COLDWELL BANKER
U.S. VIRGIN ISLANDS

AREA REPORT

ST. THOMAS

OCTOBER 2025 | LOTS/ACRES

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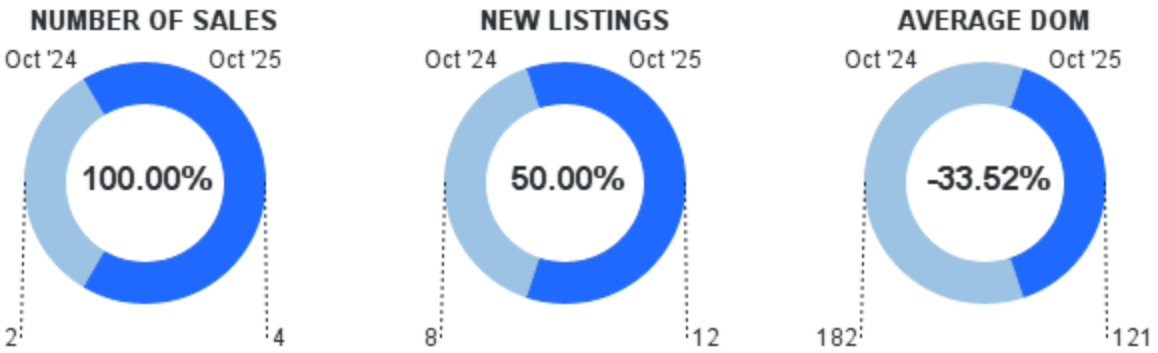
COLDWELL BANKER
ISLAND AFFILIATES

ST. THOMAS | October 2025

REAL ESTATE SNAPSHOT - Change since this time last year

Lots/Acres



1.79%

MEDIAN SALES PRICE

LOTS/ACRES

20.80%

AVERAGE SALES PRICE

LOTS/ACRES

-9.23%

MEDIAN LIST PRICE (SOLD LISTINGS)

LOTS/ACRES

7.92%

AVERAGE LIST PRICE (SOLD LISTINGS)

LOTS/ACRES

Oct '24 Oct '25

AREA REPORT
ST. THOMAS

FULL MARKET SUMMARY

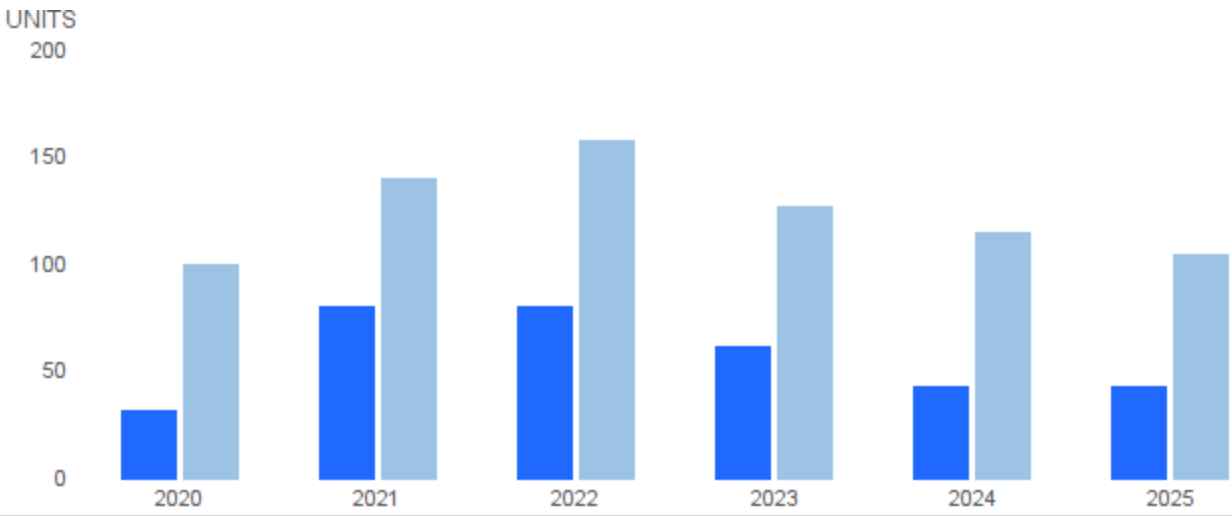
October 2025 | Lots/Acres

	Month to Date			Year to Date		
	October 2025	October 2024	% Change	YTD 2025	YTD 2024	% Change
New Listings	12	8	50%	105	95	10.53%
Sold Listings	4	2	100%	43	35	22.86%
Median List Price (Solds)	$147,500	$162,500	-9.23%	$160,000	$150,000	6.67%
Median Sold Price	$142,500	$140,000	1.79%	$150,000	$145,000	3.45%
Median Days on Market	81	182	-55.49%	149	150	-0.67%
Average List Price (Solds)	$175,375	$162,500	7.92%	$209,220	$199,807	4.71%
Average Sold Price	$169,125	$140,000	20.8%	$185,732	$176,871	5.01%
Average Days on Market	121	182	-33.52%	187	213	-12.21%
List/Sold Price Ratio	95.5%	85.5%	11.7%	88.7%	90.4%	-1.95%

SOLD AND NEW PROPERTIES (UNITS)

October 2025 | Lots/Acres

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

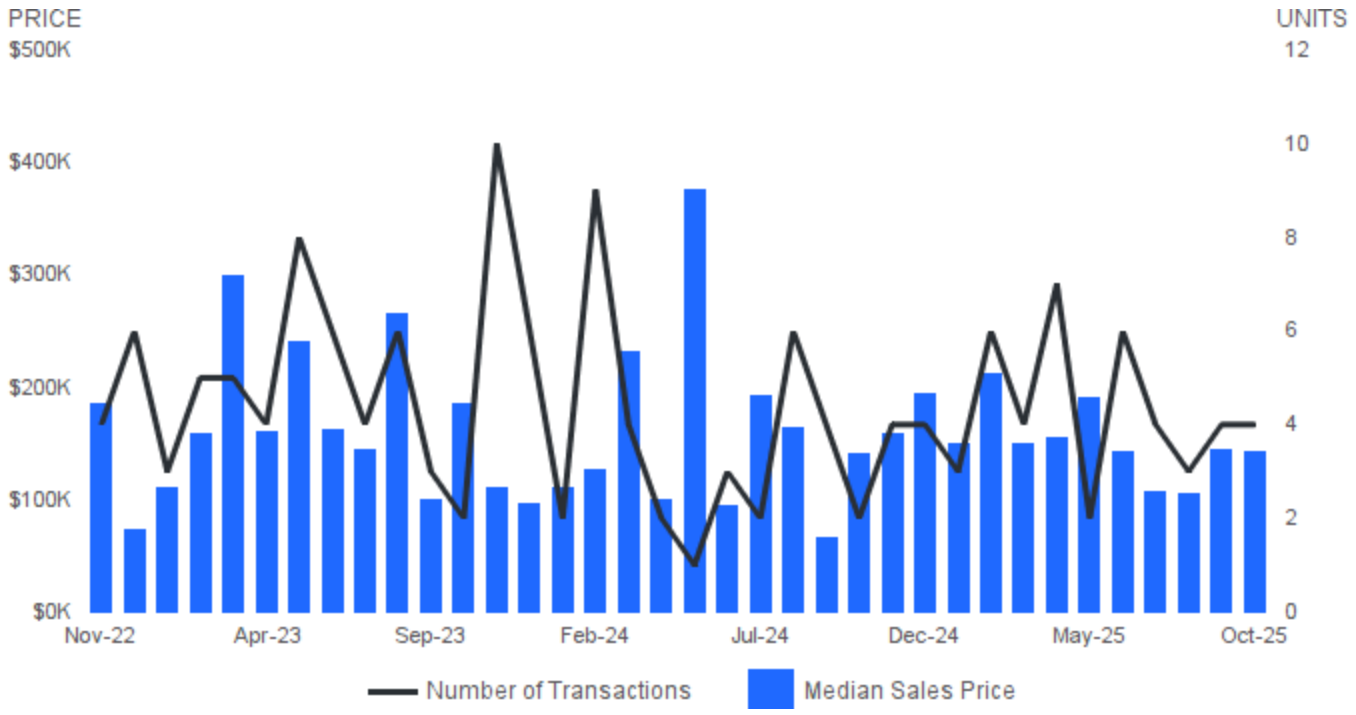


	2020	2021	2022	2023	2024	2025
Sold Properties	32	80	80	62	43	43
New Properties	100	140	158	127	115	105
Sold Volume	$4.98M	$14.57M	$14.50M	$16.76M	$7.67M	$7.99M
Listing Volume	$34.71M	$93.05M	$98.95M	$77.76M	$65.38M	$46.89M
Median Sale Price	$75K	$118K	$120K	$143K	$150K	$150K

MEDIAN SALES PRICE AND NUMBER OF SALES

October 2025 | Lots/Acres

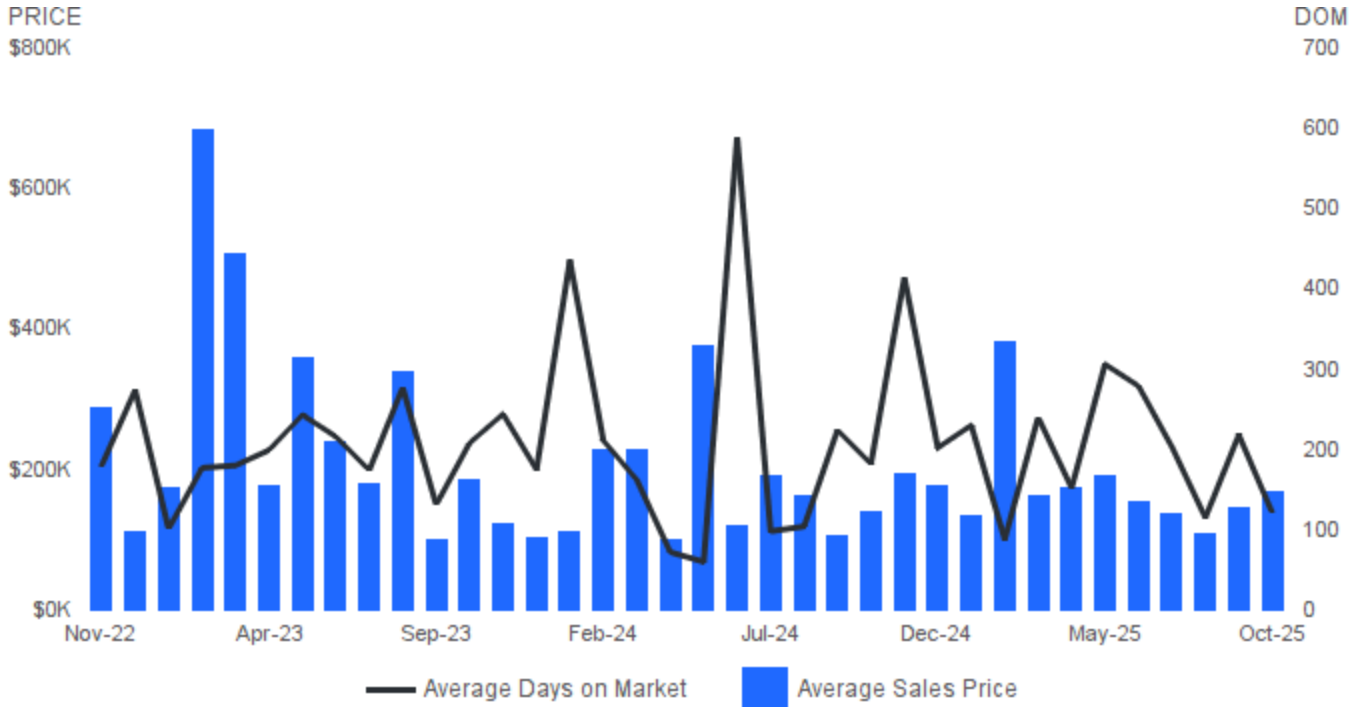
Median Sales Price | Price of the ""middle"" property sold -an equal number of sales were above and below this price.
Number of Sales | Number of properties sold.



AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

October 2025 | 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

October 2025 | 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

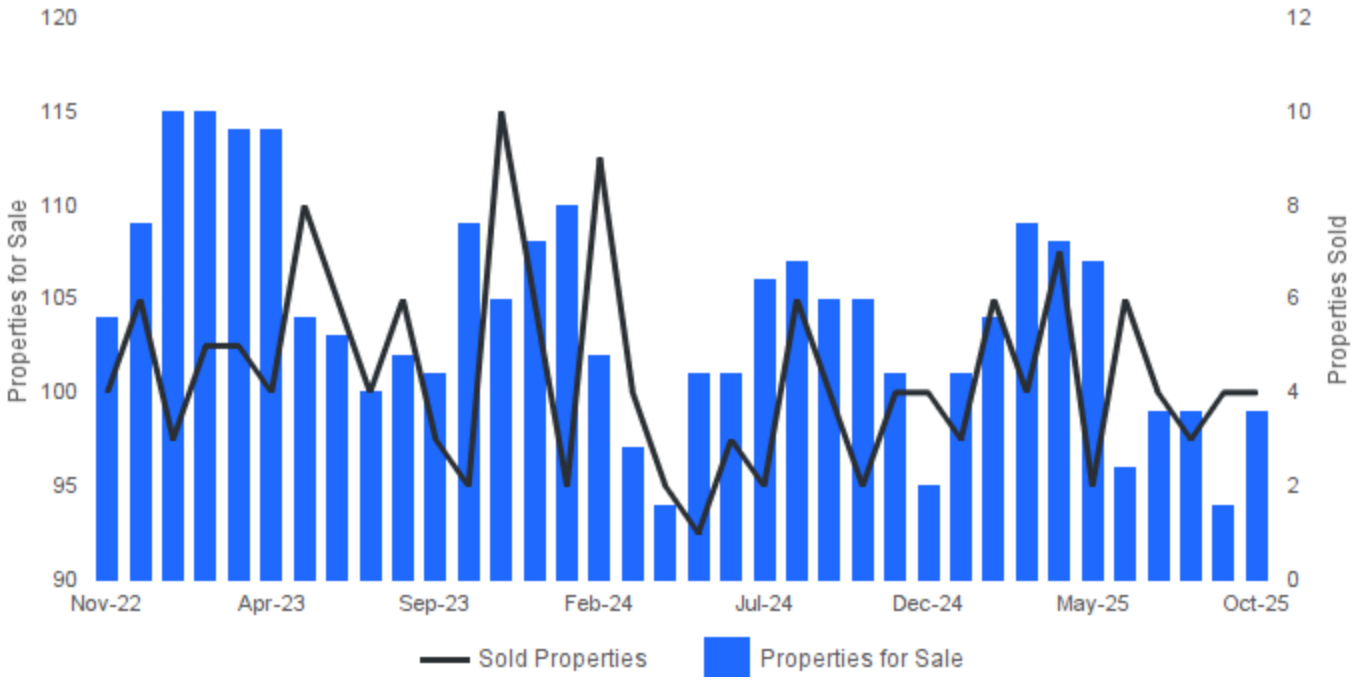
October 2025 | Lots/Acres

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

October 2025 | 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

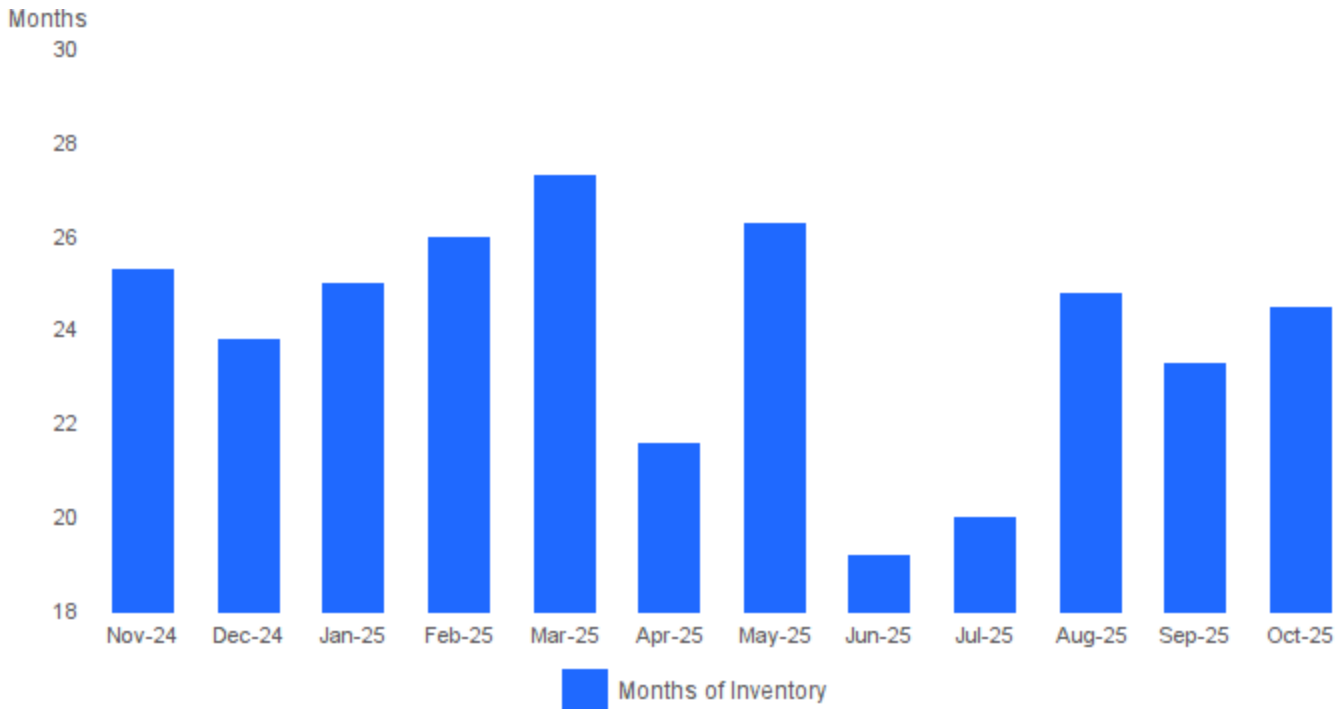
October 2025 | Lots/Acres

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

ABSORPTION RATE

October 2025 | Lots/Acres

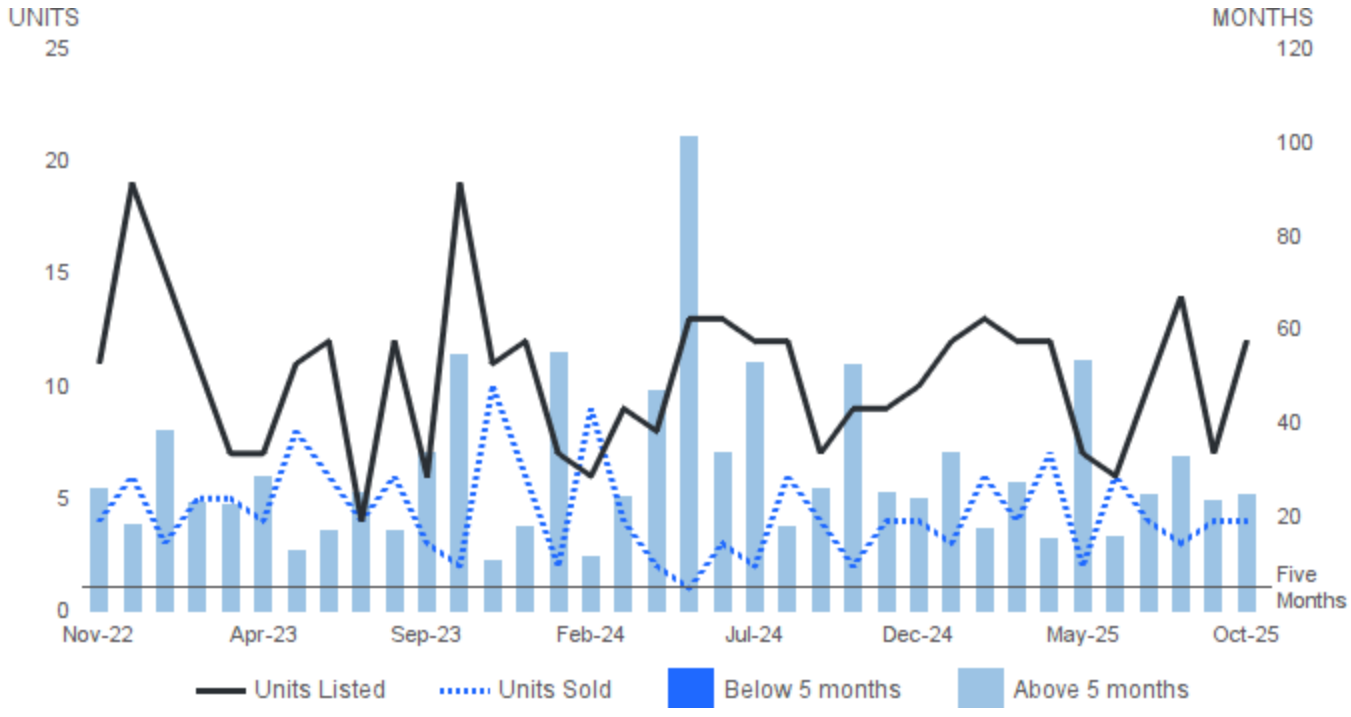
Absorption Rate | Looks at the past year's monthly supply of inventory. In a normal market there should be a 6 month supply. The higher the rate above 6 the more aggressive a seller has to be with the competition; price and having a picture perfect property.



MONTHS SUPPLY OF INVENTORY

October 2025 | 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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