



DECEMBER 2022 AREA REPORT

CONDOS

ST CROIX, US VIRGIN ISLANDS



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ST. CROIX | December 2022

REAL ESTATE SNAPSHOT - Change since this time last year

Condo



88.68% 
MEDIAN SALES PRICE
CONDO

69.22% 
AVERAGE SALES PRICE
CONDO

90.67% 
MEDIAN LIST PRICE
(SOLD LISTINGS)
CONDO

65.48% 
AVERAGE LIST PRICE
(SOLD LISTINGS)
CONDO

 Dec '21  Dec '22

AREA REPORT

ST. CROIX

FULL MARKET SUMMARY

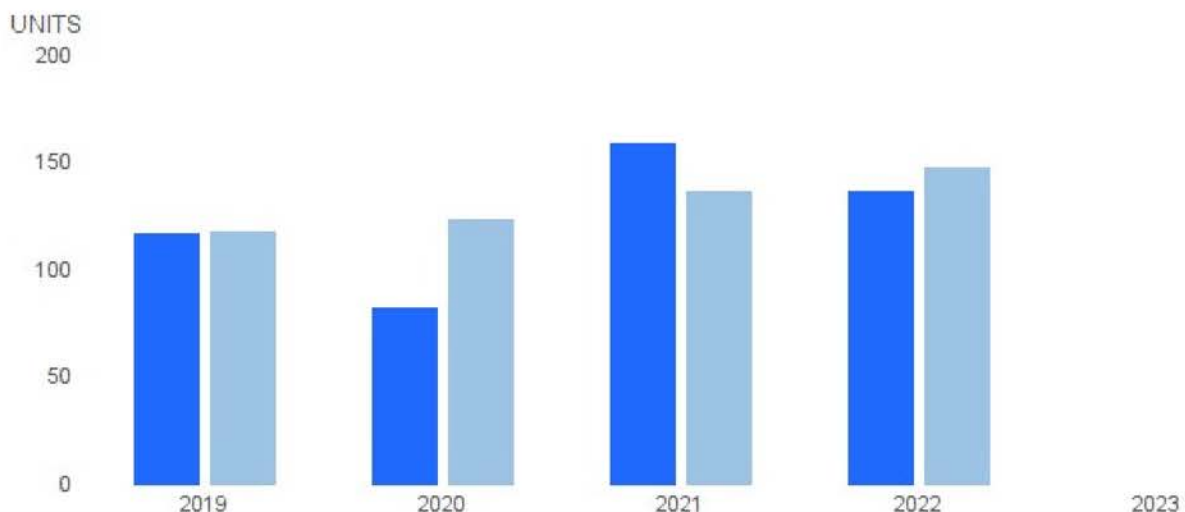
December 2022 | Condo ?

| | Month to Date | | | Year to Date | | |
|----------------------------|---------------|---------------|-----------|--------------|-----------|-----------|
| | December 2022 | December 2021 | % Change | YTD 2022 | YTD 2021 | % Change |
| New Listings | 11 | 16 | -31.25% ↓ | 148 | 136 | 8.82% ↑ |
| Sold Listings | 5 | 17 | -70.59% ↓ | 136 | 159 | -14.47% ↓ |
| Median List Price (Solds) | \$429,000 | \$225,000 | 90.67% ↑ | \$265,000 | \$269,000 | -1.49% ↓ |
| Median Sold Price | \$400,000 | \$212,000 | 88.68% ↑ | \$253,250 | \$250,000 | 1.3% ↑ |
| Median Days on Market | 55 | 92 | -40.22% ↓ | 102 | 147 | -30.61% ↓ |
| Average List Price (Solds) | \$423,200 | \$255,735 | 65.48% ↑ | \$297,819 | \$295,791 | 0.69% ↑ |
| Average Sold Price | \$407,514 | \$240,817 | 69.22% ↑ | \$285,561 | \$278,648 | 2.48% ↑ |
| Average Days on Market | 63 | 105 | -40% ↓ | 136 | 195 | -30.26% ↓ |
| List/Sold Price Ratio | 96.2% | 93.2% | 3.24% ↑ | 95.6% | 93.7% | 2.02% ↑ |

SOLD AND NEW PROPERTIES (UNITS)

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



| | | | | | |
|-------------------|----------|----------|----------|----------|-----|
| Sold Properties | 117 | 82 | 159 | 136 | 0 |
| New Properties | 118 | 123 | 136 | 148 | 0 |
| Sold Volume | \$24.93M | \$20.36M | \$44.31M | \$38.84M | \$0 |
| Listing Volume | \$29.25M | \$34.41M | \$39.19M | \$47.27M | \$0 |
| Median Sale Price | \$180K | \$235K | \$250K | \$253K | \$0 |

MEDIAN SALES PRICE AND NUMBER OF SALES

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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

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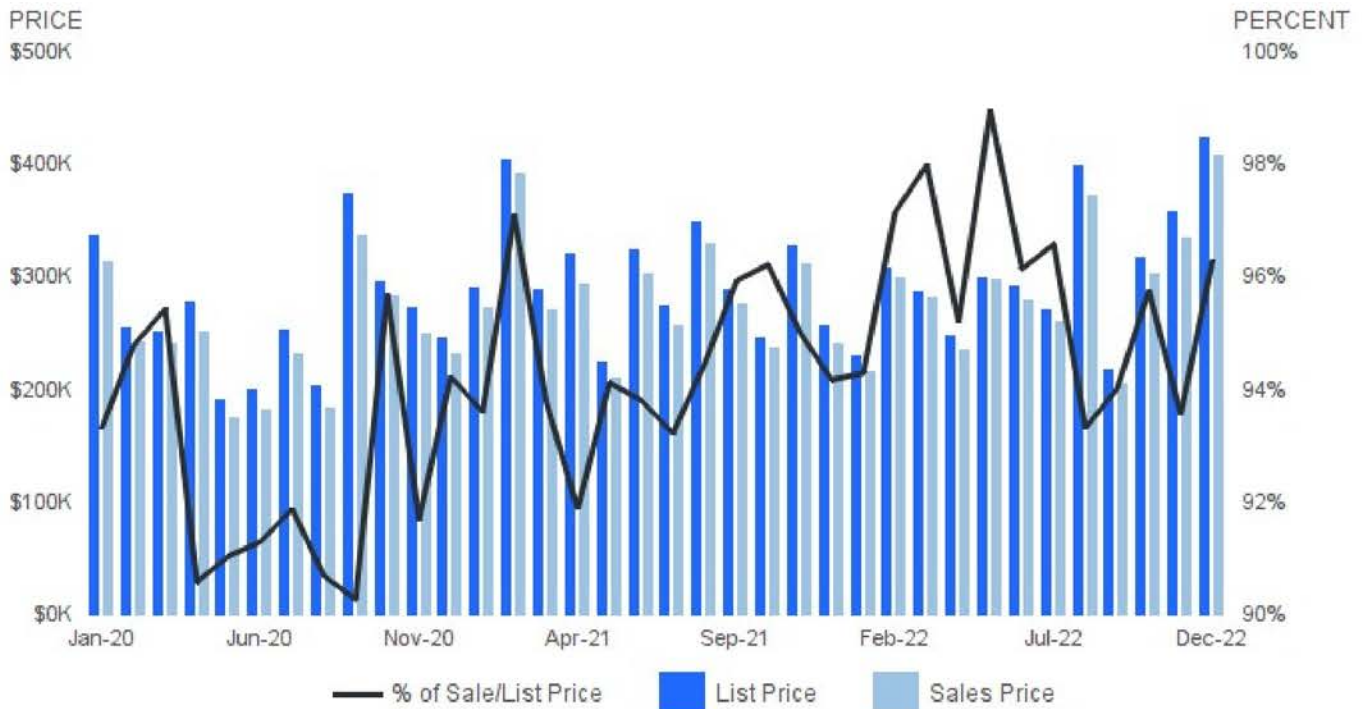
Average Sales Price | Average sales price for all properties sold.
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

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

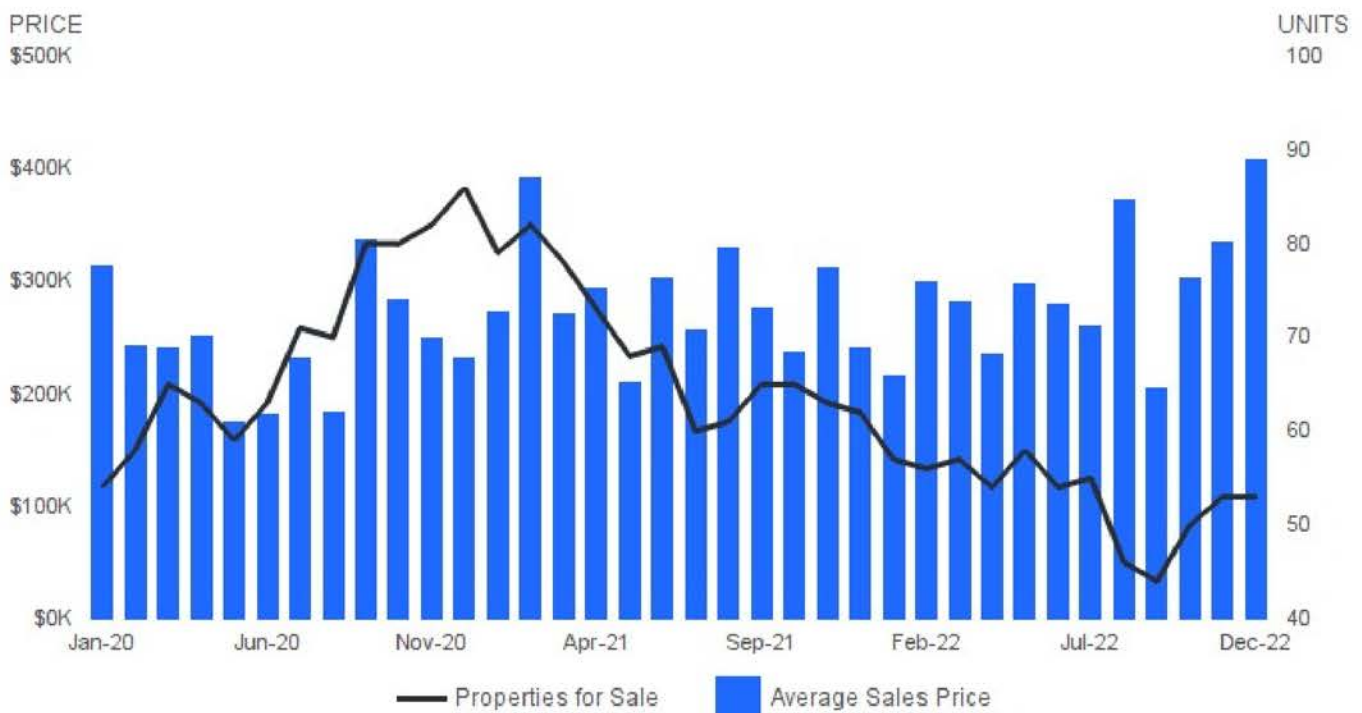


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

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

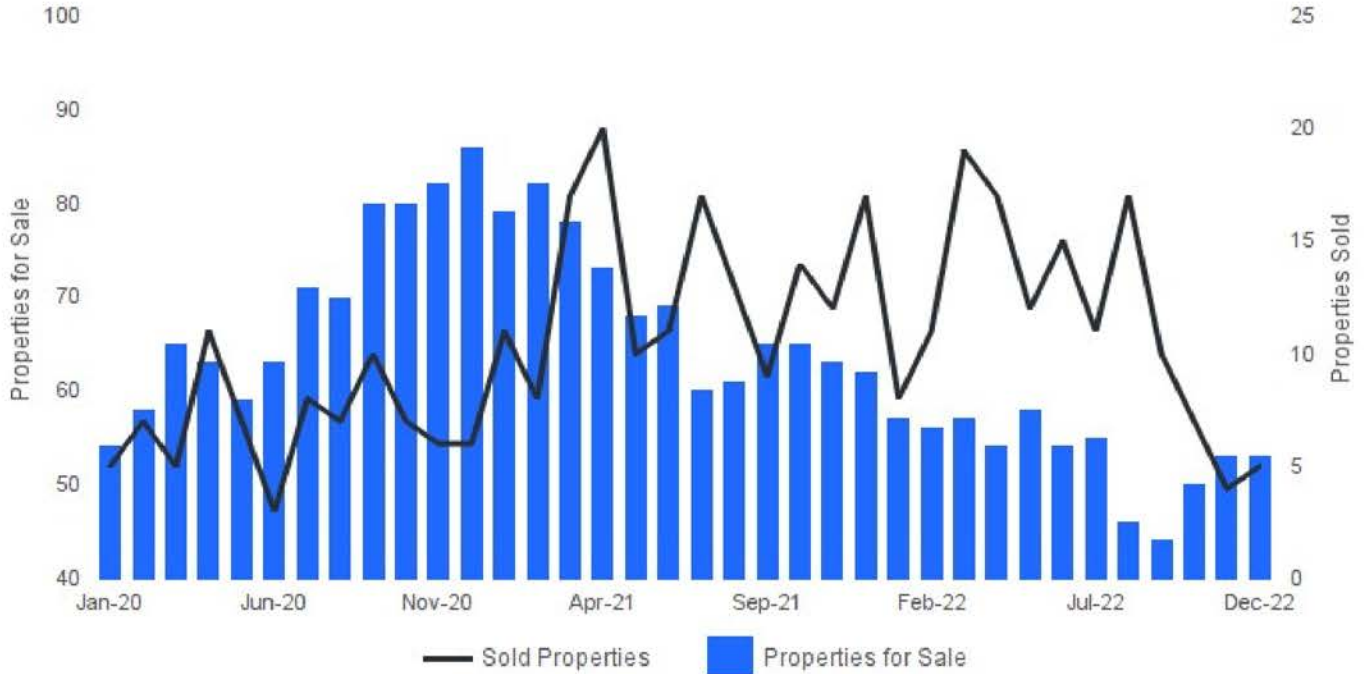
Properties for Sale | Number of properties listed for sale at the end of month.



PROPERTIES FOR SALE AND SOLD PROPERTIES

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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

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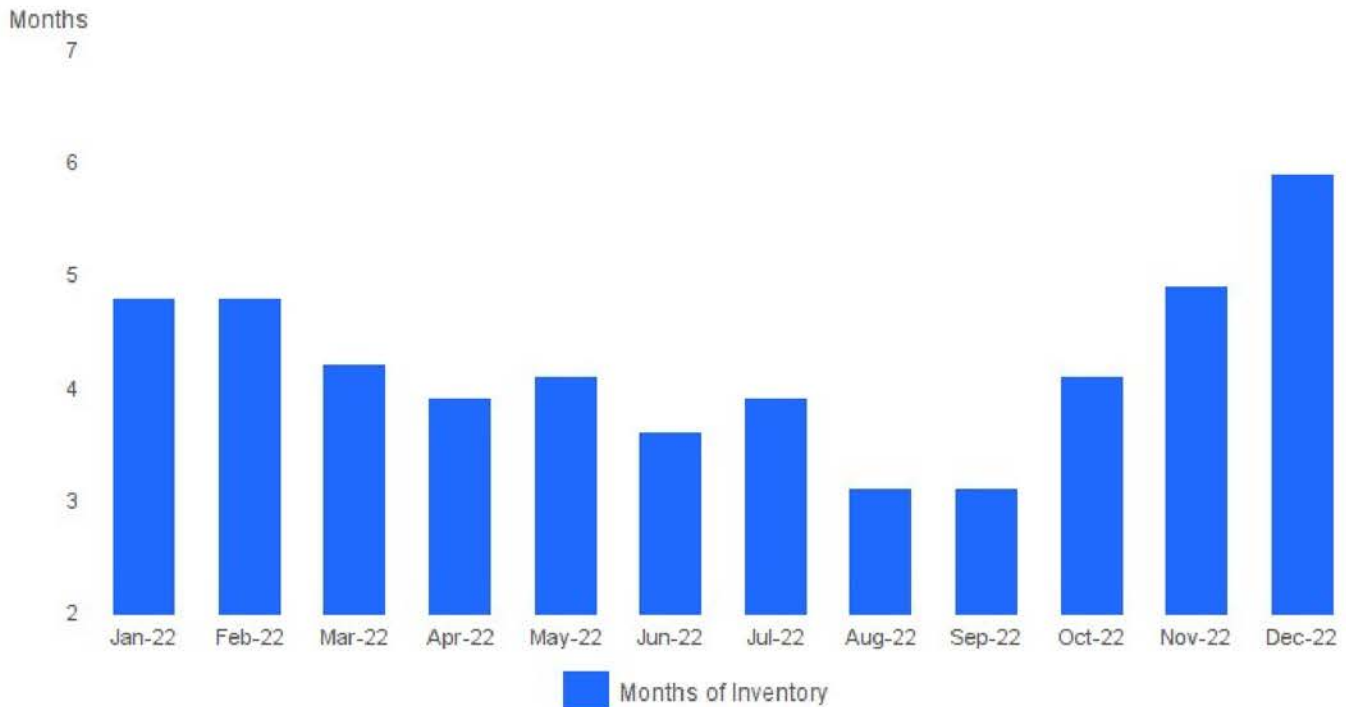
Unsold Price | the average active list price
Asking Price | the average asking price of sold properties
Sold Price | the average selling price



ABSORPTION RATE

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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.



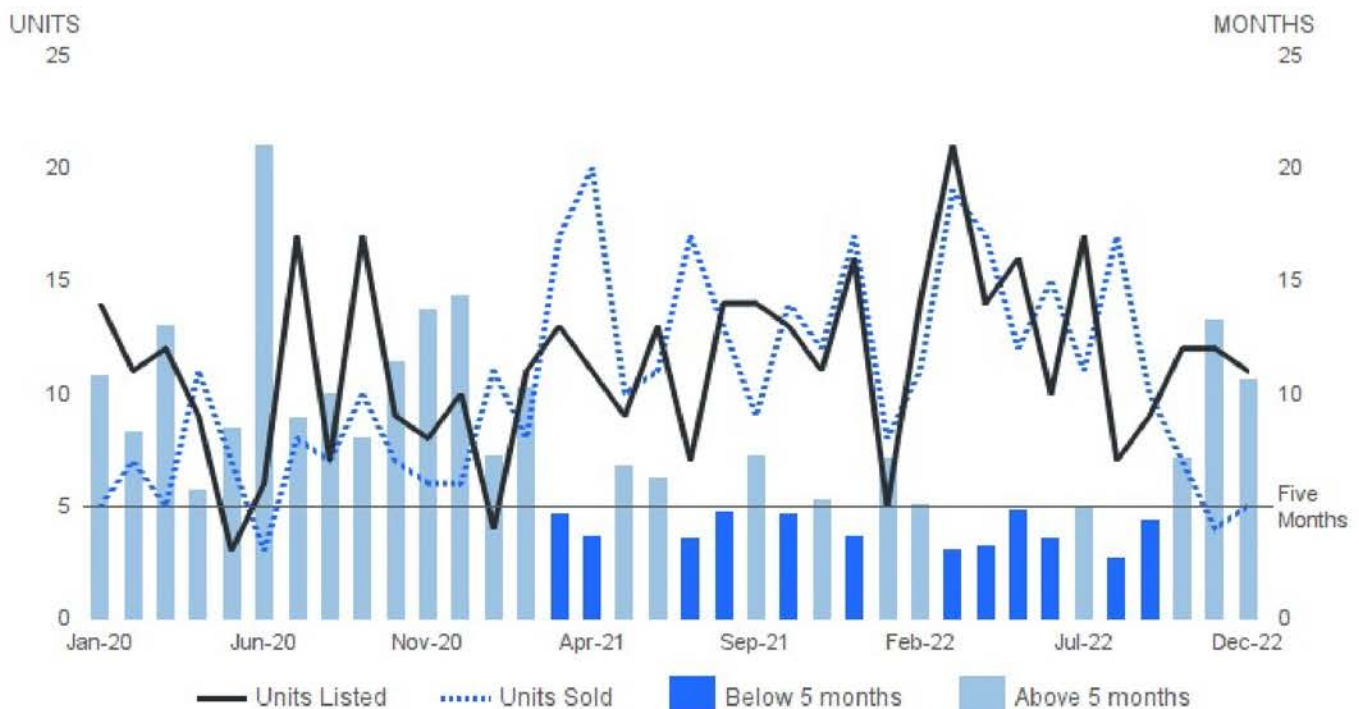
MONTHS SUPPLY OF INVENTORY

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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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