COLDWELL BANKER

U.S. VIRGIN ISLANDS

REAL ESTATE REPORT

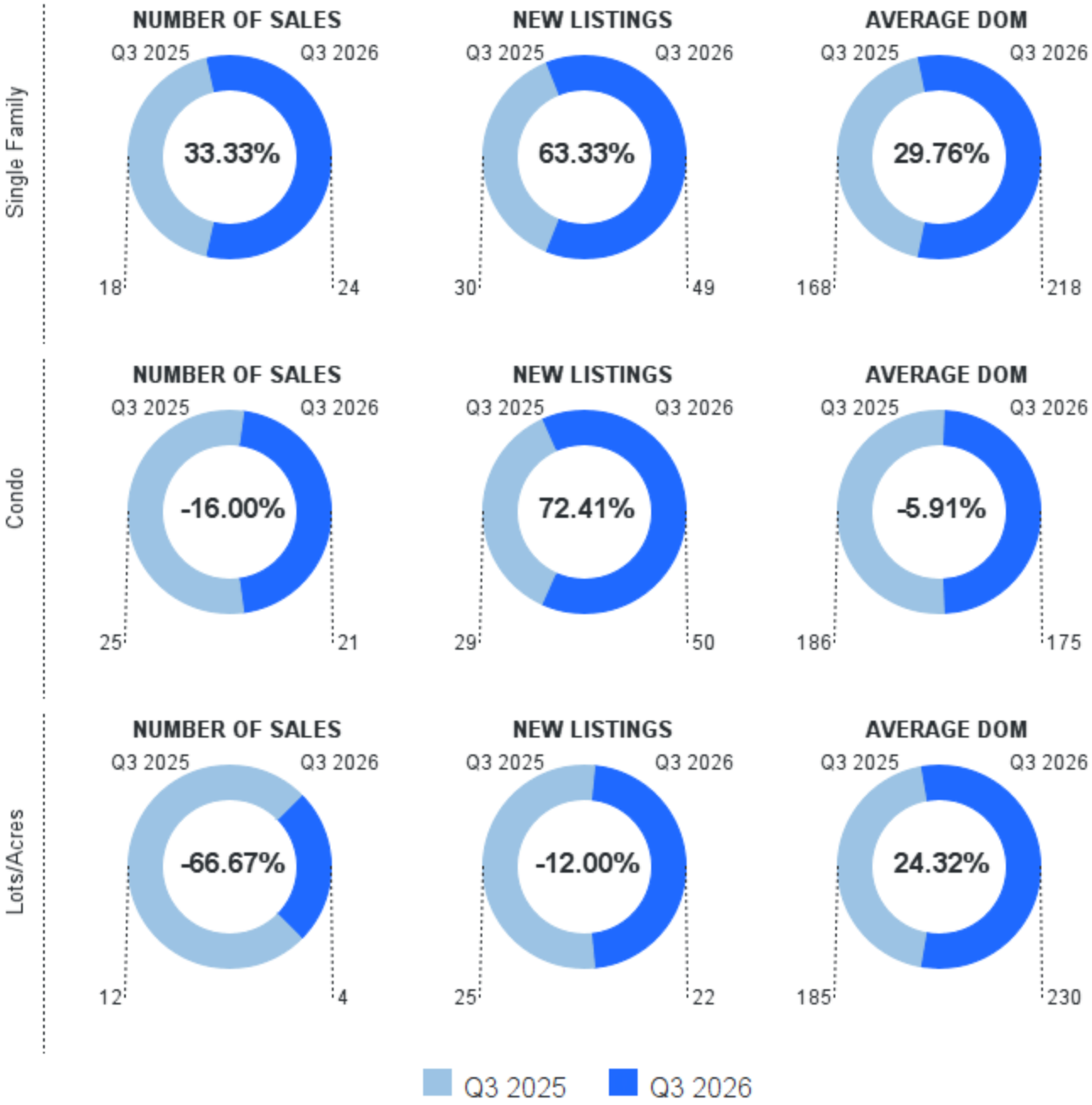
Q3 2026

ST. THOMAS

COLDWELL BANKER
ISLAND AFFILIATES

ST. THOMAS | Q3 2026

REAL ESTATE SNAPSHOT - Change since this time last year



REAL ESTATE SNAPSHOT

ST. THOMAS

Q3 2026

4.65% ↑ PROPERTIES SOLD ALL PROPERTY TYPES	14.31% ↑ AVERAGE SOLD PRICE ALL PROPERTY TYPES	-8.73% ↓ MEDIAN SOLD PRICE ALL PROPERTY TYPES
67.80% ↑ NEW LISTINGS ALL PROPERTY TYPES	14.09% ↑ AVERAGE LIST PRICE ALL PROPERTY TYPES	-3.08% ↓ MEDIAN LIST PRICE ALL PROPERTY TYPES
-2.49% ↓ LIST/SELL PRICE RATIO ALL PROPERTY TYPES	11.24% ↑ AVERAGE DAYS ON MARKET ALL PROPERTY TYPES	-7.41% ↓ MEDIAN DAYS ON MARKET ALL PROPERTY TYPES

	New Listings		%	Properties Sold		%	Median Sold Price		%	Median DOM		%
	Q3 2026	Q3 2025	Change	Q3 2026	Q3 2025	Change	Q3 2026	Q3 2025	Change	Q3 2026	Q3 2025	Change
St. Thomas	121	84	44% ↑	49	54	-9.26% ↓	$550 K	$488 K	13% ↑	149	162	-8.02% ↓
Single Family	49	30	63% ↑	24	18	33% ↑	$903 K	$683 K	32% ↑	169	149	13% ↑
Condo	50	29	72% ↑	21	25	-16% ↓	$415 K	$575 K	-28% ↓	111	162	-31% ↓
	0	0		0	0		$0	$0		0	0	
Total	121	84	44% ↑	49	54	-9.26% ↓	$550 K	$488 K	13% ↑	149	162	-8.02% ↓
Single Family	49	30	63% ↑	24	18	33% ↑	$903 K	$683 K	32% ↑	169	149	13% ↑
Condo	50	29	72% ↑	21	25	-16% ↓	$415 K	$575 K	-28% ↓	111	162	-31% ↓
	0	0		0	0		$0	$0		0	0	

REAL ESTATE SNAPSHOT

ST. THOMAS

MARKET OVERVIEW

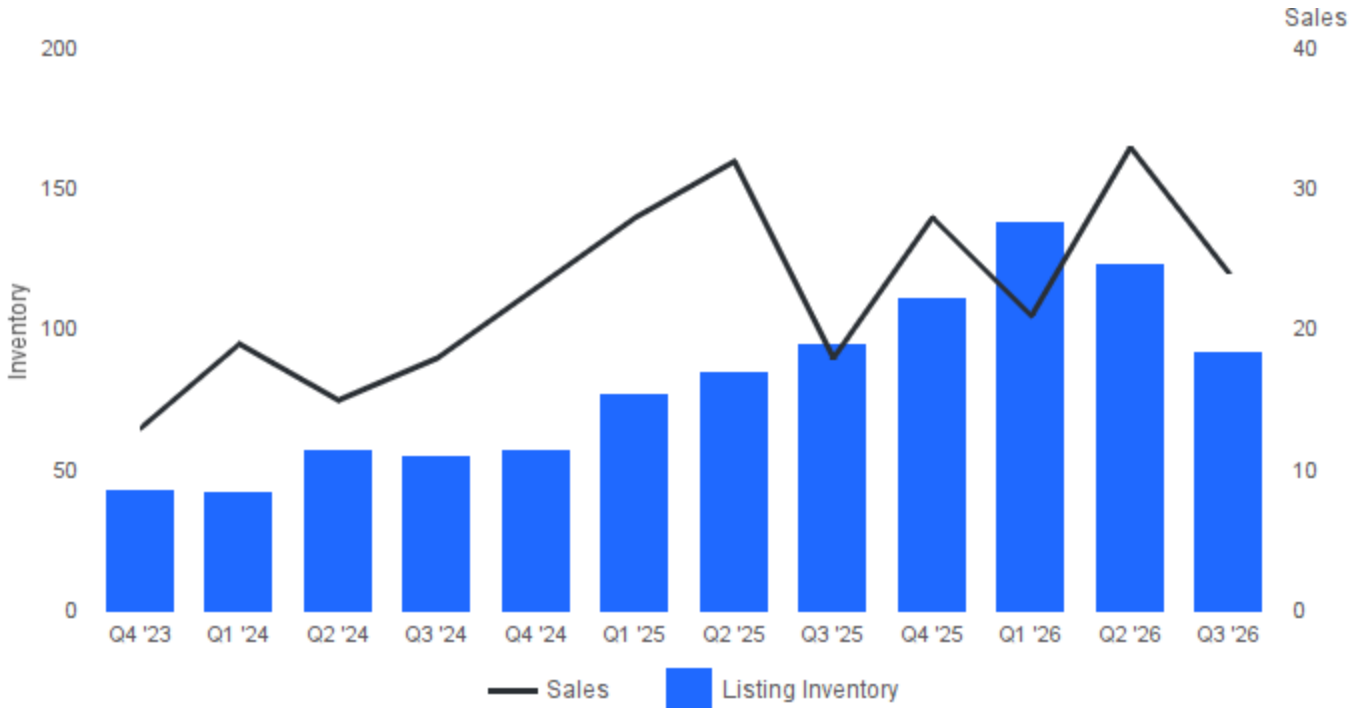
Q3 2026 | Single Family

33.33% PROPERTIES SOLD SINGLE FAMILY	28.53% AVERAGE SOLD PRICE SINGLE FAMILY	32.23% MEDIAN SOLD PRICE SINGLE FAMILY
63.33% NEW LISTINGS SINGLE FAMILY	24.90% AVERAGE LIST PRICE SINGLE FAMILY	37.67% MEDIAN LIST PRICE SINGLE FAMILY
-2.15% LIST/SELL PRICE RATIO SINGLE FAMILY	29.76% AVERAGE DAYS ON MARKET SINGLE FAMILY	13.42% MEDIAN DAYS ON MARKET SINGLE FAMILY

LISTING INVENTORY AND NUMBER OF SALES

Q3 2026 | Single Family

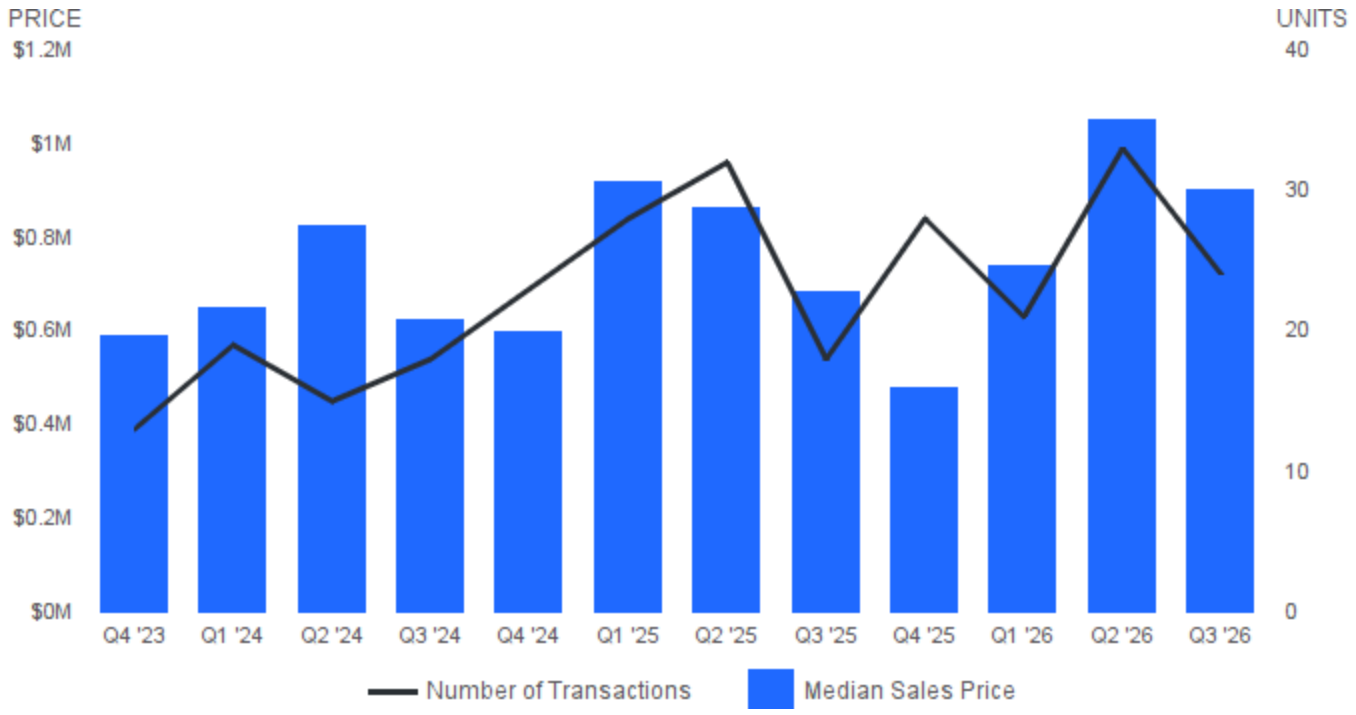
Quarterly inventory of properties for sale along with number of sales



MEDIAN SALES PRICE AND NUMBER OF SALES

Q3 2026 | Single Family

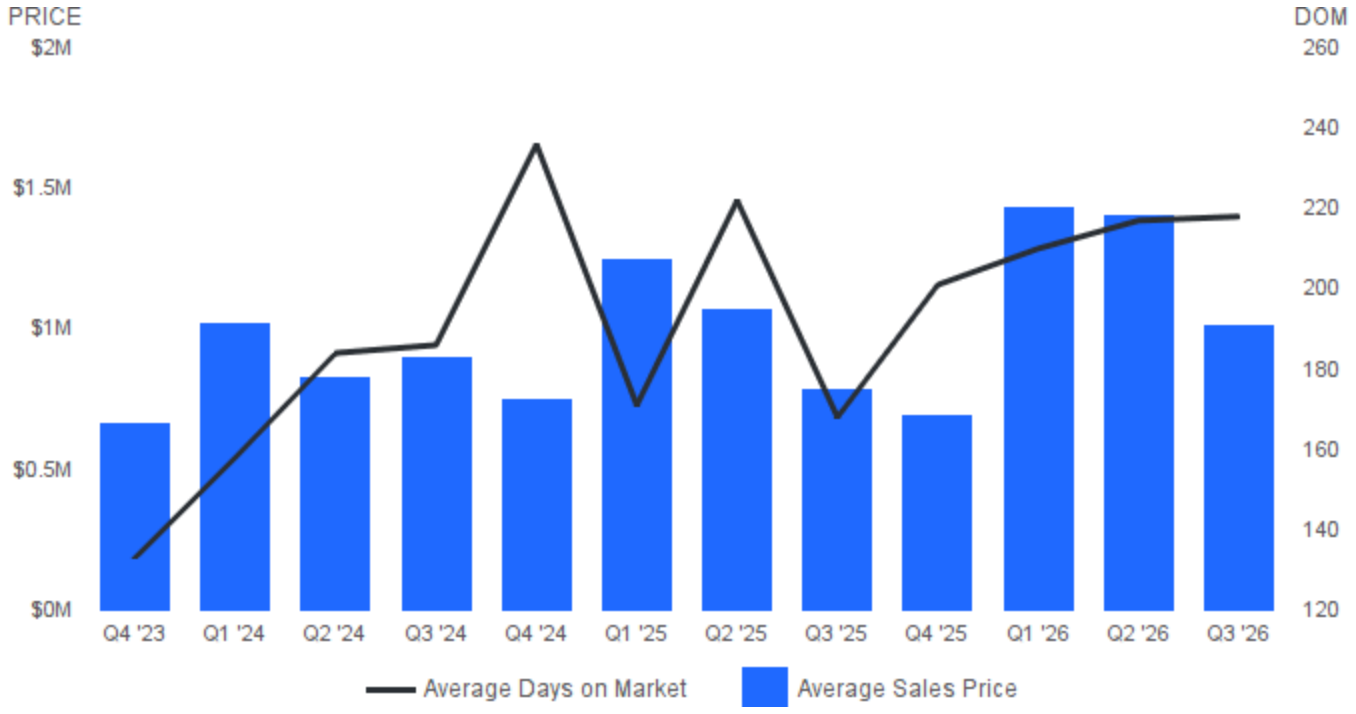
Median Sales Price | Price of the ""middle"" property sold -an equal number of sales were above and below this price.
Number of Sales | Number of properties sold.



AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

Q3 2026 | Single Family

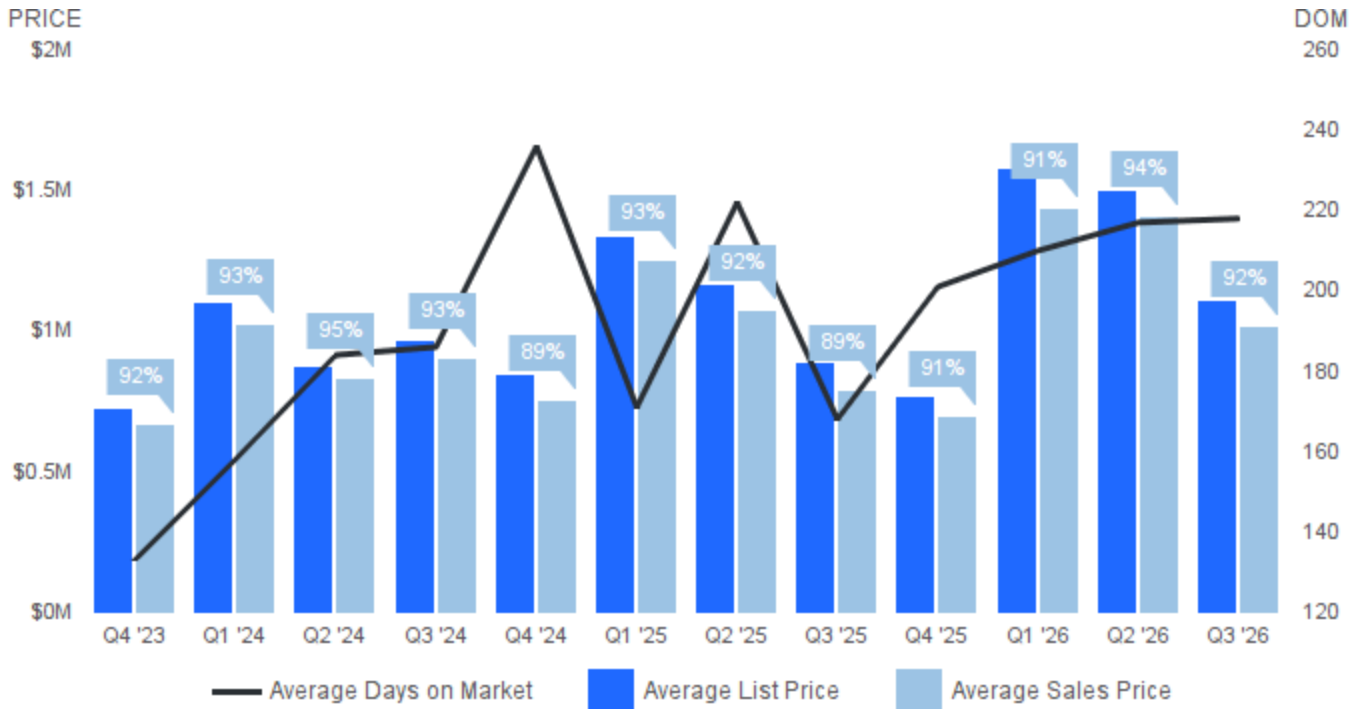
Average Sales Price | Average sales price for all properties sold.
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE & AVERAGE DOM

Q3 2026 | Single Family

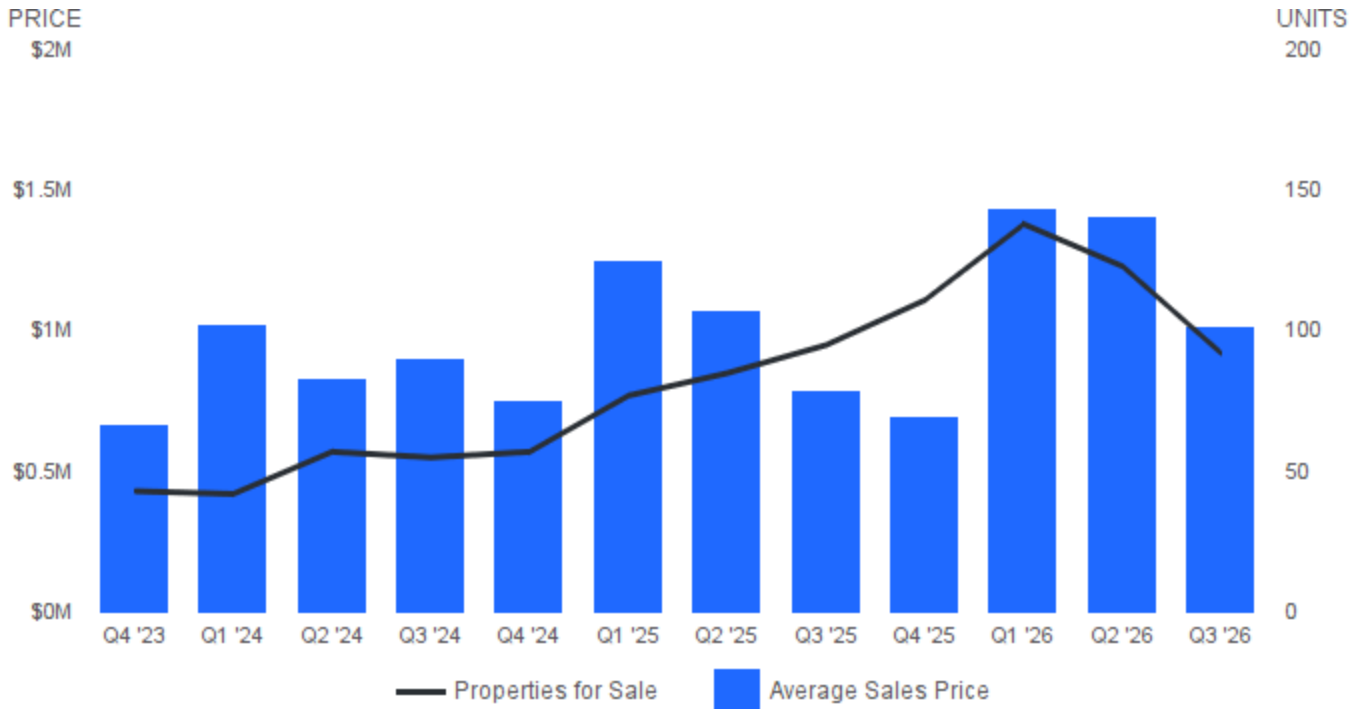
Sale Price as a Percentage of Original Price | Average sale price of property as percentage of final list price.
Average Days on Market | Average days on market for all properties sold.



AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

Q3 2026 | Single Family

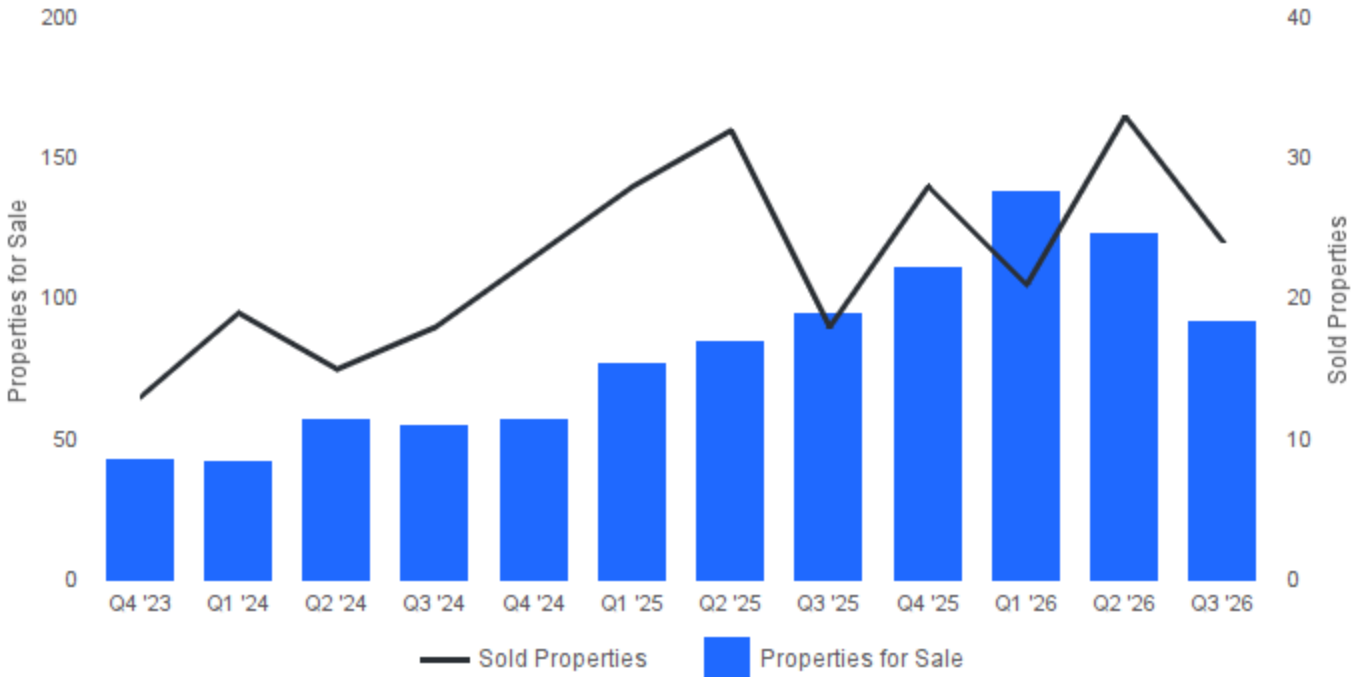
Average Sales Price | Average sales price for all properties sold.
Properties for Sale | Number of properties listed for sale at the end of quarter.



PROPERTIES FOR SALE AND SOLD PROPERTIES

Q3 2026 | Single Family

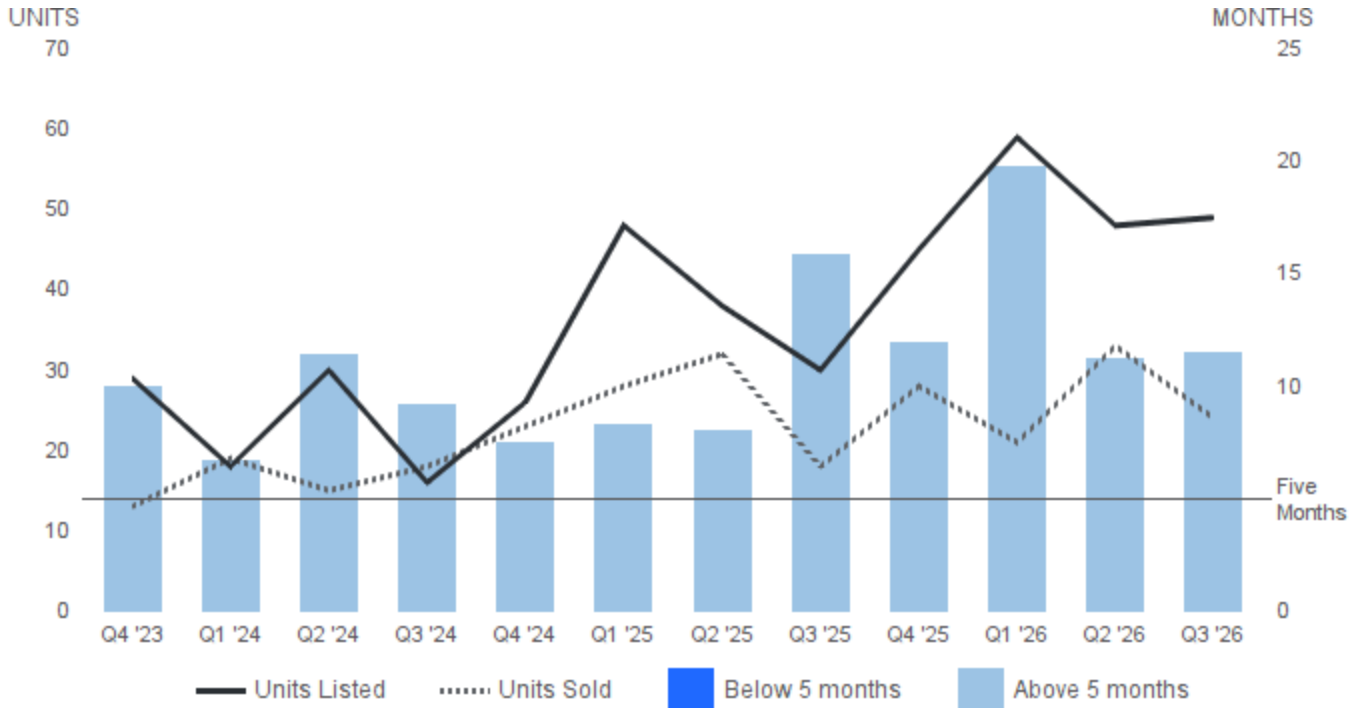
Properties for Sale | Number of properties listed for sale at the end of quarter.
Sold Properties | Number of properties sold.



MONTHS SUPPLY OF INVENTORY

Q3 2026 | 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.



REAL ESTATE SNAPSHOT

ST. THOMAS

MARKET OVERVIEW

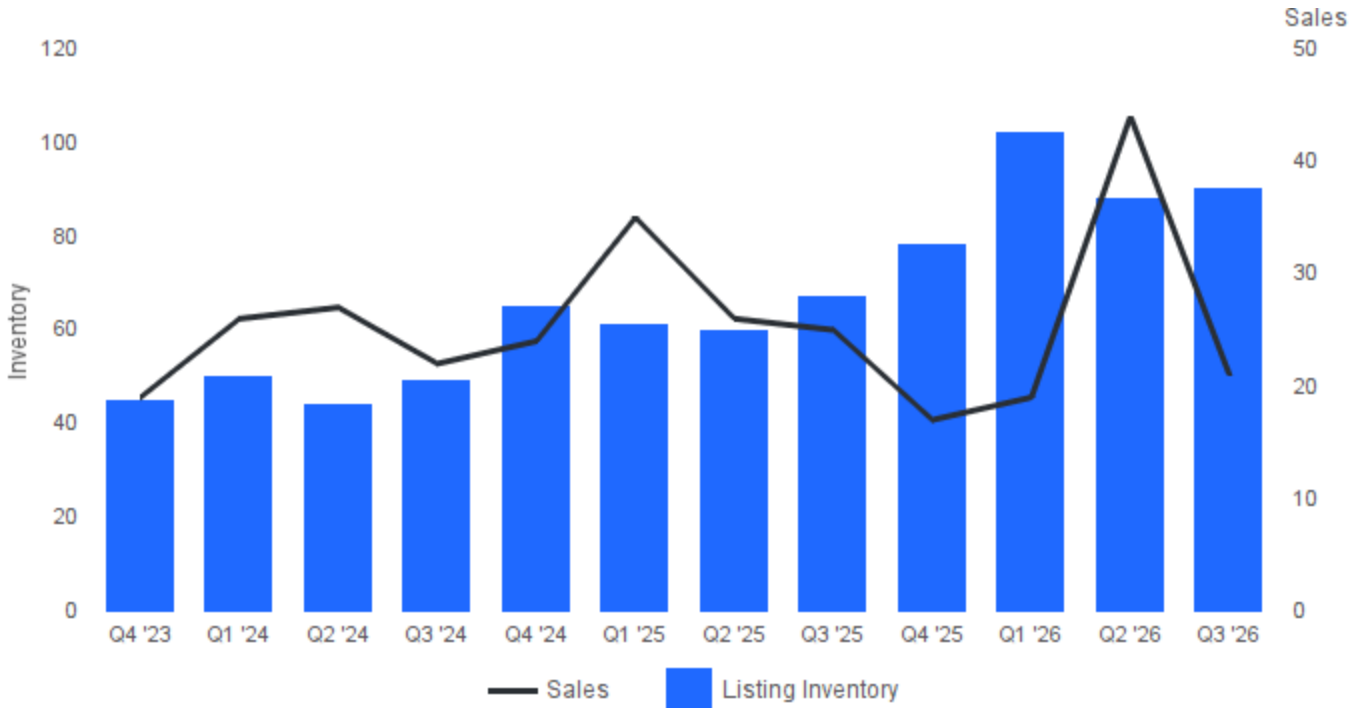
Q3 2026 | Condo

-16.00% PROPERTIES SOLD CONDO	-20.12% AVERAGE SOLD PRICE CONDO	-27.83% MEDIAN SOLD PRICE CONDO
72.41% NEW LISTINGS CONDO	-18.90% AVERAGE LIST PRICE CONDO	-23.08% MEDIAN LIST PRICE CONDO
-1.92% LIST/SELL PRICE RATIO CONDO	-5.91% AVERAGE DAYS ON MARKET CONDO	-31.48% MEDIAN DAYS ON MARKET CONDO

LISTING INVENTORY AND NUMBER OF SALES

Q3 2026 | Condo

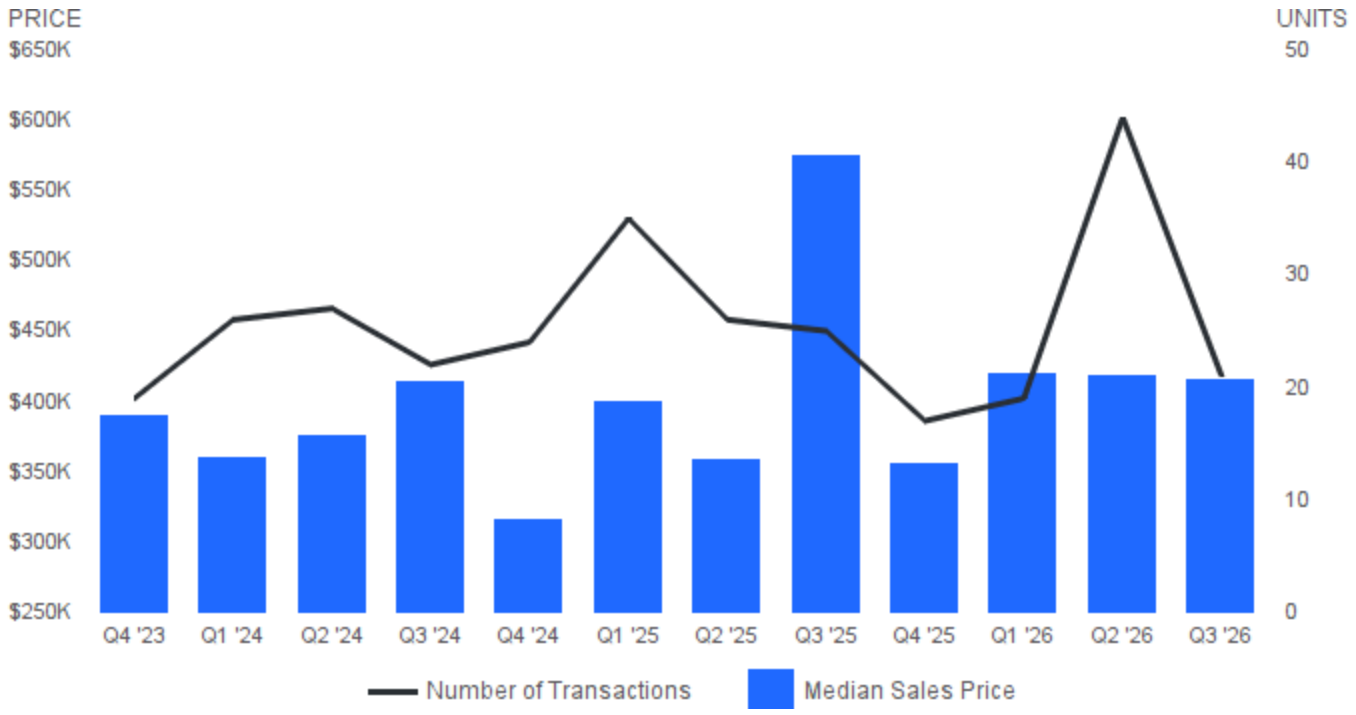
Quarterly inventory of properties for sale along with number of sales



MEDIAN SALES PRICE AND NUMBER OF SALES

Q3 2026 | Condo

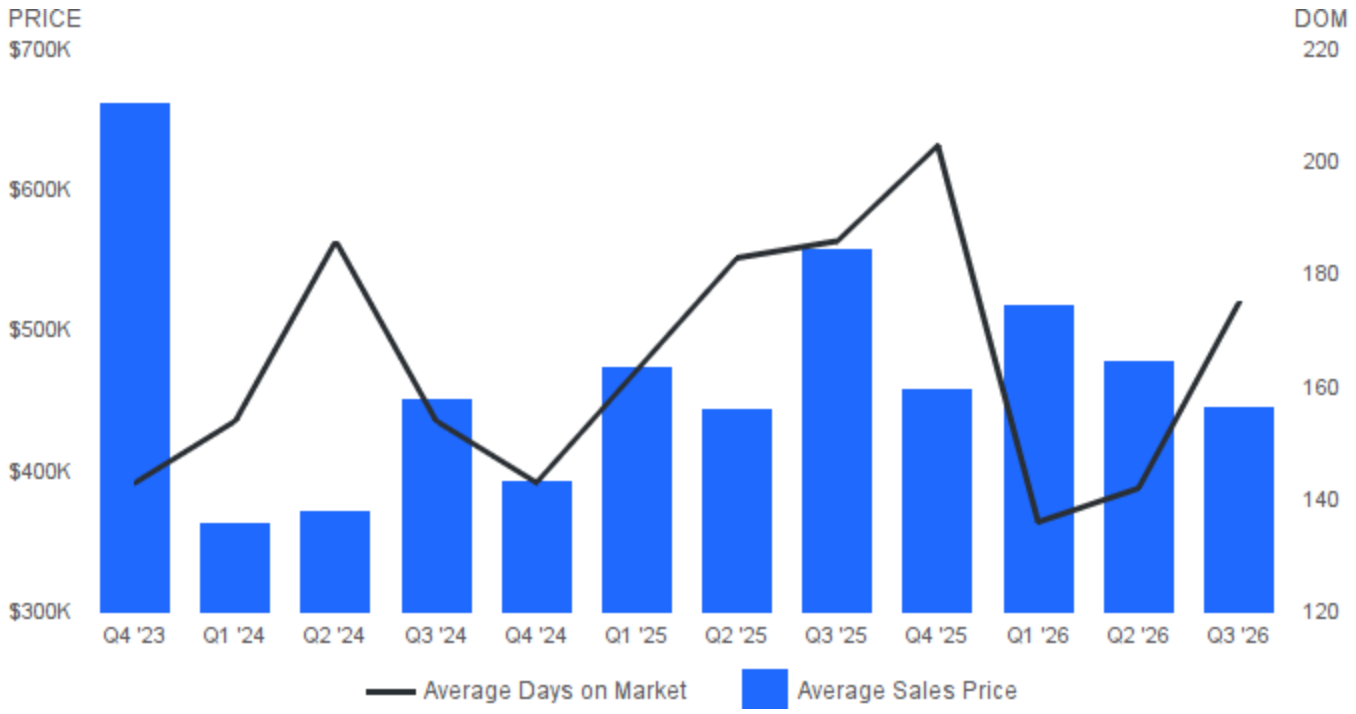
Median Sales Price | Price of the ""middle"" property sold -an equal number of sales were above and below this price.
Number of Sales | Number of properties sold.



AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

Q3 2026 | Condo

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 & AVERAGE DOM

Q3 2026 | Condo

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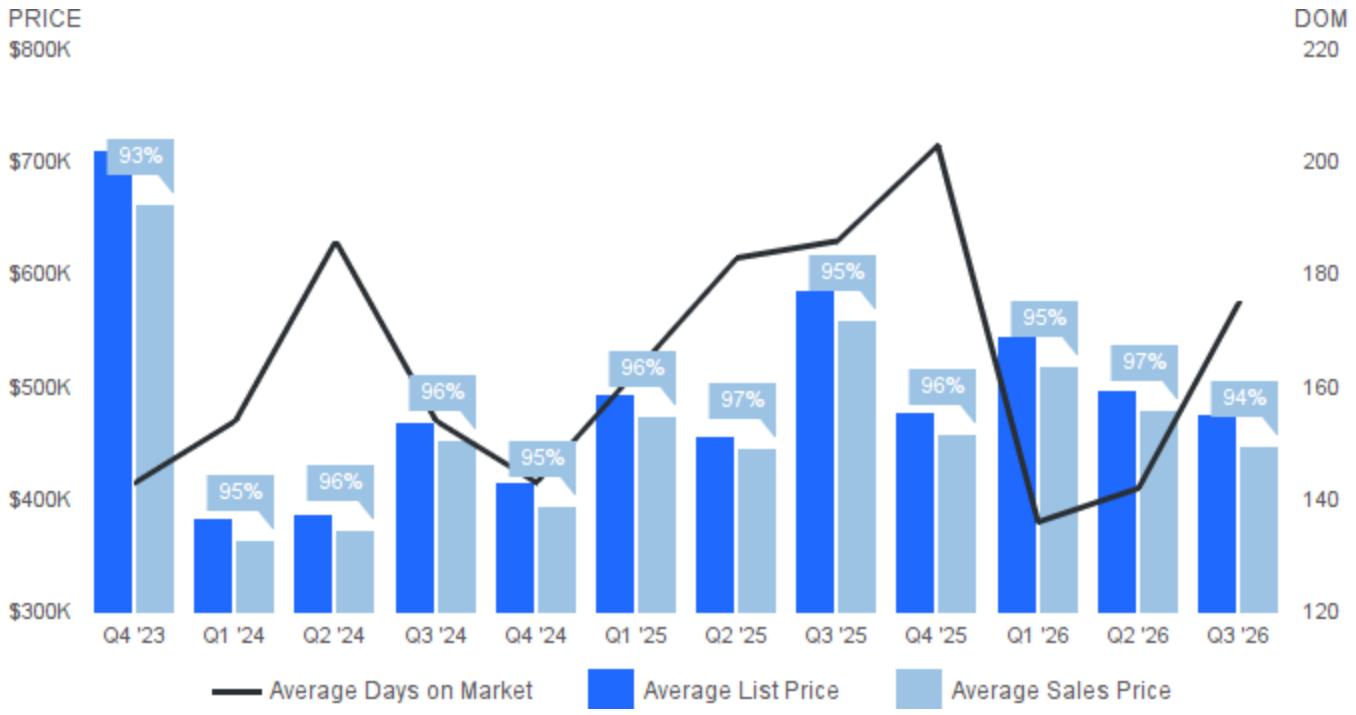

AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

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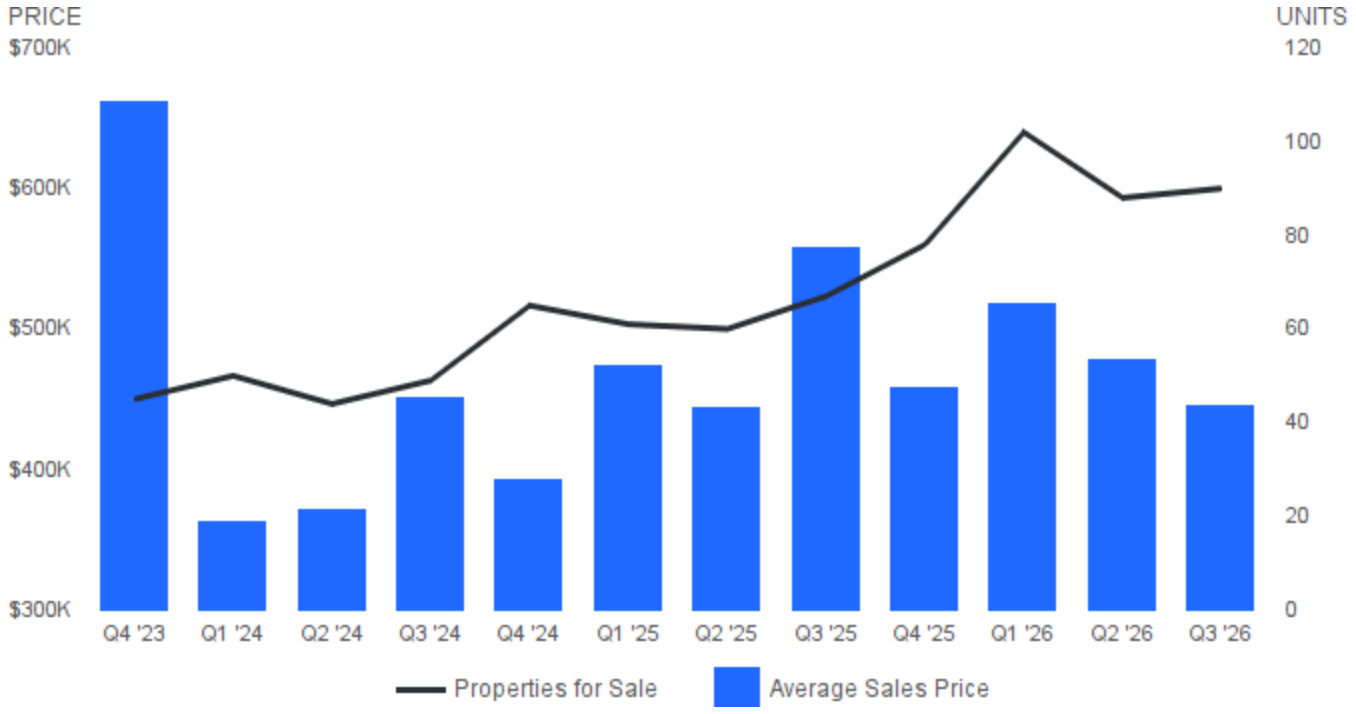
Properties for Sale | Number of properties listed for sale at the end of quarter.



PROPERTIES FOR SALE AND SOLD PROPERTIES

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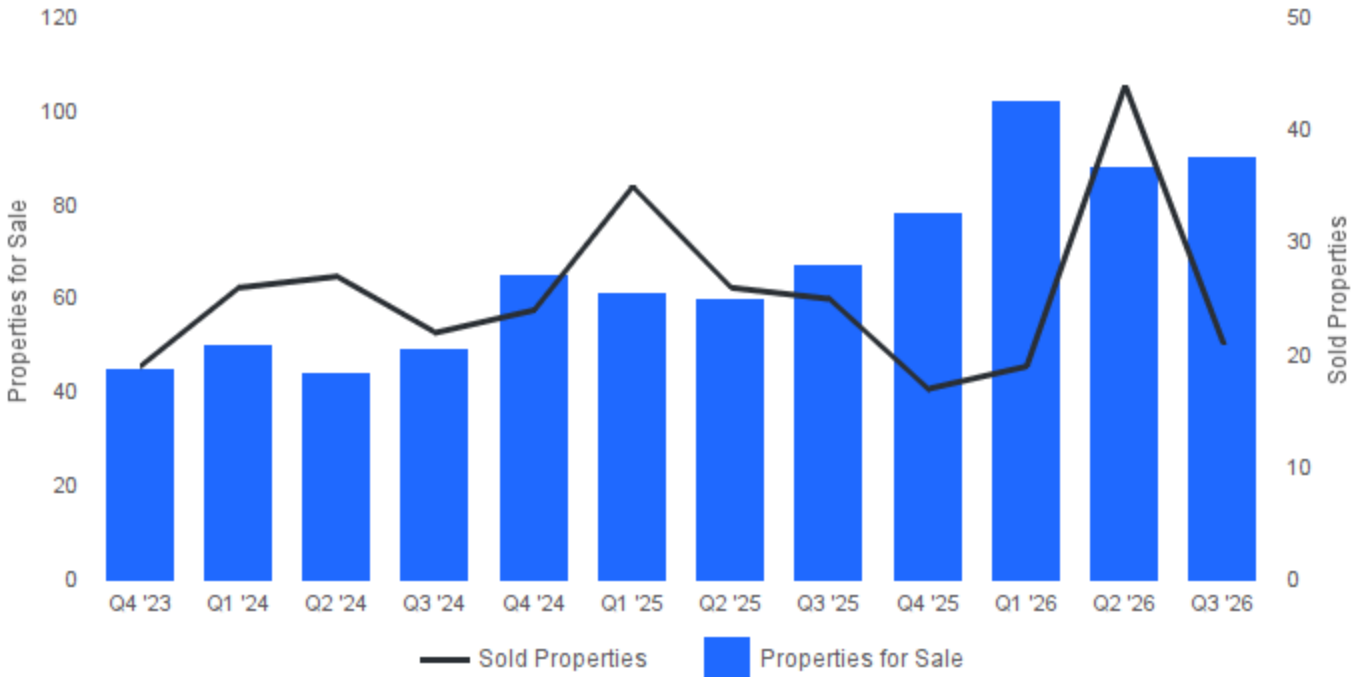

MONTHS SUPPLY OF INVENTORY

Q3 2026 | Condo

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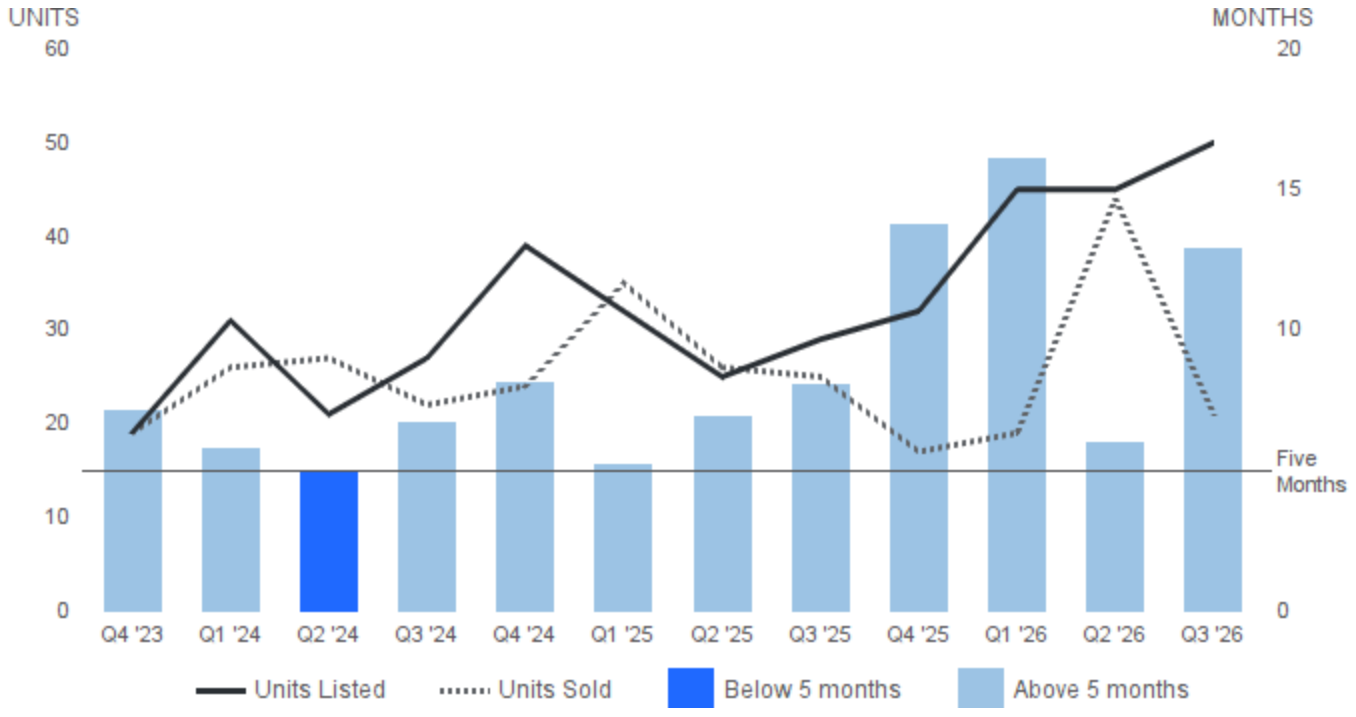


REAL ESTATE SNAPSHOT

ST. THOMAS

MARKET OVERVIEW

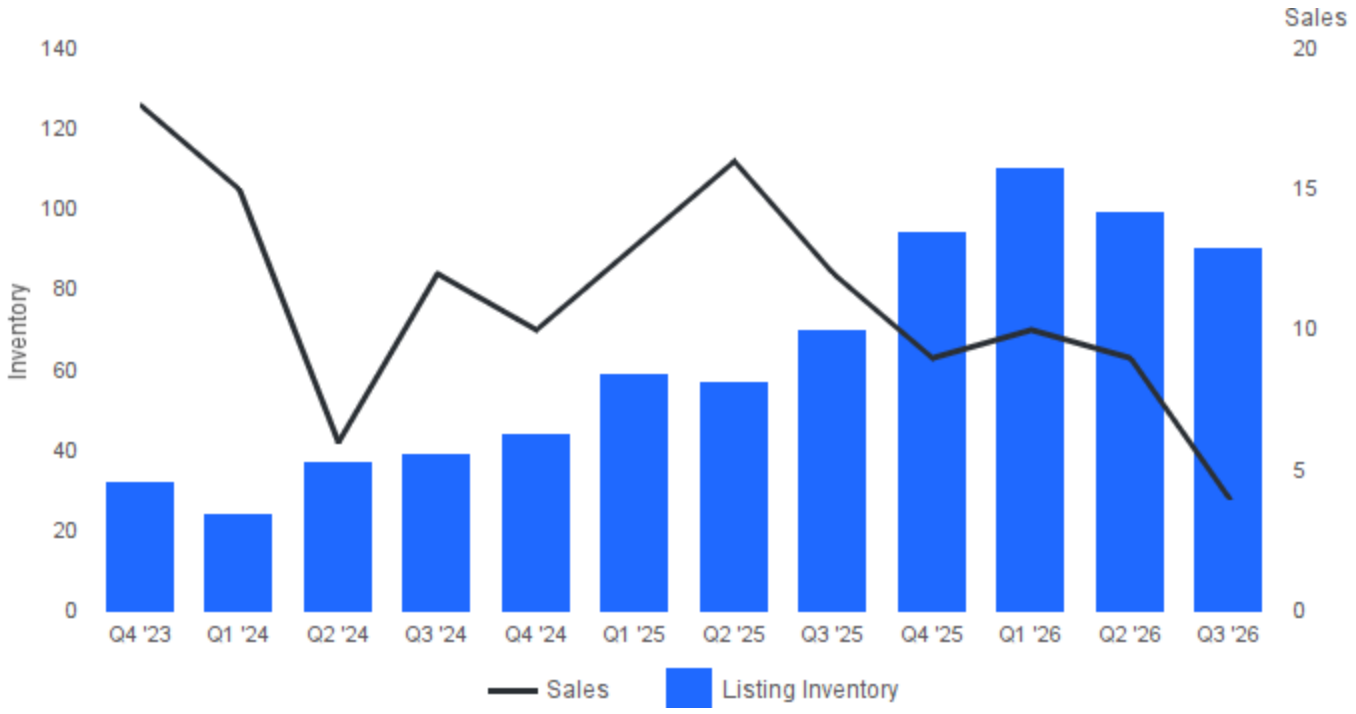
Q3 2026 | Lots/Acres

-66.67% PROPERTIES SOLD LOTS/ACRES	66.15% AVERAGE SOLD PRICE LOTS/ACRES	39.74% MEDIAN SOLD PRICE LOTS/ACRES
-12.00% NEW LISTINGS LOTS/ACRES	44.42% AVERAGE LIST PRICE LOTS/ACRES	11.53% MEDIAN LIST PRICE LOTS/ACRES
11.56% LIST/SELL PRICE RATIO LOTS/ACRES	24.32% AVERAGE DAYS ON MARKET LOTS/ACRES	-36.96% MEDIAN DAYS ON MARKET LOTS/ACRES

LISTING INVENTORY AND NUMBER OF SALES

Q3 2026 | Lots/Acres

Quarterly inventory of properties for sale along with number of sales



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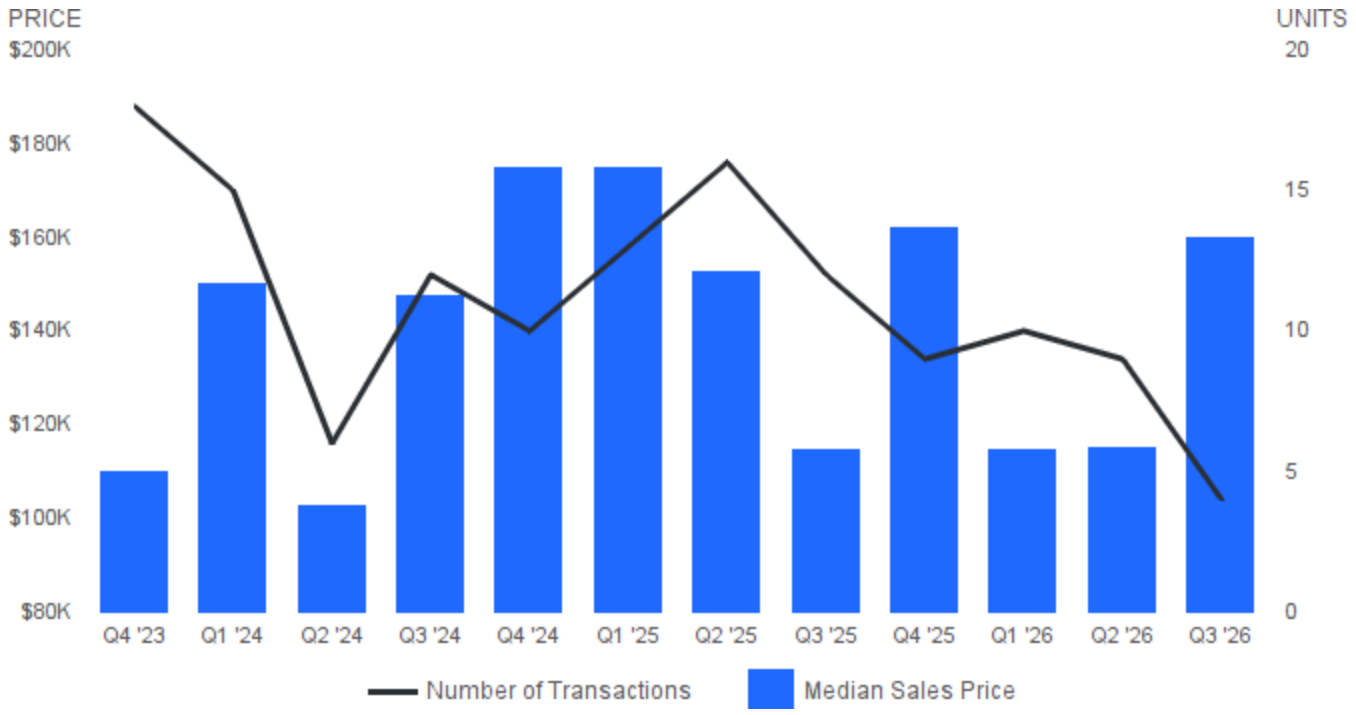

AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

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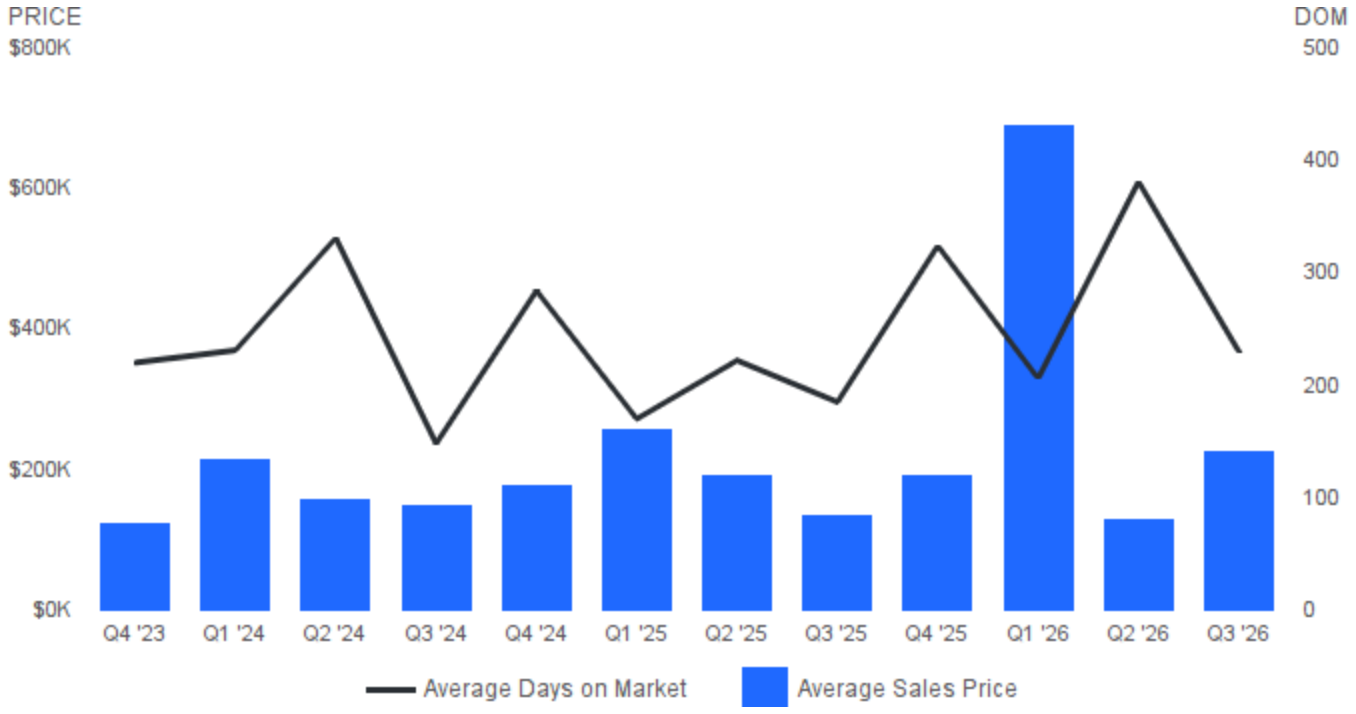

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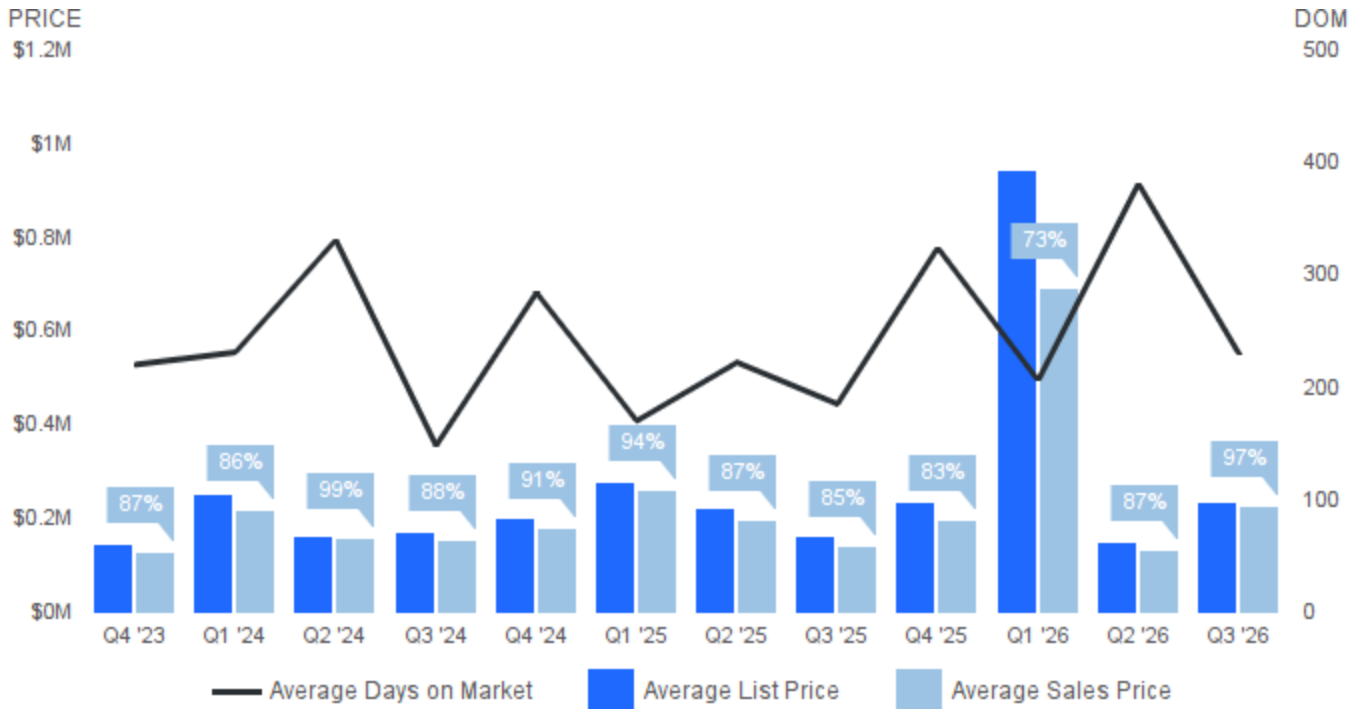

AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

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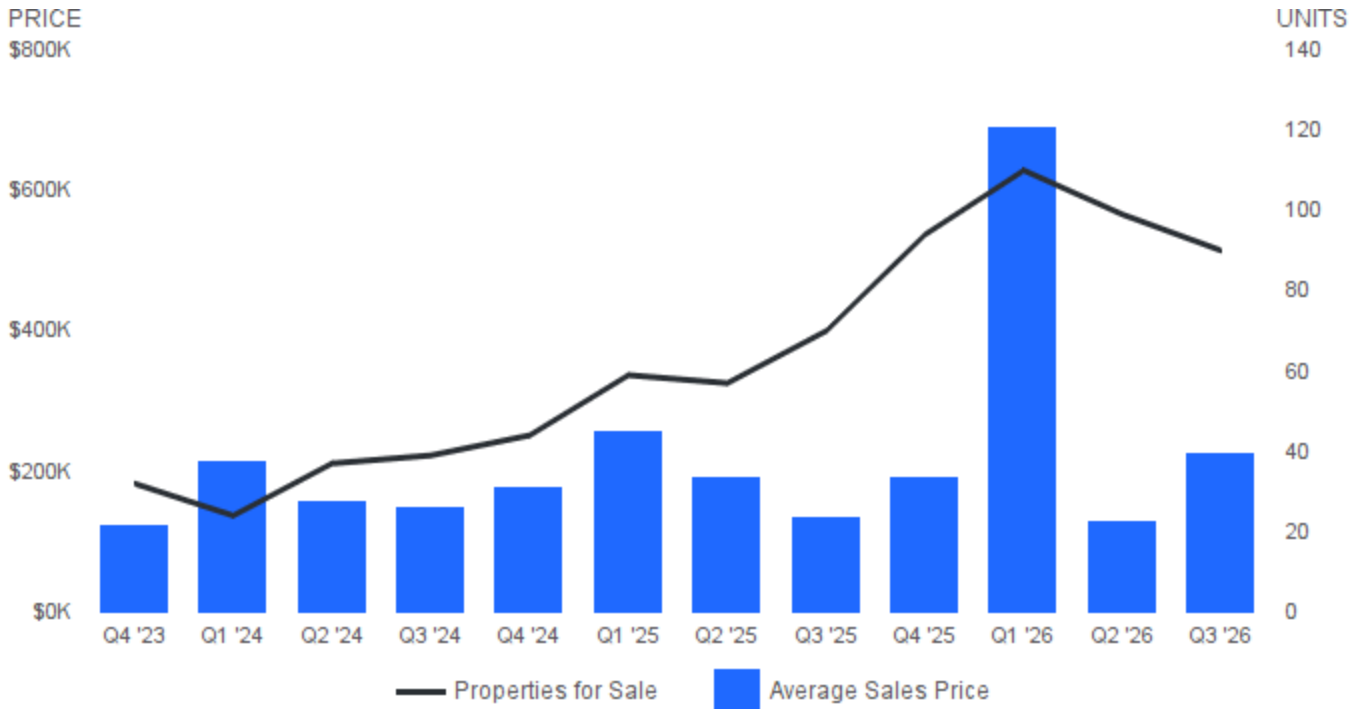

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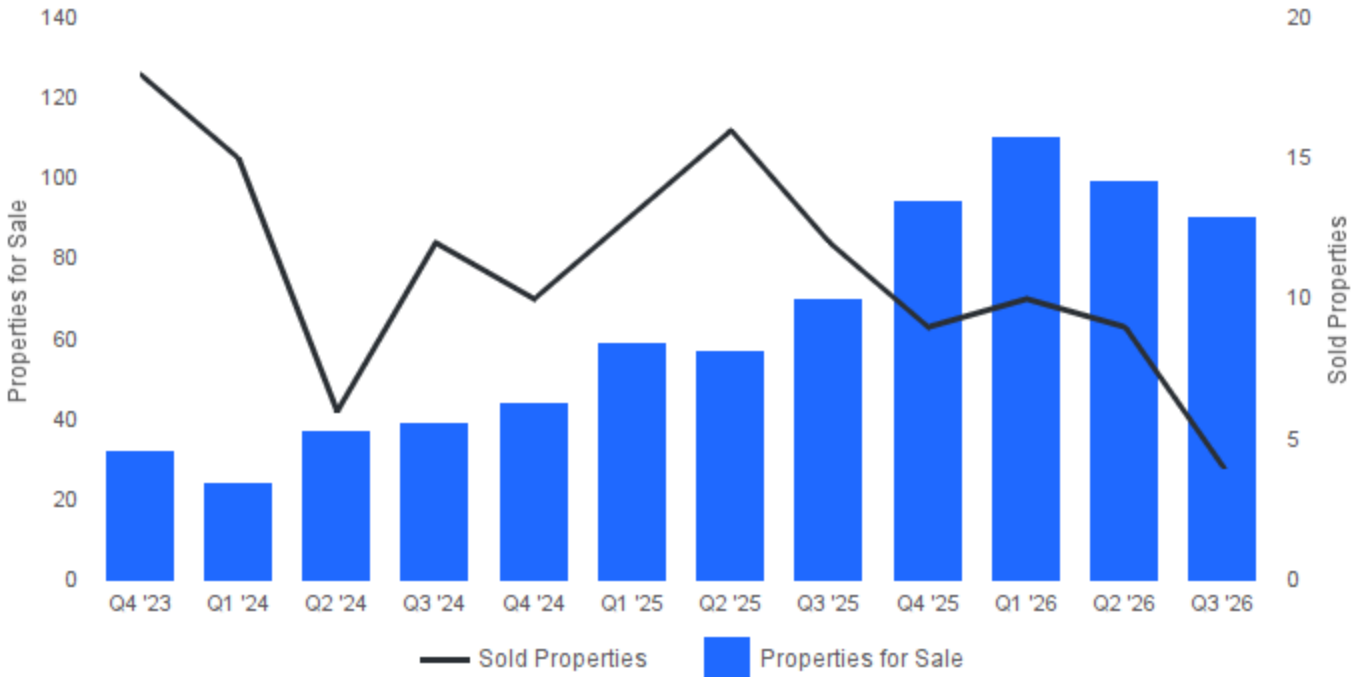

MONTHS SUPPLY OF INVENTORY

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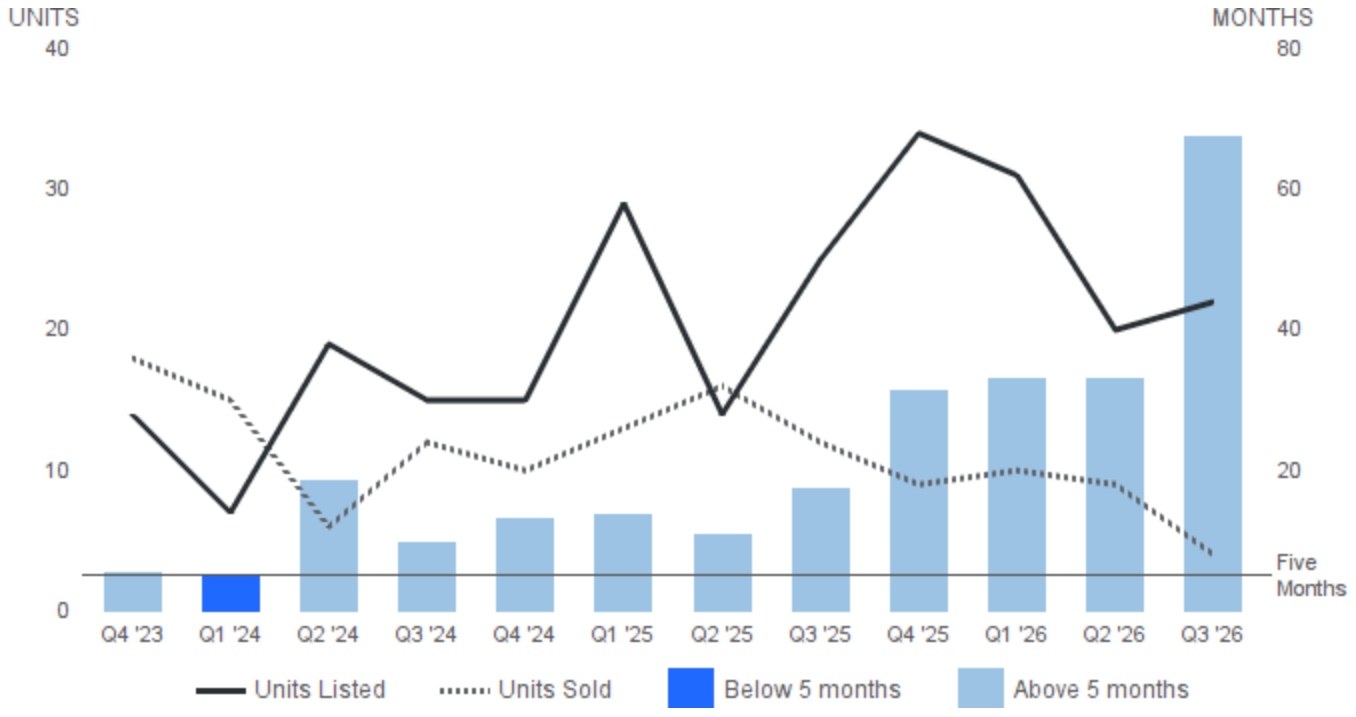

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