



COLDWELL BANKER
U.S. VIRGIN ISLANDS

**AREA
REPORT**

ST. THOMAS

FEBRUARY 2024 | SINGLE FAMILY



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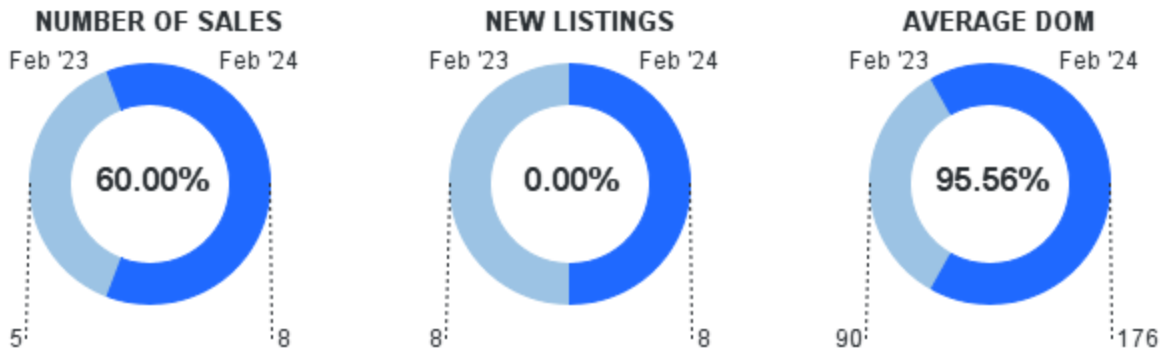


COLDWELL BANKER
ISLAND AFFILIATES

ST. THOMAS | February 2024

REAL ESTATE SNAPSHOT - Change since this time last year

Single Family



-50.93% ↓

MEDIAN SALES PRICE
SINGLE FAMILY

-31.20% ↓

AVERAGE SALES PRICE
SINGLE FAMILY

-51.71% ↓

**MEDIAN LIST PRICE
(SOLD LISTINGS)**
SINGLE FAMILY

-34.55% ↓

**AVERAGE LIST PRICE
(SOLD LISTINGS)**
SINGLE FAMILY

■ Feb '23 ■ Feb '24

AREA REPORT

ST. THOMAS

FULL MARKET SUMMARY

February 2024 | Single Family ?

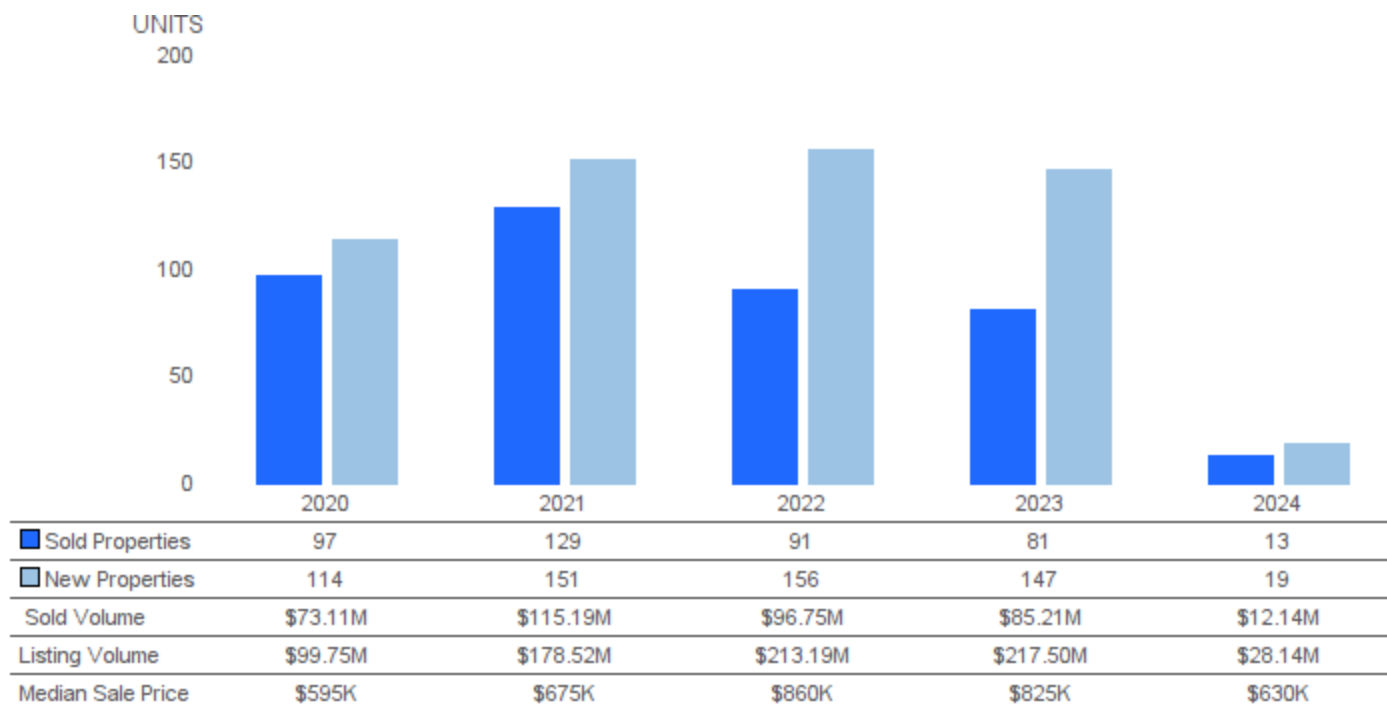
	Month to Date			Year to Date		
	February 2024	February 2023	% Change	YTD 2024	YTD 2023	% Change
New Listings	8	8	0%	19	17	11.76% ↑
Sold Listings	8	5	60% ↑	13	10	30% ↑
Median List Price (Solds)	\$707,500	\$1,465,000	-51.71% ↓	\$665,000	\$1,557,000	-57.29% ↓
Median Sold Price	\$662,500	\$1,350,000	-50.93% ↓	\$630,000	\$1,375,000	-54.18% ↓
Median Days on Market	76	80	-5% ↓	107	105	1.9% ↑
Average List Price (Solds)	\$1,109,987	\$1,696,000	-34.55% ↓	\$993,453	\$1,537,200	-35.37% ↓
Average Sold Price	\$1,036,887	\$1,507,200	-31.2% ↓	\$934,084	\$1,375,350	-32.08% ↓
Average Days on Market	176	90	95.56% ↑	177	122	45.08% ↑
List/Sold Price Ratio	91.3%	98.2%	-7.08% ↓	91.9%	92.5%	-0.7% ↓

SOLD AND NEW PROPERTIES (UNITS)

February 2024 | Single Family ?

Sold Properties | Number of properties sold during the year

New Properties | Number of properties listed during the year.

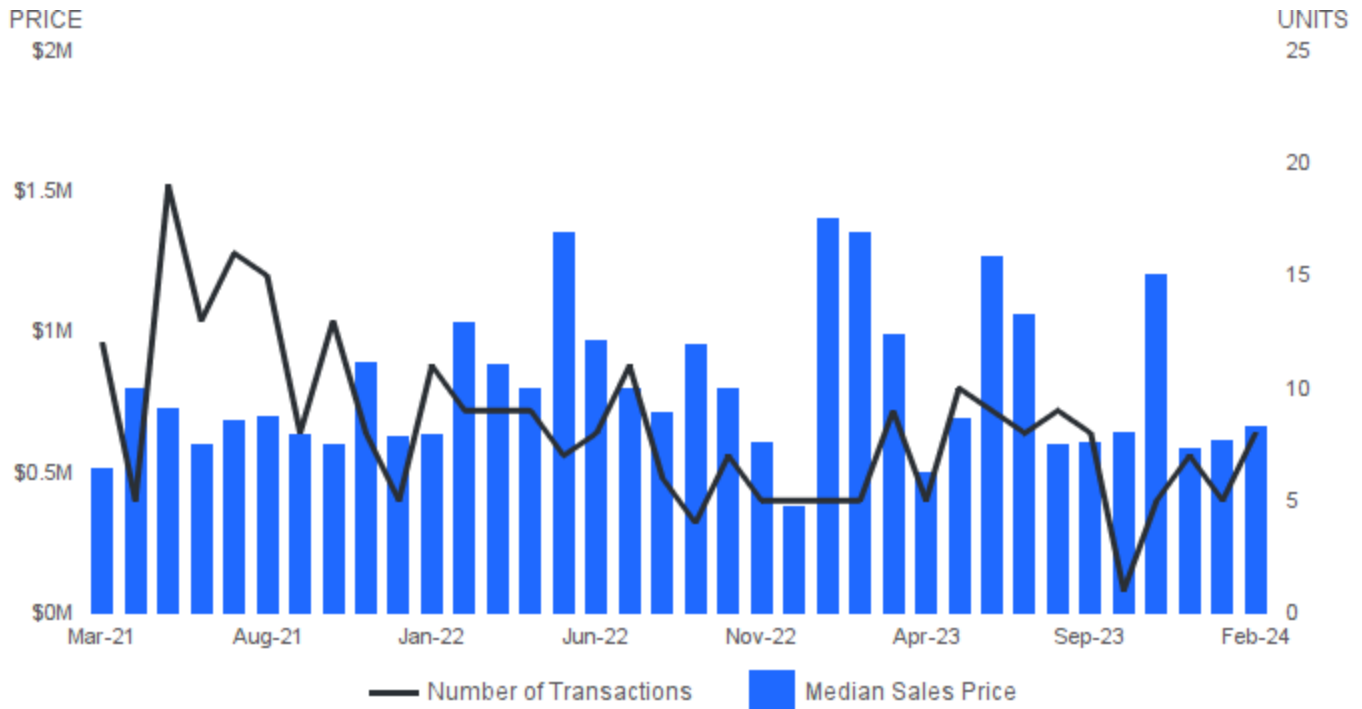


MEDIAN SALES PRICE AND NUMBER OF SALES

February 2024 | 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.

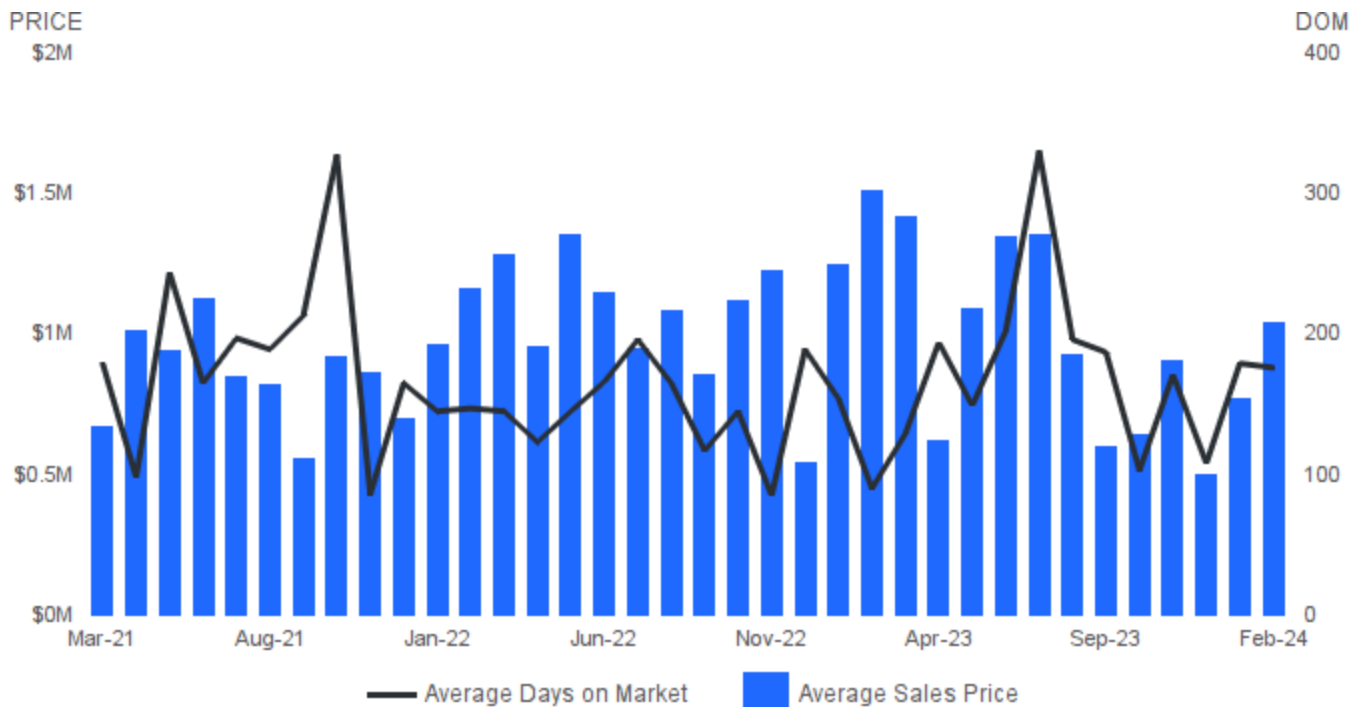


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

February 2024 | Single Family ?

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

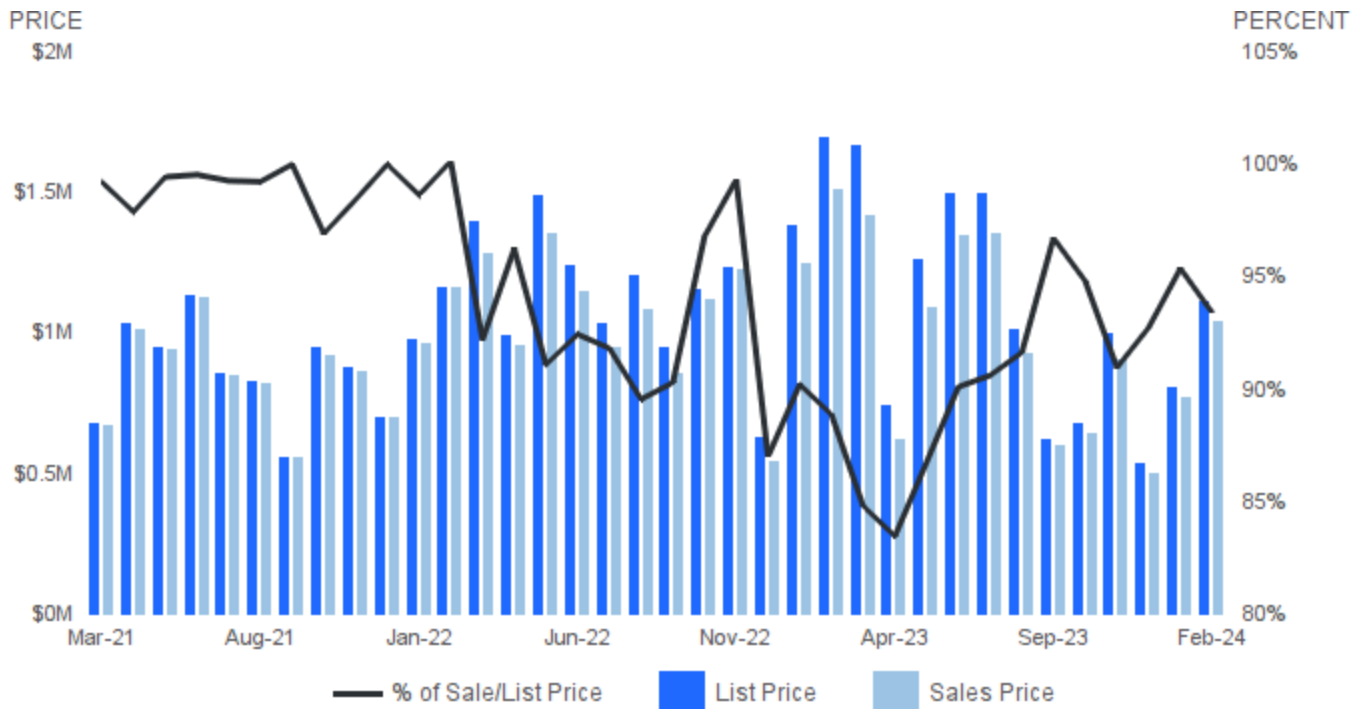
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

February 2024 | Single Family ?

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

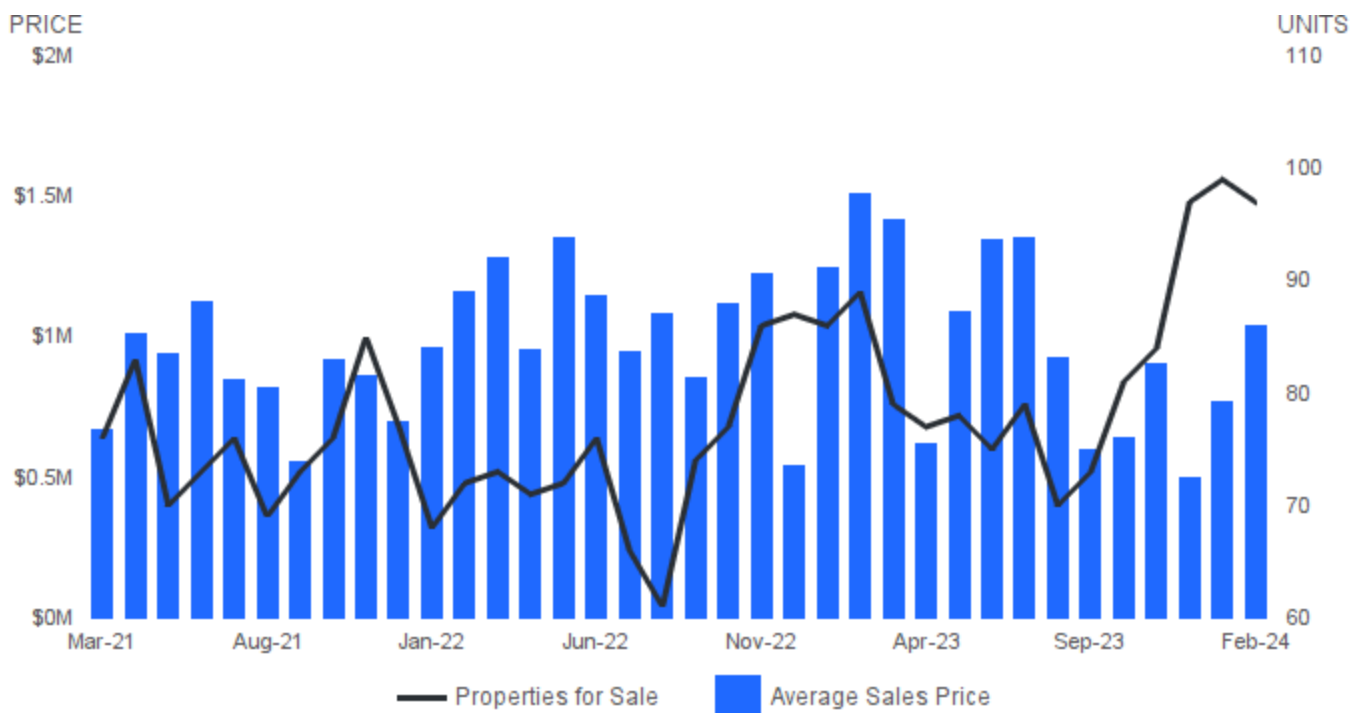


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

February 2024 | 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.

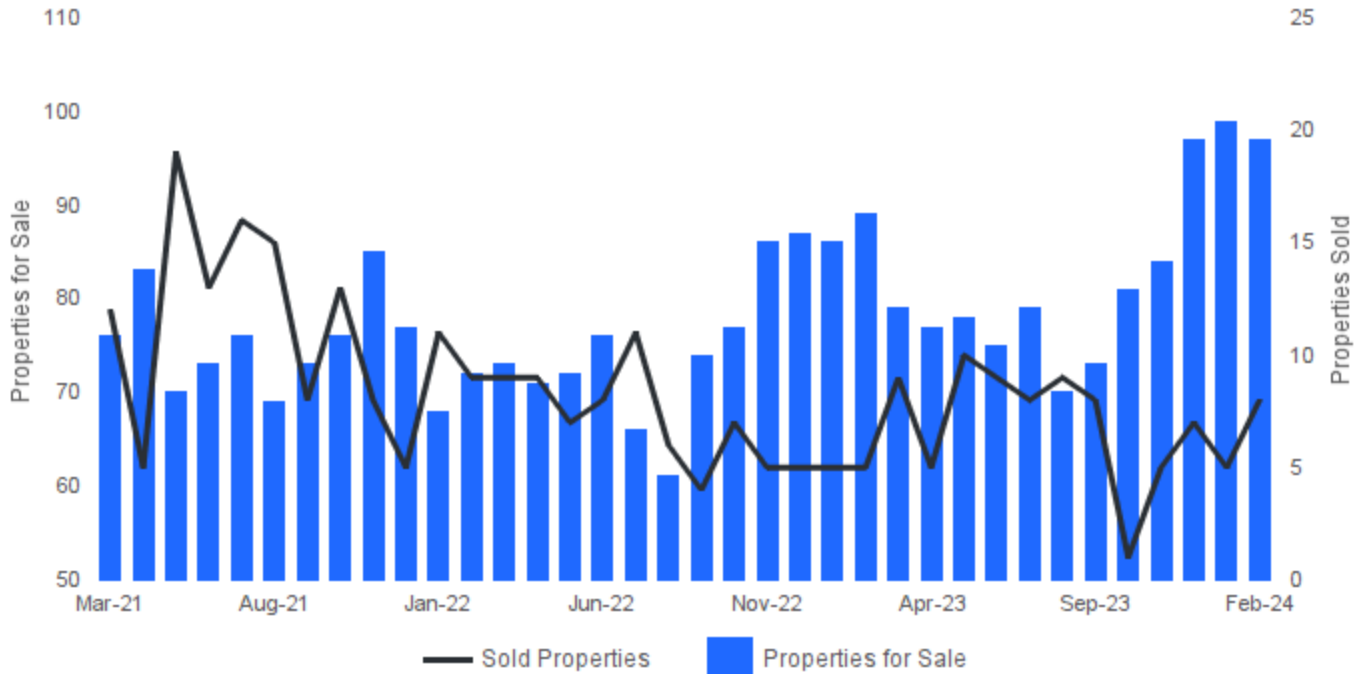


PROPERTIES FOR SALE AND SOLD PROPERTIES

February 2024 | 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

February 2024 | Single Family ?

Asking Price | the average asking price of sold properties

Sold Price | the average selling price

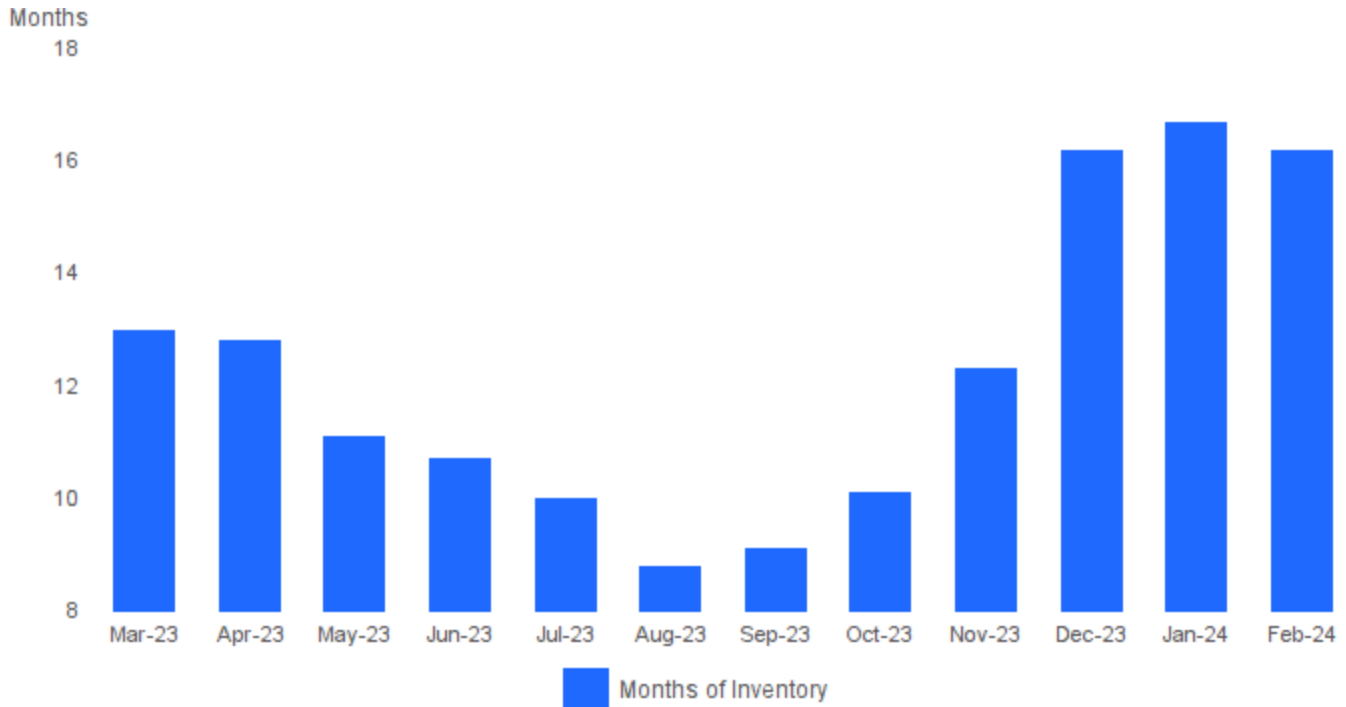
Unsold Price | the average active list price



ABSORPTION RATE

February 2024 | 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.



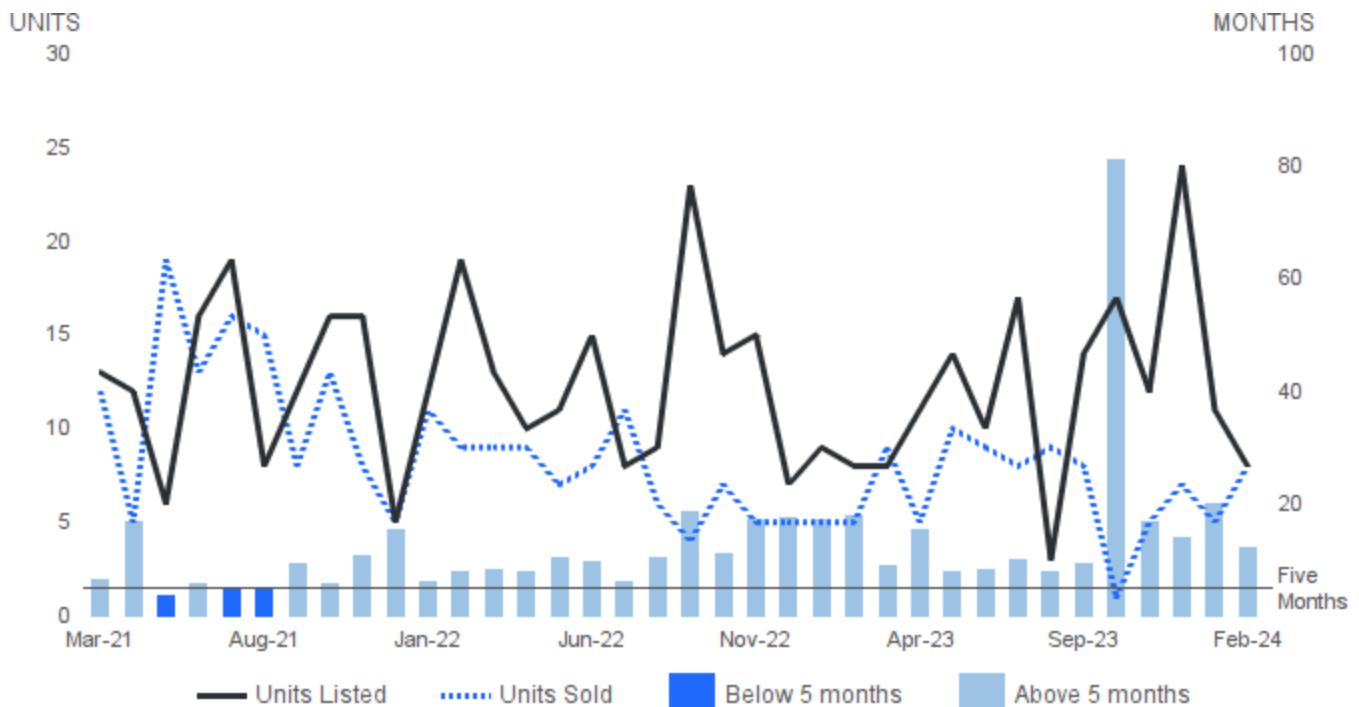
MONTHS SUPPLY OF INVENTORY

February 2024 | 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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