COLDWELL BANKER
U.S. VIRGIN ISLANDS

AREA REPORT

ST. THOMAS

OCTOBER 2025 | ALL PROPERTY TYPES

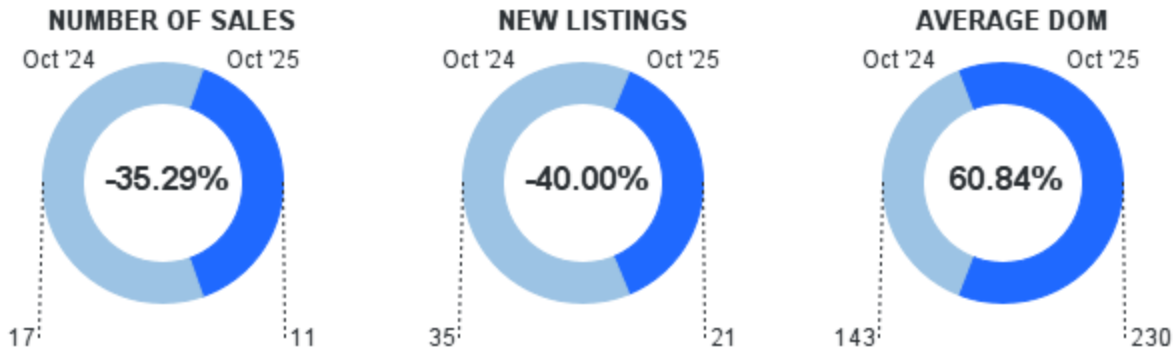
BRYONY LOCHER
Direct: 340-778-7000
Cell: 340-227-7657
bry@coldwellbankervi.com
www.coldwellbanker.com

COLDWELL BANKER
ISLAND AFFILIATES

ST. THOMAS | October 2025

REAL ESTATE SNAPSHOT - Change since this time last year

All Property Types



-5.38%

MEDIAN SALES PRICE
ALL PROPERTY TYPES

-2.68%

AVERAGE SALES PRICE
ALL PROPERTY TYPES

5.15%

MEDIAN LIST PRICE (SOLD LISTINGS)
ALL PROPERTY TYPES

-0.82%

AVERAGE LIST PRICE (SOLD LISTINGS)
ALL PROPERTY TYPES

Oct '24 Oct '25

AREA REPORT

St. Thomas

FULL MARKET SUMMARY

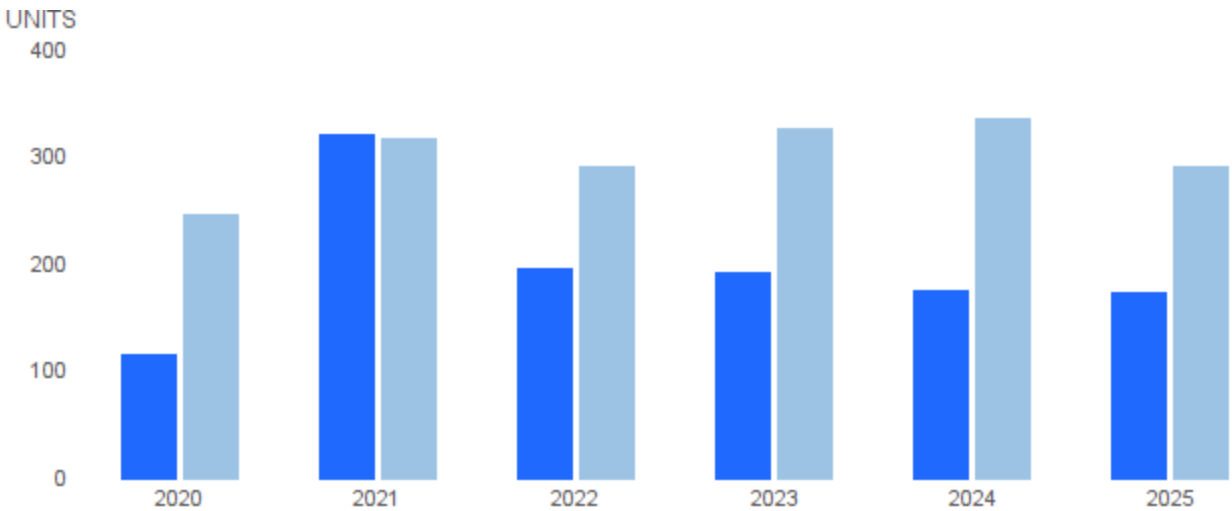
October 2025 | All Property Types

	Month to Date			Year to Date		
	October 2025	October 2024	% Change	YTD 2025	YTD 2024	% Change
New Listings	21	35	-40%	292	269	8.55%
Sold Listings	11	17	-35.29%	173	145	19.31%
Median List Price (Solds)	$510,000	$485,000	5.15%	$550,000	$485,000	13.4%
Median Sold Price	$440,000	$465,000	-5.38%	$525,500	$450,000	16.78%
Median Days on Market	229	119	92.44%	130	127	2.36%
Average List Price (Solds)	$720,909	$726,882	-0.82%	$803,521	$657,452	22.22%
Average Sold Price	$646,852	$664,658	-2.68%	$752,615	$617,942	21.79%
Average Days on Market	230	143	60.84%	185	167	10.78%
List/Sold Price Ratio	90.8%	92.1%	-1.41%	95%	94.3%	0.77%

SOLD AND NEW PROPERTIES (UNITS)

October 2025 | All Property Types

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

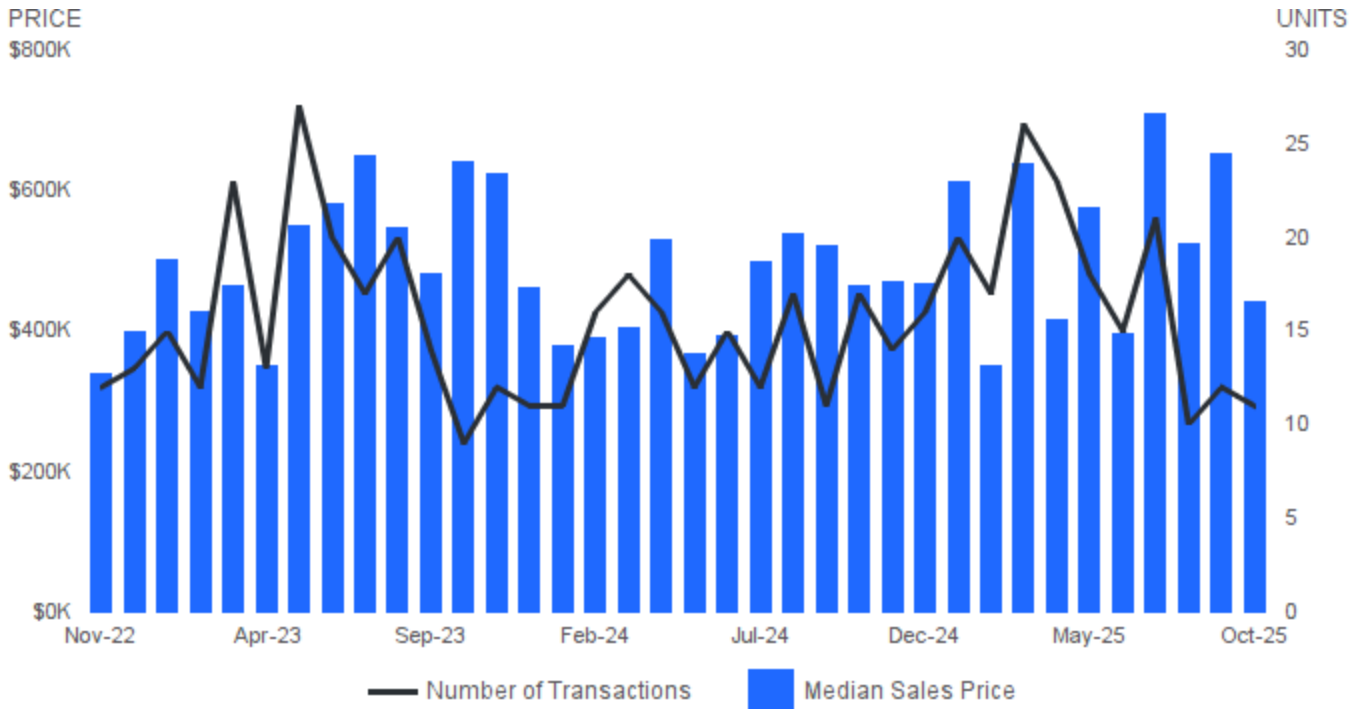


	2020	2021	2022	2023	2024	2025
Sold Properties	115	321	197	193	175	173
New Properties	247	317	291	327	336	292
Sold Volume	$57.60M	$169.26M	$137.06M	$137.97M	$104.89M	$130.20M
Listing Volume	$144.13M	$243.85M	$268.76M	$297.69M	$318.70M	$283.37M
Median Sale Price	$337K	$380K	$460K	$525K	$450K	$526K

MEDIAN SALES PRICE AND NUMBER OF SALES

October 2025 | All Property Types

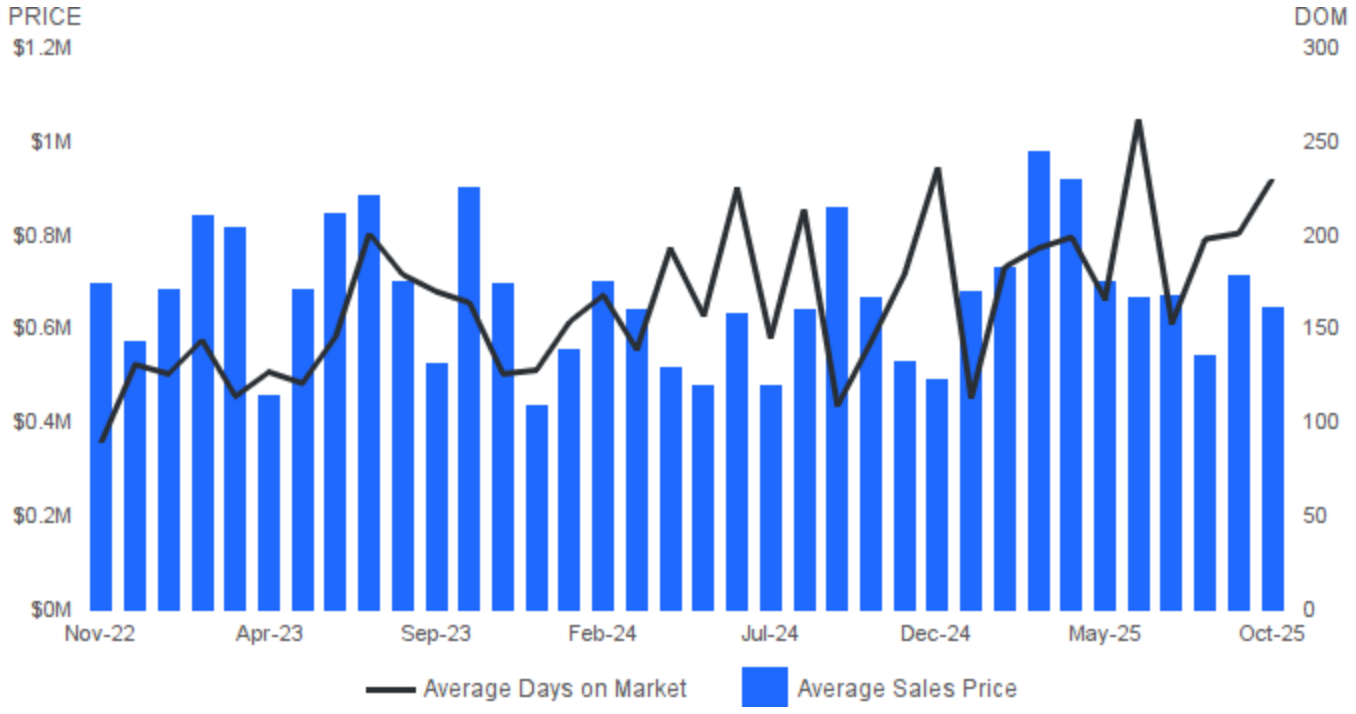
Median Sales Price | Price of the ""middle"" property sold -an equal number of sales were above and below this price.
Number of Sales | Number of properties sold.



AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

October 2025 | 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

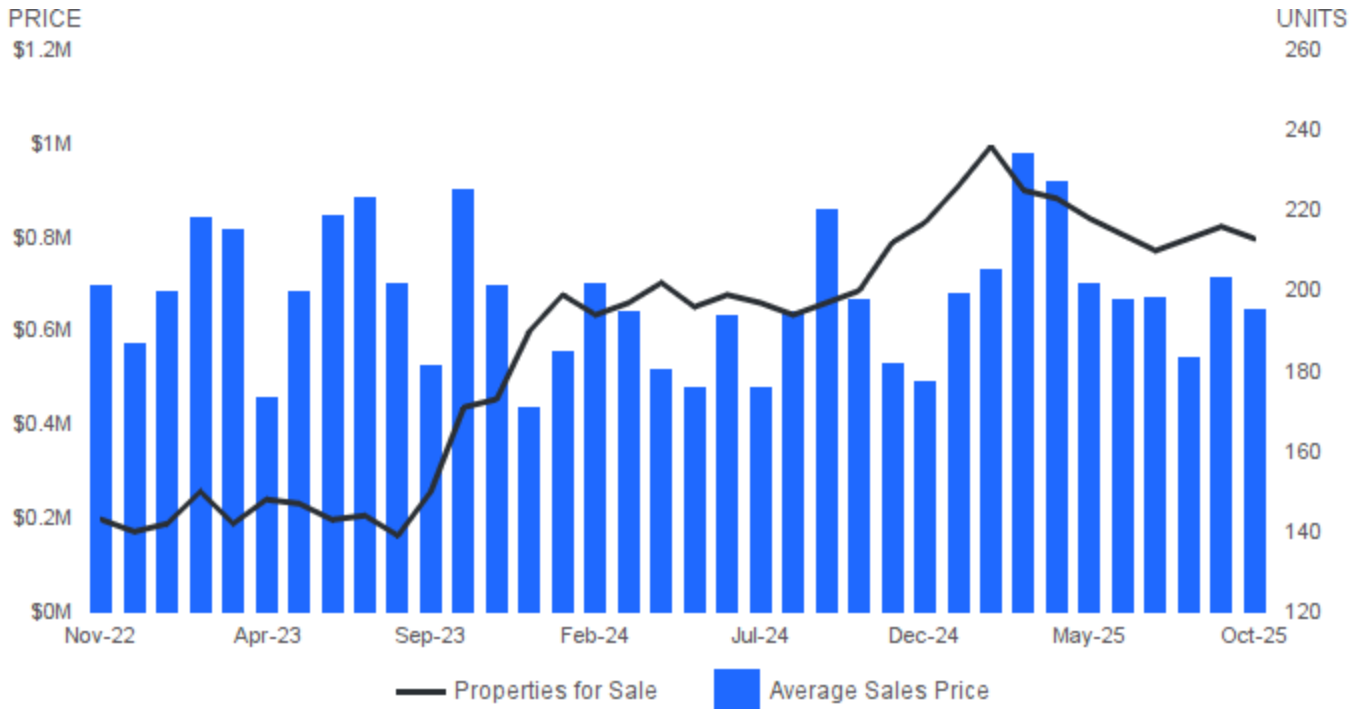
October 2025 | All Property Types

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

October 2025 | All Property Types

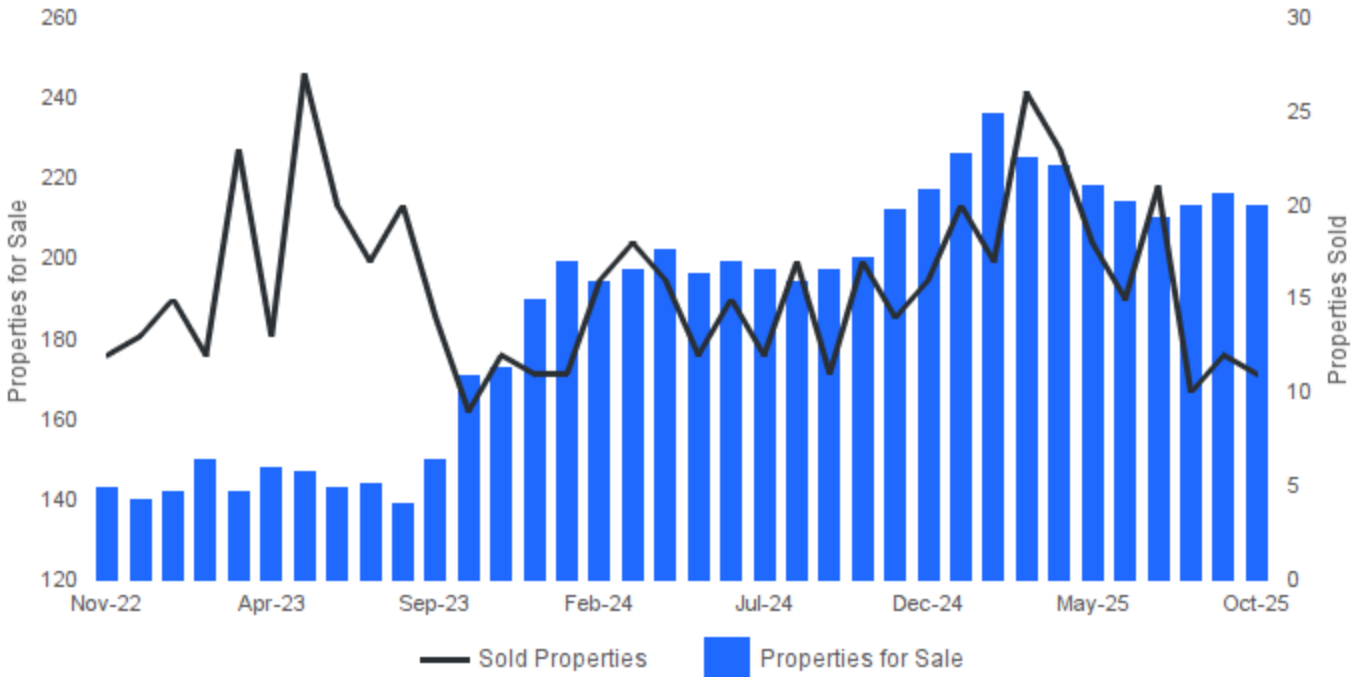
Average Sales Price | Average sales price for all properties sold.
Properties for Sale | Number of properties listed for sale at the end of month.



PROPERTIES FOR SALE AND SOLD PROPERTIES

October 2025 | All Property Types

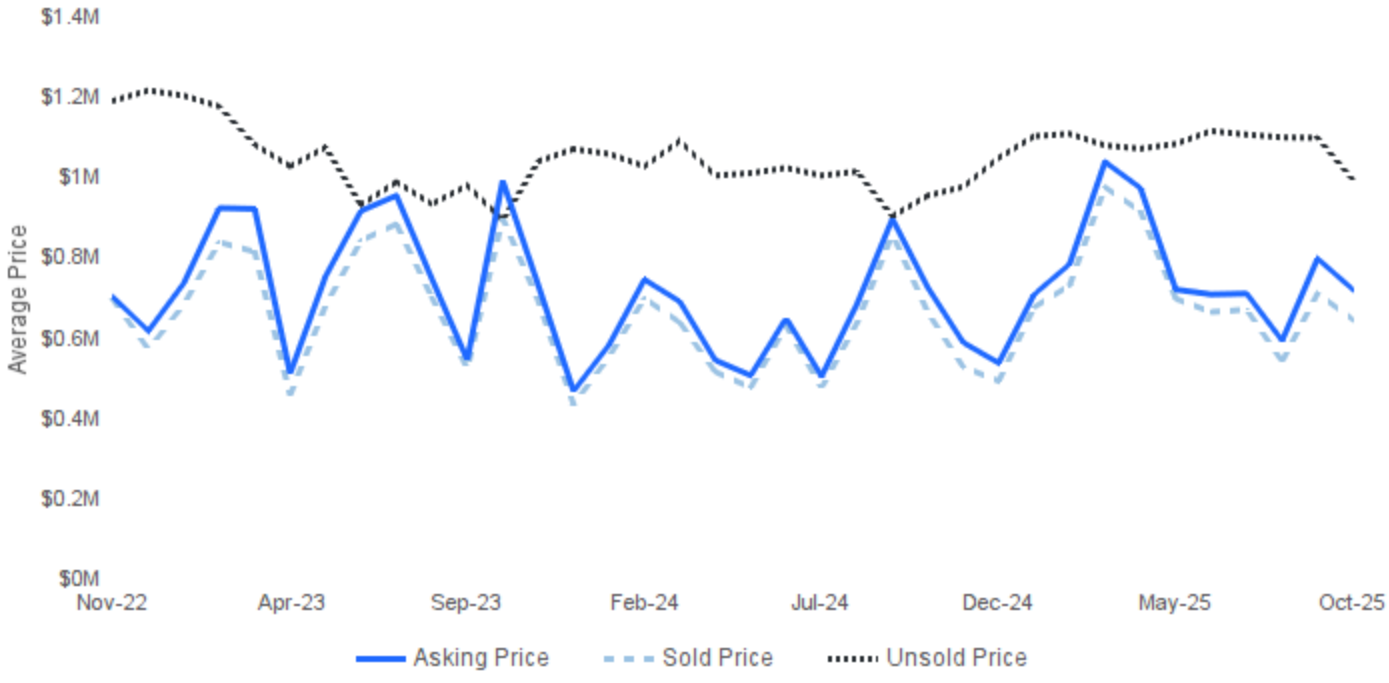
Properties for Sale | Number of properties listed for sale at the end of month.
Sold Properties | Number of properties sold.



AVERAGE ASKING/SOLD/UNSOLD PRICE

October 2025 | All Property Types

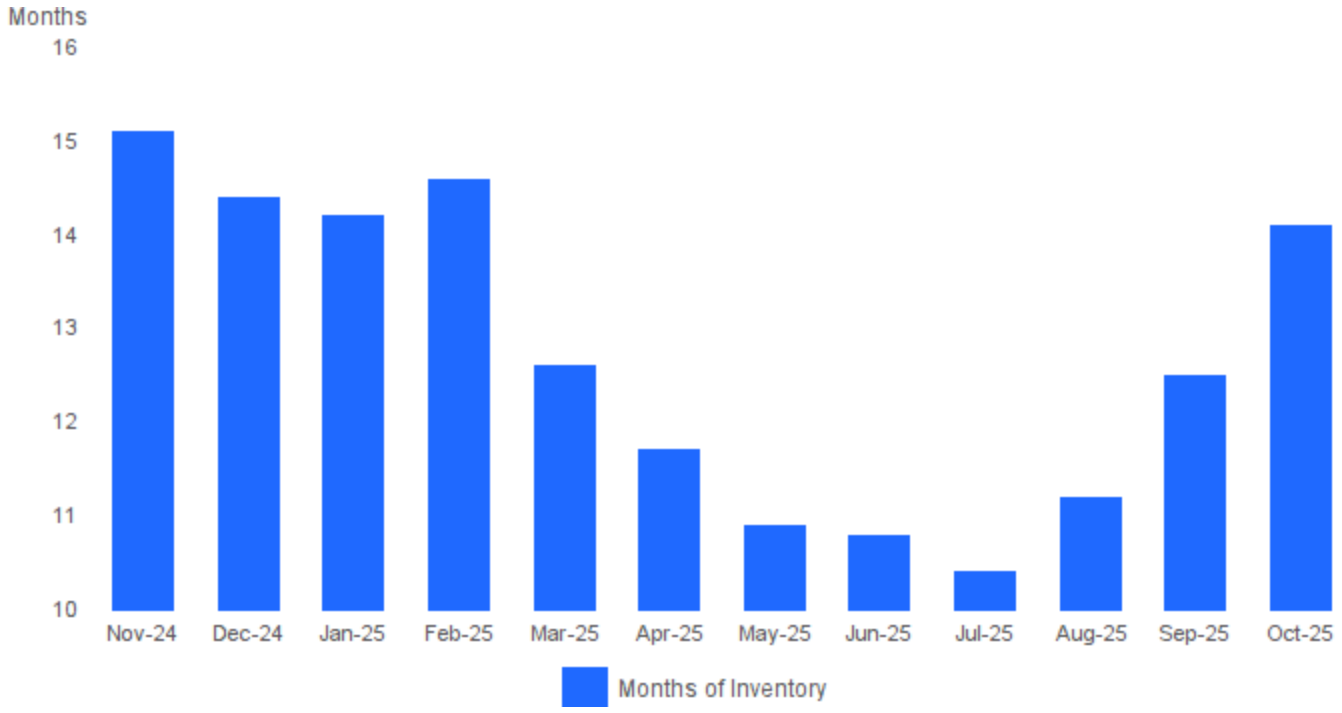
Asking Price | the average asking price of sold properties
Sold Price | the average selling price
Unsold Price | the average active list price



ABSORPTION RATE

October 2025 | All Property Types

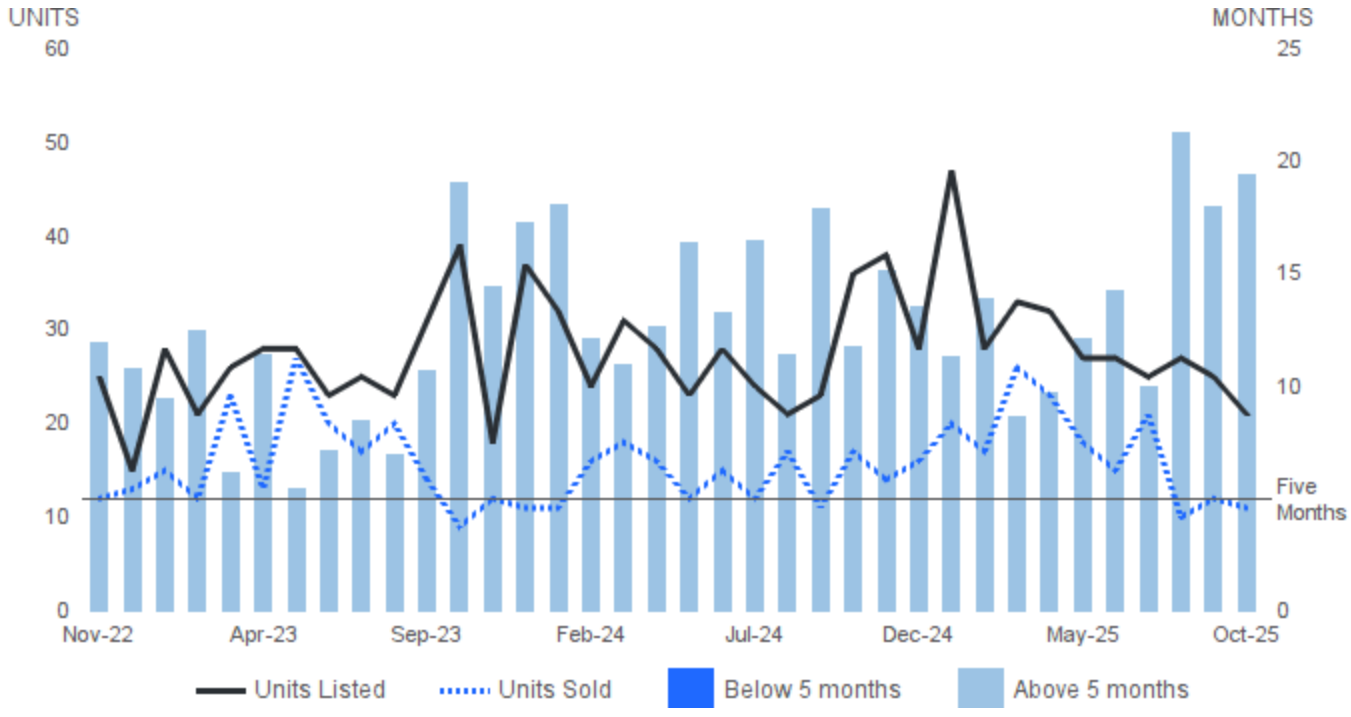
Absorption Rate | Looks at the past year's monthly supply of inventory. In a normal market there should be a 6 month supply. The higher the rate above 6 the more aggressive a seller has to be with the competition; price and having a picture perfect property.



MONTHS SUPPLY OF INVENTORY

October 2025 | 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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