COLDWELL BANKER

U.S. VIRGIN ISLANDS

AREA REPORT

ST. THOMAS

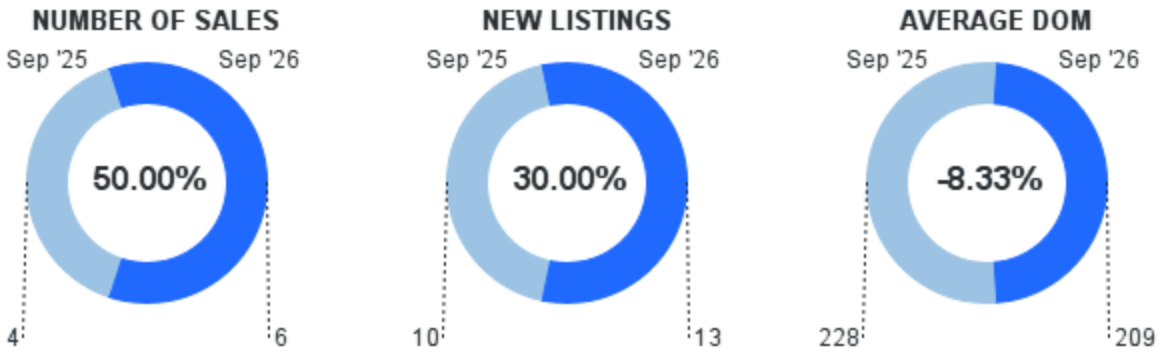
SEPTEMBER 2026 | SINGLE FAMILY

COLDWELL BANKER
ISLAND AFFILIATES

ST. THOMAS | September 2026

REAL ESTATE SNAPSHOT - Change since this time last year

Single Family



8.34%

MEDIAN SALES PRICE
SINGLE FAMILY

-10.09%

AVERAGE SALES PRICE
SINGLE FAMILY

1.67%

MEDIAN LIST PRICE (SOLD LISTINGS)
SINGLE FAMILY

-20.88%

AVERAGE LIST PRICE (SOLD LISTINGS)
SINGLE FAMILY

Sep '25 Sep '26

AREA REPORT
ST. THOMAS

FULL MARKET SUMMARY

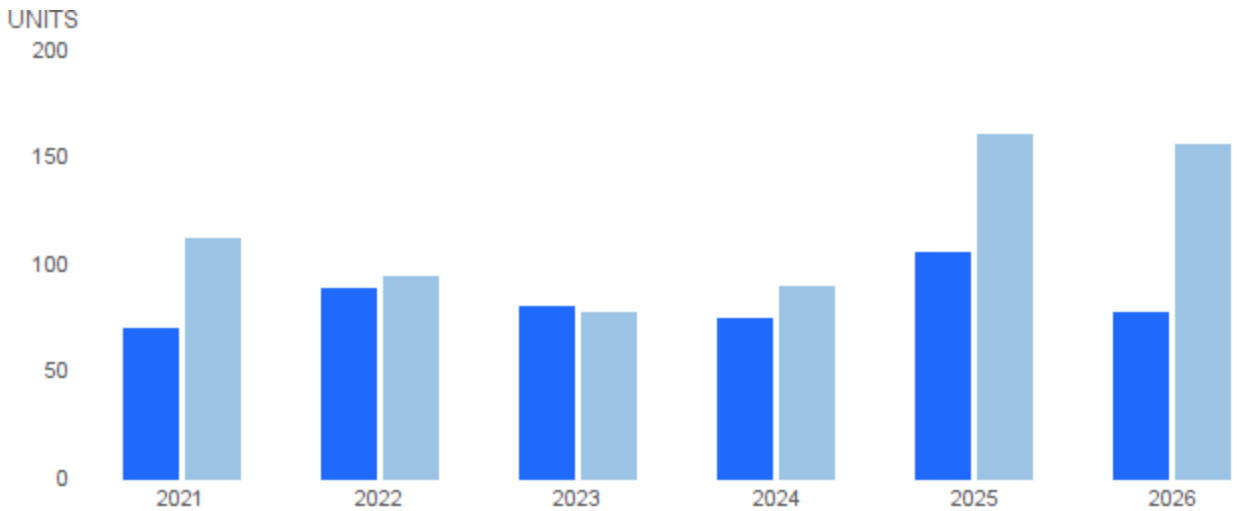
September 2026 | Single Family

	Month to Date			Year to Date		
	September 2026	September 2025	% Change	YTD 2026	YTD 2025	% Change
New Listings	13	10	30%	156	116	34.48%
Sold Listings	6	4	50%	78	78	0%
Median List Price (Solds)	$1,067,500	$1,049,950	1.67%	$970,000	$862,500	12.46%
Median Sold Price	$977,800	$902,500	8.34%	$895,000	$838,000	6.8%
Median Days on Market	147	235	-37.45%	167	134	24.63%
Average List Price (Solds)	$1,086,666	$1,373,475	-20.88%	$1,394,012	$1,158,116	20.37%
Average Sold Price	$1,029,433	$1,145,000	-10.09%	$1,288,015	$1,066,187	20.81%
Average Days on Market	209	228	-8.33%	215	191	12.57%
List/Sold Price Ratio	91.7%	87.5%	4.77%	91.4%	93.5%	-2.31%

SOLD AND NEW PROPERTIES (UNITS)

September 2026 | Single Family

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

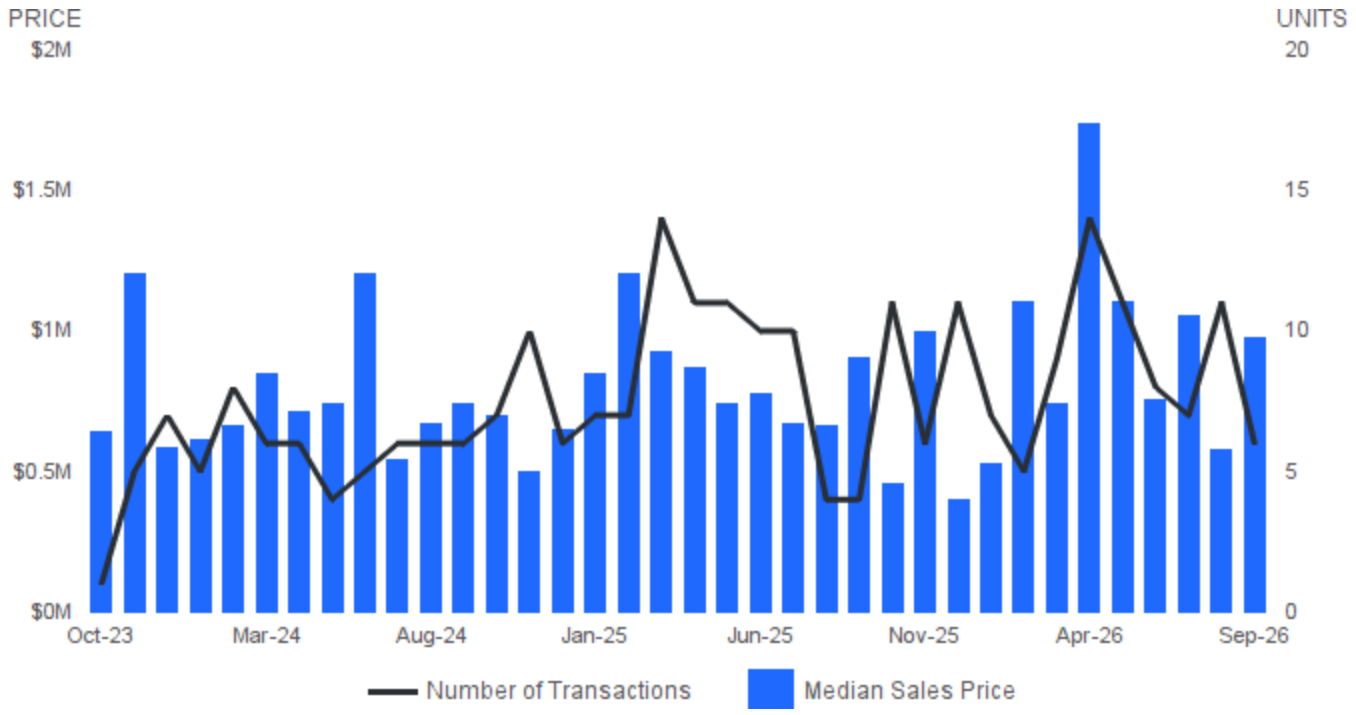


	2021	2022	2023	2024	2025	2026
Sold Properties	70	89	80	75	106	78
New Properties	112	94	78	90	161	156
Sold Volume	$54.85M	$92.42M	$82.71M	$65.07M	$102.55M	$100.47M
Listing Volume	$114.88M	$108.67M	$72.41M	$89.06M	$220.13M	$245.74M
Median Sale Price	$626K	$860K	$815K	$650K	$743K	$895K

MEDIAN SALES PRICE AND NUMBER OF SALES

September 2026 | Single Family

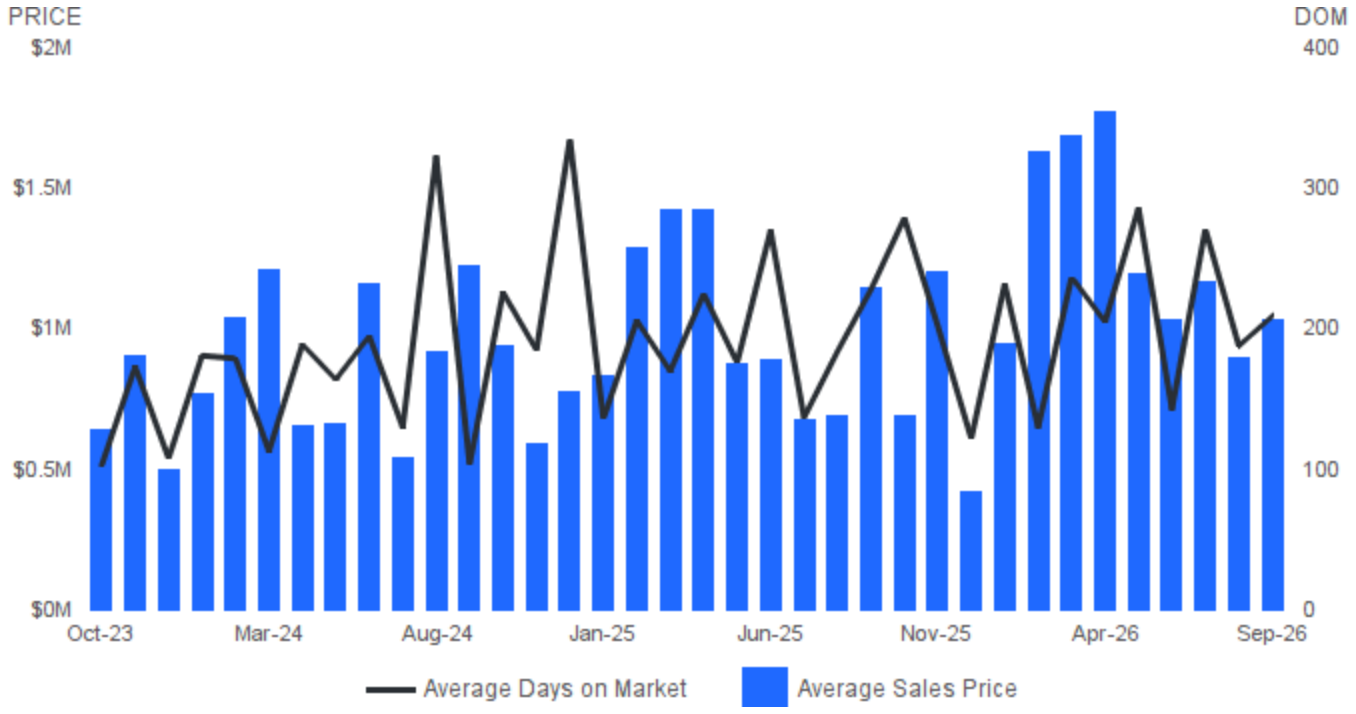
Median Sales Price | Price of the ""middle"" property sold -an equal number of sales were above and below this price.
Number of Sales | Number of properties sold.



AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

September 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

September 2026 | 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

September 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 month.



PROPERTIES FOR SALE AND SOLD PROPERTIES

September 2026 | Single Family

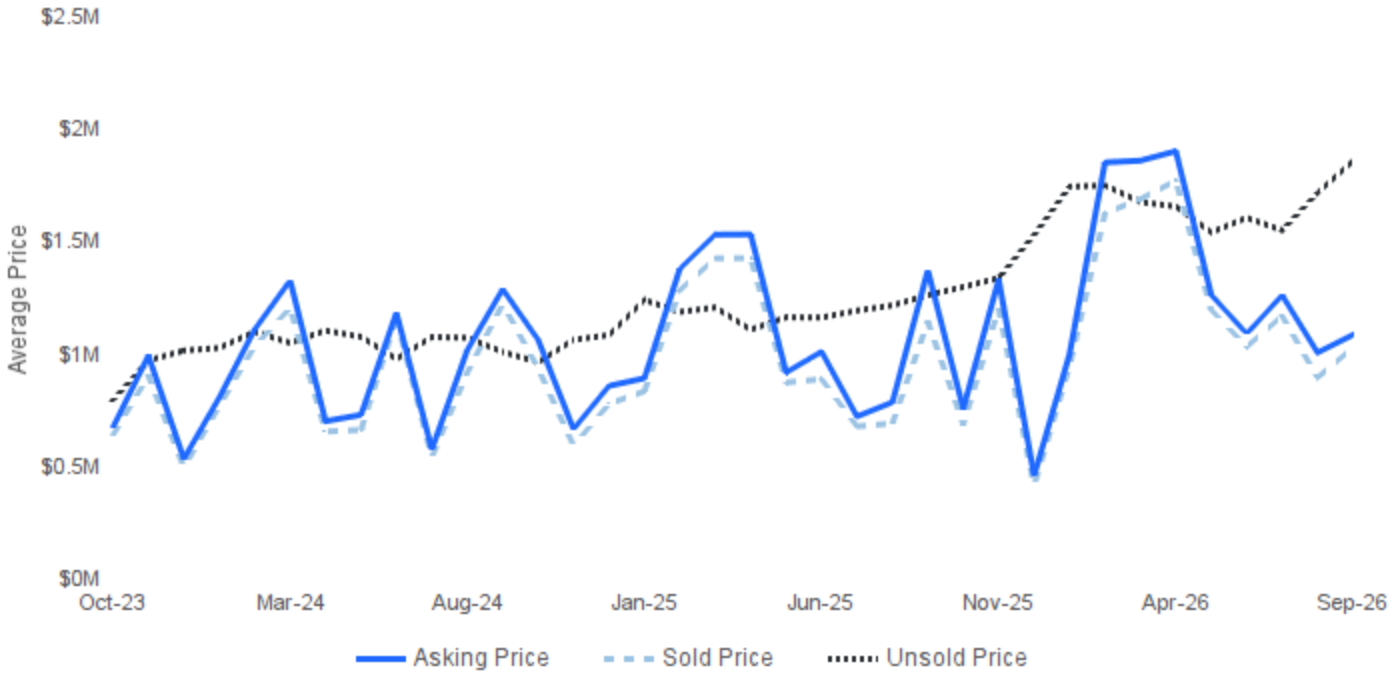
Properties for Sale | Number of properties listed for sale at the end of month.
Sold Properties | Number of properties sold.



AVERAGE ASKING/SOLD/UNSOLD PRICE

September 2026 | Single Family

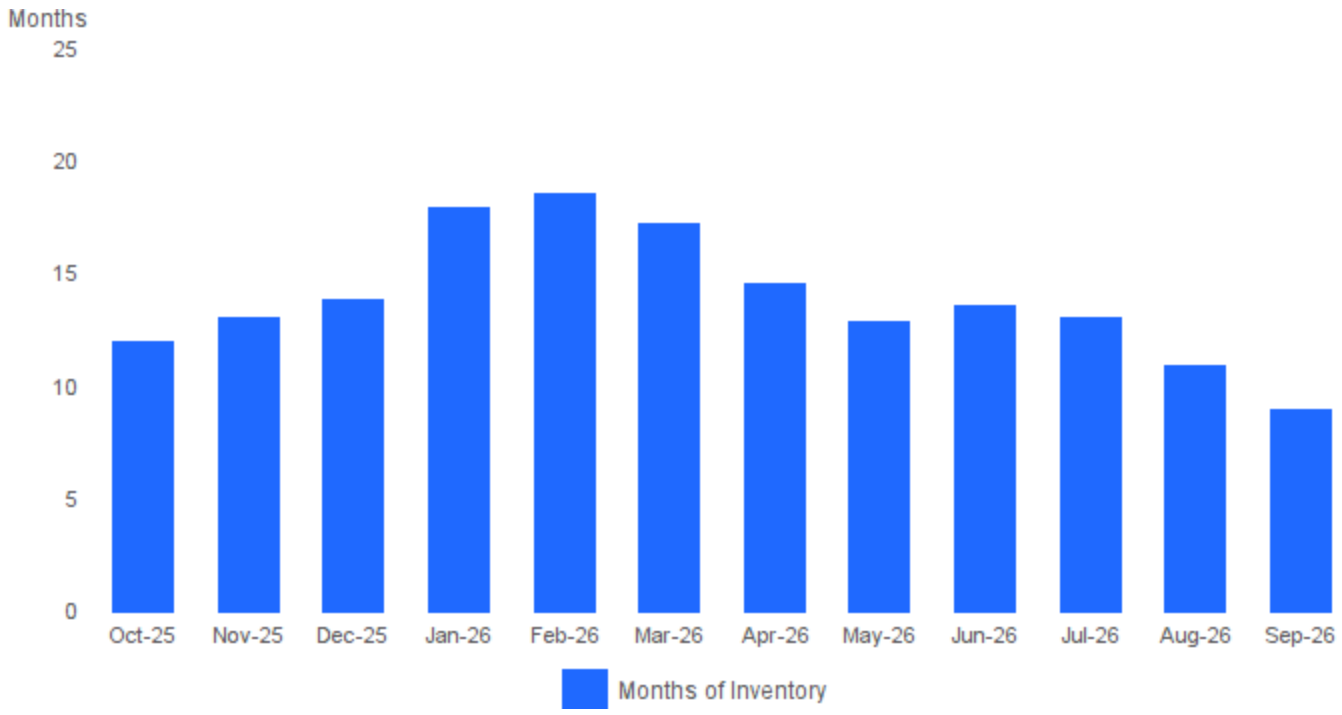
Asking Price | the average asking price of sold properties
Sold Price | the average selling price
Unsold Price | the average active list price



ABSORPTION RATE

September 2026 | Single Family

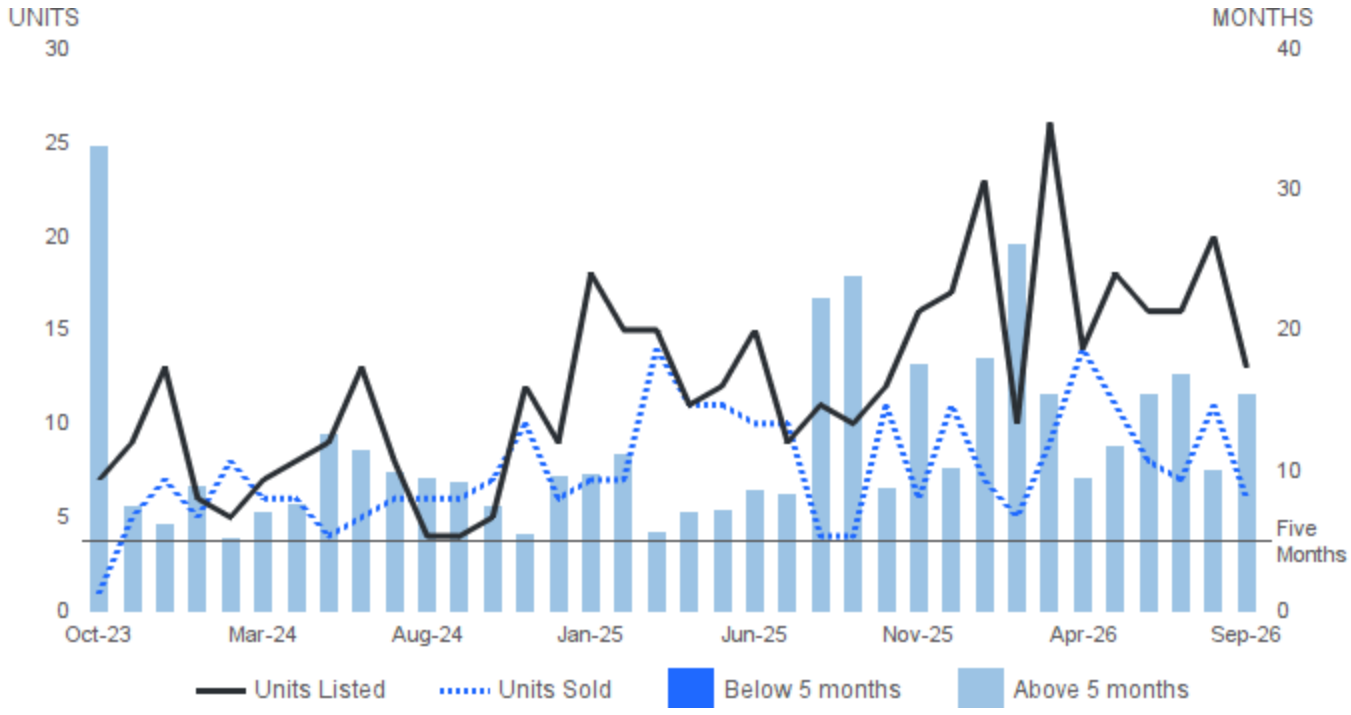
Absorption Rate | Looks at the past year's monthly supply of inventory. In a normal market there should be a 6 month supply. The higher the rate above 6 the more aggressive a seller has to be with the competition; price and having a picture perfect property.



MONTHS SUPPLY OF INVENTORY

September 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.



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