



COLDWELL BANKER

U.S. VIRGIN ISLANDS

AREA REPORT

ST. THOMAS

FEBRUARY 2025 | SINGLE FAMILY



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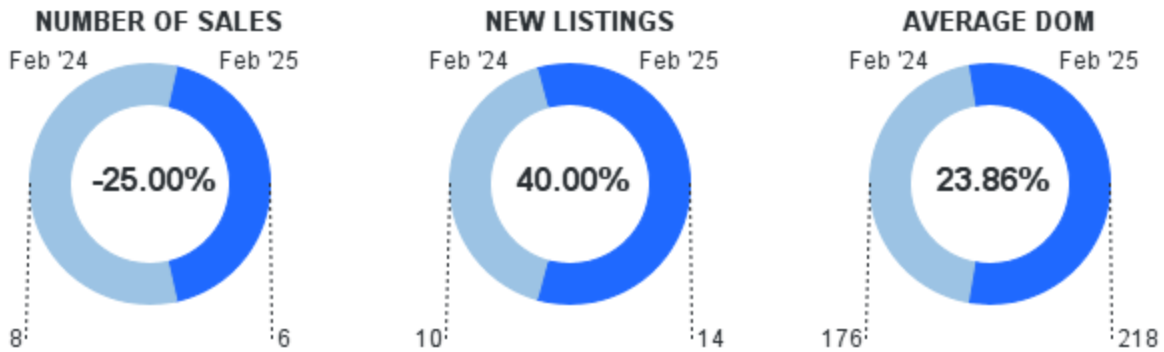



COLDWELL BANKER
ISLAND AFFILIATES

ST. THOMAS | February 2025

REAL ESTATE SNAPSHOT - Change since this time last year

Single Family



83.02% 

MEDIAN SALES PRICE
SINGLE FAMILY

38.20% 

AVERAGE SALES PRICE
SINGLE FAMILY

90.81% 

MEDIAN LIST PRICE
(SOLD LISTINGS)
SINGLE FAMILY

39.34% 

AVERAGE LIST PRICE
(SOLD LISTINGS)
SINGLE FAMILY

 Feb '24  Feb '25

AREA REPORT

ST. THOMAS

FULL MARKET SUMMARY

February 2025 | Single Family ?

	Month to Date			Year to Date		
	February 2025	February 2024	% Change	YTD 2025	YTD 2024	% Change
New Listings	14	10	40% ↑	39	22	77.27% ↑
Sold Listings	6	8	-25% ↓	13	13	0% ↔
Median List Price (Solds)	\$1,350,000	\$707,500	90.81% ↑	\$970,000	\$665,000	45.86% ↑
Median Sold Price	\$1,212,500	\$662,500	83.02% ↑	\$960,000	\$630,000	52.38% ↑
Median Days on Market	193	76	153.95% ↑	106	107	-0.93% ↓
Average List Price (Solds)	\$1,546,650	\$1,109,987	39.34% ↑	\$1,194,992	\$993,453	20.29% ↑
Average Sold Price	\$1,433,000	\$1,036,887	38.2% ↑	\$1,111,384	\$934,084	18.98% ↑
Average Days on Market	218	176	23.86% ↑	174	177	-1.69% ↓
List/Sold Price Ratio	94%	91.3%	3.01% ↑	94.6%	91.9%	3.02% ↑

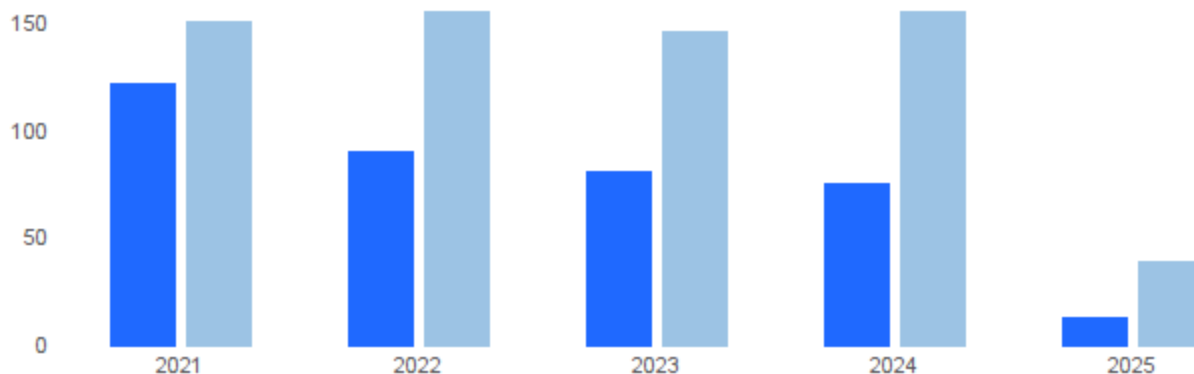
SOLD AND NEW PROPERTIES (UNITS)

February 2025 | Single Family ?

Sold Properties | Number of properties sold during the year

New Properties | Number of properties listed during the year.

UNITS
200



Sold Properties	122	91	81	76	13
New Properties	151	156	147	156	39
Sold Volume	\$98.96M	\$95.57M	\$85.21M	\$66.12M	\$14.45M
Listing Volume	\$178.52M	\$213.19M	\$214.00M	\$236.94M	\$64.05M
Median Sale Price	\$660K	\$860K	\$825K	\$650K	\$960K

MEDIAN SALES PRICE AND NUMBER OF SALES

February 2025 | 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.

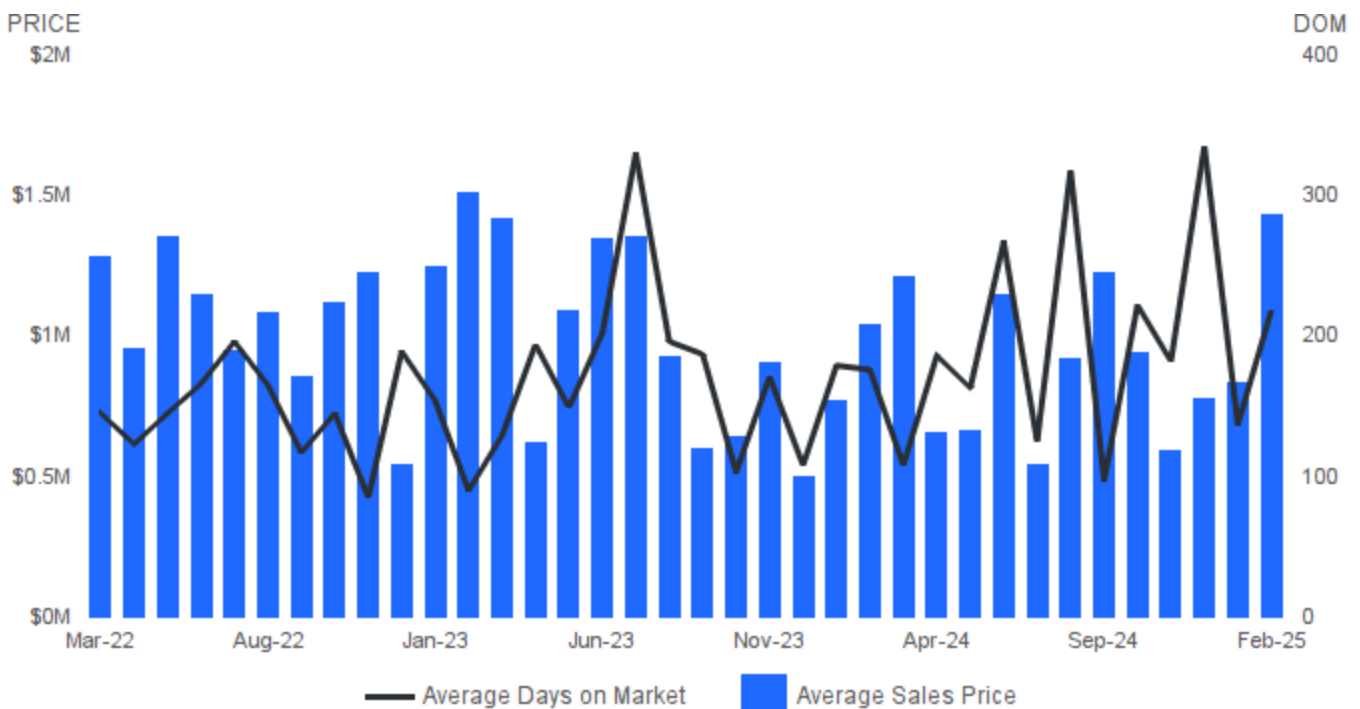


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

February 2025 | Single Family ?

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

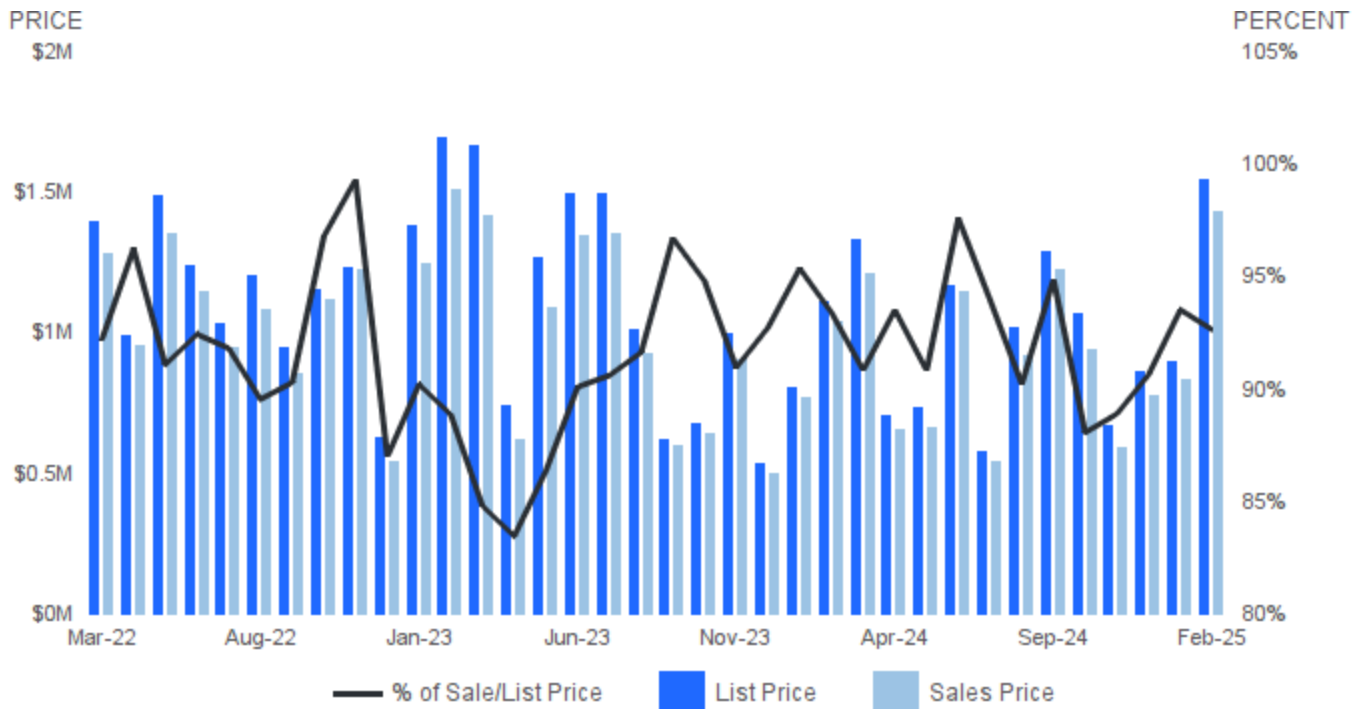
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

February 2025 | Single Family ?

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

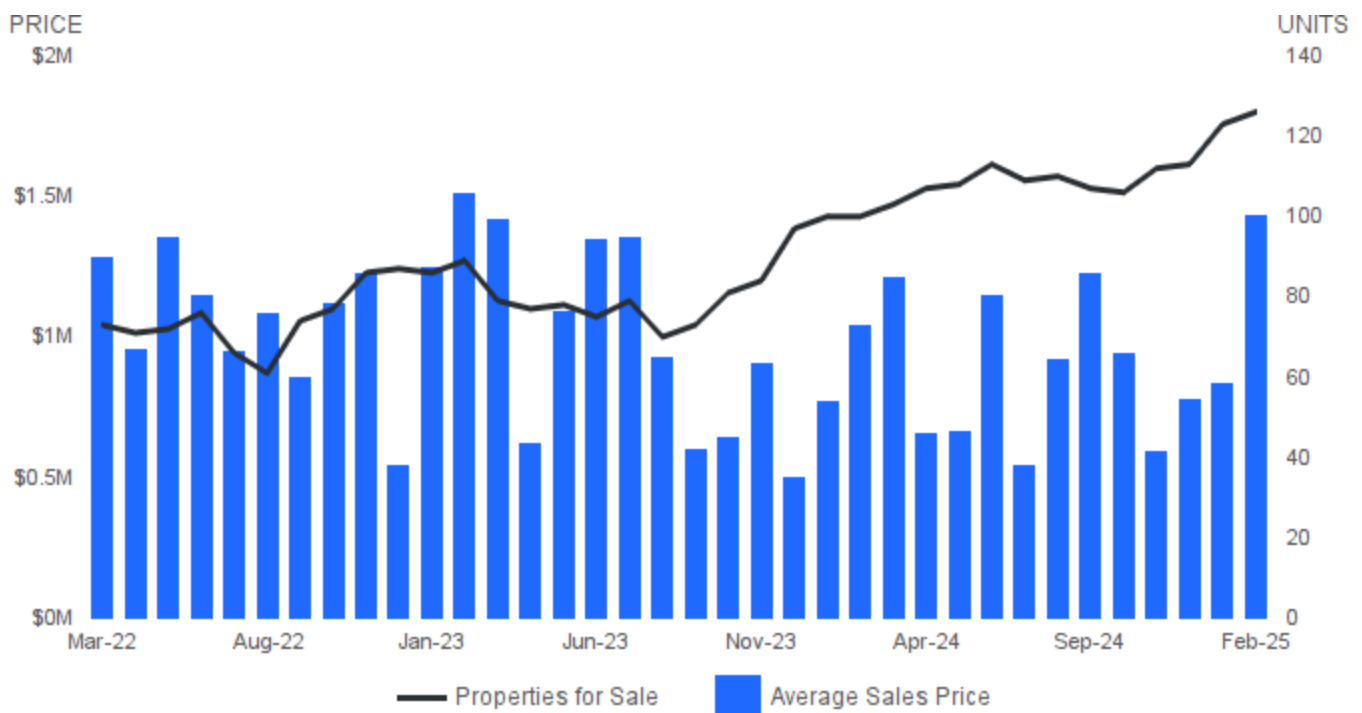


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

February 2025 | 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.

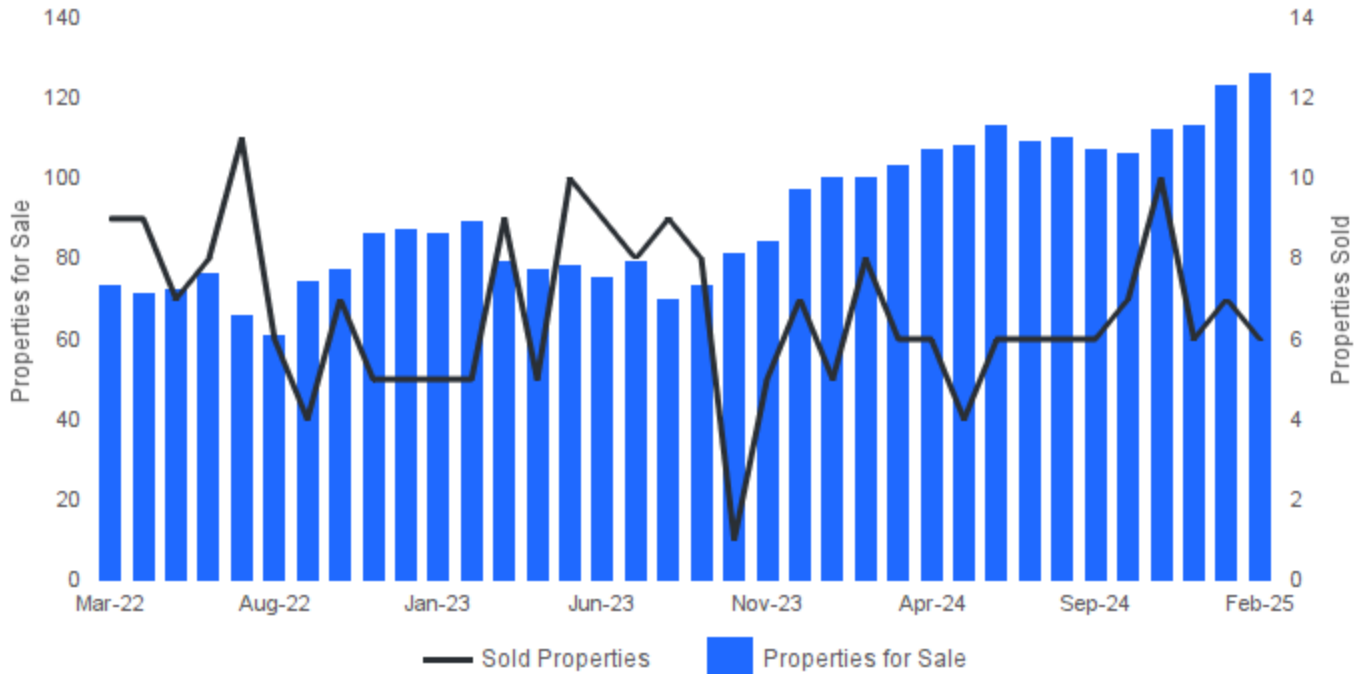


PROPERTIES FOR SALE AND SOLD PROPERTIES

February 2025 | Single Family ?

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

Sold Properties | Number of properties sold.



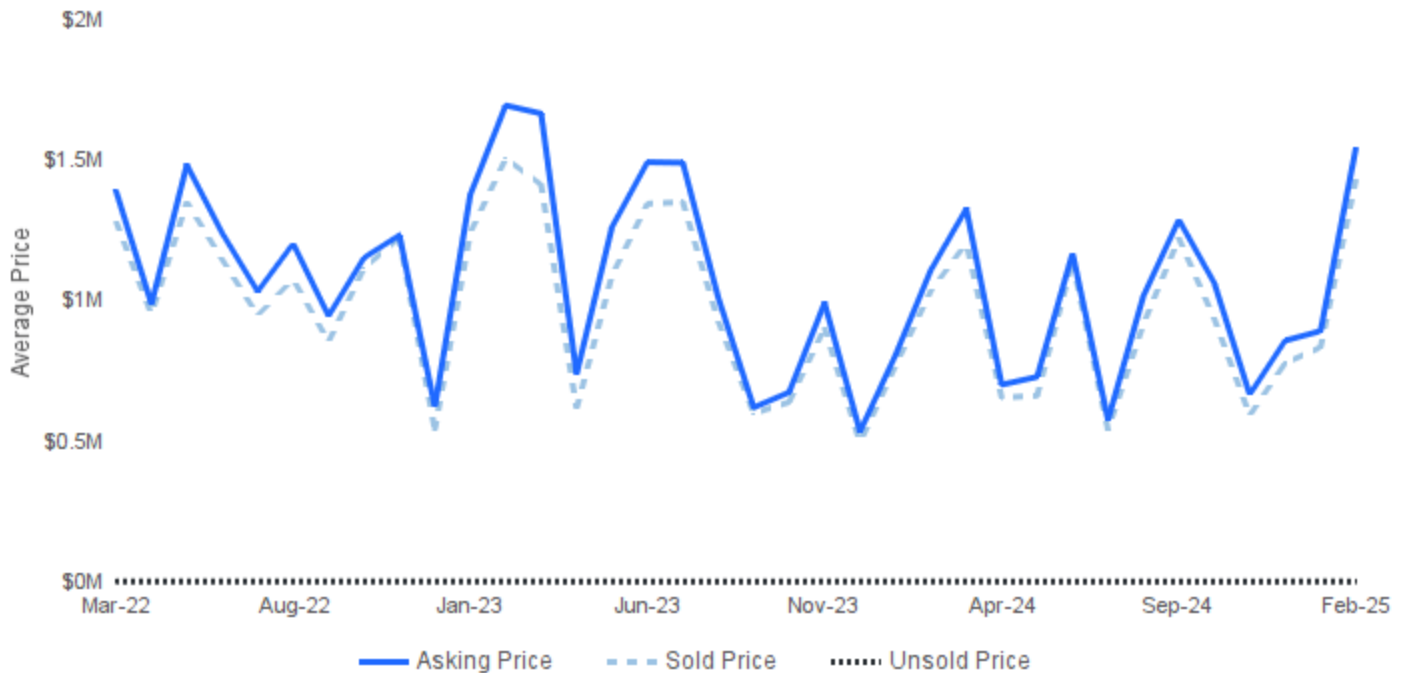
AVERAGE ASKING/SOLD/UNSOLD PRICE

February 2025 | Single Family ?

Asking Price | the average asking price of sold properties

Sold Price | the average selling price

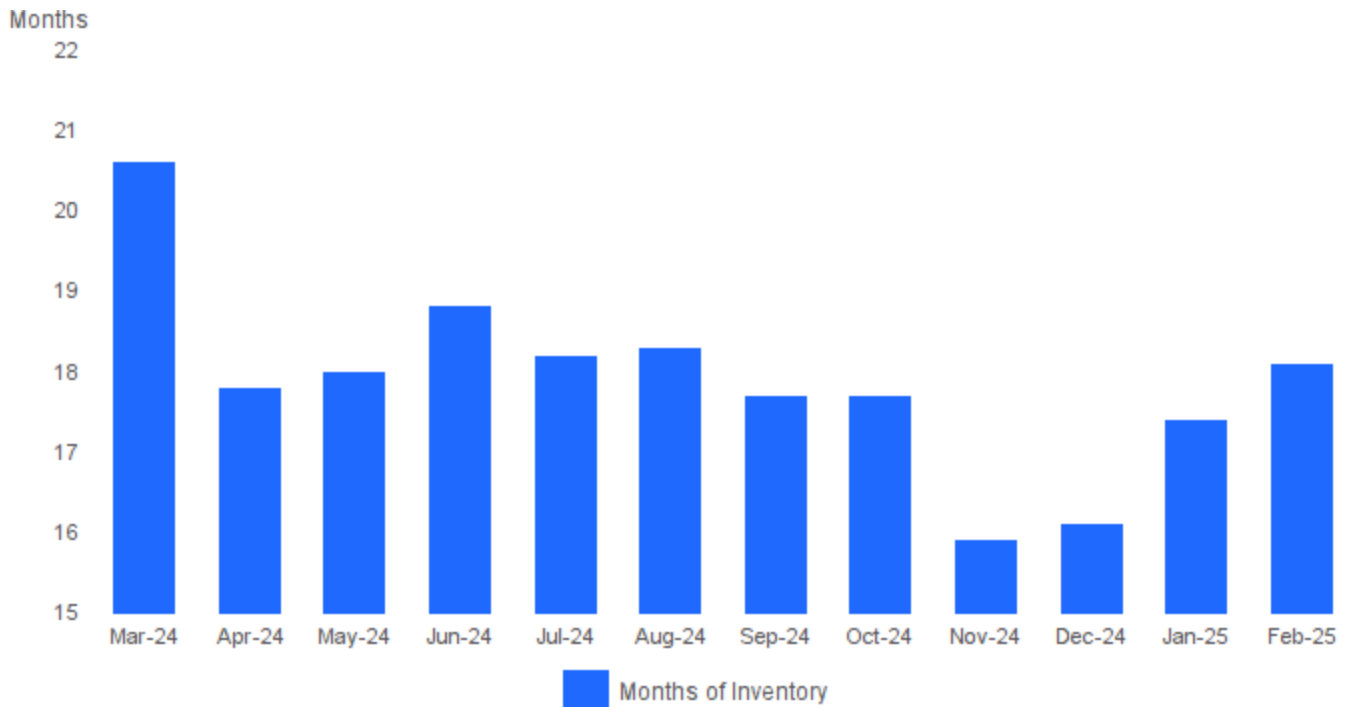
Unsold Price | the average active list price



ABSORPTION RATE

February 2025 | 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.



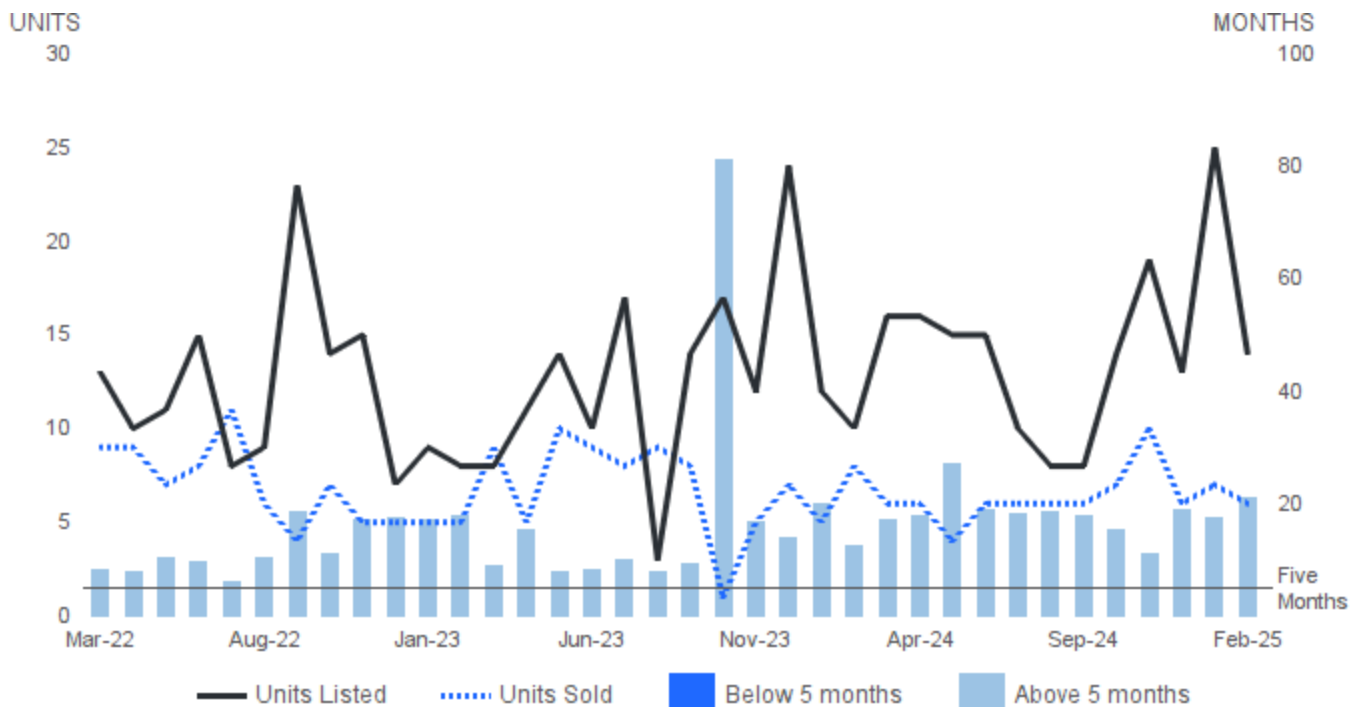
MONTHS SUPPLY OF INVENTORY

February 2025 | 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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