



COLDWELL BANKER

U.S. VIRGIN ISLANDS

AREA REPORT

ST. THOMAS

FEBRUARY 2025 | LOTS/ACRES



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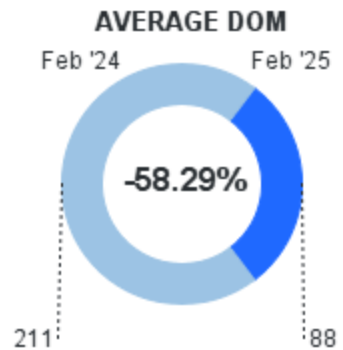
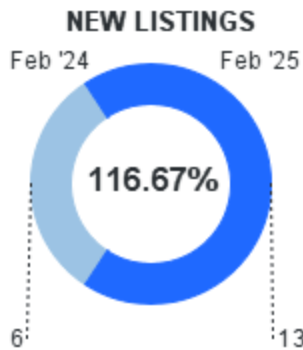
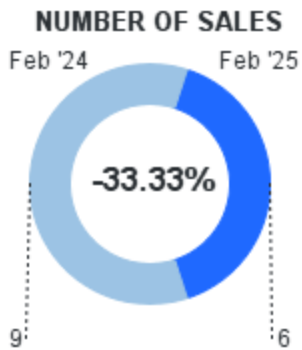


COLDWELL BANKER
ISLAND AFFILIATES

ST. THOMAS | February 2025

REAL ESTATE SNAPSHOT - Change since this time last year

Lots/Acres



69.12%

MEDIAN SALES PRICE
LOTS/ACRES

67.04%

AVERAGE SALES PRICE
LOTS/ACRES

59.45%

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

53.72%

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

Feb '24 Feb '25

AREA REPORT

ST. THOMAS

FULL MARKET SUMMARY

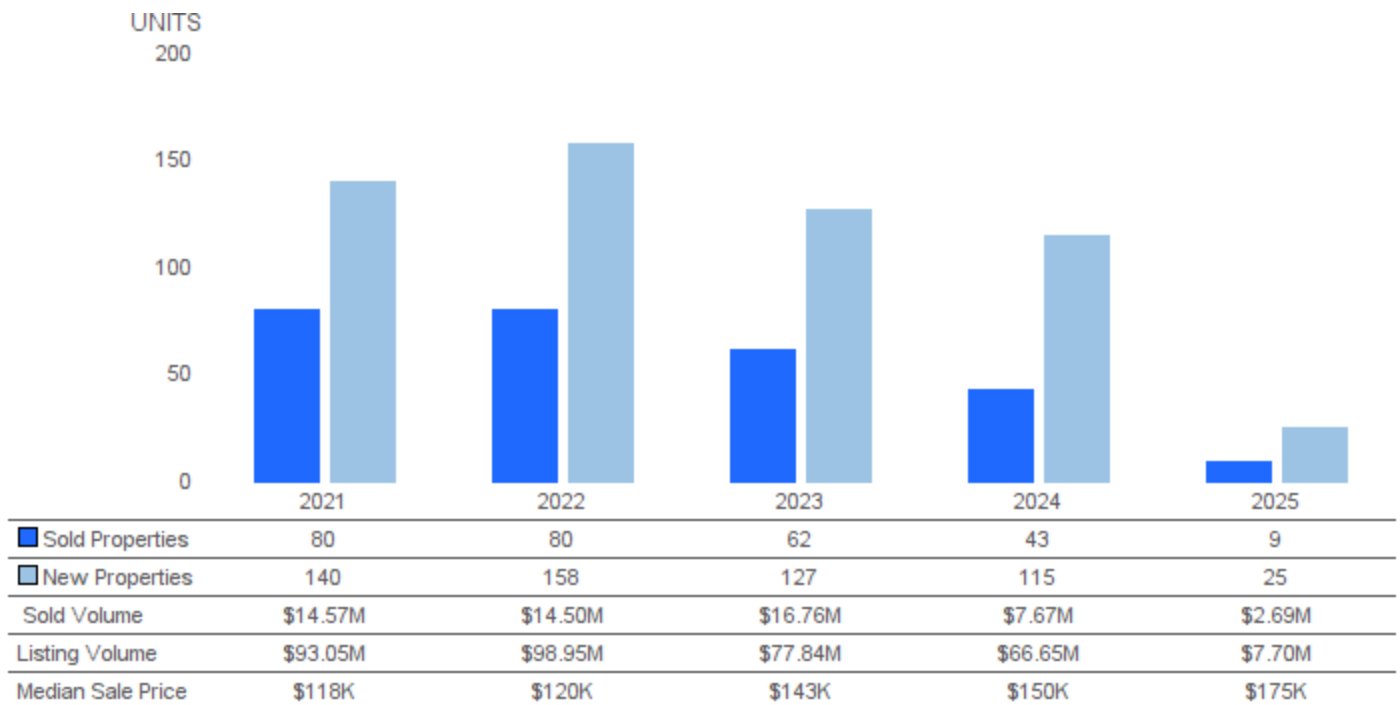
February 2025 | Lots/Acres ?

	Month to Date			Year to Date		
	February 2025	February 2024	% Change	YTD 2025	YTD 2024	% Change
New Listings	13	6	116.67% ↑	25	13	92.31% ↑
Sold Listings	6	9	-33.33% ↓	9	11	-18.18% ↓
Median List Price (Solds)	\$232,000	\$145,500	59.45% ↑	\$185,000	\$145,500	27.15% ↑
Median Sold Price	\$212,250	\$125,500	69.12% ↑	\$175,000	\$125,000	40% ↑
Median Days on Market	64	181	-64.64% ↓	95	189	-49.74% ↓
Average List Price (Solds)	\$402,666	\$261,944	53.72% ↑	\$315,666	\$238,681	32.25% ↑
Average Sold Price	\$381,583	\$228,444	67.04% ↑	\$299,388	\$206,909	44.7% ↑
Average Days on Market	88	211	-58.29% ↓	135	252	-46.43% ↓
List/Sold Price Ratio	93.7%	89.2%	4.99% ↑	94.2%	87.9%	7.18% ↑

SOLD AND NEW PROPERTIES (UNITS)

February 2025 | Lots/Acres ?

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



Sold Properties	80	80	62	43	9
New Properties	140	158	127	115	25
Sold Volume	\$14.57M	\$14.50M	\$16.76M	\$7.67M	\$2.69M
Listing Volume	\$93.05M	\$98.95M	\$77.84M	\$66.65M	\$7.70M
Median Sale Price	\$118K	\$120K	\$143K	\$150K	\$175K

MEDIAN SALES PRICE AND NUMBER OF SALES

February 2025 | 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 2025 | Lots/Acres ?

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

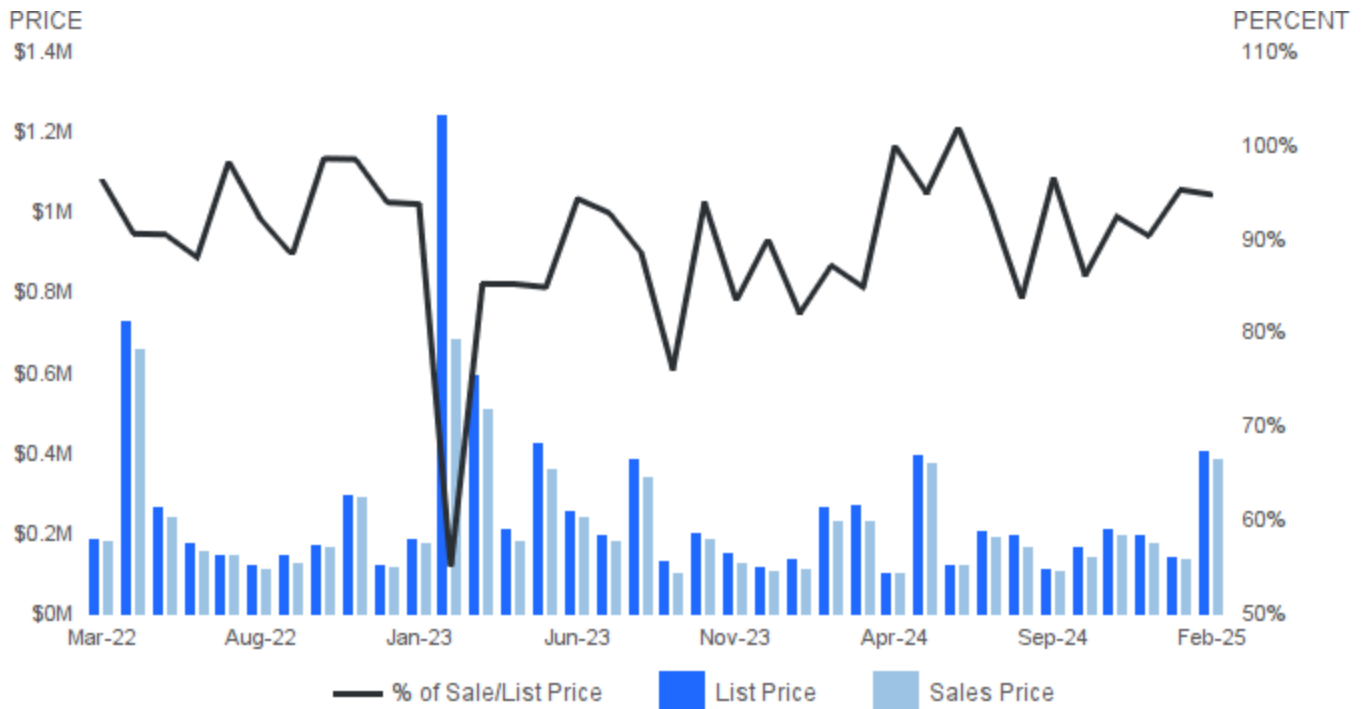
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

February 2025 | Lots/Acres ?

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

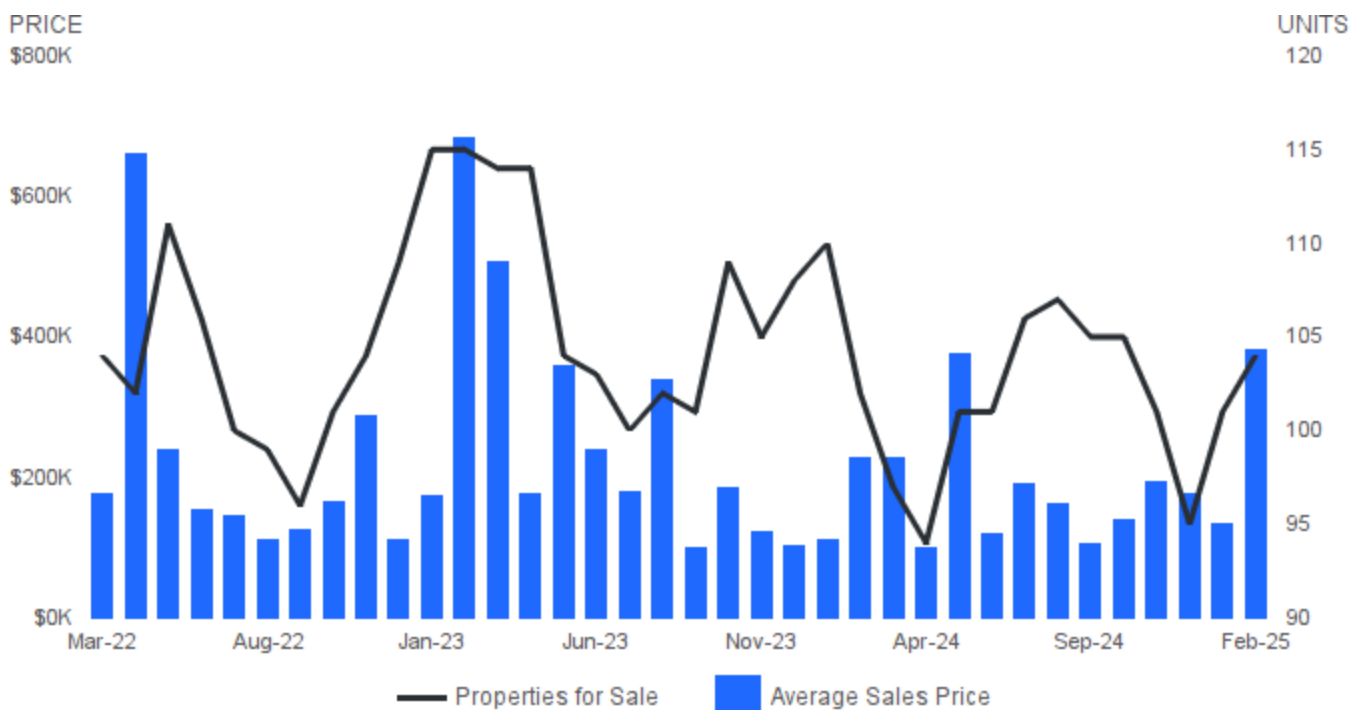


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

February 2025 | 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.

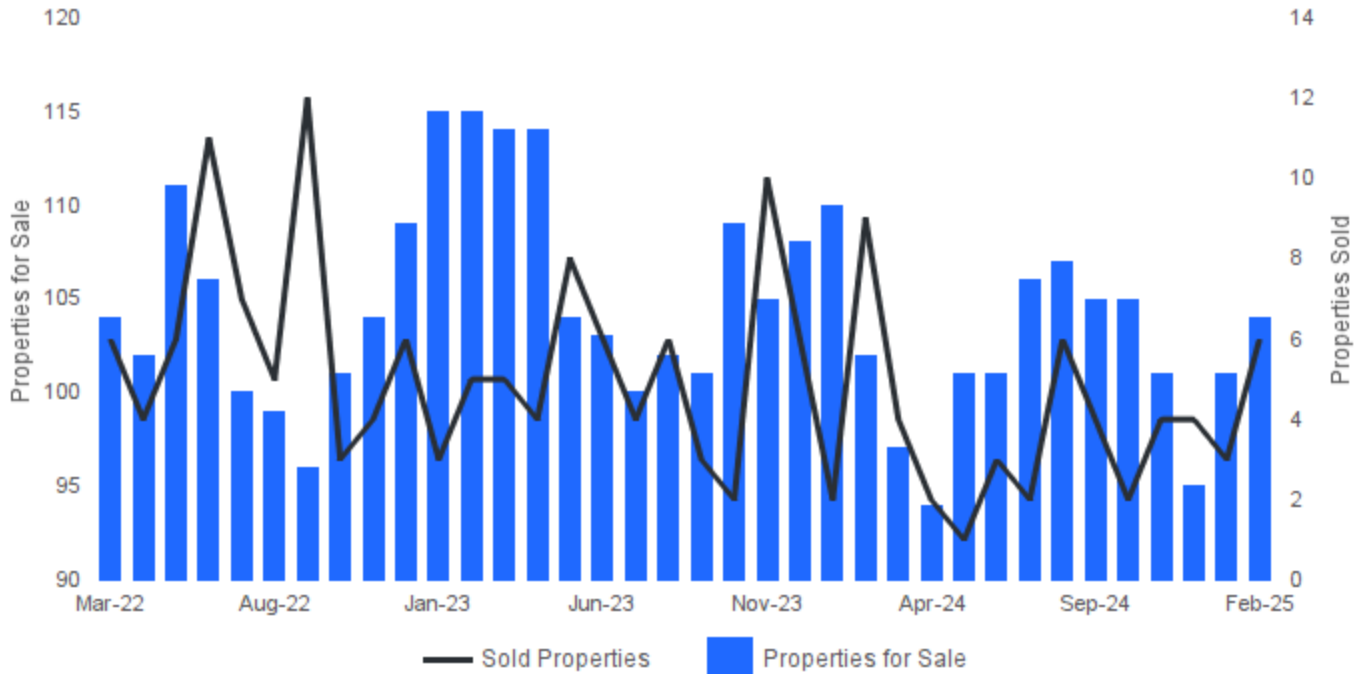


PROPERTIES FOR SALE AND SOLD PROPERTIES

February 2025 | Lots/Acres ?

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

Sold Properties | Number of properties sold.



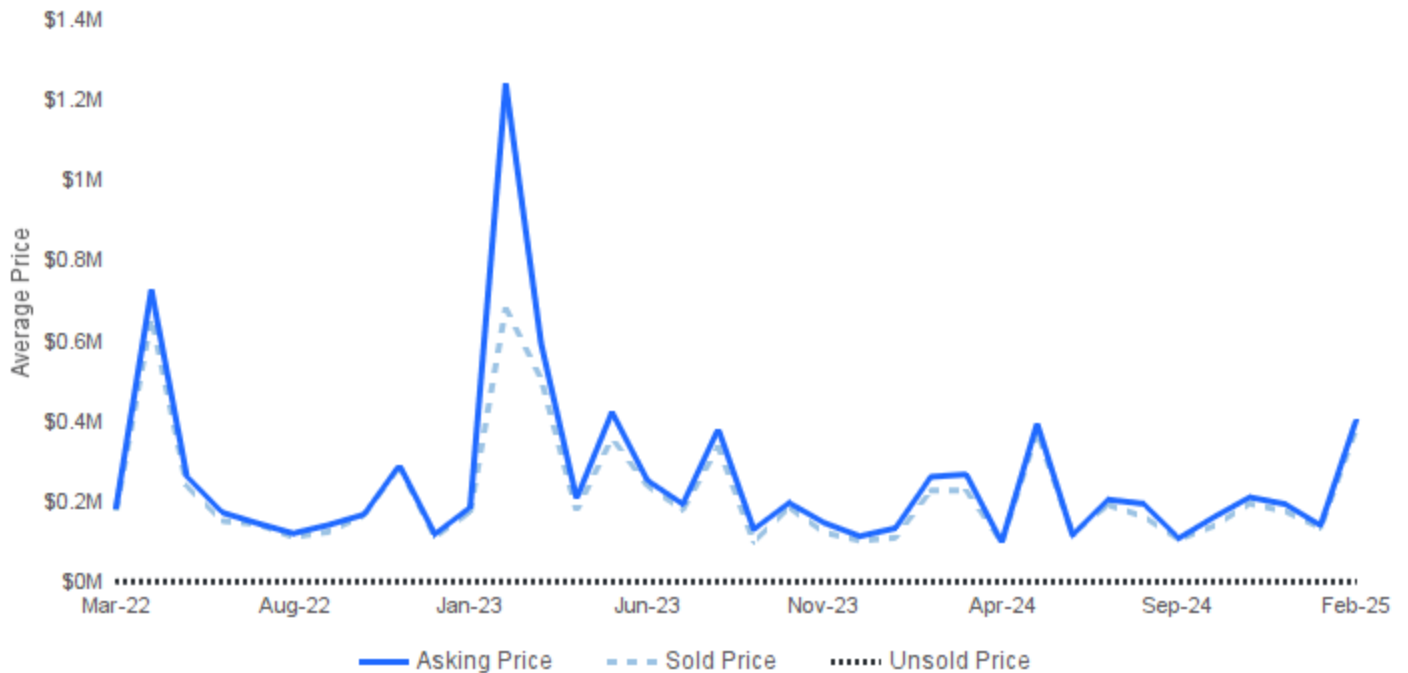
AVERAGE ASKING/SOLD/UNSOLD PRICE

February 2025 | Lots/Acres ?

Asking Price | the average asking price of sold properties

Sold Price | the average selling price

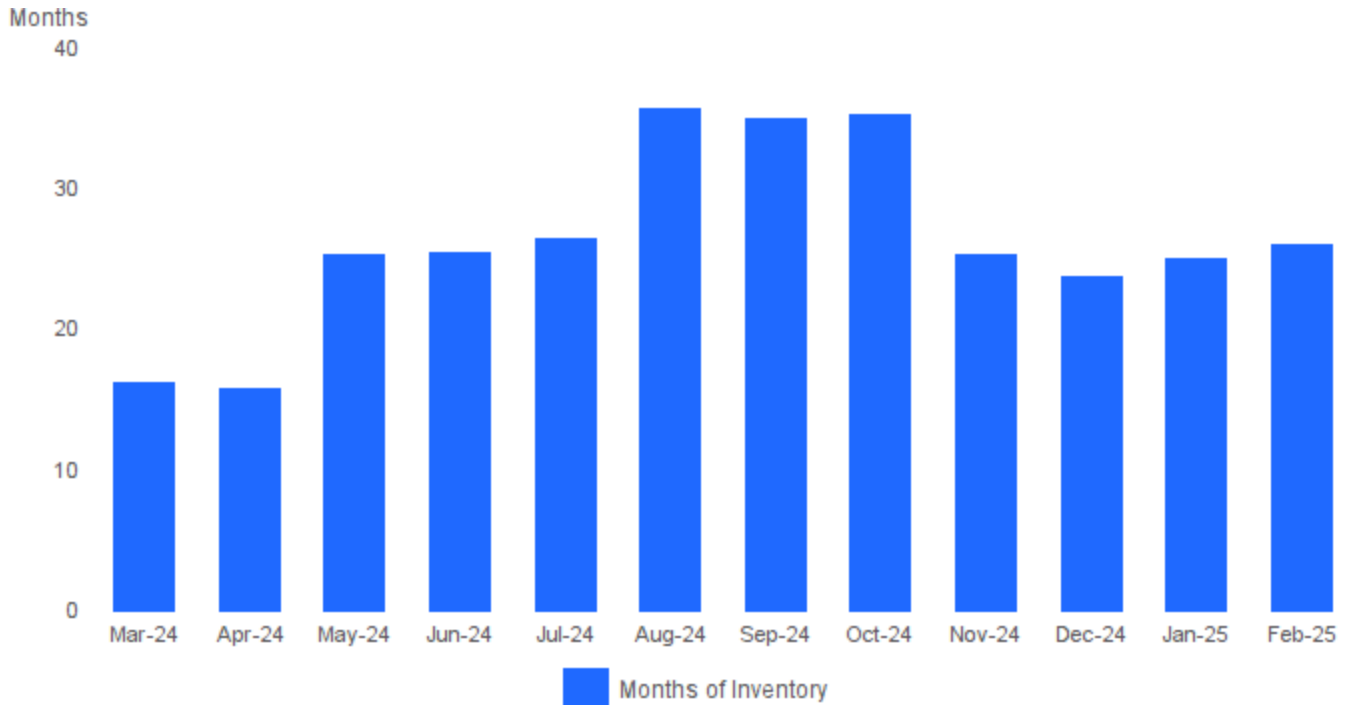
Unsold Price | the average active list price



ABSORPTION RATE

February 2025 | 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.



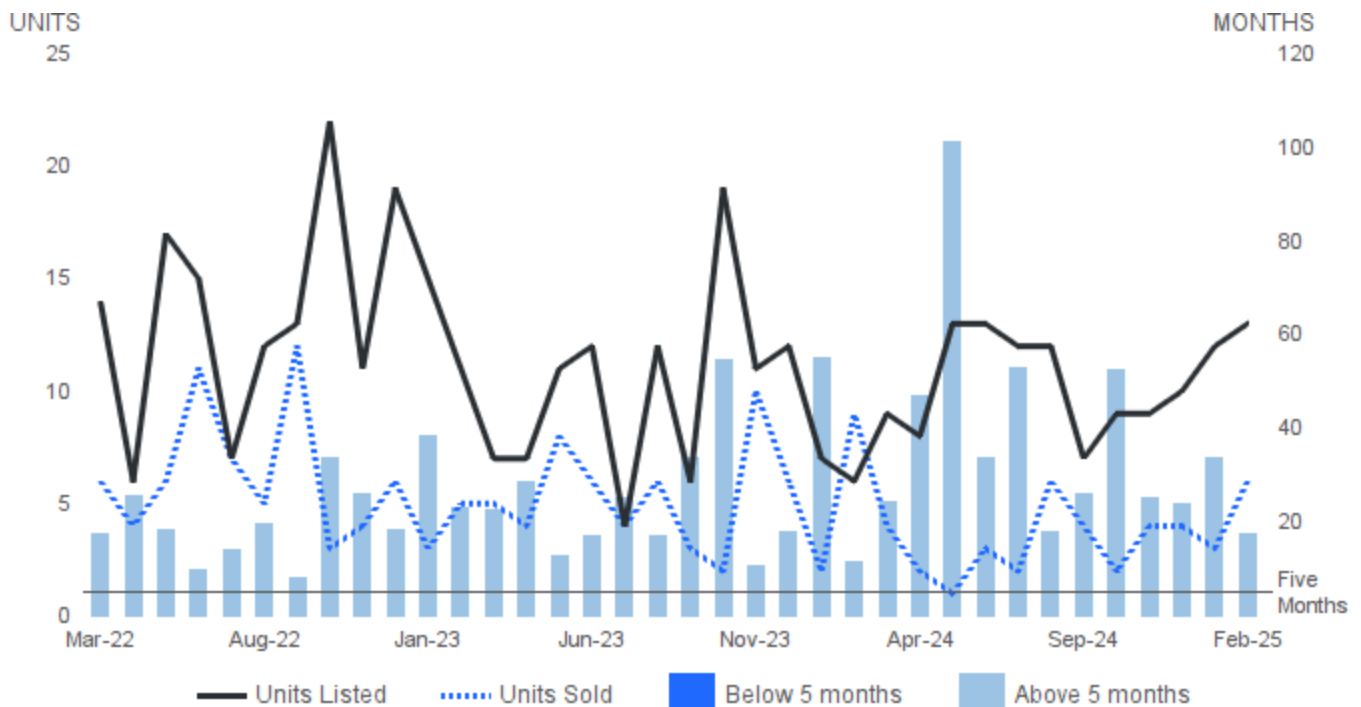
MONTHS SUPPLY OF INVENTORY

February 2025 | 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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