



DECEMBER 2022 AREA REPORT

ALL PROPERTY TYPES

ST CROIX, US VIRGIN ISLANDS



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ST. CROIX | December 2022

REAL ESTATE SNAPSHOT - Change since this time last year

All Property Types



7.62% 
MEDIAN SALES PRICE
ALL PROPERTY TYPES

-2.32% 
AVERAGE SALES PRICE
ALL PROPERTY TYPES

1.52% 
MEDIAN LIST PRICE
(SOLD LISTINGS)
ALL PROPERTY TYPES

-0.69% 
AVERAGE LIST PRICE
(SOLD LISTINGS)
ALL PROPERTY TYPES

 Dec '21  Dec '22

AREA REPORT

St. Croix

FULL MARKET SUMMARY

December 2022 | All Property Types ?

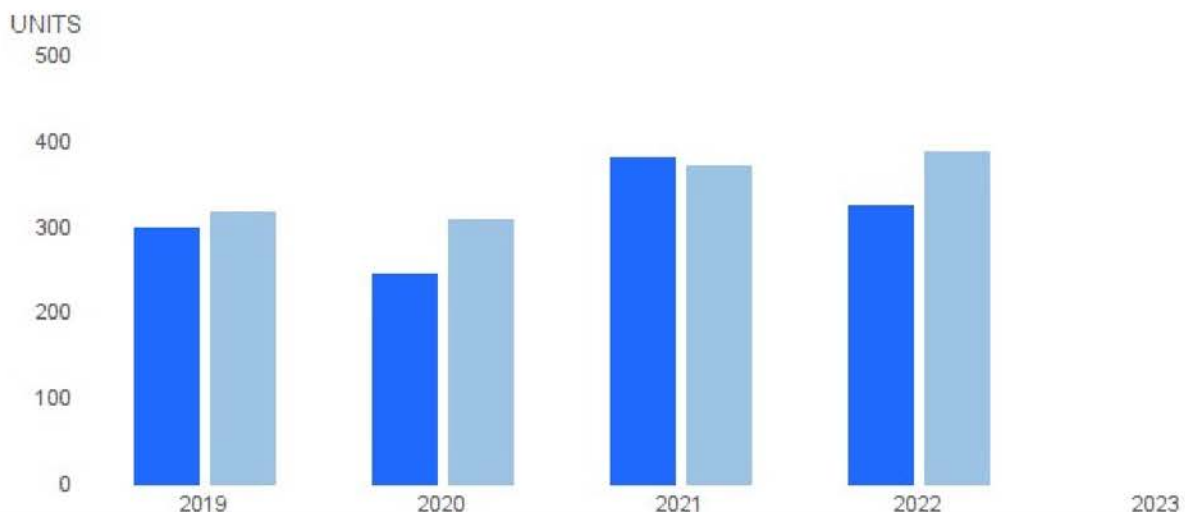
	Month to Date			Year to Date		
	December 2022	December 2021	% Change	YTD 2022	YTD 2021	% Change
New Listings	32	34	-5.88% ↓	389	371	4.85% ↑
Sold Listings	27	37	-27.03% ↓	325	380	-14.47% ↓
Median List Price (Solds)	\$335,000	\$330,000	1.52% ↑	\$369,000	\$341,500	8.05% ↑
Median Sold Price	\$325,000	\$302,000	7.62% ↑	\$350,000	\$329,000	6.38% ↑
Median Days on Market	135	112	20.54% ↑	132	171	-22.81% ↓
Average List Price (Solds)	\$451,555	\$454,675	-0.69% ↓	\$569,077	\$498,375	14.19% ↑
Average Sold Price	\$430,082	\$440,281	-2.32% ↓	\$534,627	\$488,720	9.39% ↑
Average Days on Market	194	142	36.62% ↑	186	234	-20.51% ↓
List/Sold Price Ratio	94.2%	96.3%	-2.19% ↓	94.7%	97%	-2.34% ↓

SOLD AND NEW PROPERTIES (UNITS)

December 2022 | All Property Types ?

Sold Properties | Number of properties sold during the year

New Properties | Number of properties listed during the year.



Sold Properties	299	246	380	325	0
New Properties	318	308	371	389	0
Sold Volume	\$104.26M	\$103.18M	\$185.71M	\$173.75M	\$0
Listing Volume	\$140.21M	\$152.75M	\$228.48M	\$237.02M	\$0
Median Sale Price	\$247K	\$282K	\$329K	\$350K	\$0

MEDIAN SALES PRICE AND NUMBER OF SALES

December 2022 | All Property Types ?

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

December 2022 | All Property Types ?

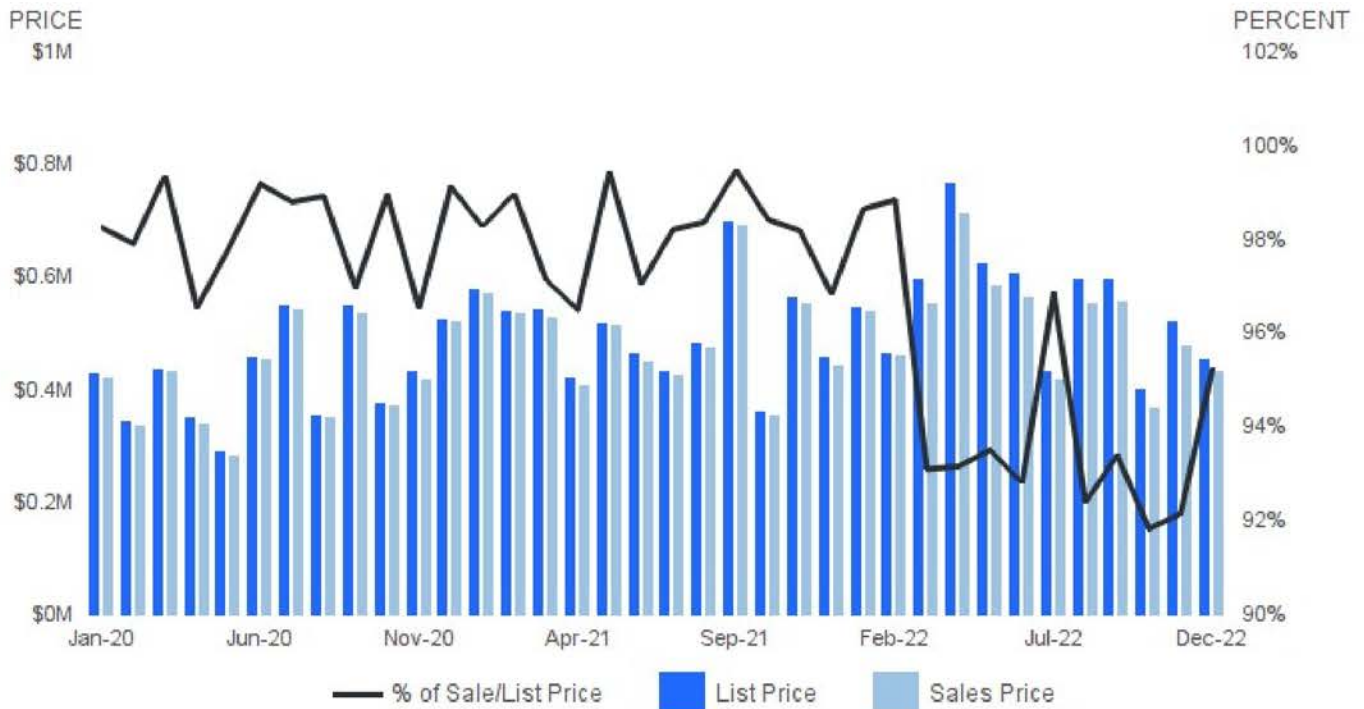
Average Sales Price | Average sales price for all properties sold.
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

December 2022 | All Property Types ?

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

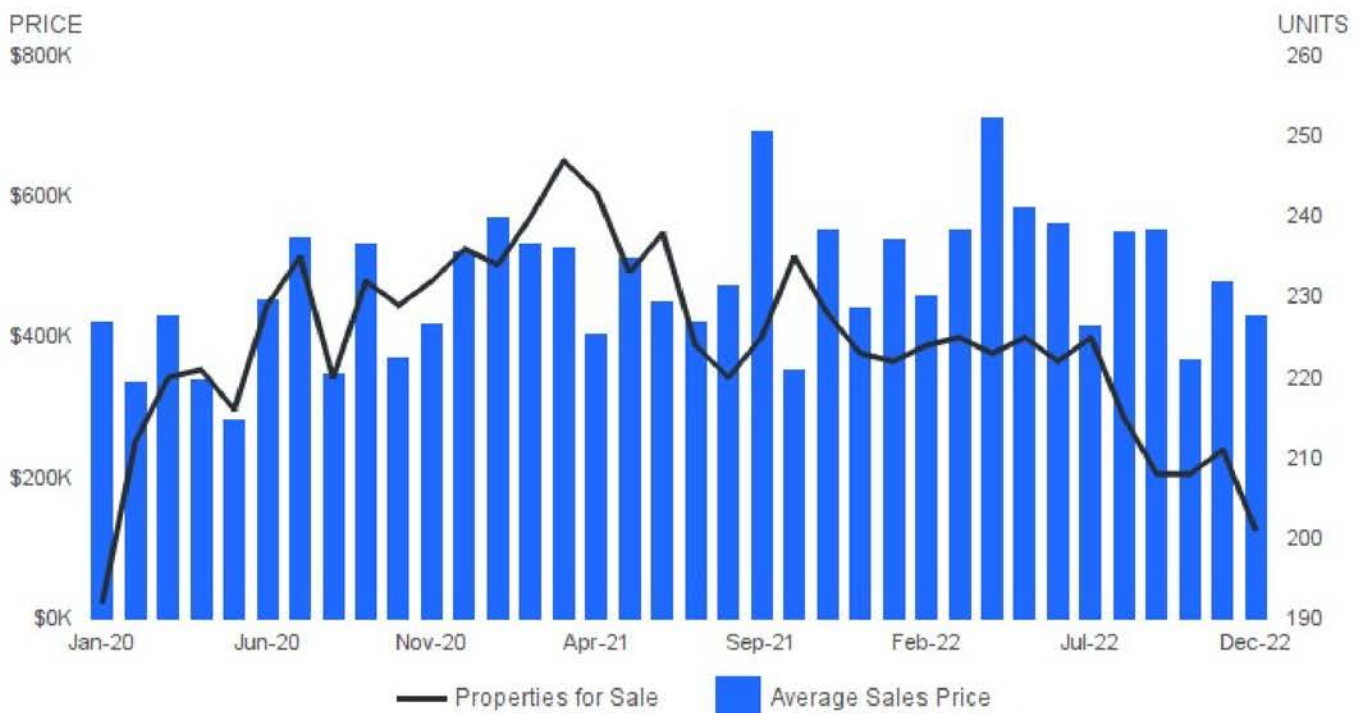


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

December 2022 | All Property Types ?

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

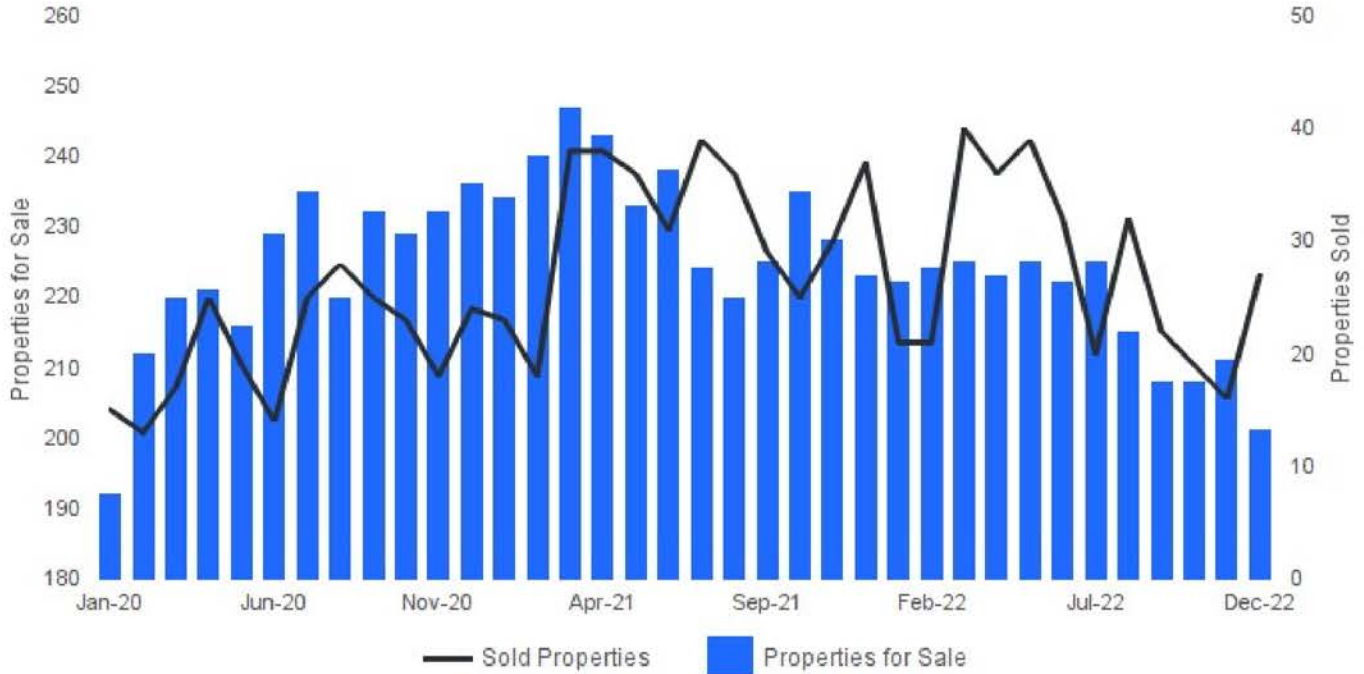
Properties for Sale | Number of properties listed for sale at the end of month.



PROPERTIES FOR SALE AND SOLD PROPERTIES

December 2022 | All Property Types ?

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

December 2022 | All Property Types ?

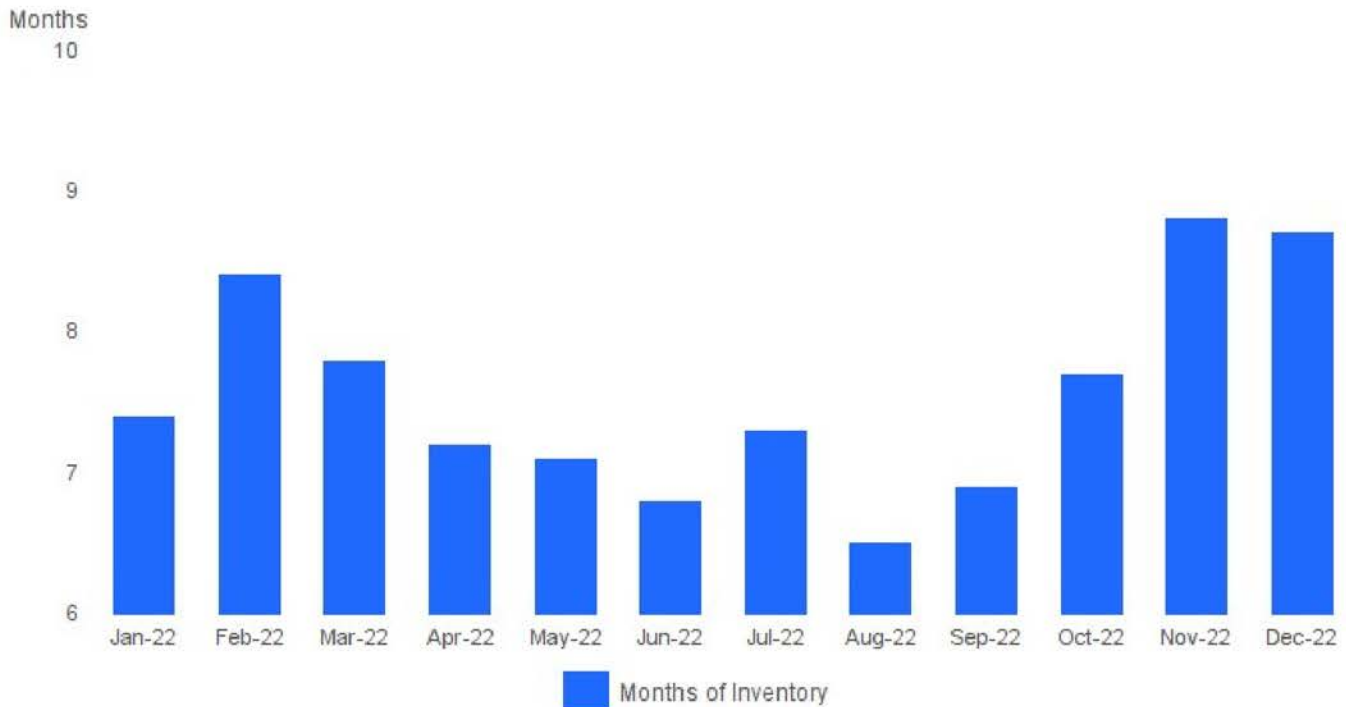
Unsold Price | the average active list price
Asking Price | the average asking price of sold properties
Sold Price | the average selling price



ABSORPTION RATE

December 2022 | All Property Types ?

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

December 2022 | All Property Types ?

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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