



OCTOBER 2022 AREA REPORT

CONDOS

ST CROIX, US VIRGIN ISLANDS

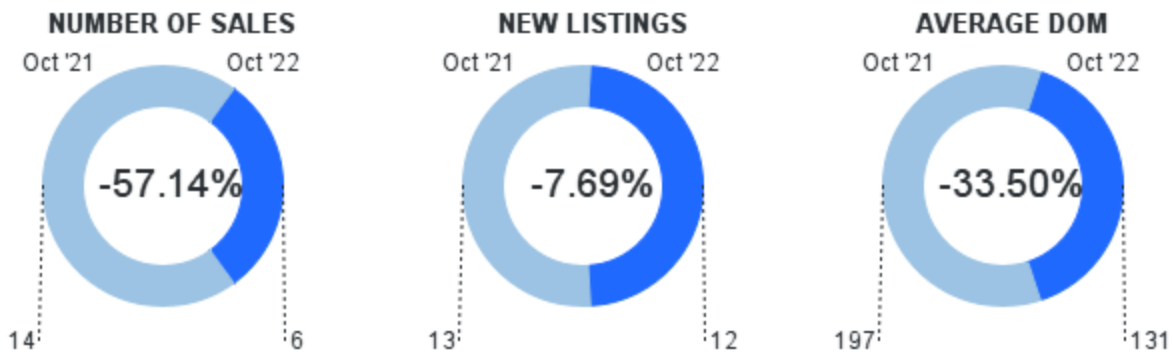





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ST. CROIX | October 2022**REAL ESTATE SNAPSHOT - Change since this time last year****Condo****21.25%** **MEDIAN SALES PRICE**
CONDO**24.47%** **AVERAGE SALES PRICE**
CONDO**25.86%** **MEDIAN LIST PRICE**
(SOLD LISTINGS)
CONDO**25.51%** **AVERAGE LIST PRICE**
(SOLD LISTINGS)
CONDO Oct '21 Oct '22

AREA REPORT

ST. CROIX

FULL MARKET SUMMARY

October 2022 | Condo ?

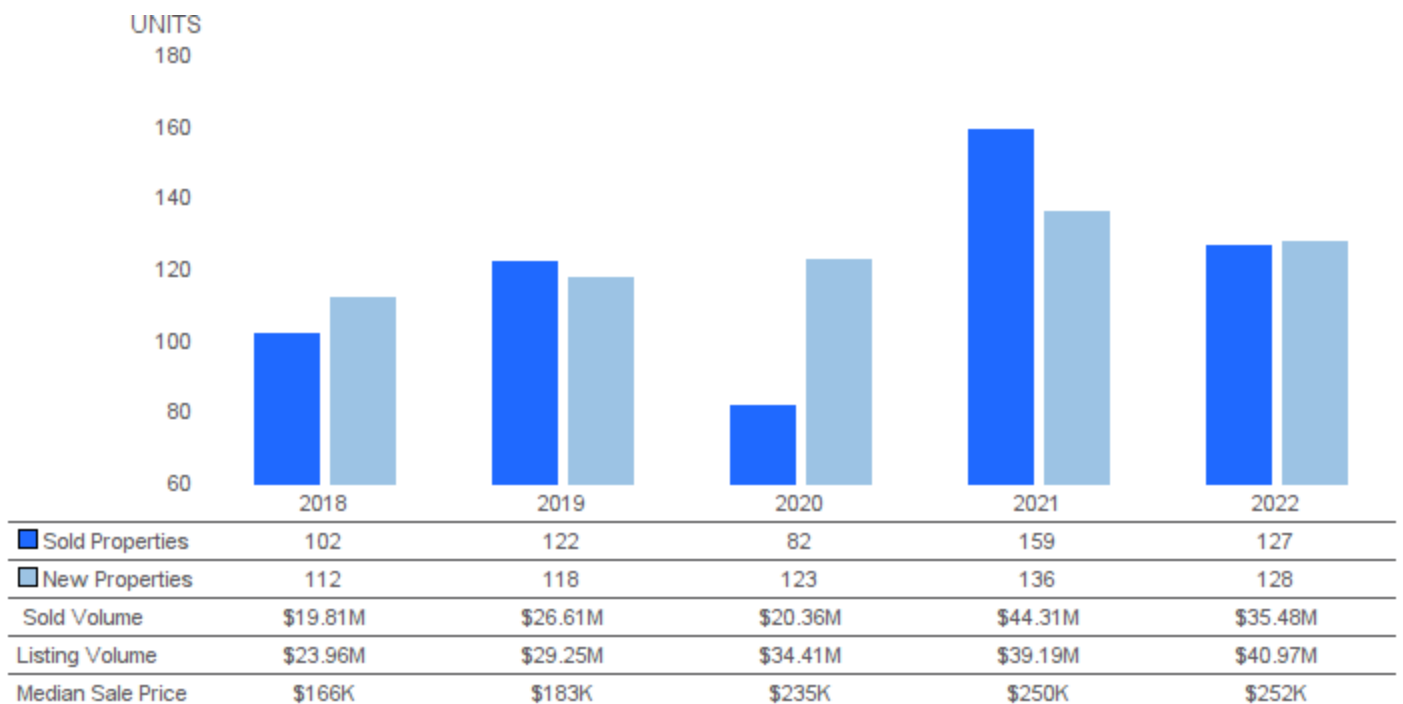
	Month to Date			Year to Date		
	October 2022	October 2021	% Change	YTD 2022	YTD 2021	% Change
New Listings	12	13	-7.69% ↓	125	109	14.68% ↑
Sold Listings	6	14	-57.14% ↓	126	130	-3.08% ↓
Median List Price (Solds)	\$292,000	\$232,000	25.86% ↑	\$264,950	\$272,000	-2.59% ↓
Median Sold Price	\$275,850	\$227,500	21.25% ↑	\$251,000	\$251,250	-0.1% ↓
Median Days on Market	108	117	-7.69% ↓	103	159	-35.22% ↓
Average List Price (Solds)	\$309,083	\$246,271	25.51% ↑	\$290,431	\$298,068	-2.56% ↓
Average Sold Price	\$294,950	\$236,964	24.47% ↑	\$278,629	\$280,558	-0.69% ↓
Average Days on Market	131	197	-33.5% ↓	141	212	-33.49% ↓
List/Sold Price Ratio	95.5%	95.2%	0.3% ↑	95.6%	93.6%	2.14% ↑

SOLD AND NEW PROPERTIES (UNITS)

October 2022 | Condo ?

Sold Properties | Number of properties sold during the year

New Properties | Number of properties listed during the year.

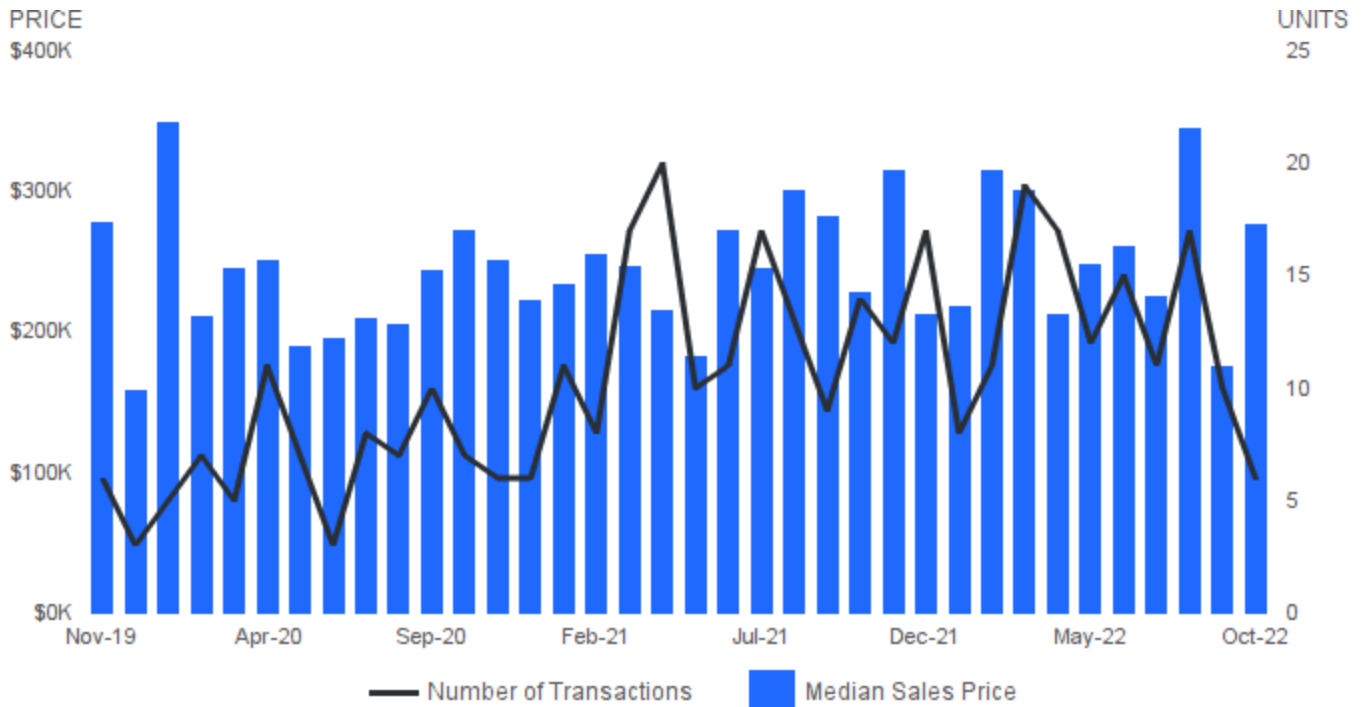


MEDIAN SALES PRICE AND NUMBER OF SALES

October 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

October 2022 | Condo ?

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

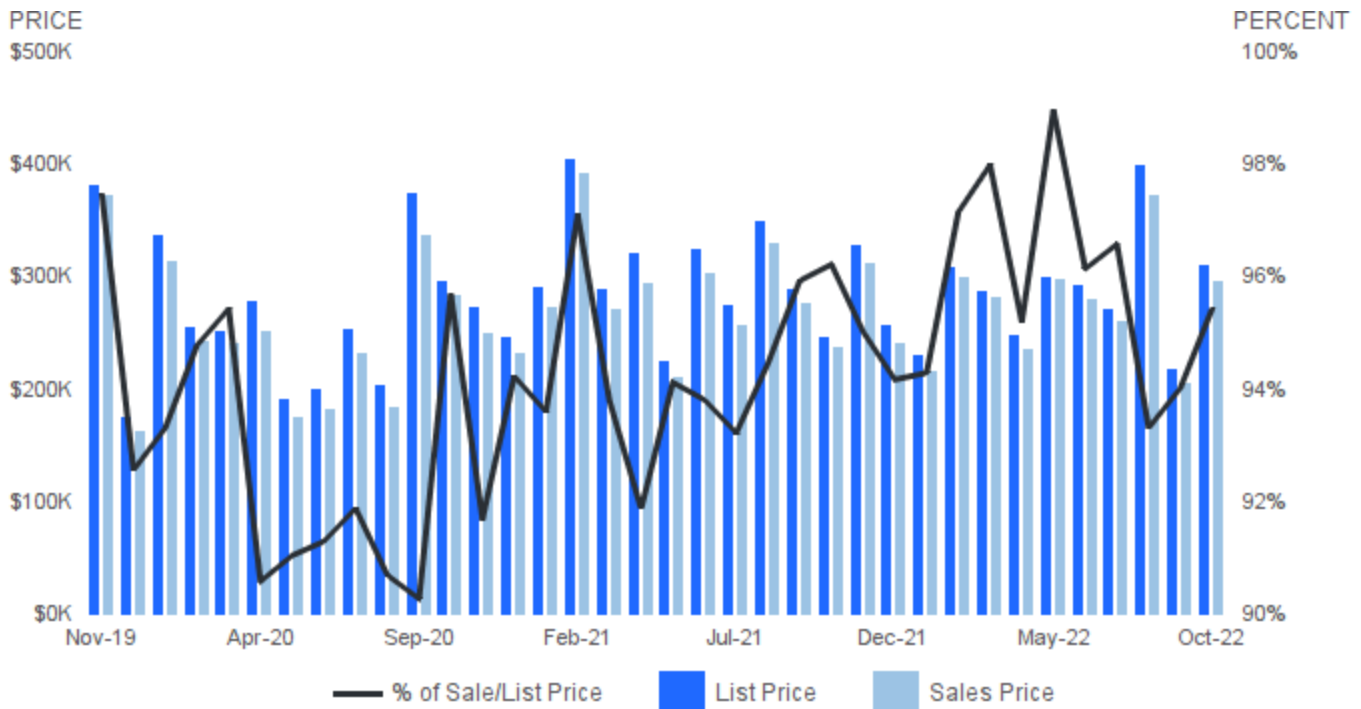
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

October 2022 | Condo ?

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

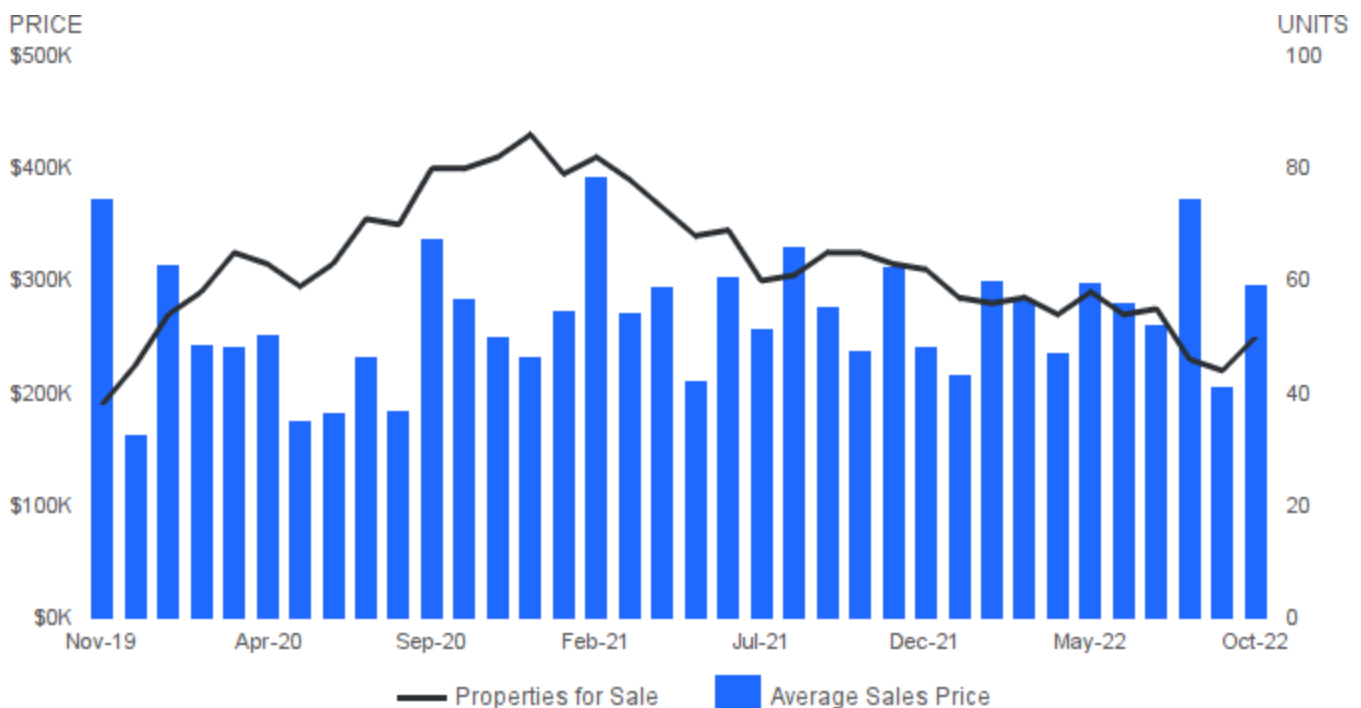


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

October 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.

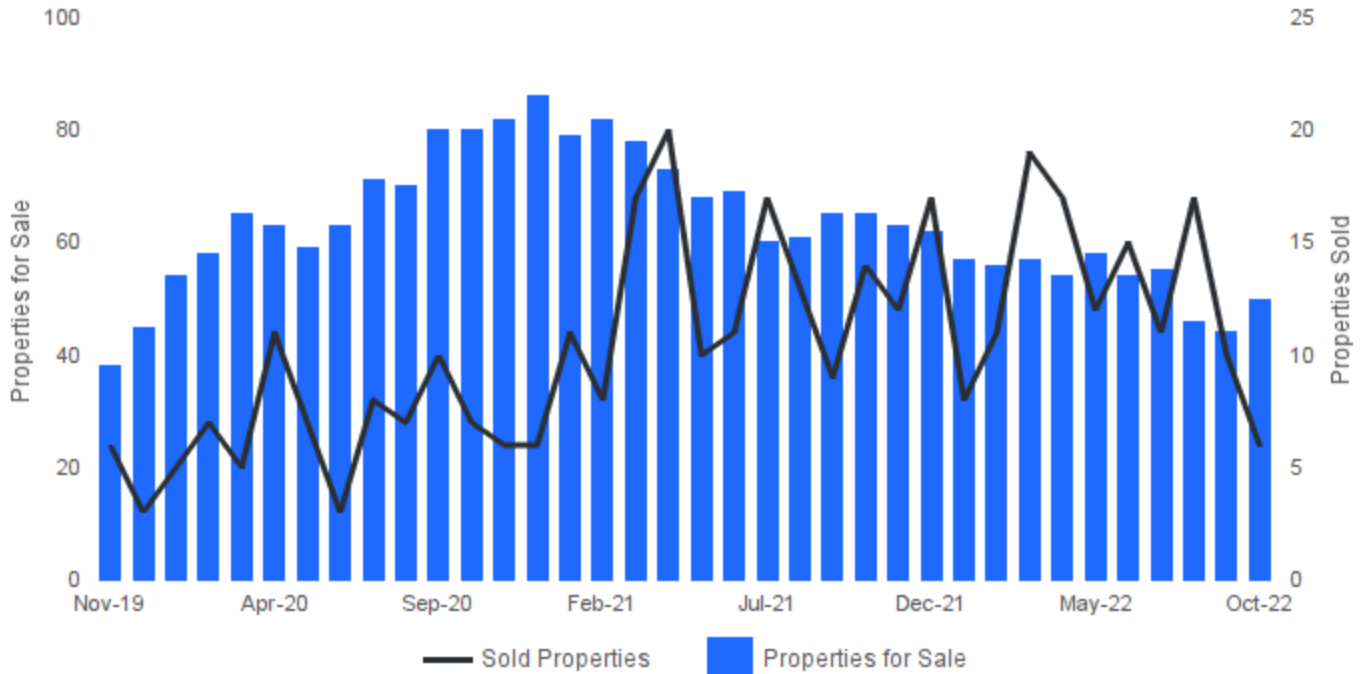


PROPERTIES FOR SALE AND SOLD PROPERTIES

October 2022 | Condo ?

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

Sold Properties | Number of properties sold.



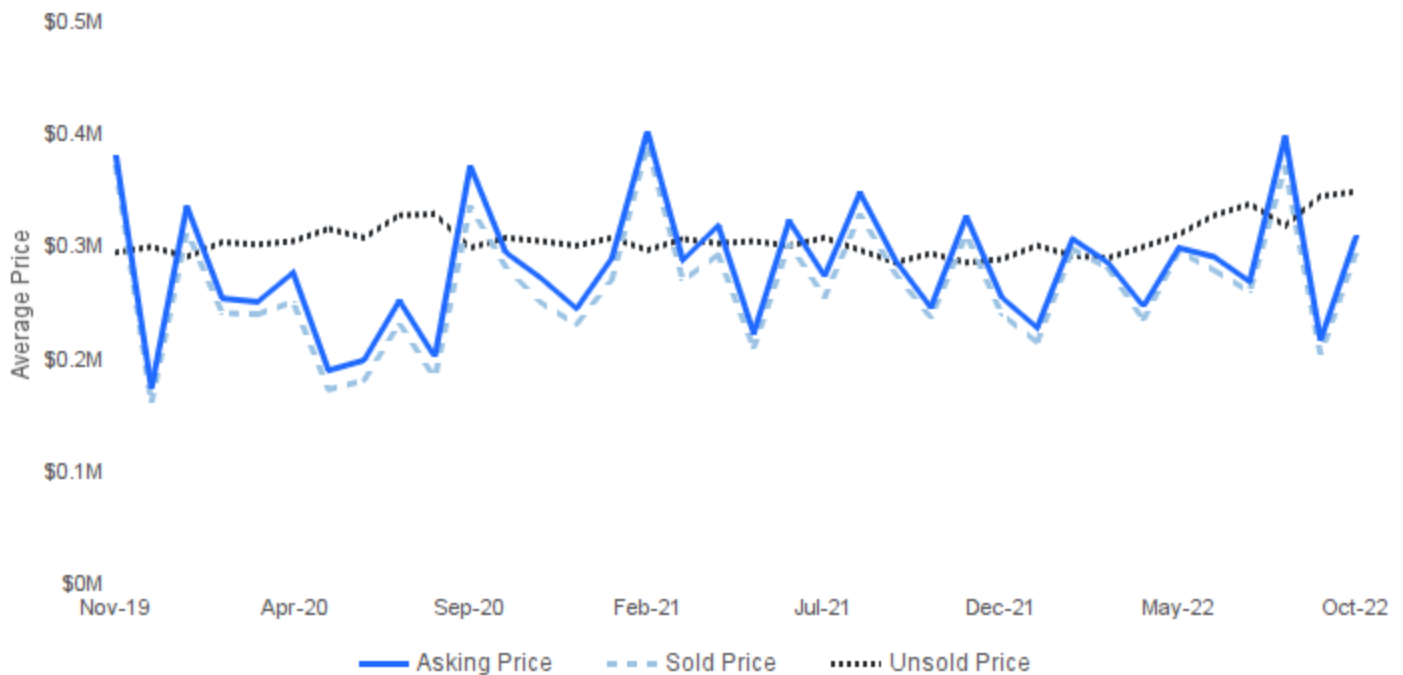
AVERAGE ASKING/SOLD/UNSOLD PRICE

October 2022 | Condo ?

Unsold Price | the average active list price

Asking Price | the average asking price of sold properties

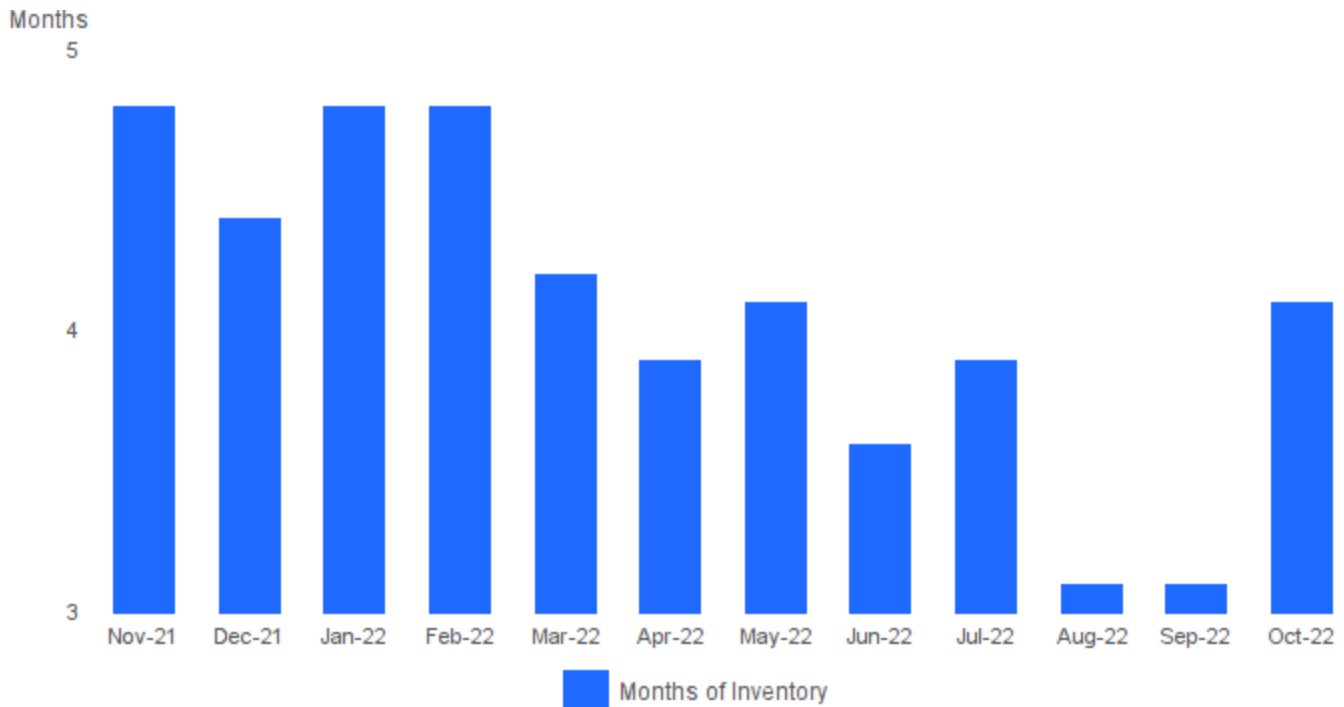
Sold Price | the average selling price



ABSORPTION RATE

October 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.



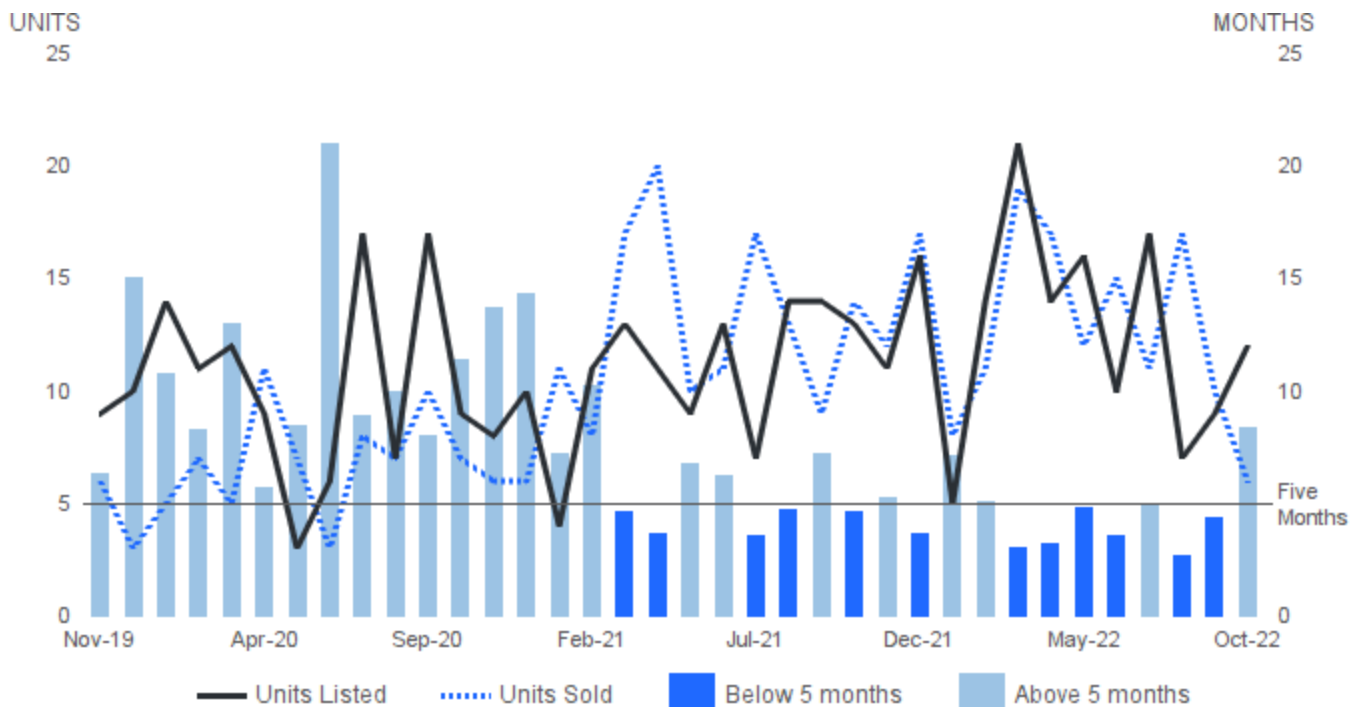
MONTHS SUPPLY OF INVENTORY

October 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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