



COLDWELL BANKER
U.S. VIRGIN ISLANDS

**AREA
REPORT**

ST. THOMAS

JANUARY 2024 | LOTS/ACRES



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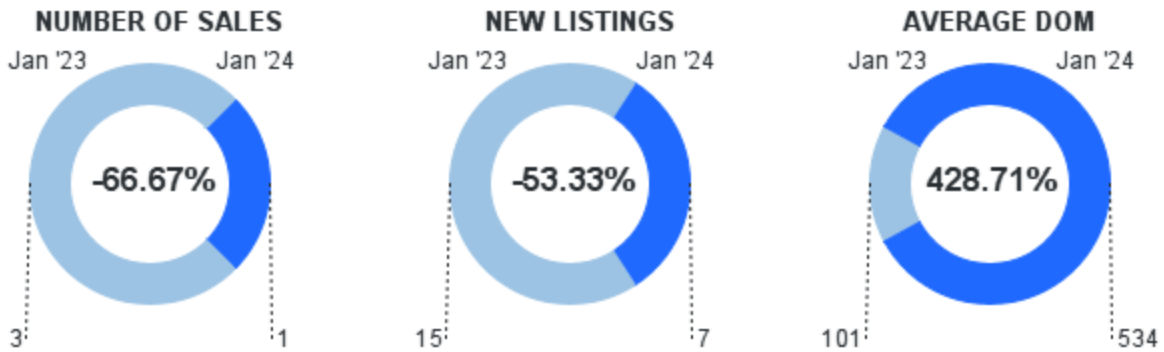


COLDWELL BANKER
ISLAND AFFILIATES

ST. THOMAS | January 2024

REAL ESTATE SNAPSHOT - Change since this time last year

Lots/Acres



13.64%

MEDIAN SALES PRICE
LOTS/ACRES

-28.57%

AVERAGE SALES PRICE
LOTS/ACRES

19.20%

MEDIAN LIST PRICE
(SOLD LISTINGS)
LOTS/ACRES

-20.18%

AVERAGE LIST PRICE
(SOLD LISTINGS)
LOTS/ACRES

Jan '23 Jan '24

AREA REPORT

ST. THOMAS

FULL MARKET SUMMARY

January 2024 | Lots/Acres ?

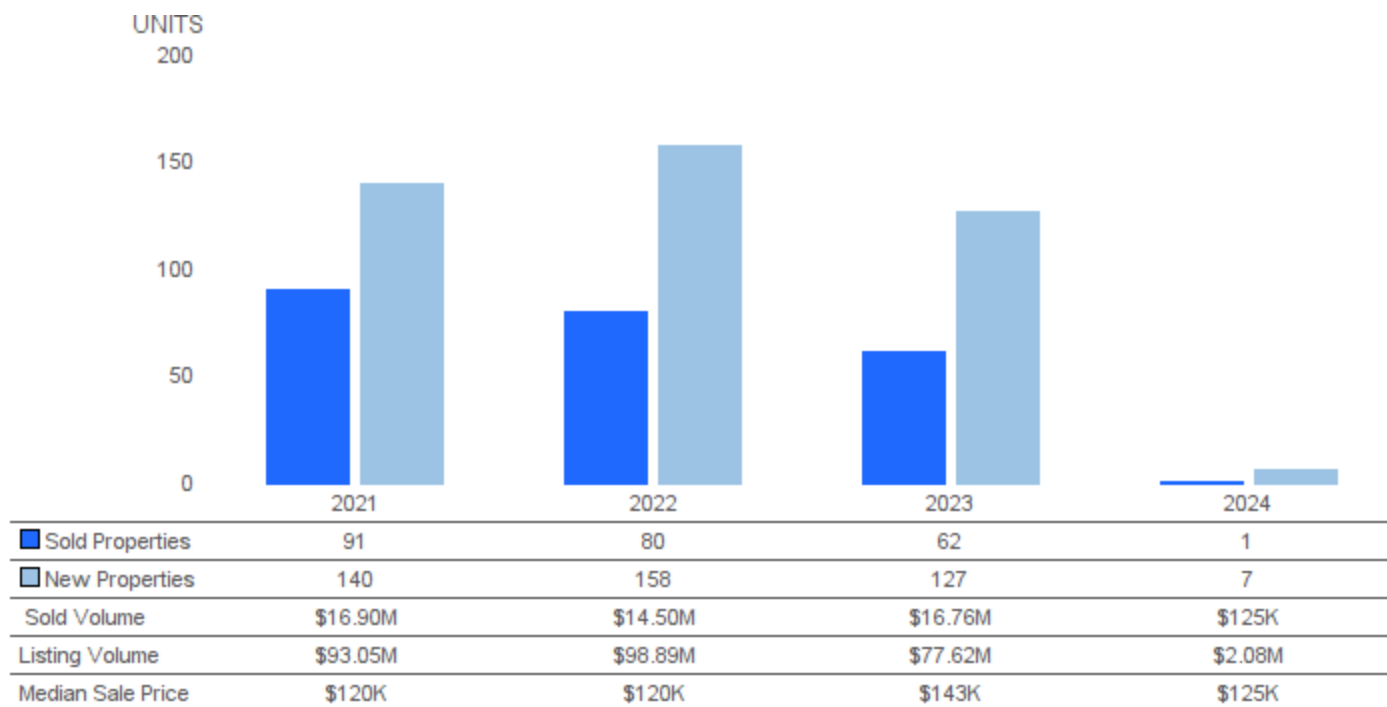
	Month to Date			Year to Date		
	January 2024	January 2023	% Change	YTD 2024	YTD 2023	% Change
New Listings	7	15	-53.33% ↓	7	15	-53.33% ↓
Sold Listings	1	3	-66.67% ↓	1	3	-66.67% ↓
Median List Price (Solds)	\$149,000	\$125,000	19.2% ↑	\$149,000	\$125,000	19.2% ↑
Median Sold Price	\$125,000	\$110,000	13.64% ↑	\$125,000	\$110,000	13.64% ↑
Median Days on Market	534	88	506.82% ↑	534	88	506.82% ↑
Average List Price (Solds)	\$149,000	\$186,666	-20.18% ↓	\$149,000	\$186,666	-20.18% ↓
Average Sold Price	\$125,000	\$175,000	-28.57% ↓	\$125,000	\$175,000	-28.57% ↓
Average Days on Market	534	101	428.71% ↑	534	101	428.71% ↑
List/Sold Price Ratio	84%	92.7%	-9.36% ↓	84%	92.7%	-9.36% ↓

SOLD AND NEW PROPERTIES (UNITS)

January 2024 | Lots/Acres ?

Sold Properties | Number of properties sold during the year

New Properties | Number of properties listed during the year.

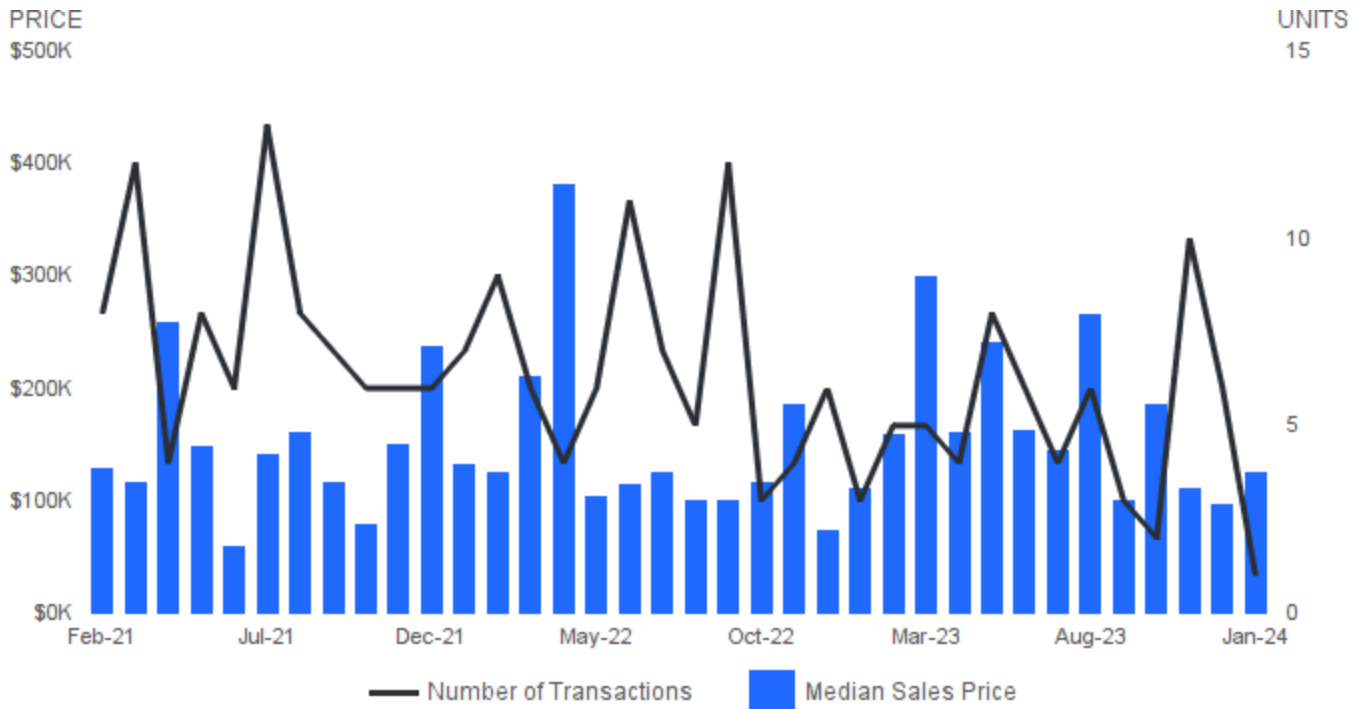


MEDIAN SALES PRICE AND NUMBER OF SALES

January 2024 | 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.

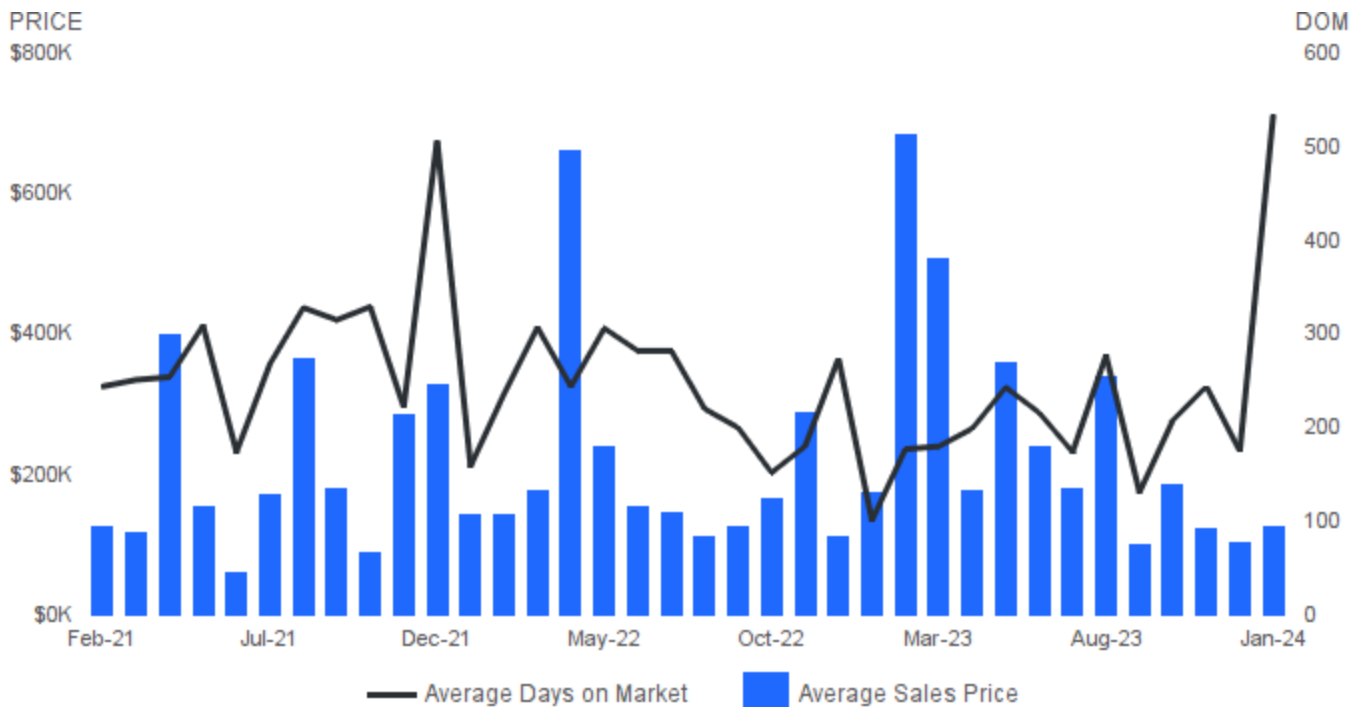


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

January 2024 | Lots/Acres ?

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

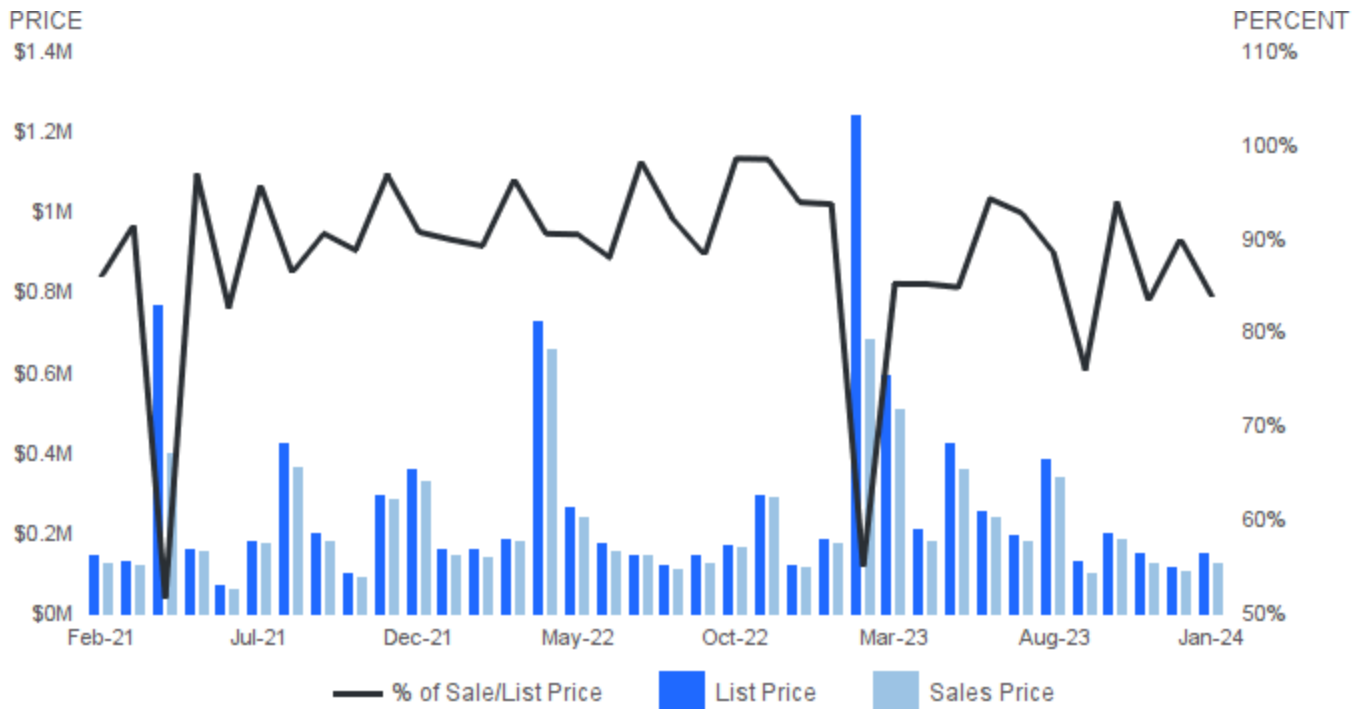
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

January 2024 | Lots/Acres ?

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

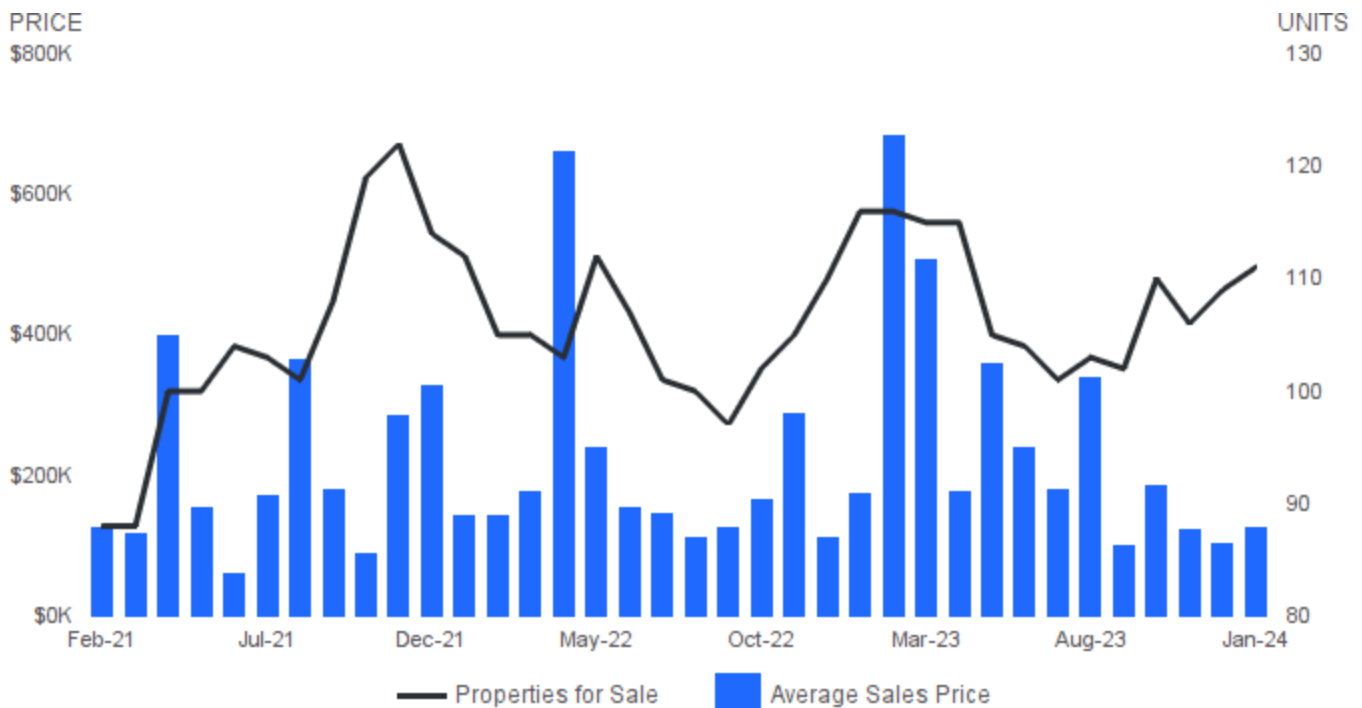


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

January 2024 | 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.

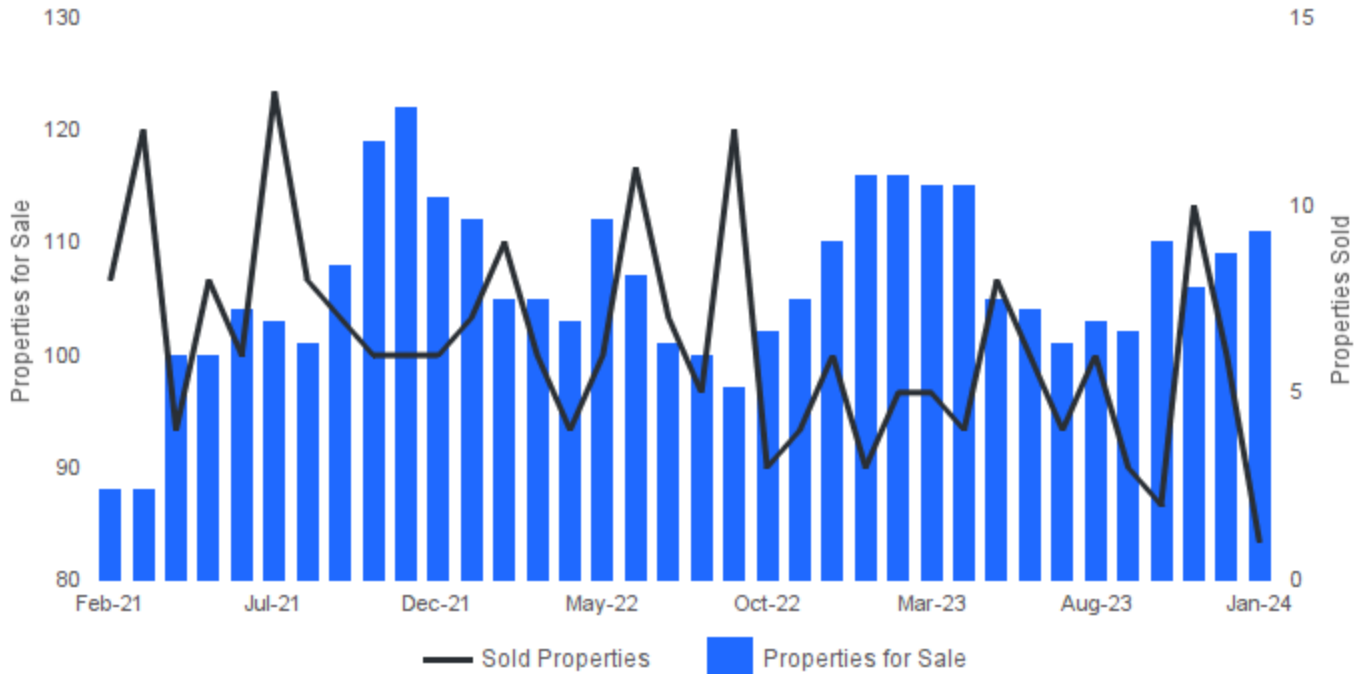


PROPERTIES FOR SALE AND SOLD PROPERTIES

January 2024 | Lots/Acres ?

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

Sold Properties | Number of properties sold.



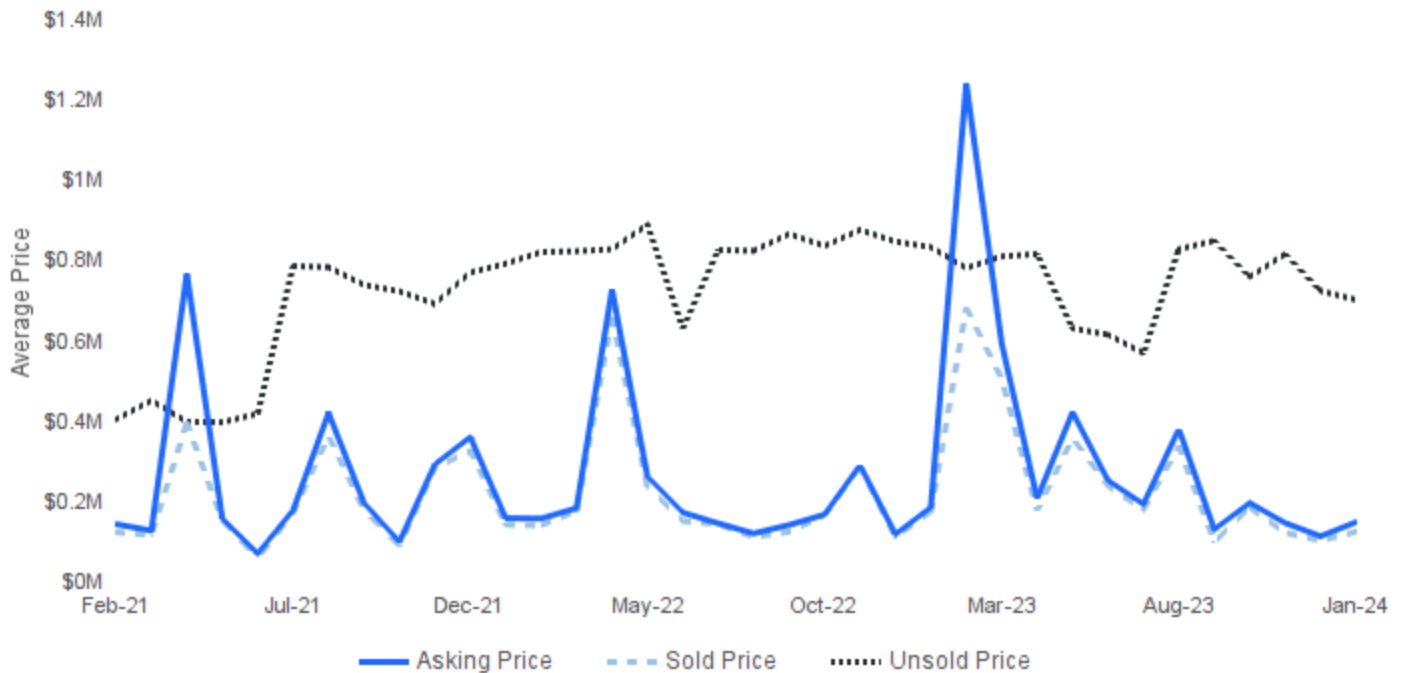
AVERAGE ASKING/SOLD/UNSOLD PRICE

January 2024 | Lots/Acres ?

Asking Price | the average asking price of sold properties

Sold Price | the average selling price

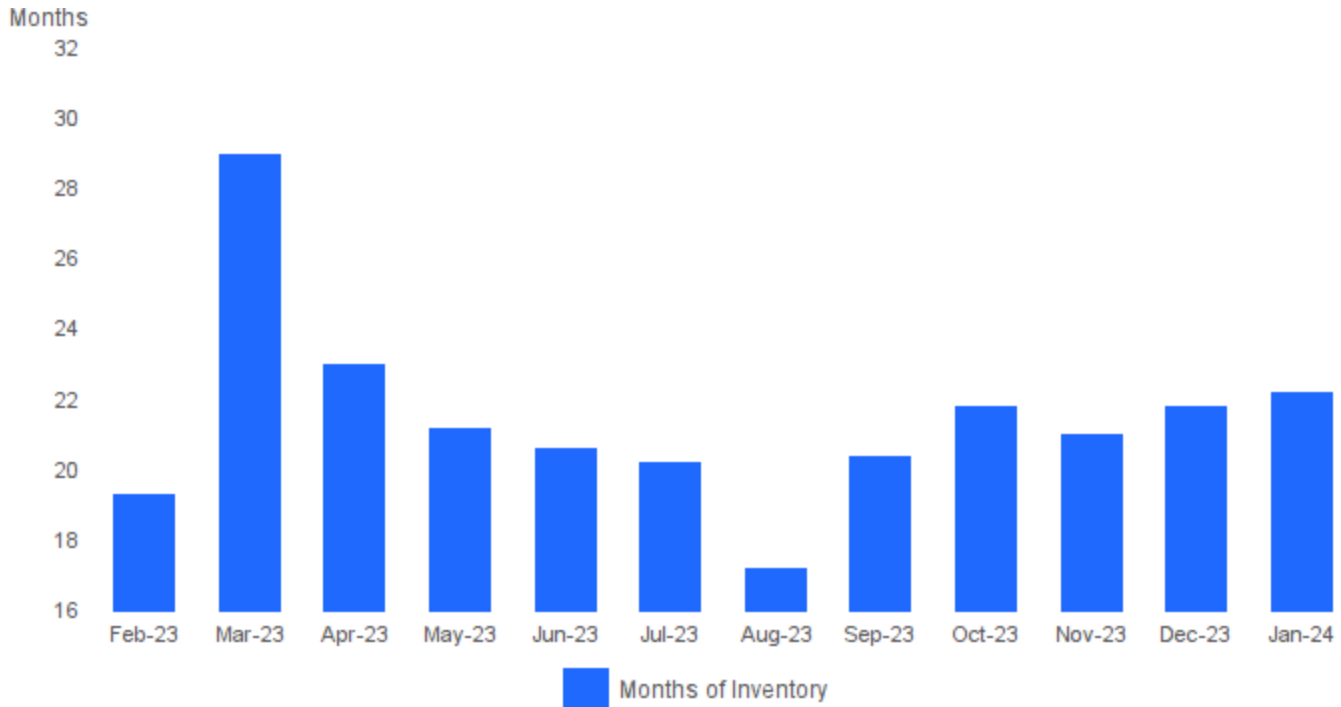
Unsold Price | the average active list price



ABSORPTION RATE

January 2024 | 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.



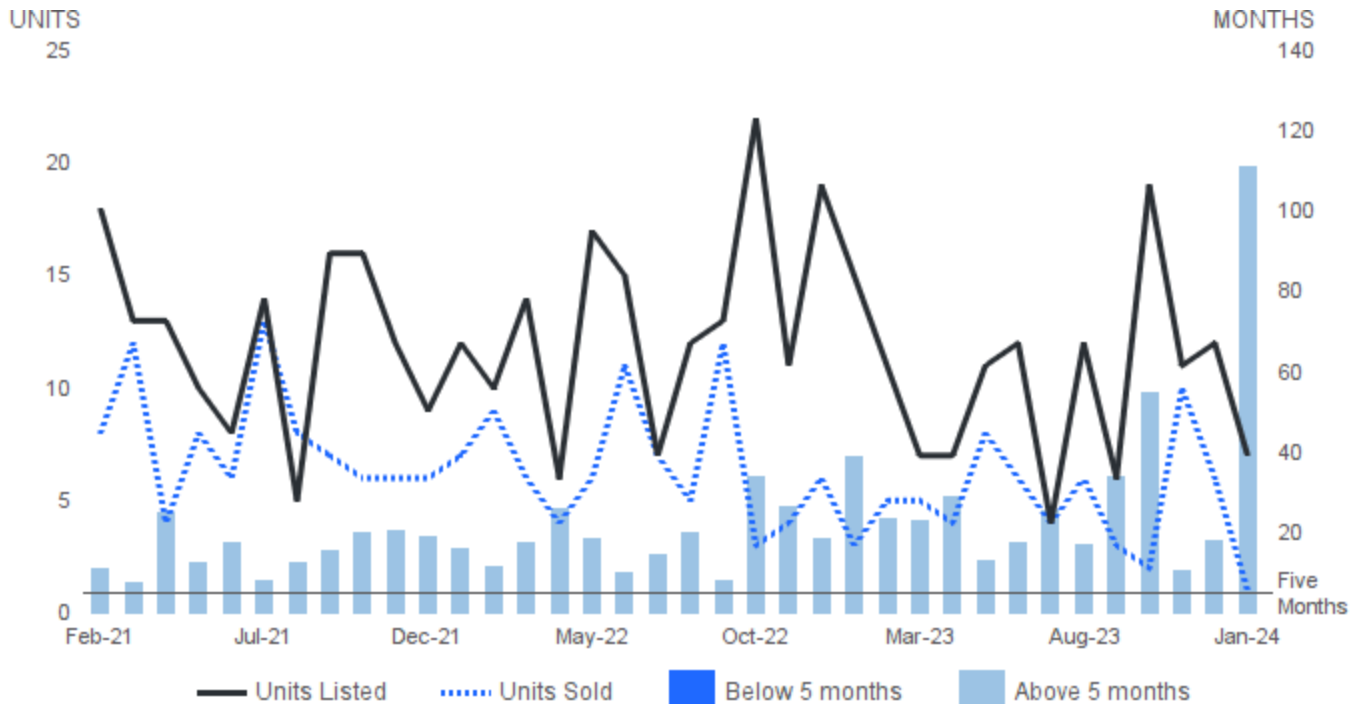
MONTHS SUPPLY OF INVENTORY

January 2024 | 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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