



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

**AREA  
REPORT**

**ST. THOMAS**

FEBRUARY 2024 | LOTS/ACRES



**BRYONY LOCHER**

Direct: 340-778-7000

Cell: 340-227-7657

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

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

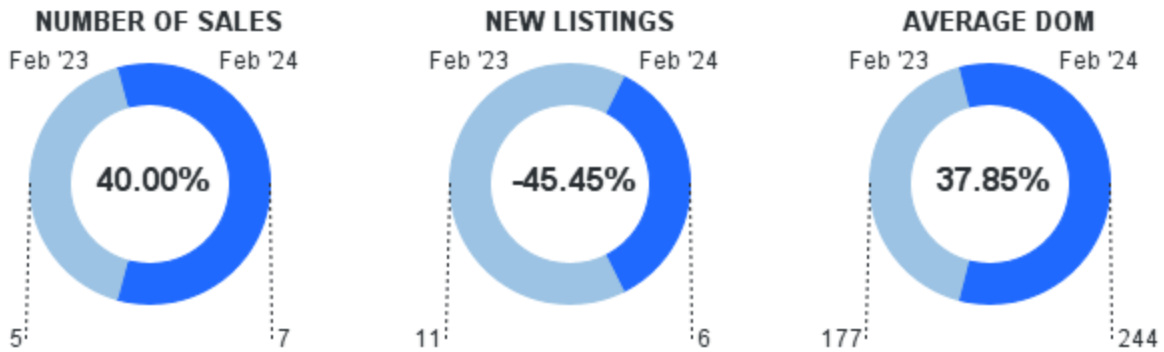


**COLDWELL BANKER**  
**ISLAND AFFILIATES**

# ST. THOMAS | February 2024

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

Lots/Acres



**-20.57%** ↓

**MEDIAN SALES PRICE**  
LOTS/ACRES

**-62.05%** ↓

**AVERAGE SALES PRICE**  
LOTS/ACRES

**-16.86%** ↓

**MEDIAN LIST PRICE  
(SOLD LISTINGS)**  
LOTS/ACRES

**-75.76%** ↓

**AVERAGE LIST PRICE  
(SOLD LISTINGS)**  
LOTS/ACRES

■ Feb '23    ■ Feb '24

# AREA REPORT

## ST. THOMAS

### FULL MARKET SUMMARY

February 2024 | Lots/Acres ?

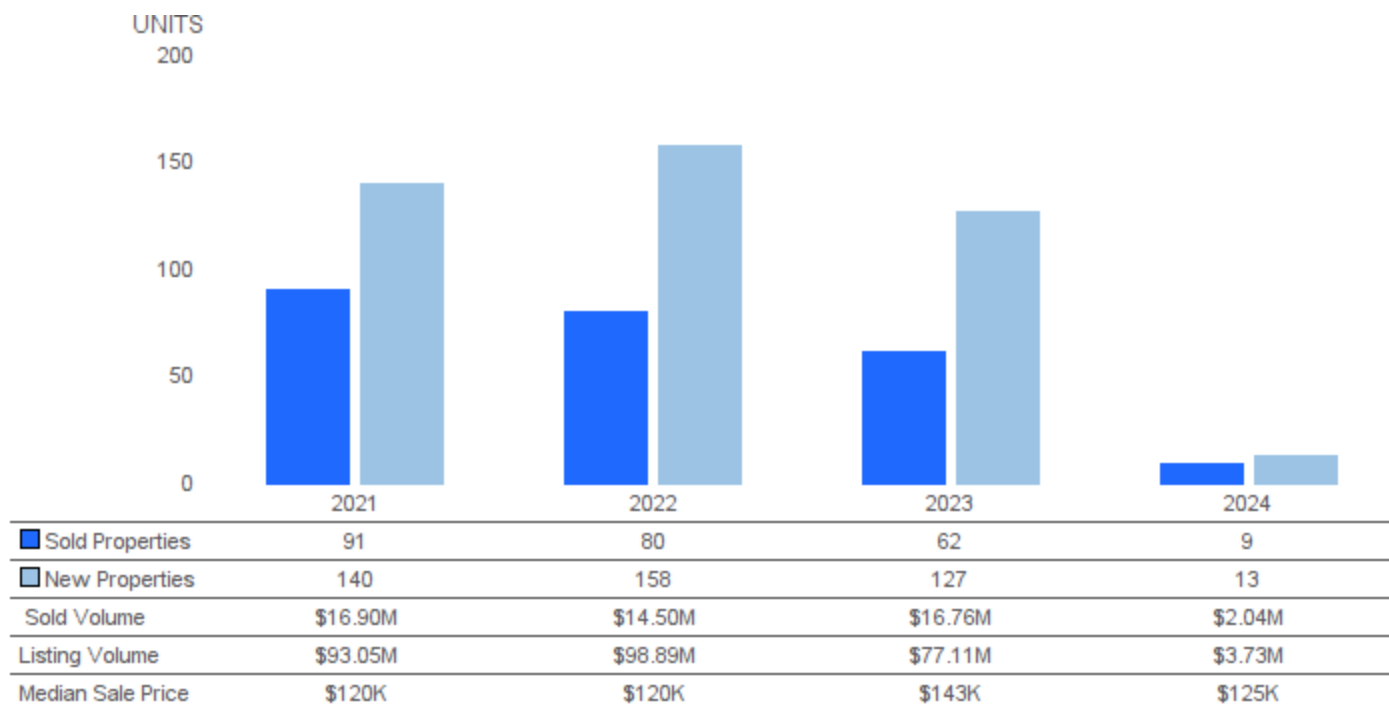
	Month to Date			Year to Date		
	February 2024	February 2023	% Change	YTD 2024	YTD 2023	% Change
New Listings	6	11	-45.45% ↓	13	26	-50% ↓
Sold Listings	7	5	40% ↑	9	8	12.5% ↑
Median List Price (Solds)	\$145,500	\$175,000	-16.86% ↓	\$145,500	\$167,500	-13.13% ↓
Median Sold Price	\$125,500	\$158,000	-20.57% ↓	\$125,000	\$154,000	-18.83% ↓
Median Days on Market	189	102	85.29% ↑	267	95	181.05% ↑
Average List Price (Solds)	\$301,071	\$1,242,000	-75.76% ↓	\$263,944	\$846,250	-68.81% ↓
Average Sold Price	\$259,428	\$683,600	-62.05% ↓	\$226,222	\$492,875	-54.1% ↓
Average Days on Market	244	177	37.85% ↑	286	148	93.24% ↑
List/Sold Price Ratio	87.4%	79.4%	10.11% ↑	86.2%	84.4%	2.18% ↑

### SOLD AND NEW PROPERTIES (UNITS)

February 2024 | Lots/Acres ?

**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 | 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.

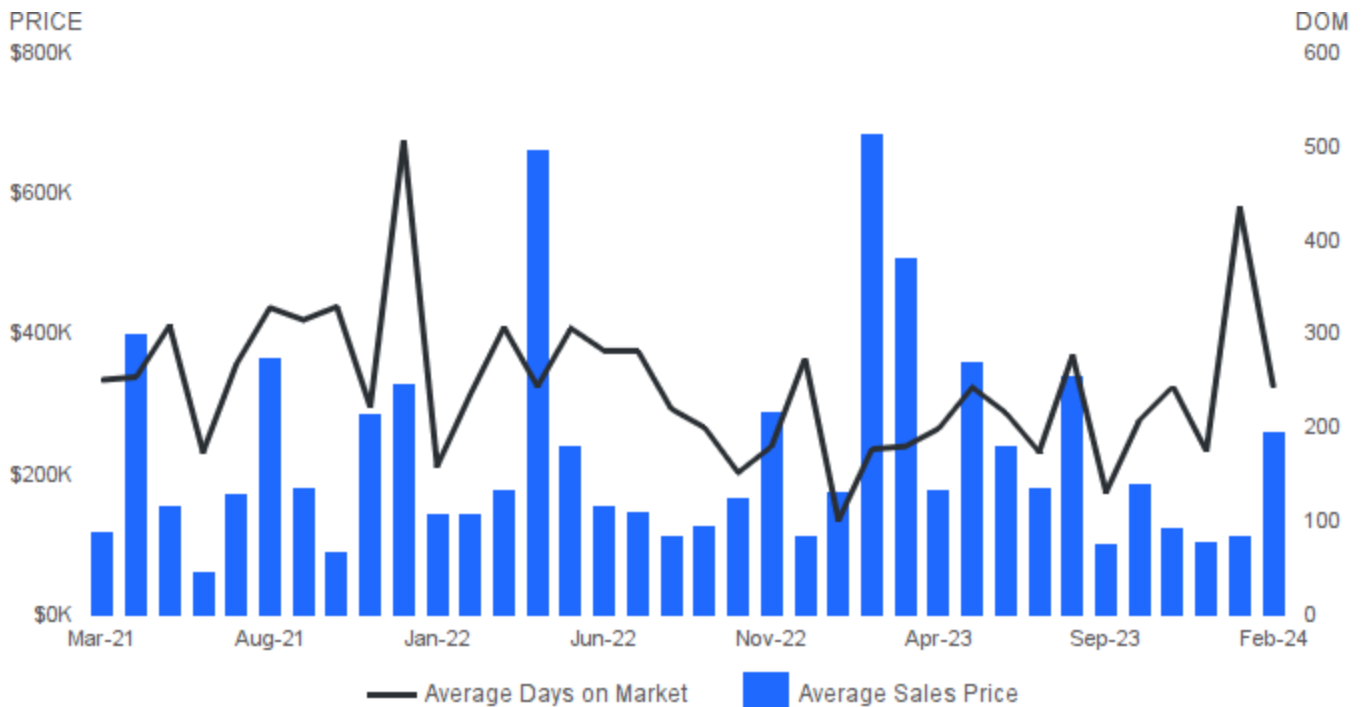


## AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

February 2024 | Lots/Acres ?

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

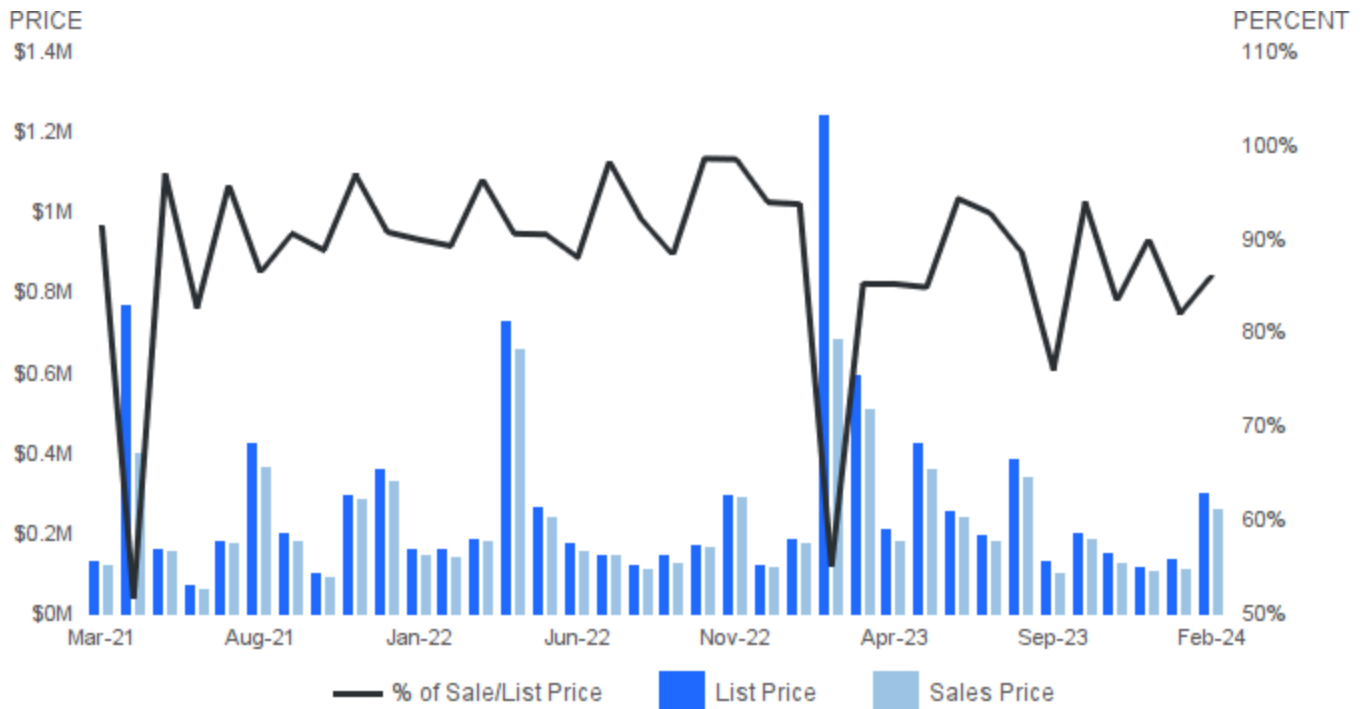
**Average Days on Market** | Average days on market for all properties sold.



# SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

February 2024 | Lots/Acres ?

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

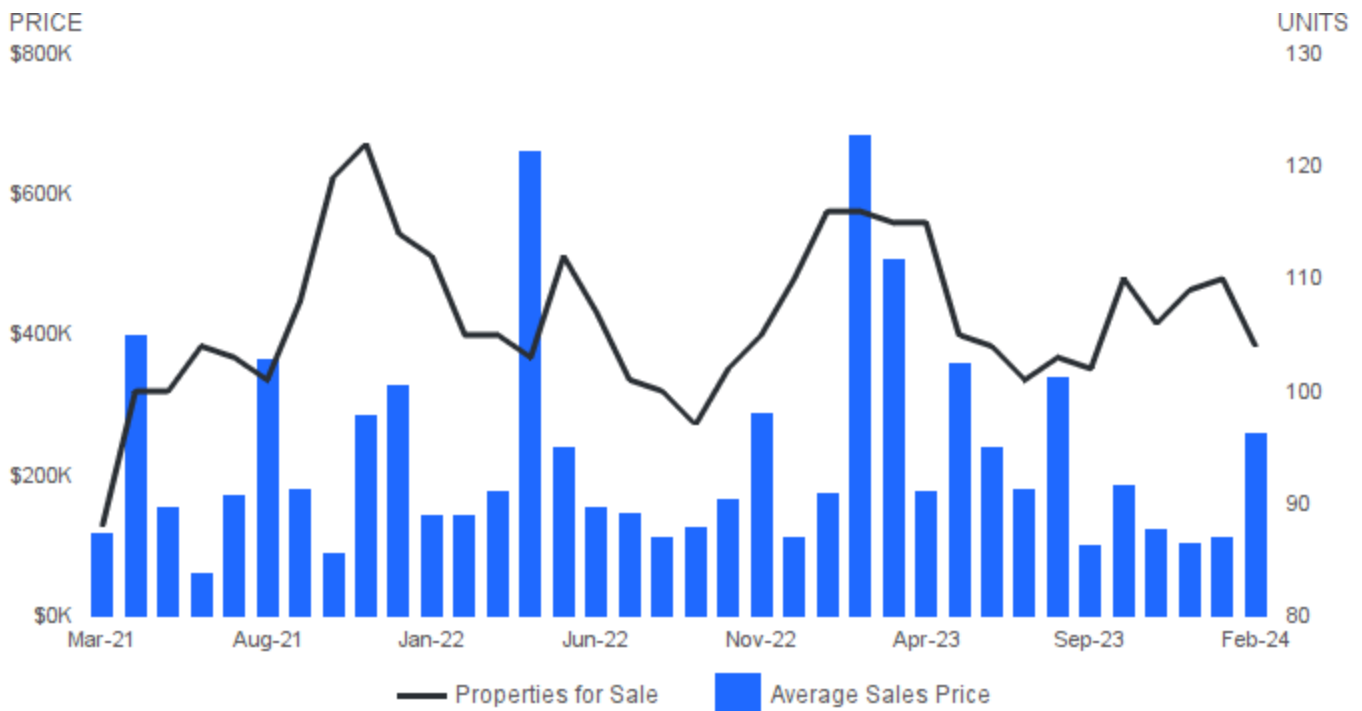


# AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

February 2024 | 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.

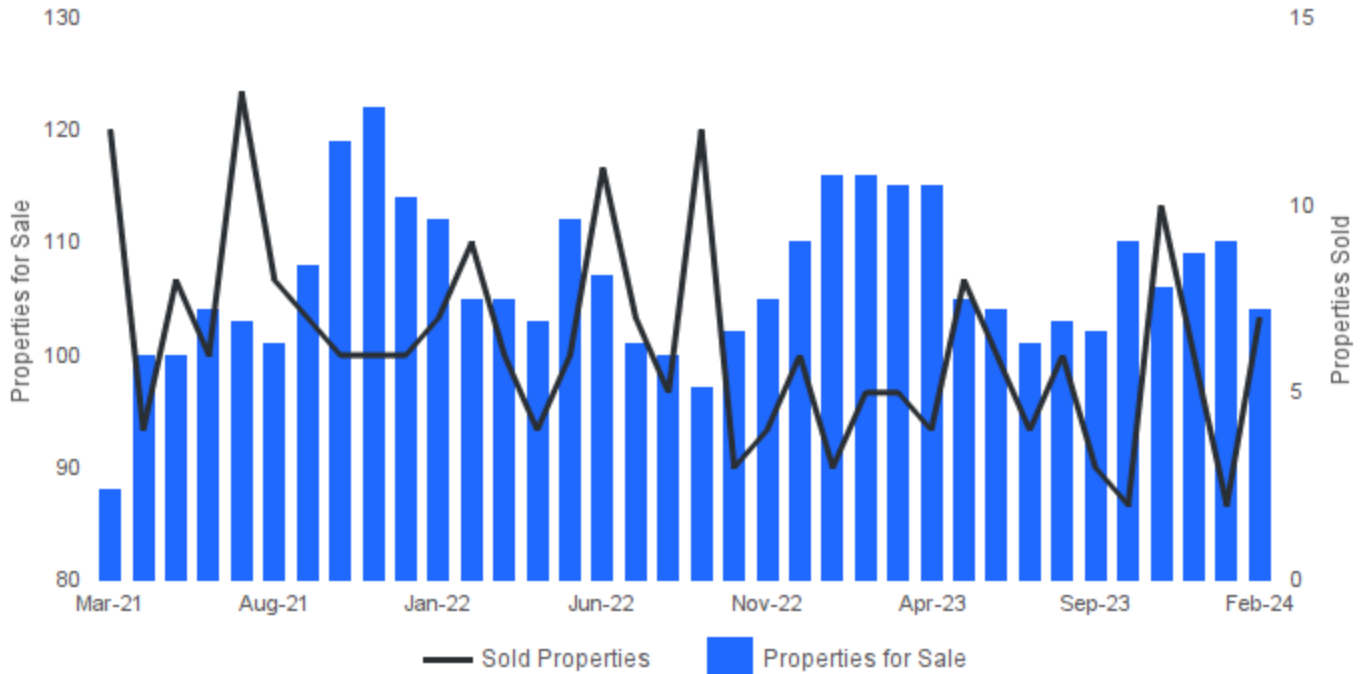


# PROPERTIES FOR SALE AND SOLD PROPERTIES

February 2024 | 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

February 2024 | Lots/Acres ?

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

**Sold Price** | the average selling price

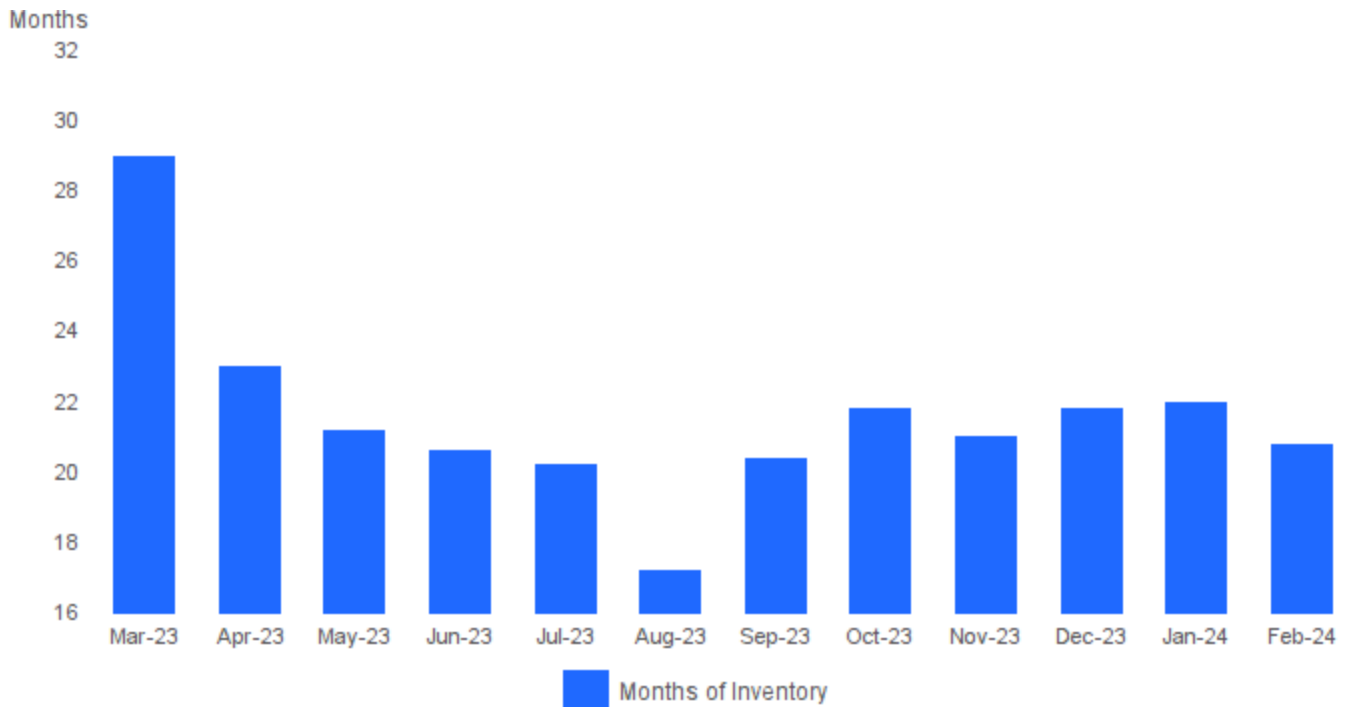
**Unsold Price** | the average active list price



# ABSORPTION RATE

February 2024 | 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.



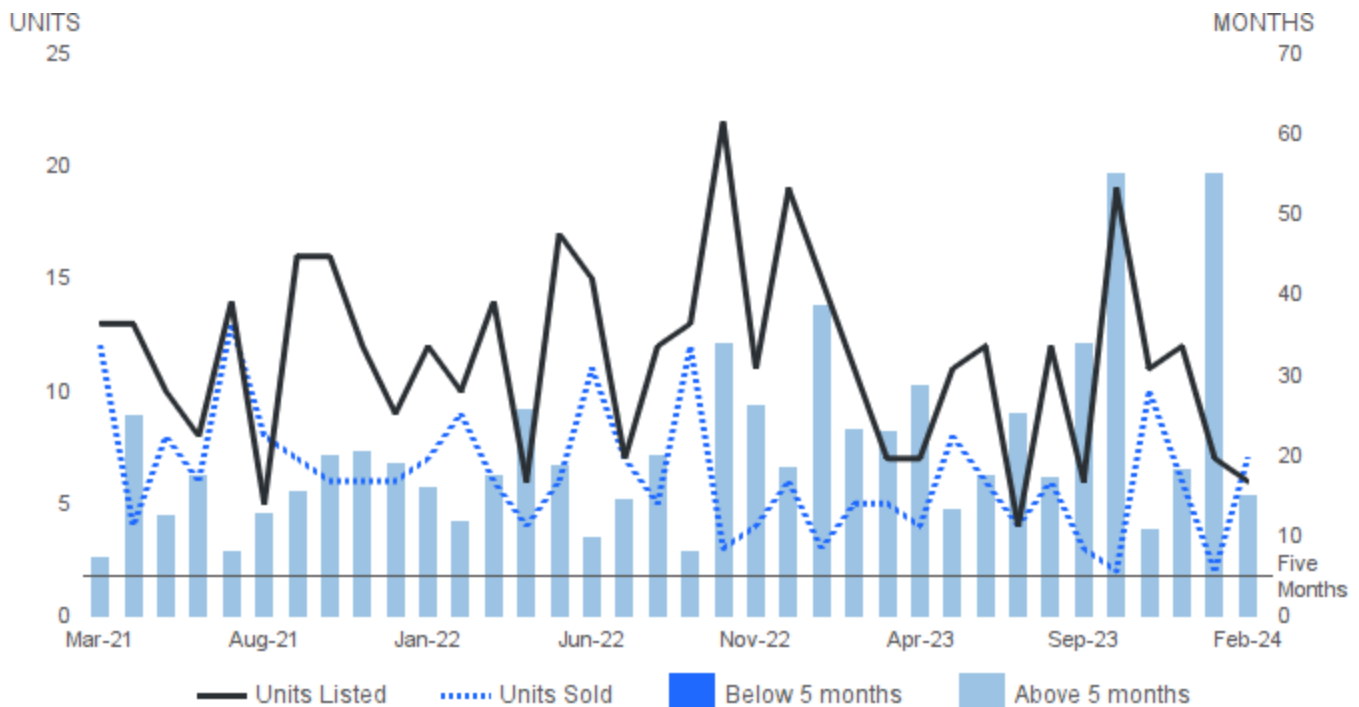
# MONTHS SUPPLY OF INVENTORY

February 2024 | 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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