



COLDWELL BANKER

U.S. VIRGIN ISLANDS

AREA REPORT

ST. THOMAS

JANUARY 2025 | LOTS/ACRES



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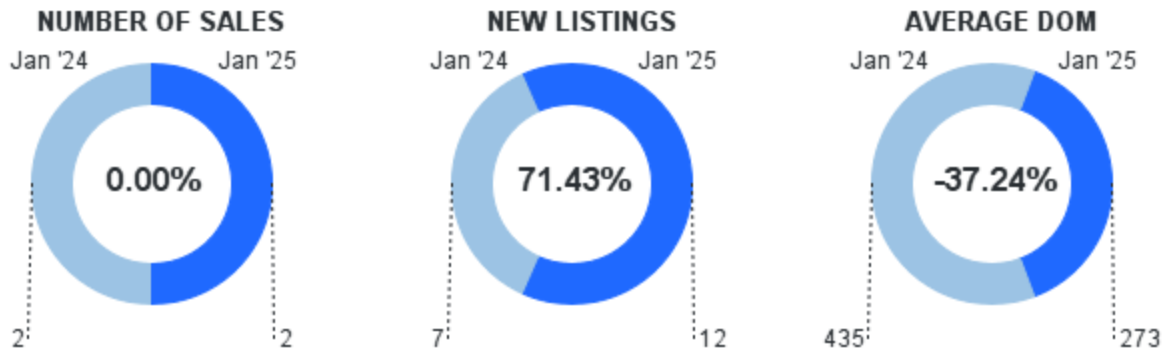


COLDWELL BANKER
ISLAND AFFILIATES

ST. THOMAS | January 2025

REAL ESTATE SNAPSHOT - Change since this time last year

Lots/Acres



40.91%

MEDIAN SALES PRICE
LOTS/ACRES

40.91%

AVERAGE SALES PRICE
LOTS/ACRES

21.27%

MEDIAN LIST PRICE
(SOLD LISTINGS)
LOTS/ACRES

21.27%

AVERAGE LIST PRICE
(SOLD LISTINGS)
LOTS/ACRES

Jan '24 Jan '25

AREA REPORT

ST. THOMAS

FULL MARKET SUMMARY

January 2025 | Lots/Acres ?

	Month to Date			Year to Date		
	January 2025	January 2024	% Change	YTD 2025	YTD 2024	% Change
New Listings	12	7	71.43% ↑	12	7	71.43% ↑
Sold Listings	2	2	0% ↔	2	2	0% ↔
Median List Price (Solds)	\$162,500	\$134,000	21.27% ↑	\$162,500	\$134,000	21.27% ↑
Median Sold Price	\$155,000	\$110,000	40.91% ↑	\$155,000	\$110,000	40.91% ↑
Median Days on Market	273	435	-37.24% ↓	273	435	-37.24% ↓
Average List Price (Solds)	\$162,500	\$134,000	21.27% ↑	\$162,500	\$134,000	21.27% ↑
Average Sold Price	\$155,000	\$110,000	40.91% ↑	\$155,000	\$110,000	40.91% ↑
Average Days on Market	273	435	-37.24% ↓	273	435	-37.24% ↓
List/Sold Price Ratio	95.5%	82%	16.46% ↑	95.5%	82%	16.46% ↑

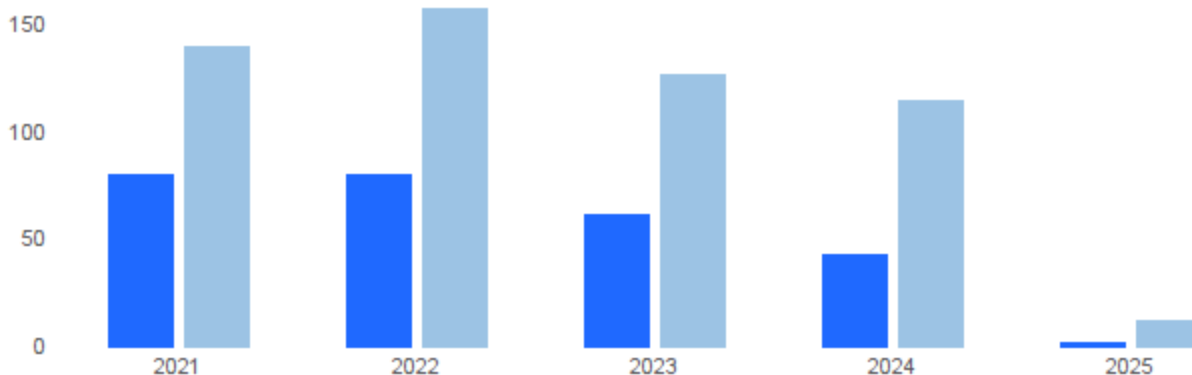
SOLD AND NEW PROPERTIES (UNITS)

January 2025 | Lots/Acres ?

Sold Properties | Number of properties sold during the year

New Properties | Number of properties listed during the year.

UNITS
200



Sold Properties	80	80	62	43	2
New Properties	140	158	127	115	12
Sold Volume	\$14.57M	\$14.50M	\$16.76M	\$7.67M	\$310K
Listing Volume	\$93.05M	\$98.95M	\$77.84M	\$68.16M	\$2.05M
Median Sale Price	\$118K	\$120K	\$143K	\$150K	\$155K

MEDIAN SALES PRICE AND NUMBER OF SALES

January 2025 | 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 2025 | Lots/Acres ?

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

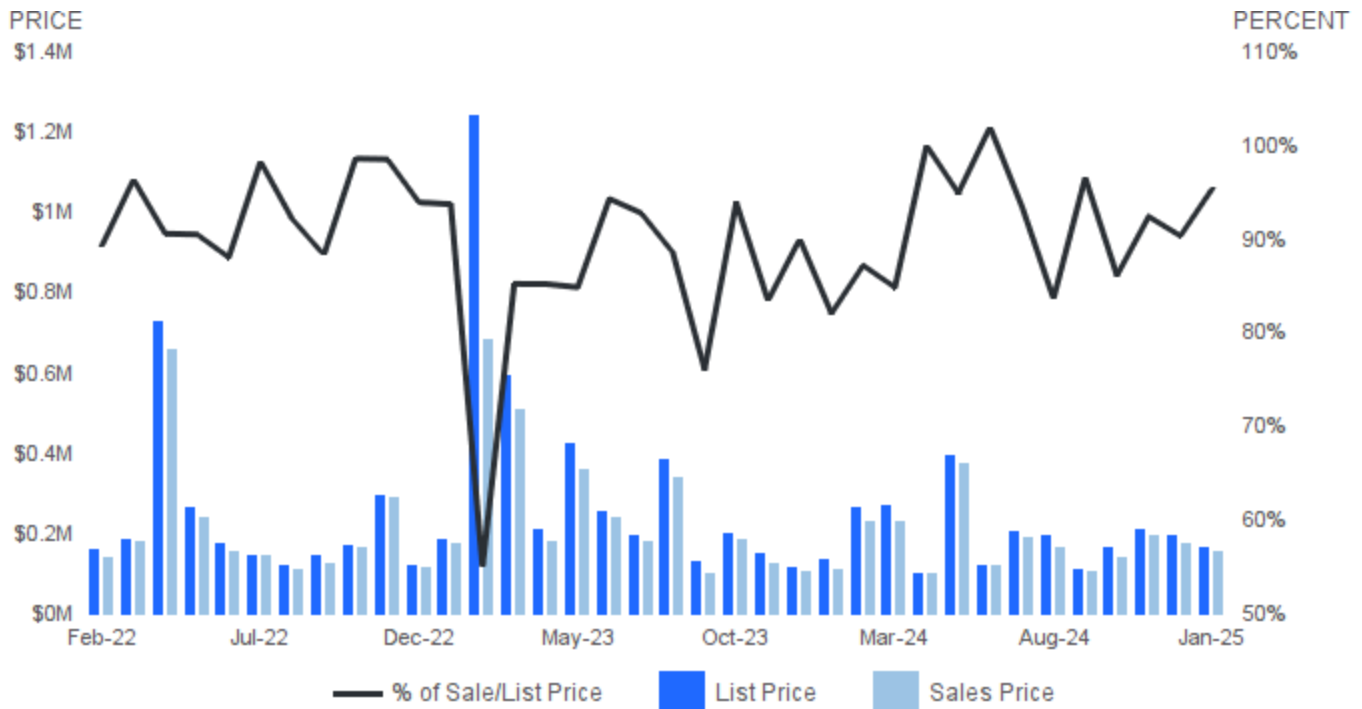
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

January 2025 | Lots/Acres ?

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

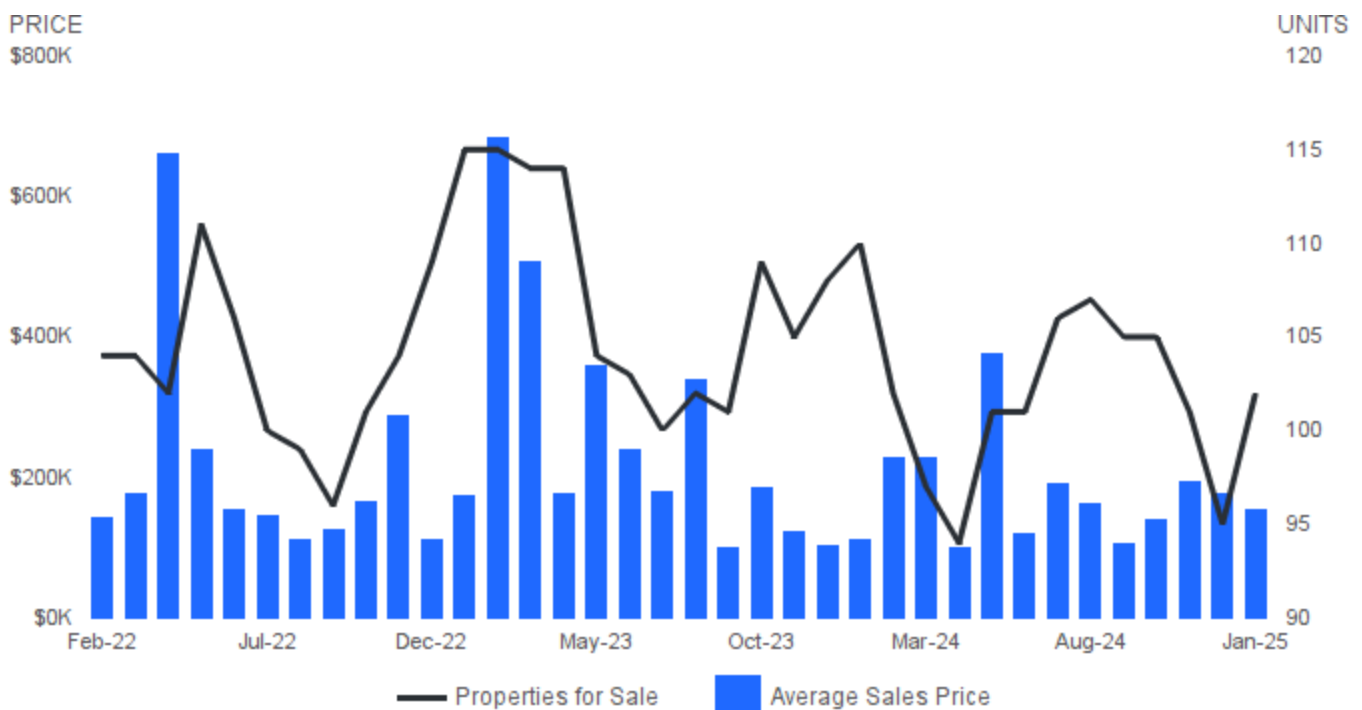


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

January 2025 | Lots/Acres ?

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

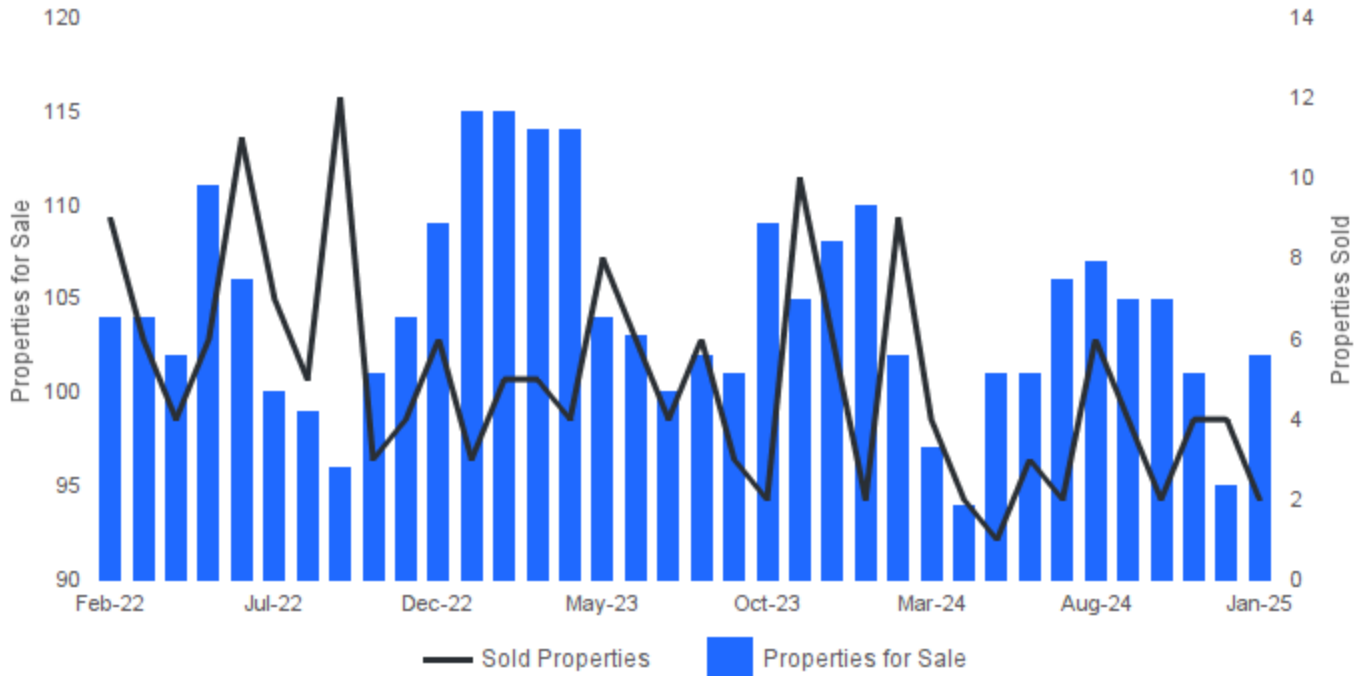
Properties for Sale | Number of properties listed for sale at the end of month.



PROPERTIES FOR SALE AND SOLD PROPERTIES

January 2025 | 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 2025 | Lots/Acres ?

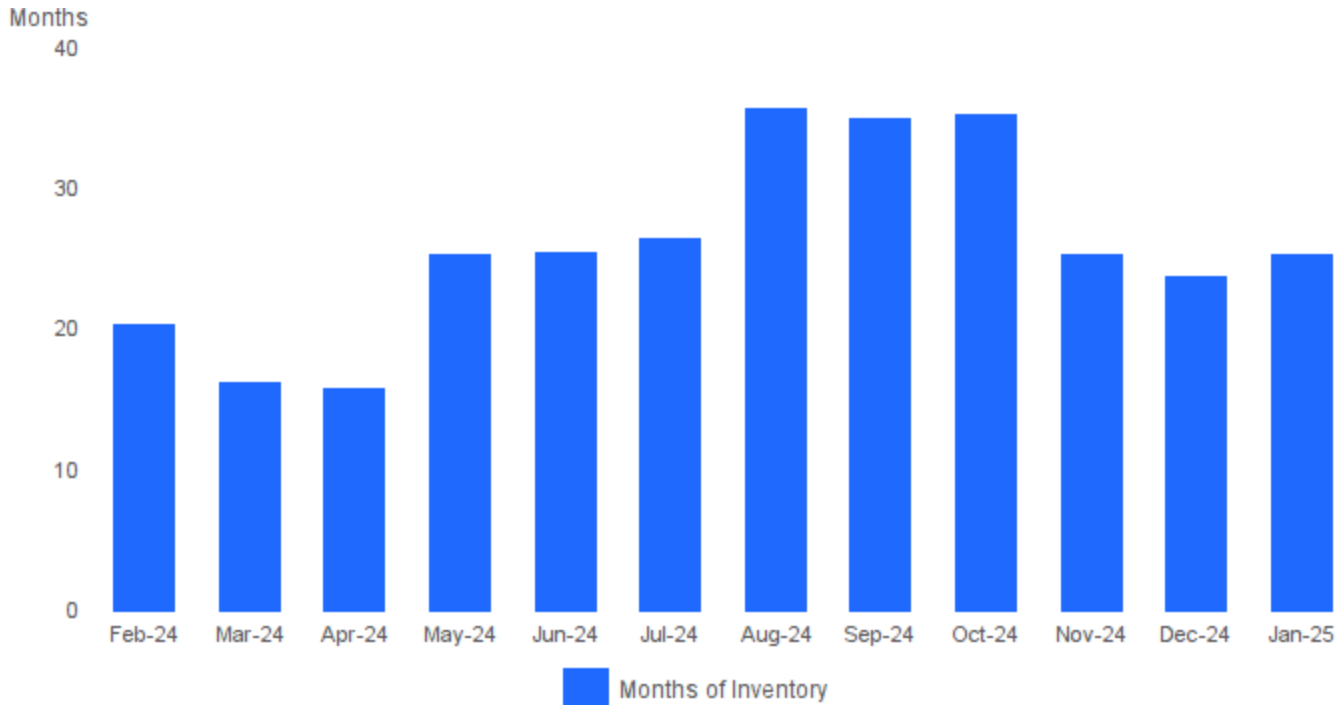
Asking Price | the average asking price of sold properties
Sold Price | the average selling price
Unsold Price | the average active list price



ABSORPTION RATE

January 2025 | 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.



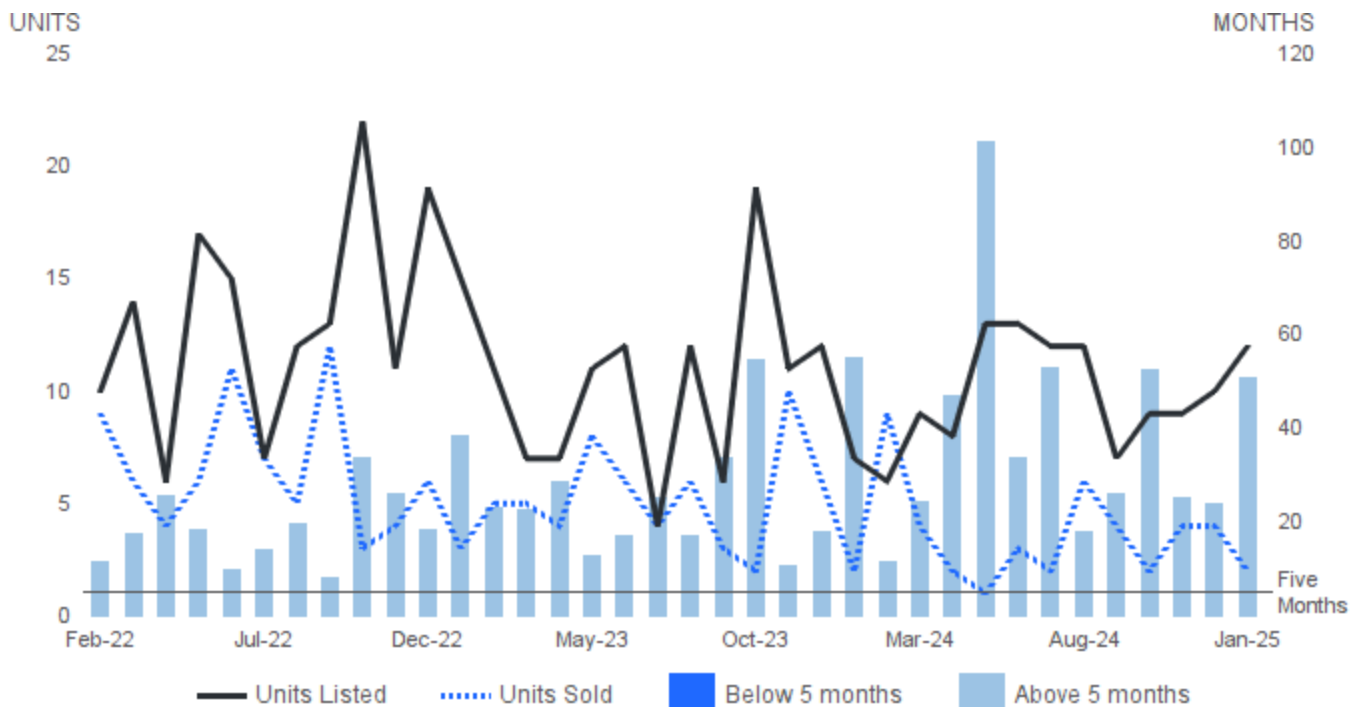
MONTHS SUPPLY OF INVENTORY

January 2025 | 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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