



COLDWELL BANKER



AREA REPORT

ST. THOMAS

MARCH 2023 | SINGLE FAMILY



BRYONY LOCHER

Direct: 340-778-7000

Cell: 340-227-7657

bry@coldwellbankervi.com

www.coldwellbanker.com

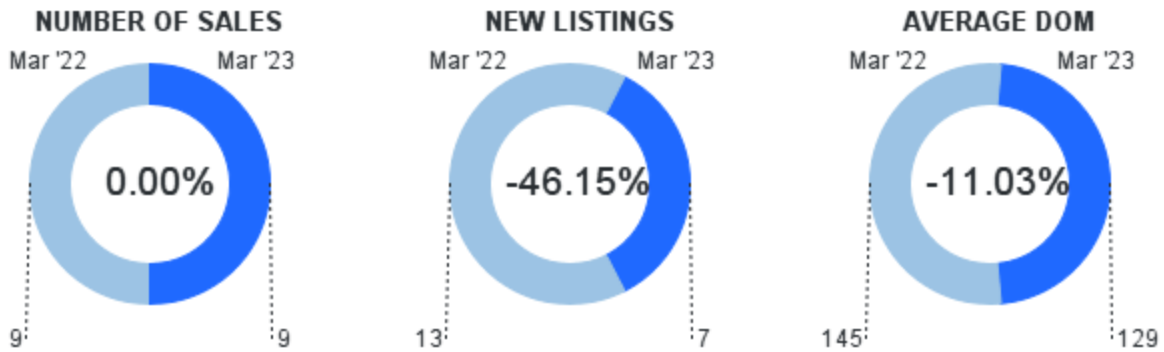


COLDWELL BANKER
ISLAND AFFILIATES

ST. THOMAS | March 2023

REAL ESTATE SNAPSHOT - Change since this time last year

Single Family



12.73%

MEDIAN SALES PRICE
SINGLE FAMILY

7.61%

AVERAGE SALES PRICE
SINGLE FAMILY

-18.41%

MEDIAN LIST PRICE
(SOLD LISTINGS)
SINGLE FAMILY

19.73%

AVERAGE LIST PRICE
(SOLD LISTINGS)
SINGLE FAMILY

Mar '22 Mar '23

AREA REPORT

ST. THOMAS

FULL MARKET SUMMARY

March 2023 | Single Family ?

	Month to Date			Year to Date		
	March 2023	March 2022	% Change	YTD 2023	YTD 2022	% Change
New Listings	7	13	-46.15% ↓	24	44	-45.45% ↓
Sold Listings	9	9	0%	19	29	-34.48% ↓
Median List Price (Solds)	\$975,000	\$1,195,000	-18.41% ↓	\$1,295,000	\$975,000	32.82% ↑
Median Sold Price	\$992,000	\$880,000	12.73% ↑	\$1,200,000	\$880,000	36.36% ↑
Median Days on Market	85	121	-29.75% ↓	93	121	-23.14% ↓
Average List Price (Solds)	\$1,667,555	\$1,392,777	19.73% ↑	\$1,598,947	\$1,160,379	37.8% ↑
Average Sold Price	\$1,381,888	\$1,284,166	7.61% ↑	\$1,378,447	\$1,125,982	22.42% ↑
Average Days on Market	129	145	-11.03% ↓	126	145	-13.1% ↓
List/Sold Price Ratio	88.8%	92.9%	-4.42% ↓	90.7%	97.7%	-7.11% ↓

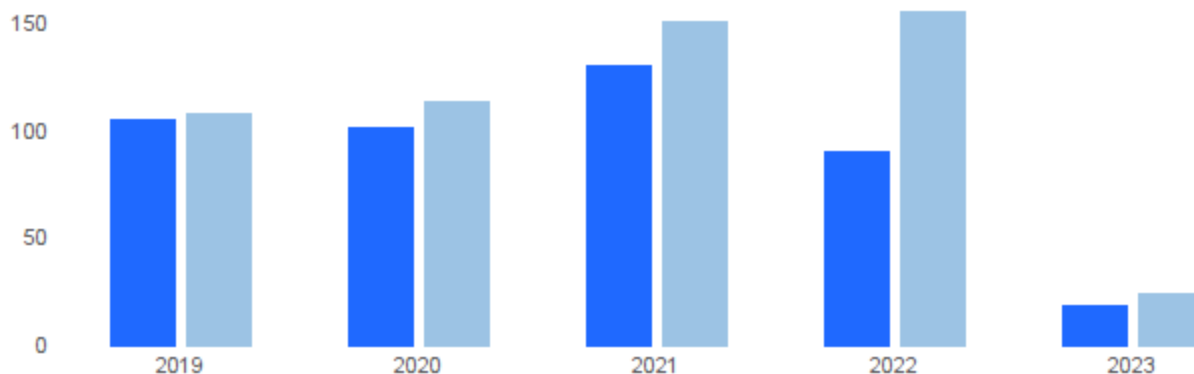
SOLD AND NEW PROPERTIES (UNITS)

March 2023 | Single Family ?

Sold Properties | Number of properties sold during the year

New Properties | Number of properties listed during the year.

UNITS
200



Sold Properties	106	102	131	91	19
New Properties	108	114	151	156	24
Sold Volume	\$69.28M	\$76.32M	\$118.82M	\$96.86M	\$26.19M
Listing Volume	\$84.09M	\$99.75M	\$179.95M	\$215.59M	\$26.37M
Median Sale Price	\$430K	\$594K	\$675K	\$860K	\$1.20M

MEDIAN SALES PRICE AND NUMBER OF SALES

March 2023 | 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.

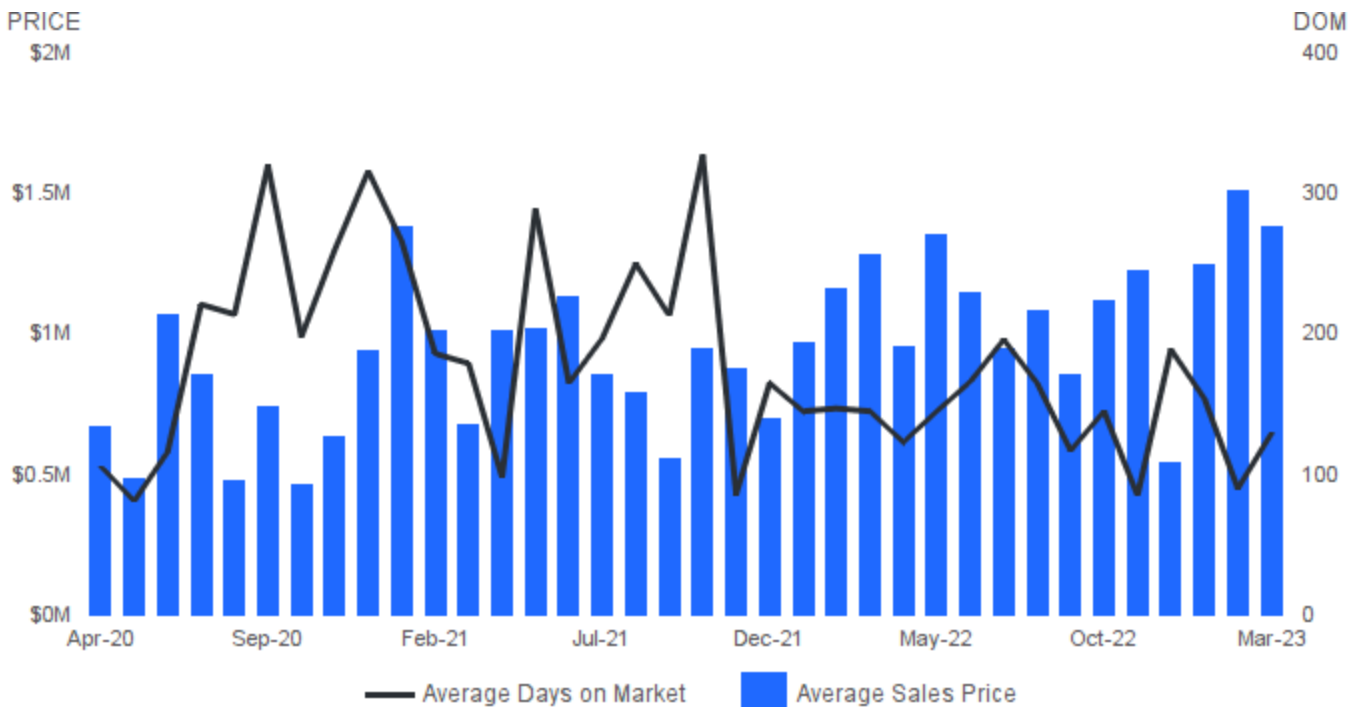


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

March 2023 | Single Family ?

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

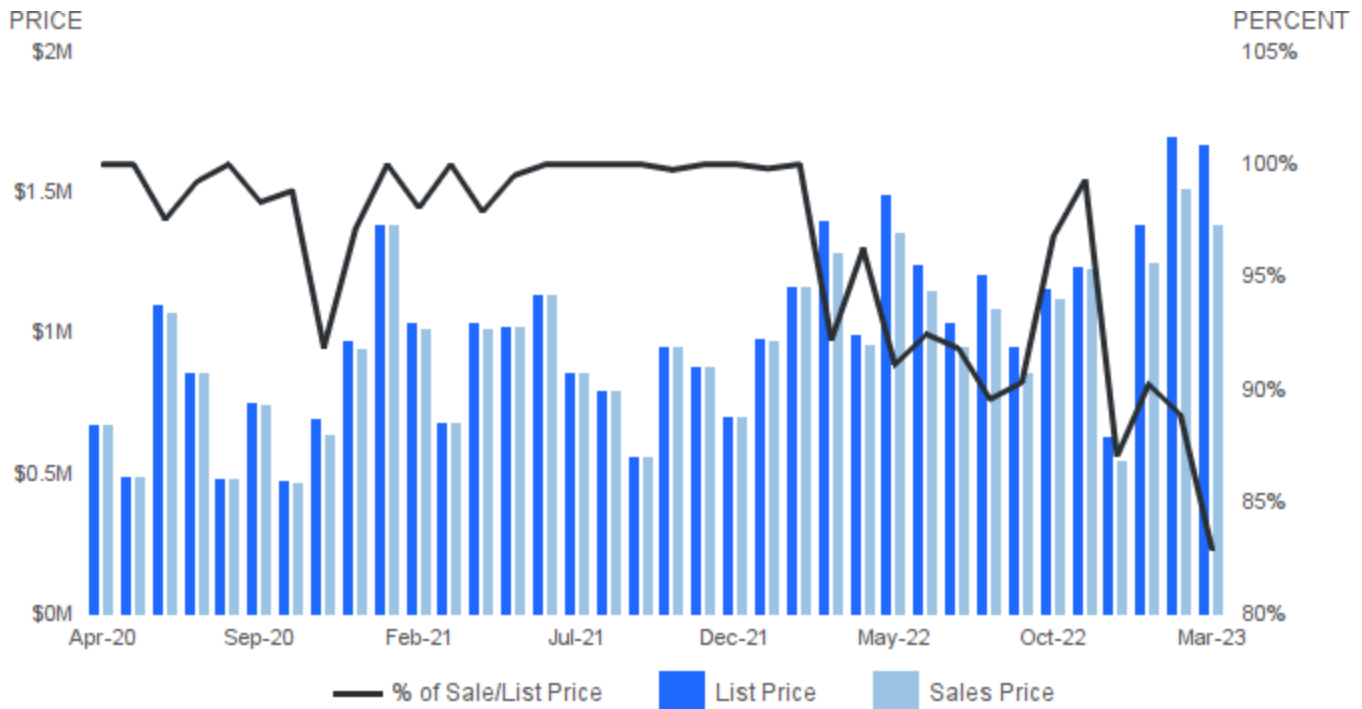
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

March 2023 | 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

March 2023 | 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.

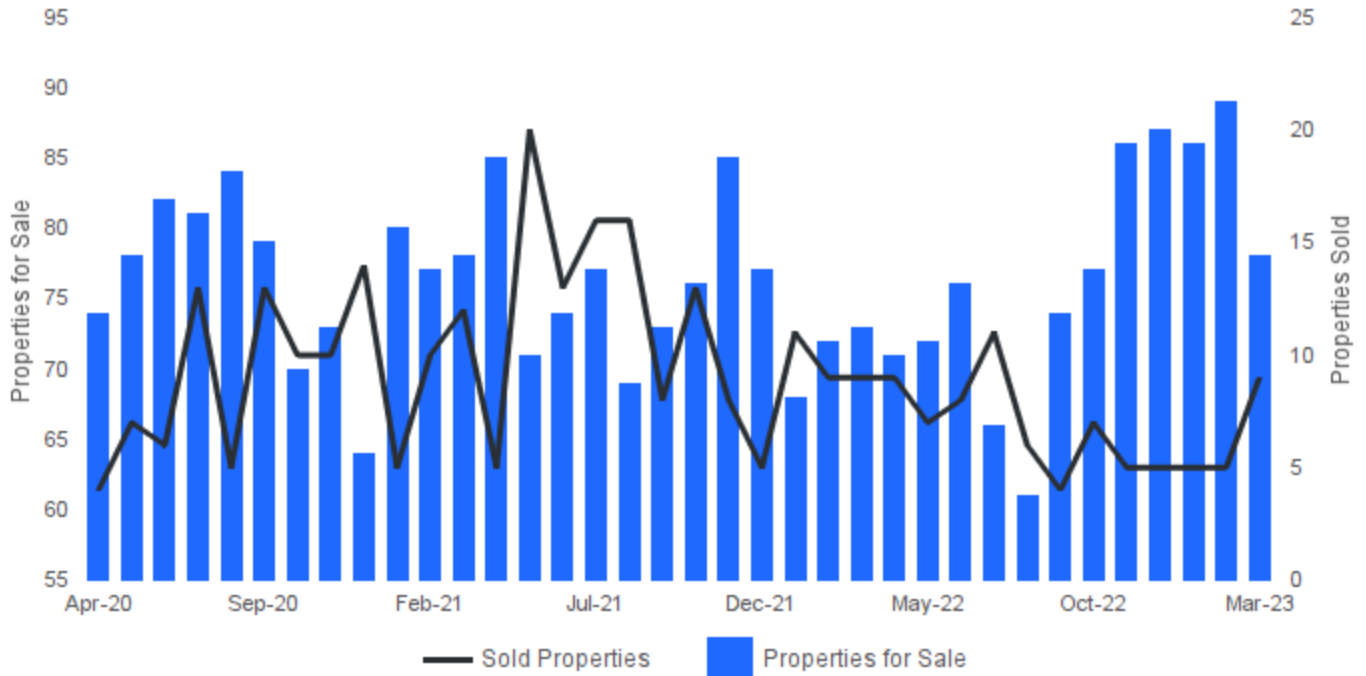


PROPERTIES FOR SALE AND SOLD PROPERTIES

March 2023 | Single Family ?

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

Sold Properties | Number of properties sold.



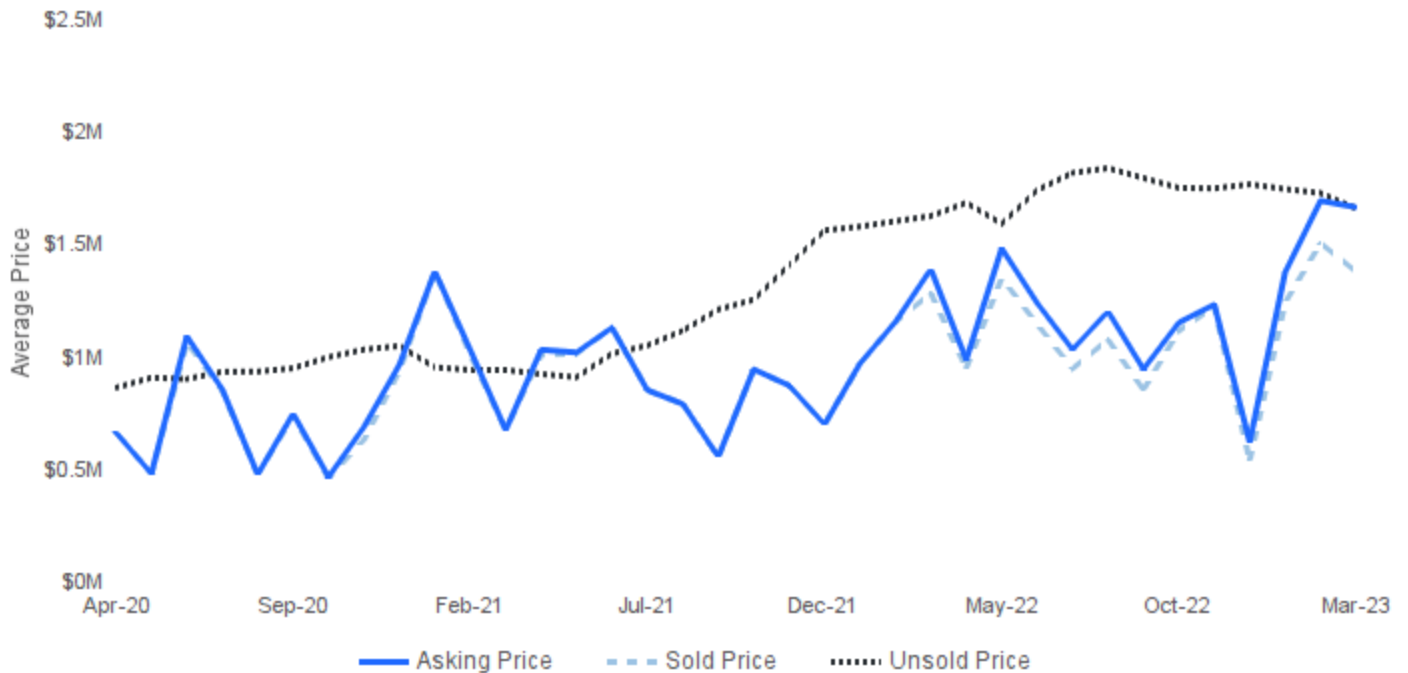
AVERAGE ASKING/SOLD/UNSOLD PRICE

March 2023 | Single Family ?

Unsold Price | the average active list price

Asking Price | the average asking price of sold properties

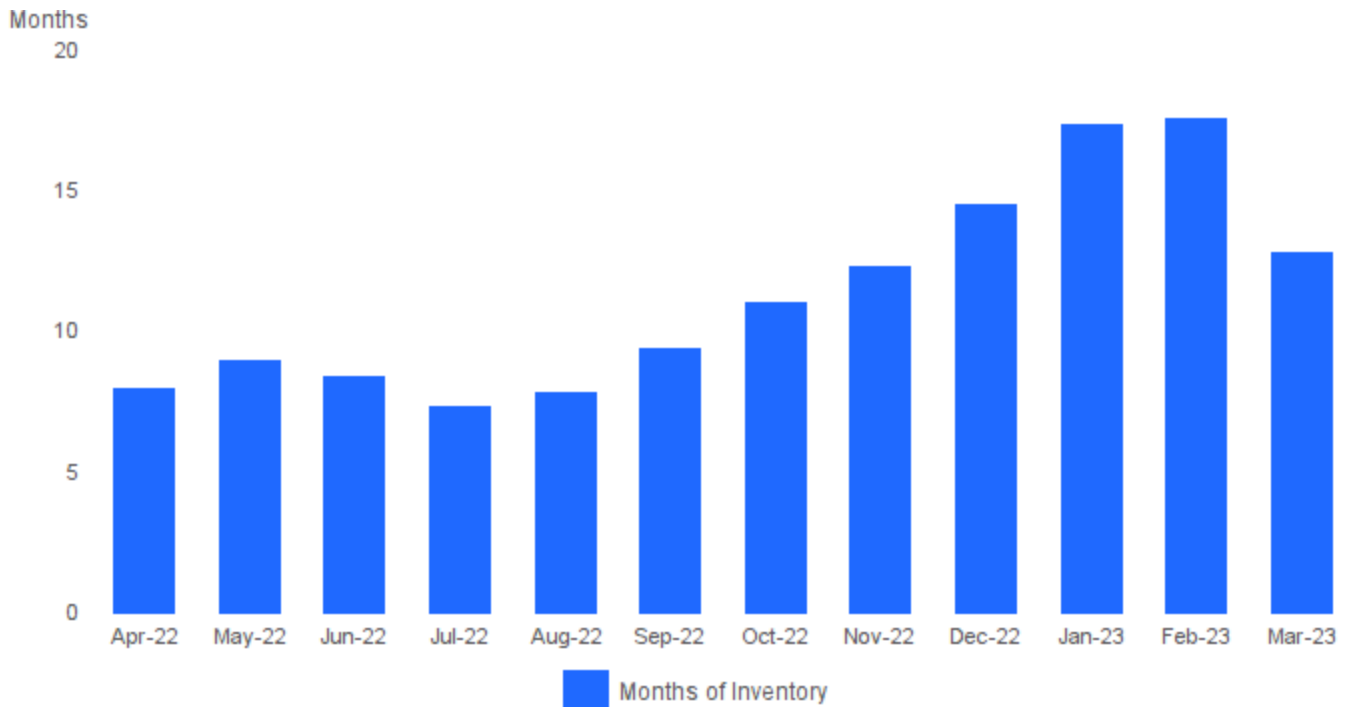
Sold Price | the average selling price



ABSORPTION RATE

March 2023 | 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.



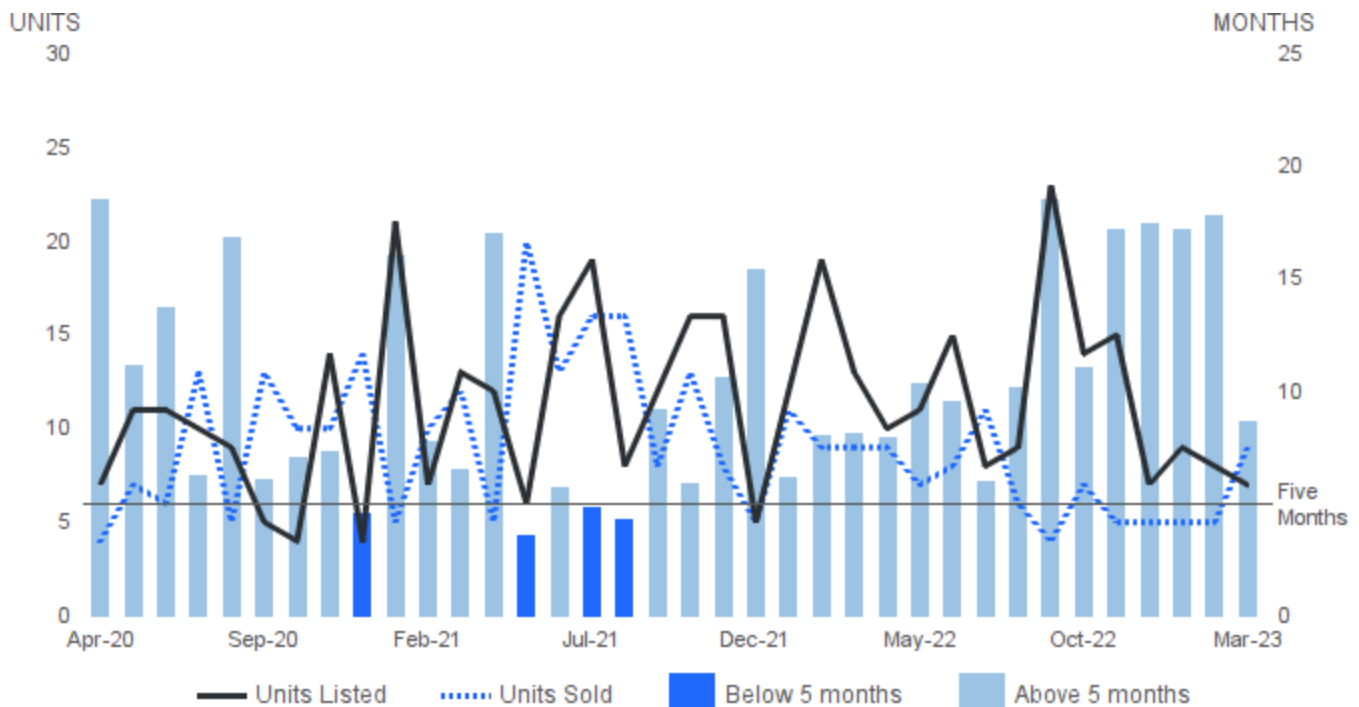
MONTHS SUPPLY OF INVENTORY

March 2023 | 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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