



DECEMBER 2022 AREA REPORT

# LAND

ST CROIX, US VIRGIN ISLANDS



CHRIS AND CHRISTIE POWERS  
+1 340-643-9448  
christiepowersrealtor@gmail.com  
www.ChrisAndChristiePowers.com

# ST. CROIX | December 2022

## REAL ESTATE SNAPSHOT - Change since this time last year

### Lots/Acres



**28.81%**

**MEDIAN SALES PRICE**  
LOTS/ACRES

**85.97%**

**AVERAGE SALES PRICE**  
LOTS/ACRES

**13.89%**

**MEDIAN LIST PRICE**  
**(SOLD LISTINGS)**  
LOTS/ACRES

**79.93%**

**AVERAGE LIST PRICE**  
**(SOLD LISTINGS)**  
LOTS/ACRES

Dec '21    Dec '22

# AREA REPORT

ST. CROIX

## FULL MARKET SUMMARY

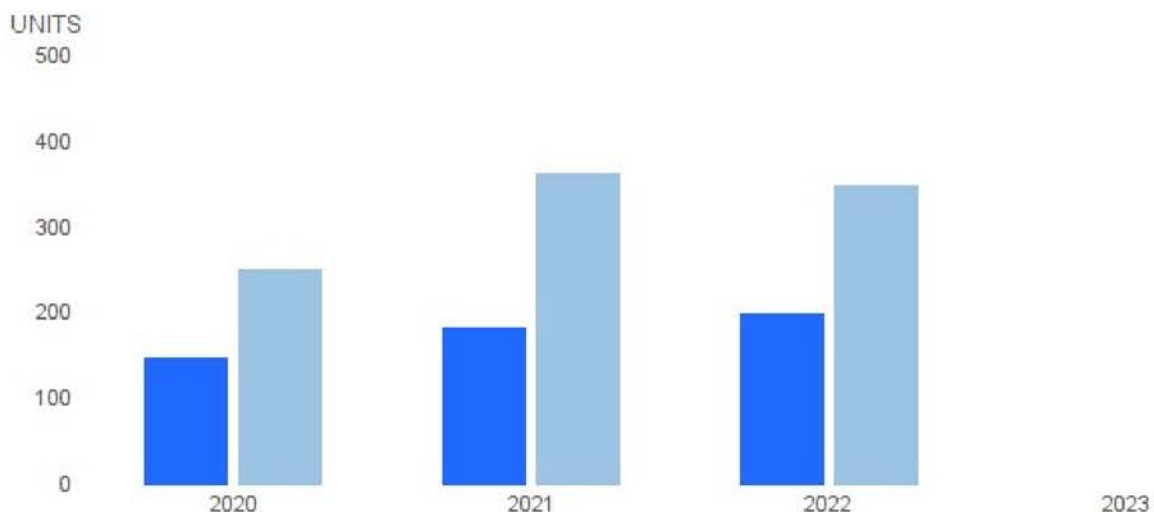
December 2022 | Lots/Acres ?

	Month to Date			Year to Date		
	December 2022	December 2021	% Change	YTD 2022	YTD 2021	% Change
New Listings	29	28	3.57% <span>↑</span>	349	361	-3.32% <span>↓</span>
Sold Listings	16	16	0% <span>↔</span>	199	182	9.34% <span>↑</span>
Median List Price (Solds)	\$82,000	\$72,000	13.89% <span>↑</span>	\$69,000	\$65,000	6.15% <span>↑</span>
Median Sold Price	\$76,000	\$59,000	28.81% <span>↑</span>	\$62,000	\$55,500	11.71% <span>↑</span>
Median Days on Market	227	186	22.04% <span>↑</span>	230	258	-10.85% <span>↓</span>
Average List Price (Solds)	\$229,556	\$127,581	79.93% <span>↑</span>	\$149,714	\$148,702	0.68% <span>↑</span>
Average Sold Price	\$170,625	\$91,750	85.97% <span>↑</span>	\$127,384	\$126,295	0.86% <span>↑</span>
Average Days on Market	287	289	-0.69% <span>↓</span>	306	346	-11.56% <span>↓</span>
List/Sold Price Ratio	87.9%	81.5%	7.83% <span>↑</span>	89.6%	89%	0.72% <span>↑</span>

## SOLD AND NEW PROPERTIES (UNITS)

December 2022 | Lots/Acres ?

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



Sold Properties	147	182	199	0
New Properties	251	361	349	0
Sold Volume	\$10.20M	\$22.99M	\$25.35M	\$0
Listing Volume	\$84.40M	\$121.39M	\$97.33M	\$0
Median Sale Price	\$40K	\$56K	\$62K	\$0

### MEDIAN SALES PRICE AND NUMBER OF SALES

December 2022 | Lots/Acres ?

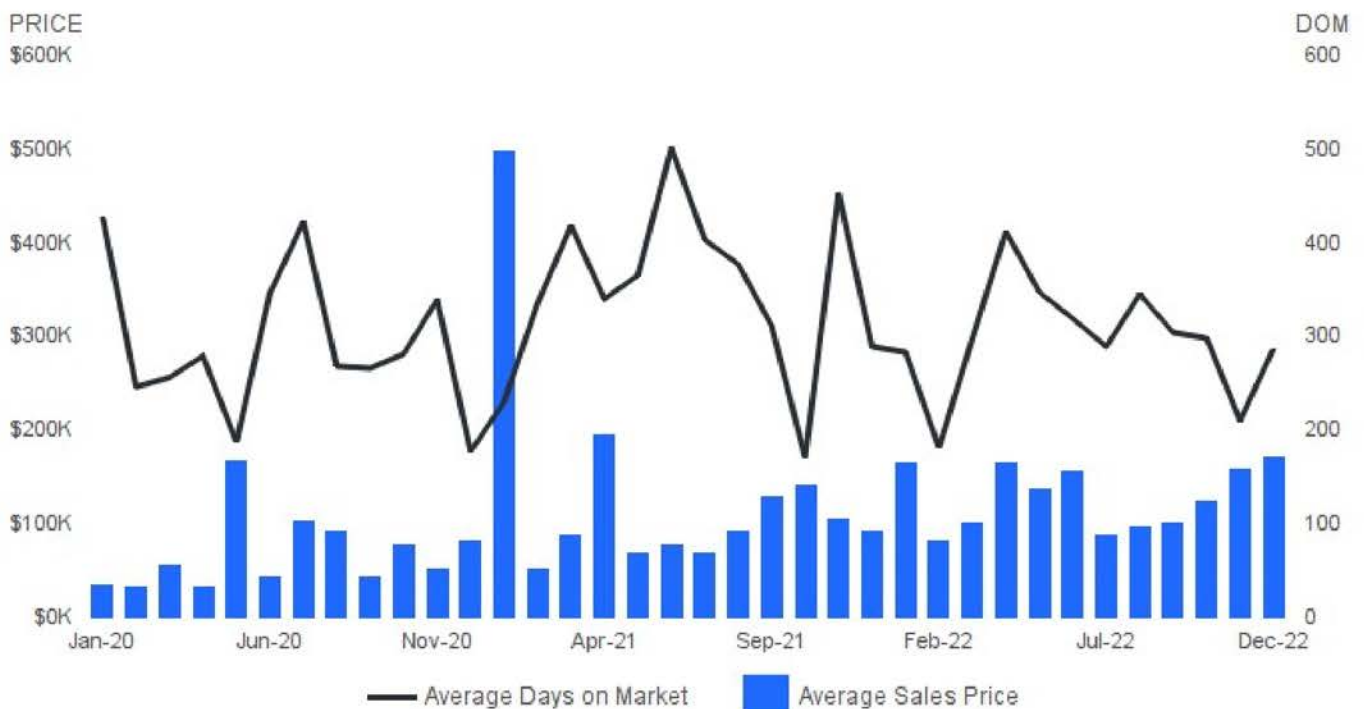
**Median Sales Price** | Price of the "middle" property sold -an equal number of sales were above and below this price.  
**Number of Sales** | Number of properties sold.



### AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

December 2022 | Lots/Acres ?

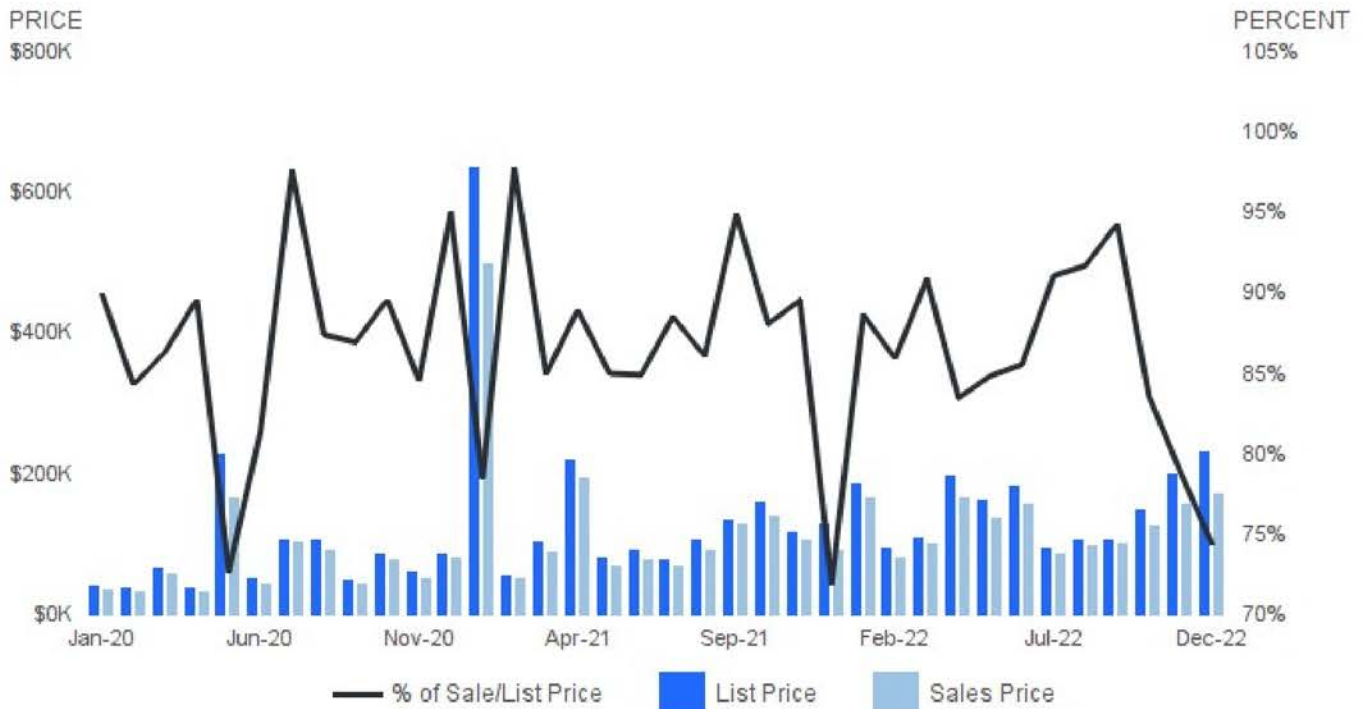
**Average Sales Price** | Average sales price for all properties sold.  
**Average Days on Market** | Average days on market for all properties sold.



### SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

December 2022 | Lots/Acres ?

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

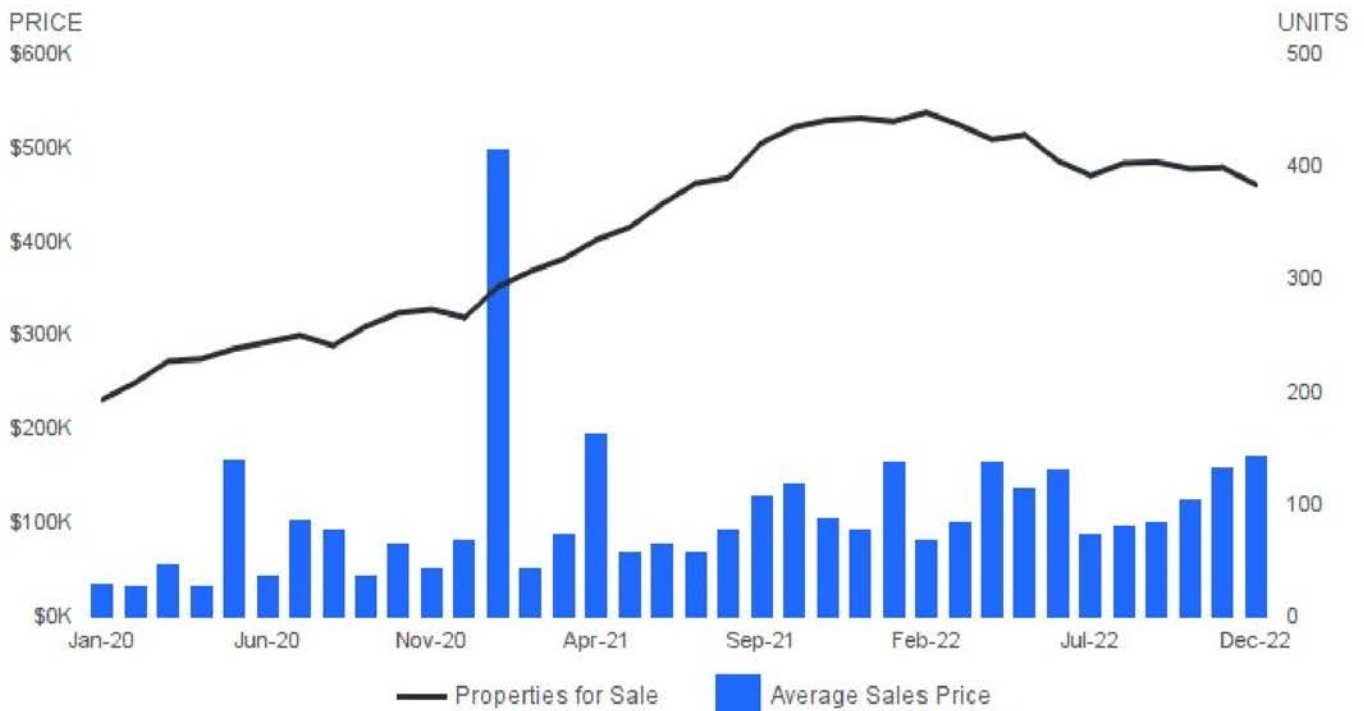


### AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

December 2022 | Lots/Acres ?

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

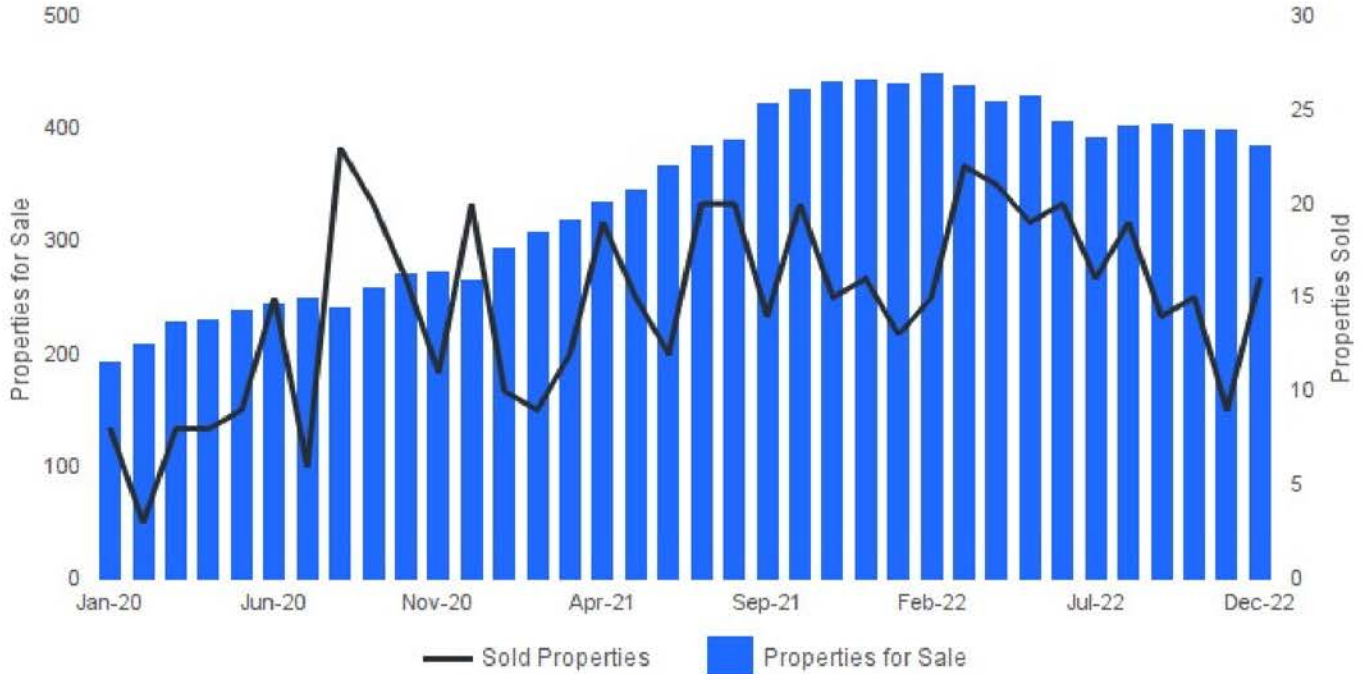
Properties for Sale | Number of properties listed for sale at the end of month.



# PROPERTIES FOR SALE AND SOLD PROPERTIES

December 2022 | Lots/Acres ?

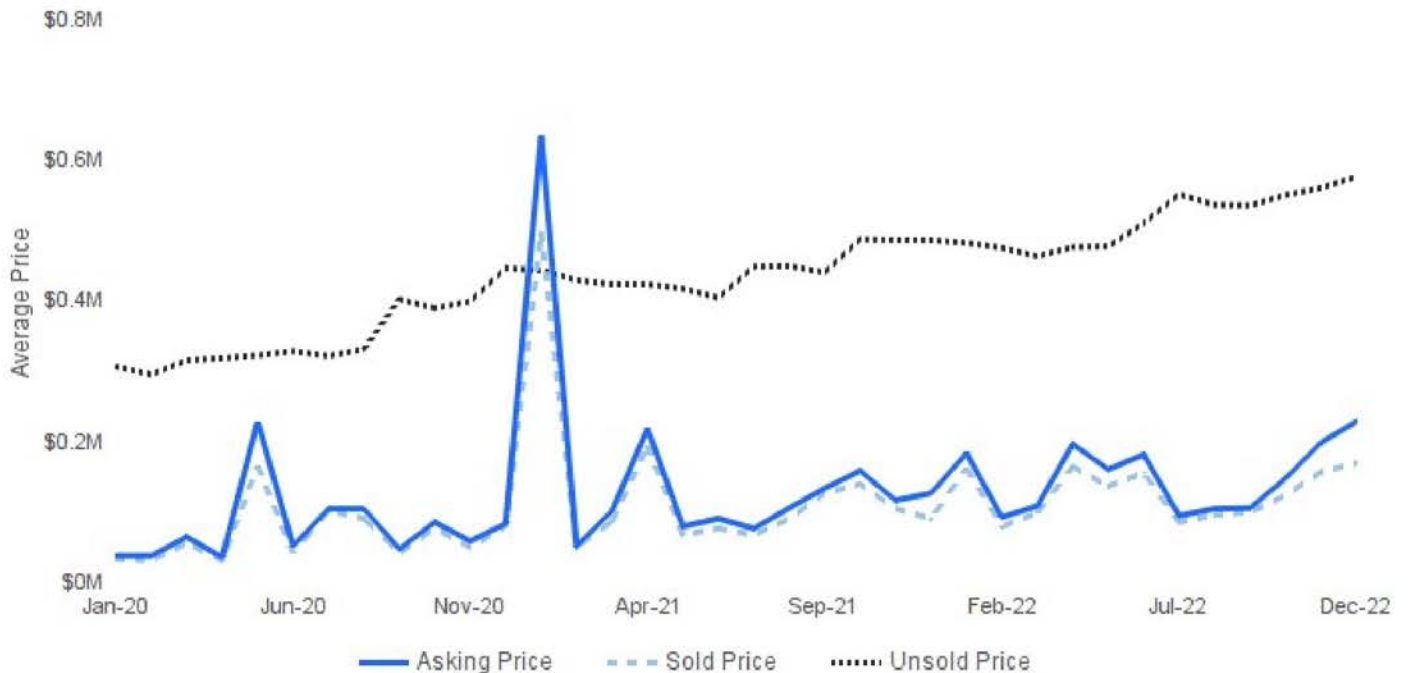
**Properties for Sale** | Number of properties listed for sale at the end of month.  
**Sold Properties** | Number of properties sold.



# AVERAGE ASKING/SOLD/UNSOLD PRICE

December 2022 | Lots/Acres ?

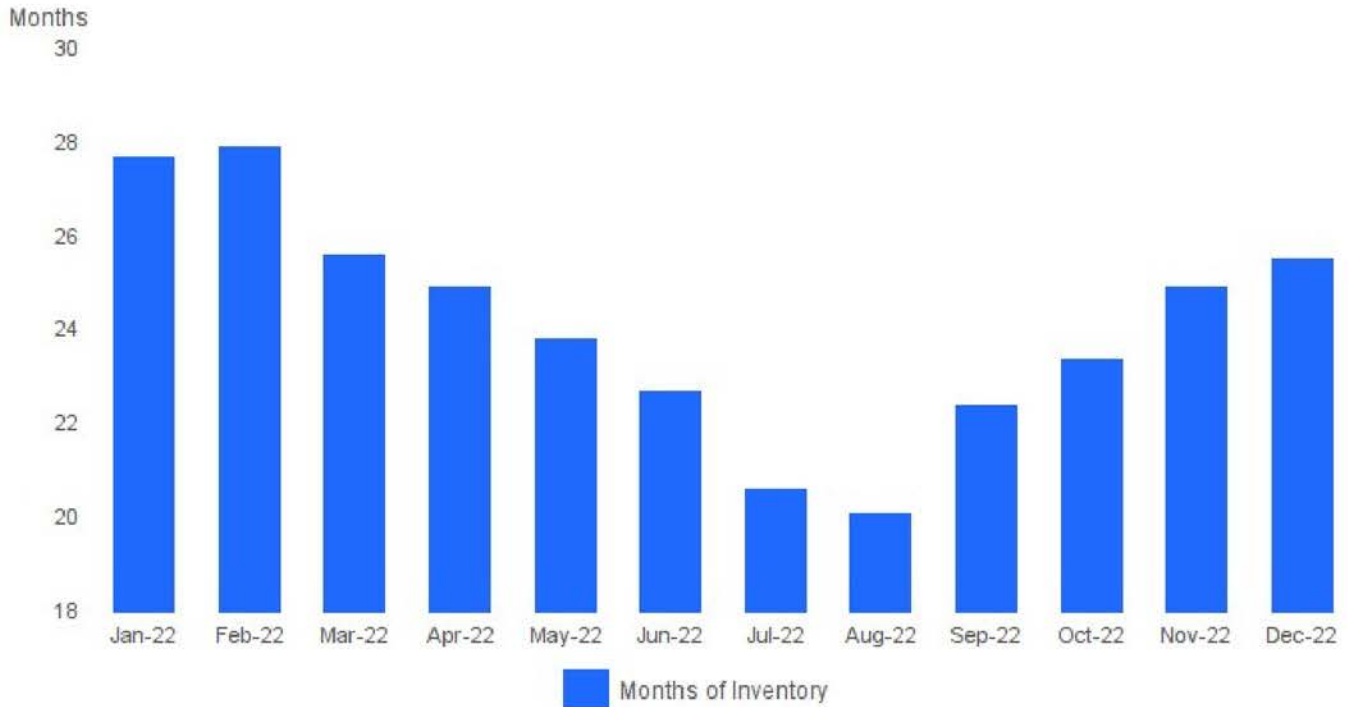
**Unsold Price** | the average active list price  
**Asking Price** | the average asking price of sold properties  
**Sold Price** | the average selling price



## ABSORPTION RATE

December 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.



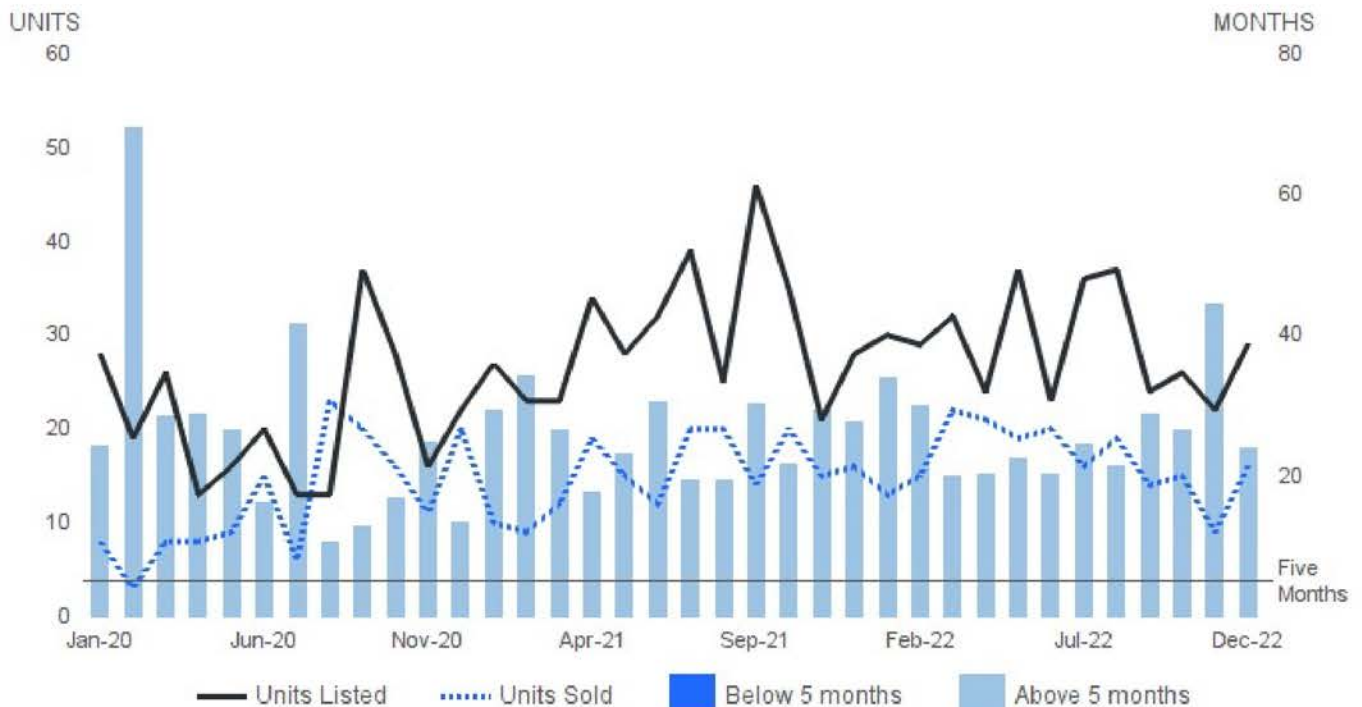
## MONTHS SUPPLY OF INVENTORY

December 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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