



NOVEMBER 2022 AREA REPORT

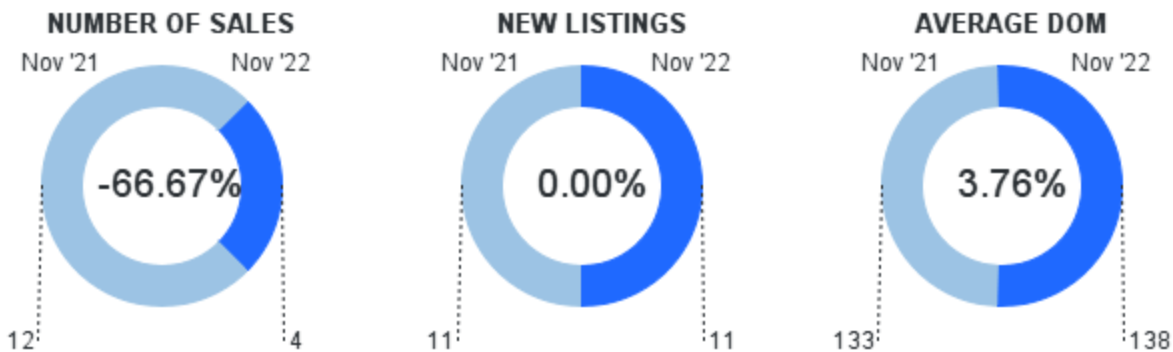
CONDOS

ST CROIX, US VIRGIN ISLANDS




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ST. CROIX | November 2022
REAL ESTATE SNAPSHOT - Change since this time last year
Condo



11.13% 
MEDIAN SALES PRICE
CONDO

7.65% 
AVERAGE SALES PRICE
CONDO

15.53% 
MEDIAN LIST PRICE
(SOLD LISTINGS)
CONDO

9.34% 
AVERAGE LIST PRICE
(SOLD LISTINGS)
CONDO

 Nov '21  Nov '22

AREA REPORT

ST. CROIX

FULL MARKET SUMMARY

November 2022 | Condo ?

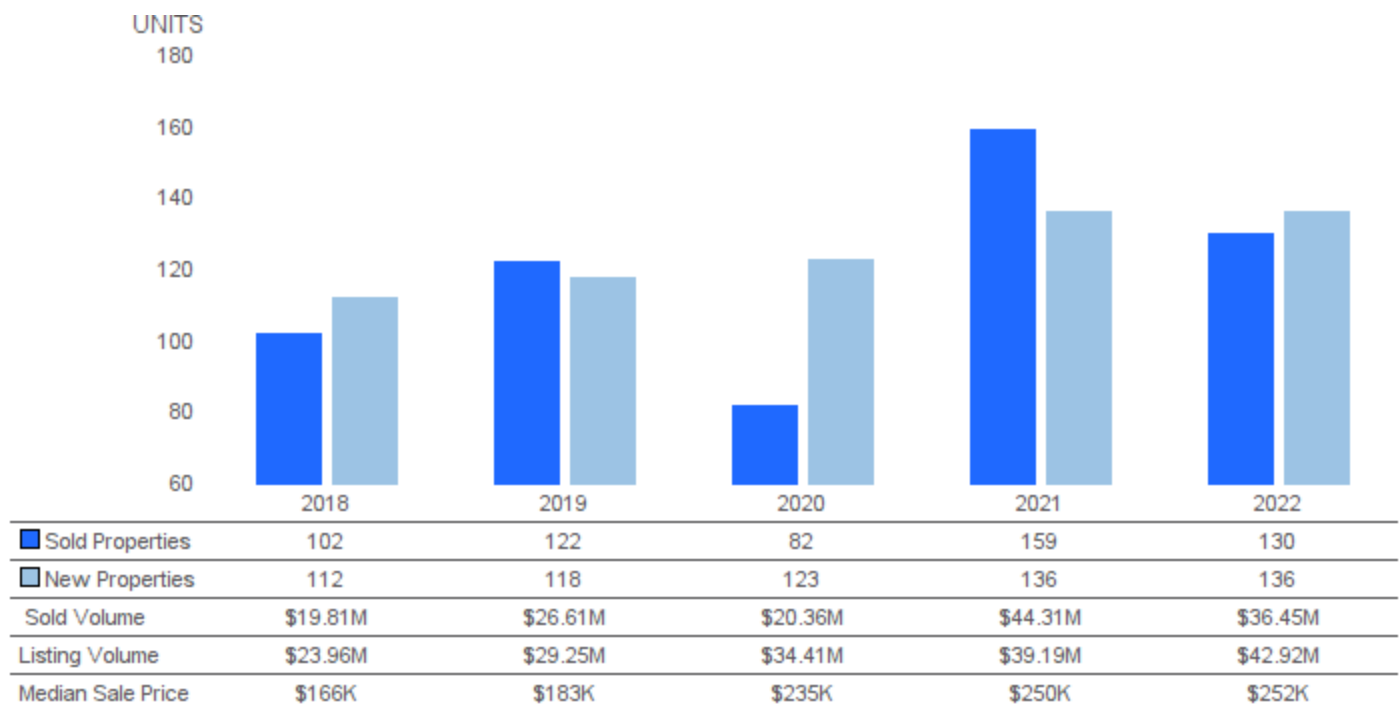
	Month to Date			Year to Date		
	November 2022	November 2021	% Change	YTD 2022	YTD 2021	% Change
New Listings	11	11	0%	136	120	13.33% ↑
Sold Listings	4	12	-66.67% ↓	130	142	-8.45% ↓
Median List Price (Solds)	\$372,000	\$322,000	15.53% ↑	\$265,000	\$275,000	-3.64% ↓
Median Sold Price	\$349,500	\$314,500	11.13% ↑	\$252,250	\$260,000	-2.98% ↓
Median Days on Market	129	99	30.3% ↑	103	155	-33.55% ↓
Average List Price (Solds)	\$358,500	\$327,875	9.34% ↑	\$292,526	\$300,587	-2.68% ↓
Average Sold Price	\$335,375	\$311,541	7.65% ↑	\$280,375	\$283,177	-0.99% ↓
Average Days on Market	138	133	3.76% ↑	140	206	-32.04% ↓
List/Sold Price Ratio	93%	95.1%	-2.19% ↓	95.5%	93.7%	1.92% ↑

SOLD AND NEW PROPERTIES (UNITS)

November 2022 | Condo ?

Sold Properties | Number of properties sold during the year

New Properties | Number of properties listed during the year.

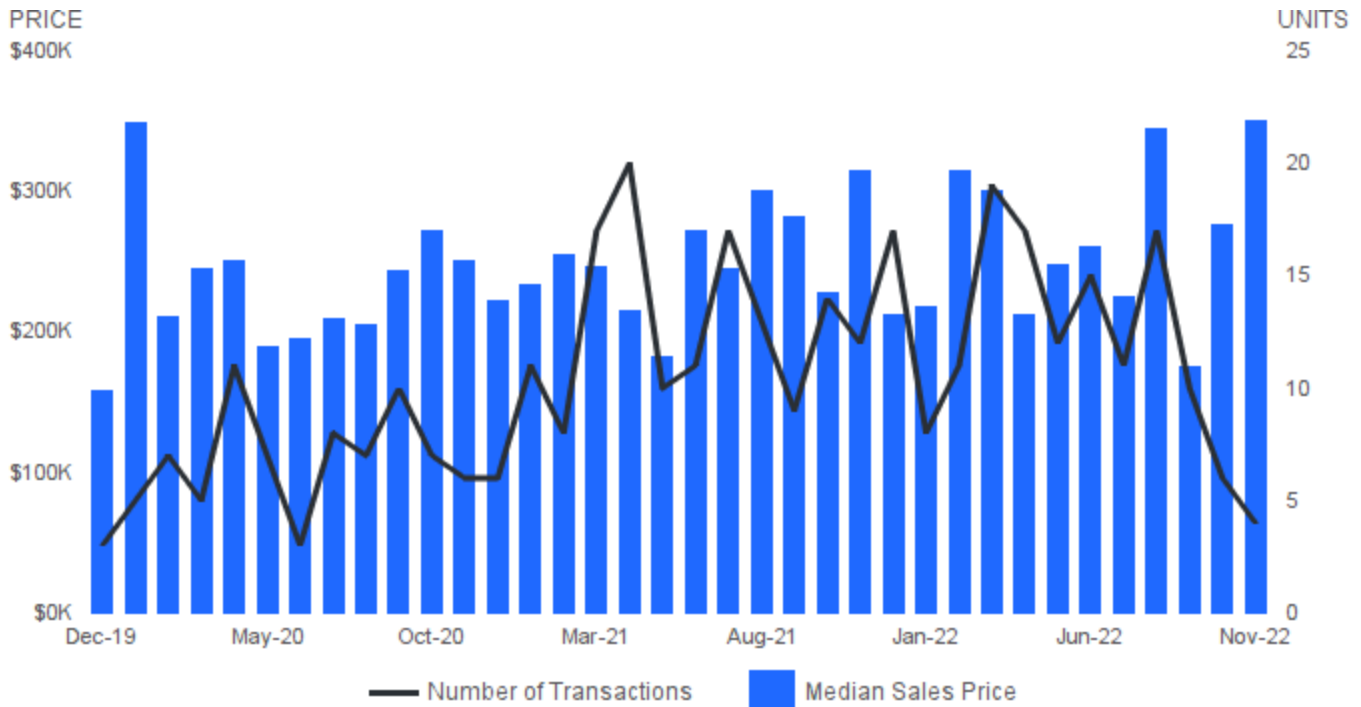


MEDIAN SALES PRICE AND NUMBER OF SALES

November 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

November 2022 | Condo [?]

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

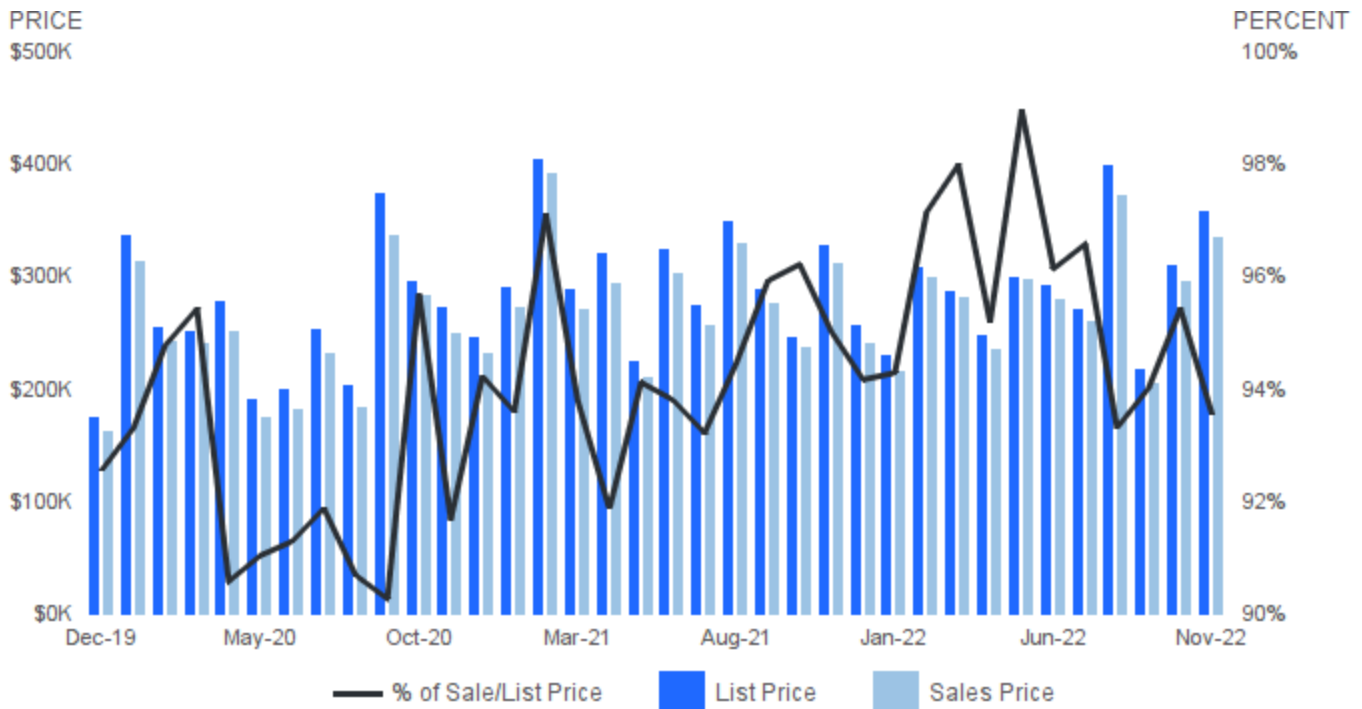
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

November 2022 | Condo [?]

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

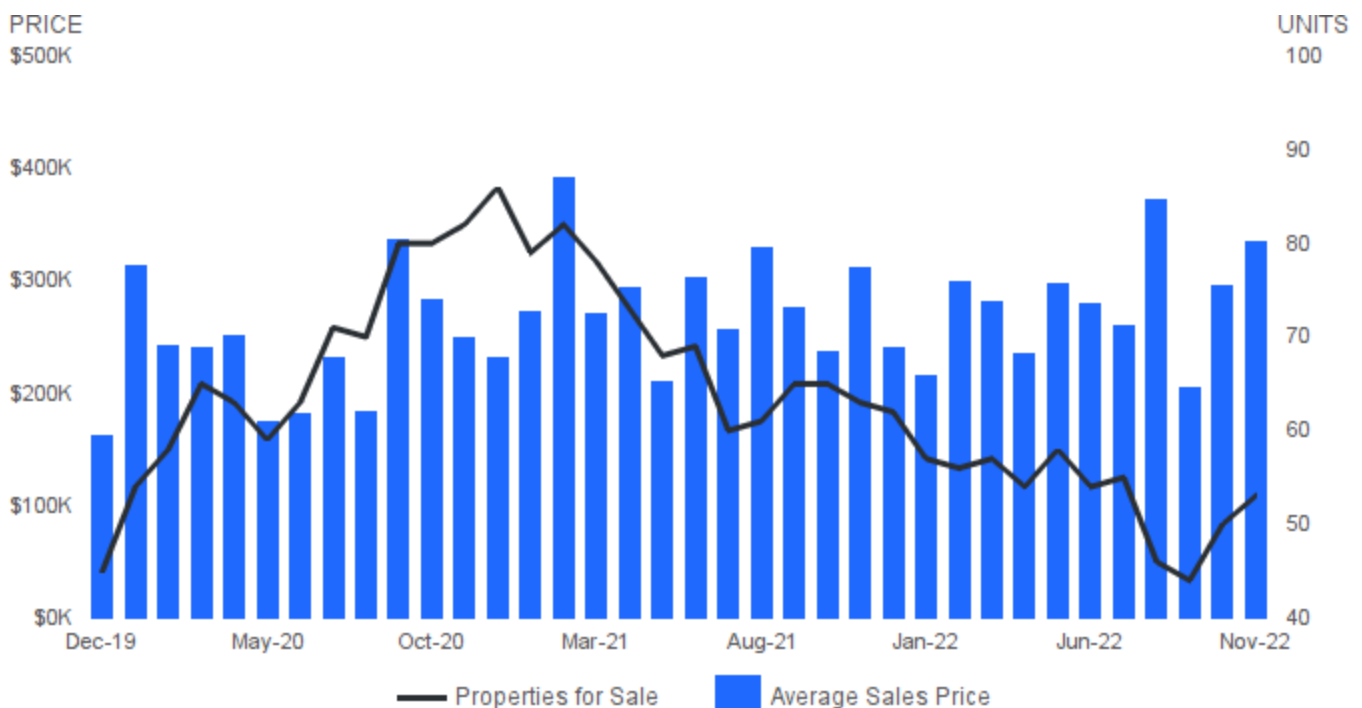


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

November 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.

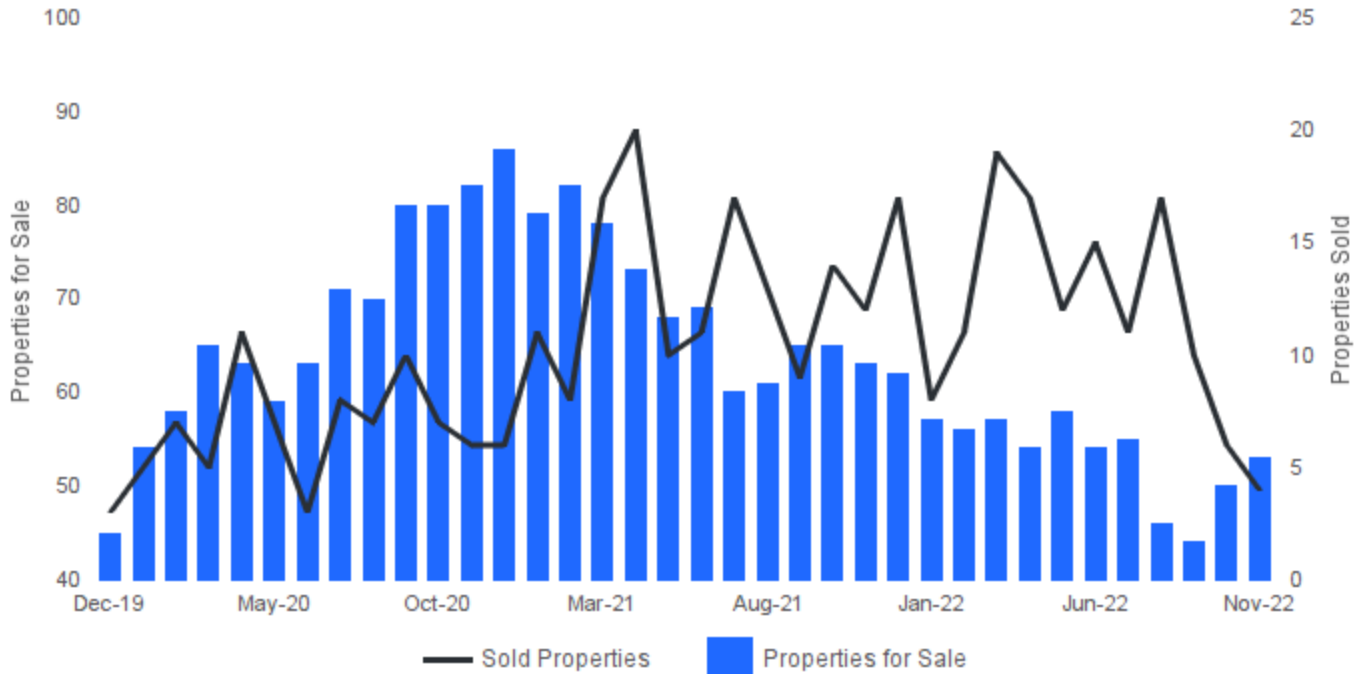


PROPERTIES FOR SALE AND SOLD PROPERTIES

November 2022 | Condo [?]

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

Sold Properties | Number of properties sold.



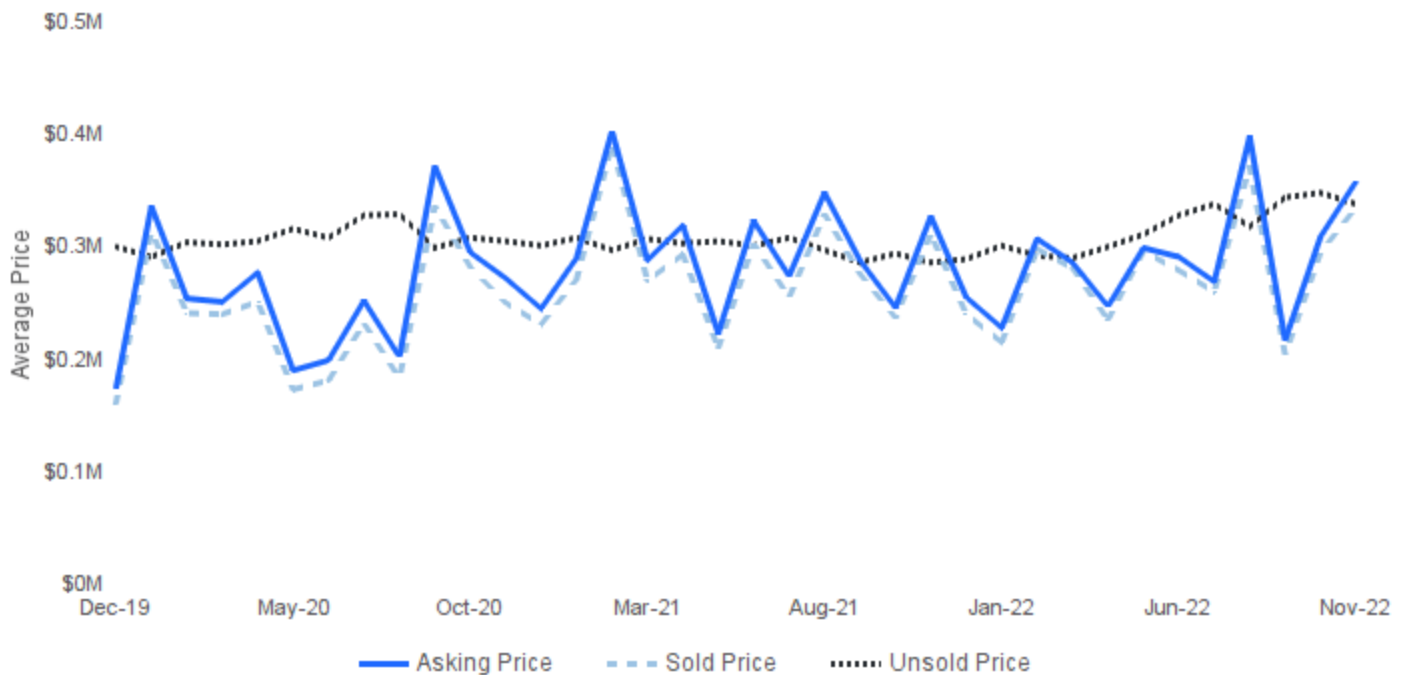
AVERAGE ASKING/SOLD/UNSOLD PRICE

November 2022 | Condo [?]

Unsold Price | the average active list price

Asking Price | the average asking price of sold properties

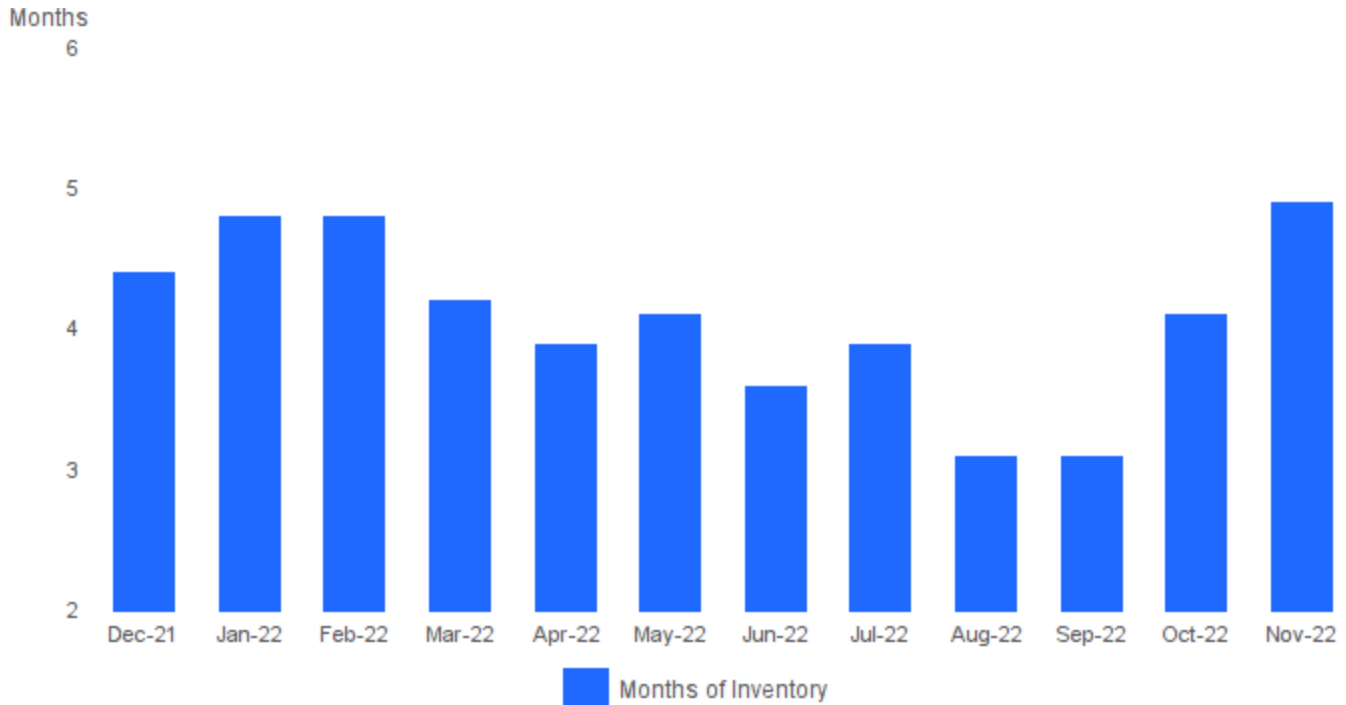
Sold Price | the average selling price



ABSORPTION RATE

November 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.



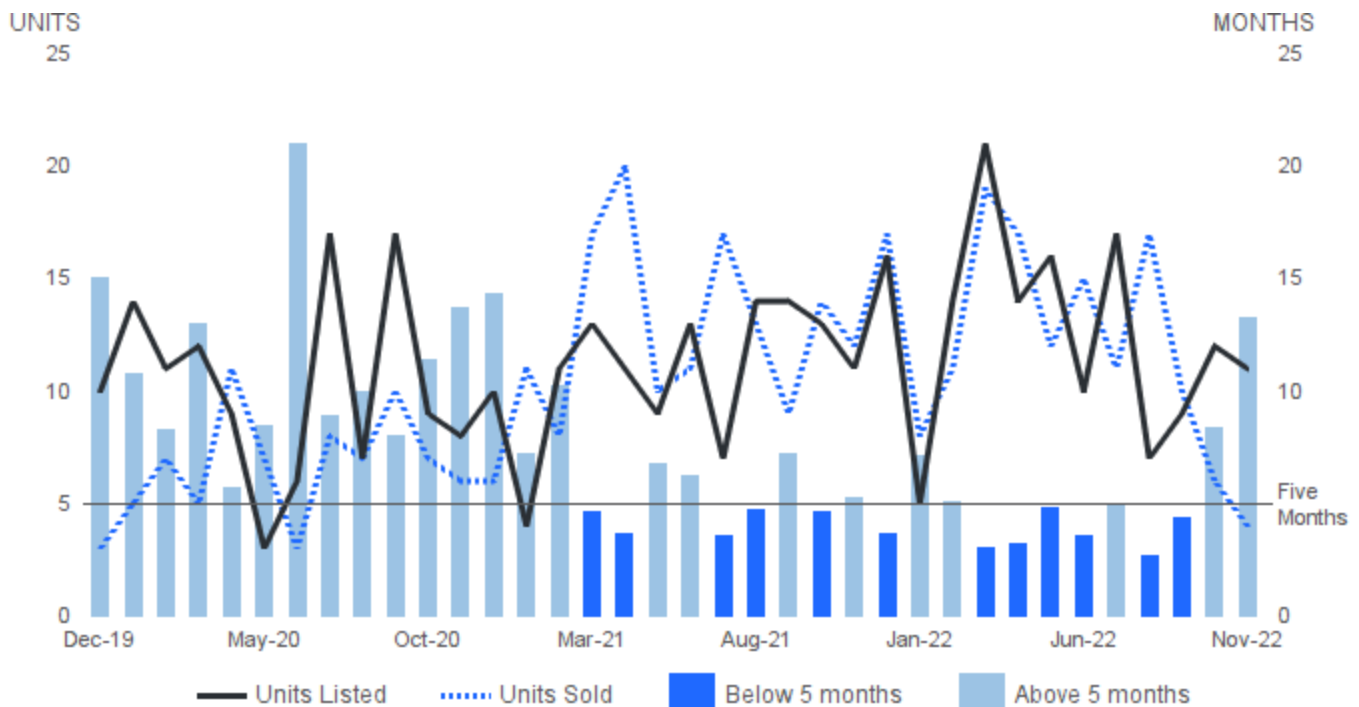
MONTHS SUPPLY OF INVENTORY

November 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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