



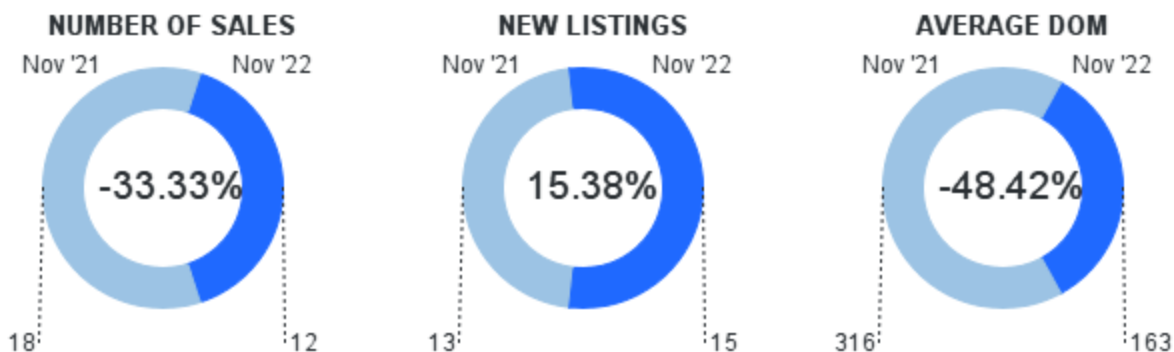
NOVEMBER 2022 AREA REPORT

SINGLE FAMILY HOMES

ST CROIX, US VIRGIN ISLANDS



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ST. CROIX | November 2022**REAL ESTATE SNAPSHOT - Change since this time last year****Single Family****-48.22%** ↓**MEDIAN SALES PRICE**
SINGLE FAMILY**-26.24%** ↓**AVERAGE SALES PRICE**
SINGLE FAMILY**-43.80%** ↓**MEDIAN LIST PRICE
(SOLD LISTINGS)**
SINGLE FAMILY**-20.38%** ↓**AVERAGE LIST PRICE
(SOLD LISTINGS)**
SINGLE FAMILY

Nov '21 Nov '22

AREA REPORT

ST. CROIX

FULL MARKET SUMMARY

November 2022 | Single Family ?

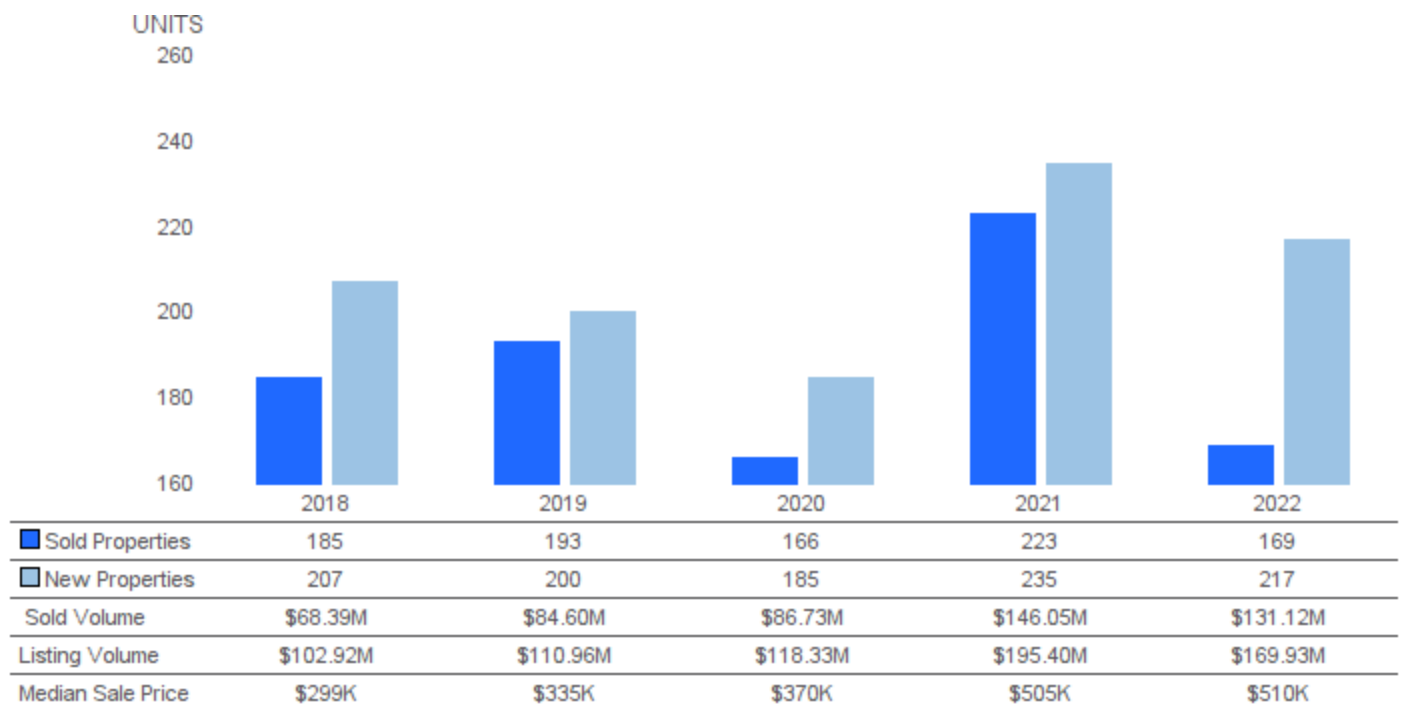
	Month to Date			Year to Date		
	November 2022	November 2021	% Change	YTD 2022	YTD 2021	% Change
New Listings	15	13	15.38% ↑	217	216	0.46% ↑
Sold Listings	12	18	-33.33% ↓	169	203	-16.75% ↓
Median List Price (Solds)	\$340,000	\$605,000	-43.8% ↓	\$529,500	\$519,000	2.02% ↑
Median Sold Price	\$312,500	\$603,500	-48.22% ↓	\$510,000	\$519,000	-1.73% ↓
Median Days on Market	142	215	-33.95% ↓	161	203	-20.69% ↓
Average List Price (Solds)	\$572,916	\$719,555	-20.38% ↓	\$831,868	\$660,943	25.86% ↑
Average Sold Price	\$526,250	\$713,444	-26.24% ↓	\$775,845	\$657,990	17.91% ↑
Average Days on Market	163	316	-48.42% ↓	239	282	-15.25% ↓
List/Sold Price Ratio	92.9%	99.4%	-6.51% ↓	94.2%	99.4%	-5.23% ↓

SOLD AND NEW PROPERTIES (UNITS)

November 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

November 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.

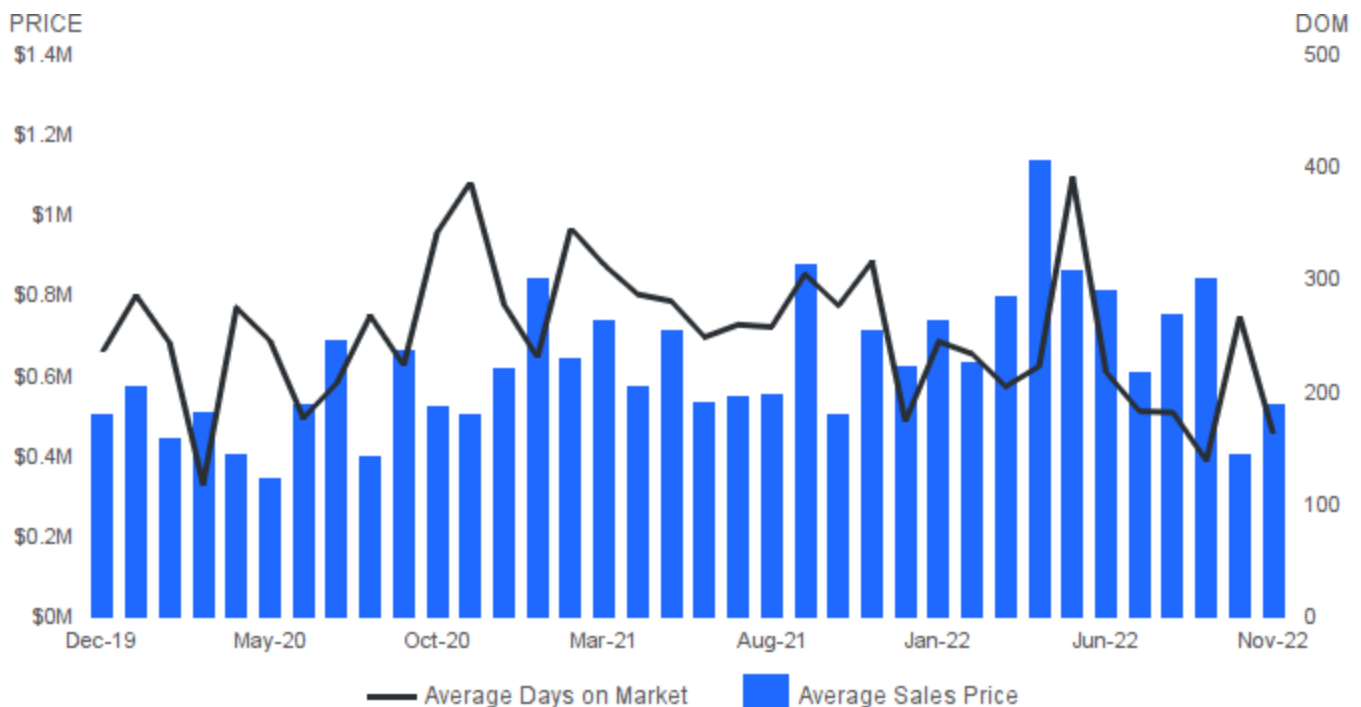


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

November 2022 | Single Family ?

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

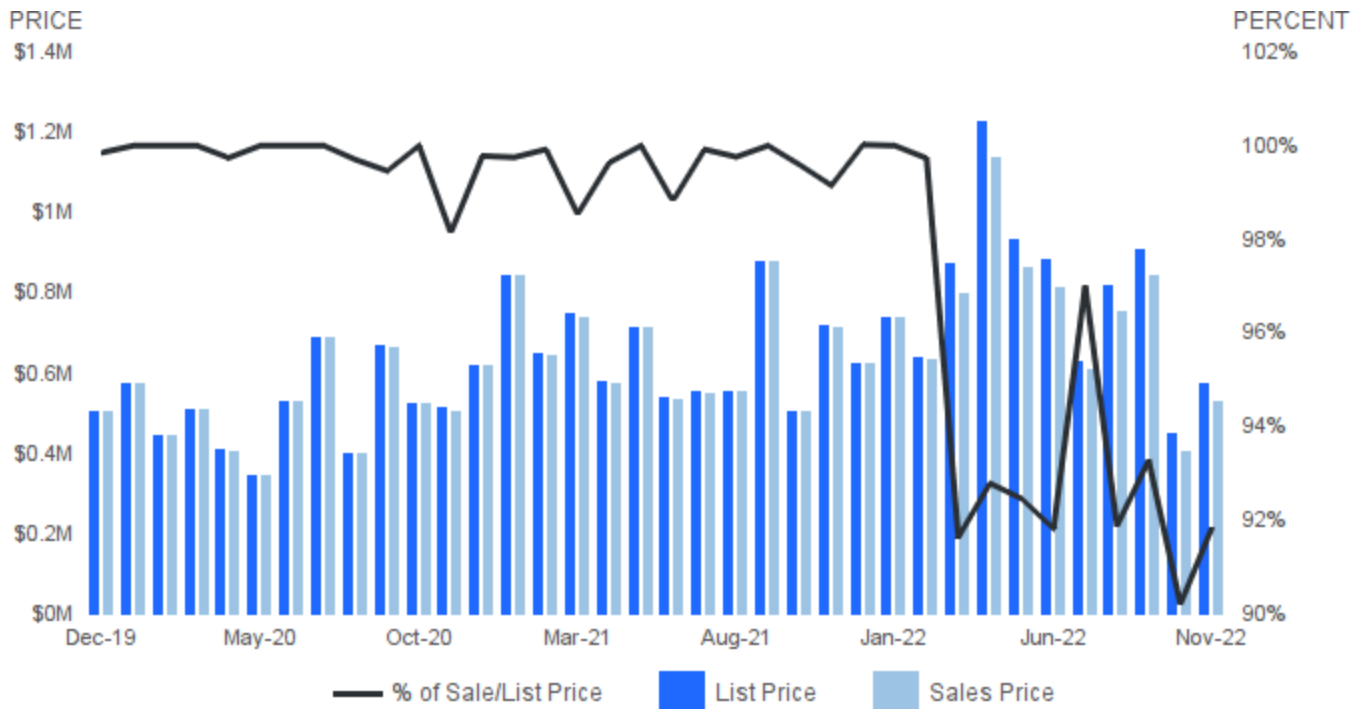
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

November 2022 | Single Family ?

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

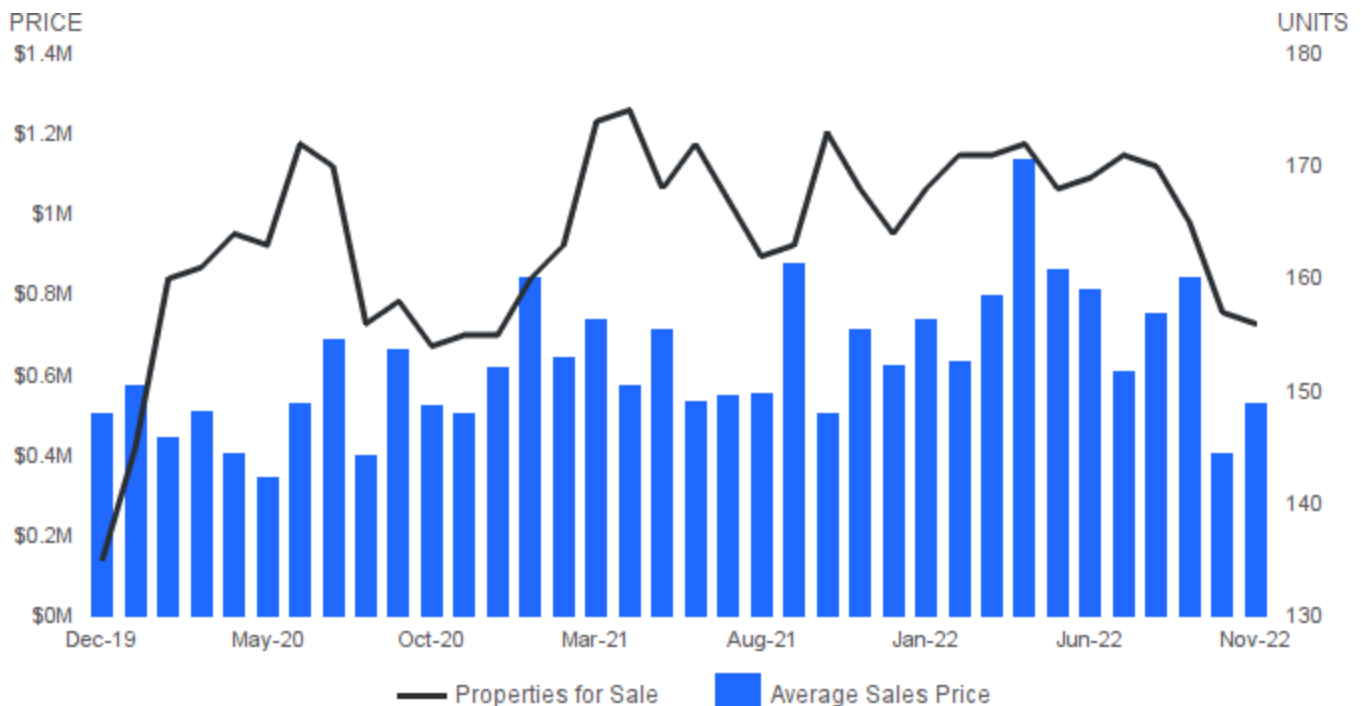


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

November 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.

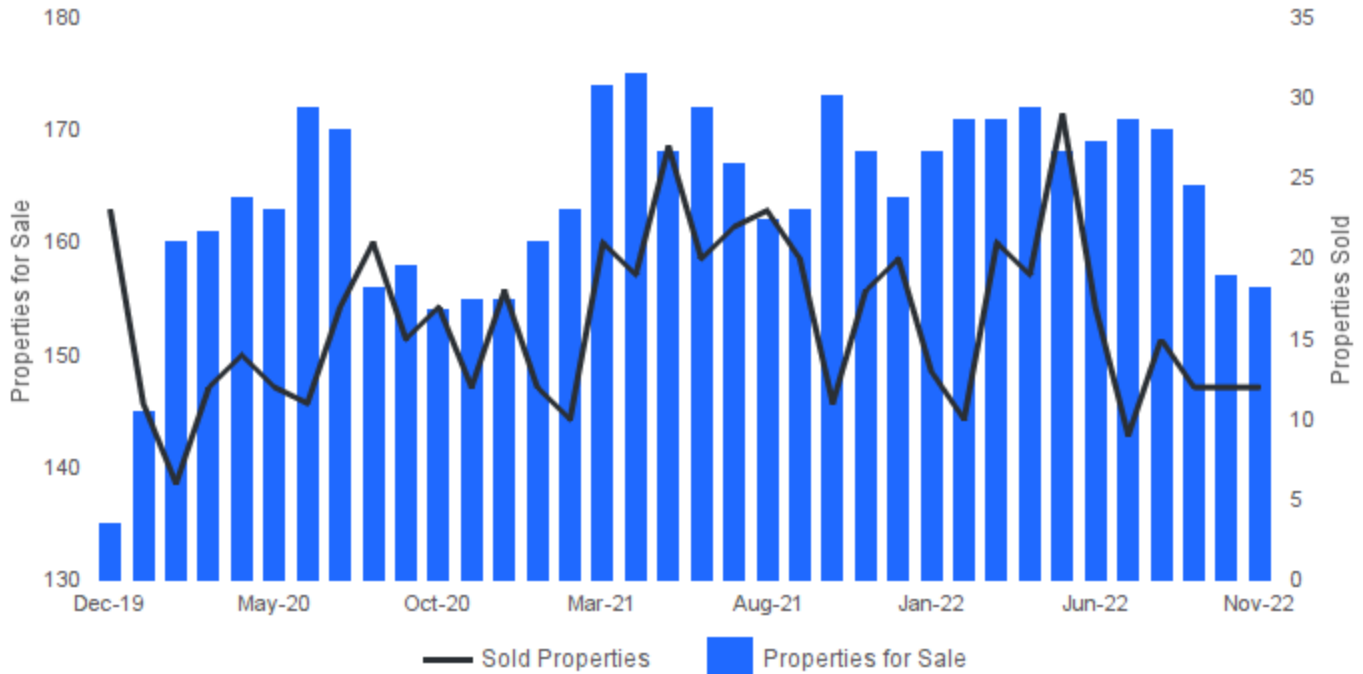


PROPERTIES FOR SALE AND SOLD PROPERTIES

November 2022 | Single Family ?

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

Sold Properties | Number of properties sold.



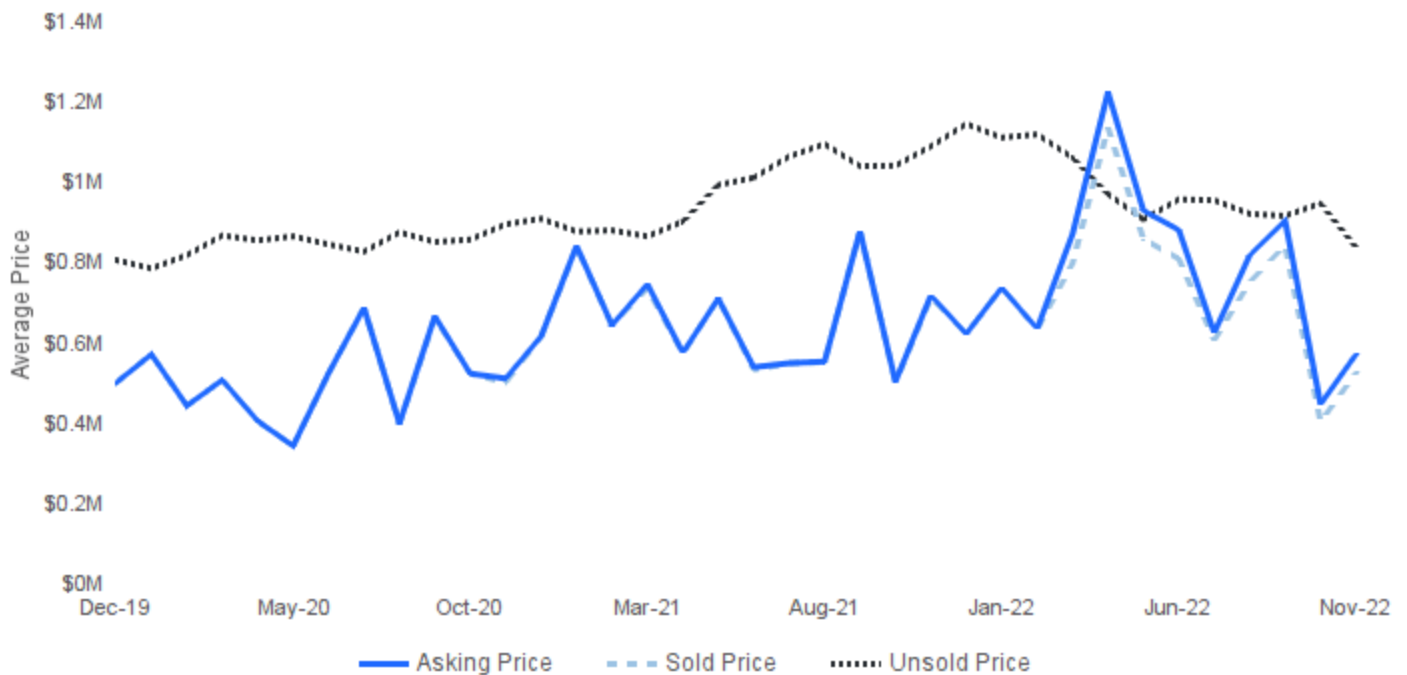
AVERAGE ASKING/SOLD/UNSOLD PRICE

November 2022 | Single Family ?

Unsold Price | the average active list price

Asking Price | the average asking price of sold properties

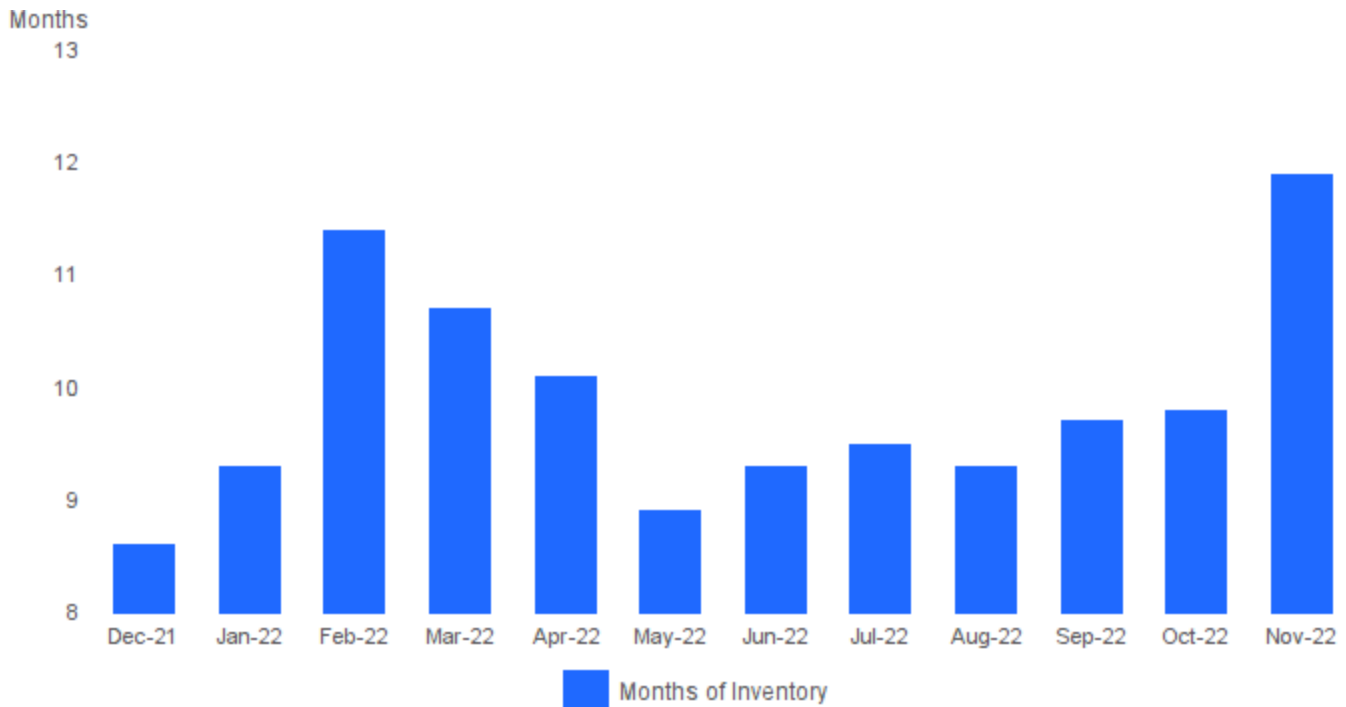
Sold Price | the average selling price



ABSORPTION RATE

November 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.



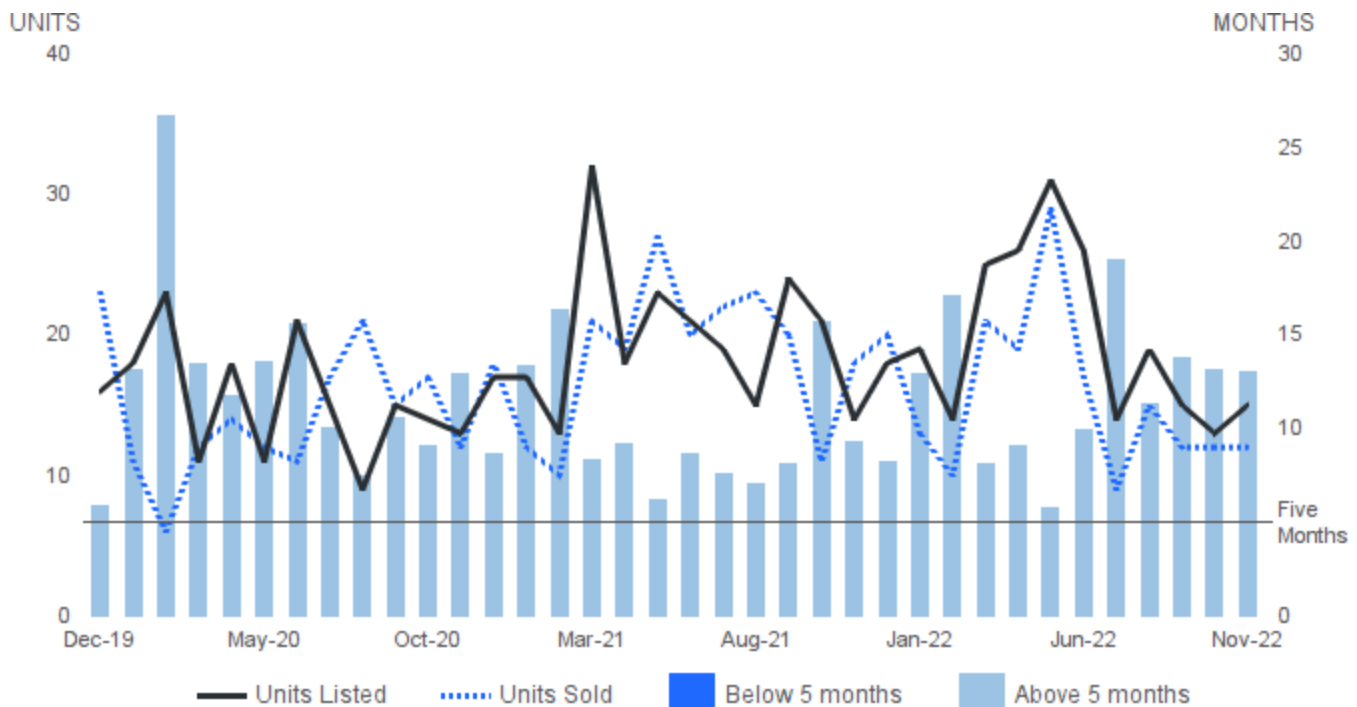
MONTHS SUPPLY OF INVENTORY

November 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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