



COLDWELL BANKER
U.S. VIRGIN ISLANDS

**AREA
REPORT**

ST. THOMAS

MARCH 2024 | CONDO



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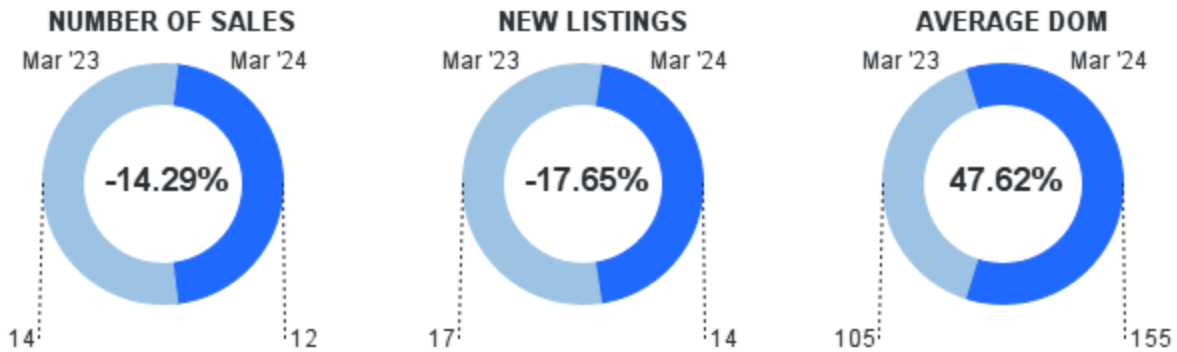


COLDWELL BANKER
ISLAND AFFILIATES

ST. THOMAS | March 2024

REAL ESTATE SNAPSHOT - Change since this time last year

Condo



-17.71% ↓

MEDIAN SALES PRICE
CONDO

-17.26% ↓

AVERAGE SALES PRICE
CONDO

-18.92% ↓

MEDIAN LIST PRICE
(SOLD LISTINGS)
CONDO

-15.88% ↓

AVERAGE LIST PRICE
(SOLD LISTINGS)
CONDO

■ Mar '23 ■ Mar '24

AREA REPORT

ST. THOMAS

FULL MARKET SUMMARY

March 2024 | Condo ?

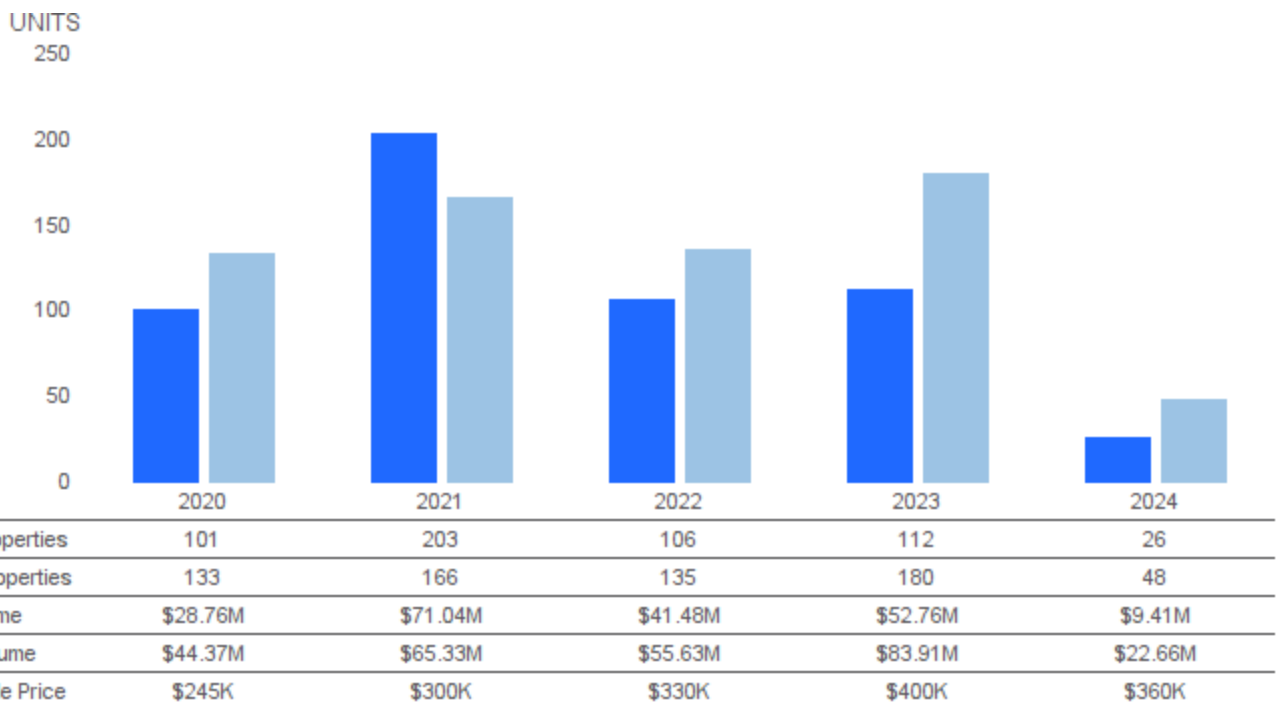
	Month to Date			Year to Date		
	March 2024	March 2023	% Change	YTD 2024	YTD 2023	% Change
New Listings	14	17	-17.65% ↓	48	49	-2.04% ↓
Sold Listings	12	14	-14.29% ↓	26	31	-16.13% ↓
Median List Price (Solds)	\$377,000	\$464,950	-18.92% ↓	\$372,000	\$389,900	-4.59% ↓
Median Sold Price	\$360,000	\$437,500	-17.71% ↓	\$360,000	\$390,000	-7.69% ↓
Median Days on Market	155	62	150% ↑	137	80	71.25% ↑
Average List Price (Solds)	\$373,250	\$443,707	-15.88% ↓	\$381,419	\$418,829	-8.93% ↓
Average Sold Price	\$356,083	\$430,357	-17.26% ↓	\$362,096	\$406,867	-11% ↓
Average Days on Market	155	105	47.62% ↑	151	125	20.8% ↑
List/Sold Price Ratio	95.7%	97.3%	-1.67% ↓	94.9%	97.1%	-2.29% ↓

SOLD AND NEW PROPERTIES (UNITS)

March 2024 | Condo ?

Sold Properties | Number of properties sold during the year

New Properties | Number of properties listed during the year.

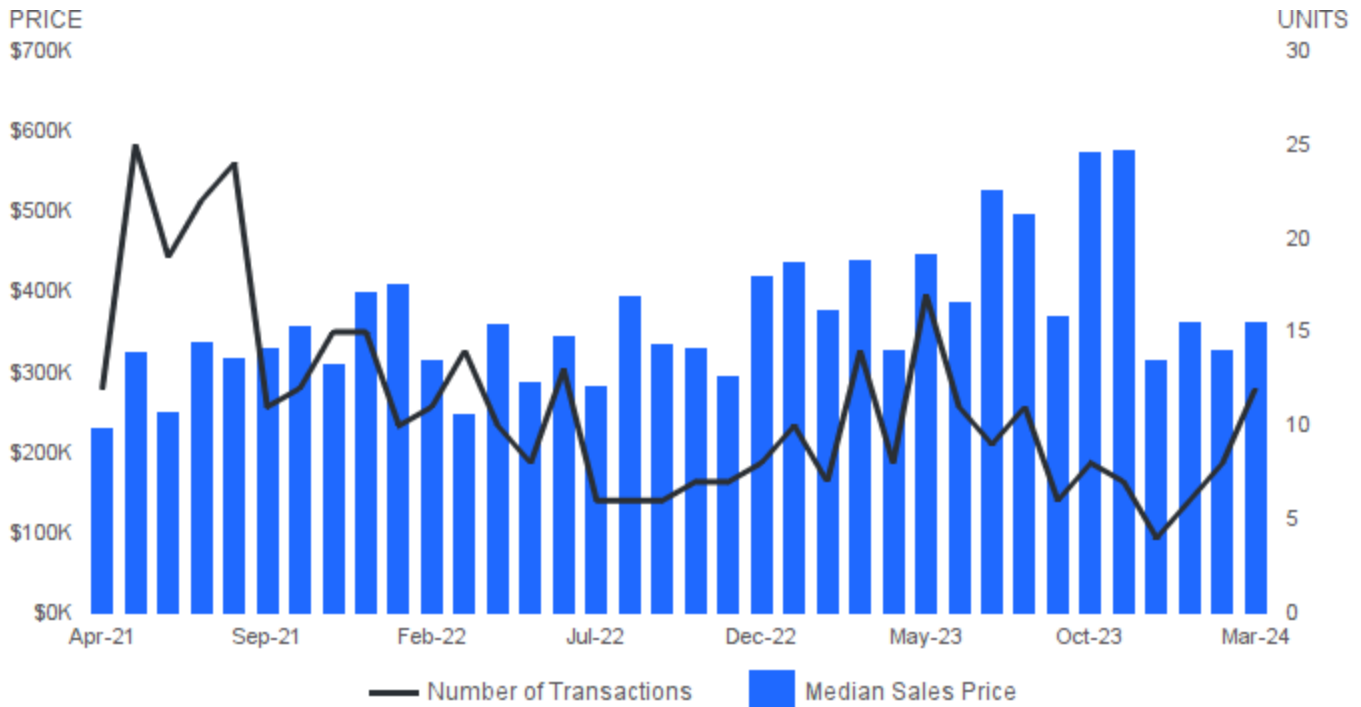


MEDIAN SALES PRICE AND NUMBER OF SALES

March 2024 | 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.

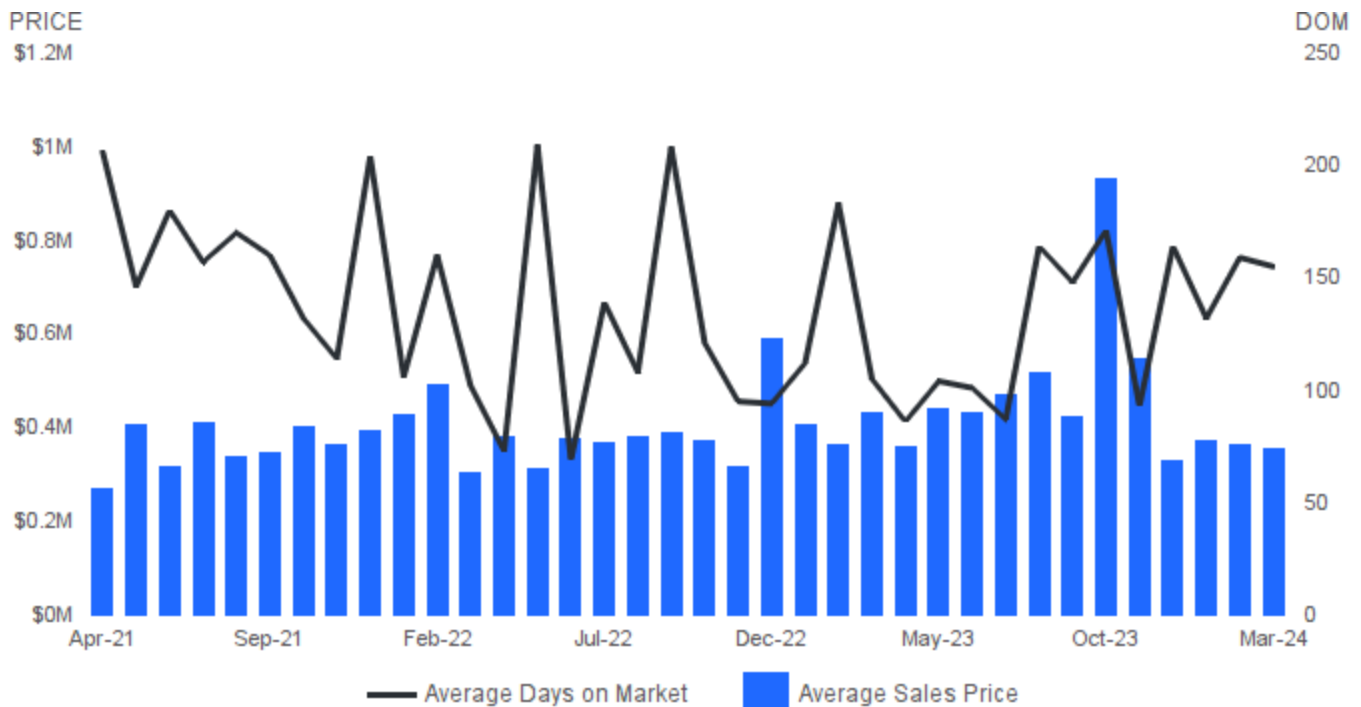


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

March 2024 | 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

March 2024 | Condo ?

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

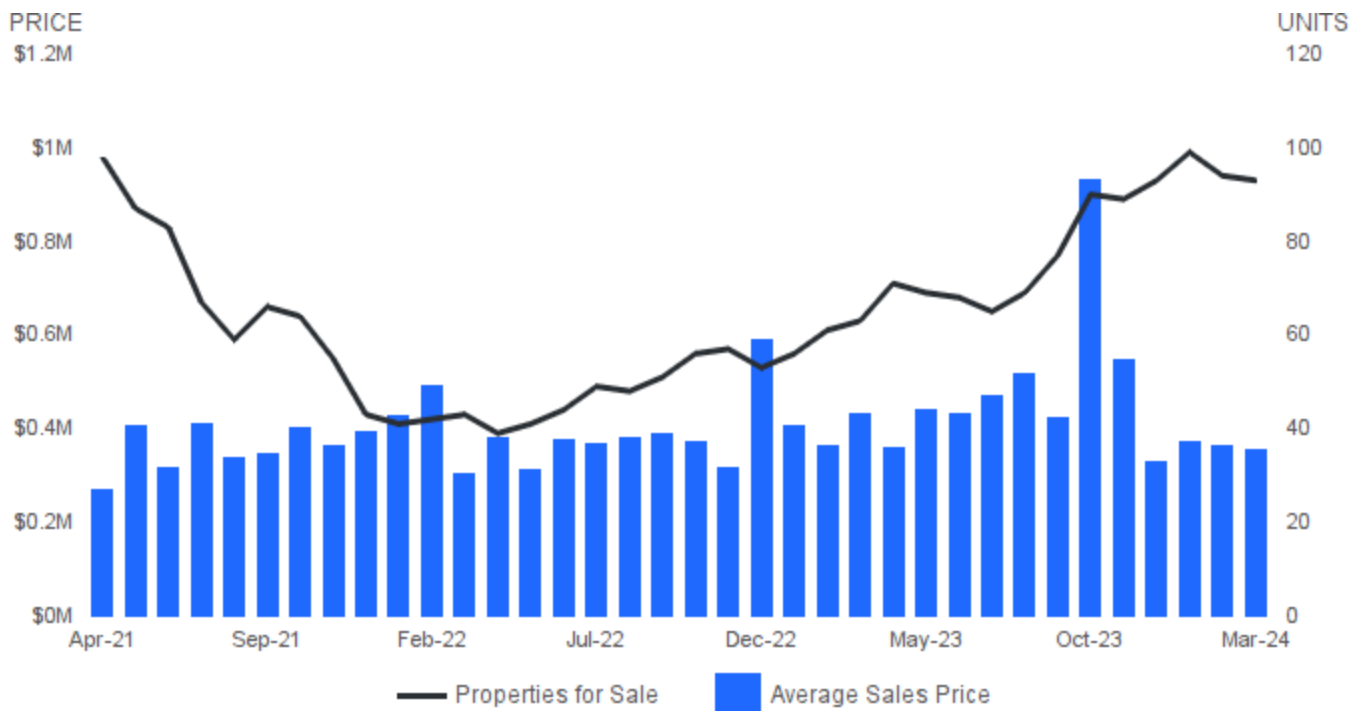


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

March 2024 | 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.

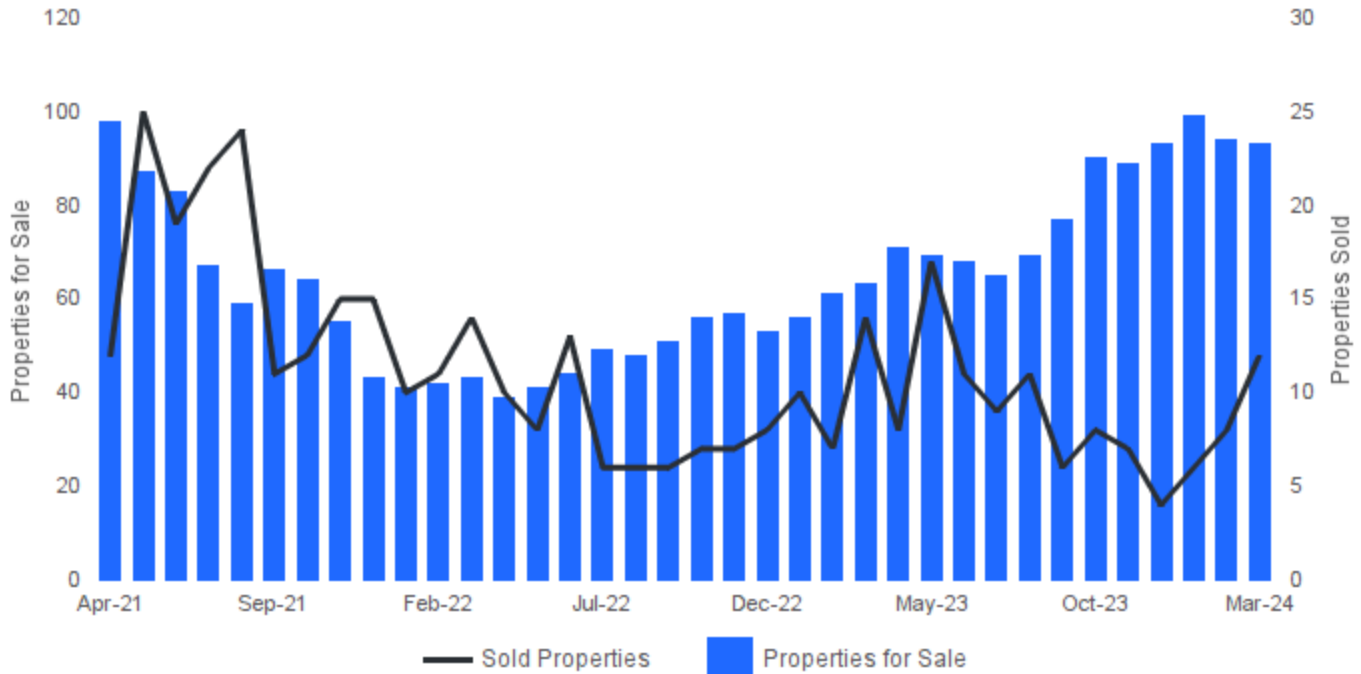


PROPERTIES FOR SALE AND SOLD PROPERTIES

March 2024 | Condo ?

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

Sold Properties | Number of properties sold.



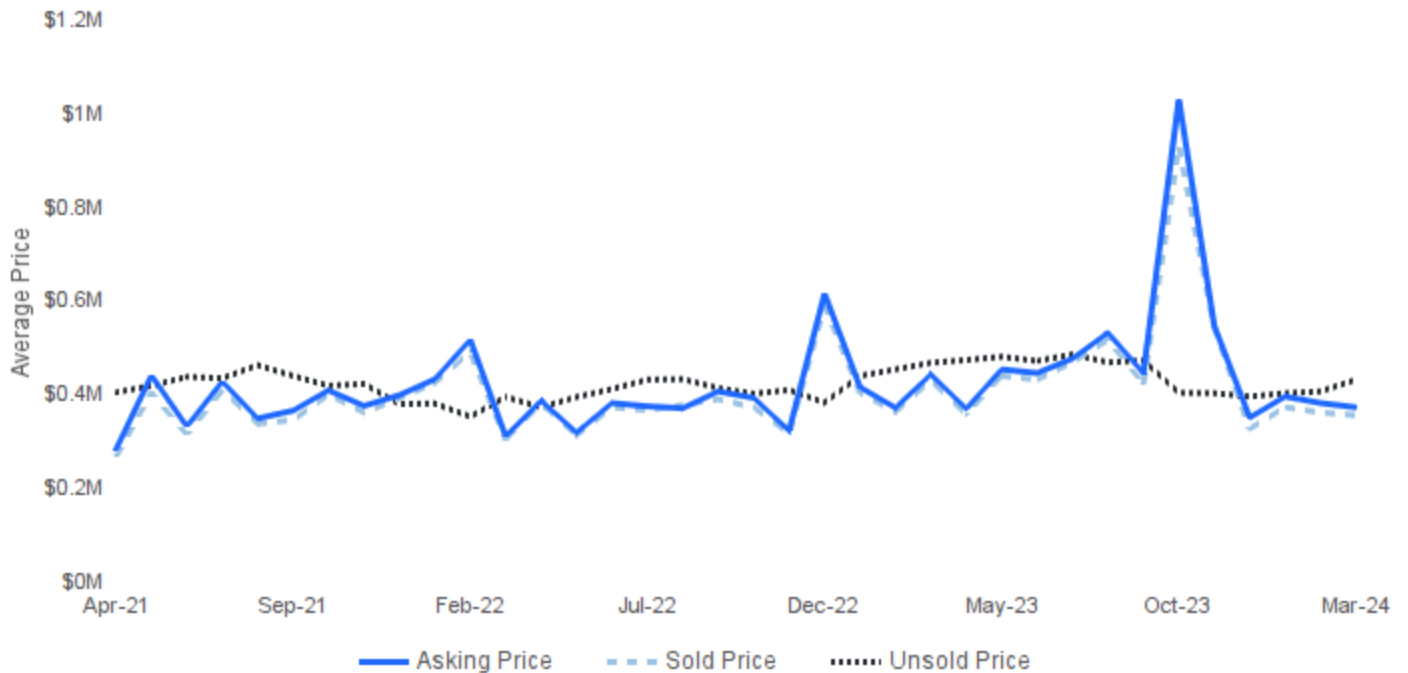
AVERAGE ASKING/SOLD/UNSOLD PRICE

March 2024 | Condo ?

Asking Price | the average asking price of sold properties

Sold Price | the average selling price

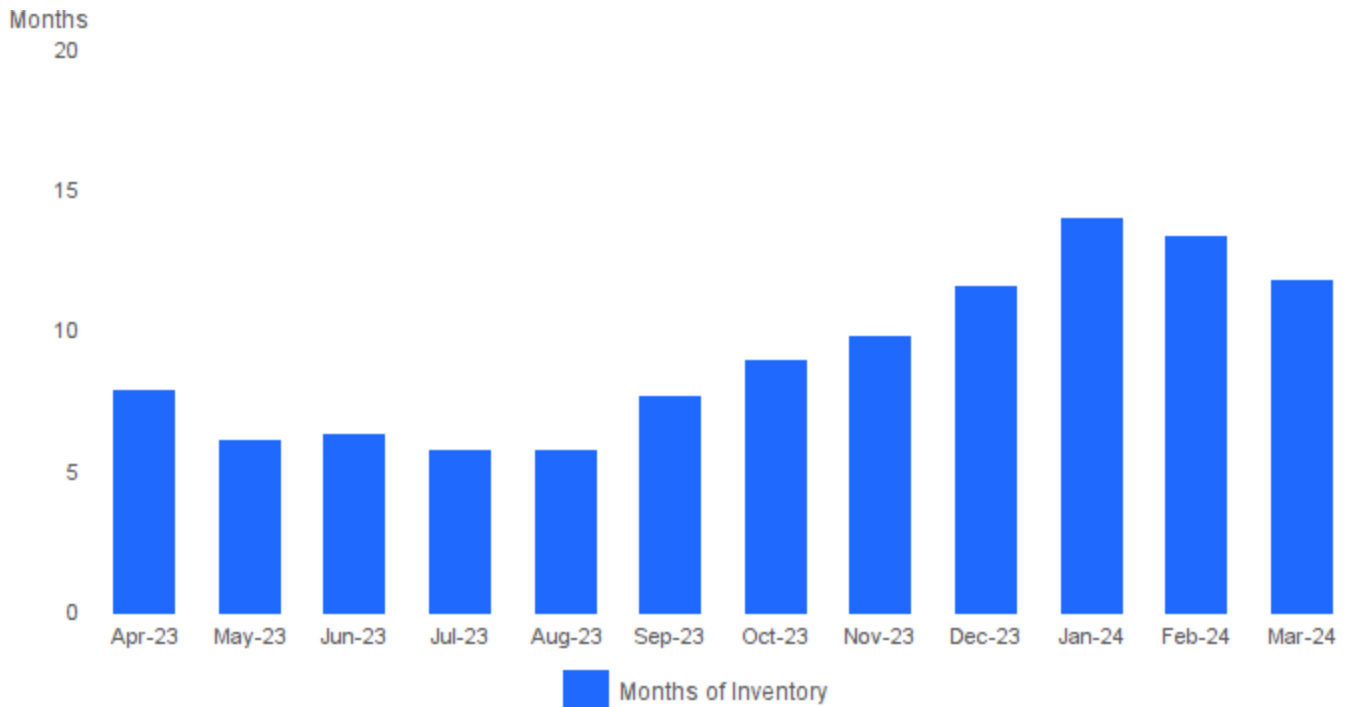
Unsold Price | the average active list price



ABSORPTION RATE

March 2024 | 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.



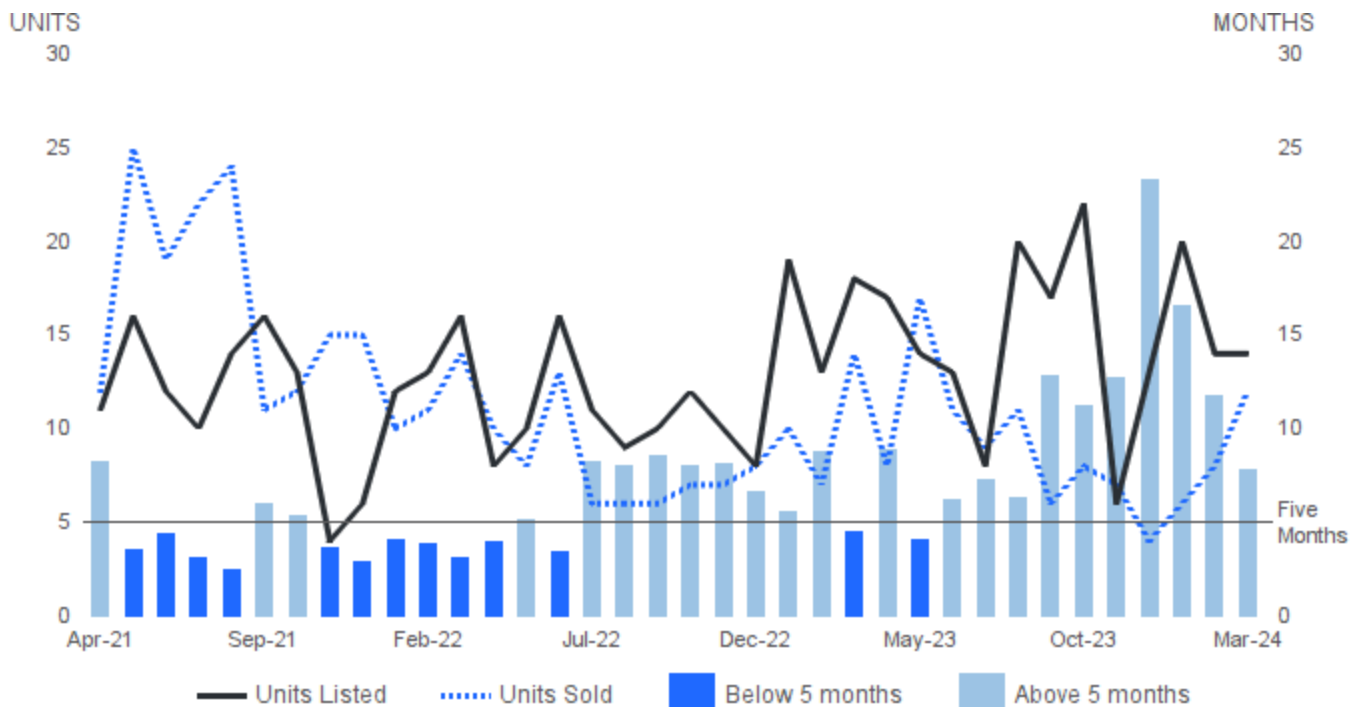
MONTHS SUPPLY OF INVENTORY

March 2024 | 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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