



COLDWELL BANKER

U.S. VIRGIN ISLANDS

AREA REPORT

ST. THOMAS

JANUARY 2025 | SINGLE FAMILY



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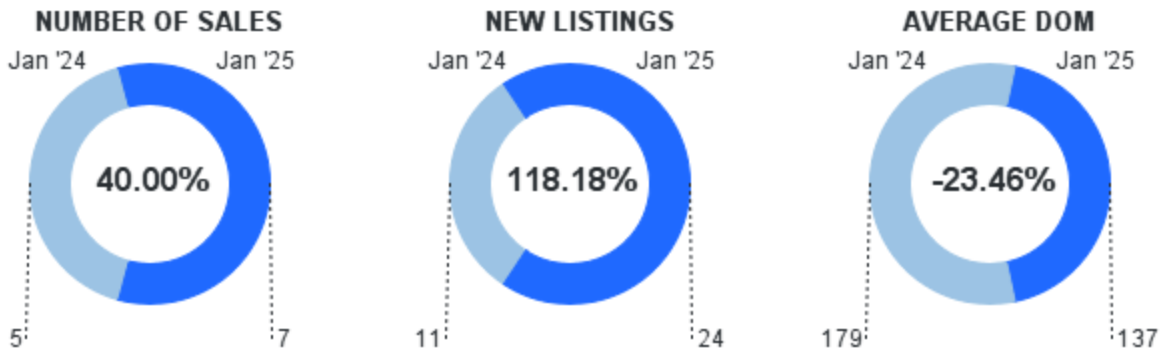


COLDWELL BANKER
ISLAND AFFILIATES

ST. THOMAS | January 2025

REAL ESTATE SNAPSHOT - Change since this time last year

Single Family



38.30%

MEDIAN SALES PRICE
SINGLE FAMILY

8.59%

AVERAGE SALES PRICE
SINGLE FAMILY

40.00%

MEDIAN LIST PRICE
(SOLD LISTINGS)
SINGLE FAMILY

10.73%

AVERAGE LIST PRICE
(SOLD LISTINGS)
SINGLE FAMILY

Jan '24 Jan '25

AREA REPORT

ST. THOMAS

FULL MARKET SUMMARY

January 2025 | Single Family ?

	Month to Date			Year to Date		
	January 2025	January 2024	% Change	YTD 2025	YTD 2024	% Change
New Listings	24	11	118.18% ↑	24	11	118.18% ↑
Sold Listings	7	5	40% ↑	7	5	40% ↑
Median List Price (Solds)	\$875,000	\$625,000	40% ↑	\$875,000	\$625,000	40% ↑
Median Sold Price	\$845,000	\$611,000	38.3% ↑	\$845,000	\$611,000	38.3% ↑
Median Days on Market	84	111	-24.32% ↓	84	111	-24.32% ↓
Average List Price (Solds)	\$893,571	\$807,000	10.73% ↑	\$893,571	\$807,000	10.73% ↑
Average Sold Price	\$835,714	\$769,600	8.59% ↑	\$835,714	\$769,600	8.59% ↑
Average Days on Market	137	179	-23.46% ↓	137	179	-23.46% ↓
List/Sold Price Ratio	95.1%	92.8%	2.52% ↑	95.1%	92.8%	2.52% ↑

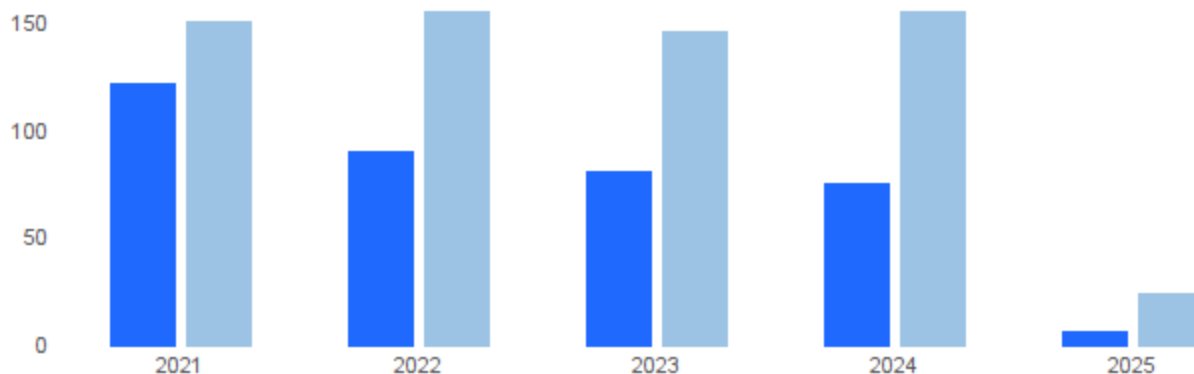
SOLD AND NEW PROPERTIES (UNITS)

January 2025 | Single Family ?

Sold Properties | Number of properties sold during the year

New Properties | Number of properties listed during the year.

UNITS
200



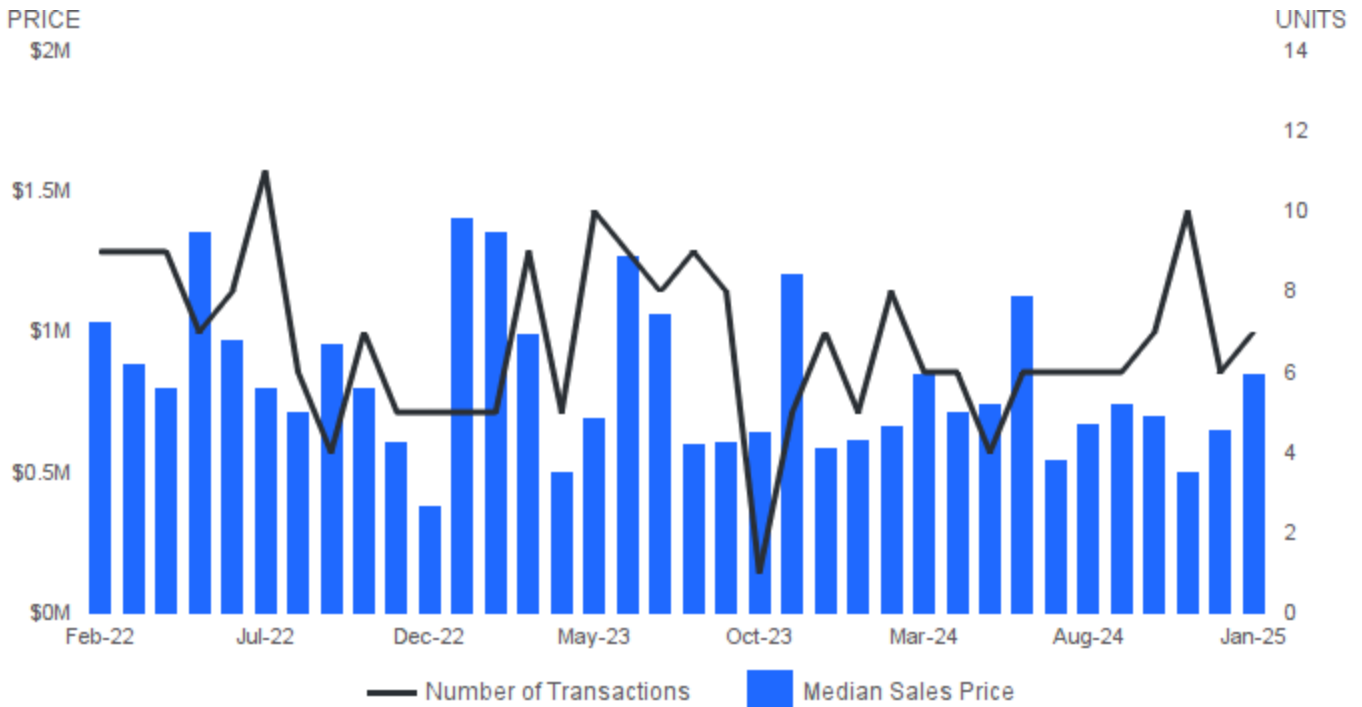
Sold Properties	122	91	81	76	7
New Properties	151	156	147	156	24
Sold Volume	\$98.96M	\$95.57M	\$85.21M	\$66.12M	\$5.85M
Listing Volume	\$178.52M	\$213.19M	\$214.20M	\$238.13M	\$47.64M
Median Sale Price	\$660K	\$860K	\$825K	\$650K	\$845K

MEDIAN SALES PRICE AND NUMBER OF SALES

January 2025 | 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.

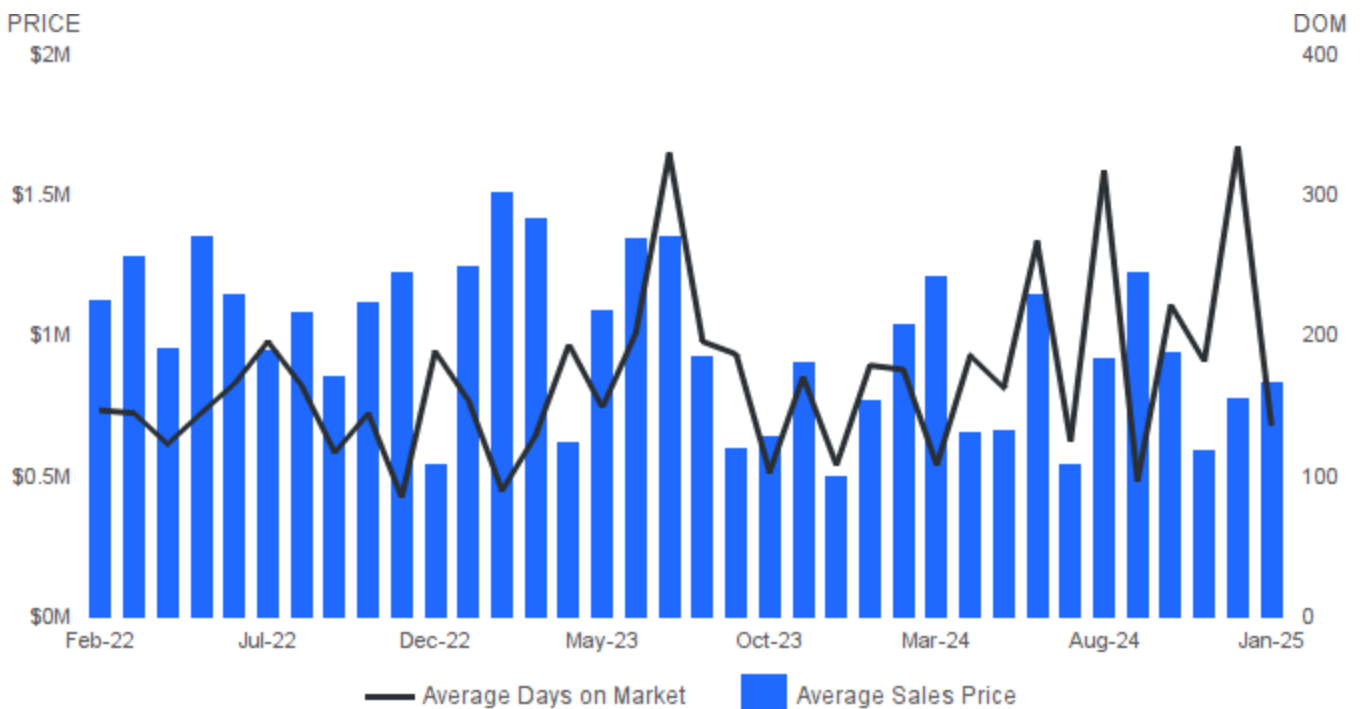


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

January 2025 | Single Family ?

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

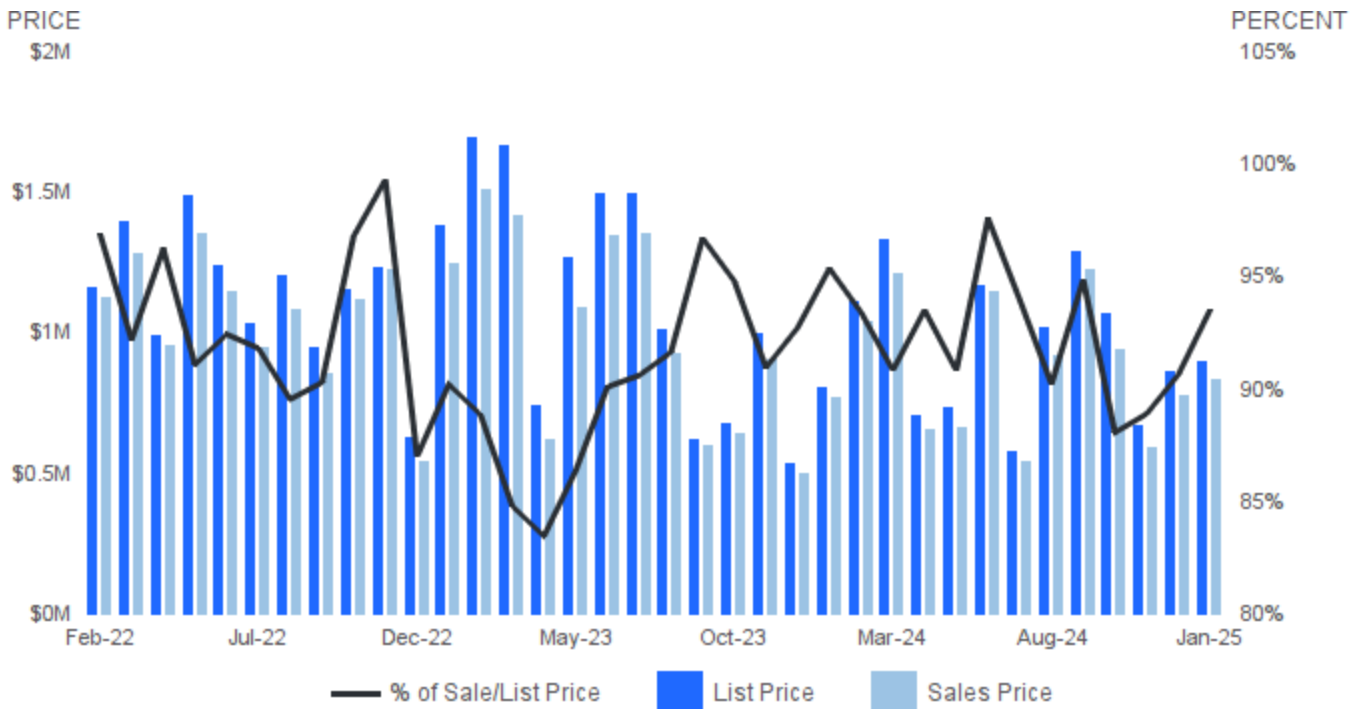
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

January 2025 | Single Family ?

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

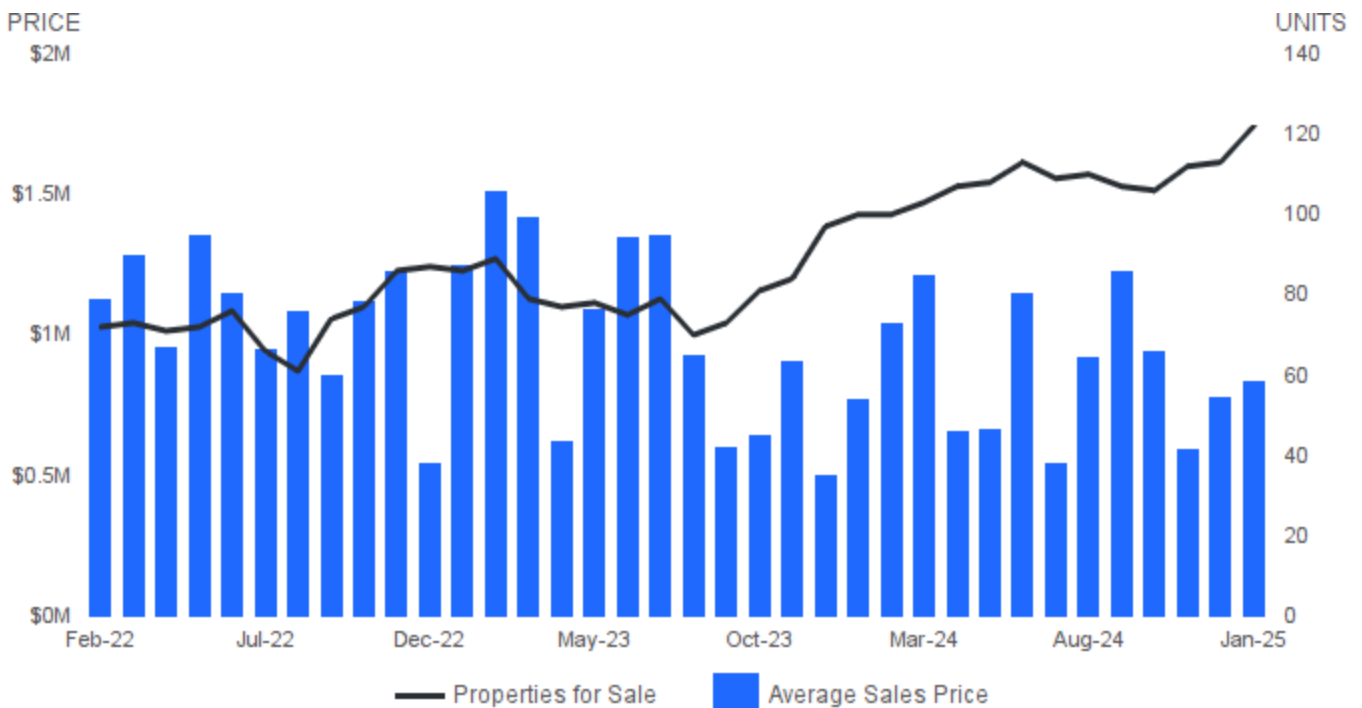


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

January 2025 | 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.

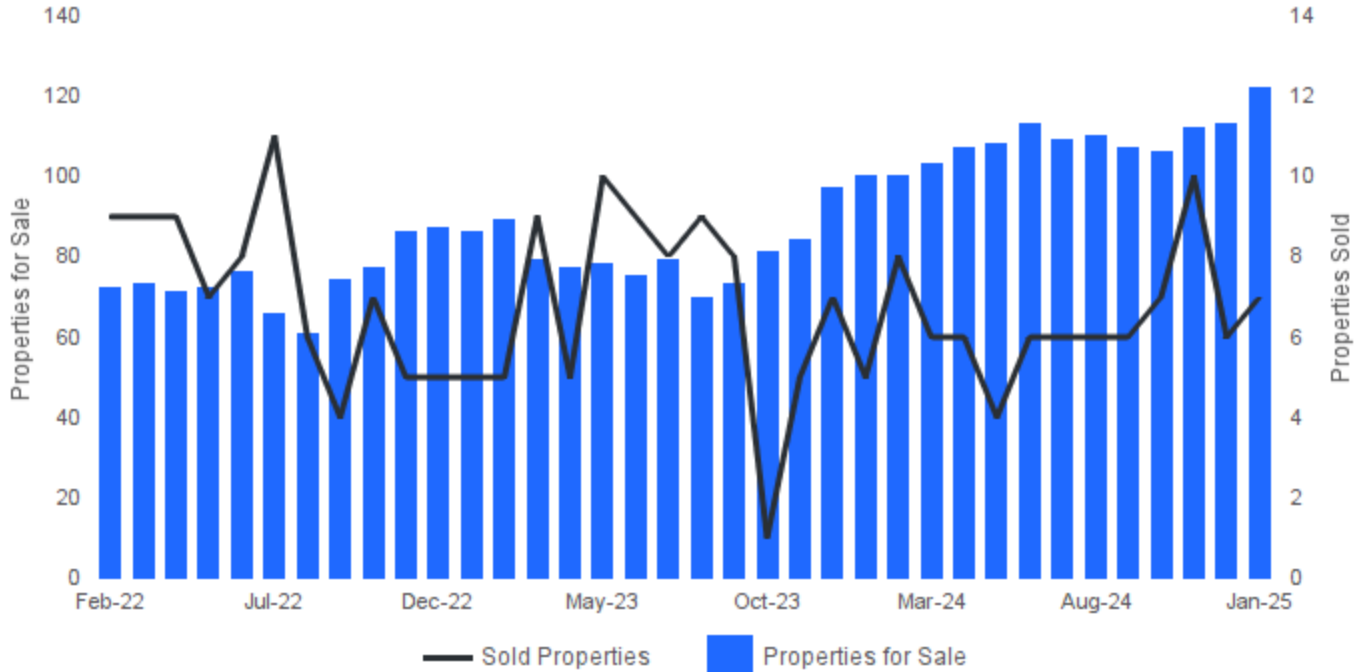


PROPERTIES FOR SALE AND SOLD PROPERTIES

January 2025 | Single Family ?

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

Sold Properties | Number of properties sold.



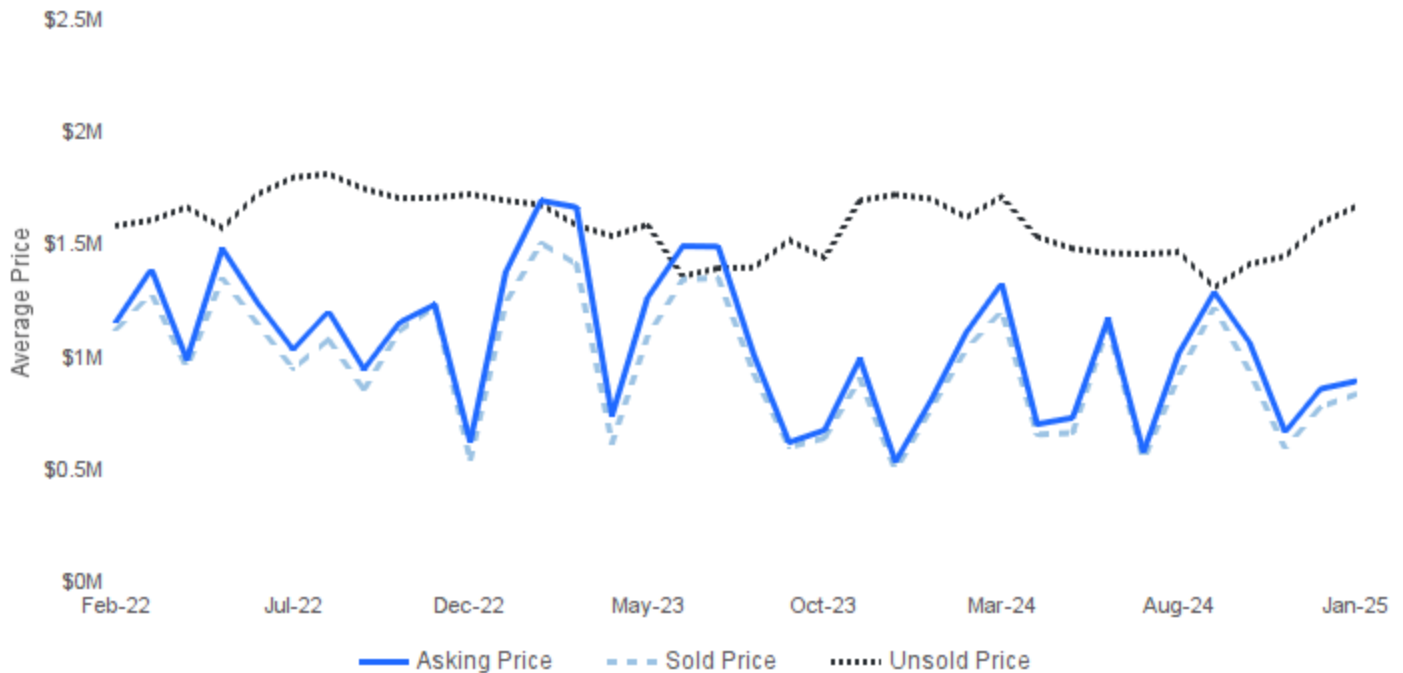
AVERAGE ASKING/SOLD/UNSOLD PRICE

January 2025 | Single Family ?

Asking Price | the average asking price of sold properties

Sold Price | the average selling price

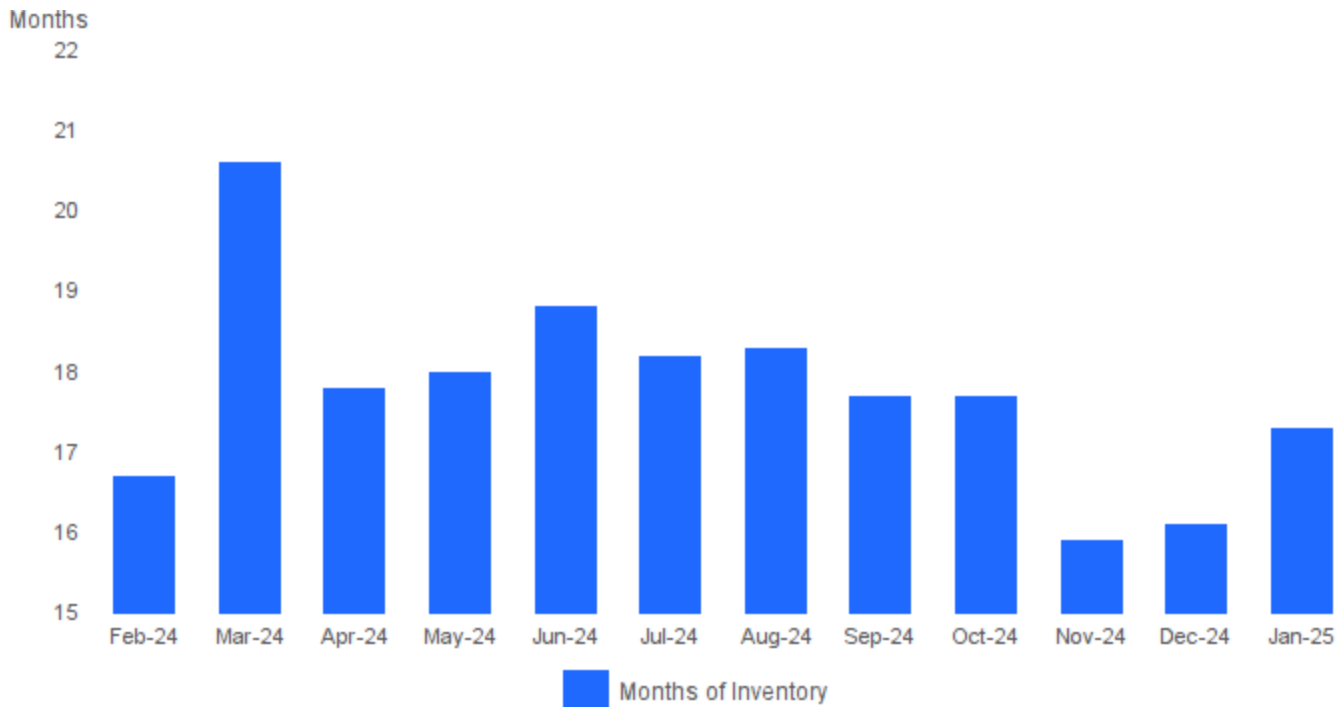
Unsold Price | the average active list price



ABSORPTION RATE

January 2025 | 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.



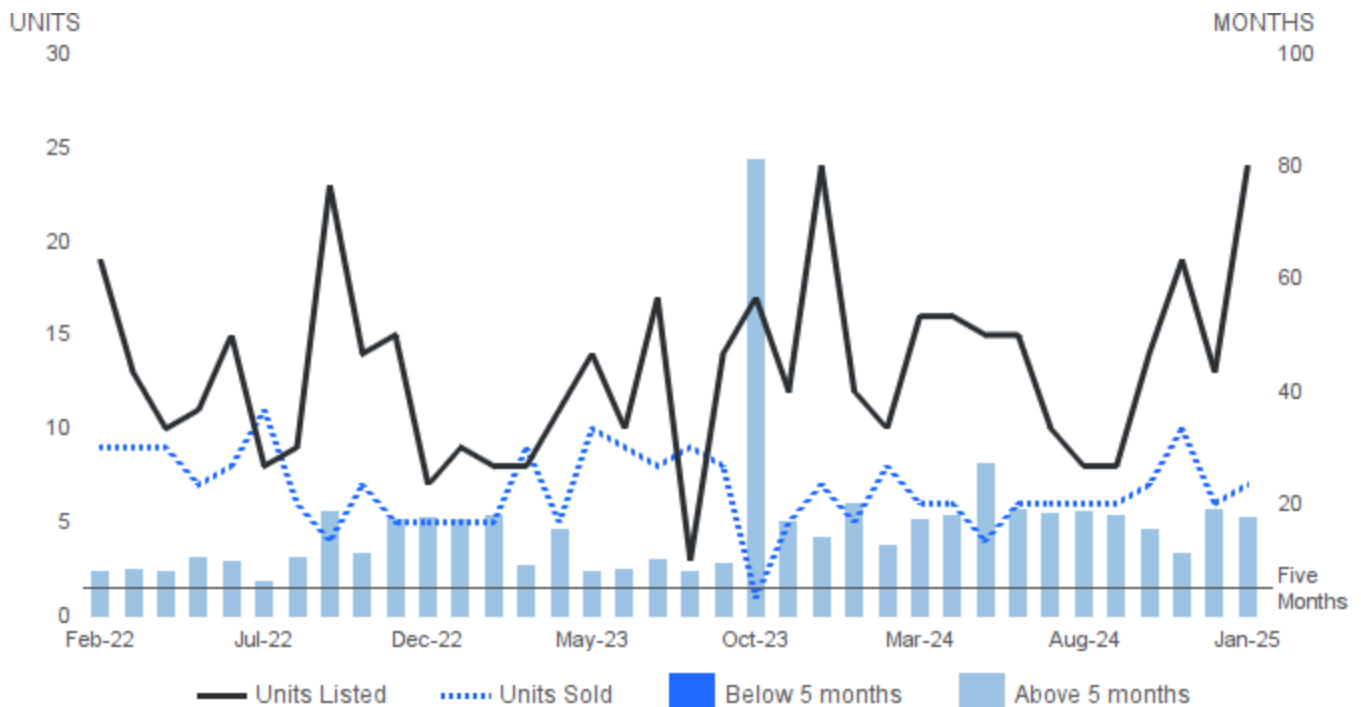
MONTHS SUPPLY OF INVENTORY

January 2025 | 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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