



COLDWELL BANKER

U.S. VIRGIN ISLANDS

AREA REPORT

ST. THOMAS

FEBRUARY 2025 | ALL PROPERTY TYPES



BRYONY LOCHER

Direct: 340-778-7000

Cell: 340-227-7657

bry@coldwellbankervi.com

www.coldwellbanker.com

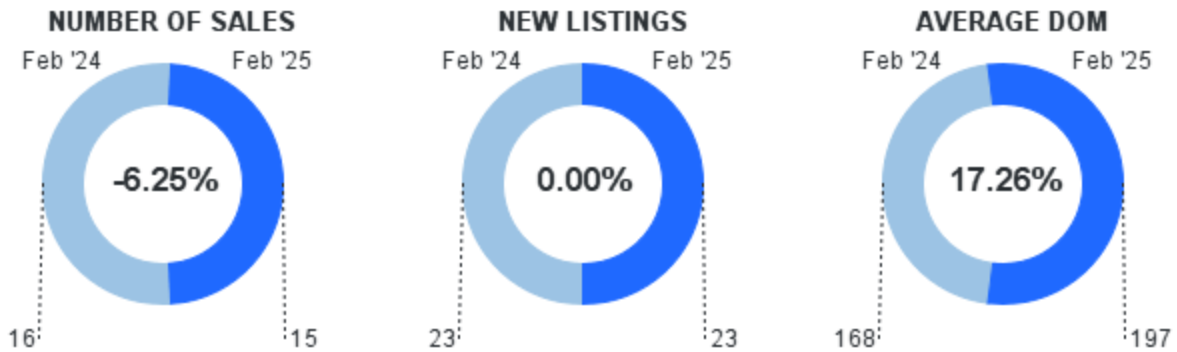


COLDWELL BANKER
ISLAND AFFILIATES

ST. THOMAS | February 2025

REAL ESTATE SNAPSHOT - Change since this time last year

All Property Types



-9.97% ↓

MEDIAN SALES PRICE
ALL PROPERTY TYPES

11.66% ↑

AVERAGE SALES PRICE
ALL PROPERTY TYPES

-12.32% ↓

**MEDIAN LIST PRICE
(SOLD LISTINGS)**
ALL PROPERTY TYPES

12.71% ↑

**AVERAGE LIST PRICE
(SOLD LISTINGS)**
ALL PROPERTY TYPES

■ Feb '24 ■ Feb '25

AREA REPORT

St. Thomas

FULL MARKET SUMMARY

February 2025 | All Property Types ?

	Month to Date			Year to Date		
	February 2025	February 2024	% Change	YTD 2025	YTD 2024	% Change
New Listings	23	23	0%	68	55	23.64% ↑
Sold Listings	15	16	-6.25% ↓	35	27	29.63% ↑
Median List Price (Solds)	\$379,000	\$432,250	-12.32% ↓	\$465,000	\$419,500	10.85% ↑
Median Sold Price	\$350,000	\$388,750	-9.97% ↓	\$465,000	\$380,000	22.37% ↑
Median Days on Market	147	112	31.25% ↑	95	111	-14.41% ↓
Average List Price (Solds)	\$840,926	\$746,081	12.71% ↑	\$766,082	\$679,733	12.7% ↑
Average Sold Price	\$781,366	\$699,787	11.66% ↑	\$721,900	\$640,170	12.77% ↑
Average Days on Market	197	168	17.26% ↑	149	162	-8.02% ↓
List/Sold Price Ratio	93.4%	92.8%	0.7% ↑	95.1%	93.1%	2.14% ↑

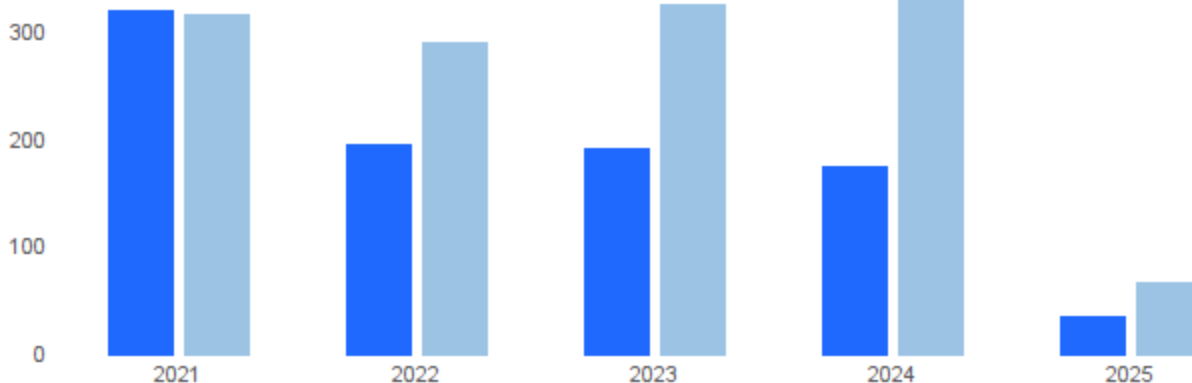
SOLD AND NEW PROPERTIES (UNITS)

February 2025 | All Property Types ?

Sold Properties | Number of properties sold during the year

New Properties | Number of properties listed during the year.

UNITS
400

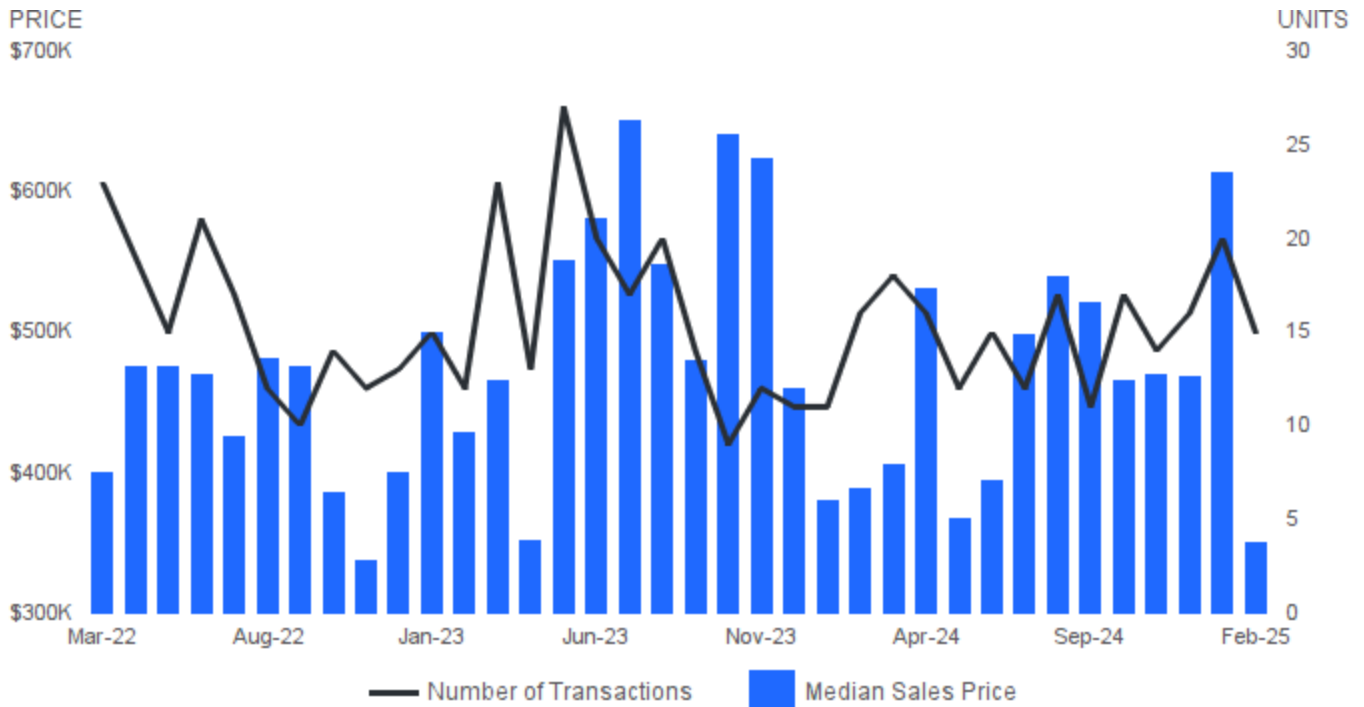


Sold Properties	321	197	193	175	35
New Properties	317	291	327	334	68
Sold Volume	\$169.26M	\$137.06M	\$137.97M	\$104.89M	\$25.27M
Listing Volume	\$243.85M	\$268.76M	\$297.69M	\$320.39M	\$81.33M
Median Sale Price	\$380K	\$460K	\$525K	\$450K	\$465K

MEDIAN SALES PRICE AND NUMBER OF SALES

February 2025 | All Property Types ?

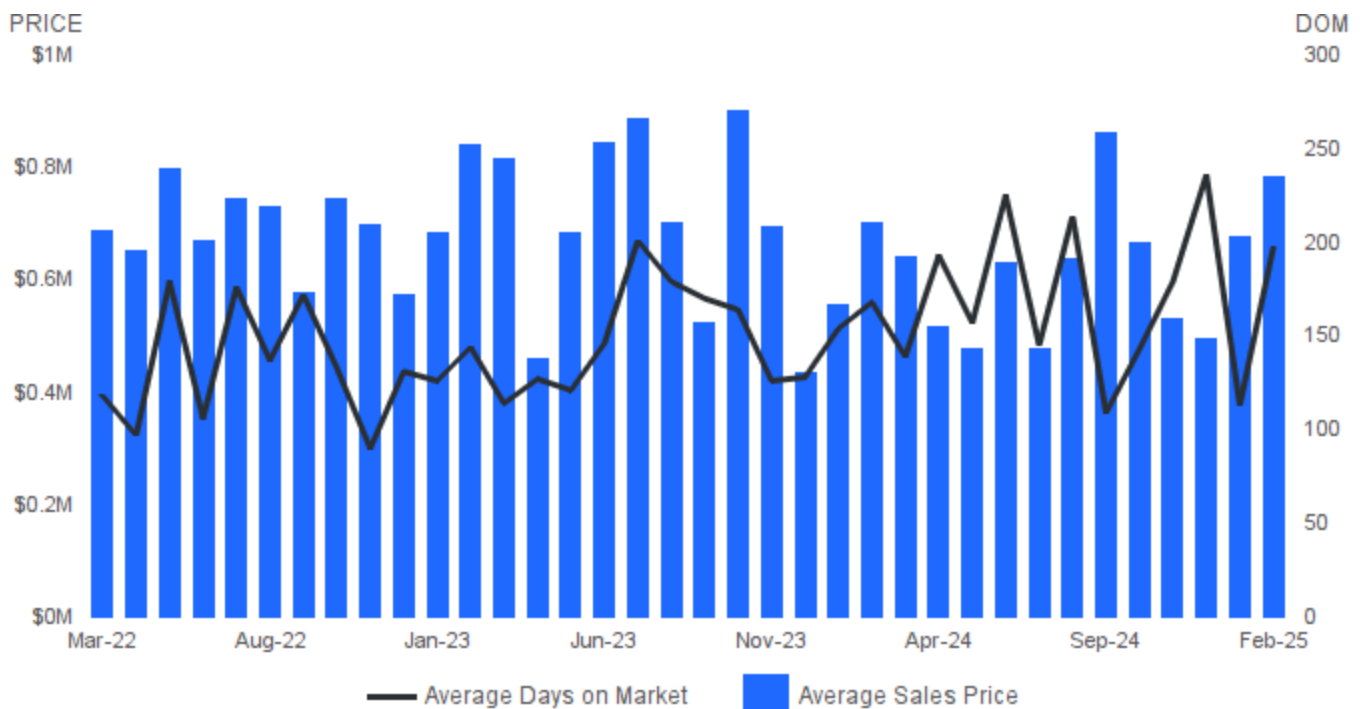
Median Sales Price | Price of the "middle" property sold -an equal number of sales were above and below this price.
Number of Sales | Number of properties sold.



AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

February 2025 | All Property Types ?

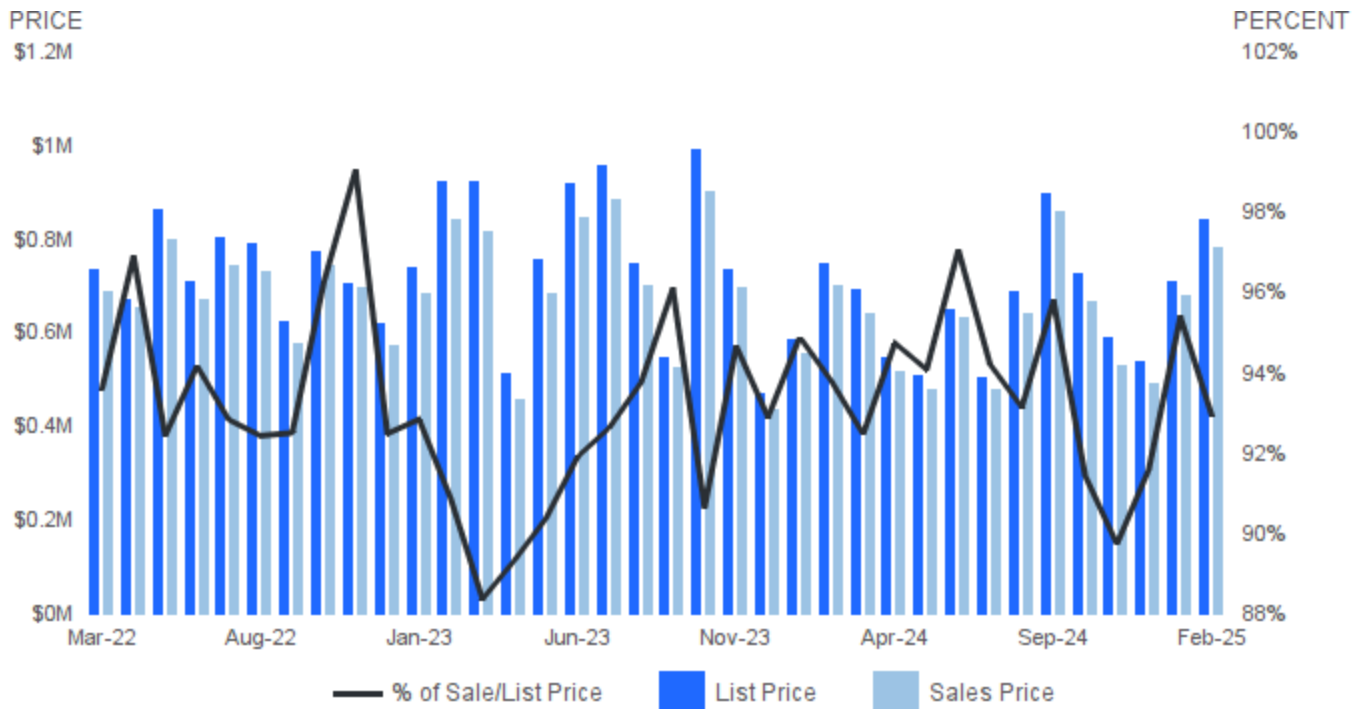
Average Sales Price | Average sales price for all properties sold.
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

February 2025 | All Property Types ?

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

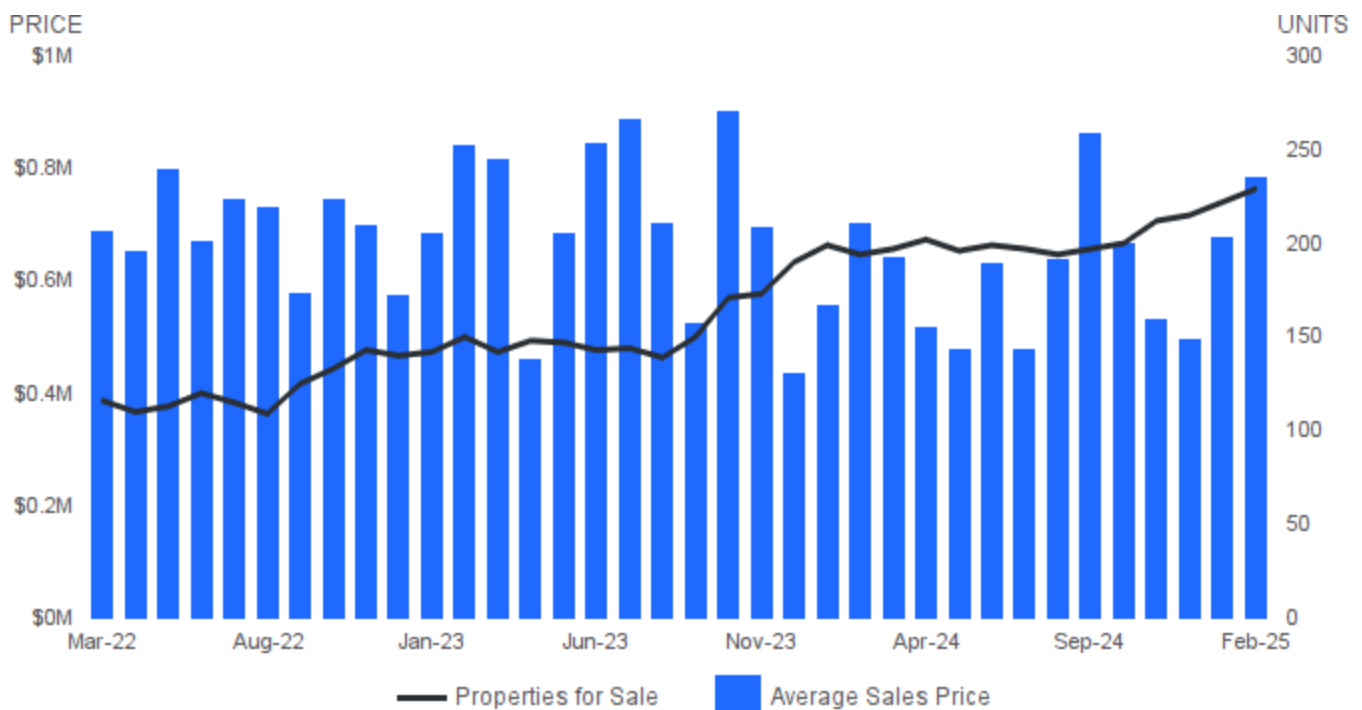


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

February 2025 | All Property Types ?

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

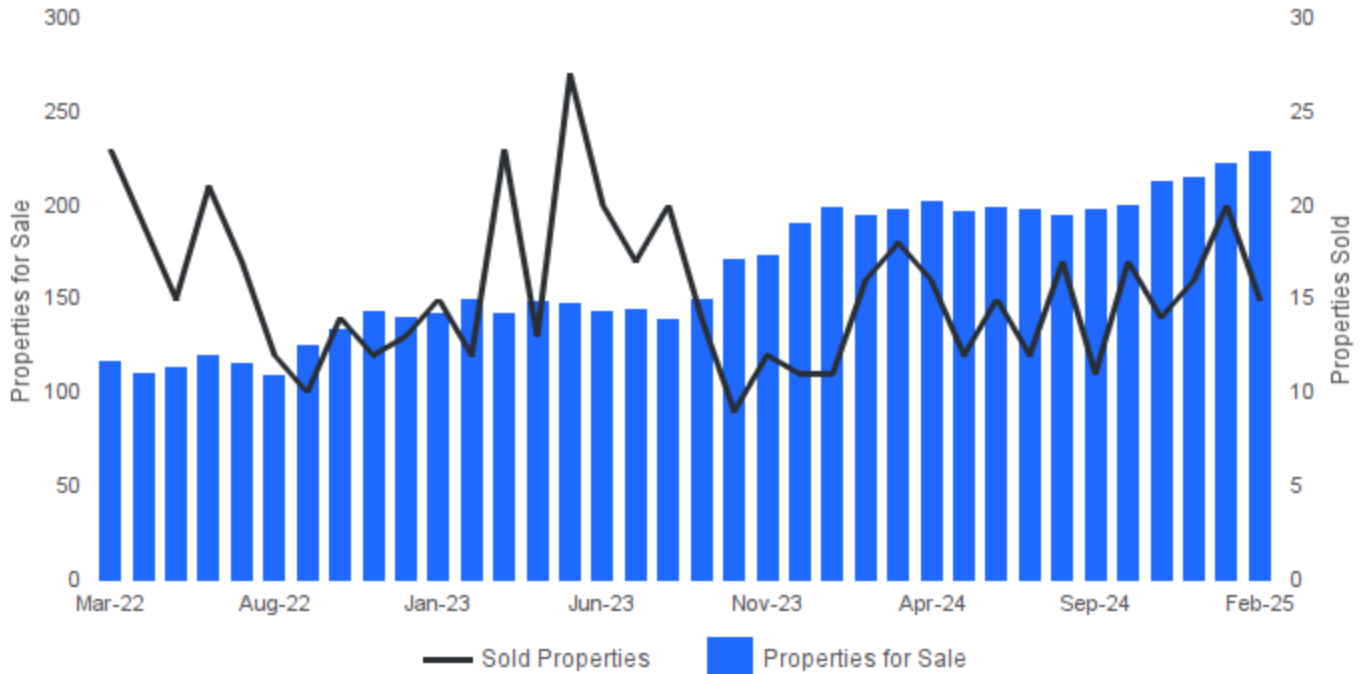
Properties for Sale | Number of properties listed for sale at the end of month.



PROPERTIES FOR SALE AND SOLD PROPERTIES

February 2025 | All Property Types ?

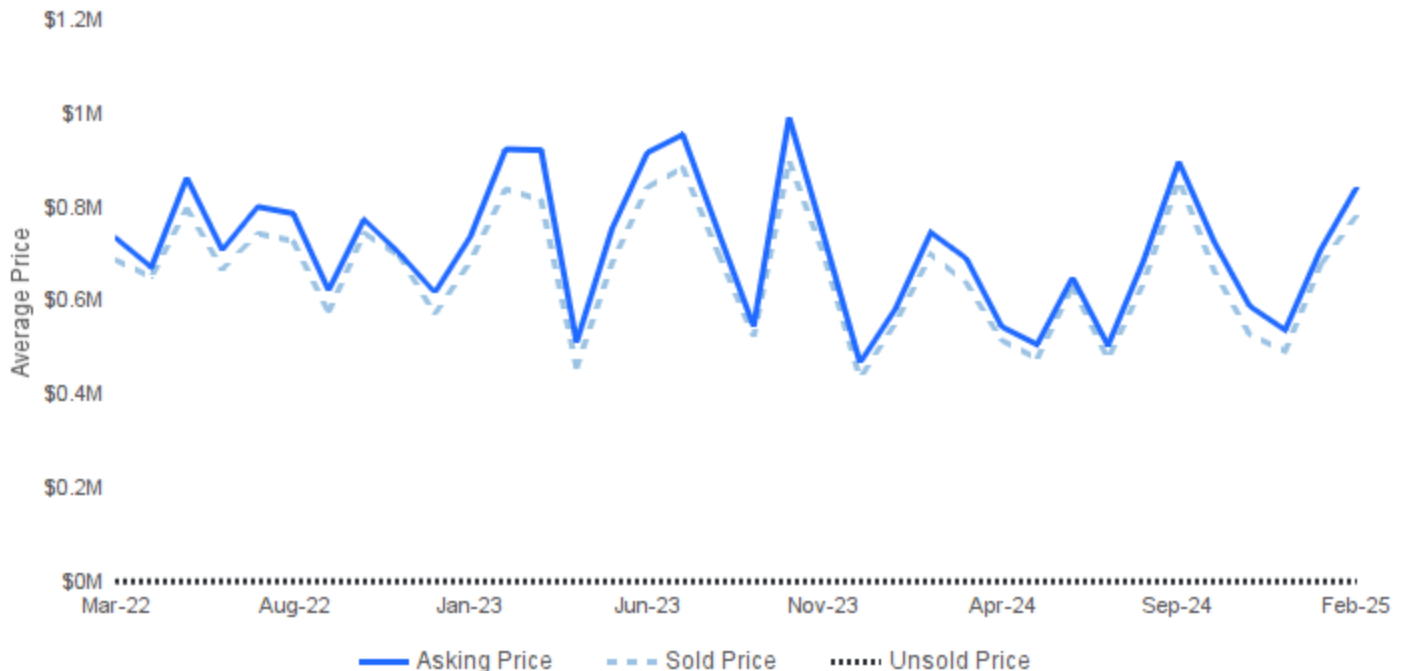
Properties for Sale | Number of properties listed for sale at the end of month.
Sold Properties | Number of properties sold.



AVERAGE ASKING/SOLD/UNSOLD PRICE

February 2025 | All Property Types ?

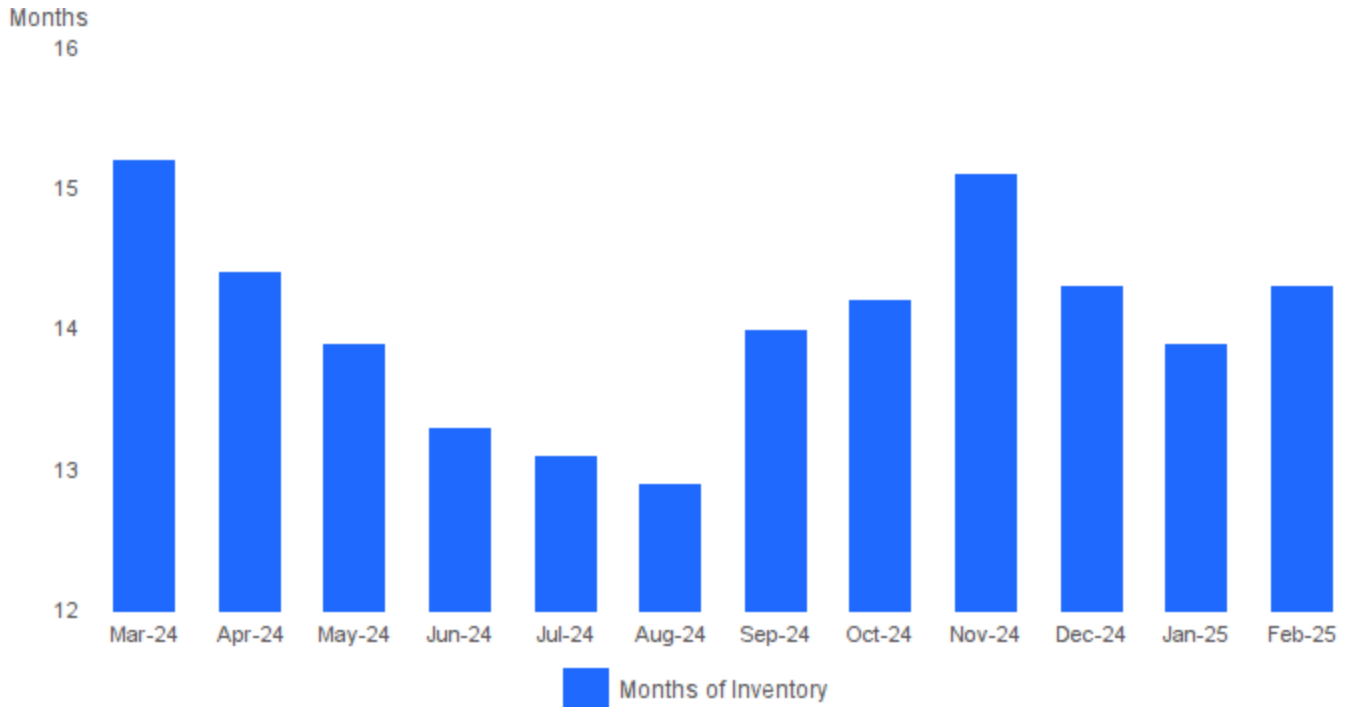
Asking Price | the average asking price of sold properties
Sold Price | the average selling price
Unsold Price | the average active list price



ABSORPTION RATE

February 2025 | All Property Types ?

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.



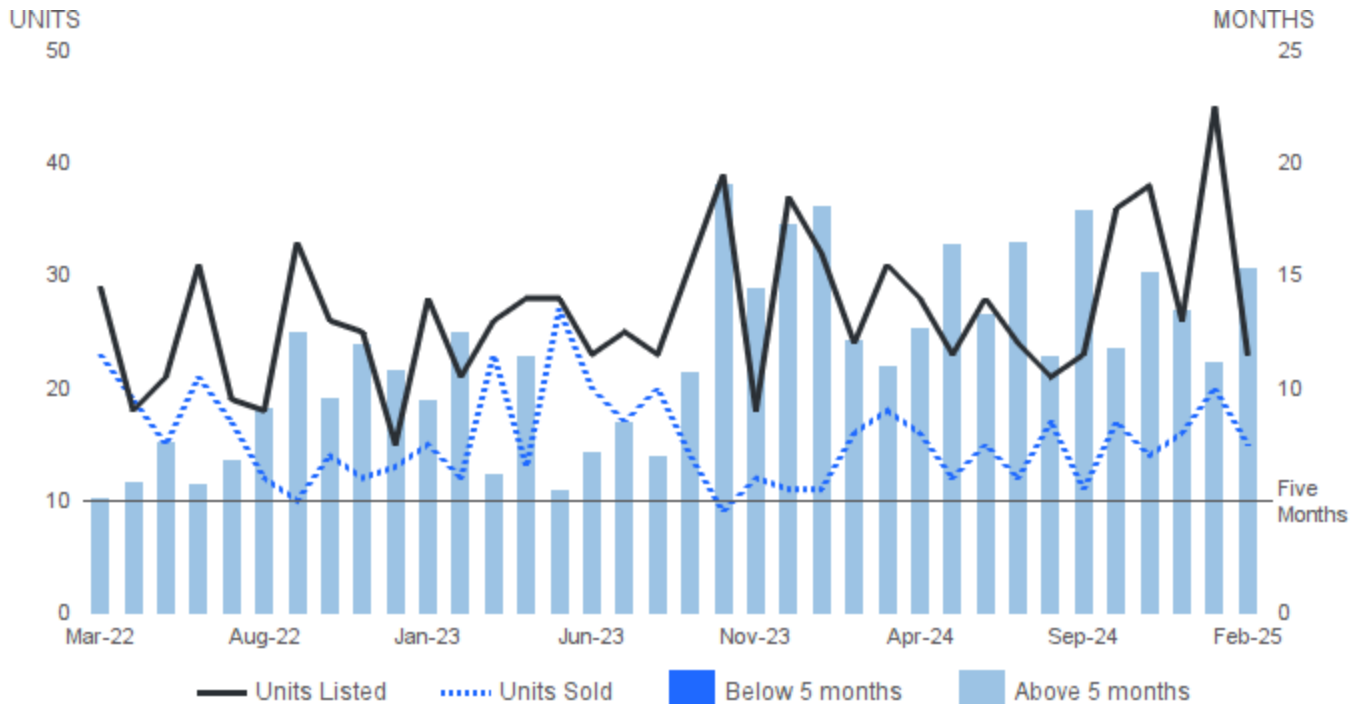
MONTHS SUPPLY OF INVENTORY

February 2025 | All Property Types ?

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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