



COLDWELL BANKER

U.S. VIRGIN ISLANDS

AREA REPORT

ST. THOMAS

FEBRUARY 2025 | CONDO



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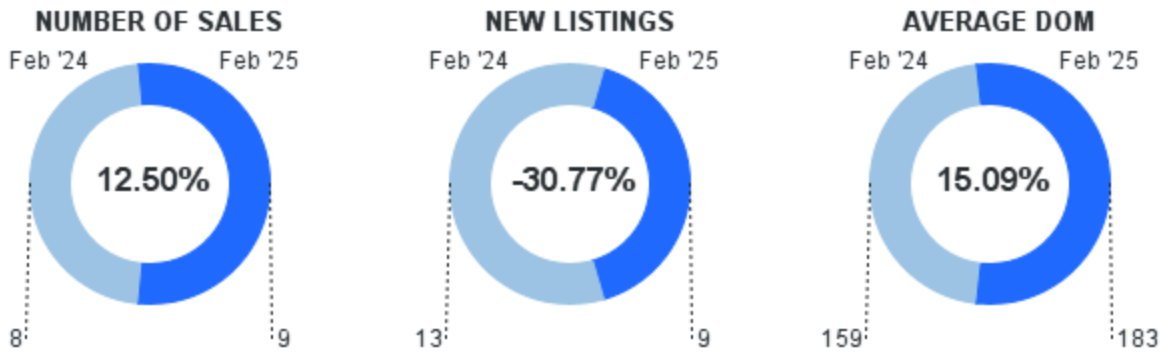


COLDWELL BANKER
ISLAND AFFILIATES

ST. THOMAS | February 2025


REAL ESTATE SNAPSHOT - Change since this time last year


Condo



5.34% 
MEDIAN SALES PRICE
CONDO

-4.34% 
AVERAGE SALES PRICE
CONDO

9.81% 
MEDIAN LIST PRICE
(SOLD LISTINGS)
CONDO

-3.07% 
AVERAGE LIST PRICE
(SOLD LISTINGS)
CONDO

 Feb '24  Feb '25

AREA REPORT

ST. THOMAS

FULL MARKET SUMMARY

February 2025 | Condo ?

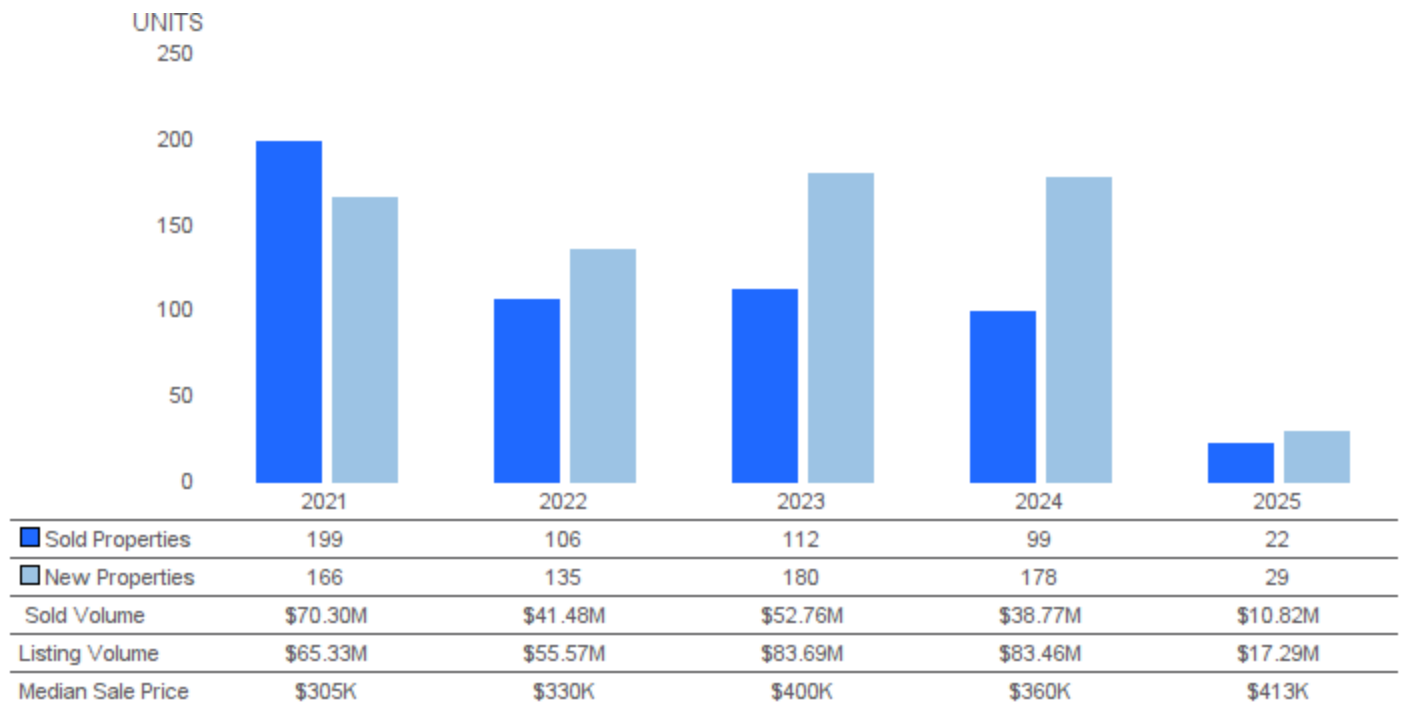
	Month to Date			Year to Date		
	February 2025	February 2024	% Change	YTD 2025	YTD 2024	% Change
New Listings	9	13	-30.77% ↓	29	33	-12.12% ↓
Sold Listings	9	8	12.5% ↑	22	14	57.14% ↑
Median List Price (Solds)	\$375,000	\$341,500	9.81% ↑	\$437,500	\$364,000	20.19% ↑
Median Sold Price	\$345,000	\$327,500	5.34% ↑	\$412,500	\$350,000	17.86% ↑
Median Days on Market	124	165	-24.85% ↓	92	134	-31.34% ↓
Average List Price (Solds)	\$370,444	\$382,175	-3.07% ↓	\$512,636	\$388,421	31.98% ↑
Average Sold Price	\$346,944	\$362,687	-4.34% ↓	\$491,750	\$367,250	33.9% ↑
Average Days on Market	183	159	15.09% ↑	134	148	-9.46% ↓
List/Sold Price Ratio	93%	94.3%	-1.33% ↓	95.3%	94.2%	1.18% ↑

SOLD AND NEW PROPERTIES (UNITS)

February 2025 | 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 2025 | Condo ?

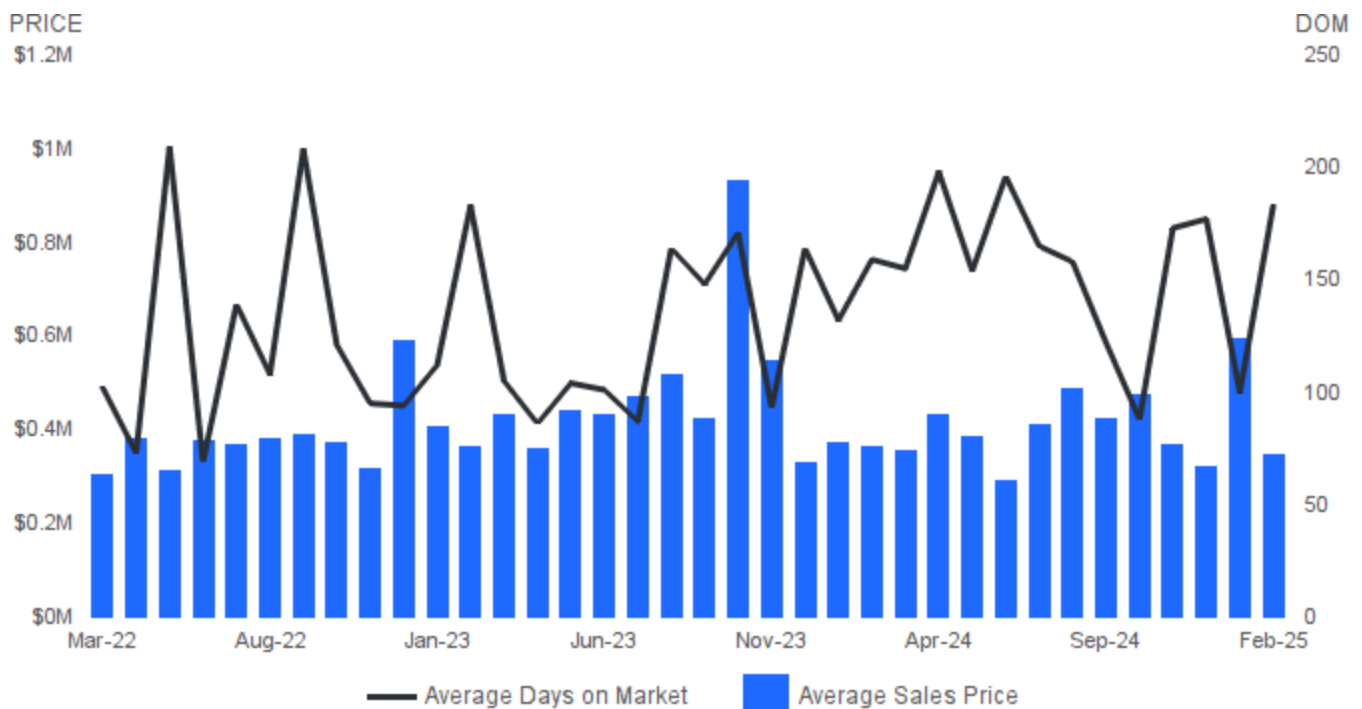
Median Sales Price | Price of the "middle" property sold -an equal number of sales were above and below this price.
Number of Sales | Number of properties sold.



AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

February 2025 | Condo ?

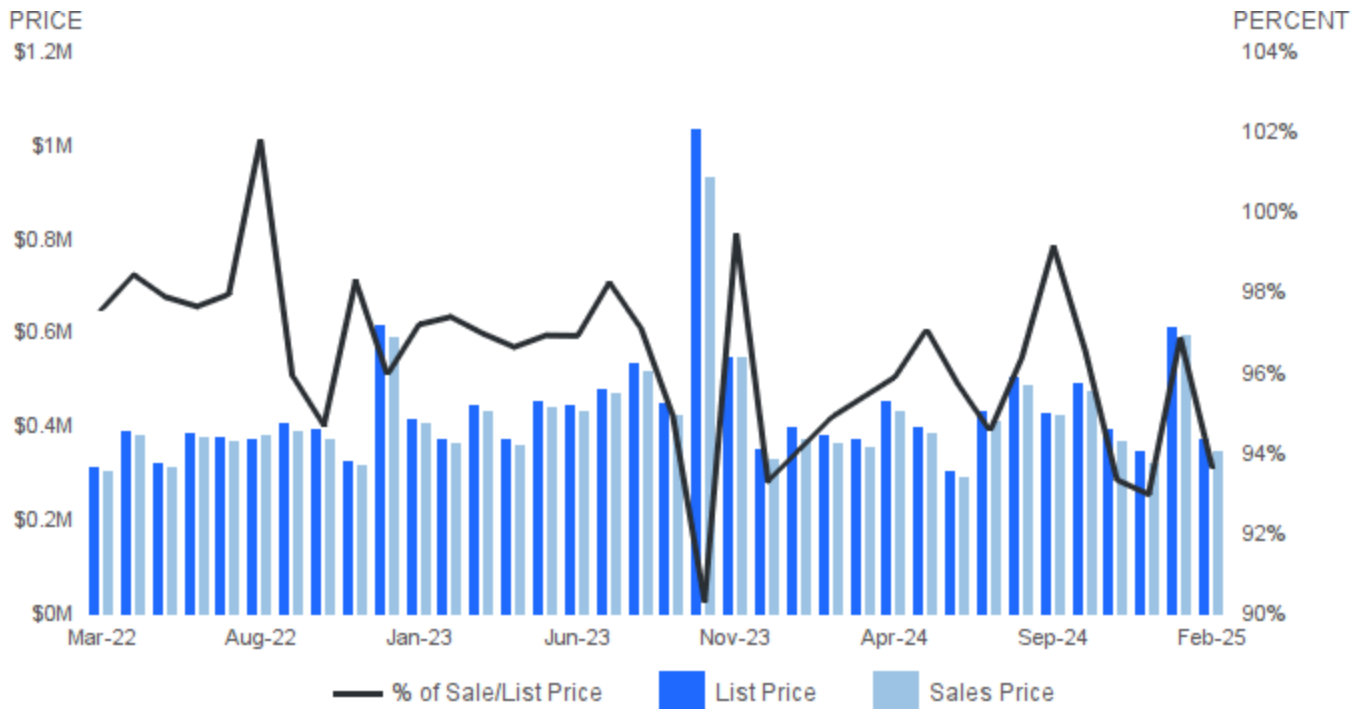
Average Sales Price | Average sales price for all properties sold.
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

February 2025 | Condo ?

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

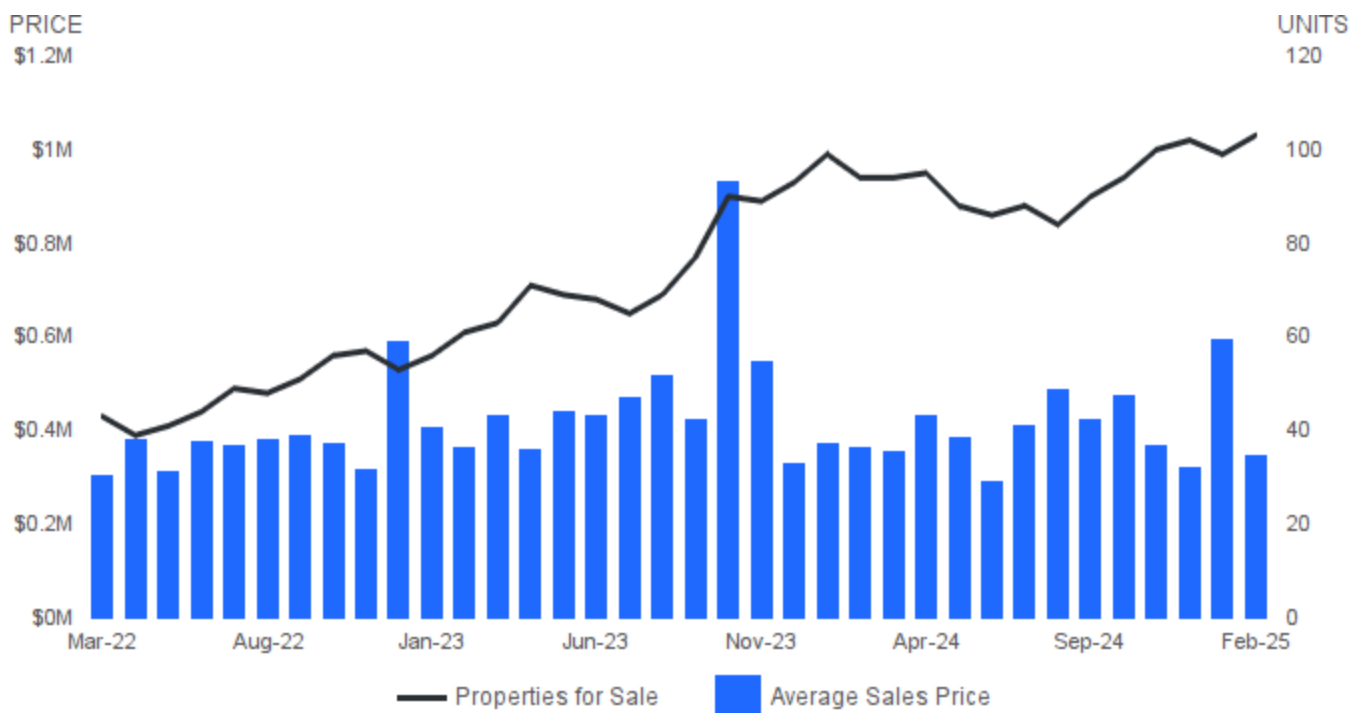


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

February 2025 | Condo ?

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

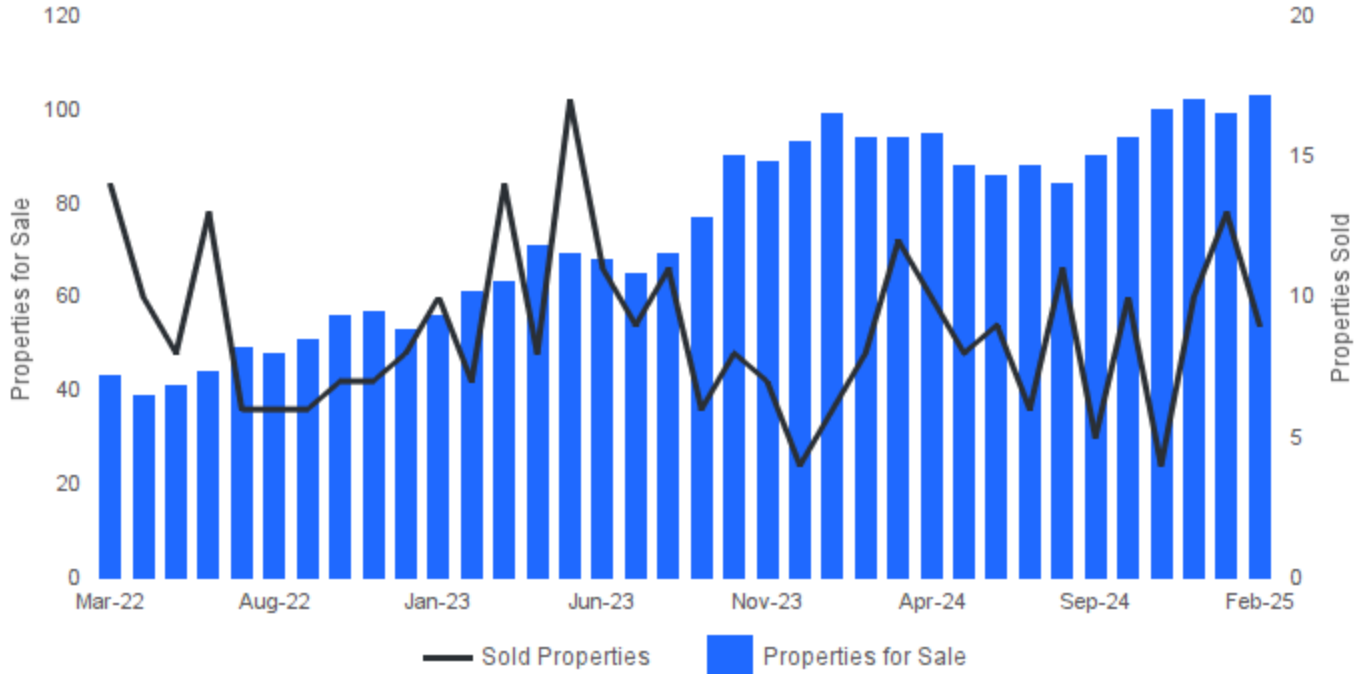
Properties for Sale | Number of properties listed for sale at the end of month.



PROPERTIES FOR SALE AND SOLD PROPERTIES

February 2025 | Condo ?

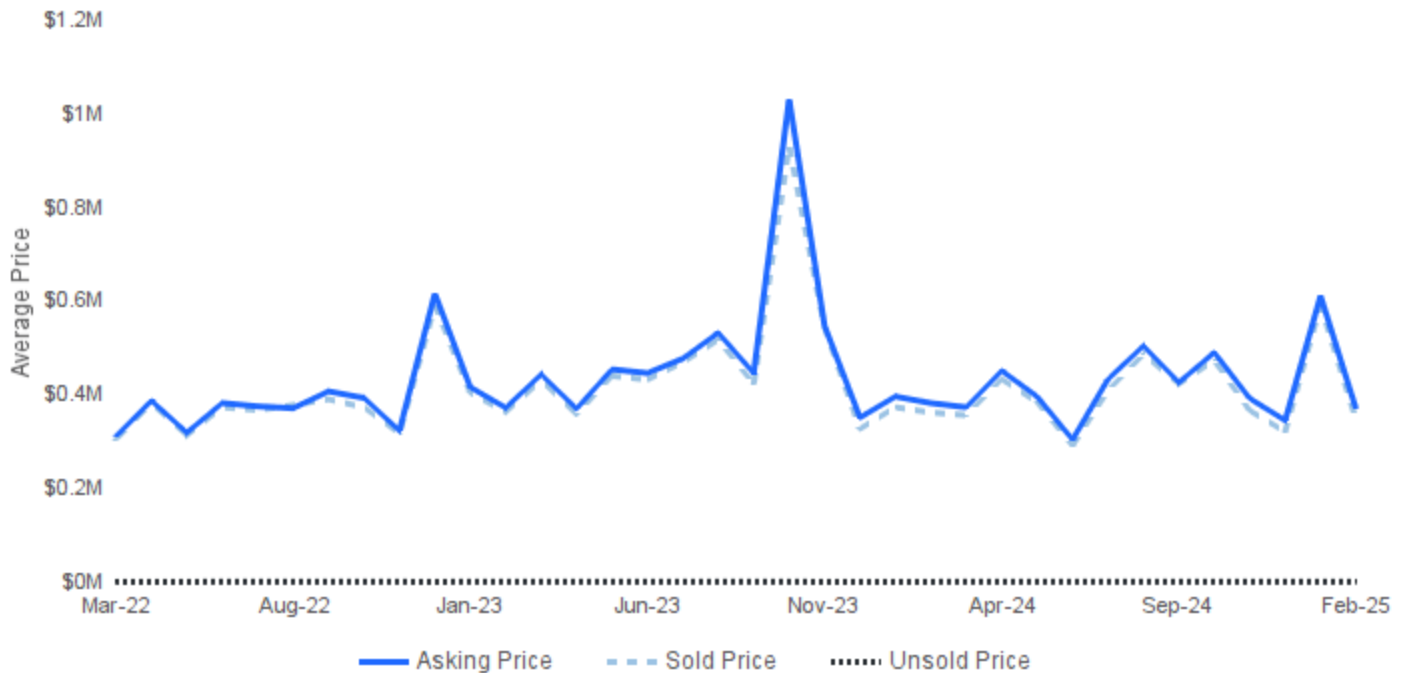
Properties for Sale | Number of properties listed for sale at the end of month.
Sold Properties | Number of properties sold.



AVERAGE ASKING/SOLD/UNSOLD PRICE

February 2025 | Condo ?

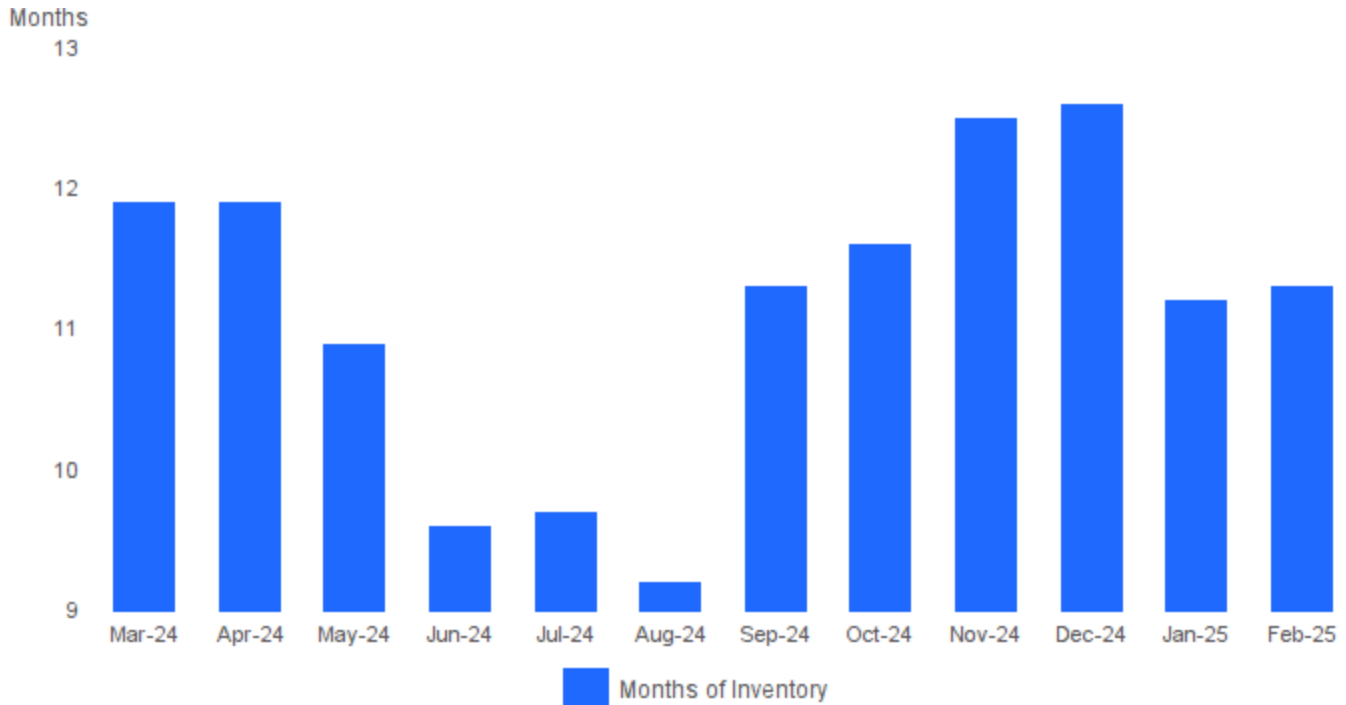
Asking Price | the average asking price of sold properties
Sold Price | the average selling price
Unsold Price | the average active list price



ABSORPTION RATE

February 2025 | 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.



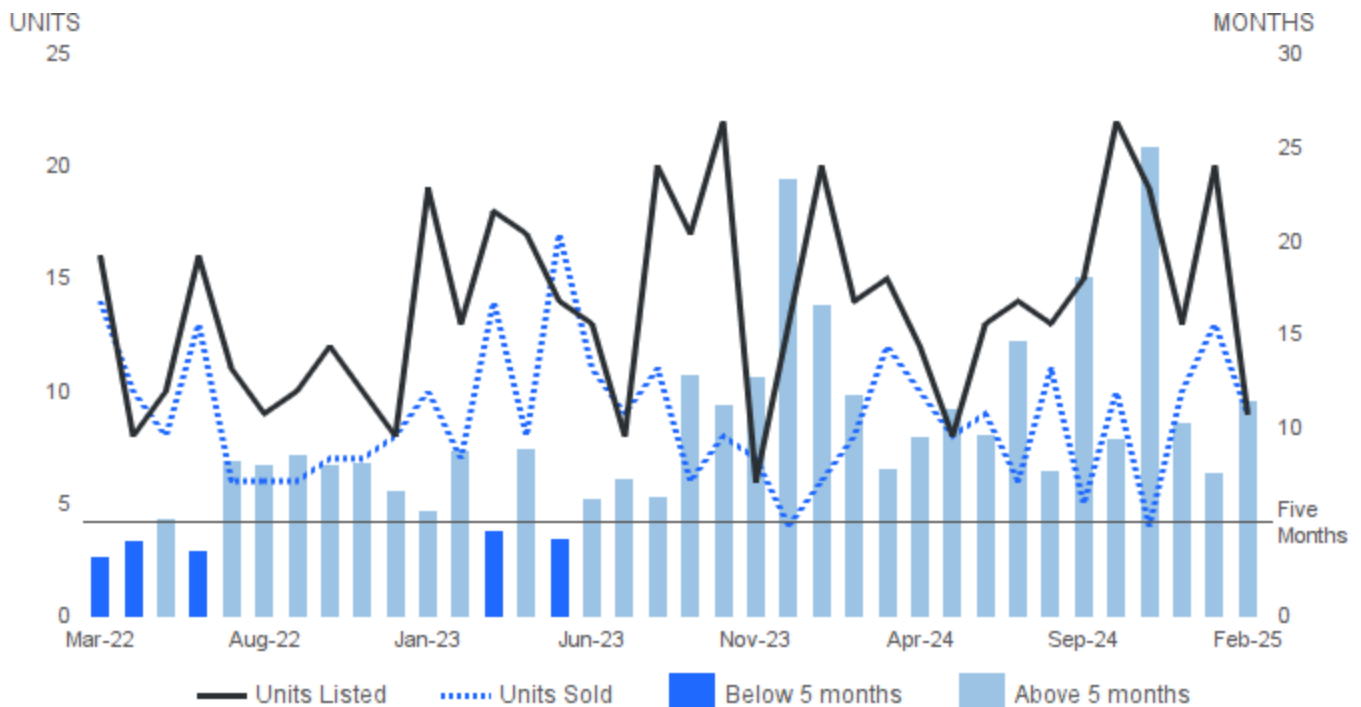
MONTHS SUPPLY OF INVENTORY

February 2025 | 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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