



## OCTOBER 2022 AREA REPORT

# LAND

## ST CROIX, US VIRGIN ISLANDS

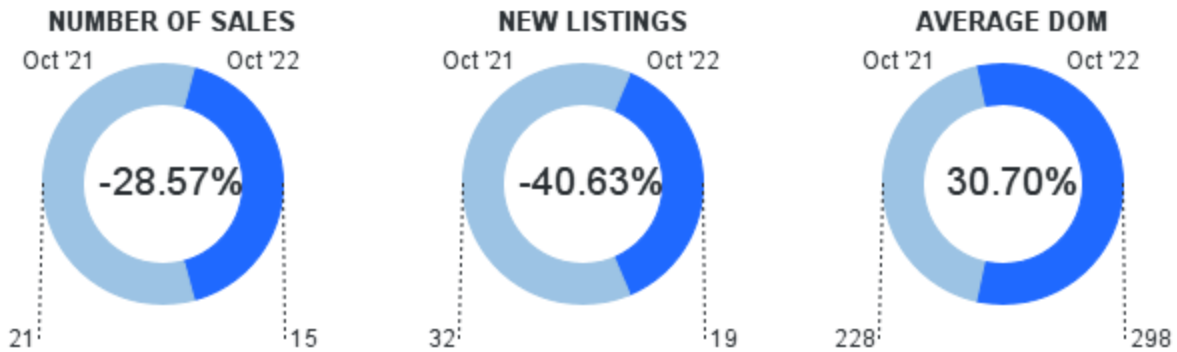


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**ST. CROIX | October 2022****REAL ESTATE SNAPSHOT - Change since this time last year****Lots/Acres****-6.67%** ↓**MEDIAN SALES PRICE**  
LOTS/ACRES**-7.90%** ↓**AVERAGE SALES PRICE**  
LOTS/ACRES**-1.25%** ↓**MEDIAN LIST PRICE  
(SOLD LISTINGS)**  
LOTS/ACRES**-2.93%** ↓**AVERAGE LIST PRICE  
(SOLD LISTINGS)**  
LOTS/ACRESOct '21 Oct '22

# AREA REPORT

## ST. CROIX

### FULL MARKET SUMMARY

October 2022 | Lots/Acres ?

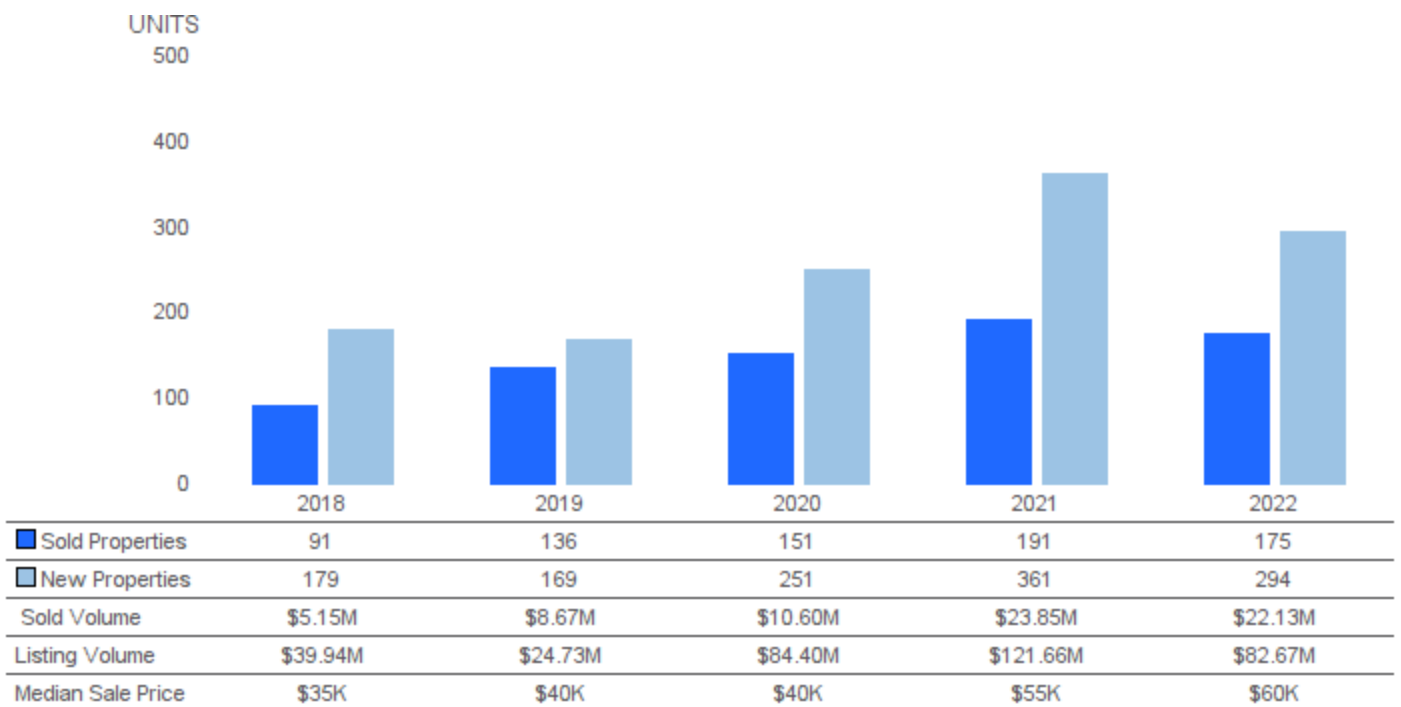
	Month to Date			Year to Date		
	October 2022	October 2021	% Change	YTD 2022	YTD 2021	% Change
New Listings	19	32	-40.63% ↓	290	309	-6.15% ↓
Sold Listings	15	21	-28.57% ↓	175	159	10.06% ↑
Median List Price (Solds)	\$79,000	\$80,000	-1.25% ↓	\$67,000	\$60,000	11.67% ↑
Median Sold Price	\$56,000	\$60,000	-6.67% ↓	\$60,000	\$53,000	13.21% ↑
Median Days on Market	208	142	46.48% ↑	243	275	-11.64% ↓
Average List Price (Solds)	\$148,500	\$152,985	-2.93% ↓	\$144,686	\$149,333	-3.11% ↓
Average Sold Price	\$124,133	\$134,785	-7.9% ↓	\$126,454	\$128,133	-1.31% ↓
Average Days on Market	298	228	30.7% ↑	322	392	-17.86% ↓
List/Sold Price Ratio	87.7%	87.7%	0.02% ↑	89.9%	88.9%	1.2% ↑

### SOLD AND NEW PROPERTIES (UNITS)

October 2022 | Lots/Acres ?

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

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

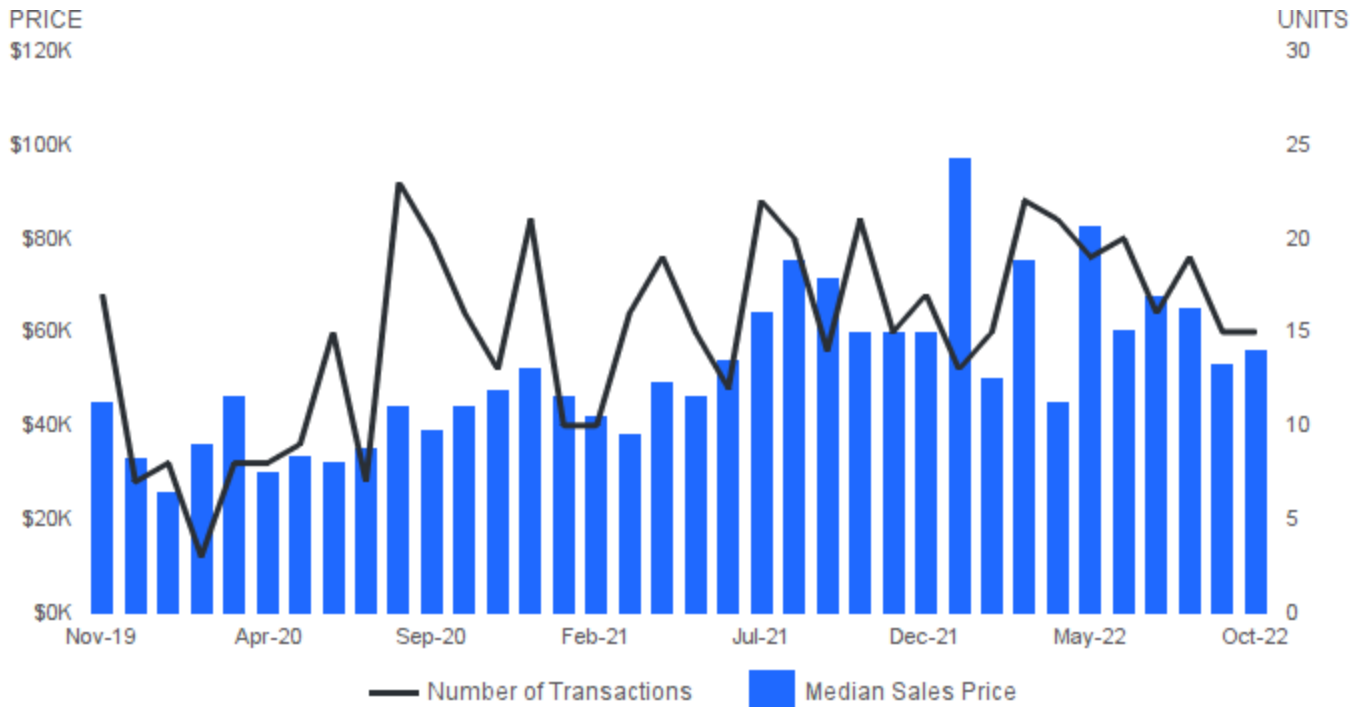


## MEDIAN SALES PRICE AND NUMBER OF SALES

October 2022 | 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

October 2022 | Lots/Acres ?

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

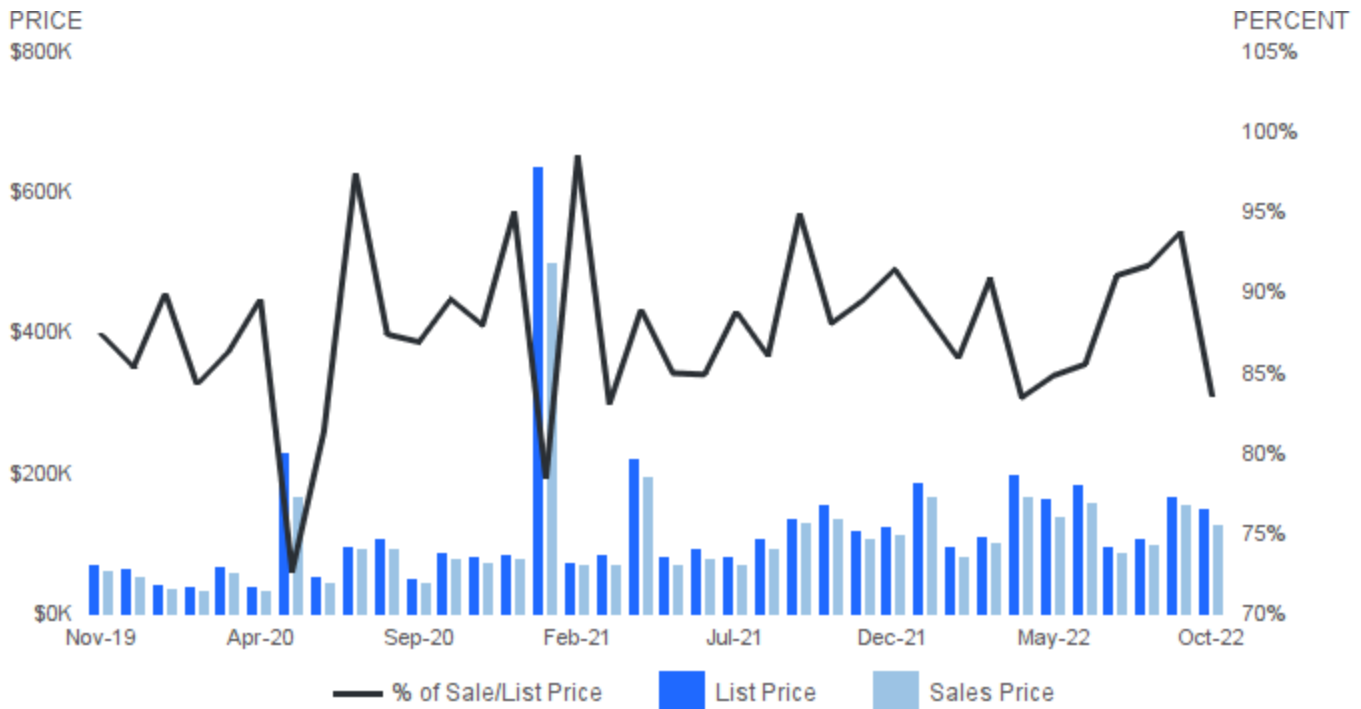
**Average Days on Market** | Average days on market for all properties sold.



## SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

October 2022 | Lots/Acres ?

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

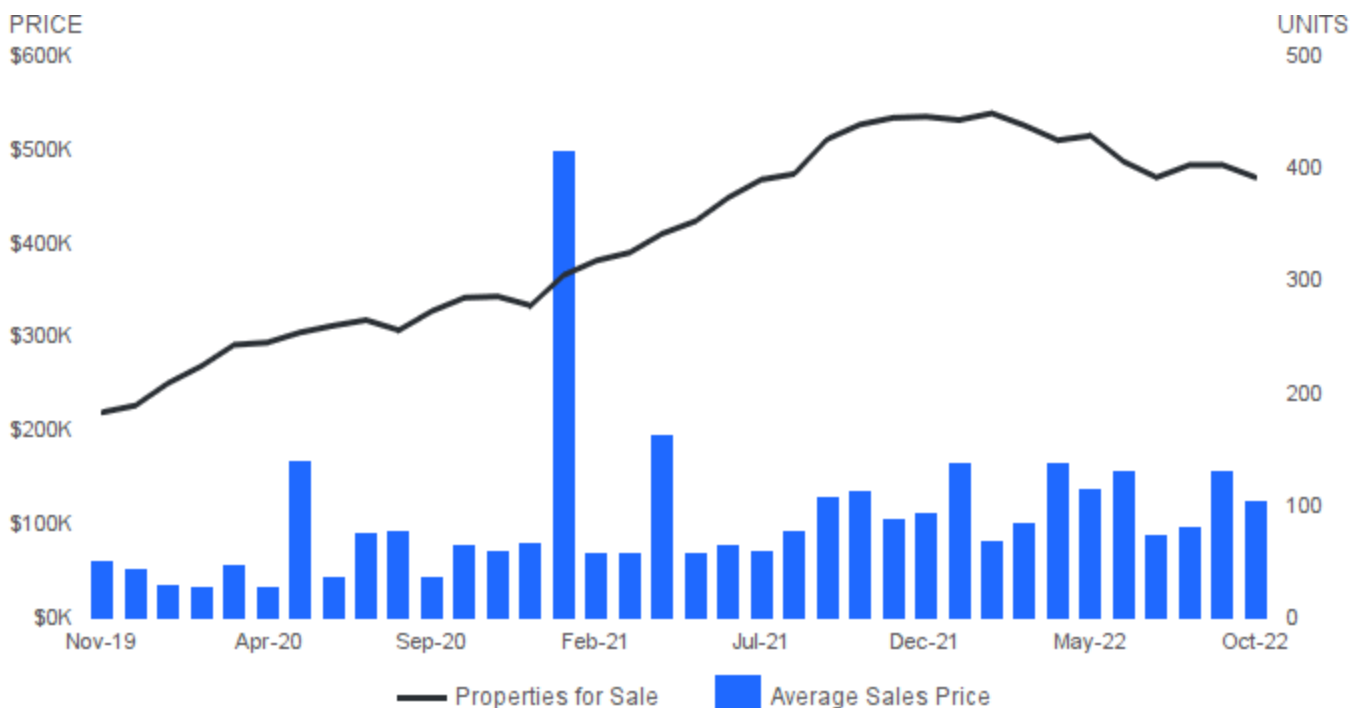


## AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

October 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.

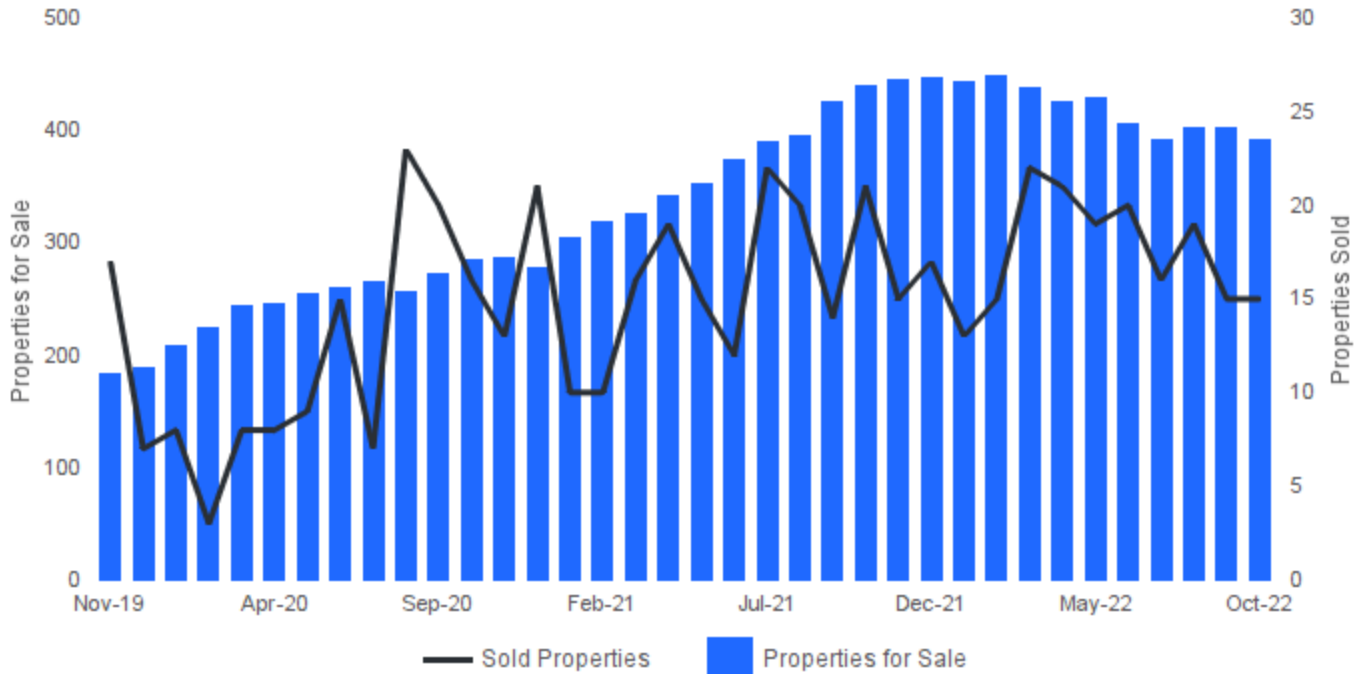


## PROPERTIES FOR SALE AND SOLD PROPERTIES

October 2022 | Lots/Acres ?

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

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



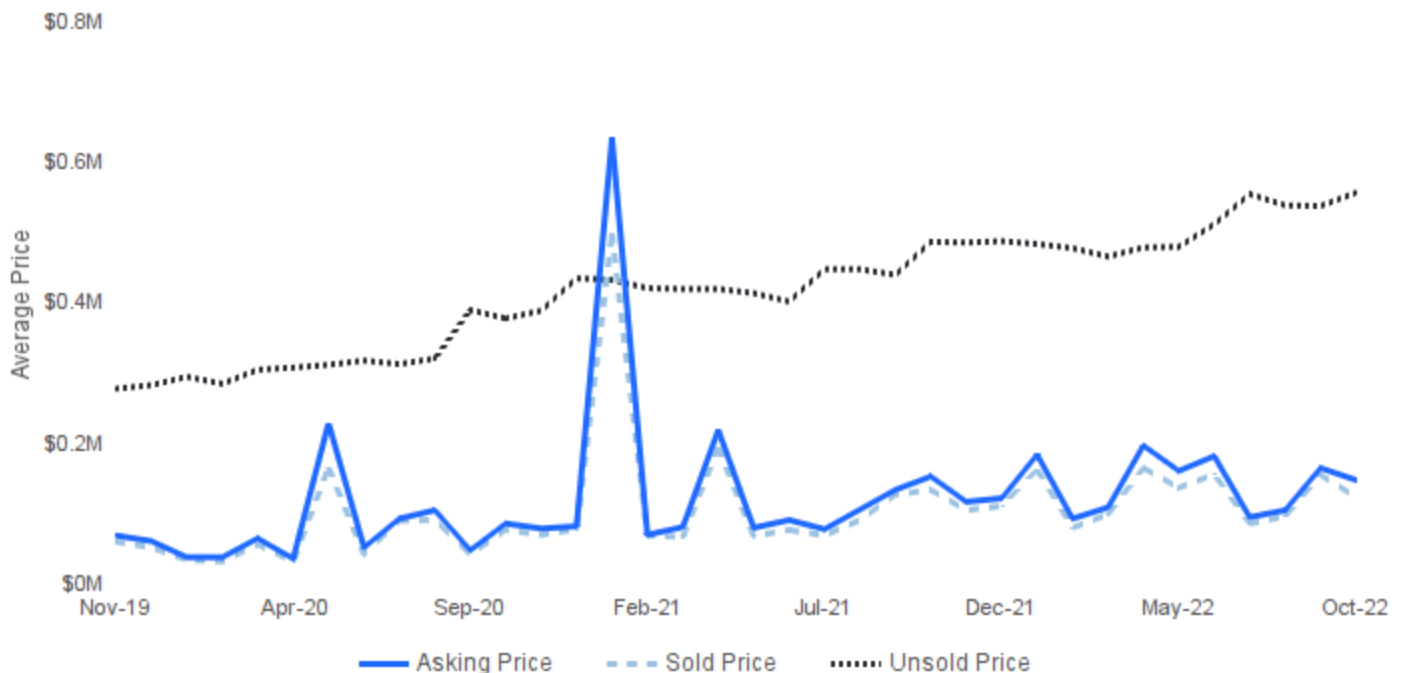
## AVERAGE ASKING/SOLD/UNSOLD PRICE

October 2022 | Lots/Acres ?

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

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

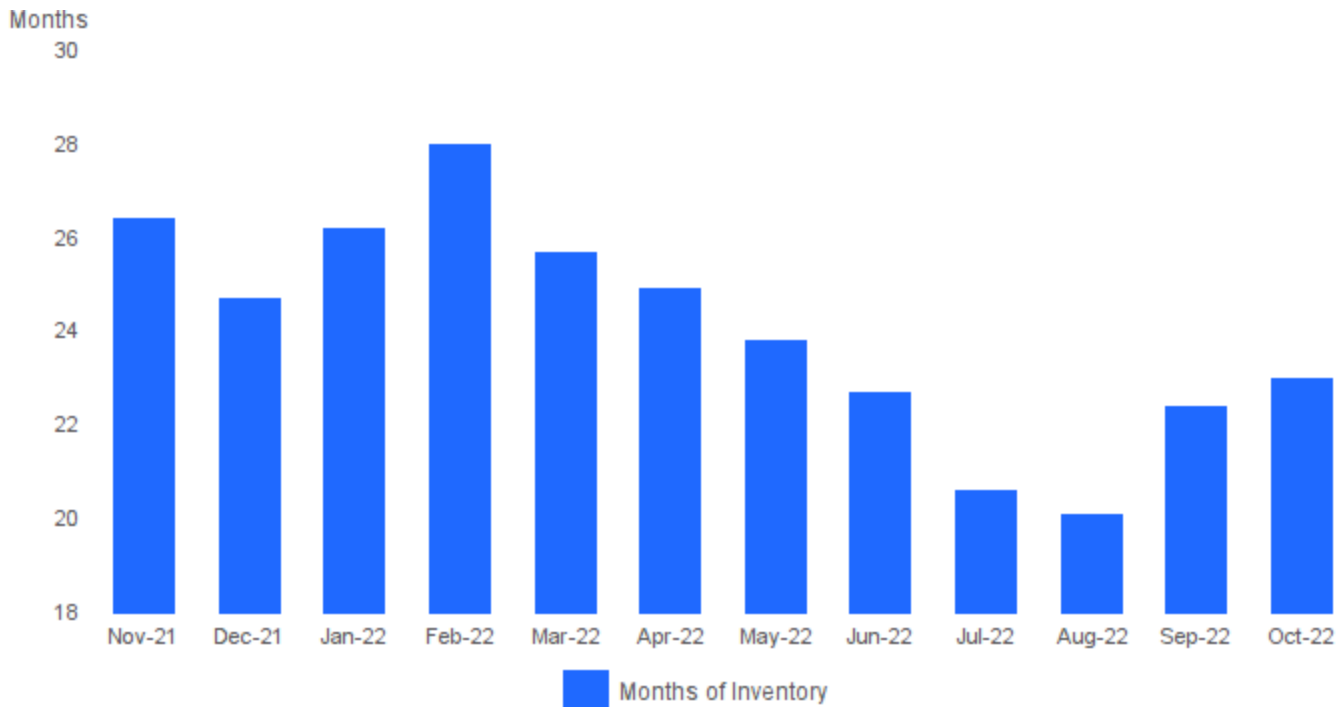
**Sold Price** | the average selling price



## ABSORPTION RATE

October 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.



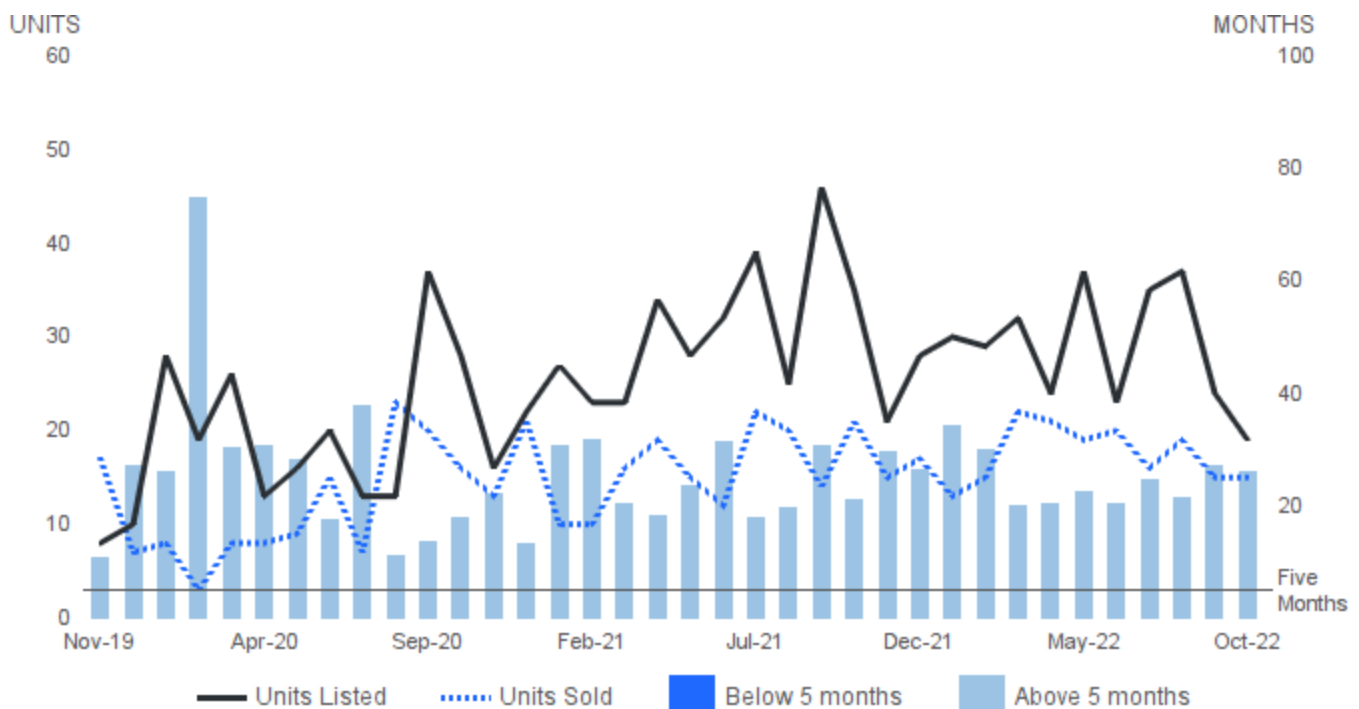
## MONTHS SUPPLY OF INVENTORY

October 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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