



NOVEMBER 2022 AREA REPORT

LAND

ST CROIX, US VIRGIN ISLANDS



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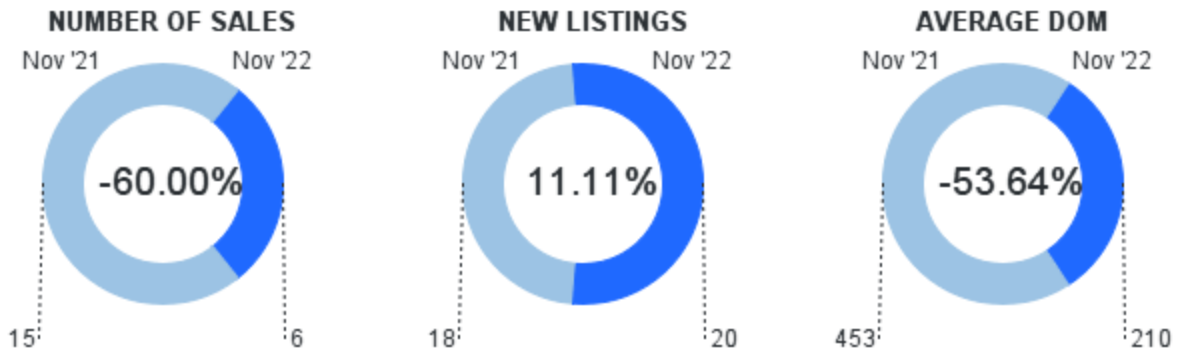
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ST. CROIX | November 2022

REAL ESTATE SNAPSHOT - Change since this time last year

Lots/Acres



45.83%

MEDIAN SALES PRICE
LOTS/ACRES

-2.05%

AVERAGE SALES PRICE
LOTS/ACRES

59.33%

MEDIAN LIST PRICE
(SOLD LISTINGS)
LOTS/ACRES

1.14%

AVERAGE LIST PRICE
(SOLD LISTINGS)
LOTS/ACRES

Nov '21 Nov '22

AREA REPORT

ST. CROIX

FULL MARKET SUMMARY

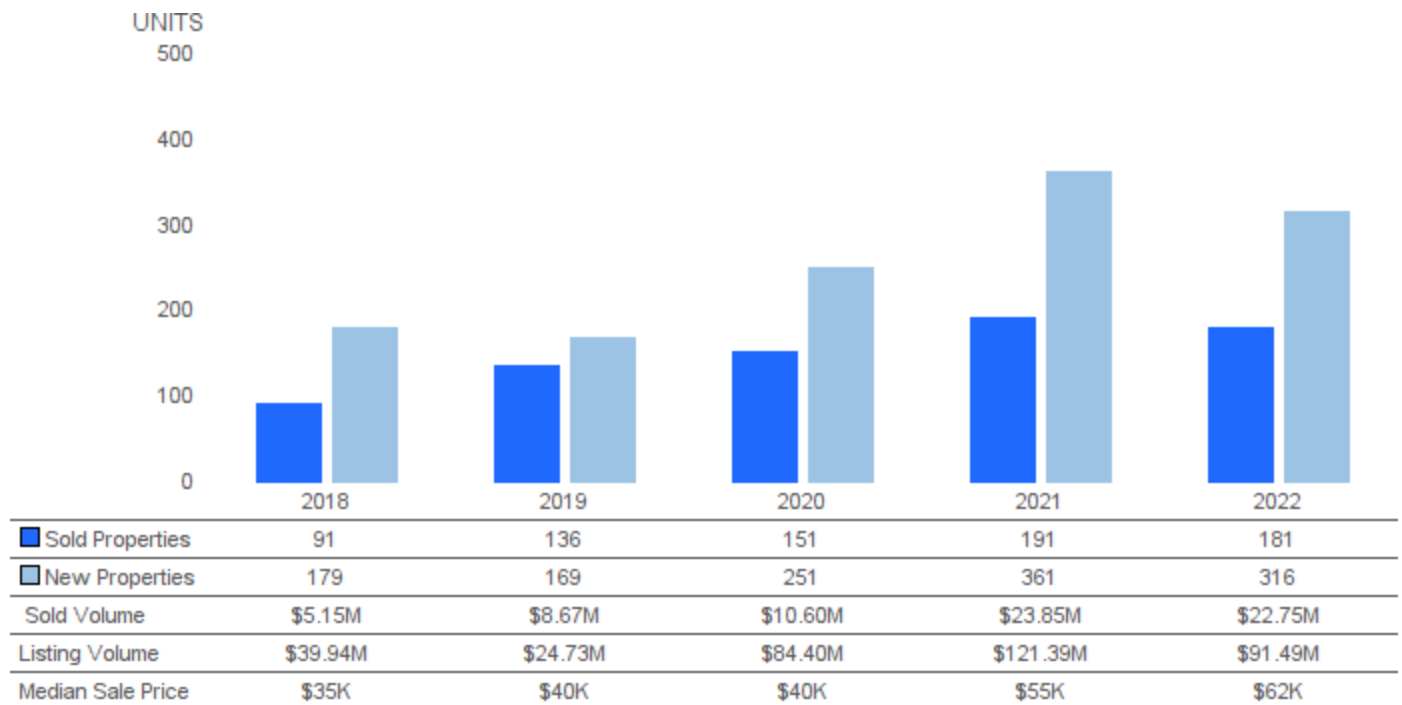
November 2022 | Lots/Acres ?

	Month to Date			Year to Date		
	November 2022	November 2021	% Change	YTD 2022	YTD 2021	% Change
New Listings	20	18	11.11% ↑	316	330	-4.24% ↓
Sold Listings	6	15	-60% ↓	181	174	4.02% ↑
Median List Price (Solds)	\$119,500	\$75,000	59.33% ↑	\$69,000	\$62,500	10.4% ↑
Median Sold Price	\$87,500	\$60,000	45.83% ↑	\$62,000	\$53,500	15.89% ↑
Median Days on Market	125	293	-57.34% ↓	241	276	-12.68% ↓
Average List Price (Solds)	\$119,166	\$117,826	1.14% ↑	\$143,840	\$146,617	-1.89% ↓
Average Sold Price	\$103,333	\$105,500	-2.05% ↓	\$125,688	\$126,182	-0.39% ↓
Average Days on Market	210	453	-53.64% ↓	318	397	-19.9% ↓
List/Sold Price Ratio	88.8%	89.3%	-0.49% ↓	89.9%	88.9%	1.12% ↑

SOLD AND NEW PROPERTIES (UNITS)

November 2022 | Lots/Acres ?

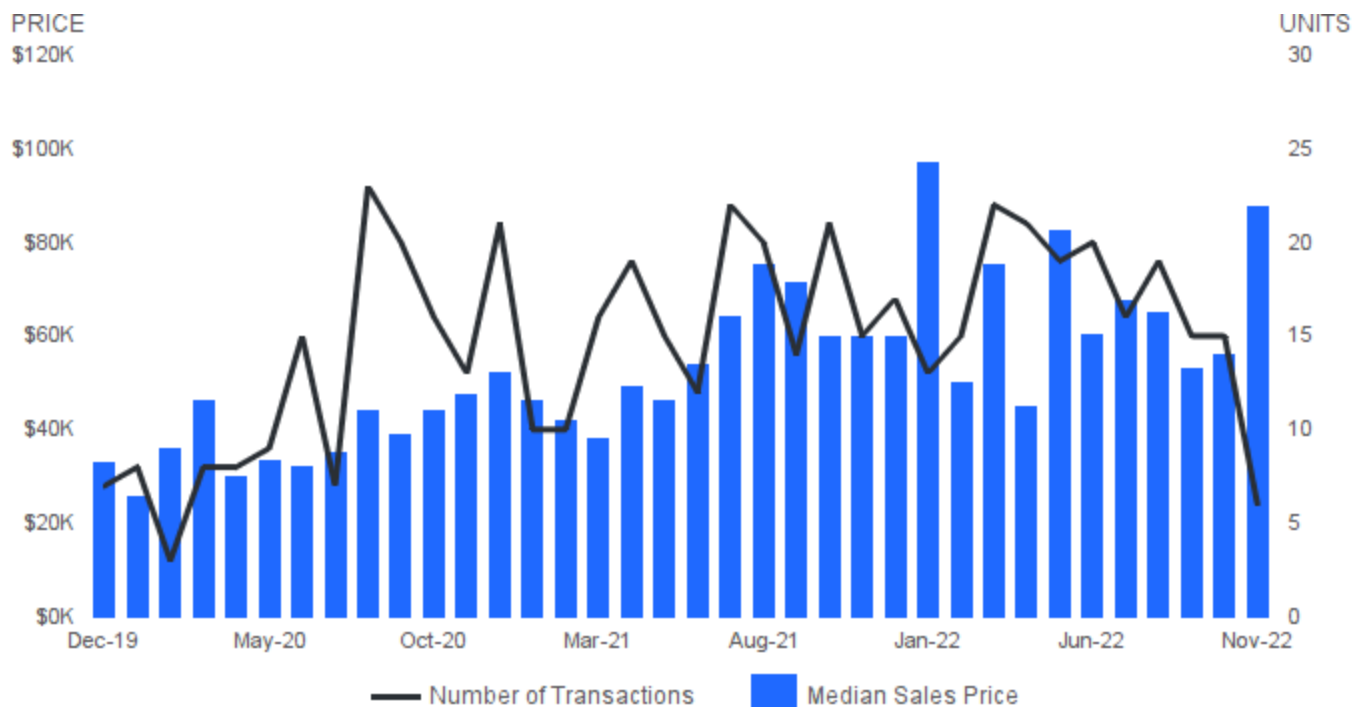
Sold Properties | Number of properties sold during the year
New Properties | Number of properties listed during the year.



MEDIAN SALES PRICE AND NUMBER OF SALES

November 2022 | Lots/Acres ?

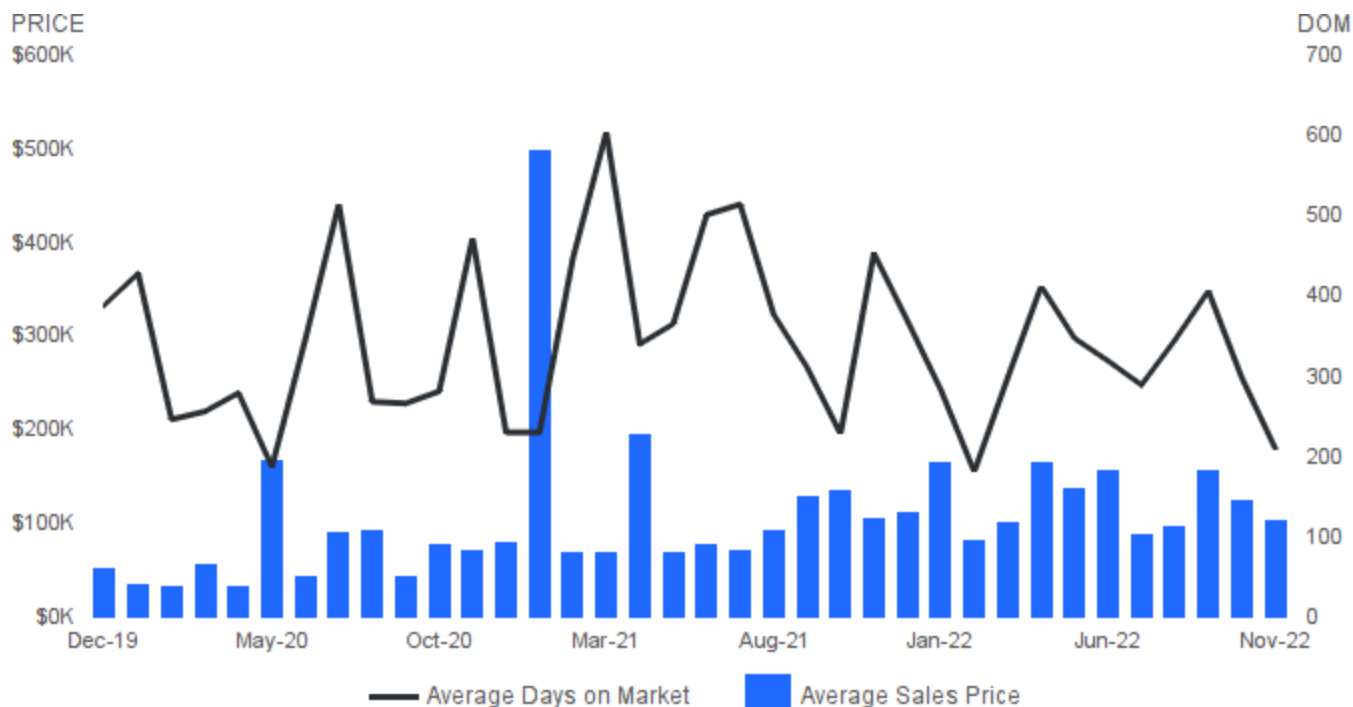
Median Sales Price | Price of the "middle" property sold -an equal number of sales were above and below this price.
Number of Sales | Number of properties sold.



AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

November 2022 | Lots/Acres ?

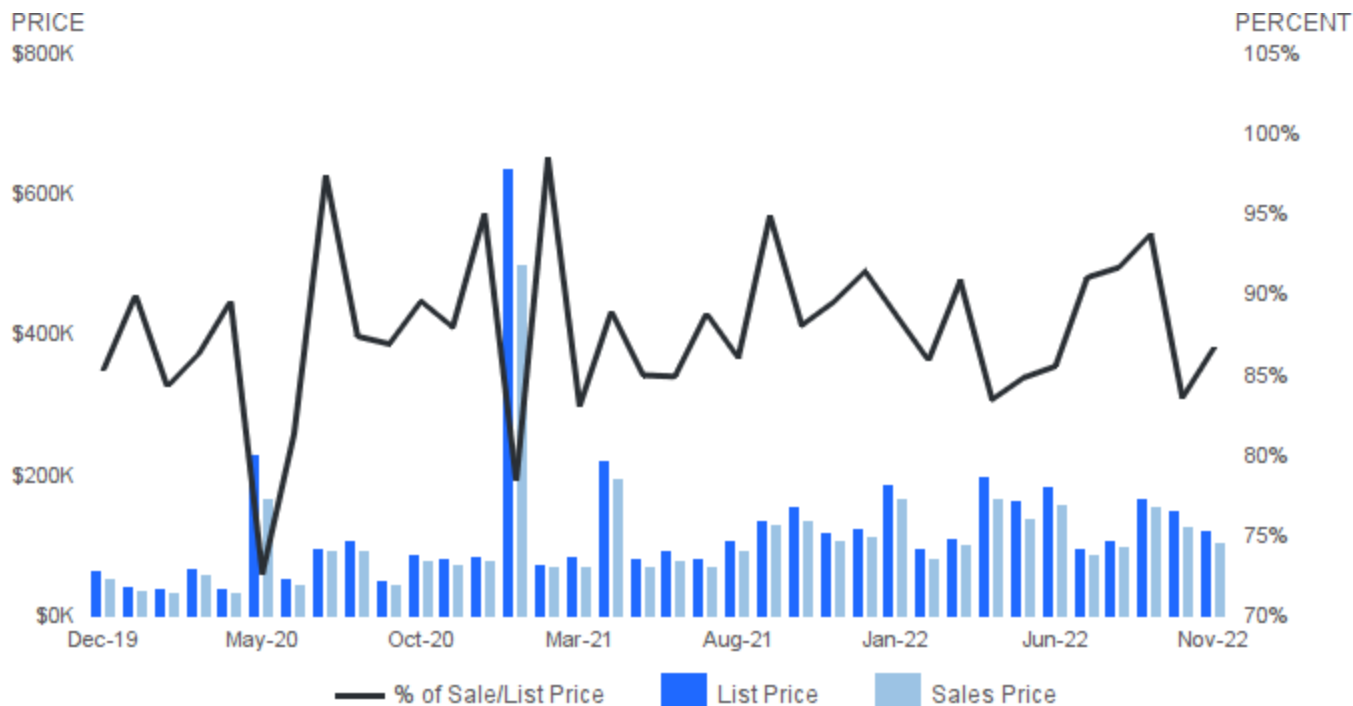
Average Sales Price | Average sales price for all properties sold.
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

November 2022 | Lots/Acres ?

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

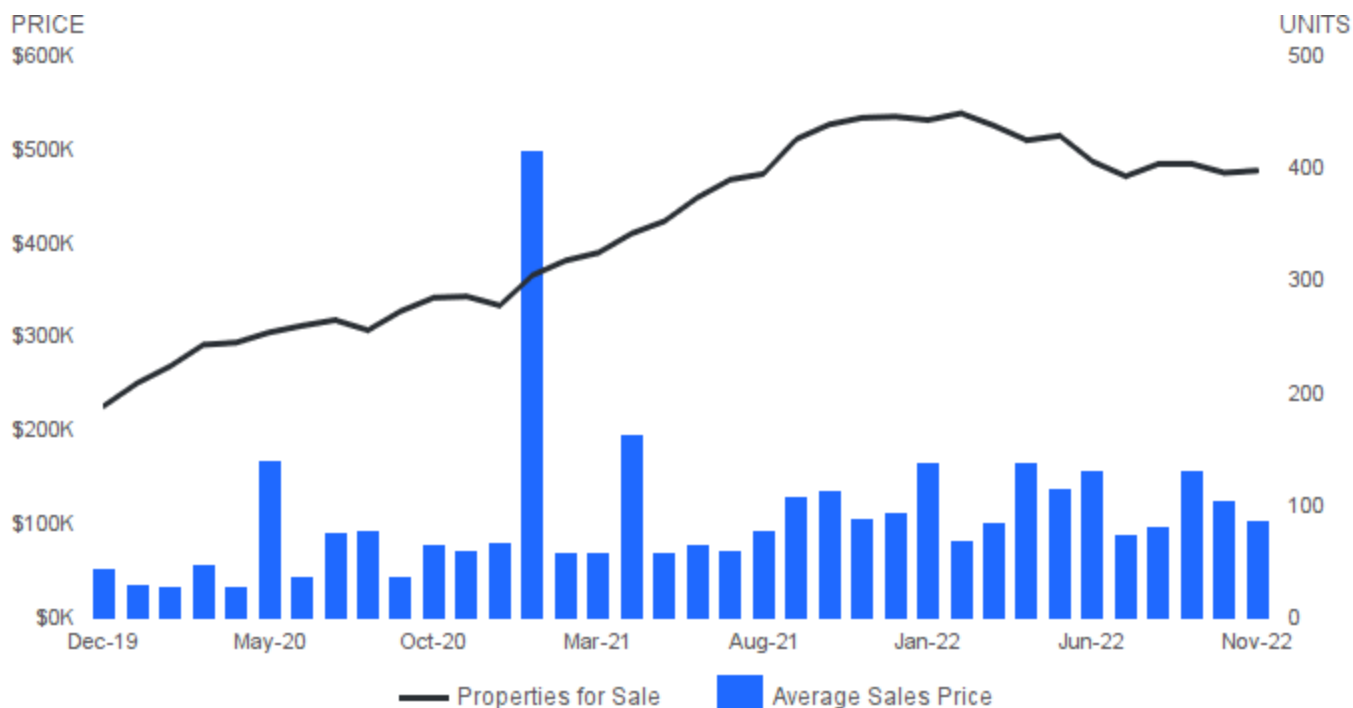


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

November 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.

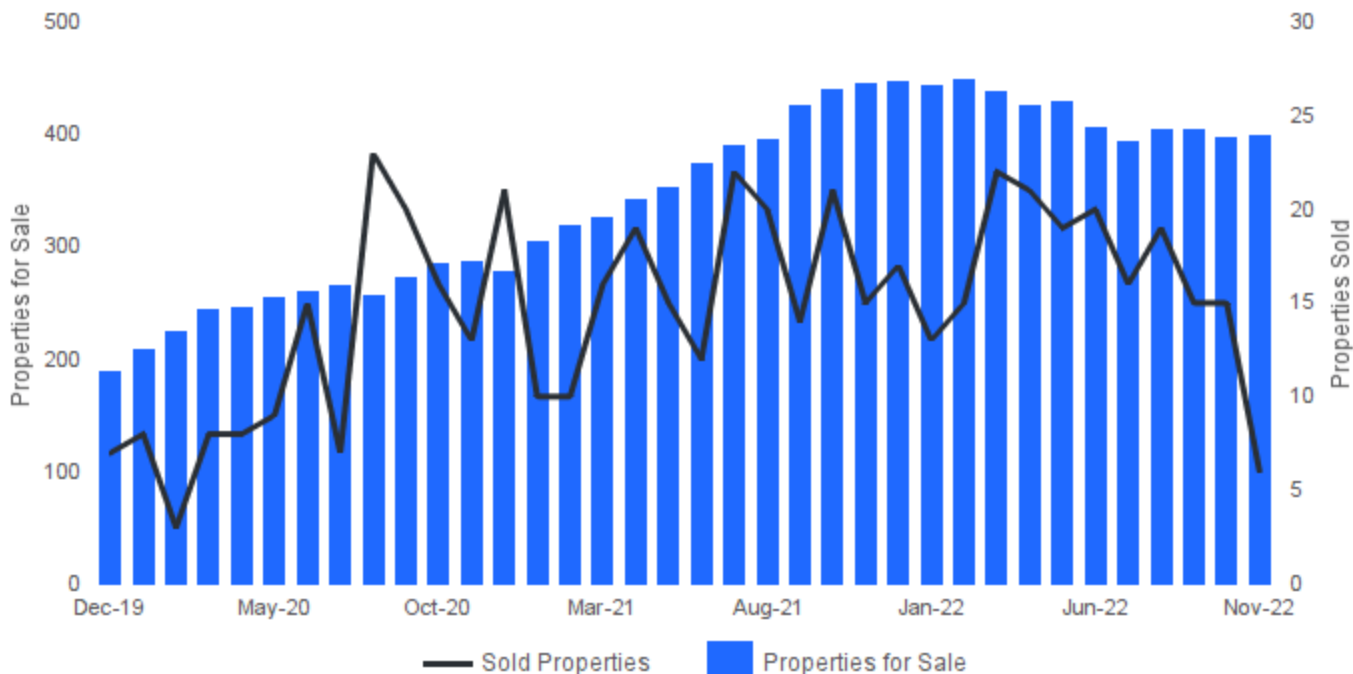


PROPERTIES FOR SALE AND SOLD PROPERTIES

November 2022 | Lots/Acres ?

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

Sold Properties | Number of properties sold.



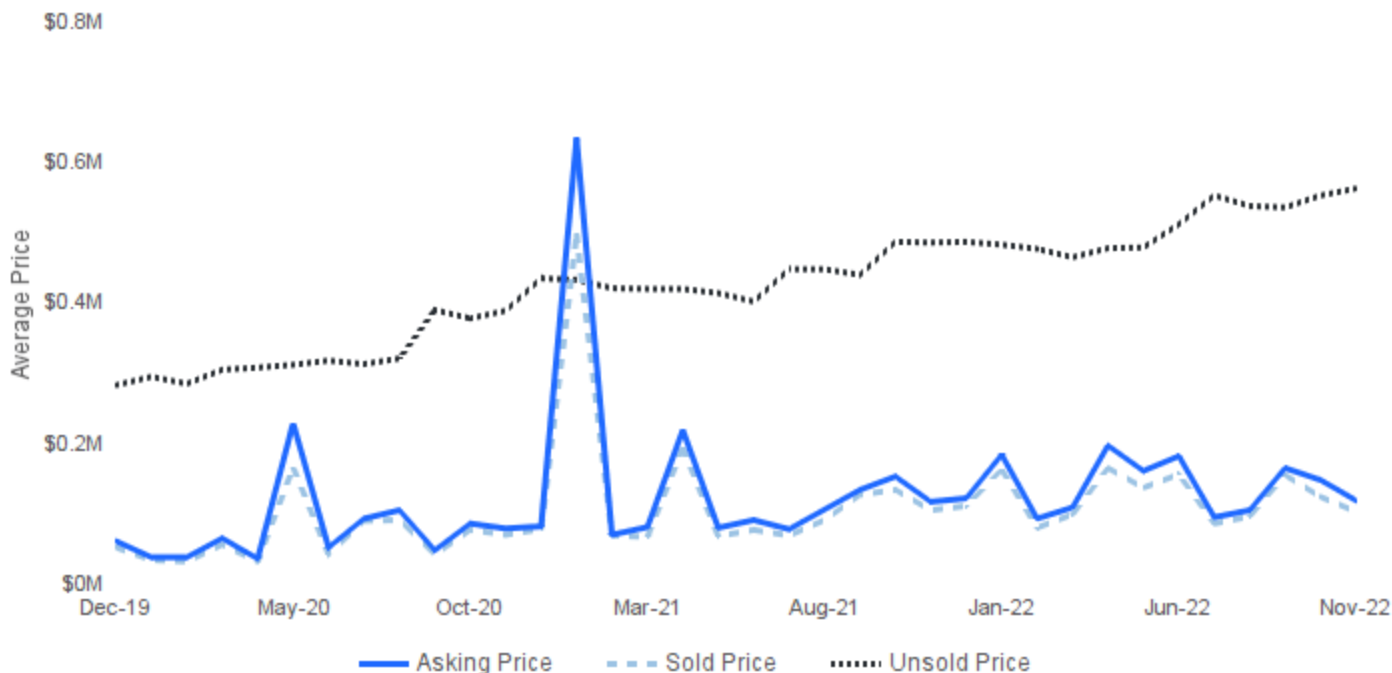
AVERAGE ASKING/SOLD/UNSOLD PRICE

November 2022 | Lots/Acres ?

Unsold Price | the average active list price

Asking Price | the average asking price of sold properties

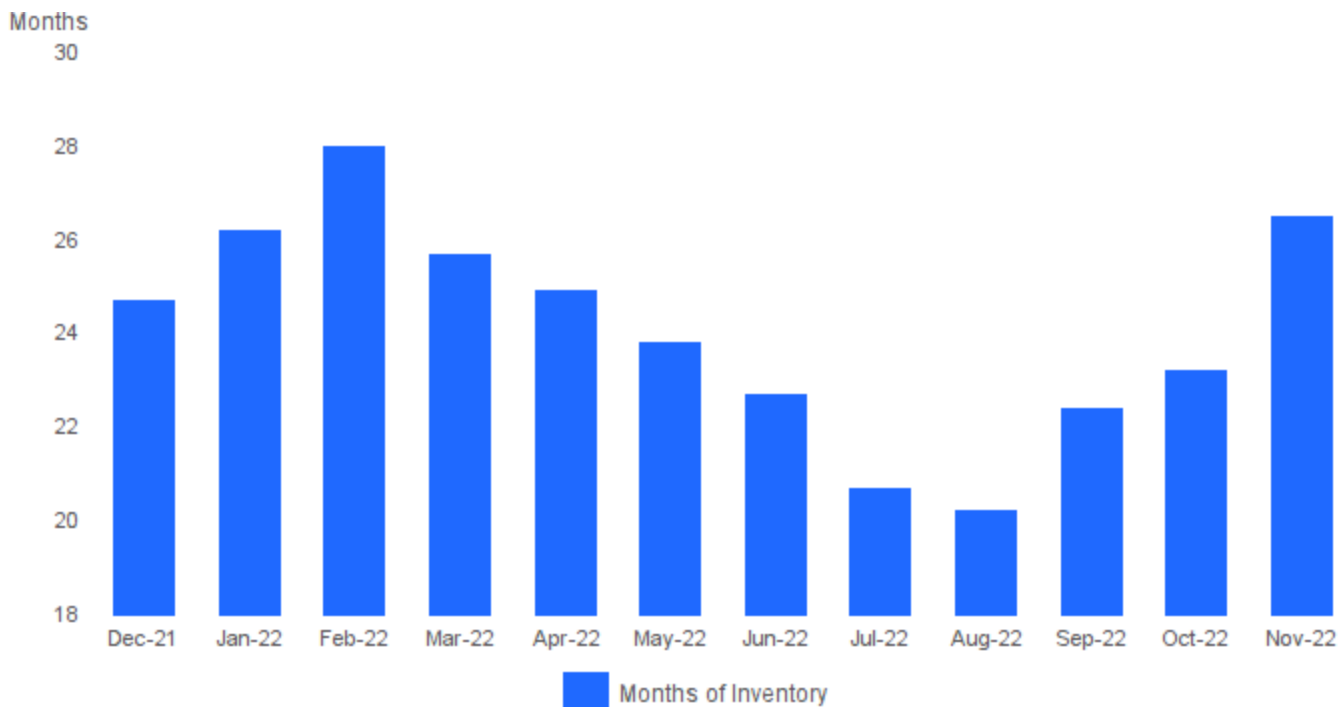
Sold Price | the average selling price



ABSORPTION RATE

November 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.



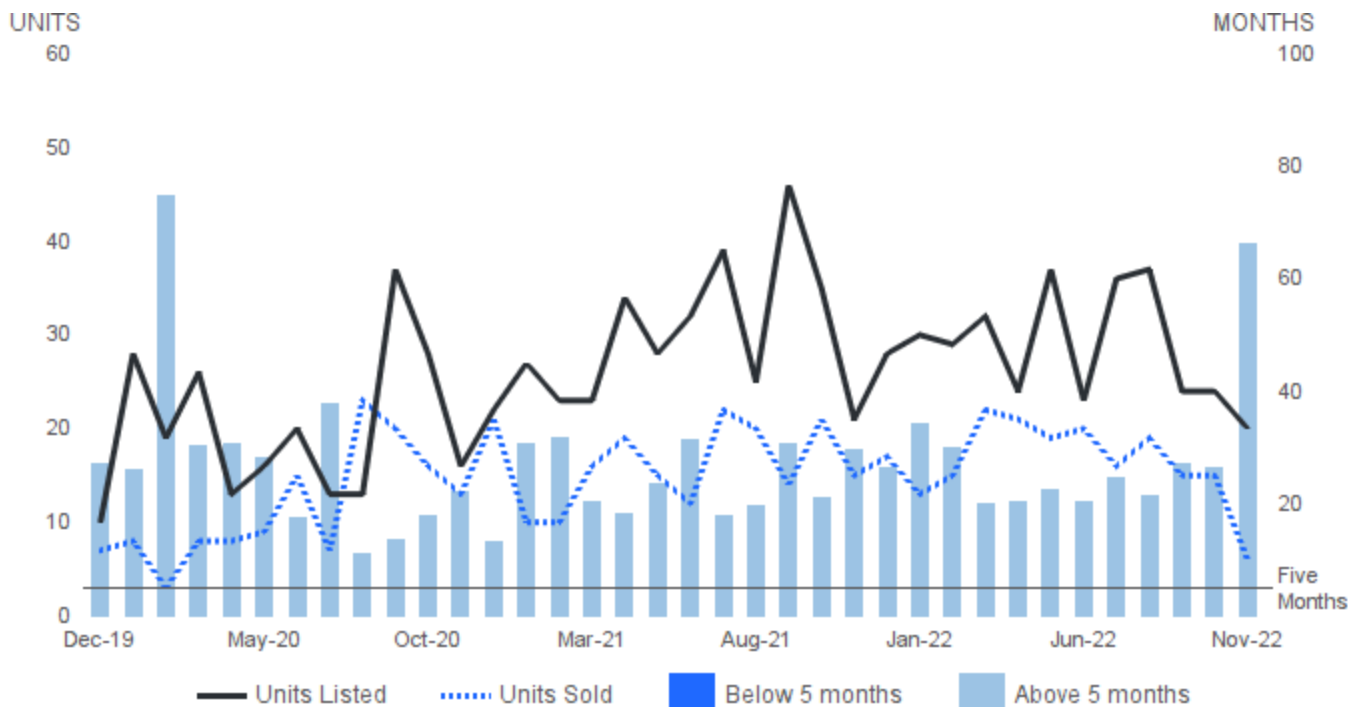
MONTHS SUPPLY OF INVENTORY

November 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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