



COLDWELL BANKER
U.S. VIRGIN ISLANDS

AREA REPORT

ST. THOMAS

JANUARY 2024 | ALL PROPERTY TYPES



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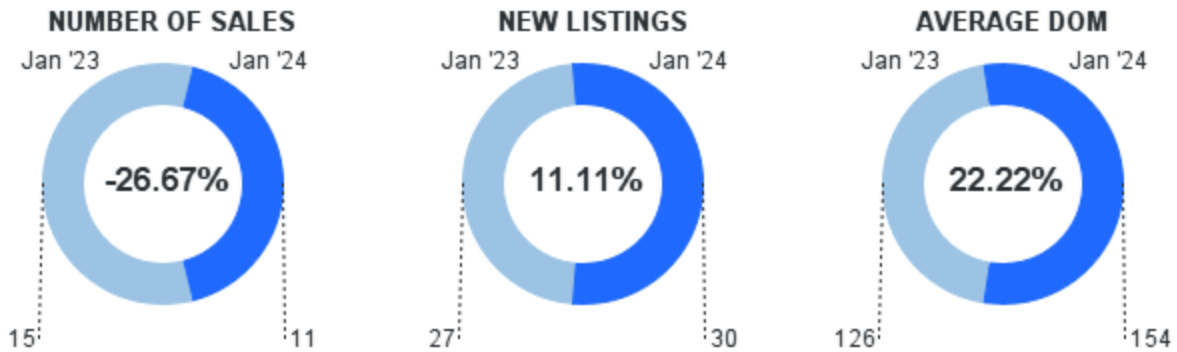


COLDWELL BANKER
ISLAND AFFILIATES

ST. THOMAS | January 2024

REAL ESTATE SNAPSHOT - Change since this time last year

All Property Types



-24.00% ↓

MEDIAN SALES PRICE
ALL PROPERTY TYPES

-19.12% ↓

AVERAGE SALES PRICE
ALL PROPERTY TYPES

-20.20% ↓

**MEDIAN LIST PRICE
(SOLD LISTINGS)**
ALL PROPERTY TYPES

-20.86% ↓

**AVERAGE LIST PRICE
(SOLD LISTINGS)**
ALL PROPERTY TYPES

■ Jan '23 ■ Jan '24

AREA REPORT

St. Thomas

FULL MARKET SUMMARY

January 2024 | All Property Types ?

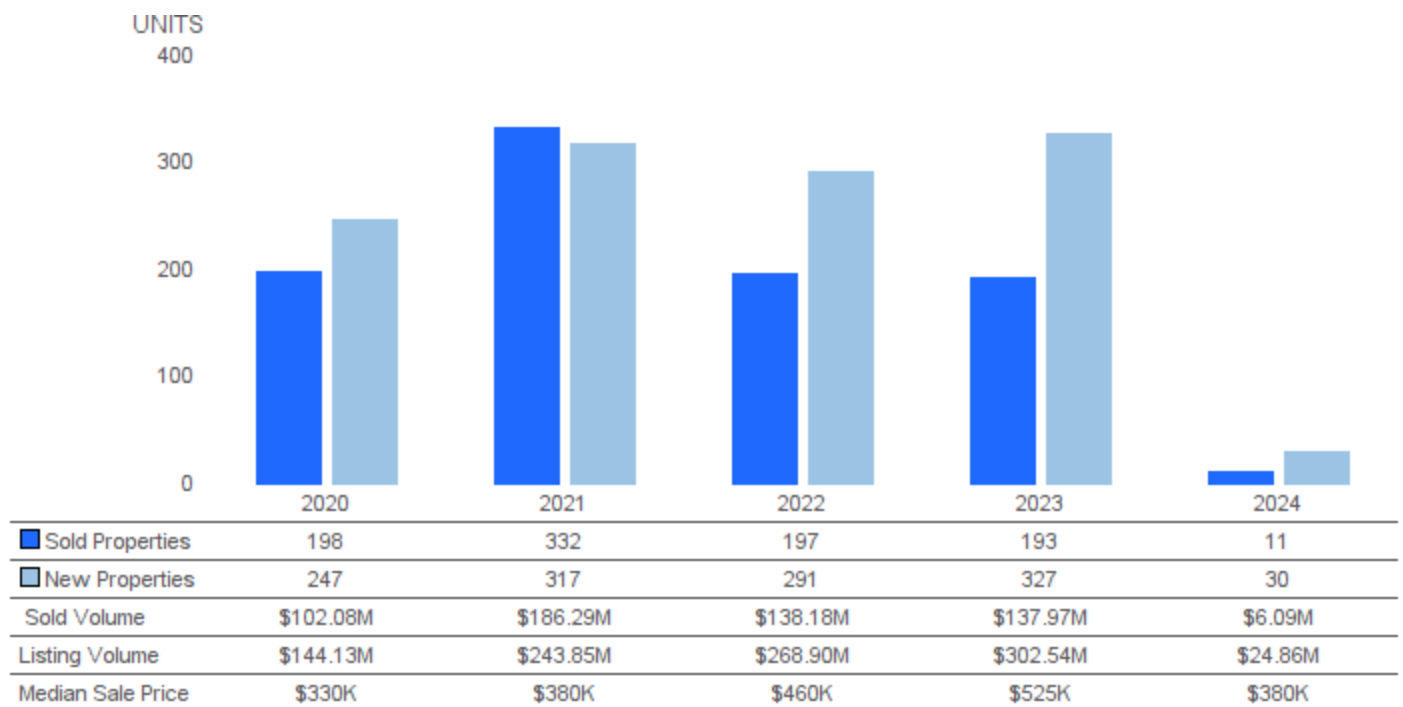
	Month to Date			Year to Date		
	January 2024	January 2023	% Change	YTD 2024	YTD 2023	% Change
New Listings	30	27	11.11% ↑	30	27	11.11% ↑
Sold Listings	11	15	-26.67% ↓	11	15	-26.67% ↓
Median List Price (Solds)	\$399,000	\$500,000	-20.2% ↓	\$399,000	\$500,000	-20.2% ↓
Median Sold Price	\$380,000	\$500,000	-24% ↓	\$380,000	\$500,000	-24% ↓
Median Days on Market	111	116	-4.31% ↓	111	116	-4.31% ↓
Average List Price (Solds)	\$583,227	\$737,000	-20.86% ↓	\$583,227	\$737,000	-20.86% ↓
Average Sold Price	\$553,454	\$684,300	-19.12% ↓	\$553,454	\$684,300	-19.12% ↓
Average Days on Market	154	126	22.22% ↑	154	126	22.22% ↑
List/Sold Price Ratio	93.6%	93.3%	0.24% ↑	93.6%	93.3%	0.24% ↑

SOLD AND NEW PROPERTIES (UNITS)

January 2024 | All Property Types ?

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 | 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.

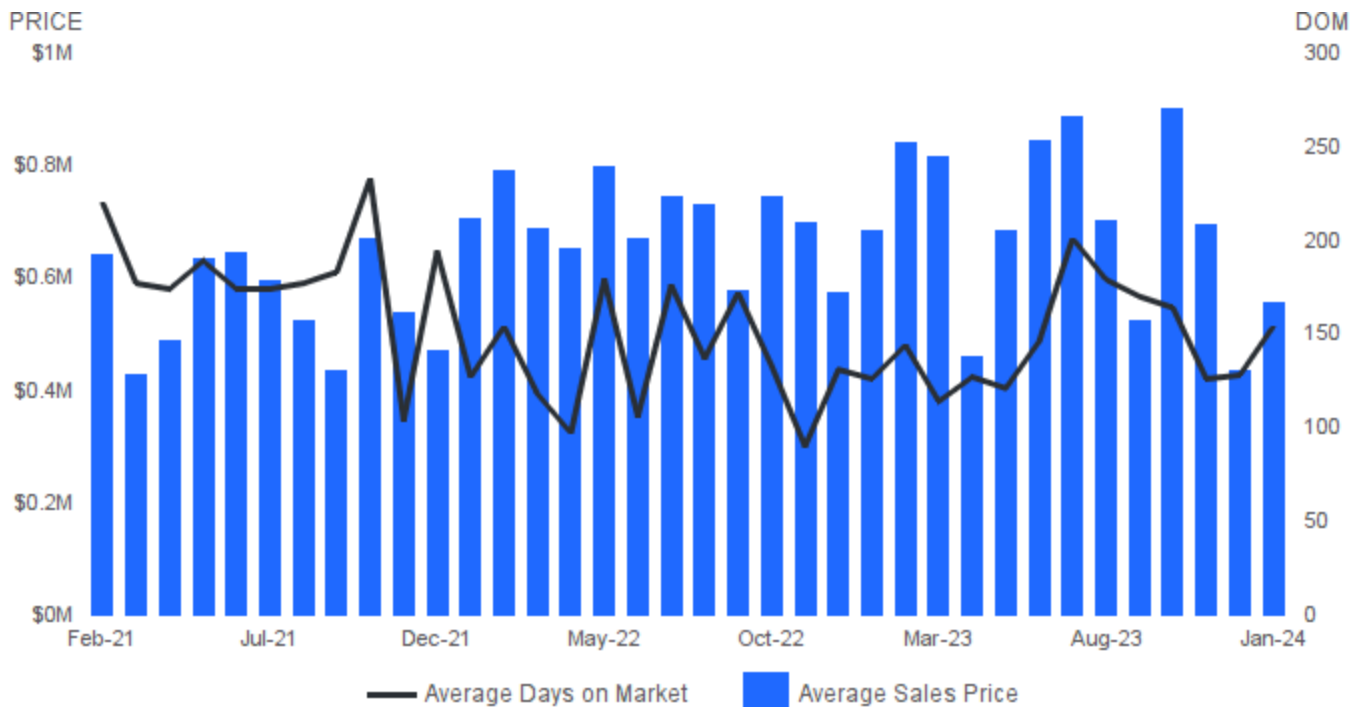


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

January 2024 | All Property Types ?

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

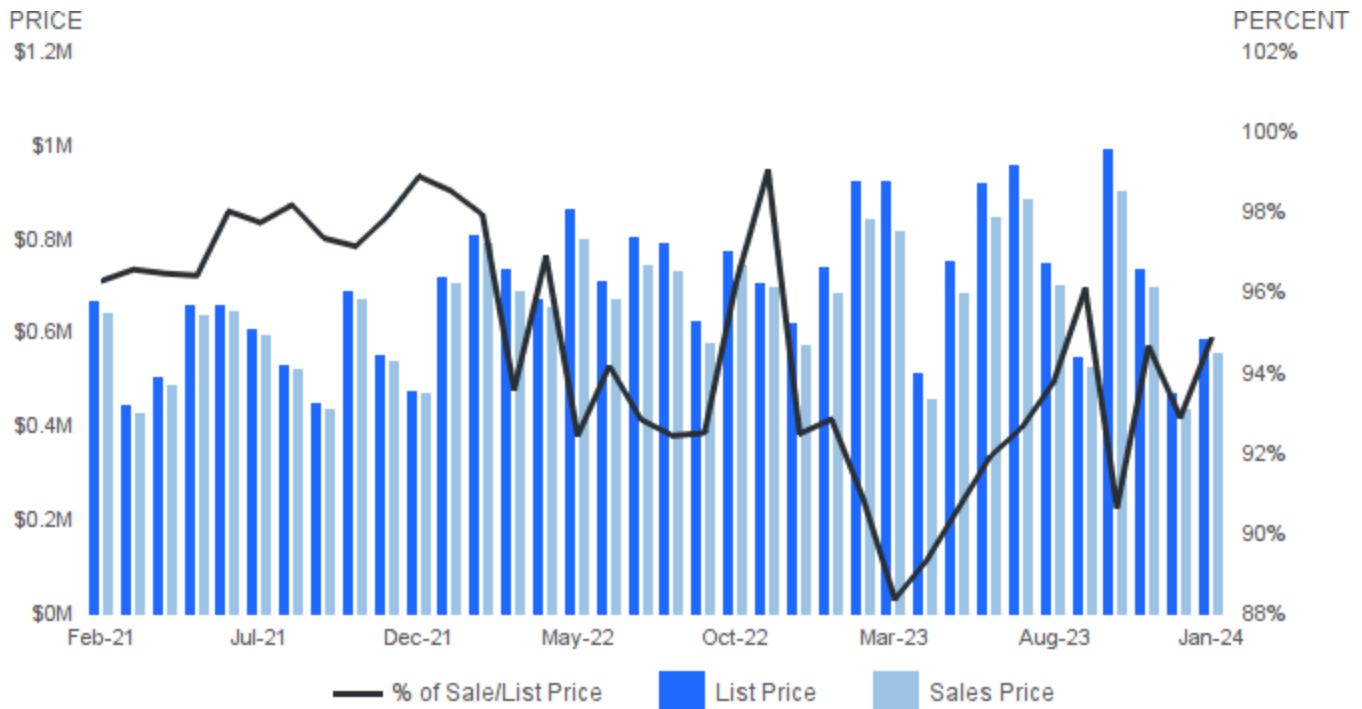
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

January 2024 | All Property Types ?

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

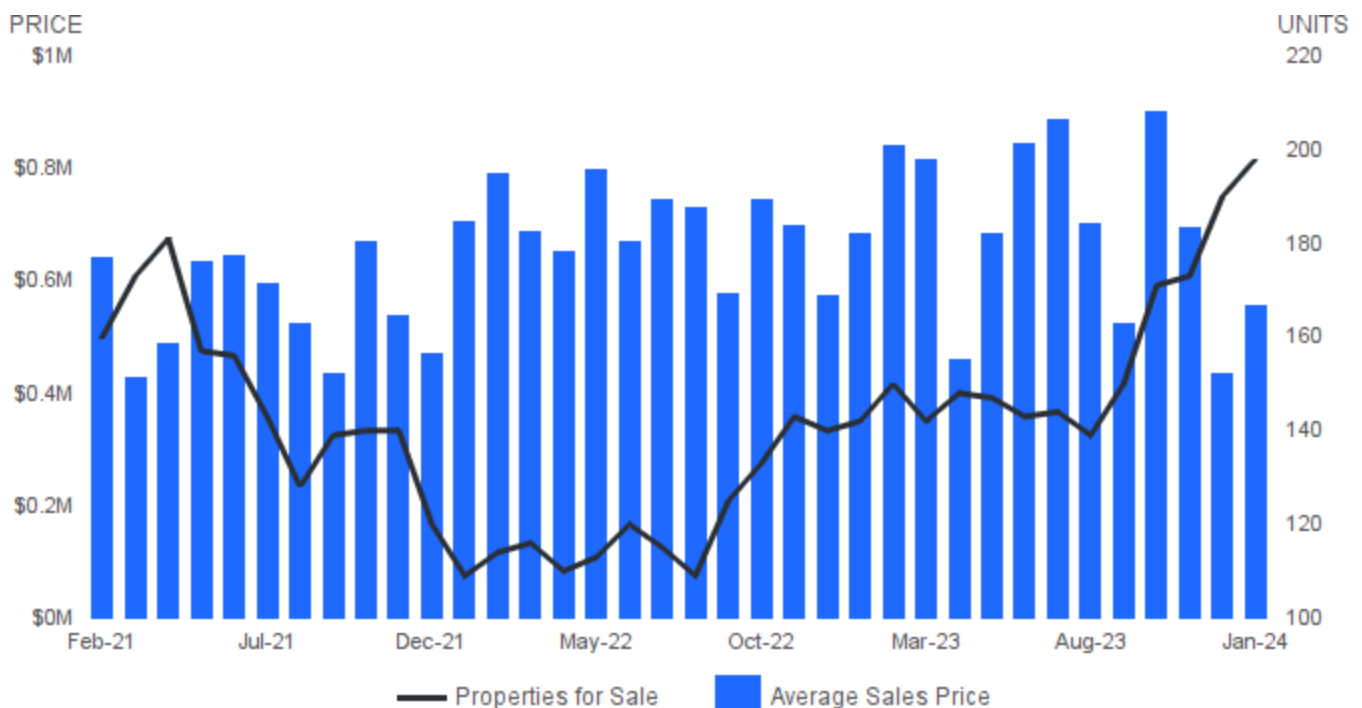


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

January 2024 | 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.

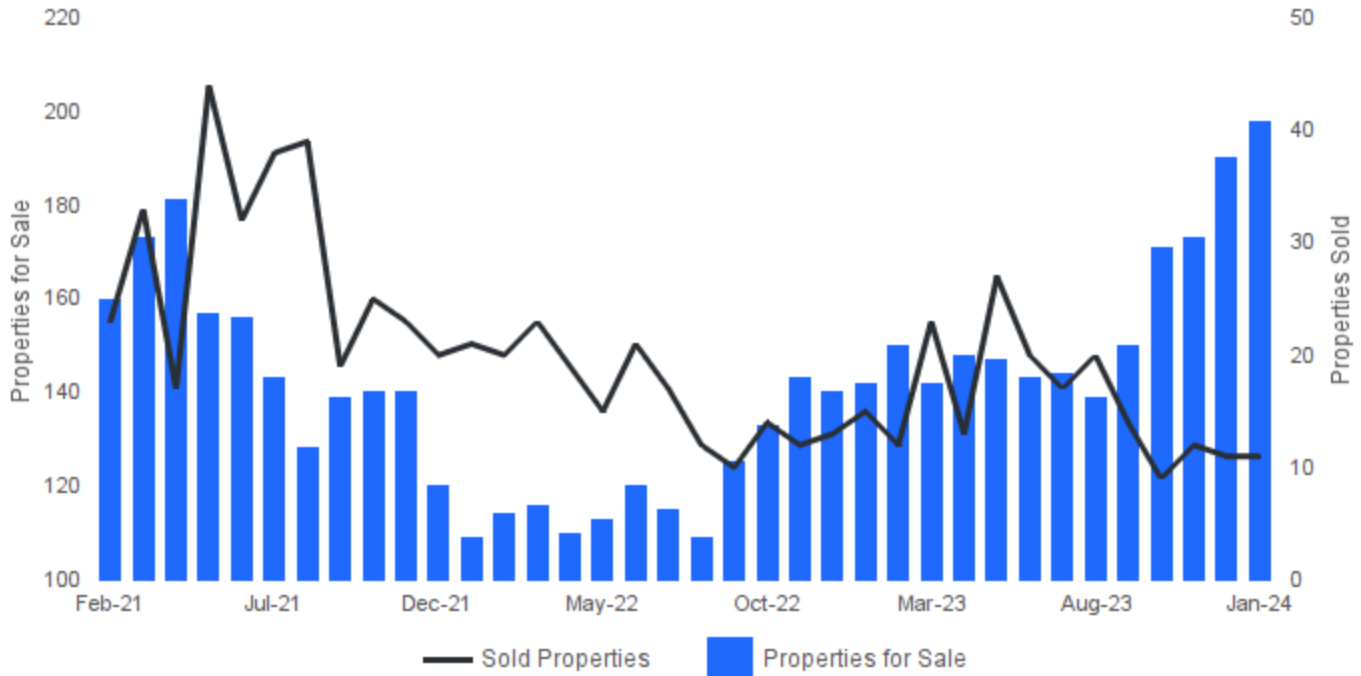


PROPERTIES FOR SALE AND SOLD PROPERTIES

January 2024 | All Property Types ?

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

Sold Properties | Number of properties sold.



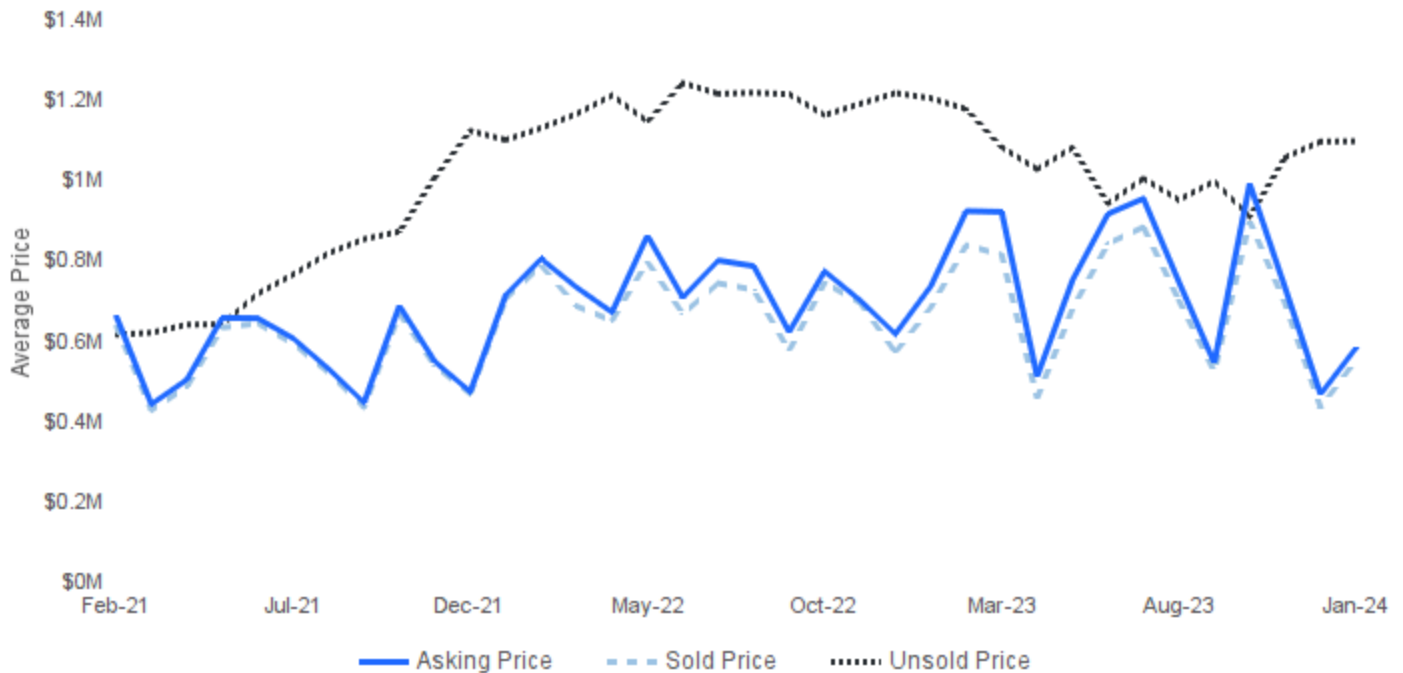
AVERAGE ASKING/SOLD/UNSOLD PRICE

January 2024 | All Property Types ?

Asking Price | the average asking price of sold properties

Sold Price | the average selling price

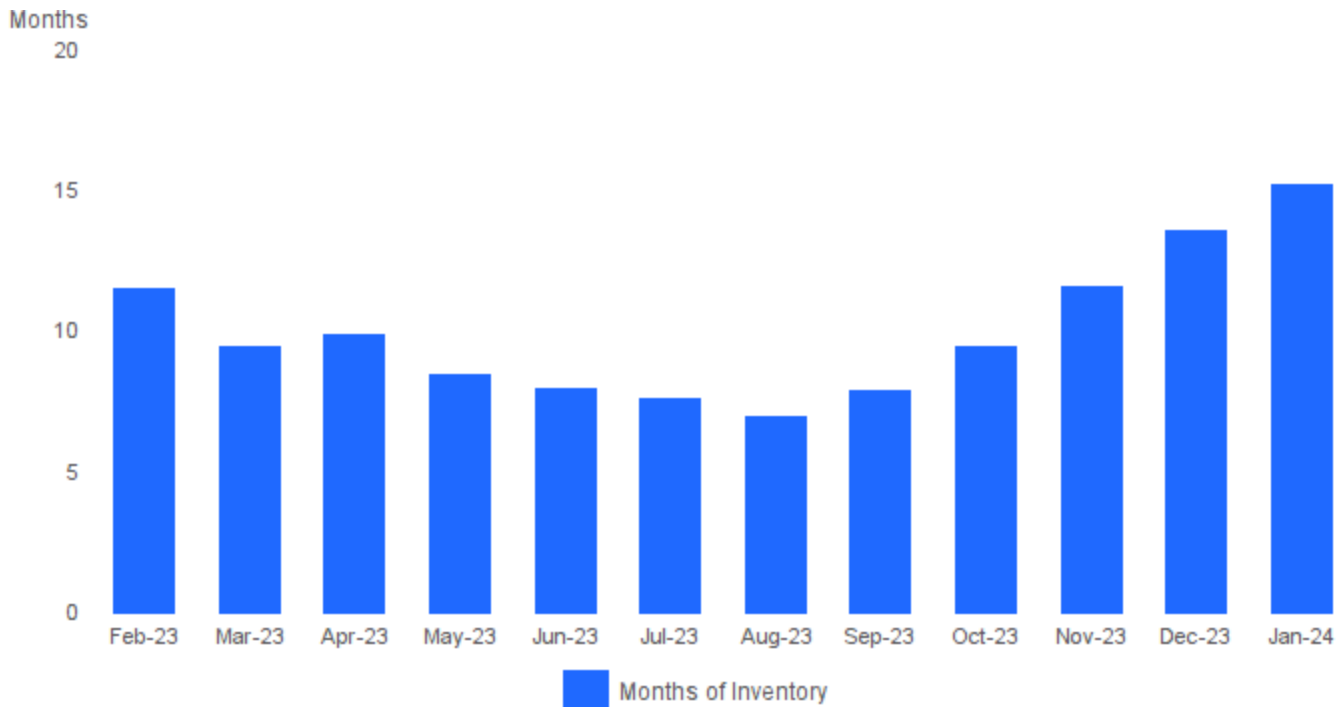
Unsold Price | the average active list price



ABSORPTION RATE

January 2024 | 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.



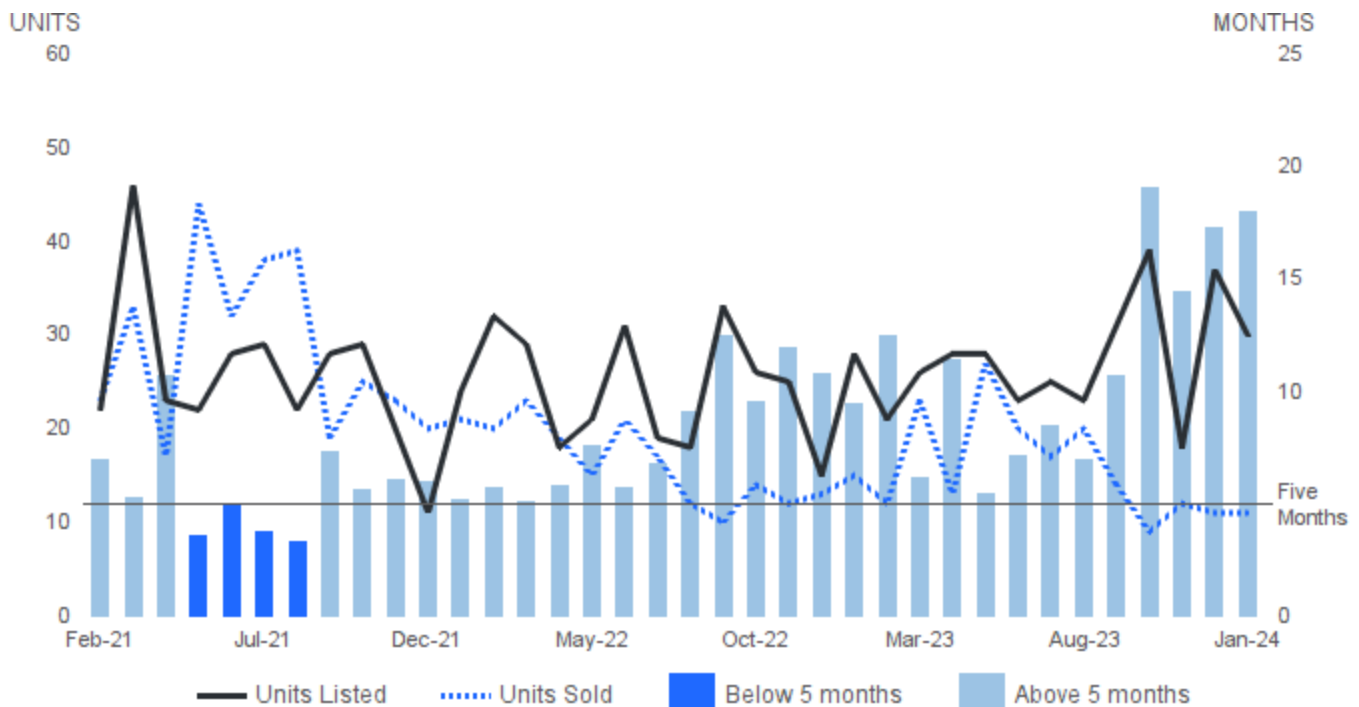
MONTHS SUPPLY OF INVENTORY

January 2024 | 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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