



DECEMBER 2022 AREA REPORT

SINGLE FAMILY HOMES

ST CROIX, US VIRGIN ISLANDS



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ST. CROIX | December 2022

REAL ESTATE SNAPSHOT - Change since this time last year

Single Family



-25.64% ↓
MEDIAN SALES PRICE
SINGLE FAMILY

-28.63% ↓
AVERAGE SALES PRICE
SINGLE FAMILY

-22.72% ↓
MEDIAN LIST PRICE
(SOLD LISTINGS)
SINGLE FAMILY

-26.58% ↓
AVERAGE LIST PRICE
(SOLD LISTINGS)
SINGLE FAMILY

■ Dec '21 ■ Dec '22

AREA REPORT

ST. CROIX

FULL MARKET SUMMARY

December 2022 | Single Family ?

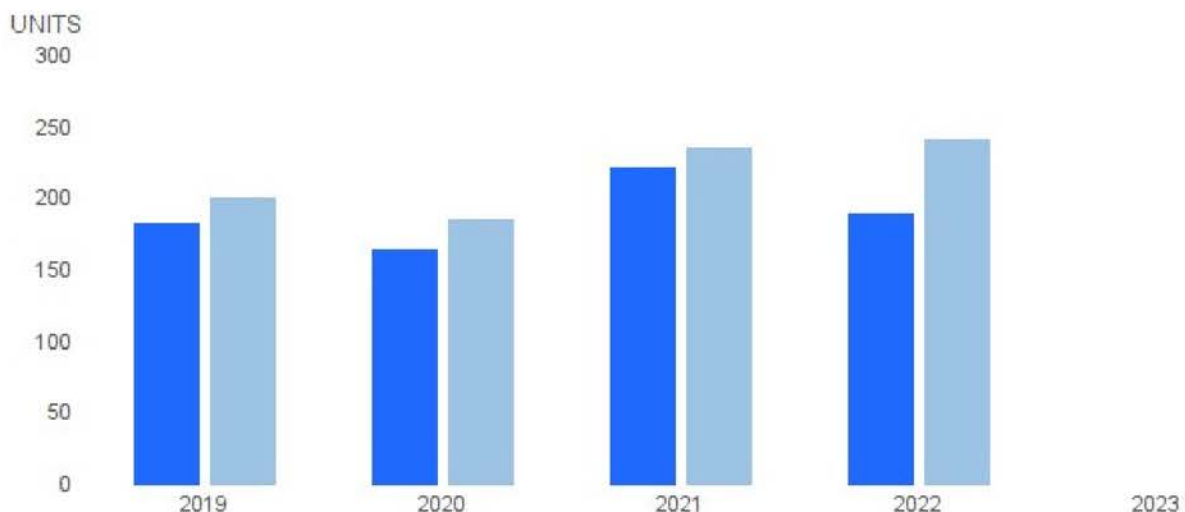
	Month to Date			Year to Date		
	December 2022	December 2021	% Change	YTD 2022	YTD 2021	% Change
New Listings	21	18	16.67% ↑	241	235	2.55% ↑
Sold Listings	22	20	10% ↑	189	221	-14.48% ↓
Median List Price (Solds)	\$330,000	\$427,000	-22.72% ↓	\$510,000	\$499,000	2.2% ↑
Median Sold Price	\$317,500	\$427,000	-25.64% ↓	\$495,000	\$495,000	0% ↔
Median Days on Market	221	161	37.27% ↑	161	196	-17.86% ↓
Average List Price (Solds)	\$458,000	\$623,775	-26.58% ↓	\$764,268	\$644,126	18.65% ↑
Average Sold Price	\$435,211	\$609,825	-28.63% ↓	\$713,849	\$639,857	11.56% ↑
Average Days on Market	224	174	28.74% ↑	222	263	-15.59% ↓
List/Sold Price Ratio	93.7%	99%	-5.28% ↓	94.1%	99.4%	-5.3% ↓

SOLD AND NEW PROPERTIES (UNITS)

December 2022 | Single Family ?

Sold Properties | Number of properties sold during the year

New Properties | Number of properties listed during the year.



Sold Properties	182	164	221	189	0
New Properties	200	185	235	241	0
Sold Volume	\$79.33M	\$82.82M	\$141.41M	\$134.92M	\$0
Listing Volume	\$110.96M	\$118.33M	\$189.29M	\$189.75M	\$0
Median Sale Price	\$335K	\$366K	\$495K	\$495K	\$0

MEDIAN SALES PRICE AND NUMBER OF SALES

December 2022 | Single Family ?

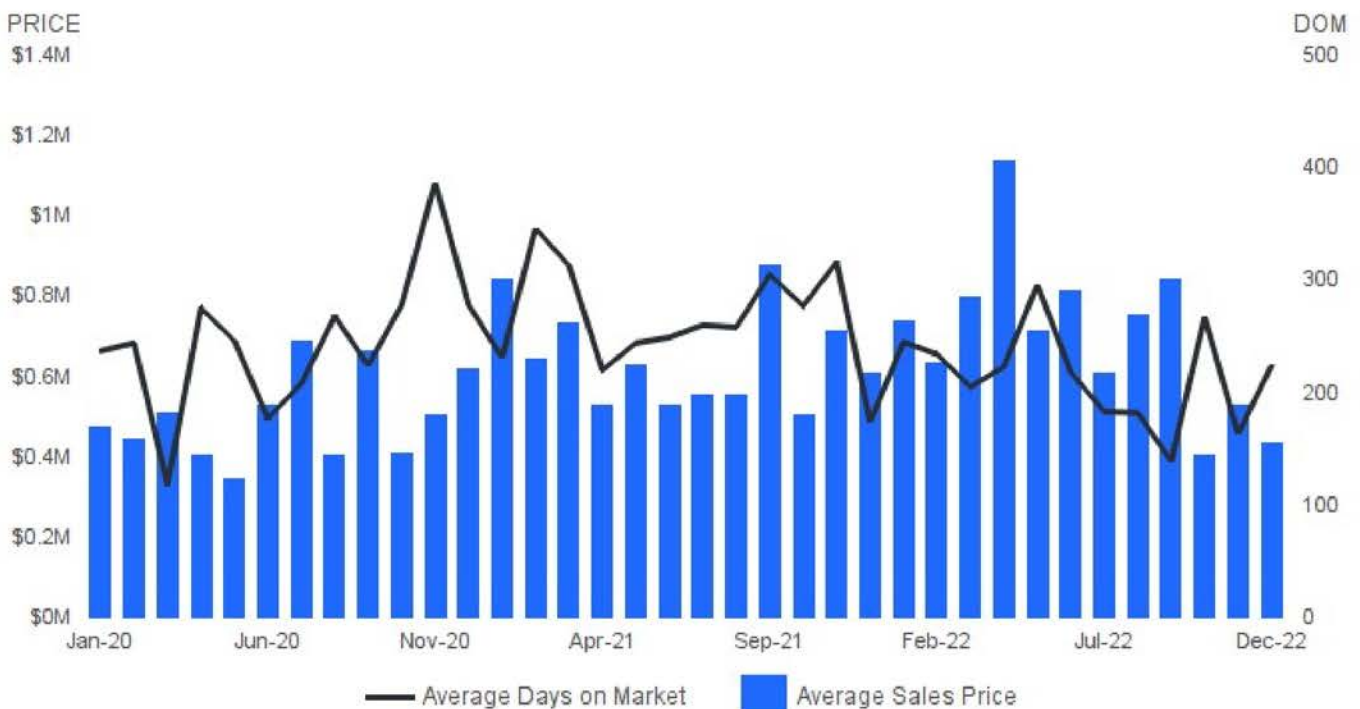
Median Sales Price | Price of the "middle" property sold - an equal number of sales were above and below this price.
Number of Sales | Number of properties sold.



AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

December 2022 | Single Family ?

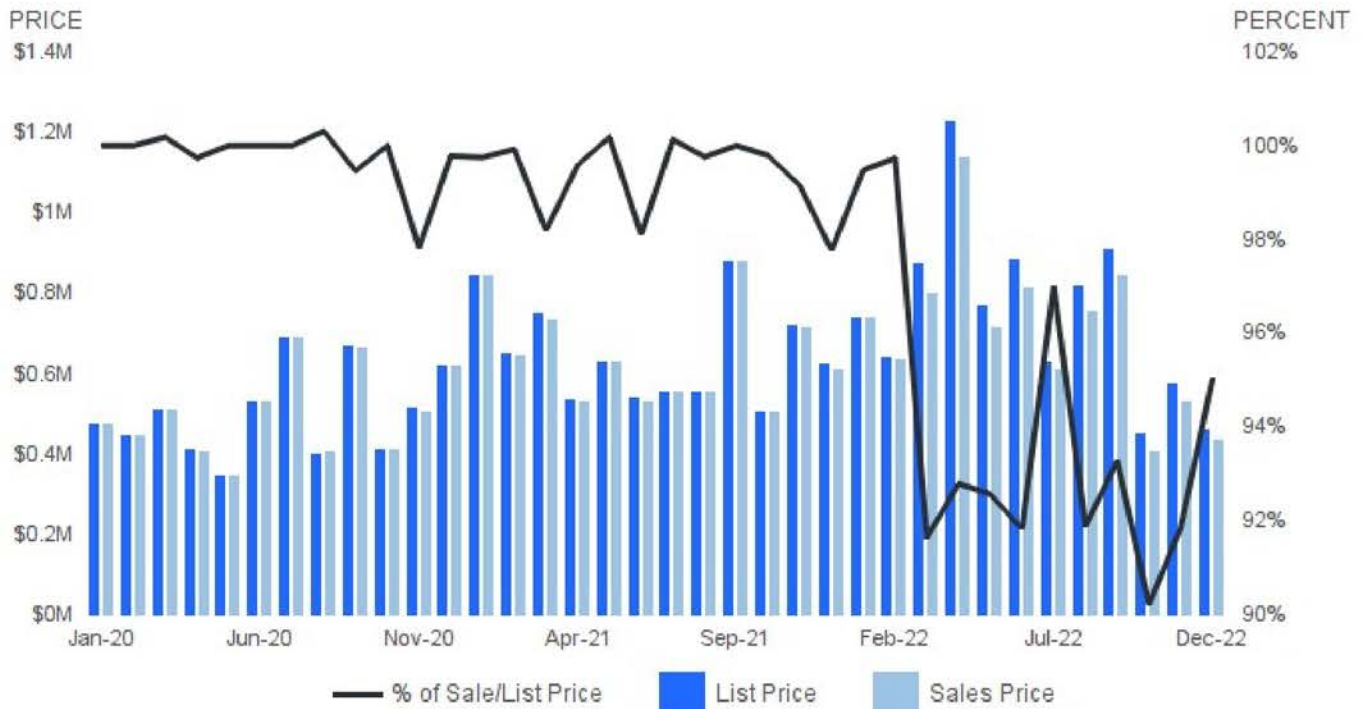
Average Sales Price | Average sales price for all properties sold.
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

December 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

December 2022 | Single Family ?

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

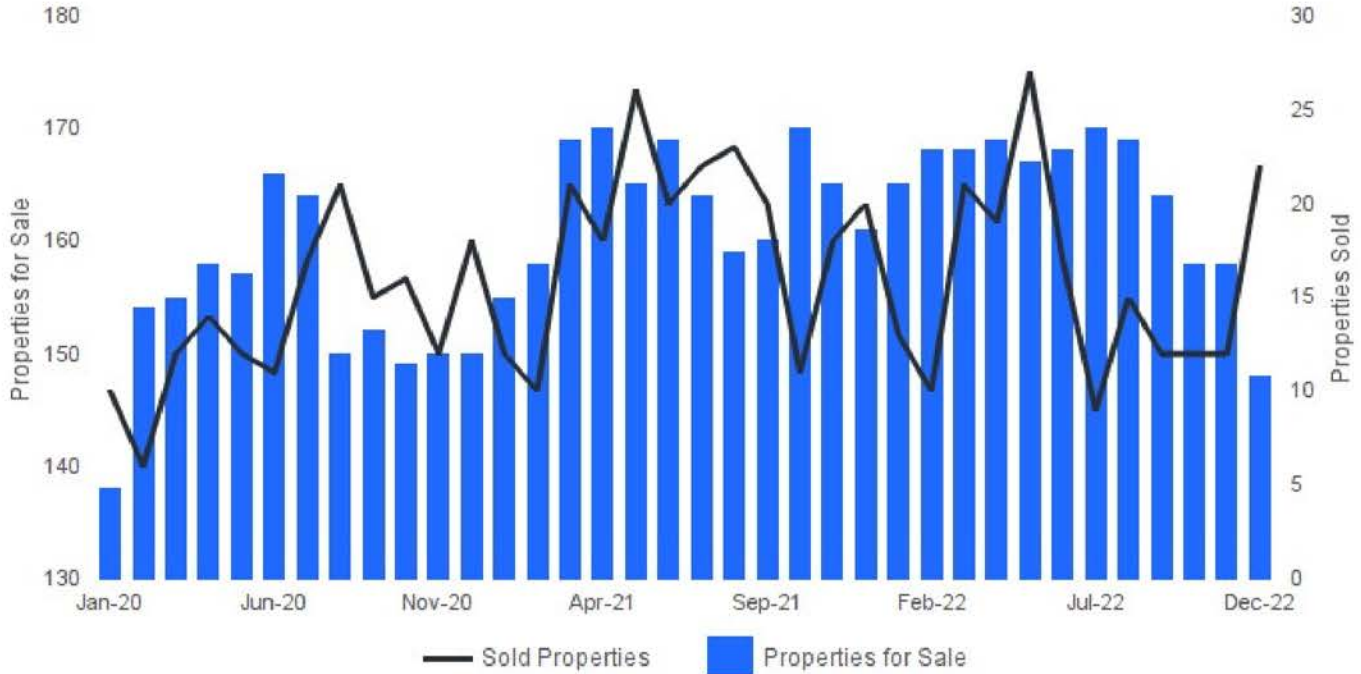
Properties for Sale | Number of properties listed for sale at the end of month.



PROPERTIES FOR SALE AND SOLD PROPERTIES

December 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

December 2022 | Single Family ?

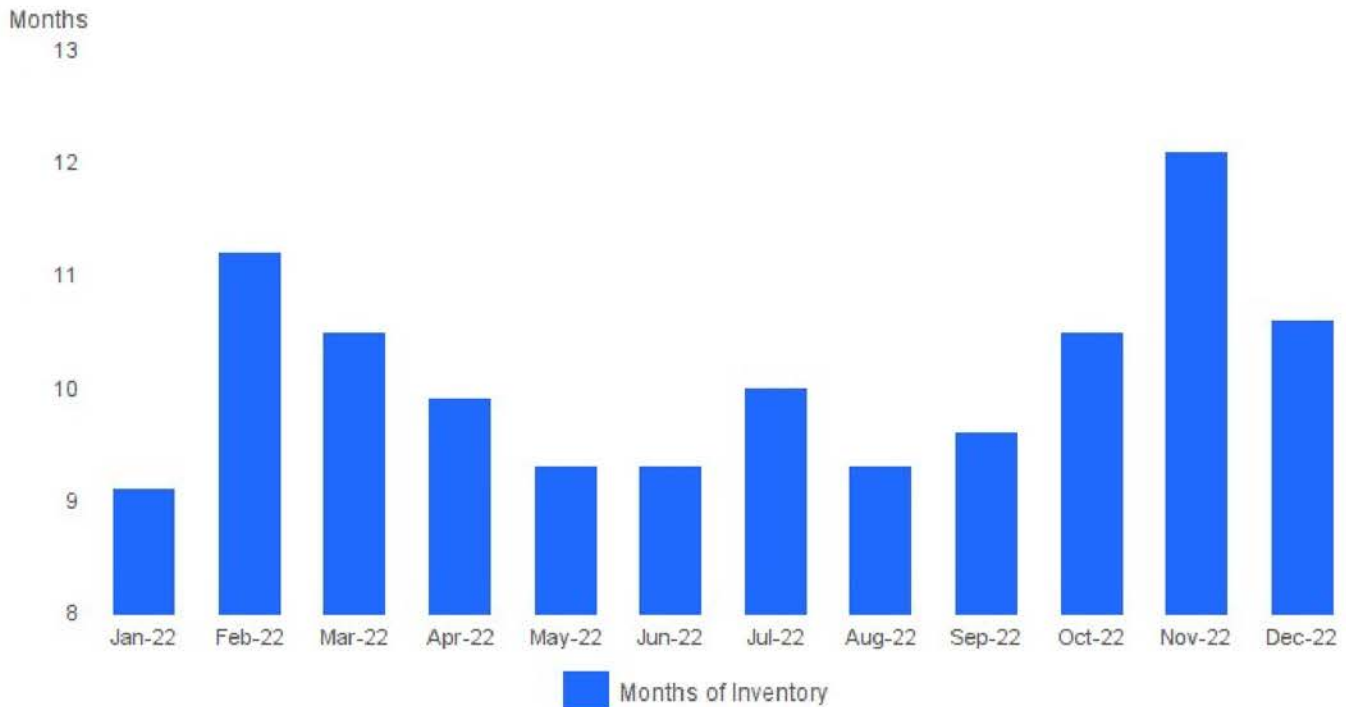
Unsold Price | the average active list price
Asking Price | the average asking price of sold properties
Sold Price | the average selling price



ABSORPTION RATE

December 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.



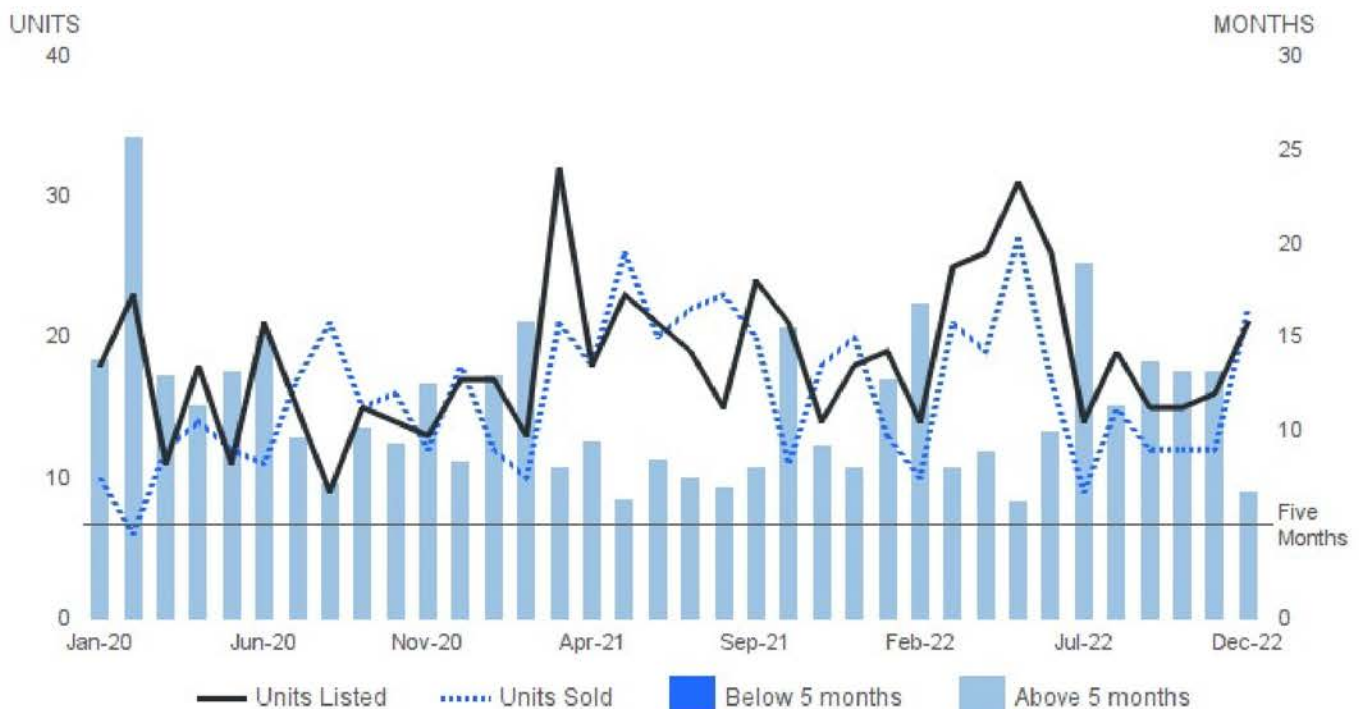
MONTHS SUPPLY OF INVENTORY

December 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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