



**COLDWELL BANKER**  
**U.S. VIRGIN ISLANDS**

**AREA  
REPORT**

**ST. THOMAS**

FEBRUARY 2024 | CONDO



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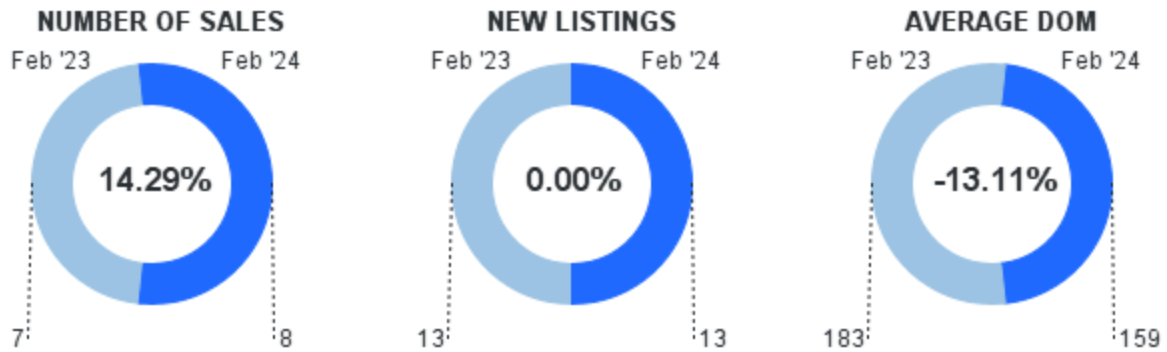


**COLDWELL BANKER**  
**ISLAND AFFILIATES**

# ST. THOMAS | February 2024

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

### Condo



**-12.90%** ↓

**MEDIAN SALES PRICE**  
CONDO

**-0.08%** ↓

**AVERAGE SALES PRICE**  
CONDO

**-10.11%** ↓

**MEDIAN LIST PRICE  
(SOLD LISTINGS)**  
CONDO

**2.55%** ↑

**AVERAGE LIST PRICE  
(SOLD LISTINGS)**  
CONDO

■ Feb '23    ■ Feb '24

# AREA REPORT

## ST. THOMAS

### FULL MARKET SUMMARY

February 2024 | Condo ?

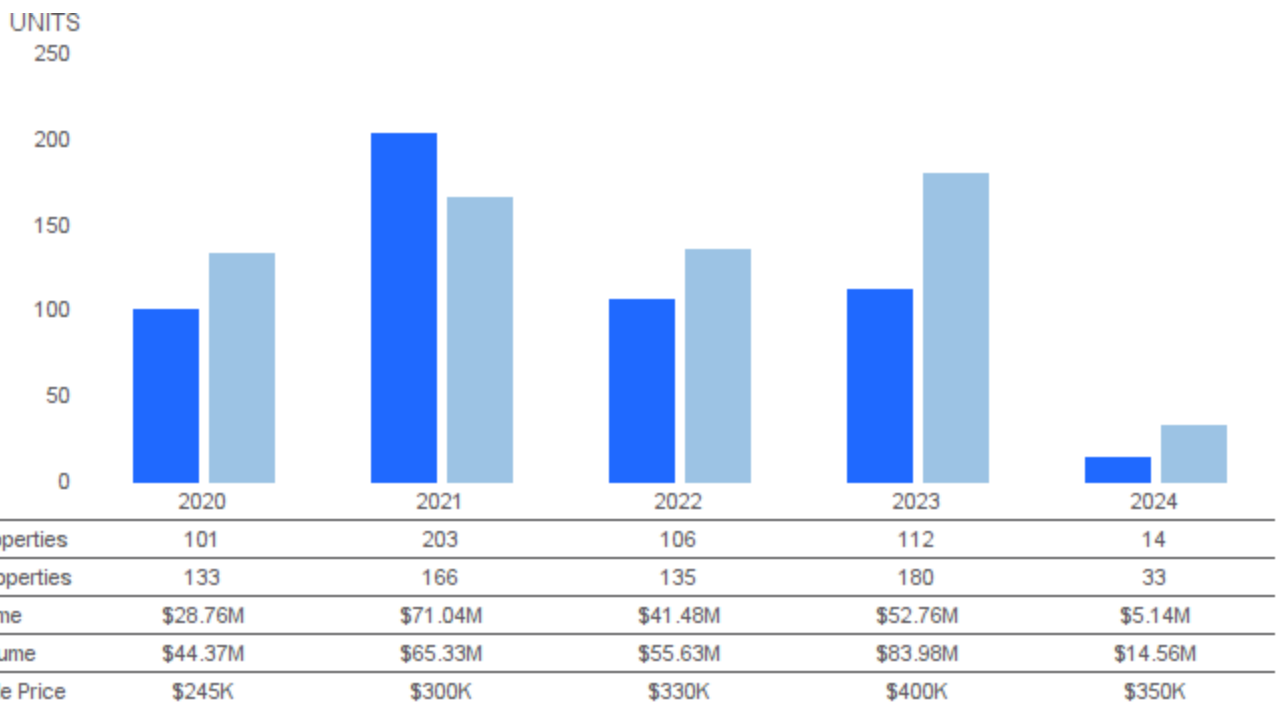
	Month to Date			Year to Date		
	February 2024	February 2023	% Change	YTD 2024	YTD 2023	% Change
New Listings	13	13	0%	33	32	3.13% <span>↑</span>
Sold Listings	8	7	14.29% <span>↑</span>	14	17	-17.65% <span>↓</span>
Median List Price (Solds)	\$341,500	\$379,900	-10.11% <span>↓</span>	\$364,000	\$379,900	-4.19% <span>↓</span>
Median Sold Price	\$327,500	\$376,000	-12.9% <span>↓</span>	\$350,000	\$379,900	-7.87% <span>↓</span>
Median Days on Market	165	140	17.86% <span>↑</span>	134	116	15.52% <span>↑</span>
Average List Price (Solds)	\$382,175	\$372,685	2.55% <span>↑</span>	\$388,421	\$398,341	-2.49% <span>↓</span>
Average Sold Price	\$362,687	\$362,985	-0.08% <span>↓</span>	\$367,250	\$387,523	-5.23% <span>↓</span>
Average Days on Market	159	183	-13.11% <span>↓</span>	148	141	4.96% <span>↑</span>
List/Sold Price Ratio	94.3%	97.4%	-3.26% <span>↓</span>	94.2%	96.9%	-2.82% <span>↓</span>

### SOLD AND NEW PROPERTIES (UNITS)

February 2024 | Condo ?

**Sold Properties** | Number of properties sold during the year

**New Properties** | Number of properties listed during the year.

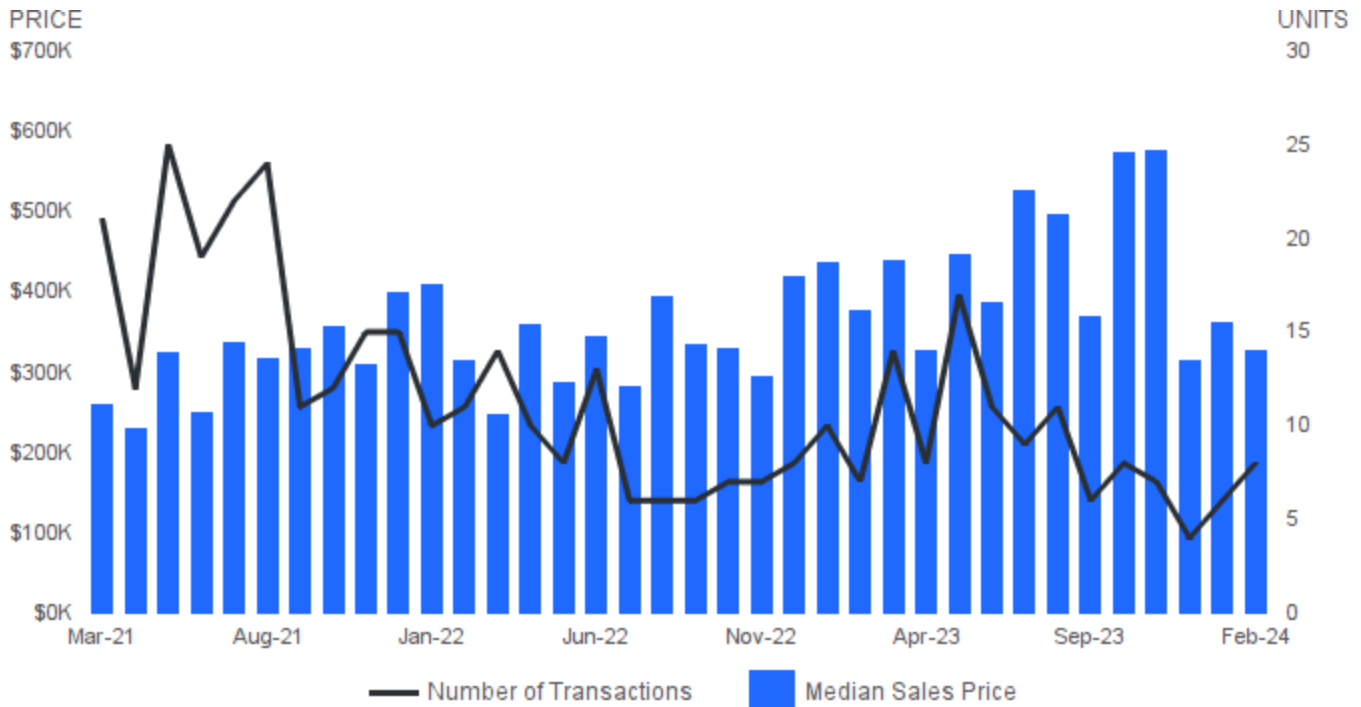


## MEDIAN SALES PRICE AND NUMBER OF SALES

February 2024 | 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.

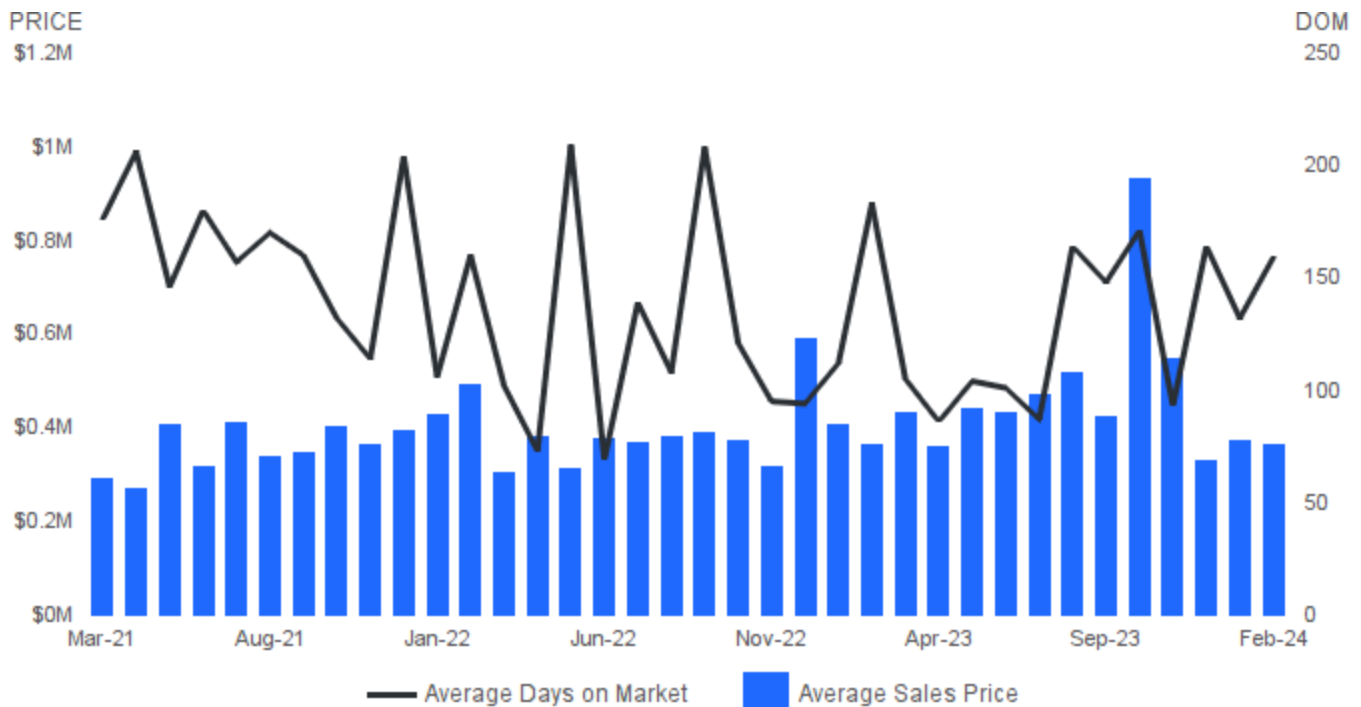


## AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

February 2024 | Condo ?

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

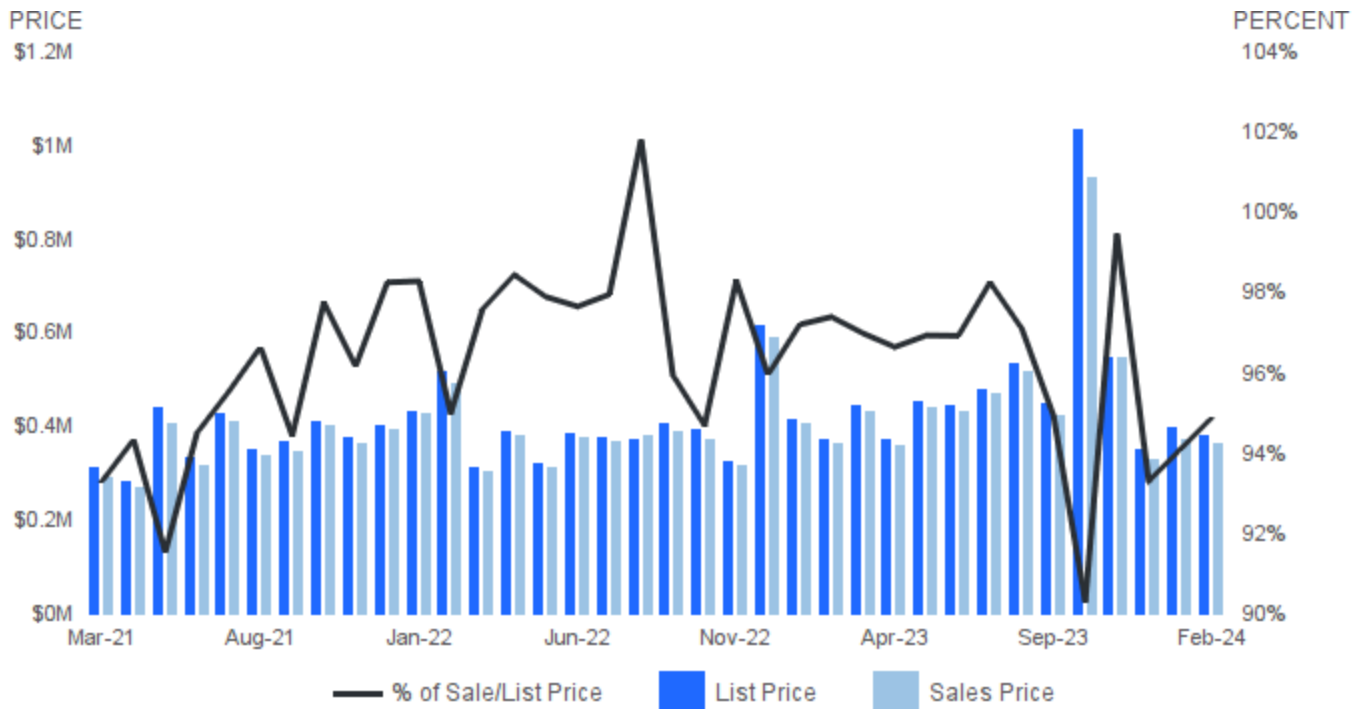
**Average Days on Market** | Average days on market for all properties sold.



# SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

February 2024 | Condo ?

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

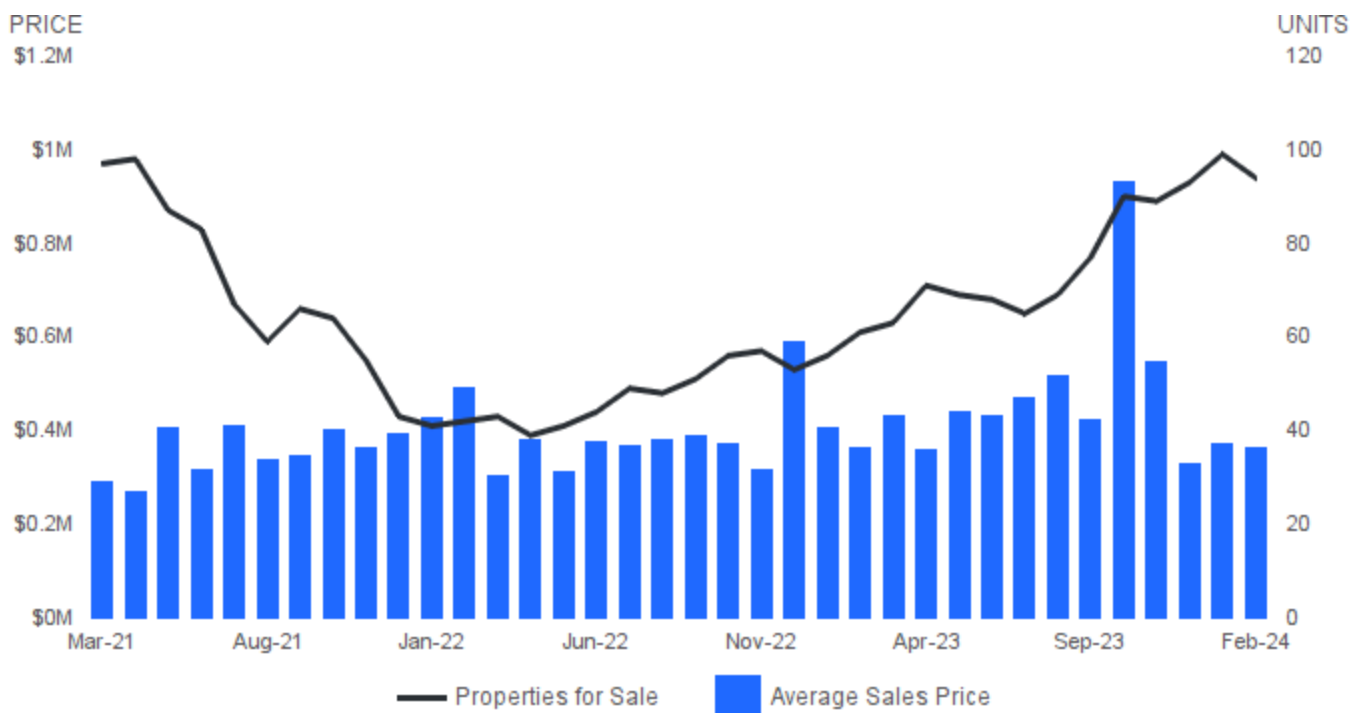


# AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

February 2024 | 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.

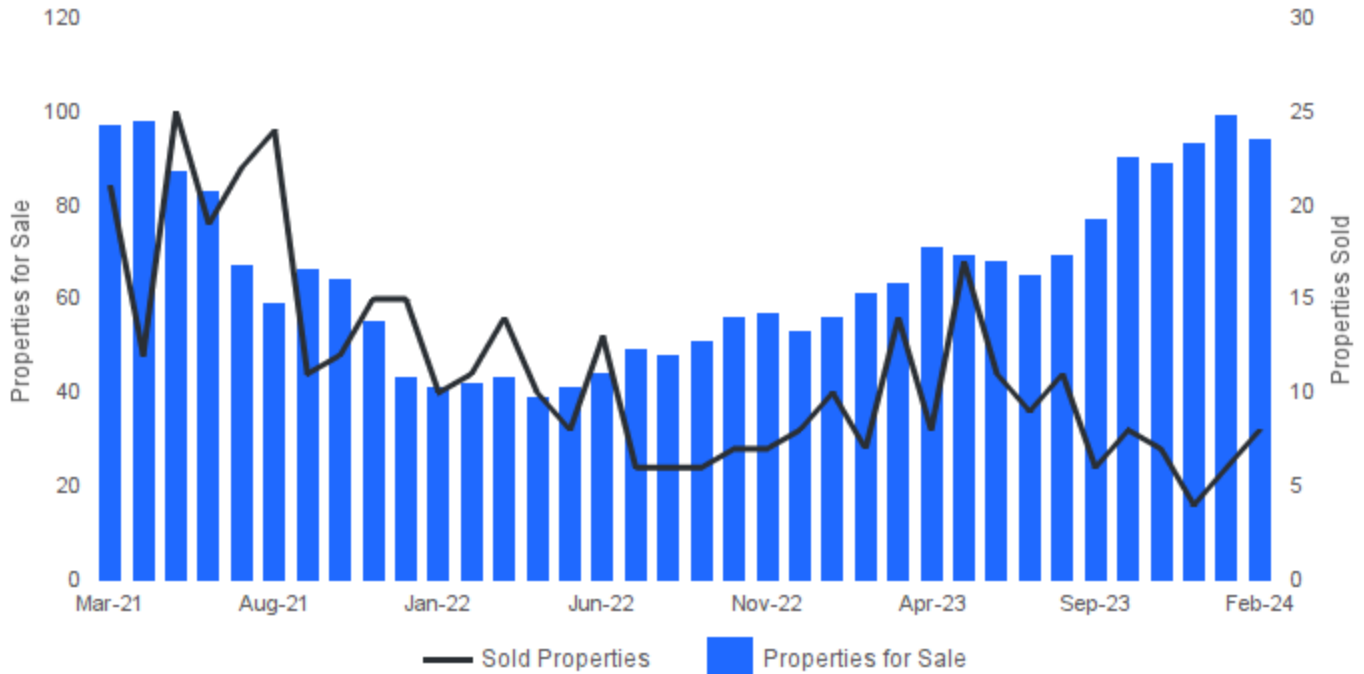


# PROPERTIES FOR SALE AND SOLD PROPERTIES

February 2024 | Condo ?

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

**Sold Properties** | Number of properties sold.



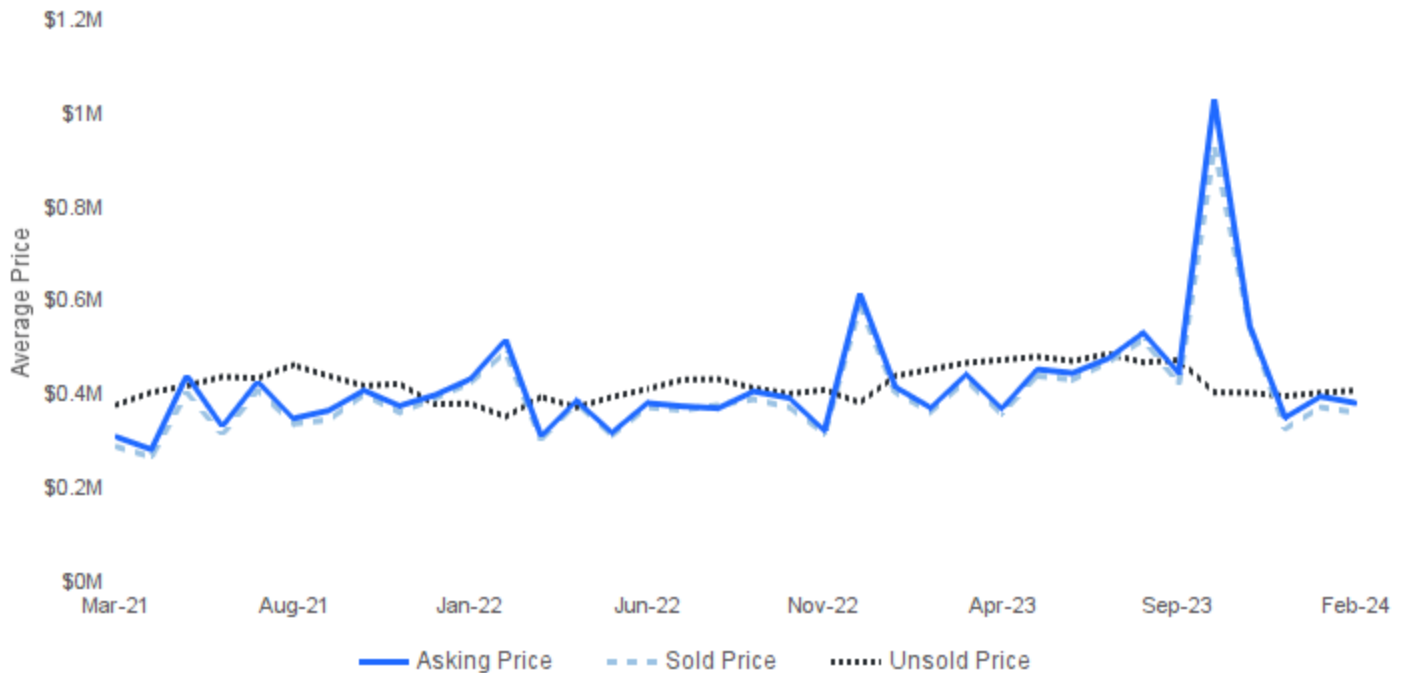
# AVERAGE ASKING/SOLD/UNSOLD PRICE

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**Asking Price** | the average asking price of sold properties

**Sold Price** | the average selling price

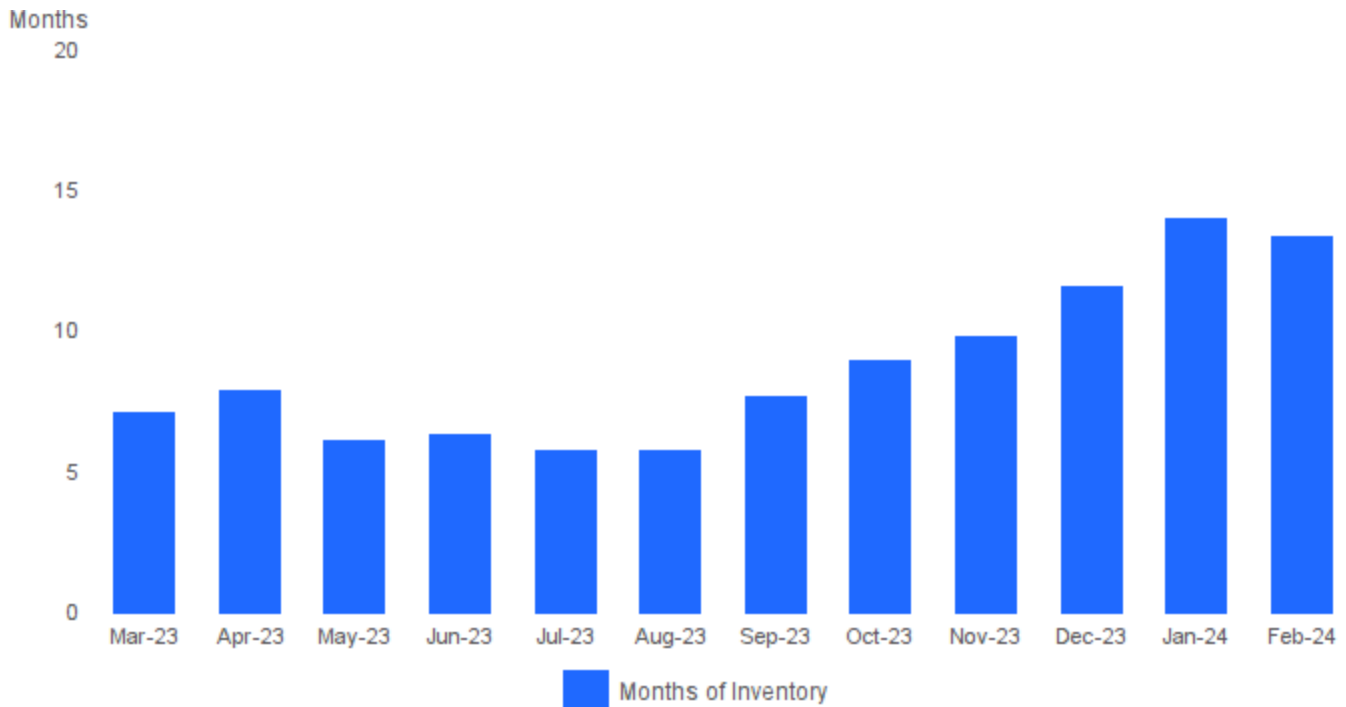
**Unsold Price** | the average active list price



# ABSORPTION RATE

February 2024 | 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.



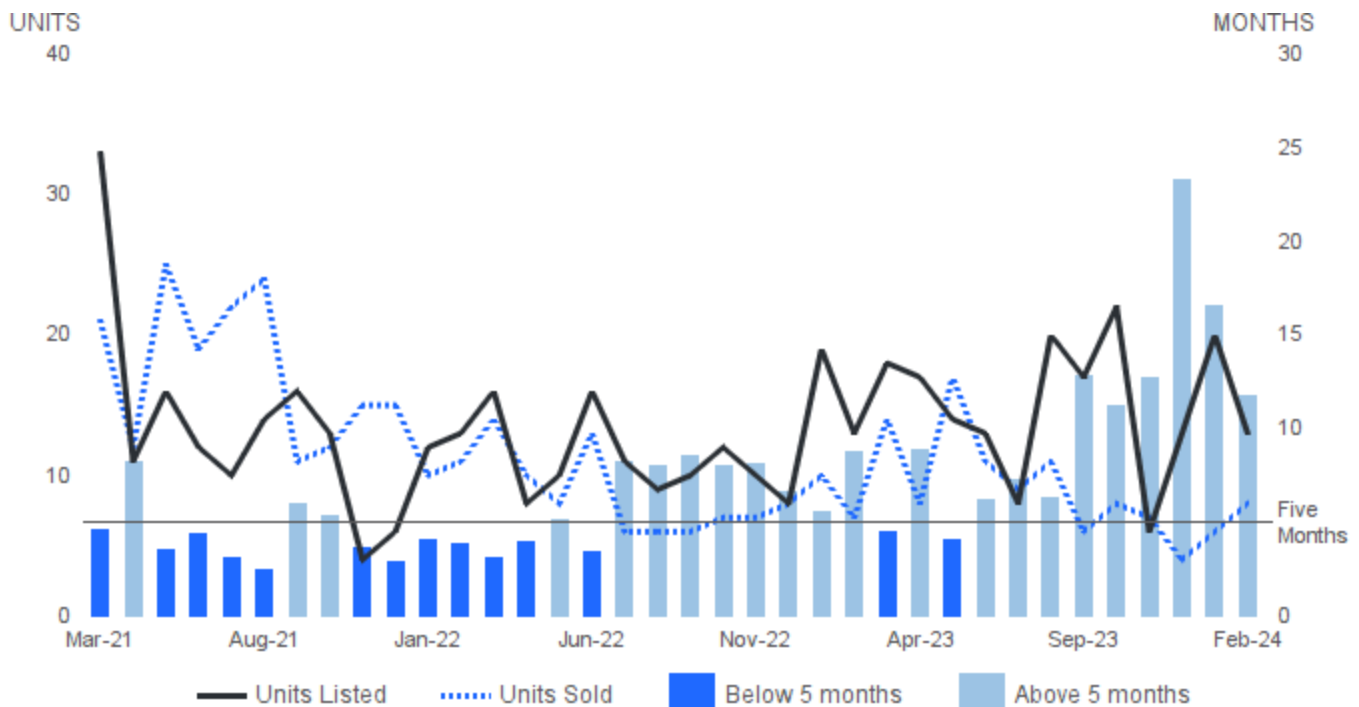
# MONTHS SUPPLY OF INVENTORY

February 2024 | 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.



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