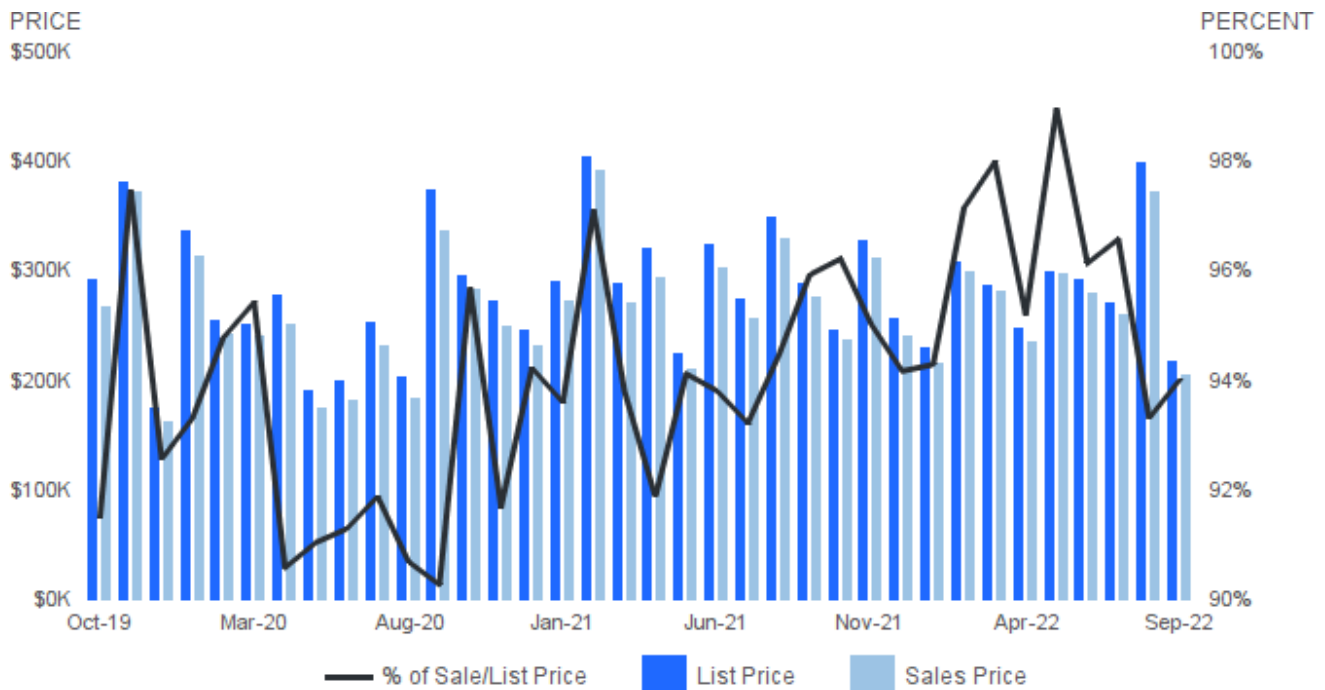
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

September 2022 | Condo ?

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

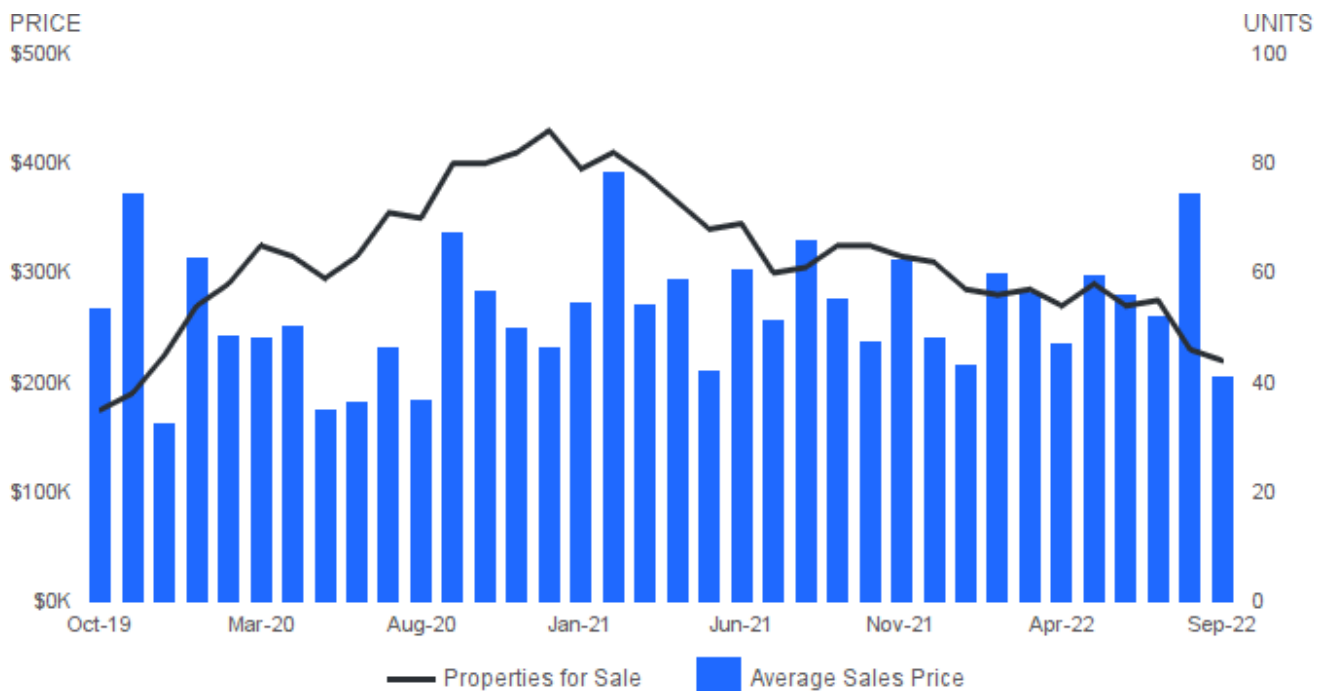


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE


September 2022 | Condo ?

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

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

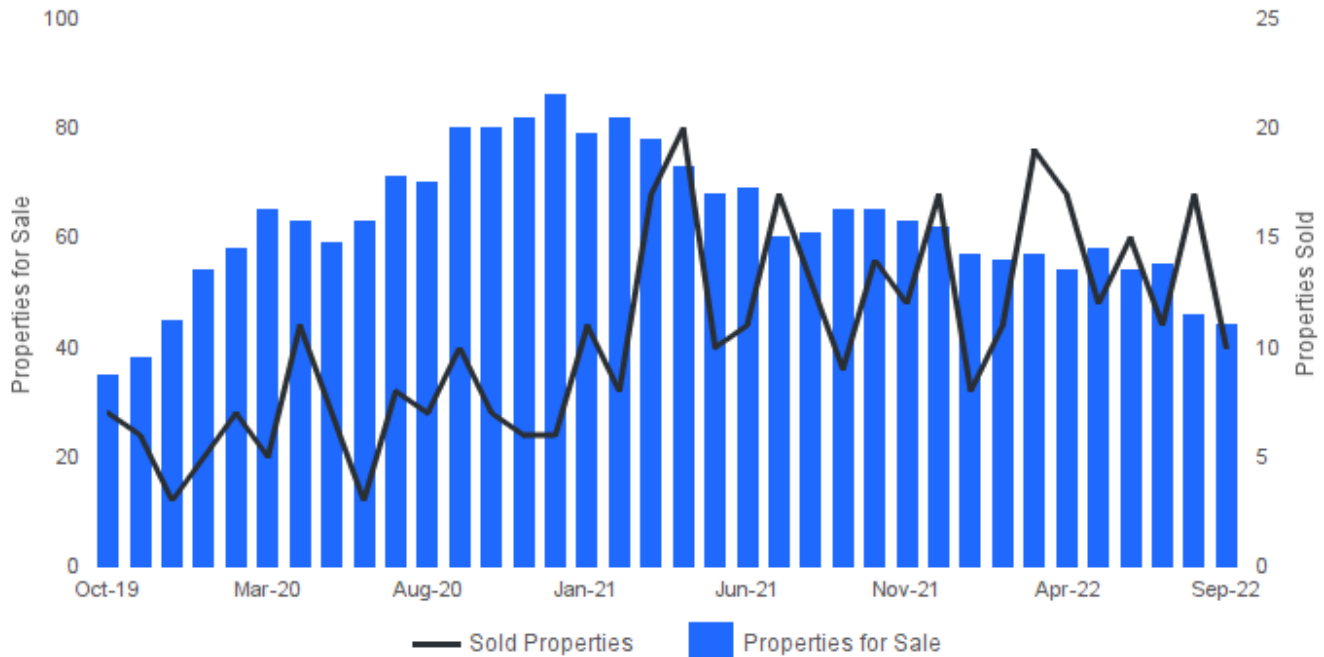


PROPERTIES FOR SALE AND SOLD PROPERTIES


September 2022 | Condo 

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

Sold Properties | Number of properties sold.



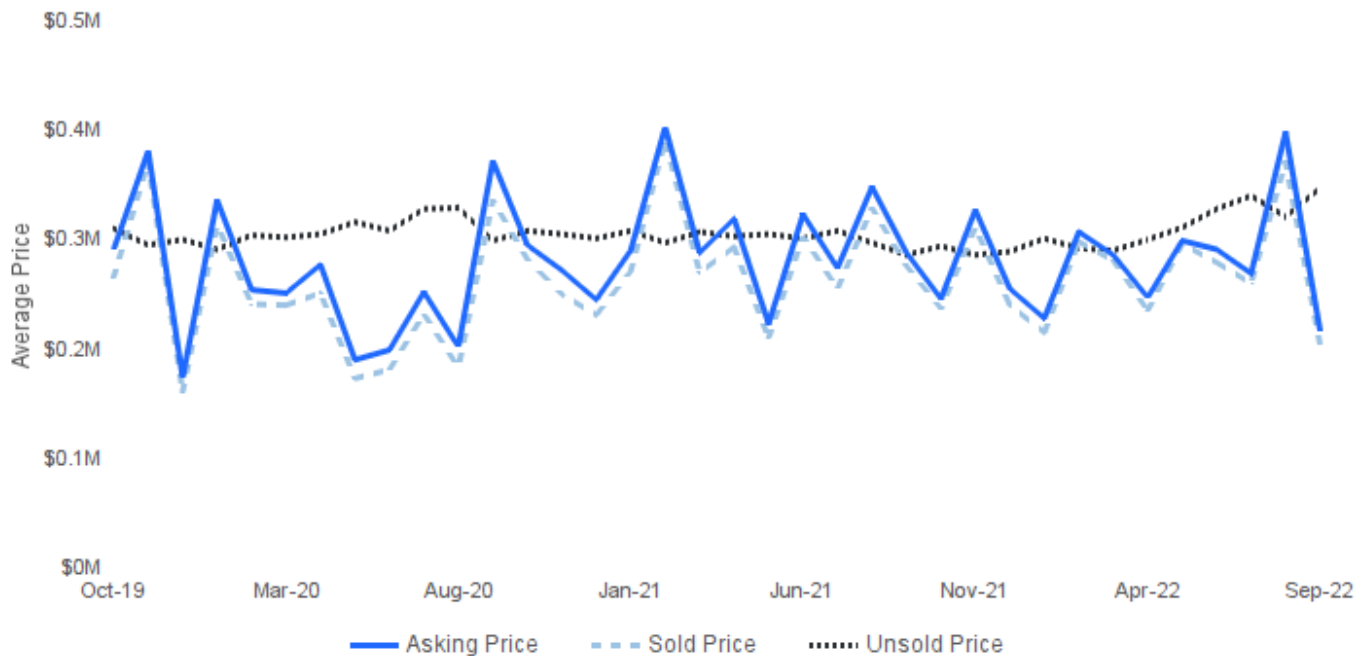
AVERAGE ASKING/SOLD/UNSOLD PRICE

September 2022 | Condo 

Unsold Price | the average active list price

Asking Price | the average asking price of sold properties

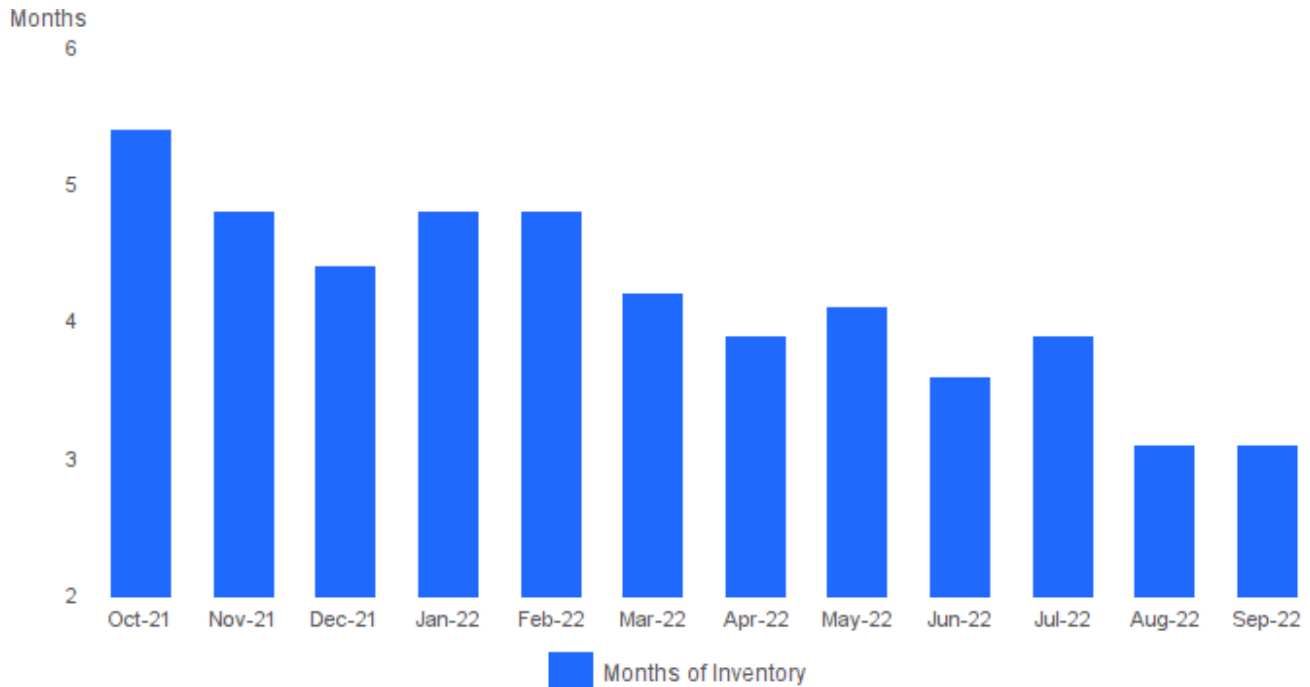
Sold Price | the average selling price



ABSORPTION RATE

September 2022 | Condo ?

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.



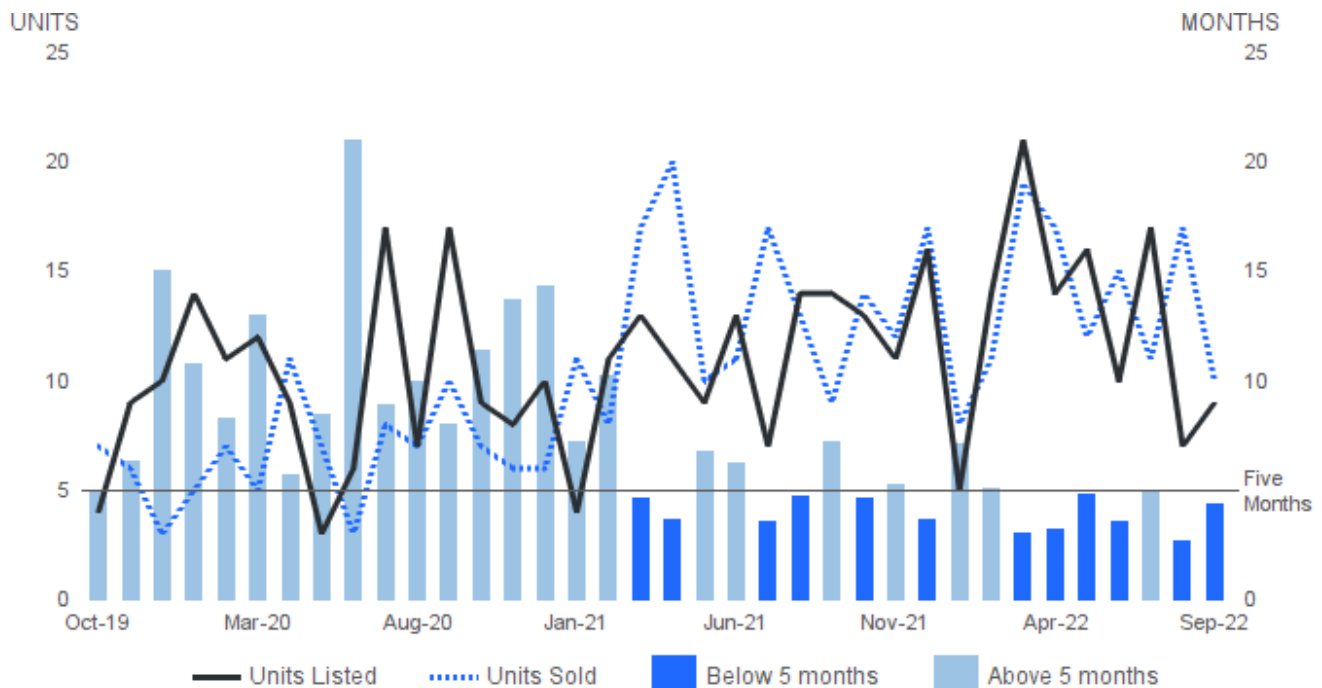
MONTHS SUPPLY OF INVENTORY

September 2022 | Condo ?

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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