



COLDWELL BANKER
U.S. VIRGIN ISLANDS

**AREA
REPORT**

ST. THOMAS

MARCH 2024 | SINGLE FAMILY



BRYONY LOCHER

Direct: 340-778-7000

Cell: 340-227-7657

bry@coldwellbankervi.com

www.coldwellbanker.com

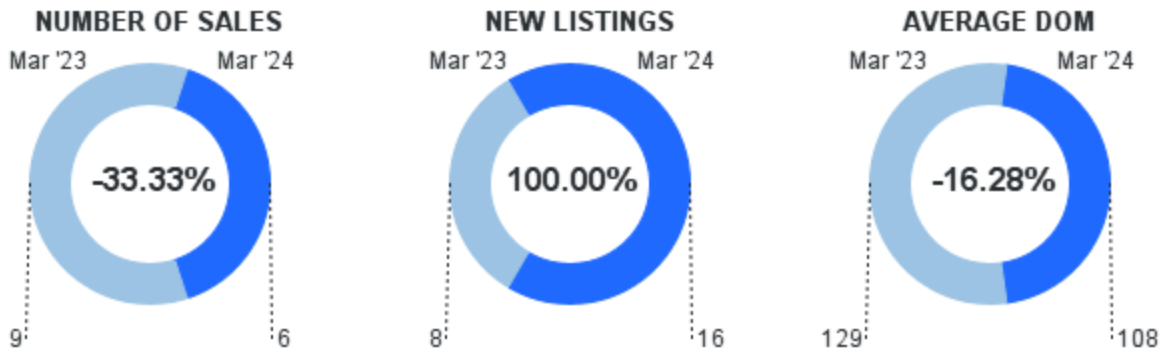


COLDWELL BANKER
ISLAND AFFILIATES

ST. THOMAS | March 2024

REAL ESTATE SNAPSHOT - Change since this time last year

Single Family



-14.82% ↓

MEDIAN SALES PRICE
SINGLE FAMILY

-14.67% ↓

AVERAGE SALES PRICE
SINGLE FAMILY

0.77% ↑

**MEDIAN LIST PRICE
(SOLD LISTINGS)**
SINGLE FAMILY

-20.34% ↓

**AVERAGE LIST PRICE
(SOLD LISTINGS)**
SINGLE FAMILY

■ Mar '23 ■ Mar '24

AREA REPORT

ST. THOMAS

FULL MARKET SUMMARY

March 2024 | Single Family ?

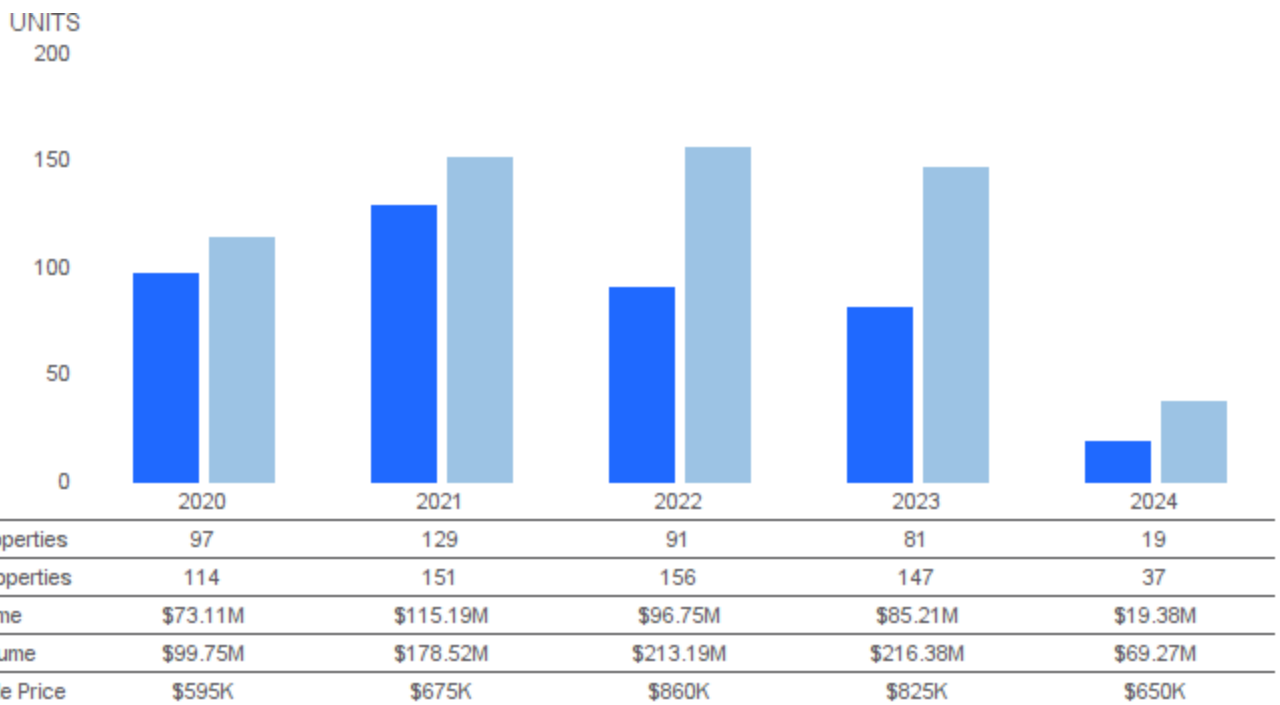
	Month to Date			Year to Date		
	March 2024	March 2023	% Change	YTD 2024	YTD 2023	% Change
New Listings	16	8	100% ↑	37	25	48% ↑
Sold Listings	6	9	-33.33% ↓	19	19	0%
Median List Price (Solds)	\$982,500	\$975,000	0.77% ↑	\$690,000	\$1,295,000	-46.72% ↓
Median Sold Price	\$845,000	\$992,000	-14.82% ↓	\$650,000	\$1,200,000	-45.83% ↓
Median Days on Market	87	85	2.35% ↑	93	93	0%
Average List Price (Solds)	\$1,328,333	\$1,667,555	-20.34% ↓	\$1,099,205	\$1,598,947	-31.25% ↓
Average Sold Price	\$1,206,666	\$1,414,111	-14.67% ↓	\$1,020,163	\$1,393,710	-26.8% ↓
Average Days on Market	108	129	-16.28% ↓	155	126	23.02% ↑
List/Sold Price Ratio	87.2%	93.8%	-7.05% ↓	90.4%	93.1%	-2.94% ↓

SOLD AND NEW PROPERTIES (UNITS)

March 2024 | Single Family ?

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 | 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.

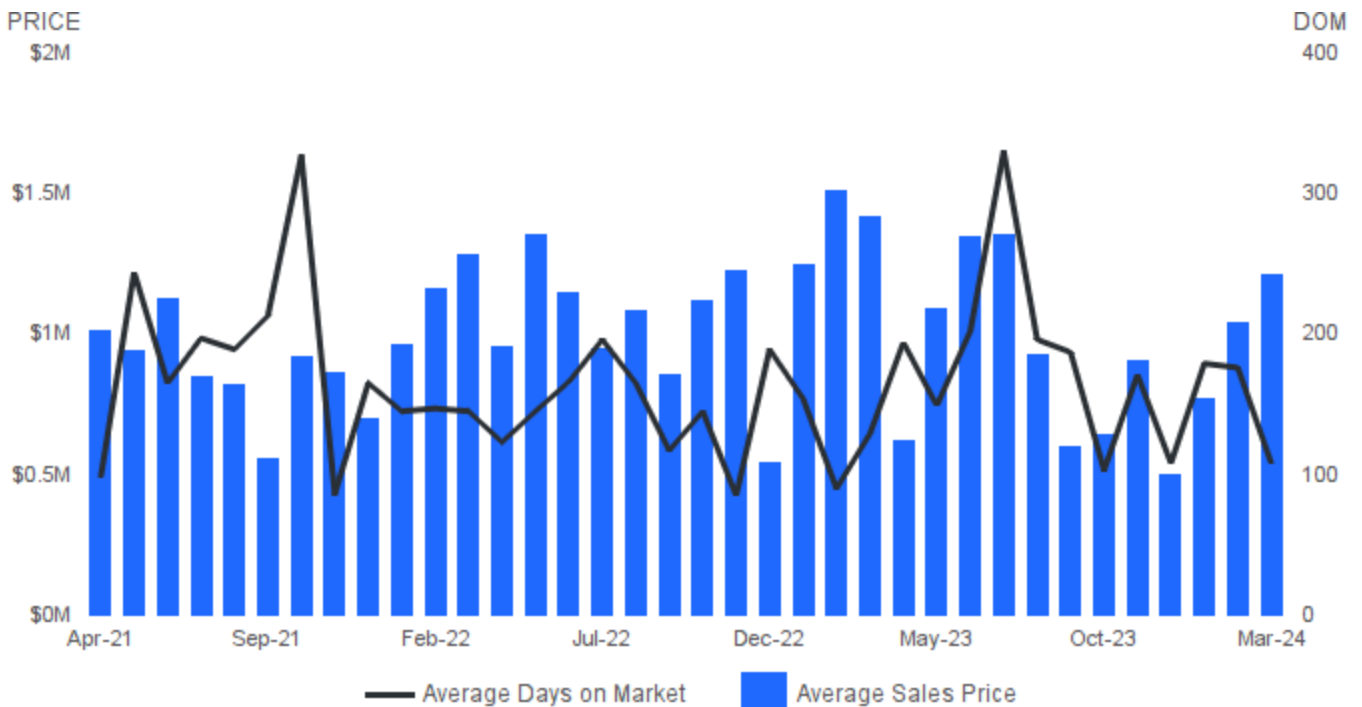


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

March 2024 | Single Family ?

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

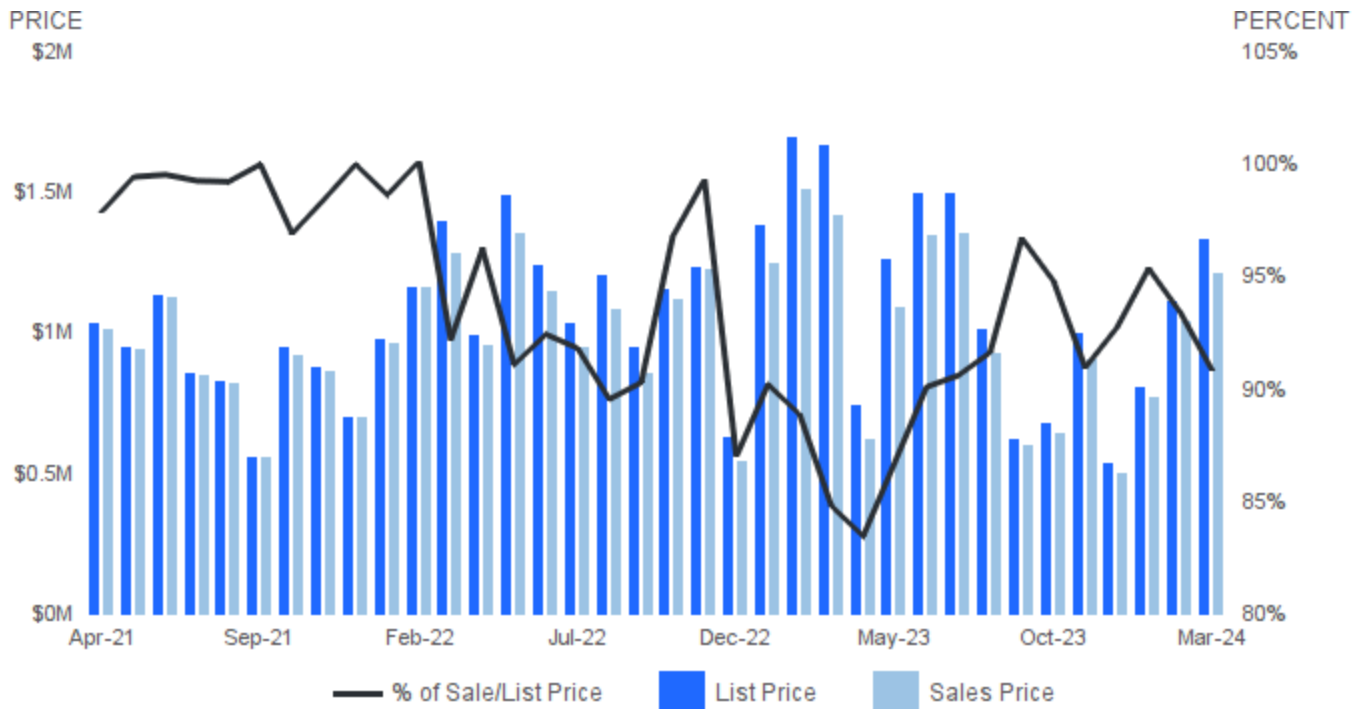
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

March 2024 | Single Family ?

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

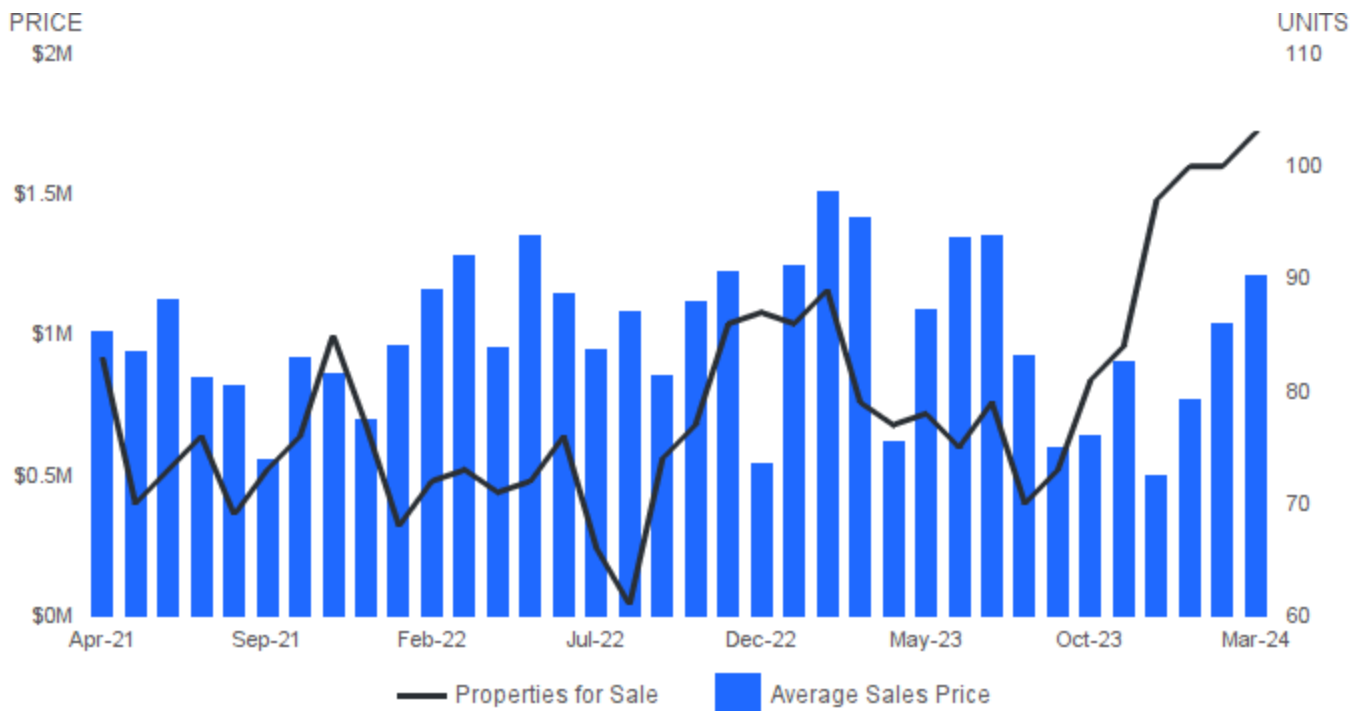


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

March 2024 | 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.

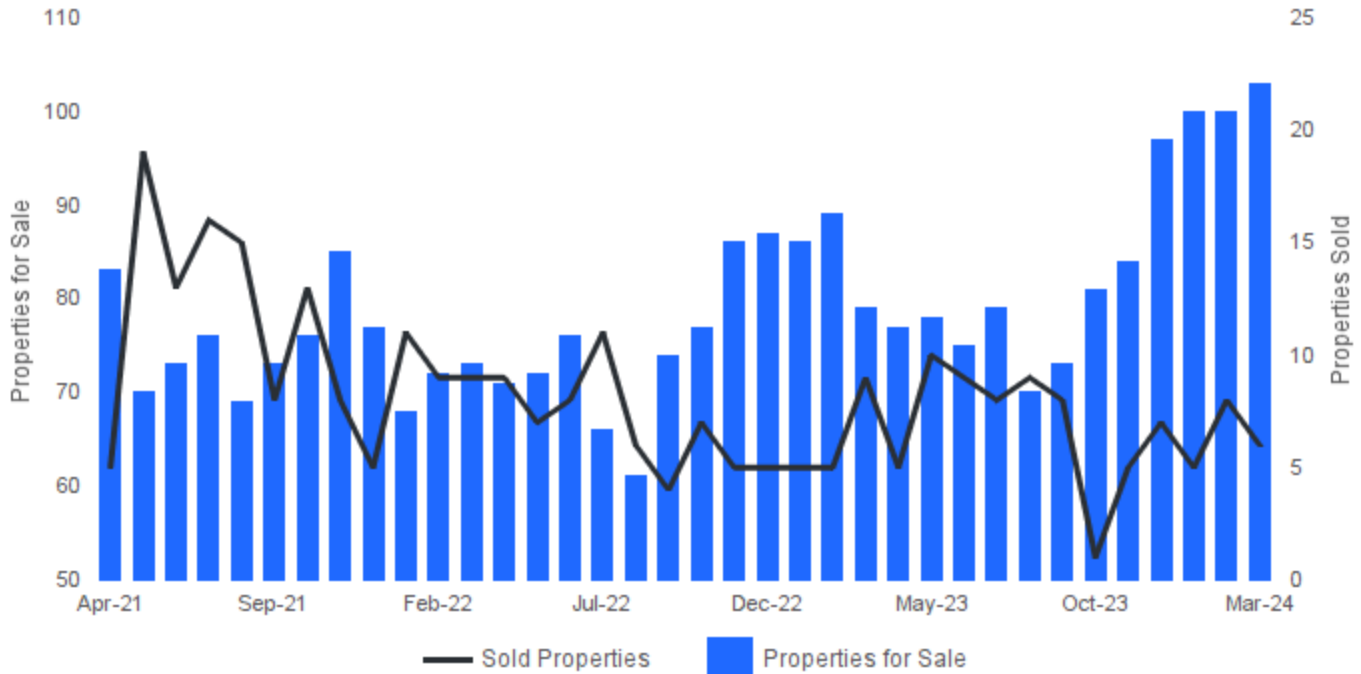


PROPERTIES FOR SALE AND SOLD PROPERTIES

March 2024 | Single Family ?

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

Sold Properties | Number of properties sold.



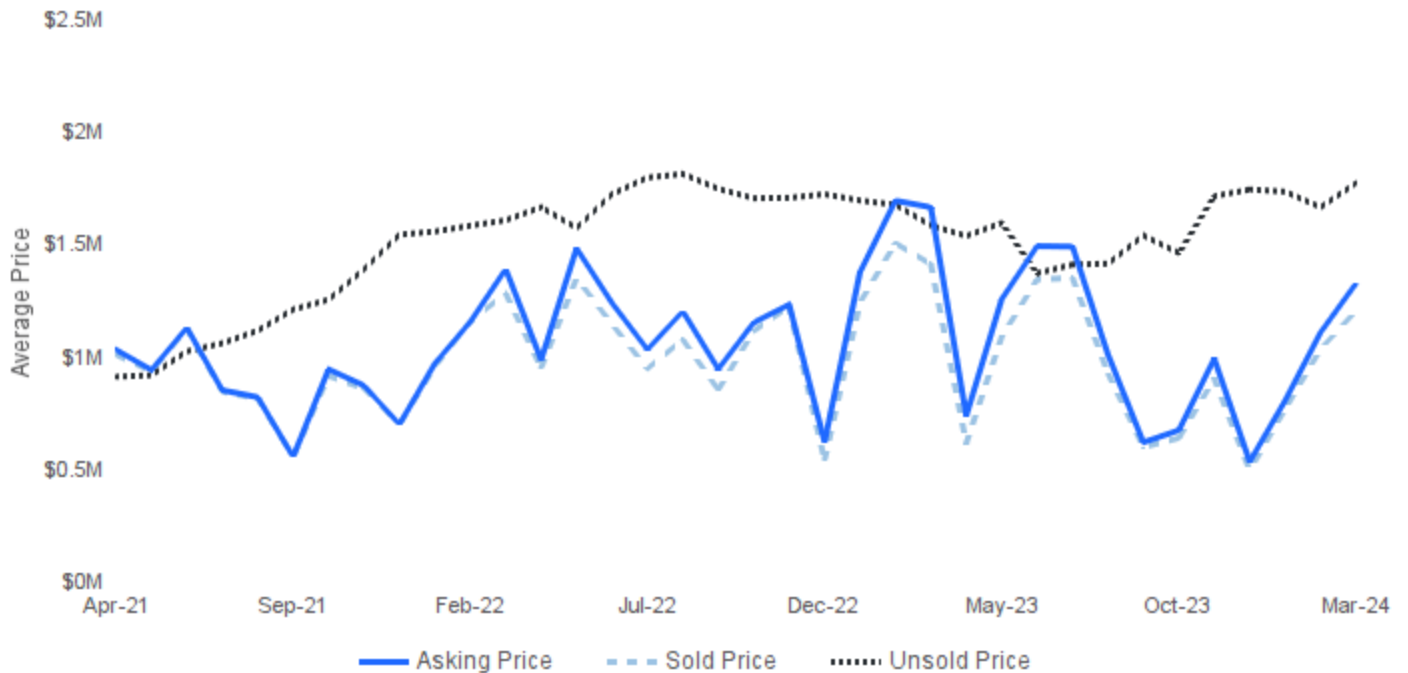
AVERAGE ASKING/SOLD/UNSOLD PRICE

March 2024 | Single Family ?

Asking Price | the average asking price of sold properties

Sold Price | the average selling price

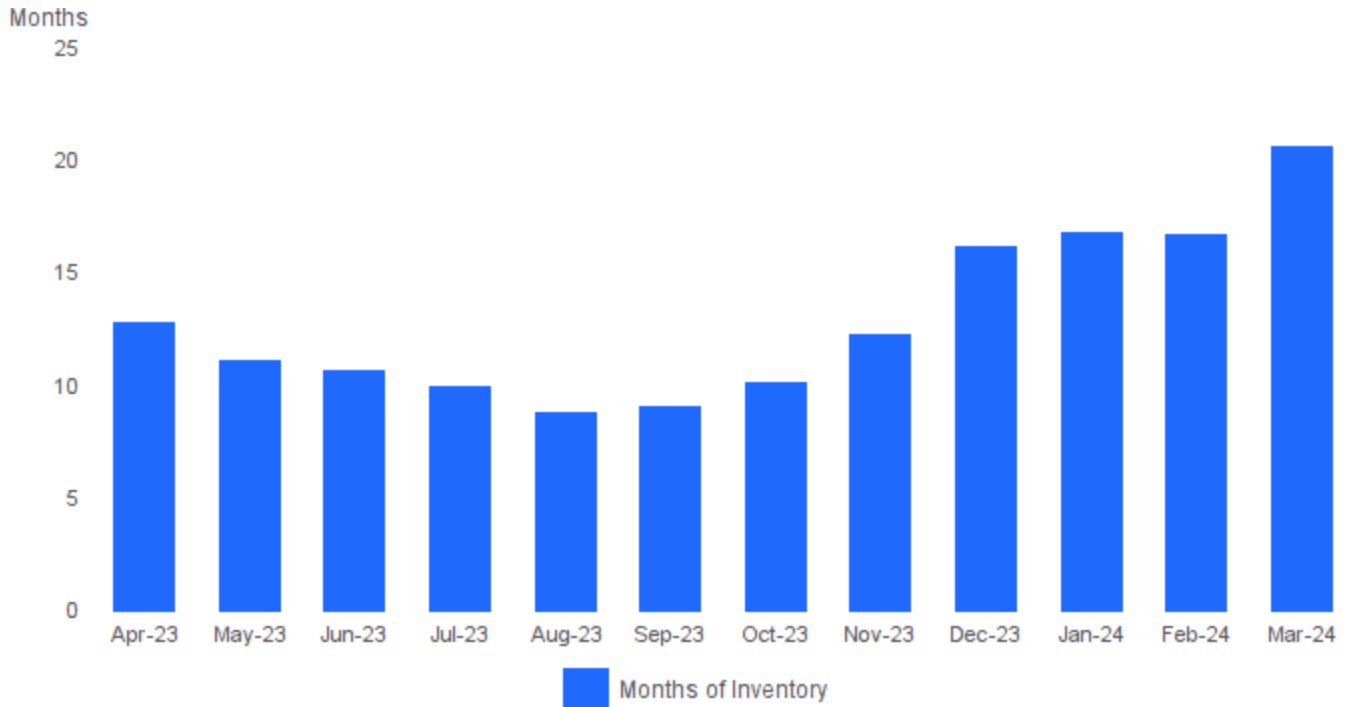
Unsold Price | the average active list price



ABSORPTION RATE

March 2024 | 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.



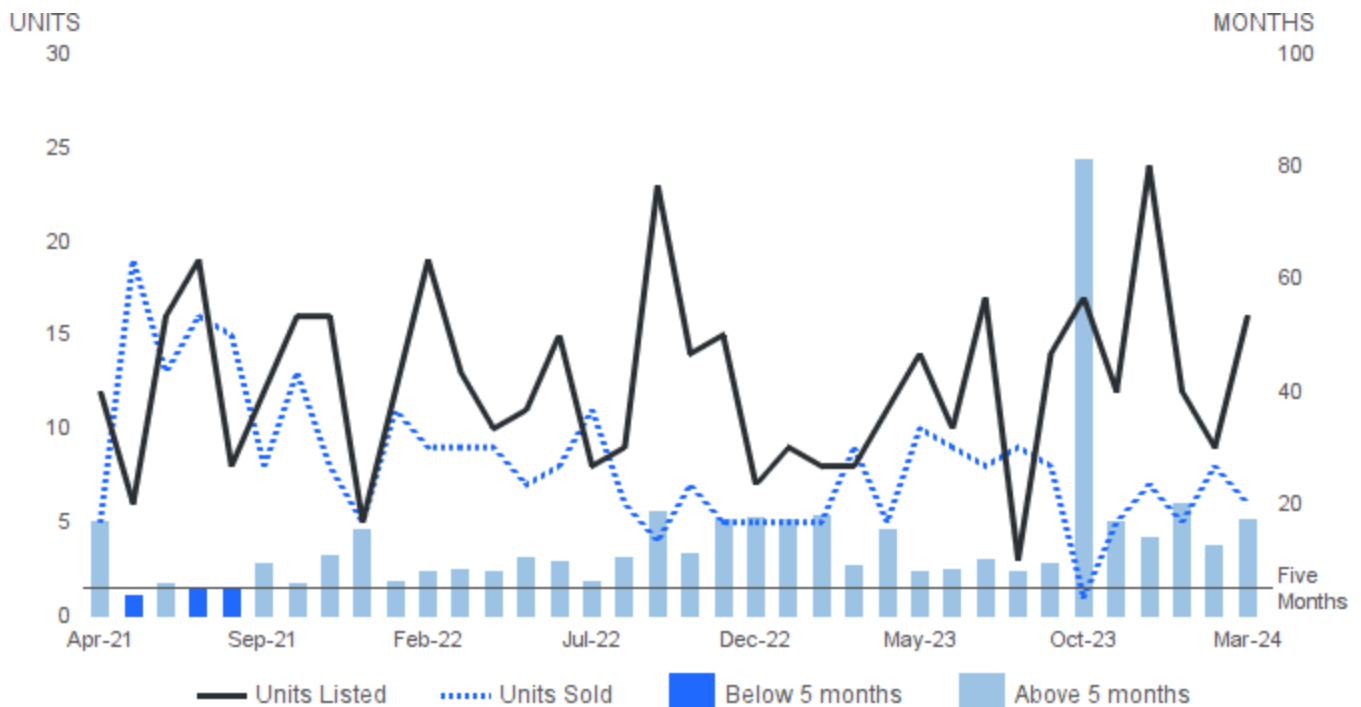
MONTHS SUPPLY OF INVENTORY

March 2024 | 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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