



COLDWELL BANKER
U.S. VIRGIN ISLANDS

**AREA
REPORT**

ST. THOMAS

JANUARY 2025 | ALL PROPERTY TYPES



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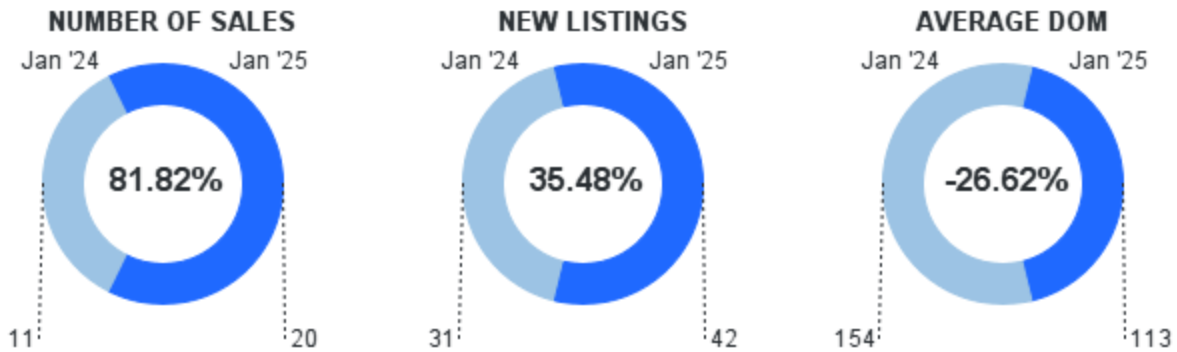


COLDWELL BANKER
ISLAND AFFILIATES

ST. THOMAS | January 2025

REAL ESTATE SNAPSHOT - Change since this time last year

All Property Types



61.18% 

MEDIAN SALES PRICE
ALL PROPERTY TYPES

22.38% 

AVERAGE SALES PRICE
ALL PROPERTY TYPES

53.38% 

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

21.73% 

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

 Jan '24  Jan '25

AREA REPORT

St. Thomas

FULL MARKET SUMMARY

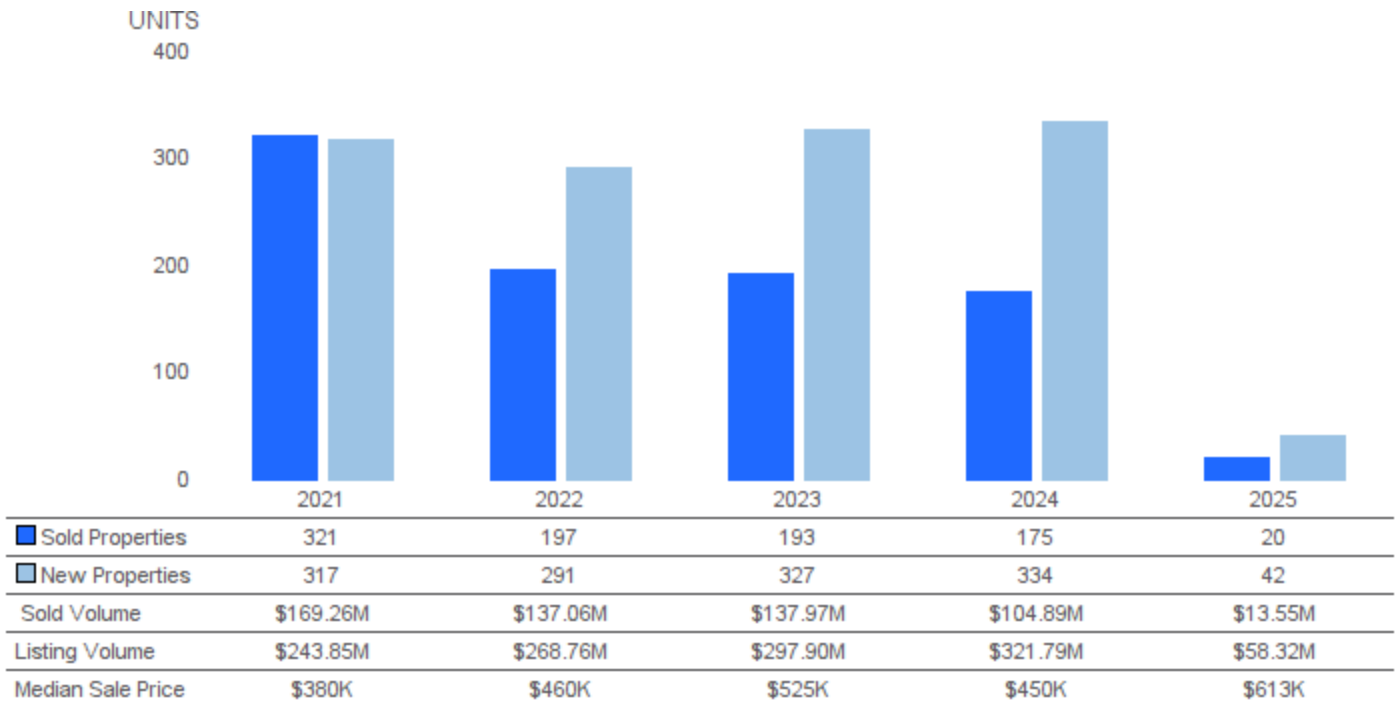
January 2025 | All Property Types ?

	Month to Date			Year to Date		
	January 2025	January 2024	% Change	YTD 2025	YTD 2024	% Change
New Listings	42	31	35.48% ↑	42	31	35.48% ↑
Sold Listings	20	11	81.82% ↑	20	11	81.82% ↑
Median List Price (Solds)	\$612,000	\$399,000	53.38% ↑	\$612,000	\$399,000	53.38% ↑
Median Sold Price	\$612,500	\$380,000	61.18% ↑	\$612,500	\$380,000	61.18% ↑
Median Days on Market	86	111	-22.52% ↓	86	111	-22.52% ↓
Average List Price (Solds)	\$709,950	\$583,227	21.73% ↑	\$709,950	\$583,227	21.73% ↑
Average Sold Price	\$677,300	\$553,454	22.38% ↑	\$677,300	\$553,454	22.38% ↑
Average Days on Market	113	154	-26.62% ↓	113	154	-26.62% ↓
List/Sold Price Ratio	96.3%	93.6%	2.94% ↑	96.3%	93.6%	2.94% ↑

SOLD AND NEW PROPERTIES (UNITS)

January 2025 | All Property Types ?

Sold Properties | Number of properties sold during the year
New Properties | Number of properties listed during the year.



Sold Properties	321	197	193	175	20
New Properties	317	291	327	334	42
Sold Volume	\$169.26M	\$137.06M	\$137.97M	\$104.89M	\$13.55M
Listing Volume	\$243.85M	\$268.76M	\$297.90M	\$321.79M	\$58.32M
Median Sale Price	\$380K	\$460K	\$525K	\$450K	\$613K

MEDIAN SALES PRICE AND NUMBER OF SALES

January 2025 | All Property Types ?

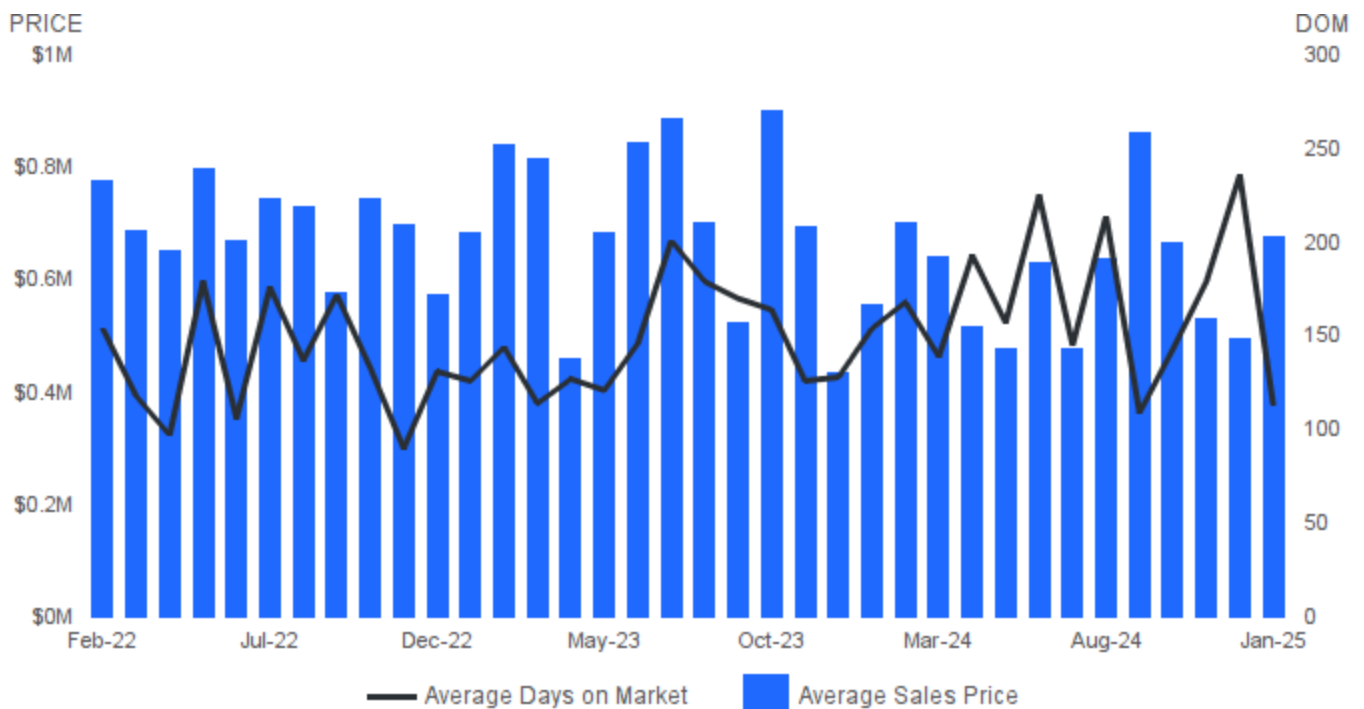
Median Sales Price | Price of the "middle" property sold -an equal number of sales were above and below this price.
Number of Sales | Number of properties sold.



AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

January 2025 | All Property Types ?

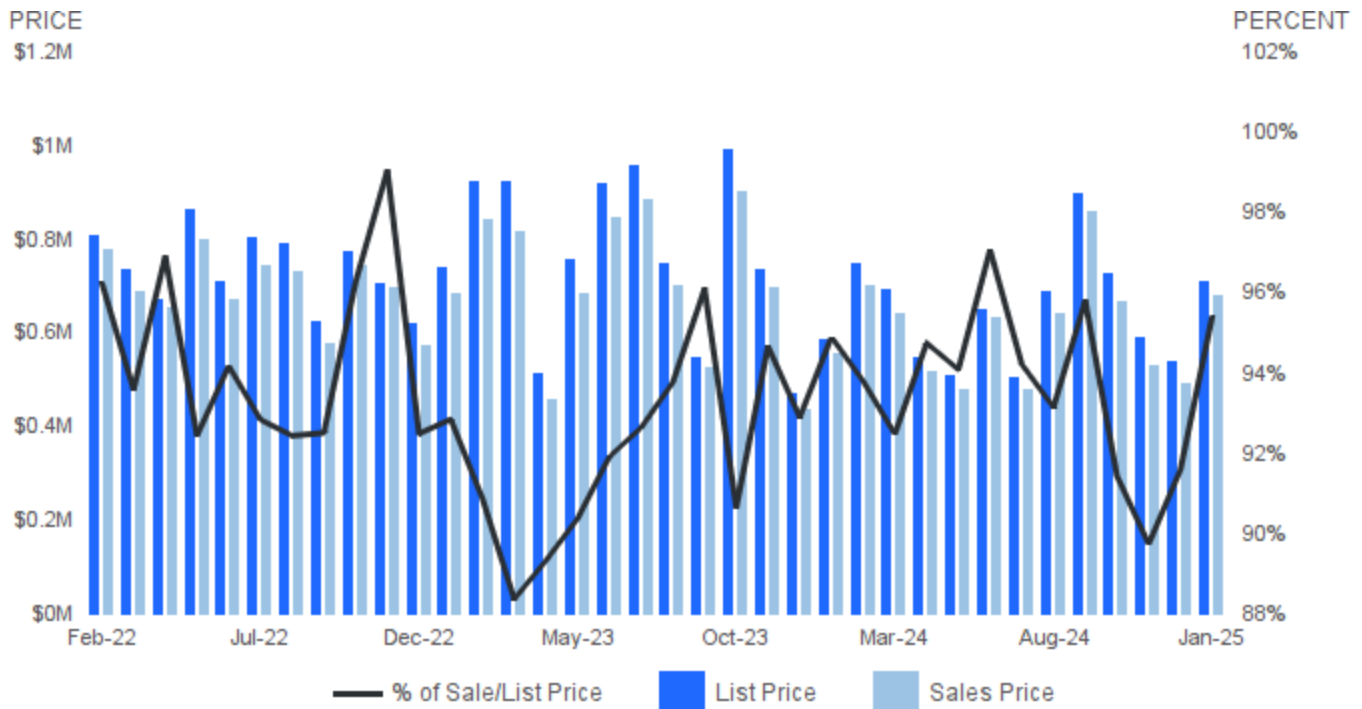
Average Sales Price | Average sales price for all properties sold.
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

January 2025 | All Property Types ?

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

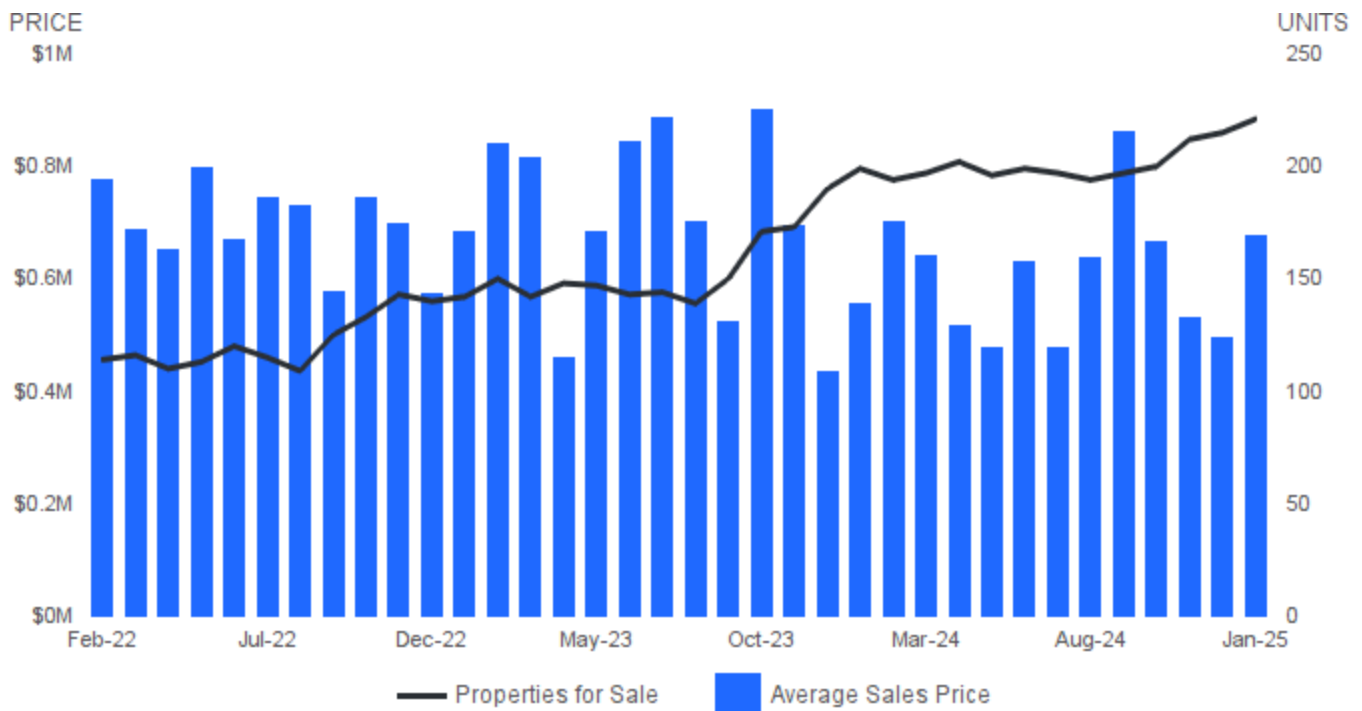


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

January 2025 | 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.

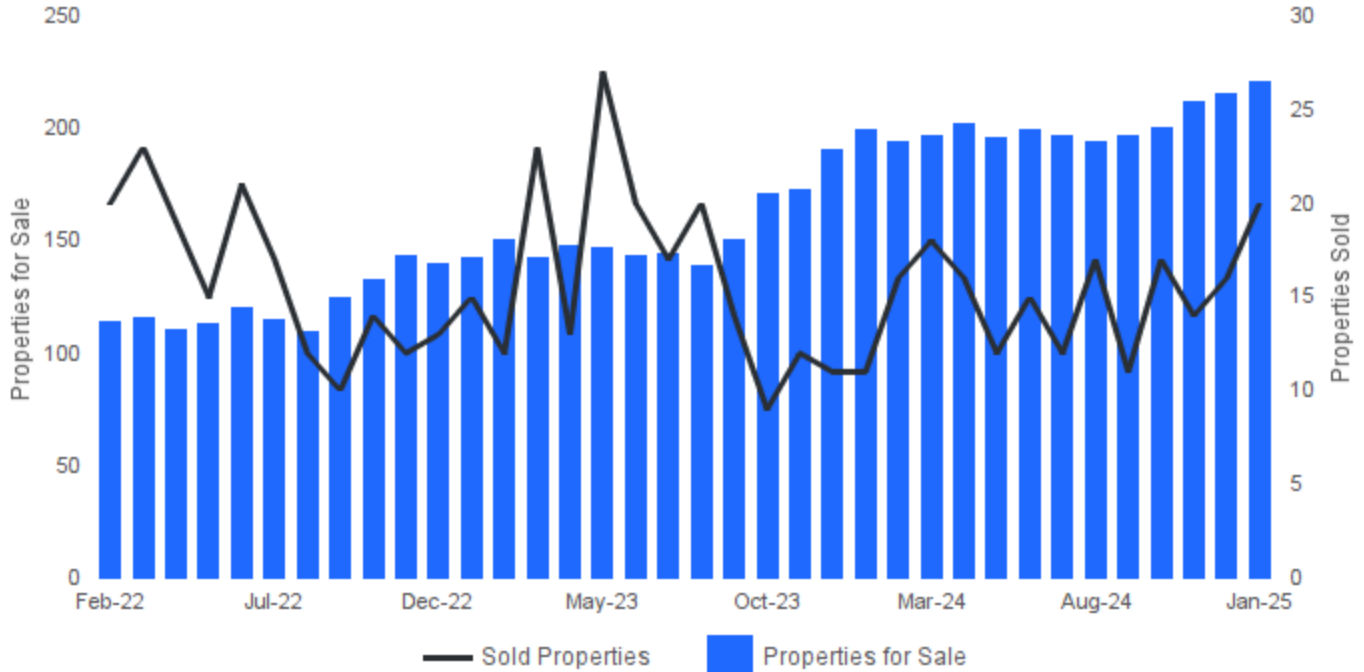


PROPERTIES FOR SALE AND SOLD PROPERTIES

January 2025 | All Property Types ?

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

Sold Properties | Number of properties sold.



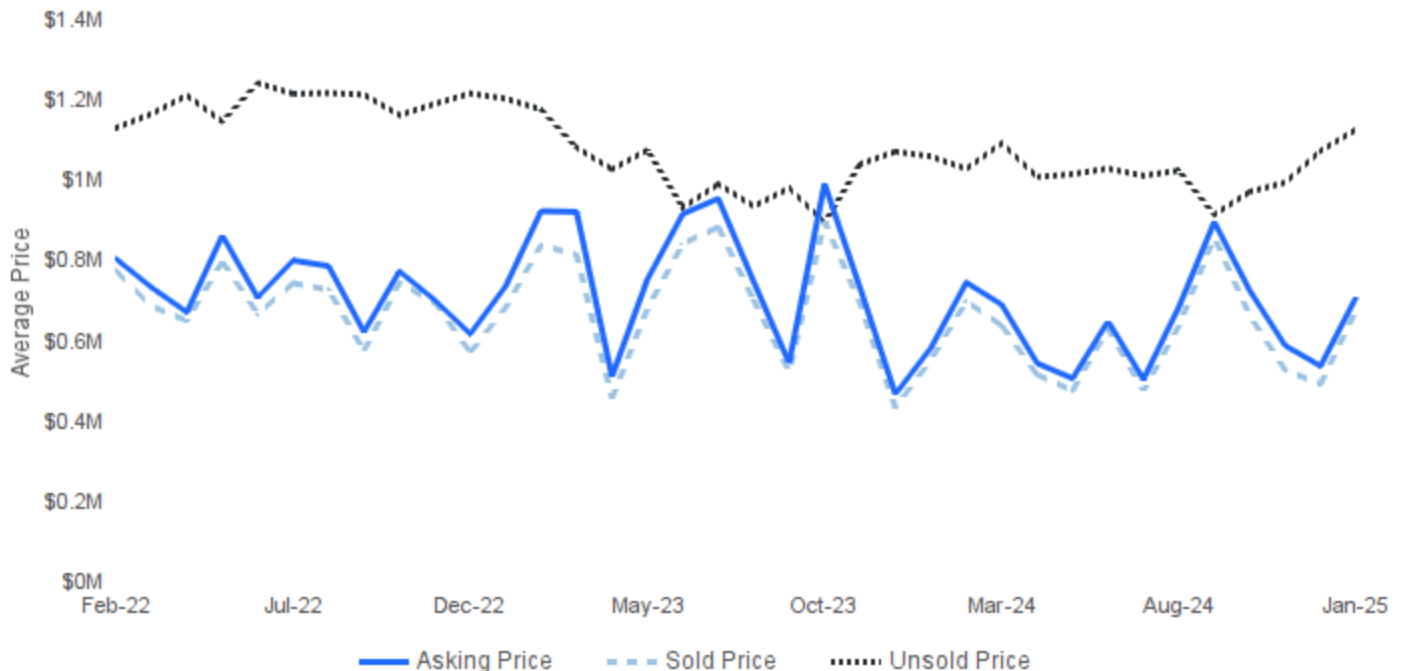
AVERAGE ASKING/SOLD/UNSOLD PRICE

January 2025 | All Property Types ?

Asking Price | the average asking price of sold properties

Sold Price | the average selling price

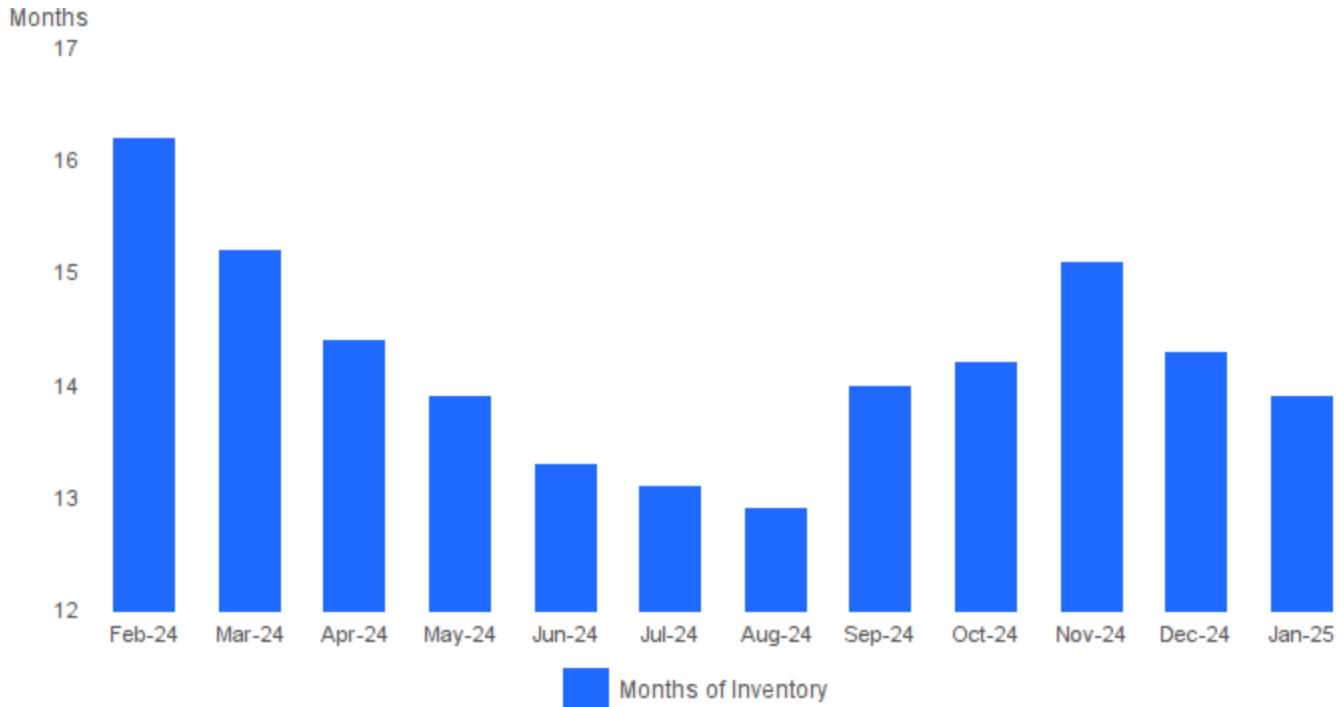
Unsold Price | the average active list price



ABSORPTION RATE

January 2025 | 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.



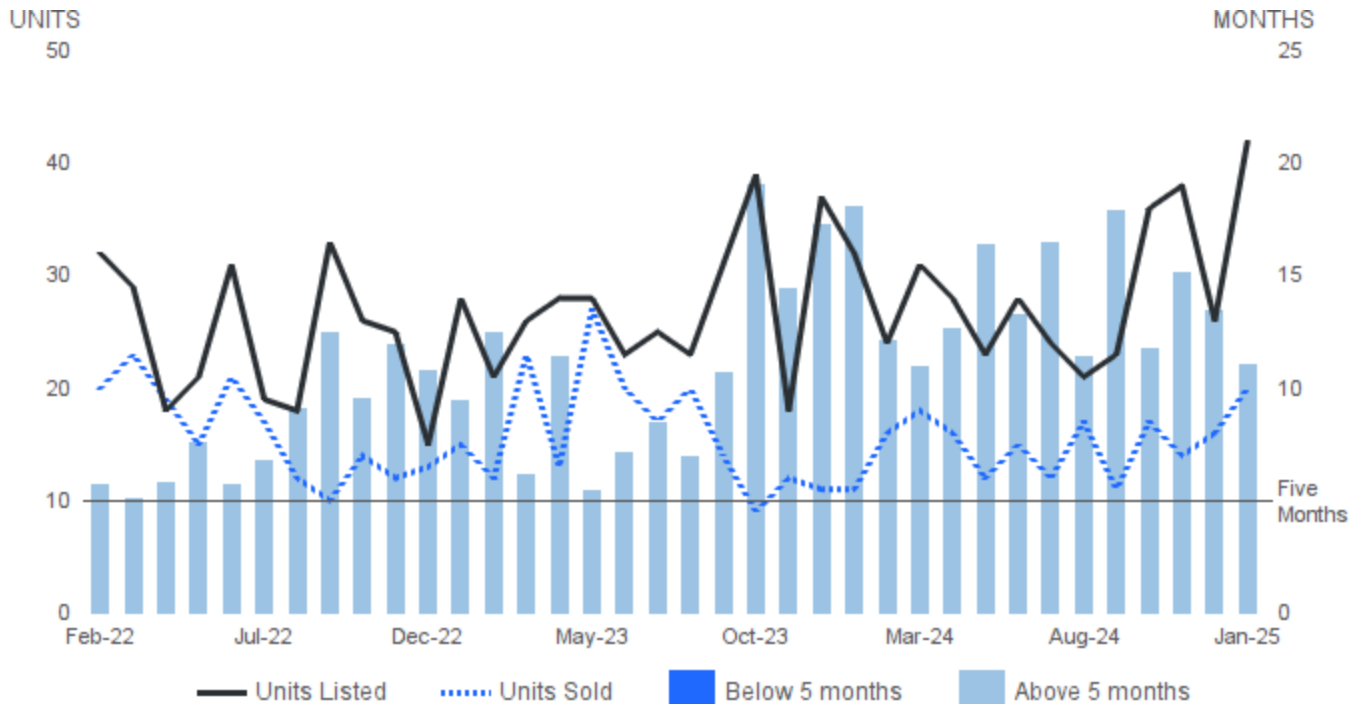
MONTHS SUPPLY OF INVENTORY

January 2025 | 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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