



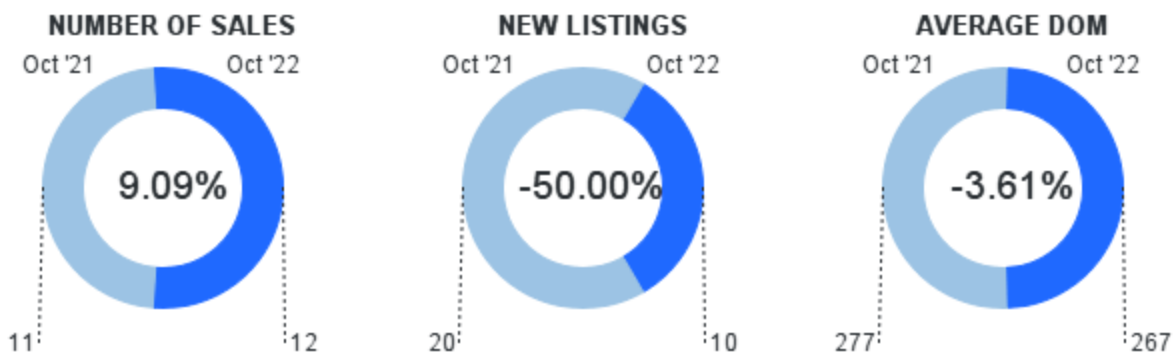
OCTOBER 2022 AREA REPORT

SINGLE FAMILY HOMES

ST CROIX, US VIRGIN ISLANDS



CHRIS AND CHRISTIE POWERS
+1 340-643-9448
christiepowersrealtor@gmail.com
www.ChrisAndChristiePowers.com

ST. CROIX | October 2022**REAL ESTATE SNAPSHOT - Change since this time last year****Single Family****-8.35%** ↓**MEDIAN SALES PRICE**
SINGLE FAMILY**-19.40%** ↓**AVERAGE SALES PRICE**
SINGLE FAMILY**-1.39%** ↓**MEDIAN LIST PRICE
(SOLD LISTINGS)**
SINGLE FAMILY**-11.03%** ↓**AVERAGE LIST PRICE
(SOLD LISTINGS)**
SINGLE FAMILYOct '21 Oct '22

AREA REPORT

ST. CROIX

FULL MARKET SUMMARY

October 2022 | Single Family ?

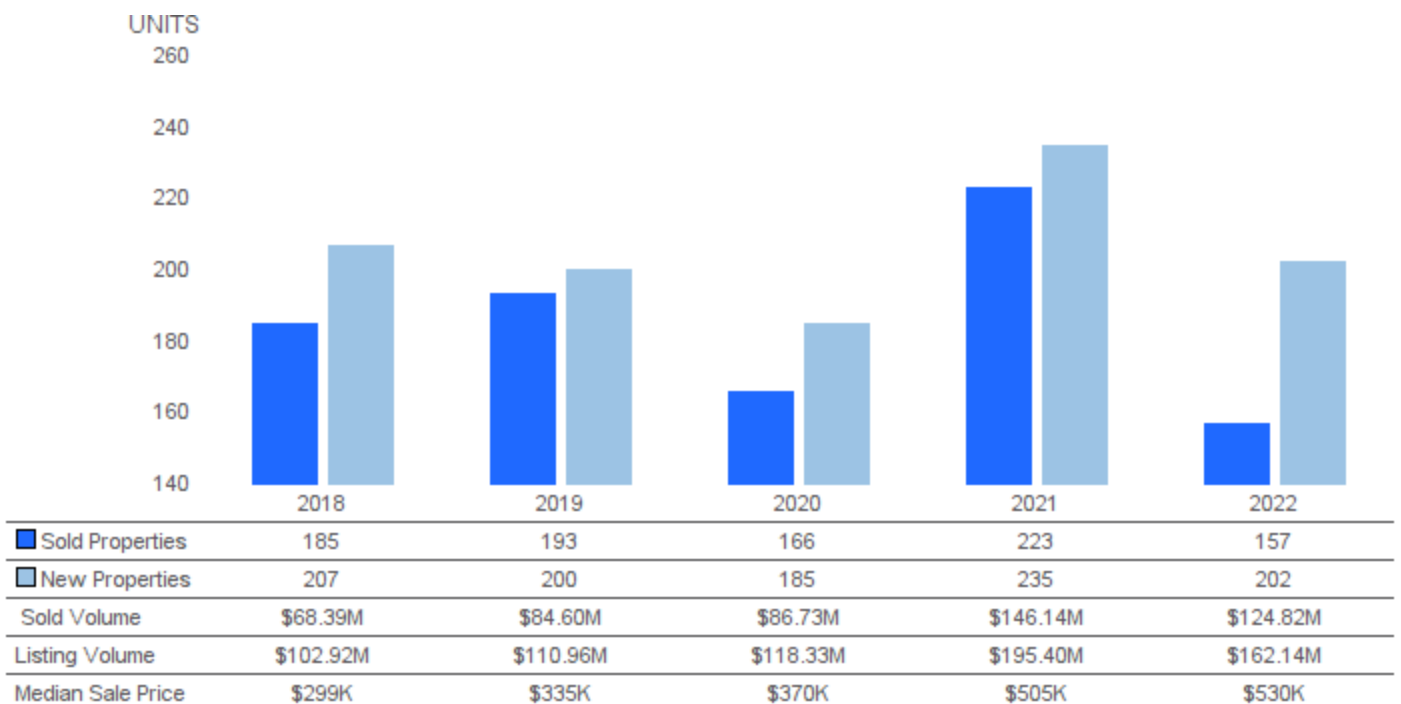
	Month to Date			Year to Date		
	October 2022	October 2021	% Change	YTD 2022	YTD 2021	% Change
New Listings	10	20	-50% ↓	199	202	-1.49% ↓
Sold Listings	12	11	9.09% ↑	157	185	-15.14% ↓
Median List Price (Solds)	\$389,500	\$395,000	-1.39% ↓	\$569,000	\$519,000	9.63% ↑
Median Sold Price	\$362,000	\$395,000	-8.35% ↓	\$529,500	\$519,000	2.02% ↑
Median Days on Market	141	191	-26.18% ↓	165	201	-17.91% ↓
Average List Price (Solds)	\$448,575	\$504,170	-11.03% ↓	\$851,660	\$655,240	29.98% ↑
Average Sold Price	\$404,679	\$502,080	-19.4% ↓	\$795,030	\$653,072	21.74% ↑
Average Days on Market	267	277	-3.61% ↓	244	279	-12.54% ↓
List/Sold Price Ratio	89.9%	97.9%	-8.16% ↓	94.3%	99.6%	-5.32% ↓

SOLD AND NEW PROPERTIES (UNITS)

October 2022 | Single Family ?

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 | Single Family ?

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 | Single Family ?

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

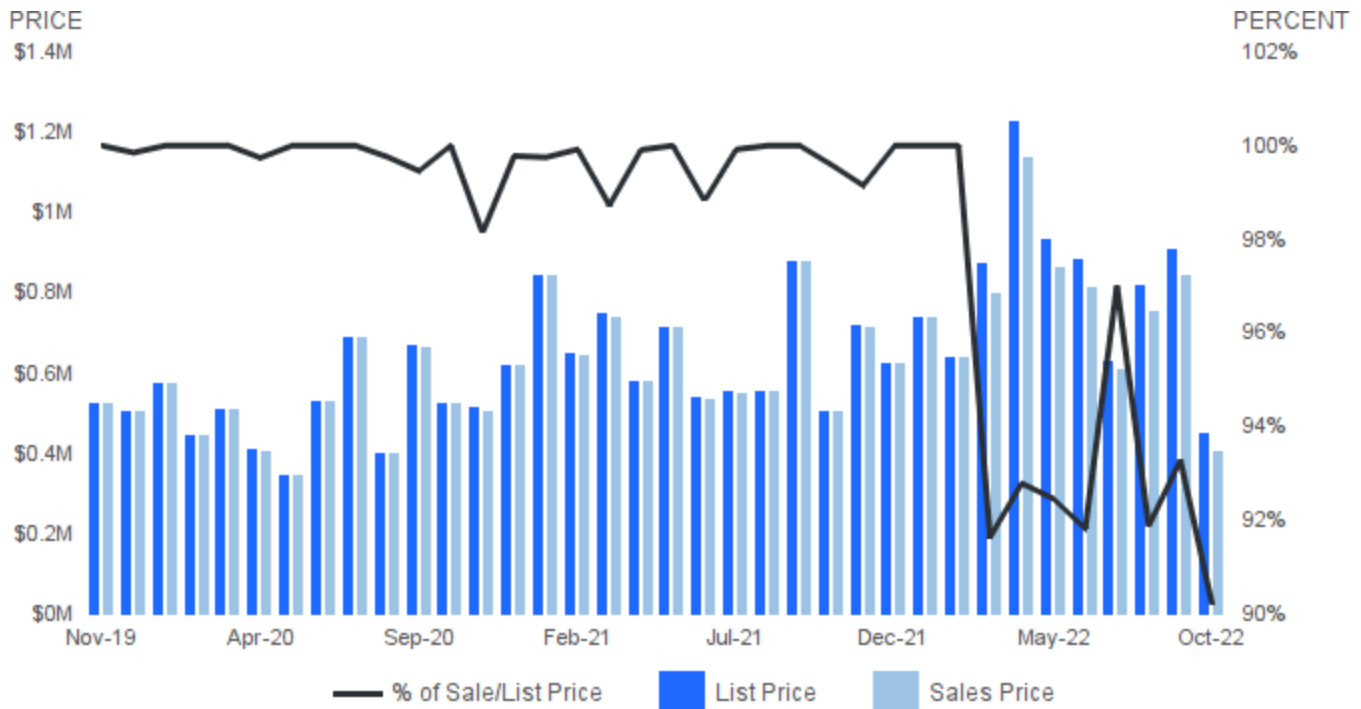
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

October 2022 | Single Family ?

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 | Single Family ?

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

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

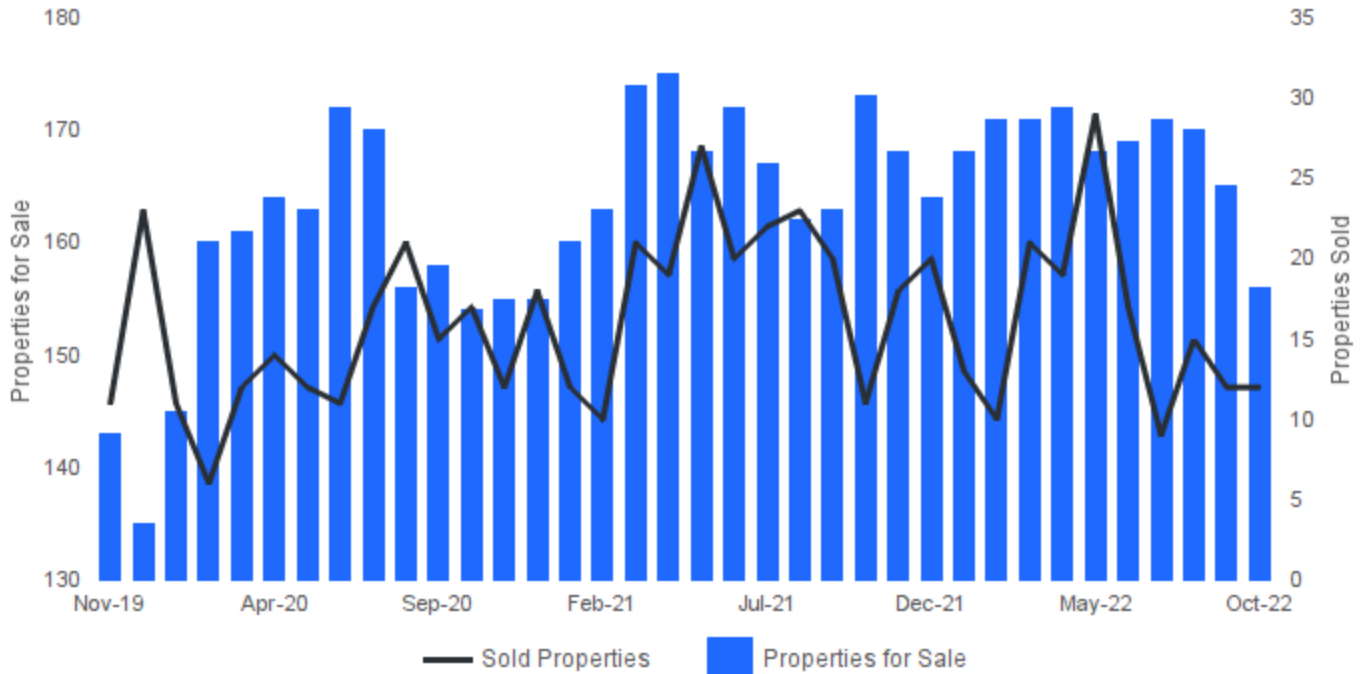


PROPERTIES FOR SALE AND SOLD PROPERTIES

October 2022 | Single Family ?

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

Sold Properties | Number of properties sold.



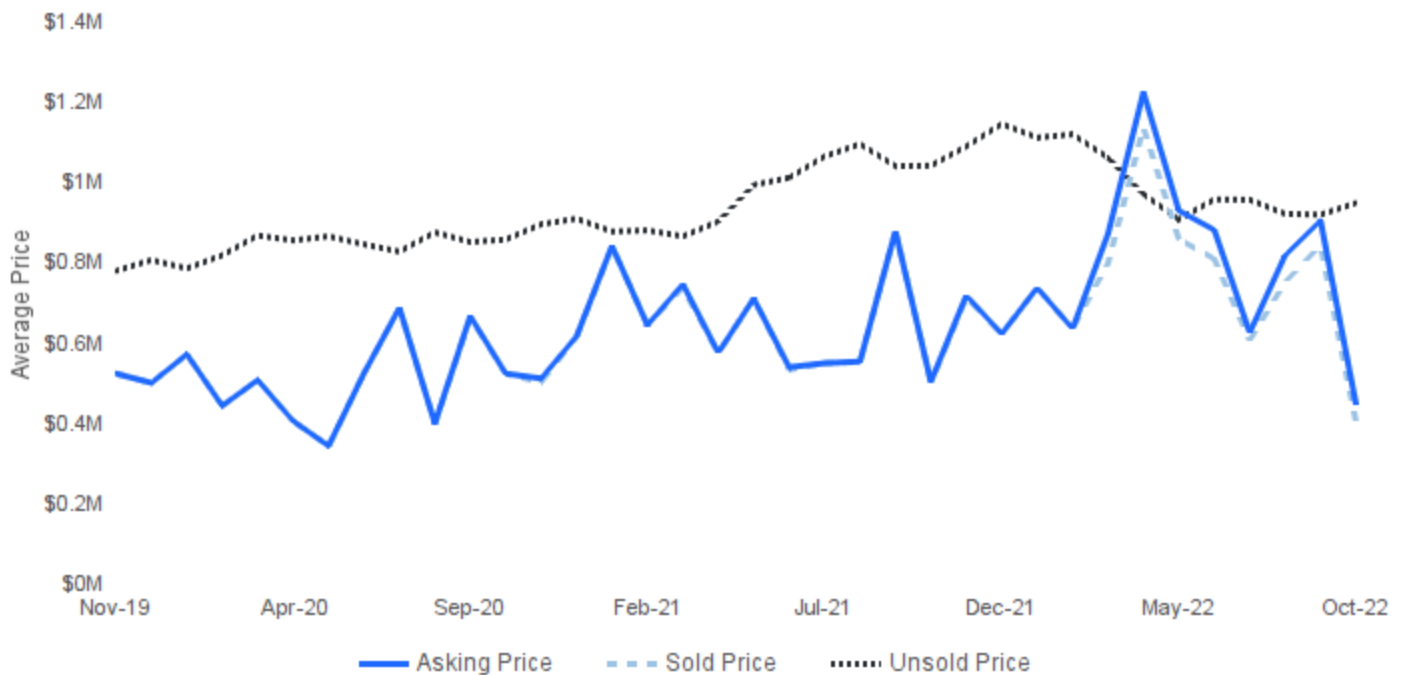
AVERAGE ASKING/SOLD/UNSOLD PRICE

October 2022 | Single Family ?

Unsold Price | the average active list price

Asking Price | the average asking price of sold properties

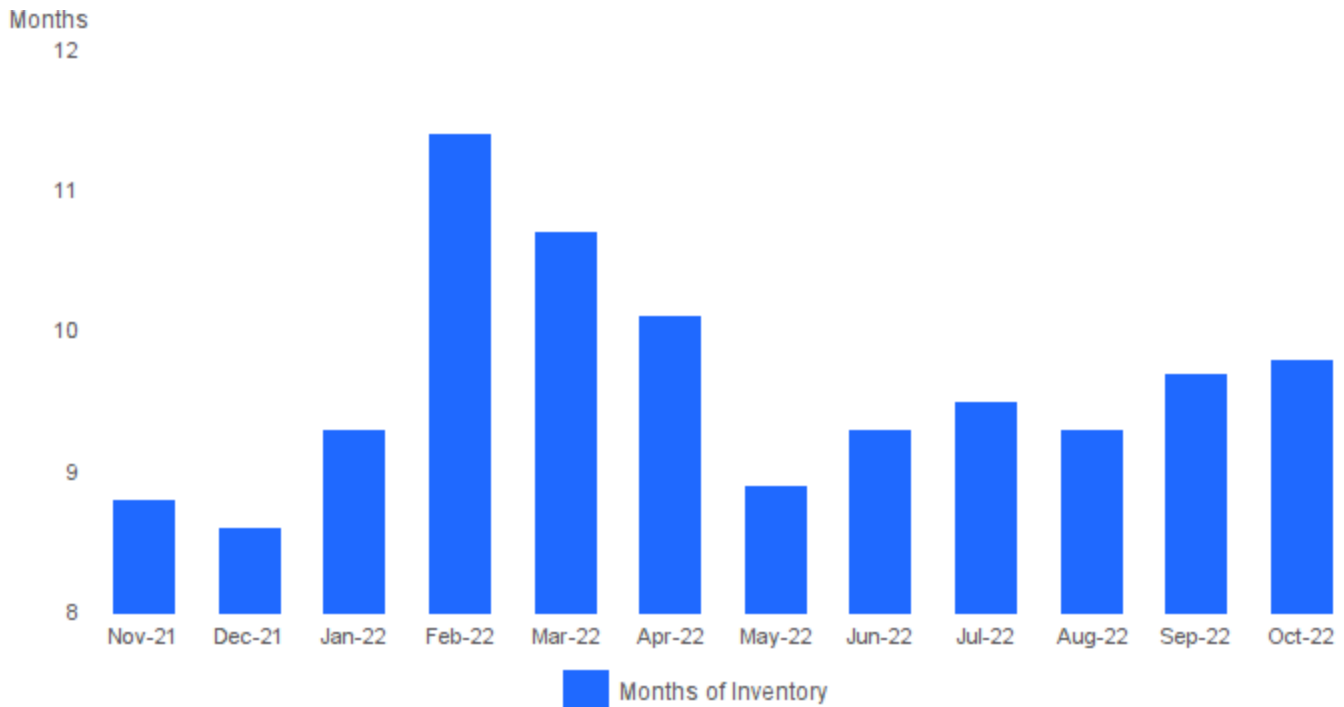
Sold Price | the average selling price



ABSORPTION RATE

October 2022 | Single Family ?

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.



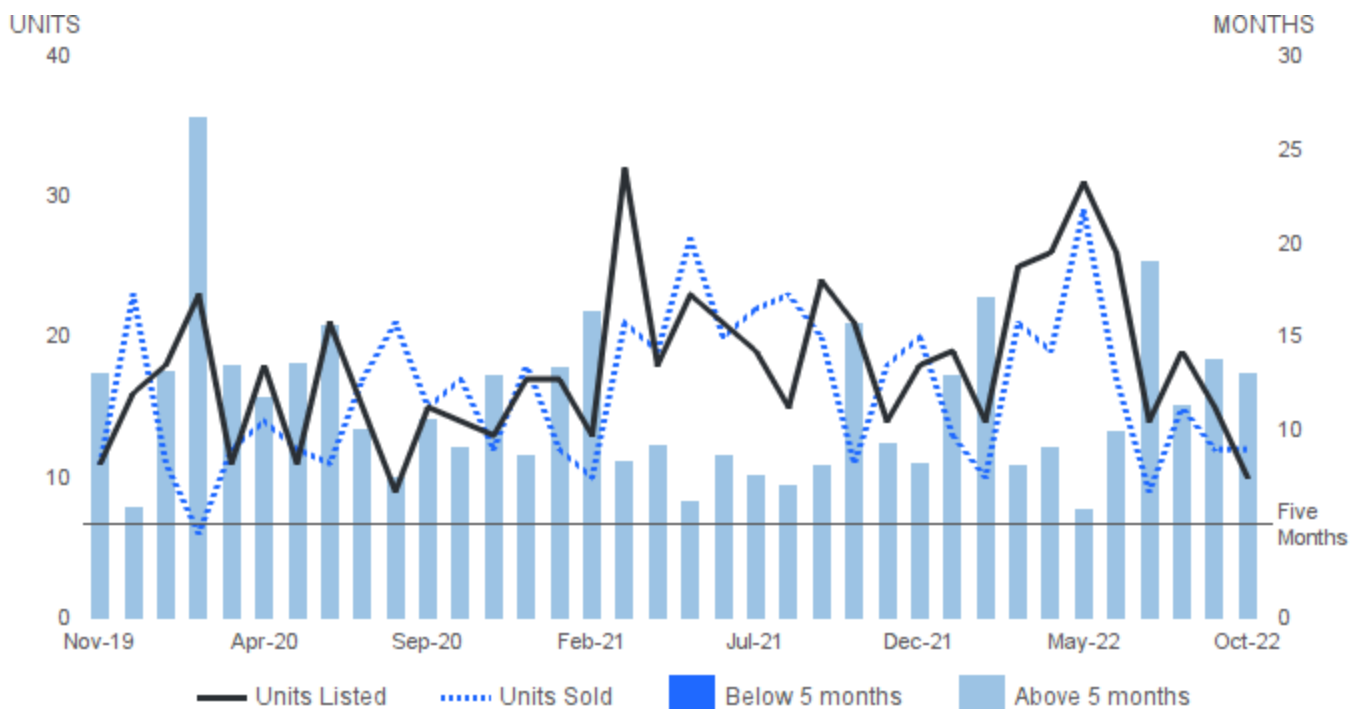
MONTHS SUPPLY OF INVENTORY

October 2022 | Single Family ?

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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