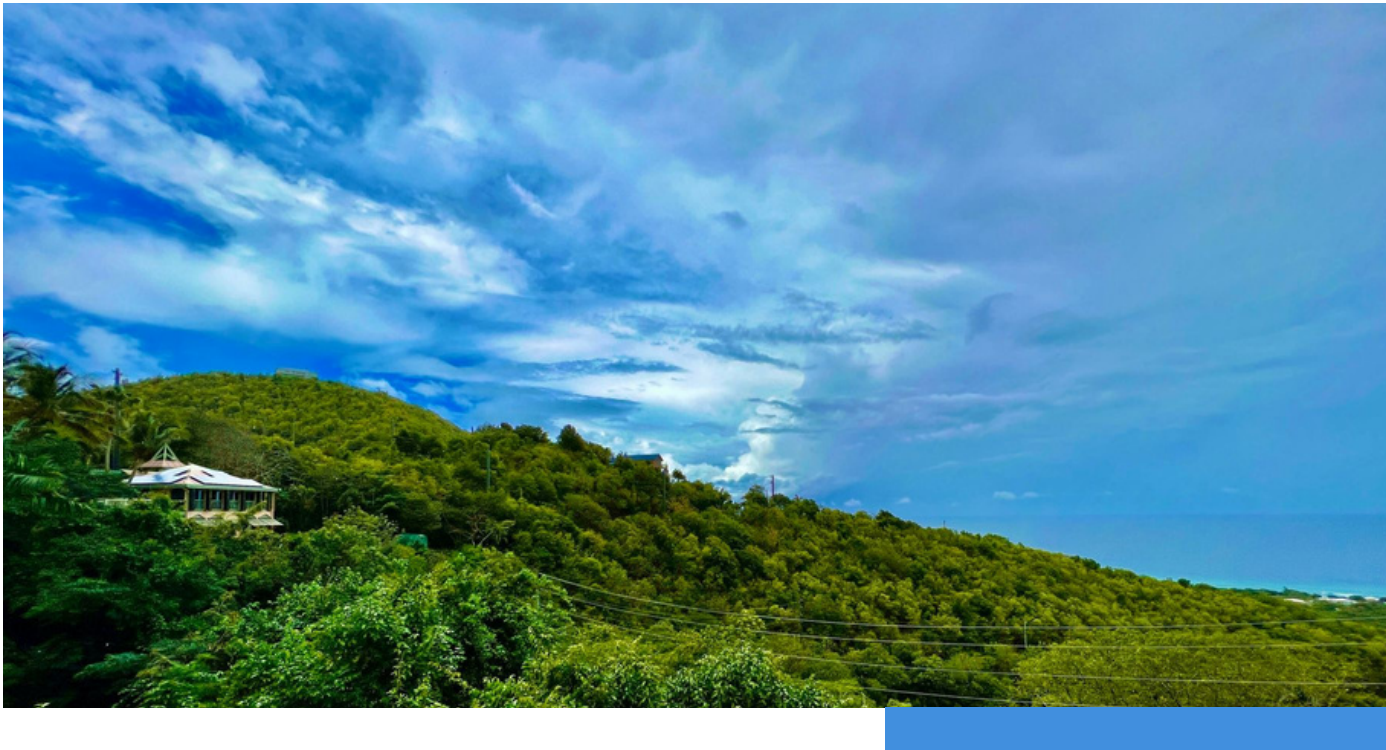




SEPTEMBER 2022 AREA REPORT

# LAND

ST CROIX, US VIRGIN ISLANDS



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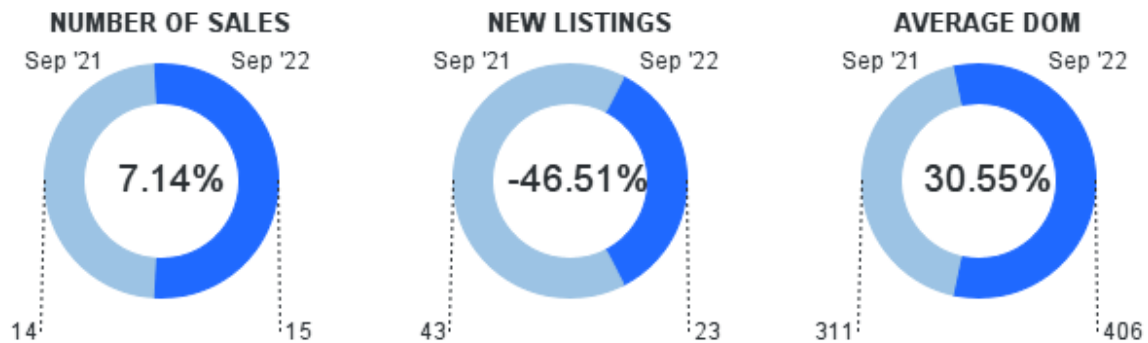
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[www.ChrisAndChristiePowers.com](http://www.ChrisAndChristiePowers.com)

## ST. CROIX | September 2022

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

#### Lots/Acres



**-25.87%** ↓

**MEDIAN SALES PRICE**  
LOTS/ACRES

**21.93%** ↑

**AVERAGE SALES PRICE**  
LOTS/ACRES

**-23.61%** ↓

**MEDIAN LIST PRICE**  
**(SOLD LISTINGS)**  
LOTS/ACRES

**23.43%** ↑

**AVERAGE LIST PRICE**  
**(SOLD LISTINGS)**  
LOTS/ACRES

■ Sep '21    ■ Sep '22

# AREA REPORT

## ST. CROIX

### FULL MARKET SUMMARY

September 2022 | Lots/Acres ?

	Month to Date			Year to Date		
	September 2022	September 2021	% Change	YTD 2022	YTD 2021	% Change
New Listings	23	43	-46.51% <span>↓</span>	270	274	-1.46% <span>↓</span>
Sold Listings	15	14	7.14% <span>↑</span>	160	138	15.94% <span>↑</span>
Median List Price (Solds)	\$55,000	\$72,000	-23.61% <span>↓</span>	\$66,500	\$59,450	11.86% <span>↑</span>
Median Sold Price	\$53,000	\$71,500	-25.87% <span>↓</span>	\$61,000	\$51,000	19.61% <span>↑</span>
Median Days on Market	181	292	-38.01% <span>↓</span>	255	302	-15.56% <span>↓</span>
Average List Price (Solds)	\$165,400	\$134,000	23.43% <span>↑</span>	\$144,329	\$148,778	-2.99% <span>↓</span>
Average Sold Price	\$155,100	\$127,201	21.93% <span>↑</span>	\$126,672	\$127,121	-0.35% <span>↓</span>
Average Days on Market	406	311	30.55% <span>↑</span>	324	417	-22.3% <span>↓</span>
List/Sold Price Ratio	92%	89.9%	2.38% <span>↑</span>	90.2%	89.1%	1.24% <span>↑</span>

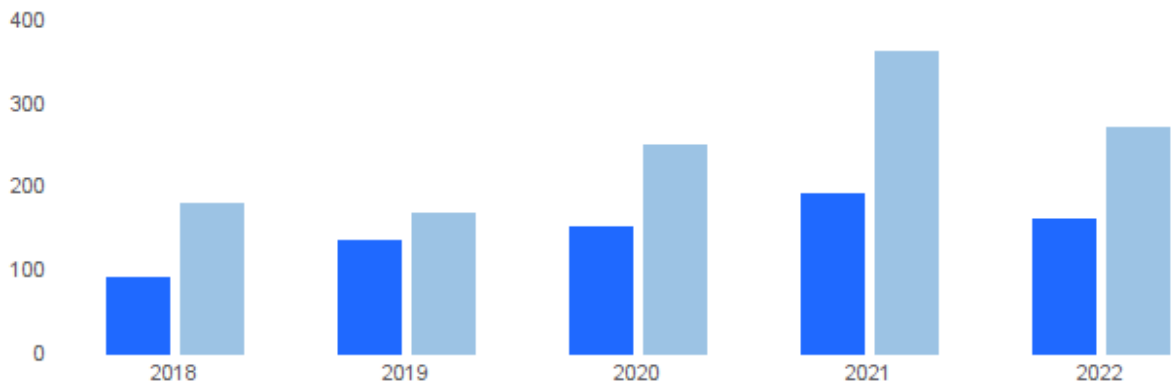
### SOLD AND NEW PROPERTIES (UNITS)

September 2022 | Lots/Acres ?

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

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

UNITS  
500

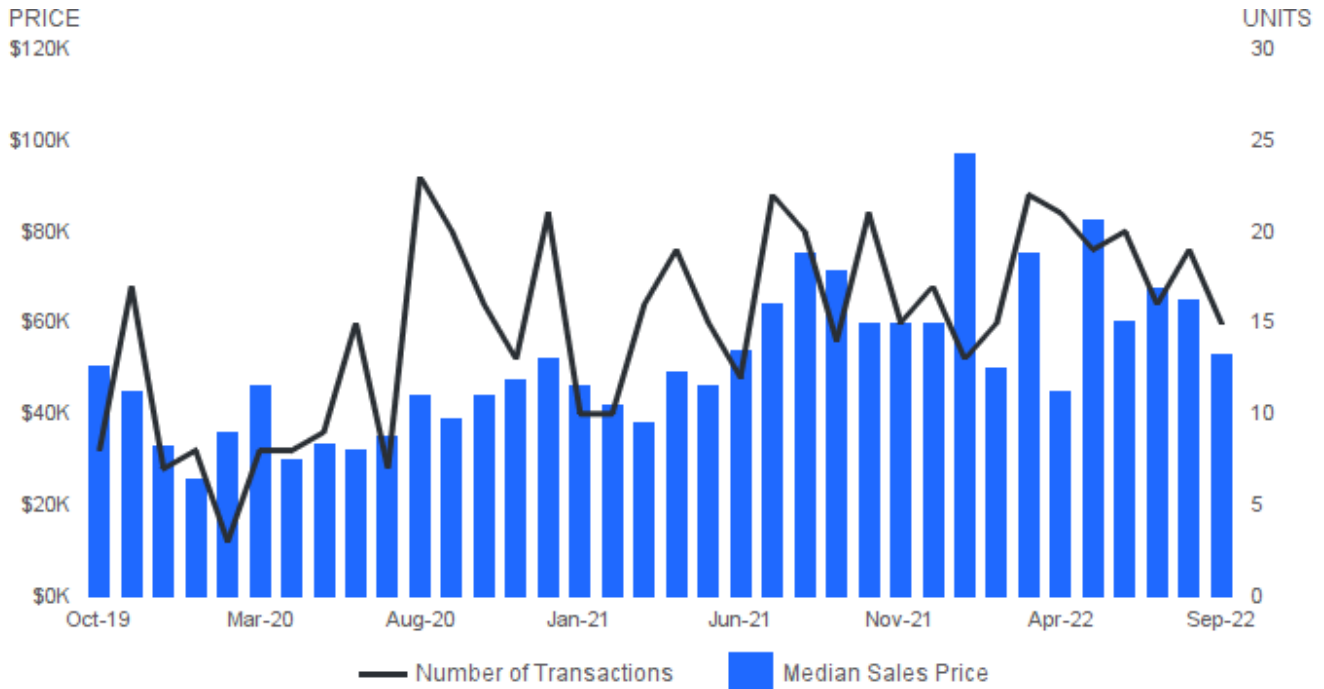


Sold Properties	91	136	151	191	161
New Properties	179	169	251	361	271
Sold Volume	\$5.15M	\$8.67M	\$10.60M	\$23.85M	\$20.72M
Listing Volume	\$39.94M	\$24.74M	\$84.40M	\$121.67M	\$76.14M
Median Sale Price	\$35K	\$40K	\$40K	\$55K	\$62K

## MEDIAN SALES PRICE AND NUMBER OF SALES

September 2022 | Lots/Acres ?

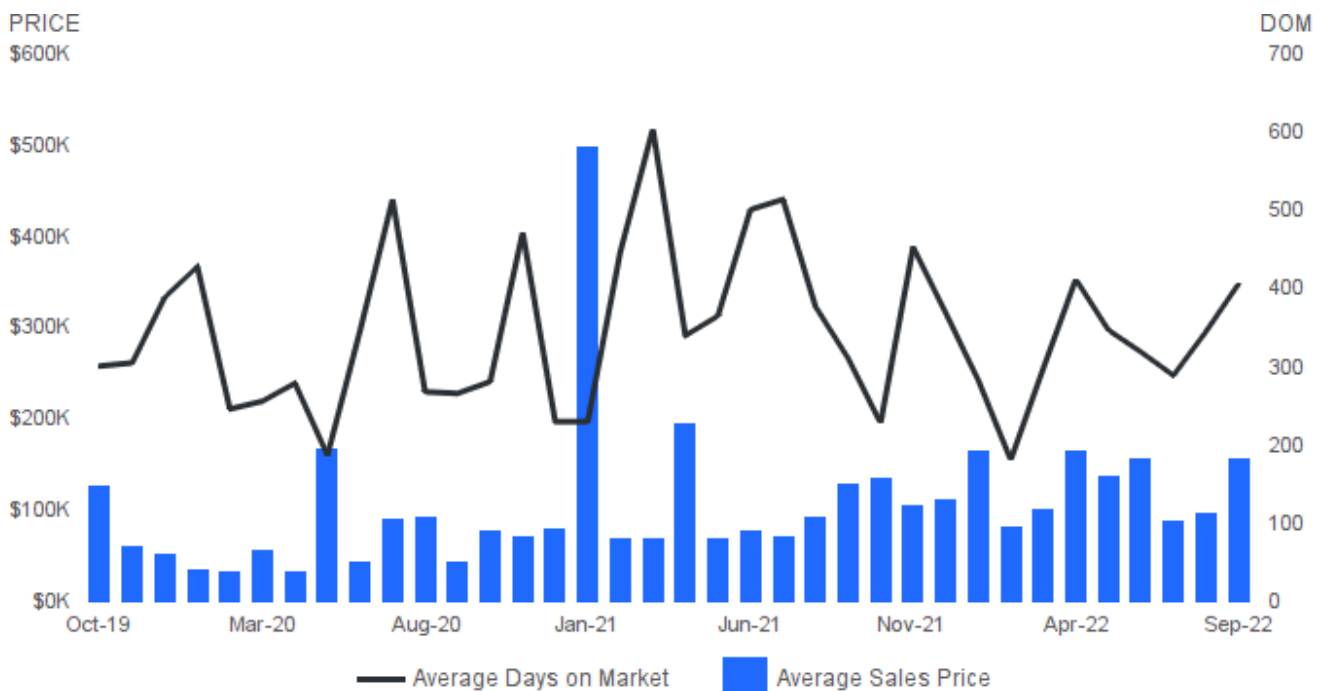
**Median Sales Price** | Price of the "middle" property sold - an equal number of sales were above and below this price.  
**Number of Sales** | Number of properties sold.



## AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

September 2022 | Lots/Acres ?

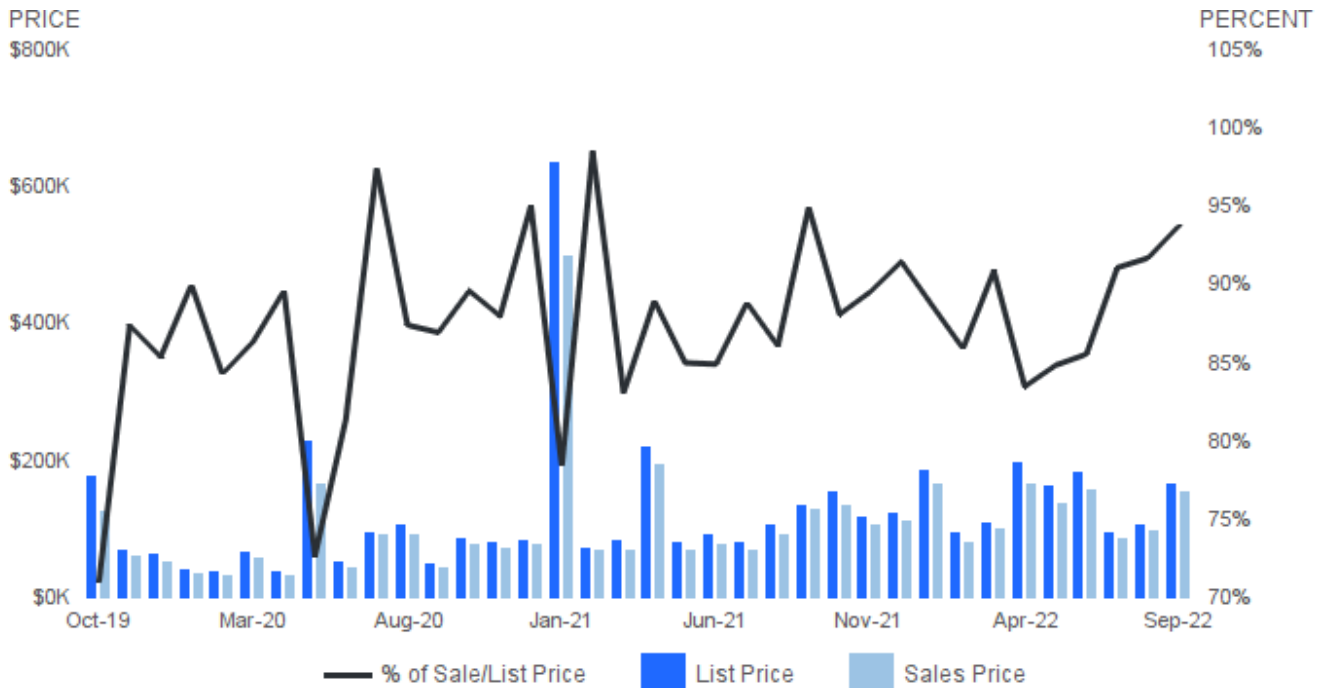
**Average Sales Price** | Average sales price for all properties sold.  
**Average Days on Market** | Average days on market for all properties sold.



## SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

September 2022 | Lots/Acres ?

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

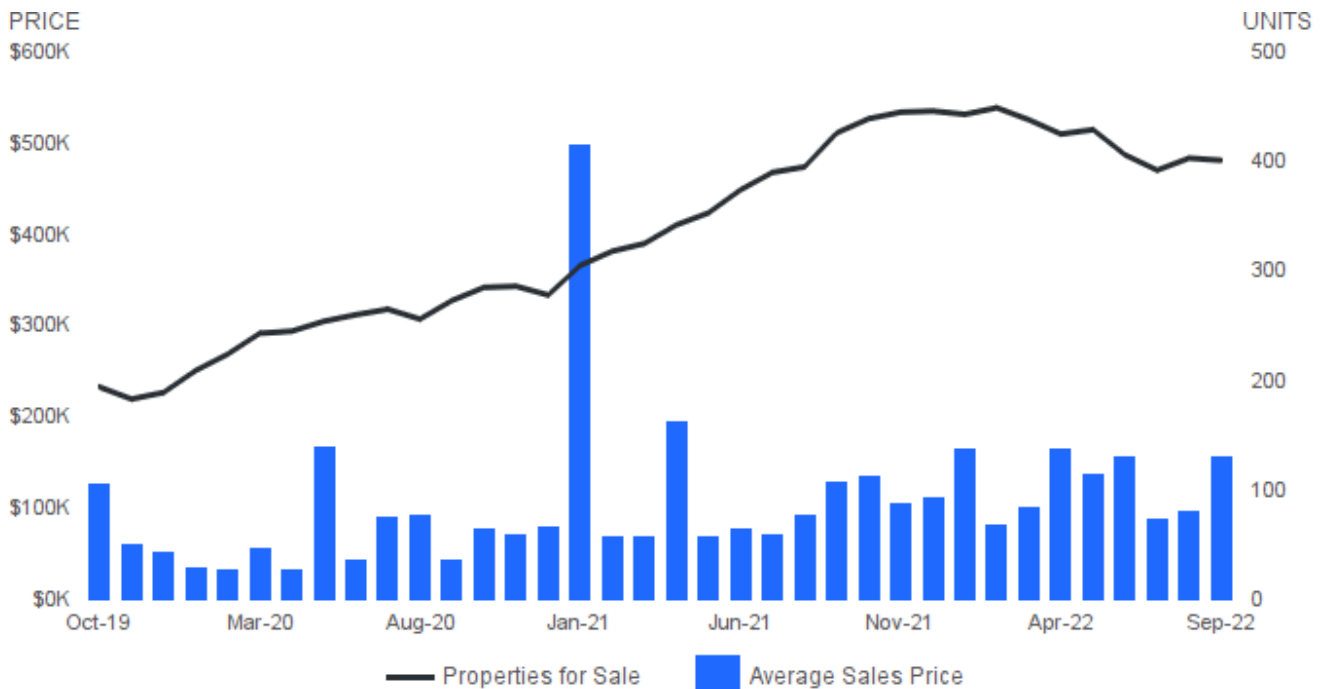


## AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

September 2022 | Lots/Acres ?

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

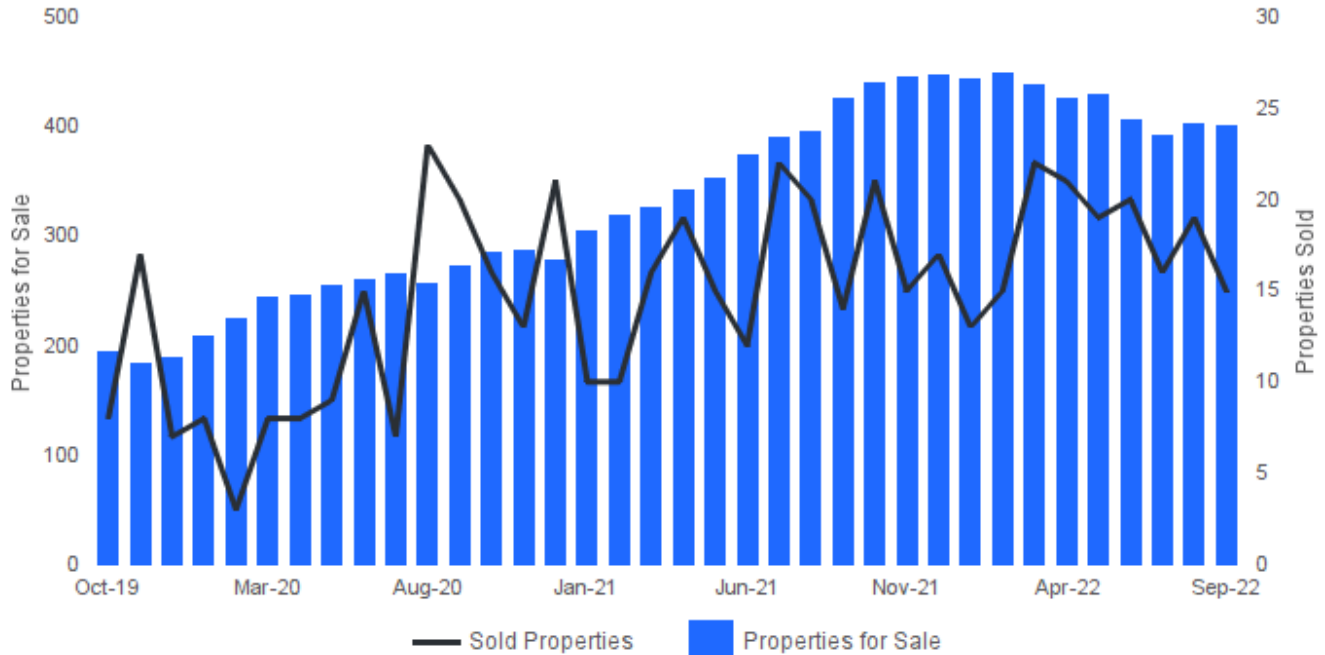
**Properties for Sale** | Number of properties listed for sale at the end of month.



## PROPERTIES FOR SALE AND SOLD PROPERTIES

September 2022 | Lots/Acres ?

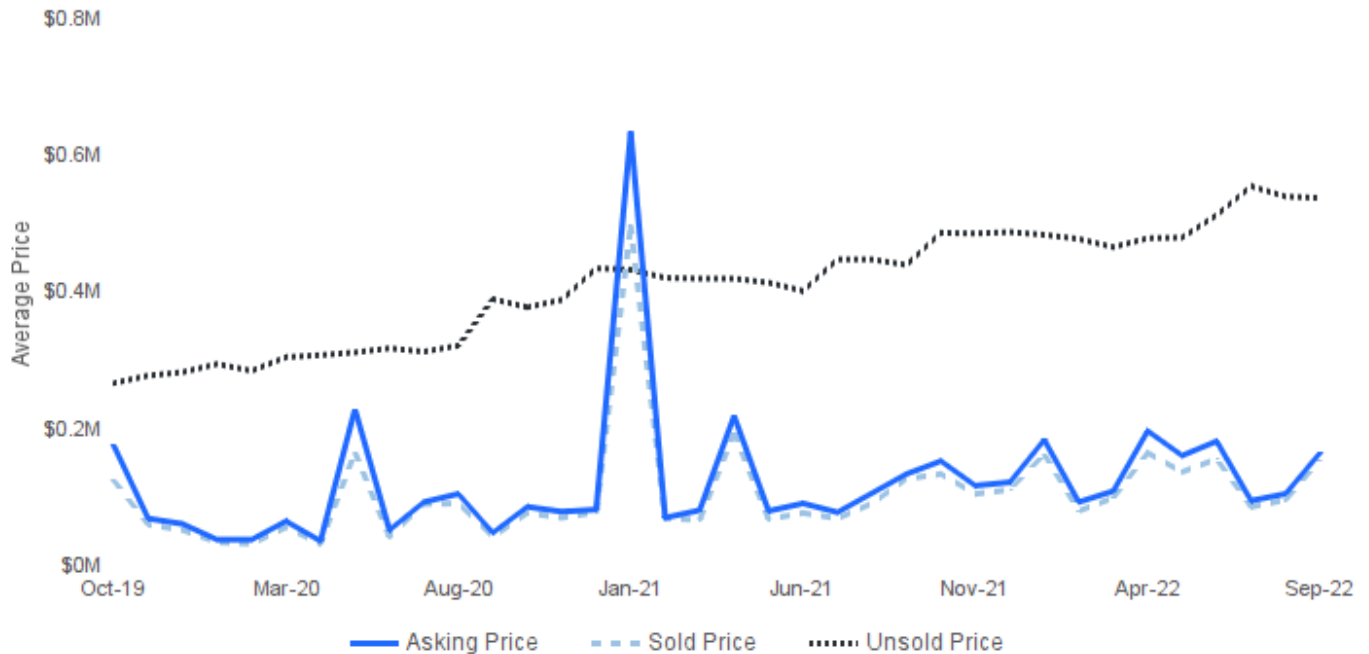
**Properties for Sale** | Number of properties listed for sale at the end of month.  
**Sold Properties** | Number of properties sold.



## AVERAGE ASKING/SOLD/UNSOLD PRICE

September 2022 | Lots/Acres ?

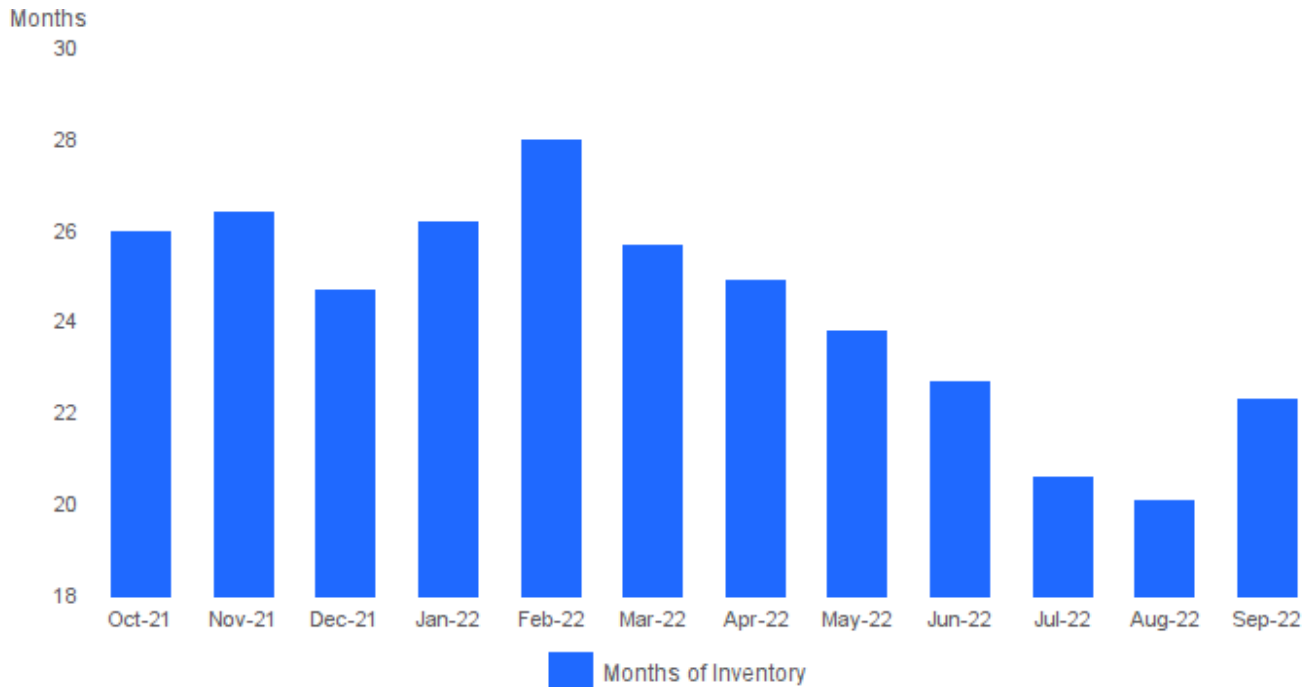
**Unsold Price** | the average active list price  
**Asking Price** | the average asking price of sold properties  
**Sold Price** | the average selling price



## ABSORPTION RATE

September 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.



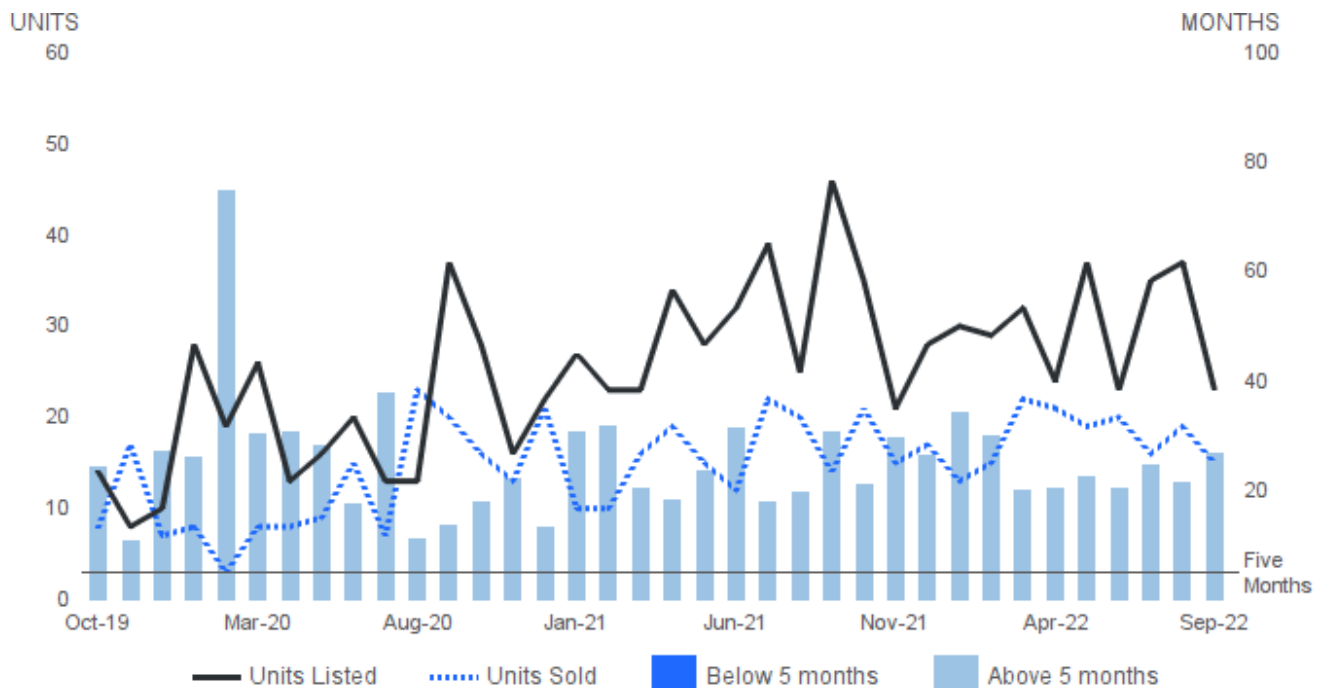
## MONTHS SUPPLY OF INVENTORY

September 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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