



**COLDWELL BANKER**  
**U.S. VIRGIN ISLANDS**

**AREA  
REPORT**

**ST. THOMAS**

JANUARY 2024 | SINGLE FAMILY



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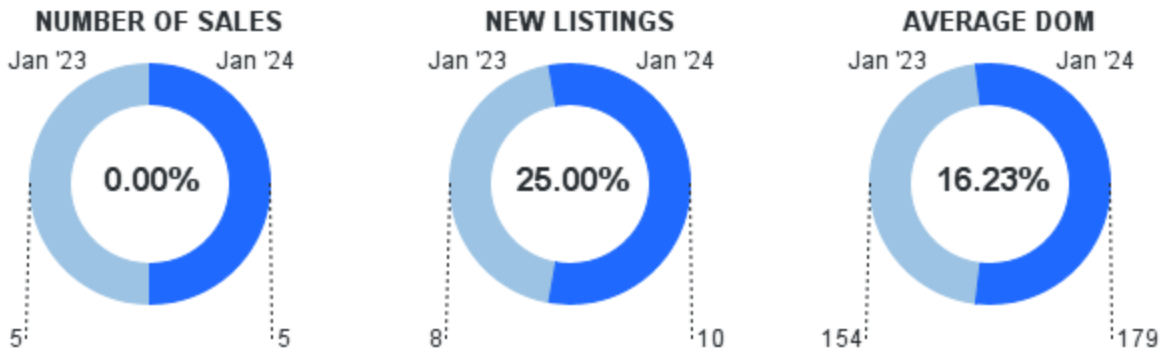


**COLDWELL BANKER**  
**ISLAND AFFILIATES**

# ST. THOMAS | January 2024

## REAL ESTATE SNAPSHOT - Change since this time last year

### Single Family



**-56.36%** ↓

**MEDIAN SALES PRICE**  
SINGLE FAMILY

**-38.11%** ↓

**AVERAGE SALES PRICE**  
SINGLE FAMILY

**-62.10%** ↓

**MEDIAN LIST PRICE  
(SOLD LISTINGS)**  
SINGLE FAMILY

**-41.45%** ↓

**AVERAGE LIST PRICE  
(SOLD LISTINGS)**  
SINGLE FAMILY

■ Jan '23

■ Jan '24

# AREA REPORT

## ST. THOMAS

### FULL MARKET SUMMARY

January 2024 | Single Family ?

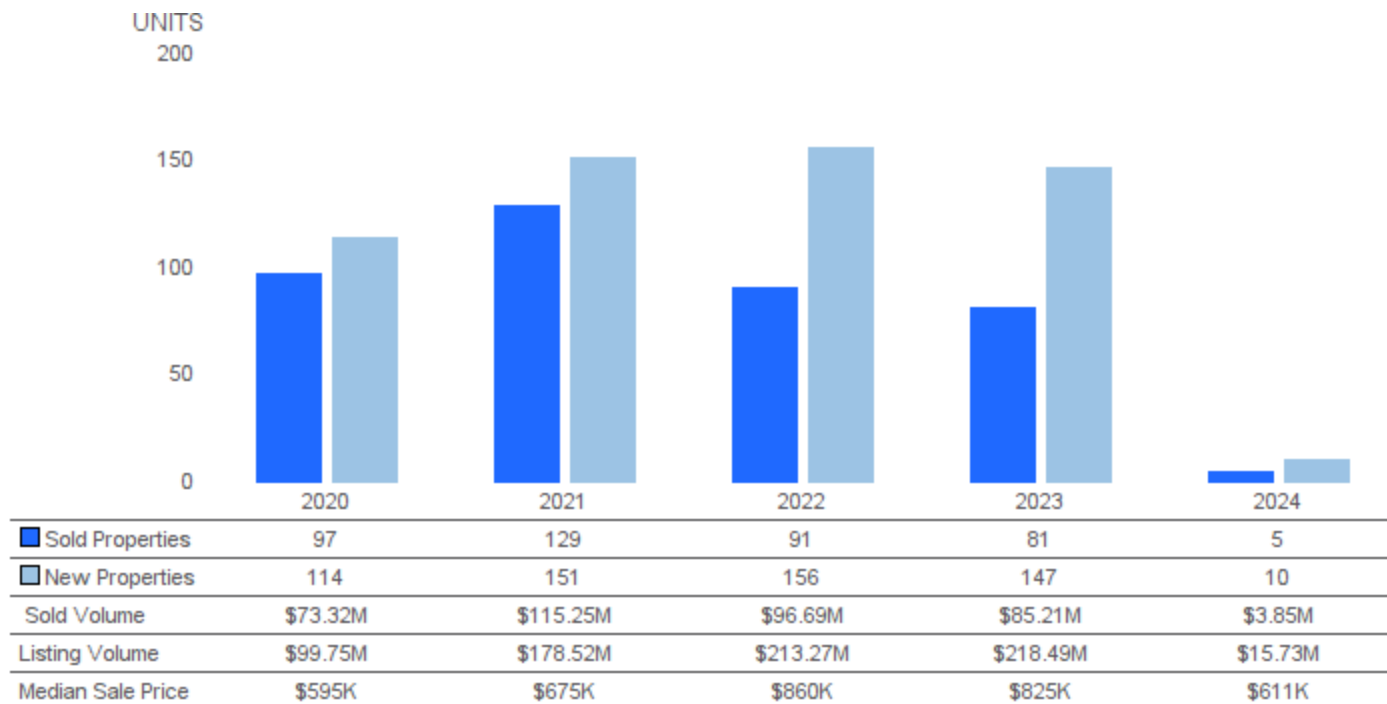
	Month to Date			Year to Date		
	January 2024	January 2023	% Change	YTD 2024	YTD 2023	% Change
New Listings	10	8	25% <span>↑</span>	10	8	25% <span>↑</span>
Sold Listings	5	5	0%	5	5	0%
Median List Price (Solds)	\$625,000	\$1,649,000	-62.1% <span>↓</span>	\$625,000	\$1,649,000	-62.1% <span>↓</span>
Median Sold Price	\$611,000	\$1,400,000	-56.36% <span>↓</span>	\$611,000	\$1,400,000	-56.36% <span>↓</span>
Median Days on Market	111	135	-17.78% <span>↓</span>	111	135	-17.78% <span>↓</span>
Average List Price (Solds)	\$807,000	\$1,378,400	-41.45% <span>↓</span>	\$807,000	\$1,378,400	-41.45% <span>↓</span>
Average Sold Price	\$769,600	\$1,243,500	-38.11% <span>↓</span>	\$769,600	\$1,243,500	-38.11% <span>↓</span>
Average Days on Market	179	154	16.23% <span>↑</span>	179	154	16.23% <span>↑</span>
List/Sold Price Ratio	92.8%	86.8%	6.91% <span>↑</span>	92.8%	86.8%	6.91% <span>↑</span>

### SOLD AND NEW PROPERTIES (UNITS)

January 2024 | Single Family ?

**Sold Properties** | Number of properties sold during the year

**New Properties** | Number of properties listed during the year.

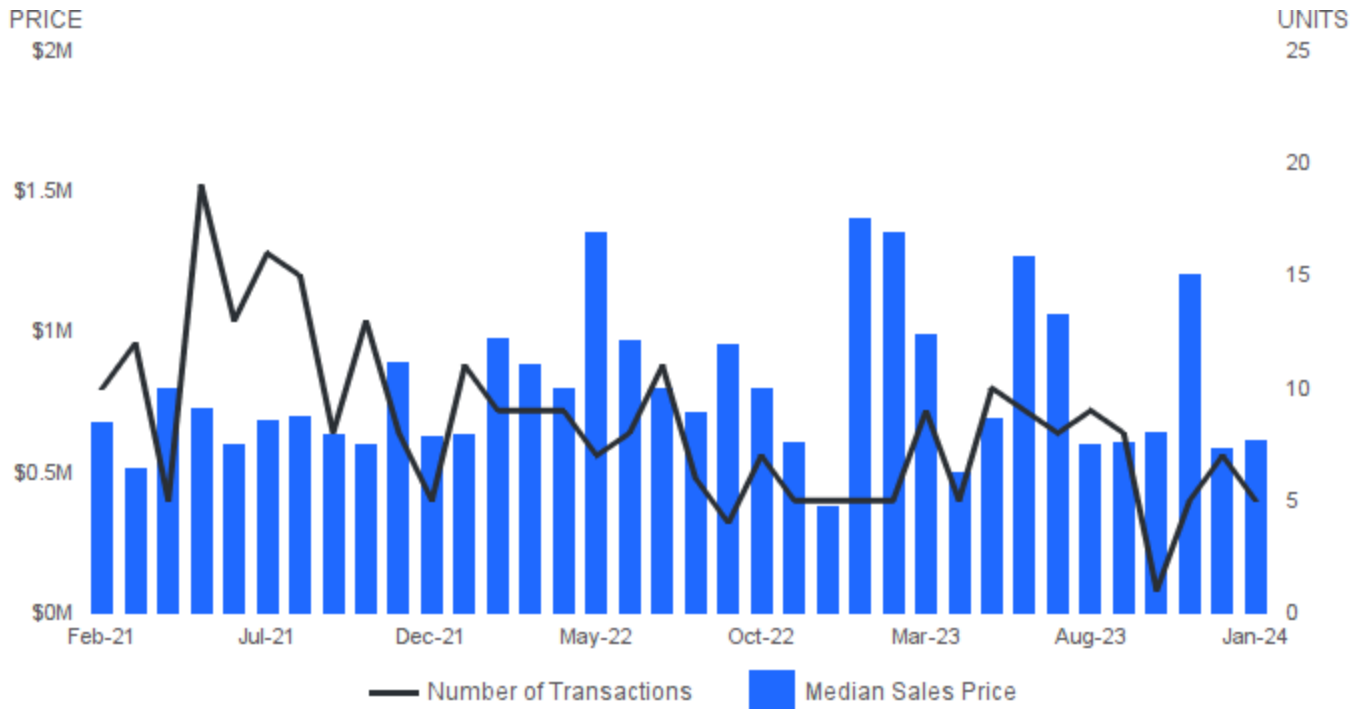


## MEDIAN SALES PRICE AND NUMBER OF SALES

January 2024 | 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.

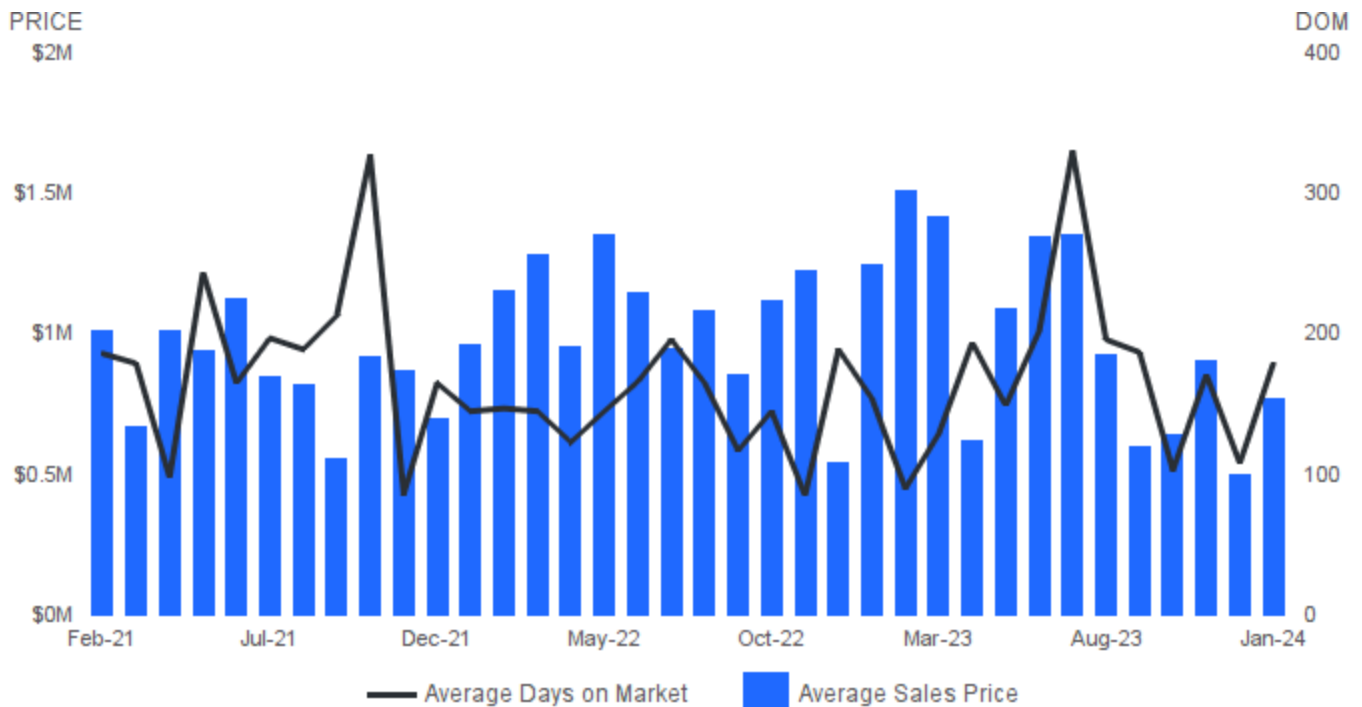


## AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

January 2024 | 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

January 2024 | Single Family ?

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

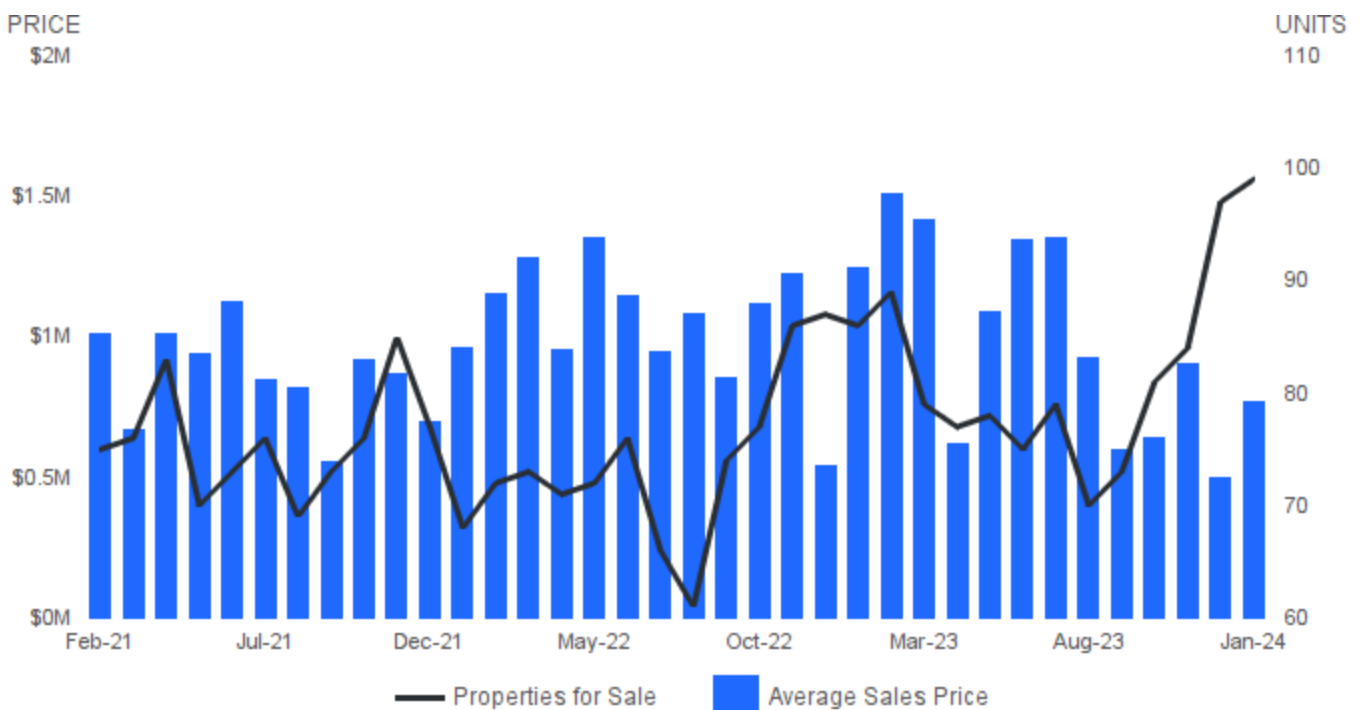


# AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

January 2024 | 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.

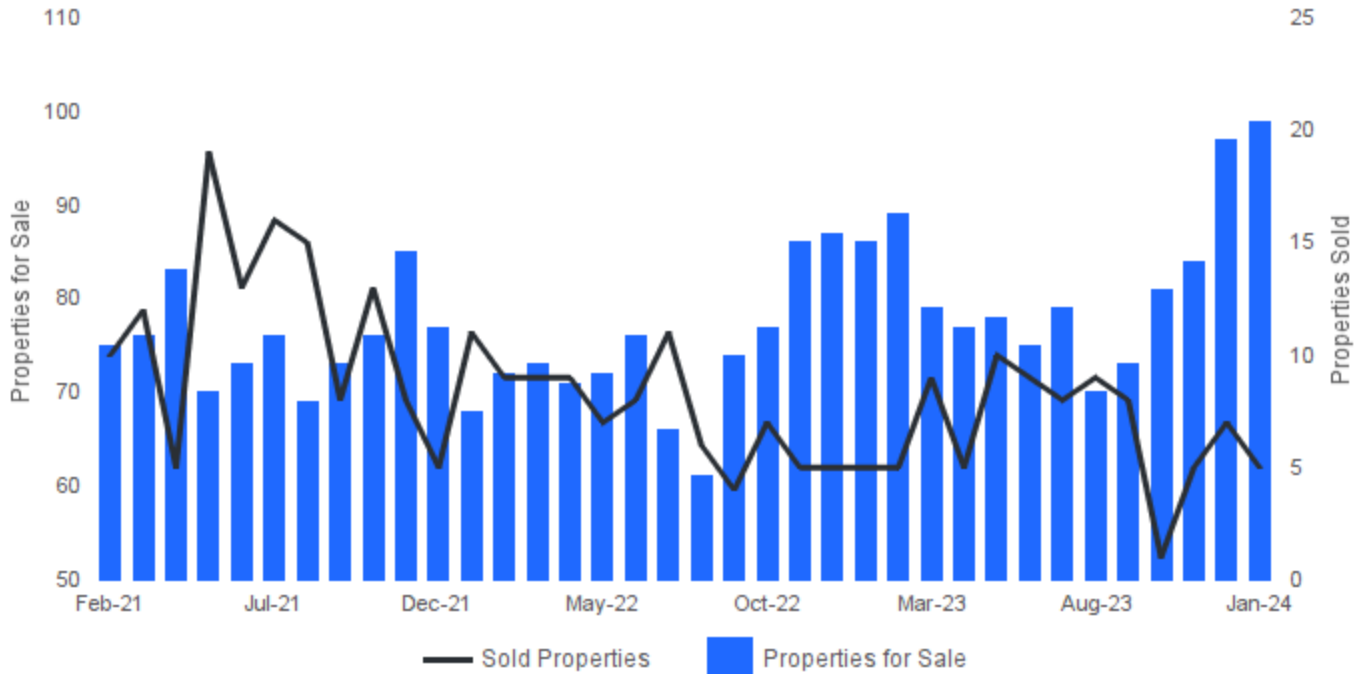


# PROPERTIES FOR SALE AND SOLD PROPERTIES

January 2024 | Single Family ?

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

**Sold Properties** | Number of properties sold.



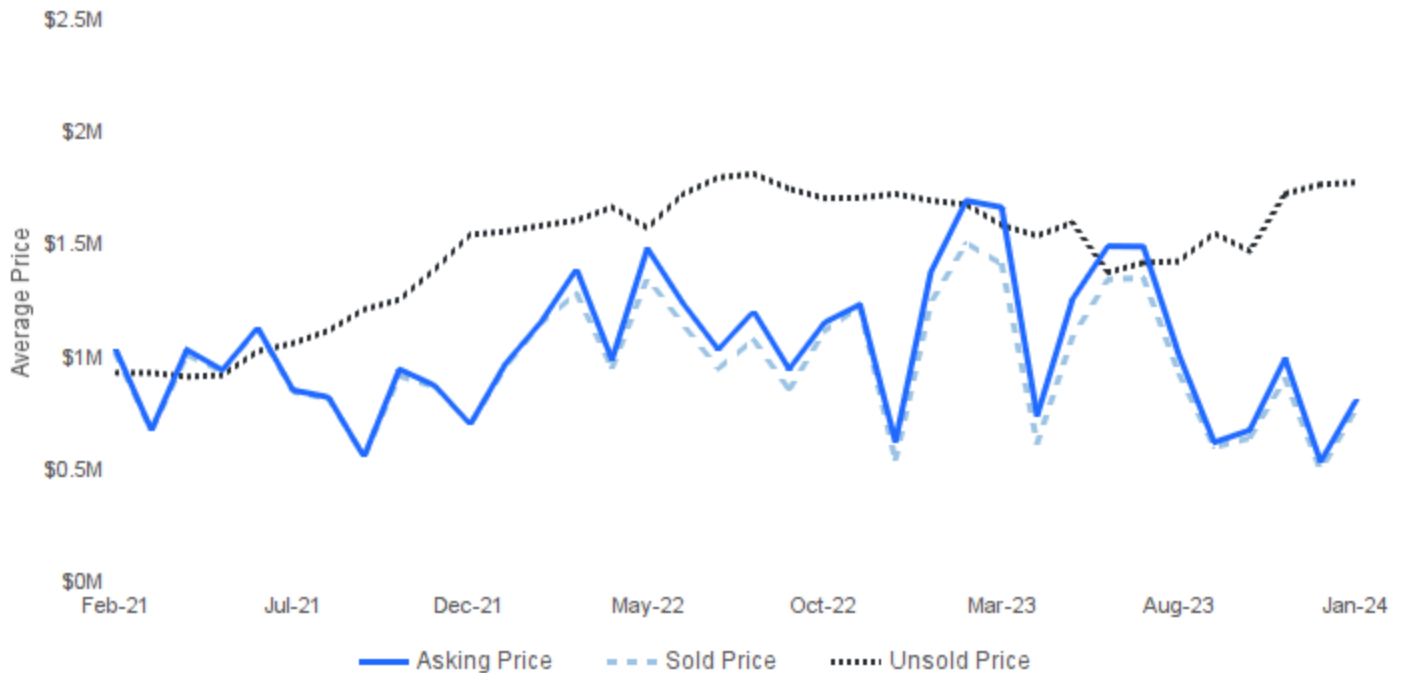
# AVERAGE ASKING/SOLD/UNSOLD PRICE

January 2024 | Single Family ?

**Asking Price** | the average asking price of sold properties

**Sold Price** | the average selling price

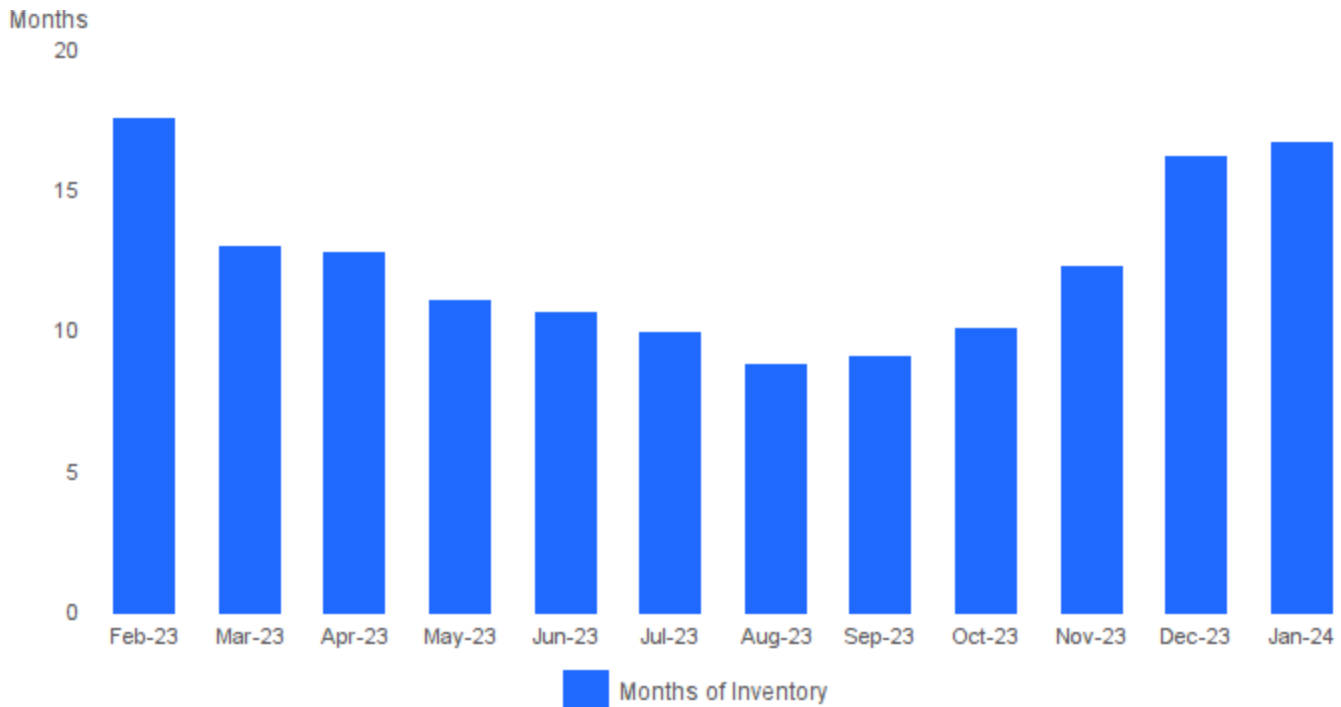
**Unsold Price** | the average active list price



# ABSORPTION RATE

January 2024 | 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.



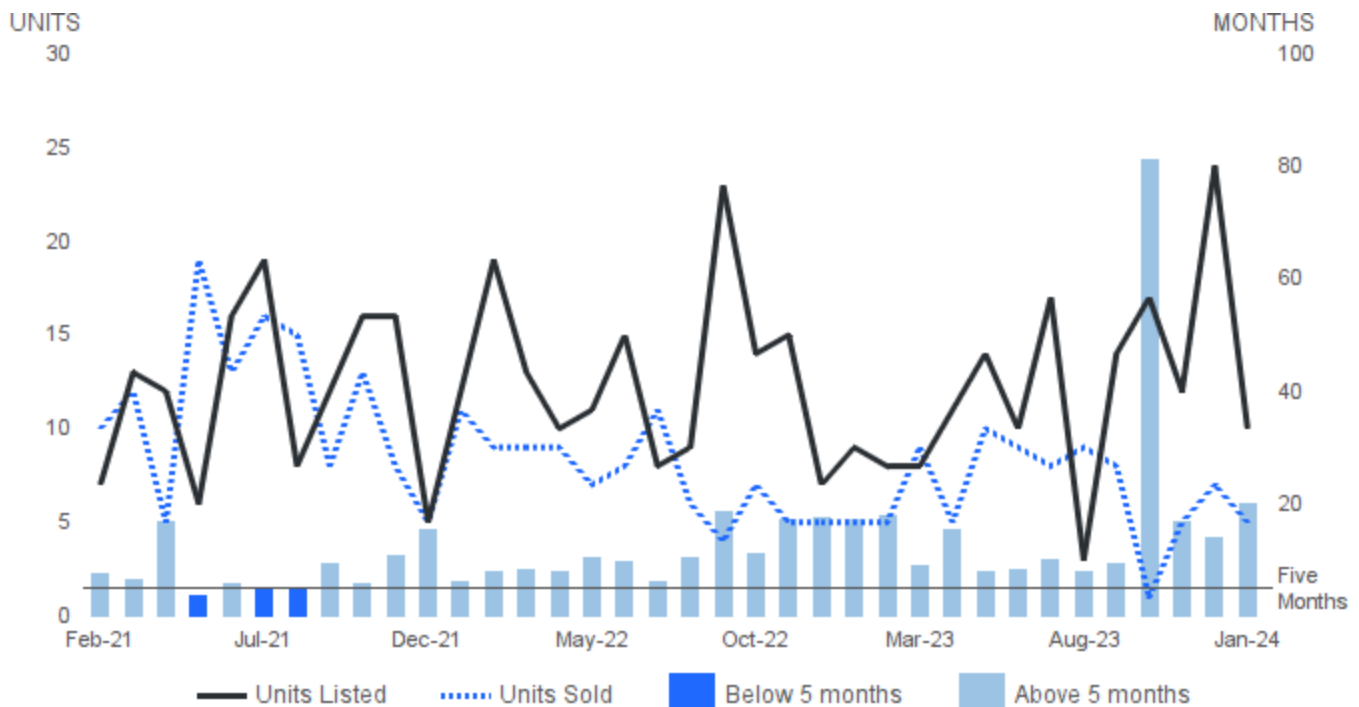
# MONTHS SUPPLY OF INVENTORY

January 2024 | 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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