



# COLDWELL BANKER

---

## U.S. VIRGIN ISLANDS

# AREA REPORT

ST. THOMAS

JANUARY 2025 | CONDO



**BRYONY LOCHER**

Direct: 340-778-7000

Cell: 340-227-7657

[bry@coldwellbankervi.com](mailto:bry@coldwellbankervi.com)

[www.coldwellbanker.com](http://www.coldwellbanker.com)

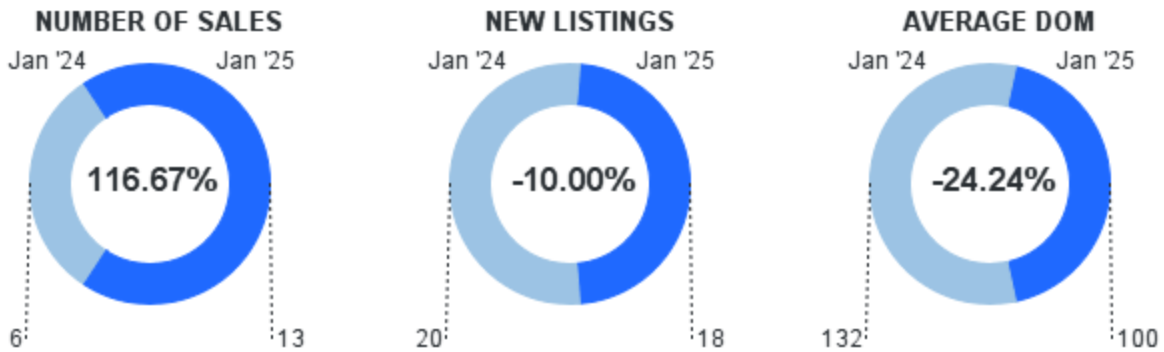


**COLDWELL BANKER**  
ISLAND AFFILIATES

# ST. THOMAS | January 2025


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

### Condo




47.22% 

MEDIAN SALES PRICE  
CONDO

58.57% 

AVERAGE SALES PRICE  
CONDO

44.76% 

MEDIAN LIST PRICE  
(SOLD LISTINGS)  
CONDO

54.02% 

AVERAGE LIST PRICE  
(SOLD LISTINGS)  
CONDO

 Jan '24  Jan '25

# AREA REPORT

## ST. THOMAS

### FULL MARKET SUMMARY

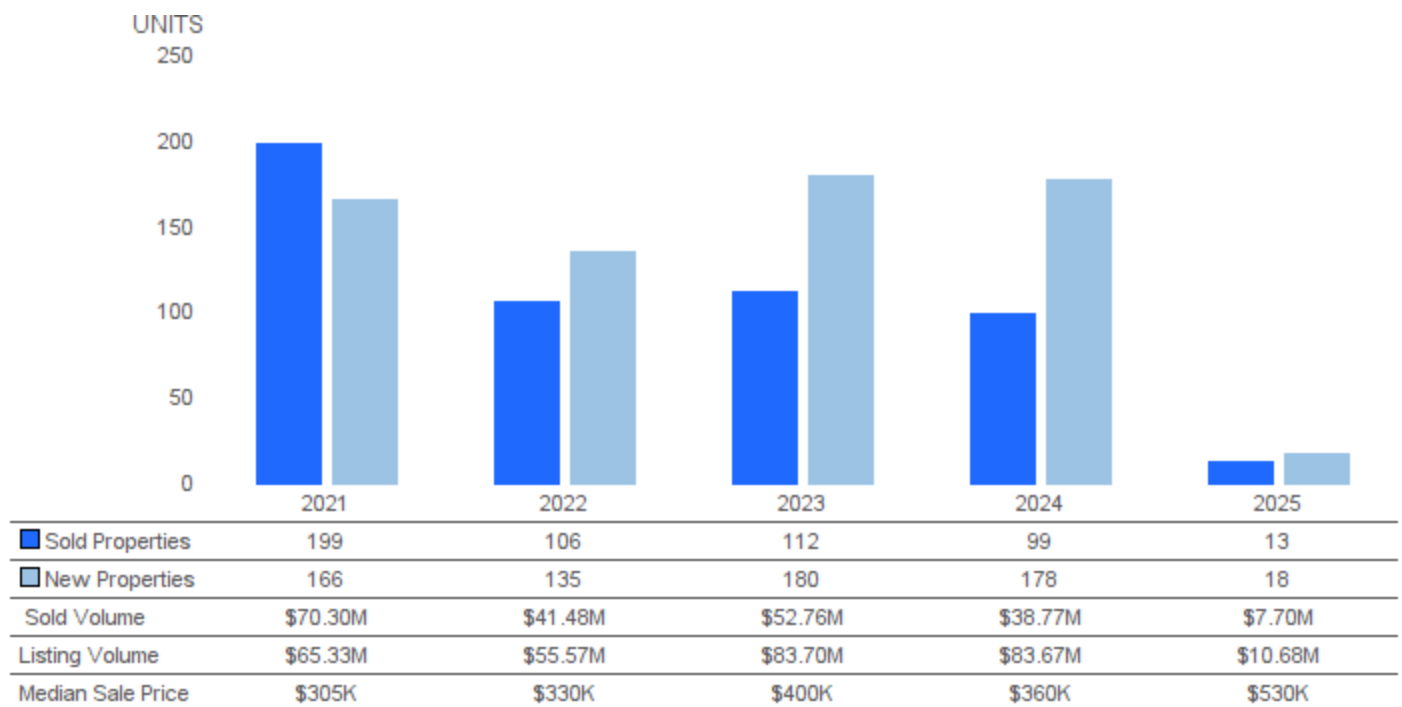
January 2025 | Condo ?

	Month to Date			Year to Date		
	January 2025	January 2024	% Change	YTD 2025	YTD 2024	% Change
New Listings	18	20	-10% <span>↓</span>	18	20	-10% <span>↓</span>
Sold Listings	13	6	116.67% <span>↑</span>	13	6	116.67% <span>↑</span>
Median List Price (Solds)	\$549,000	\$379,250	44.76% <span>↑</span>	\$549,000	\$379,250	44.76% <span>↑</span>
Median Sold Price	\$530,000	\$360,000	47.22% <span>↑</span>	\$530,000	\$360,000	47.22% <span>↑</span>
Median Days on Market	89	111	-19.82% <span>↓</span>	89	111	-19.82% <span>↓</span>
Average List Price (Solds)	\$611,076	\$396,750	54.02% <span>↑</span>	\$611,076	\$396,750	54.02% <span>↑</span>
Average Sold Price	\$592,000	\$373,333	58.57% <span>↑</span>	\$592,000	\$373,333	58.57% <span>↑</span>
Average Days on Market	100	132	-24.24% <span>↓</span>	100	132	-24.24% <span>↓</span>
List/Sold Price Ratio	96.9%	94.2%	2.92% <span>↑</span>	96.9%	94.2%	2.92% <span>↑</span>

### SOLD AND NEW PROPERTIES (UNITS)

January 2025 | Condo ?

**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 2025 | 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

January 2025 | Condo ?

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

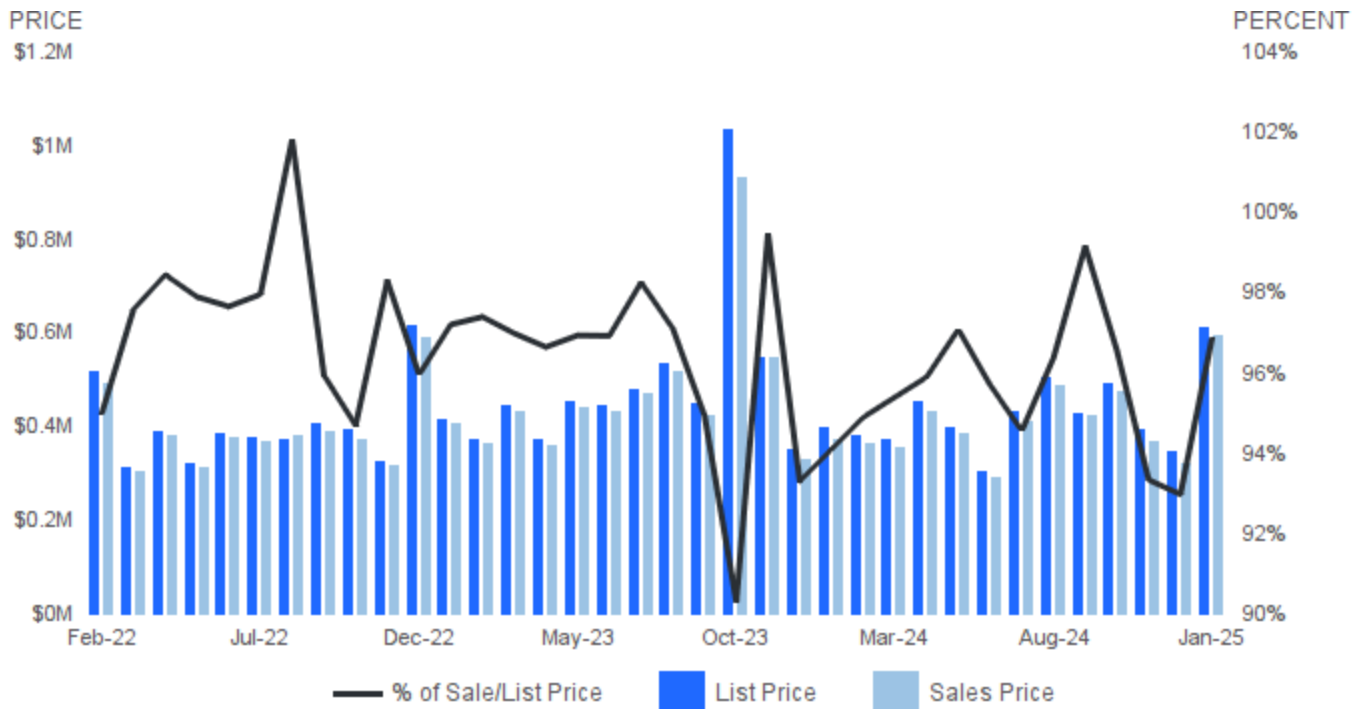
**Average Days on Market** | Average days on market for all properties sold.



## SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

January 2025 | Condo ?

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

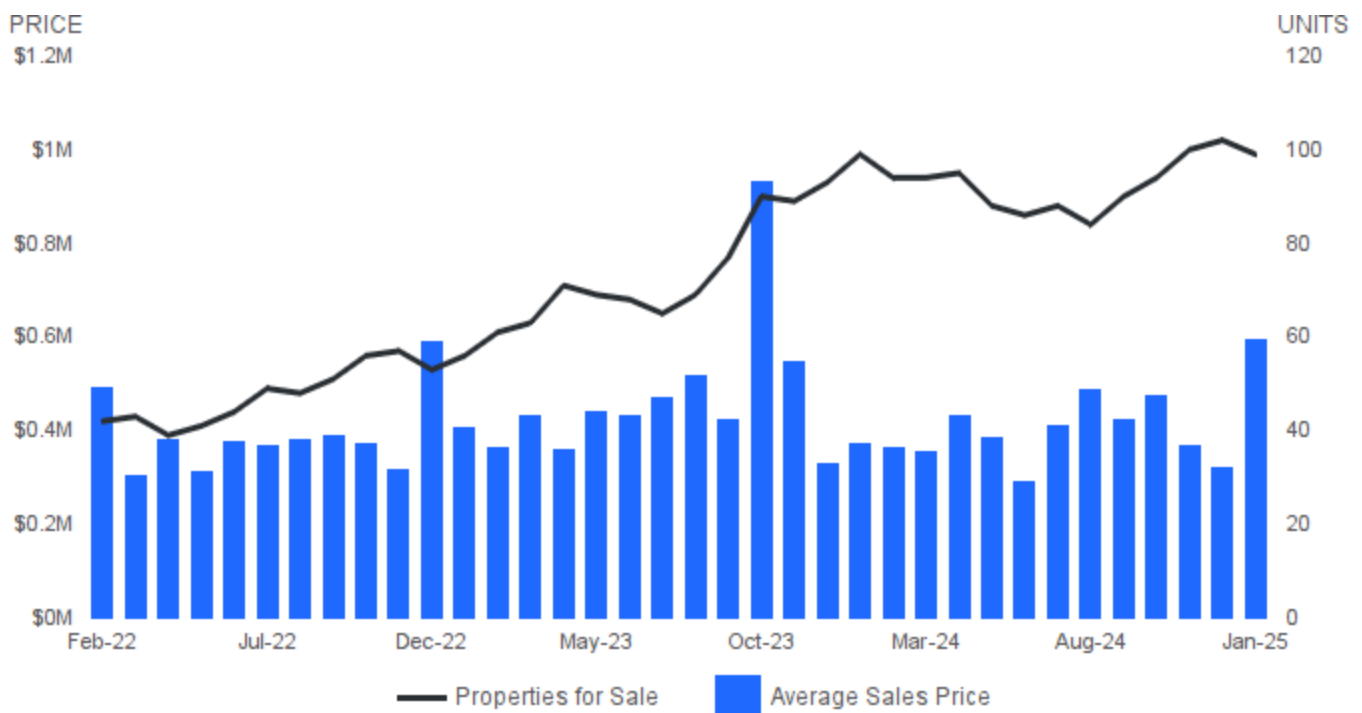


## AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

January 2025 | Condo ?

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

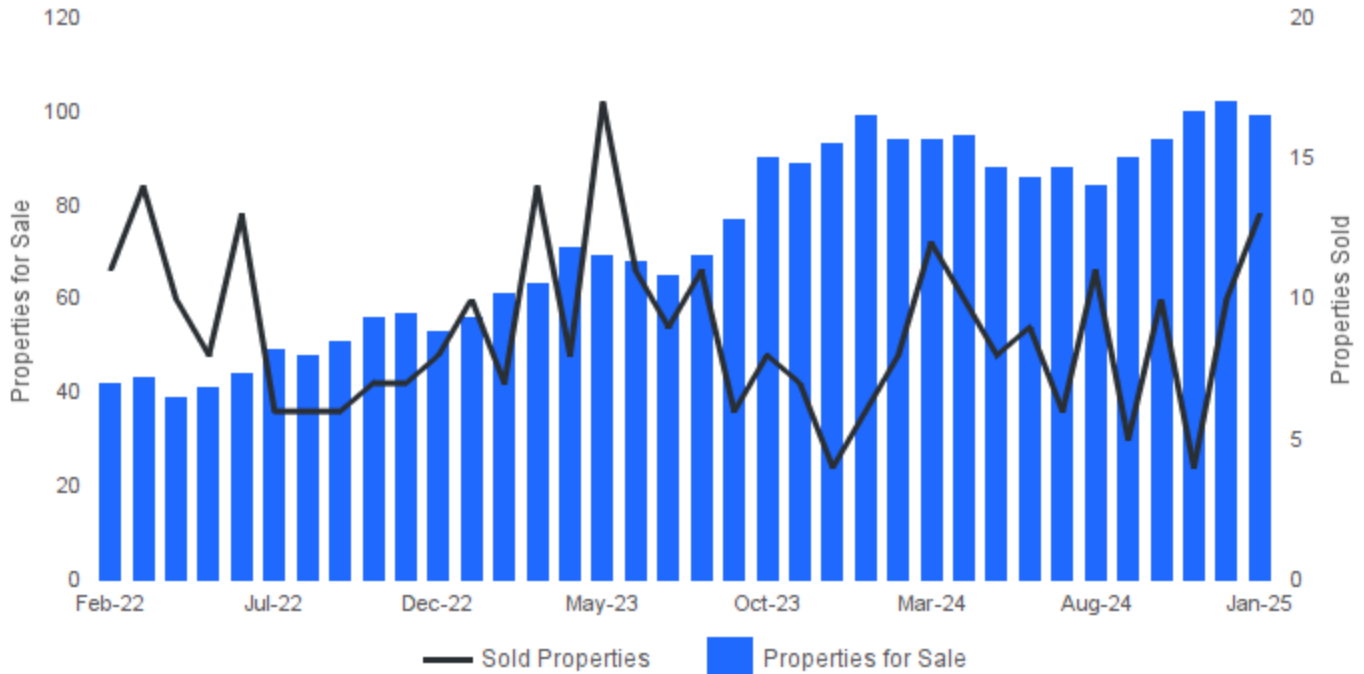
Properties for Sale | Number of properties listed for sale at the end of month.



# PROPERTIES FOR SALE AND SOLD PROPERTIES

January 2025 | Condo ?

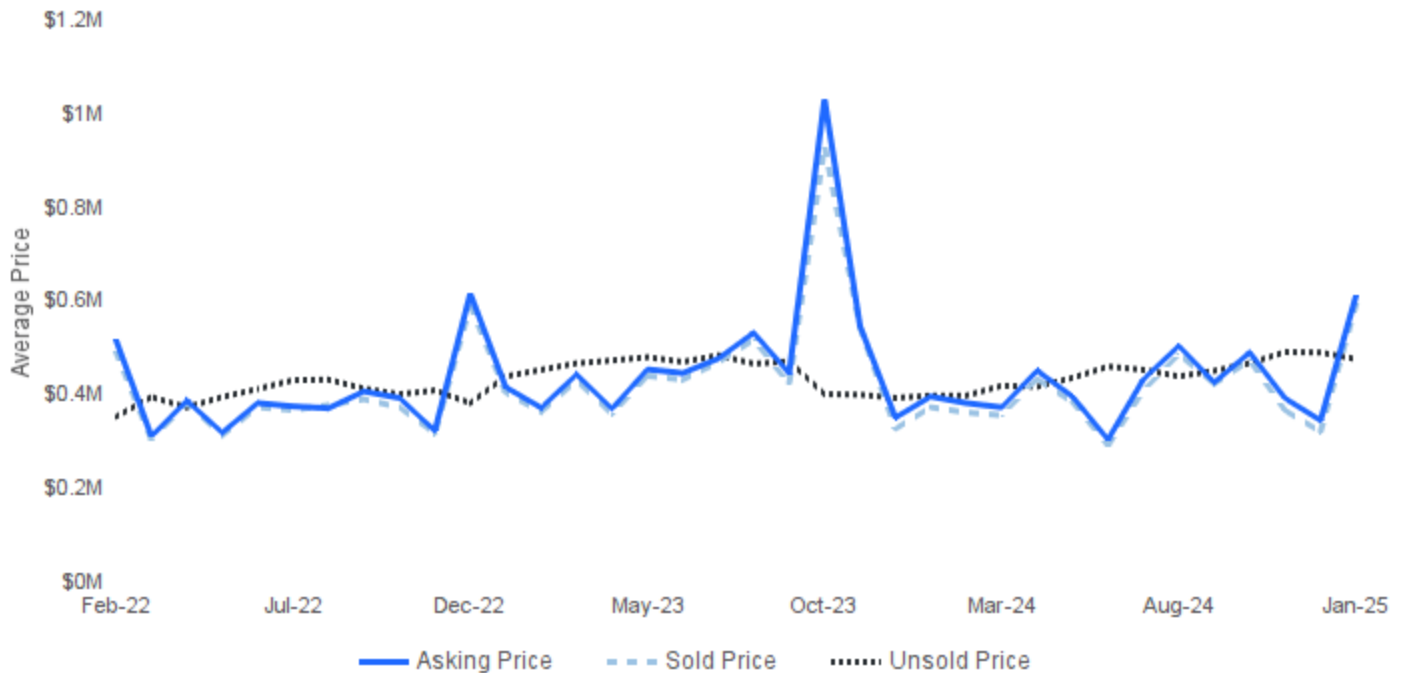
**Properties for Sale** | Number of properties listed for sale at the end of month.  
**Sold Properties** | Number of properties sold.



# AVERAGE ASKING/SOLD/UNSOLD PRICE

January 2025 | Condo ?

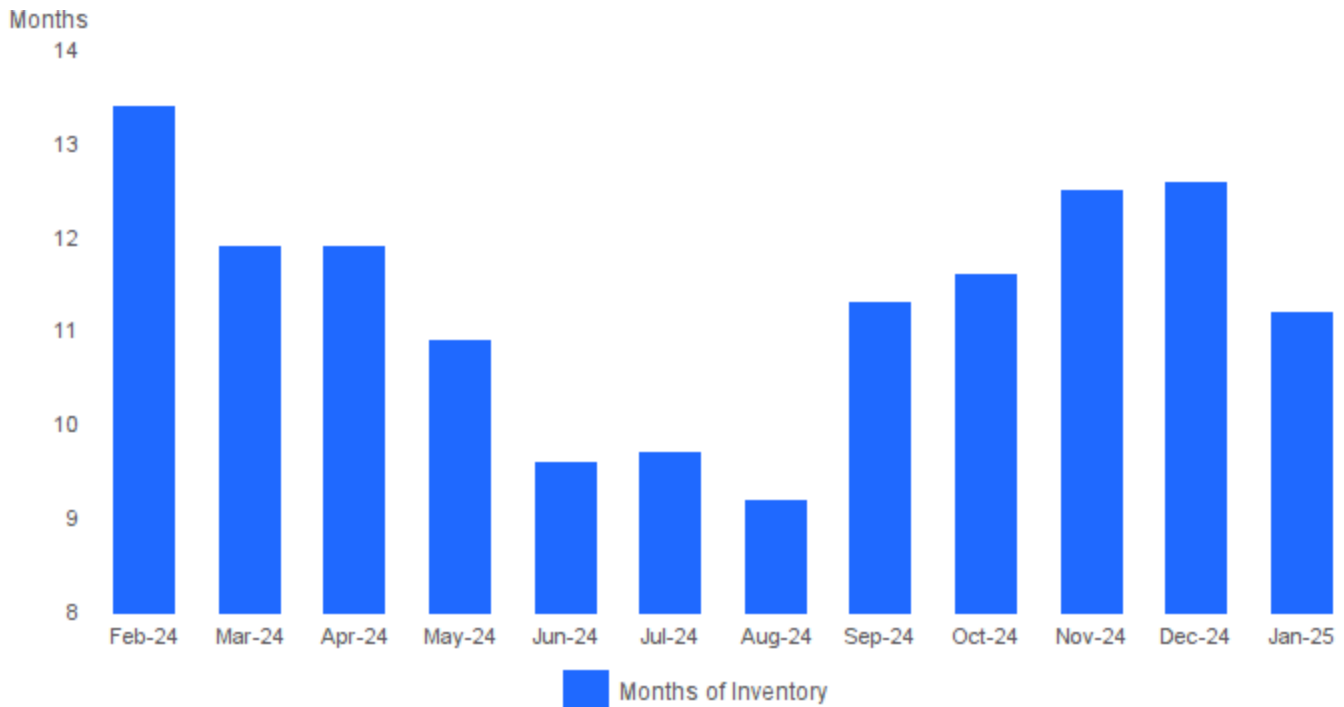
**Asking Price** | the average asking price of sold properties  
**Sold Price** | the average selling price  
**Unsold Price** | the average active list price



# ABSORPTION RATE

January 2025 | Condo ?

**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.



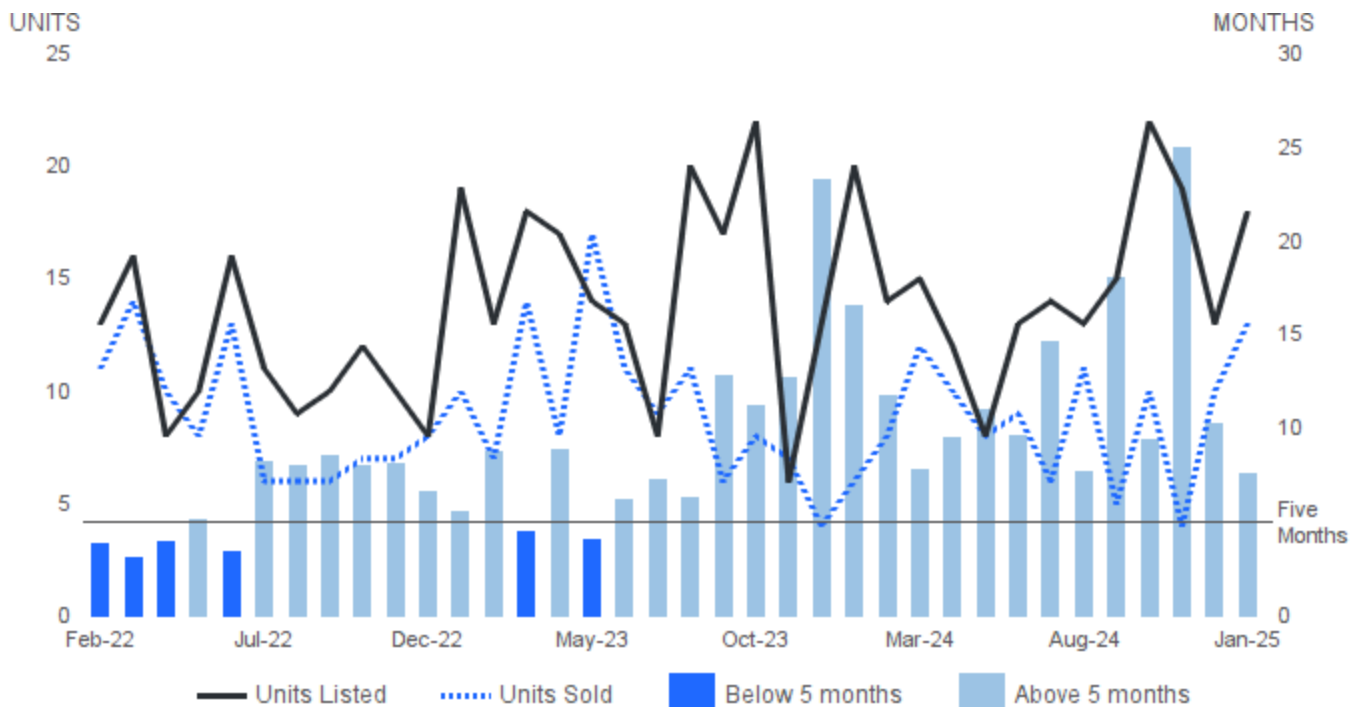
# MONTHS SUPPLY OF INVENTORY

January 2025 | Condo ?

**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.



The property information herein is derived from various sources that may include, but not be limited to, county records and the Multiple Listing Service, and it may include approximations. Although the information is believed to be accurate, it is not warranted and you should not rely upon it without personal verification. ©2025 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. 