



COLDWELL BANKER
U.S. VIRGIN ISLANDS

AREA REPORT

ST. THOMAS

MARCH 2024 | ALL PROPERTY TYPES



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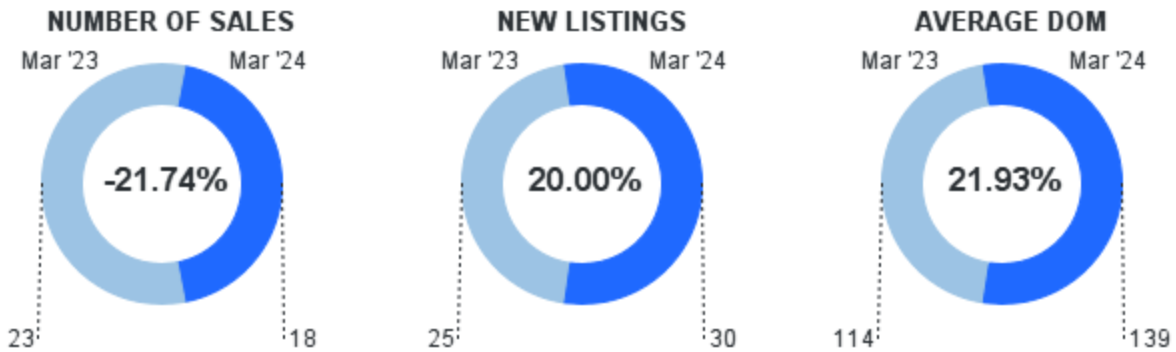


COLDWELL BANKER
ISLAND AFFILIATES

ST. THOMAS | March 2024

REAL ESTATE SNAPSHOT - Change since this time last year

All Property Types



-12.90% ↓

MEDIAN SALES PRICE
ALL PROPERTY TYPES

-21.55% ↓

AVERAGE SALES PRICE
ALL PROPERTY TYPES

-6.00% ↓

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

-25.04% ↓

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

■ Mar '23 ■ Mar '24

AREA REPORT

St. Thomas

FULL MARKET SUMMARY

March 2024 | All Property Types ?

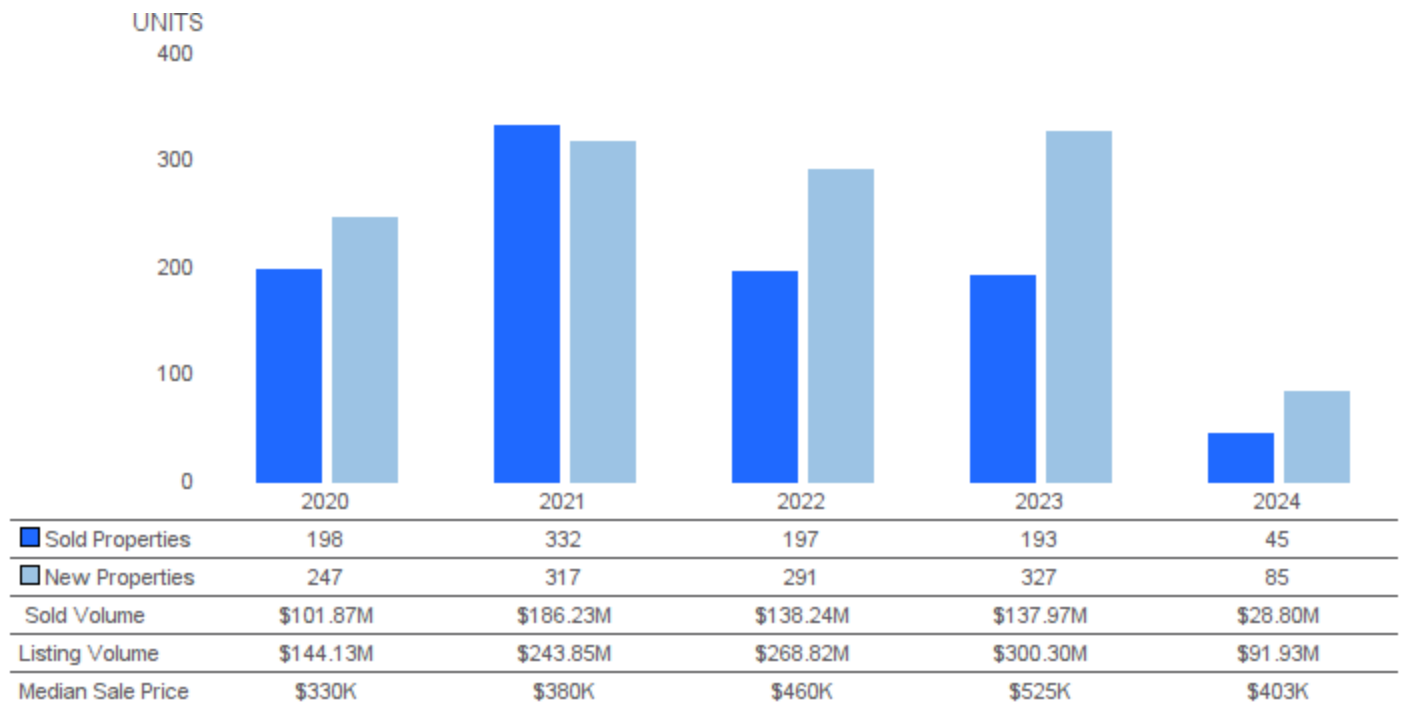
	Month to Date			Year to Date		
	March 2024	March 2023	% Change	YTD 2024	YTD 2023	% Change
New Listings	30	25	20% ↑	85	74	14.86% ↑
Sold Listings	18	23	-21.74% ↓	45	50	-10% ↓
Median List Price (Solds)	\$470,000	\$500,000	-6% ↓	\$445,000	\$497,000	-10.46% ↓
Median Sold Price	\$405,000	\$465,000	-12.9% ↓	\$402,500	\$467,500	-13.9% ↓
Median Days on Market	94	66	42.42% ↑	110	84	30.95% ↑
Average List Price (Solds)	\$691,611	\$922,604	-25.04% ↓	\$684,484	\$867,273	-21.08% ↓
Average Sold Price	\$639,611	\$815,304	-21.55% ↓	\$639,946	\$781,868	-18.15% ↓
Average Days on Market	139	114	21.93% ↑	153	125	22.4% ↑
List/Sold Price Ratio	92.8%	95.9%	-3.21% ↓	93%	95.6%	-2.72% ↓

SOLD AND NEW PROPERTIES (UNITS)

March 2024 | All Property Types ?

Sold Properties | Number of properties sold during the year

New Properties | Number of properties listed during the year.

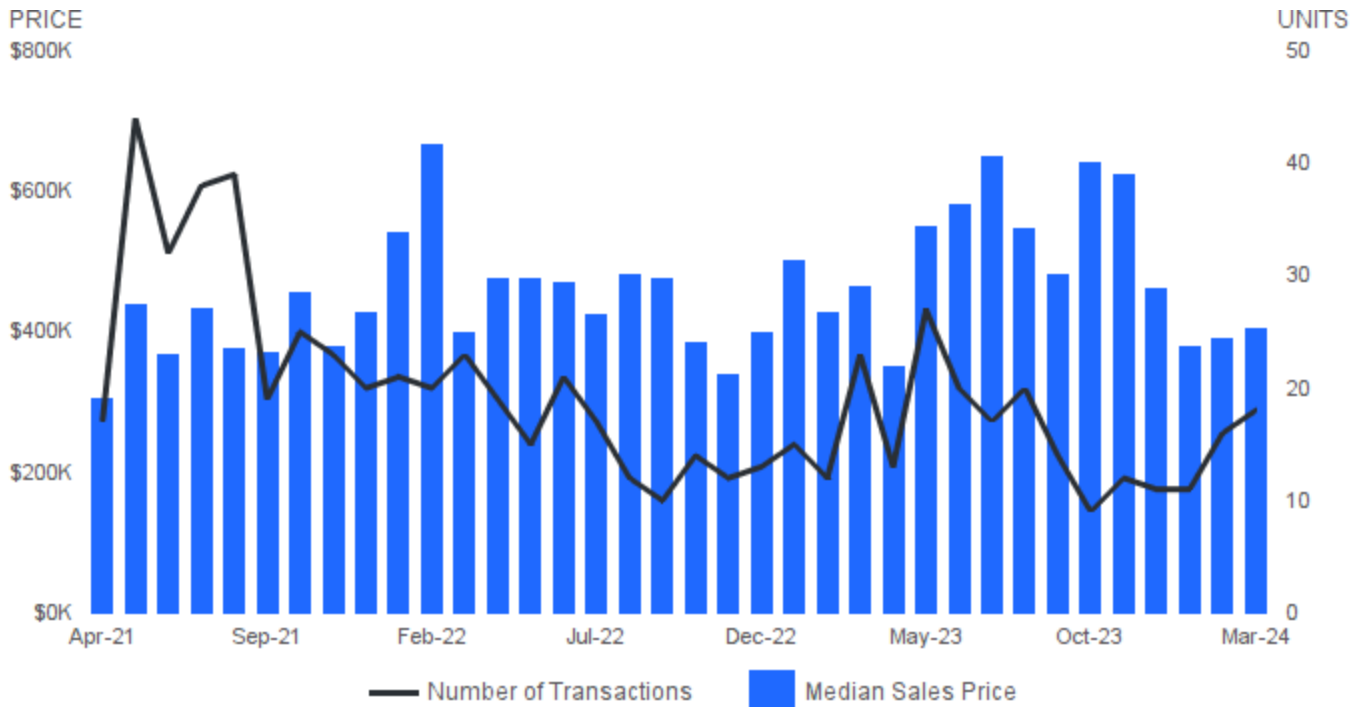


MEDIAN SALES PRICE AND NUMBER OF SALES

March 2024 | 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.

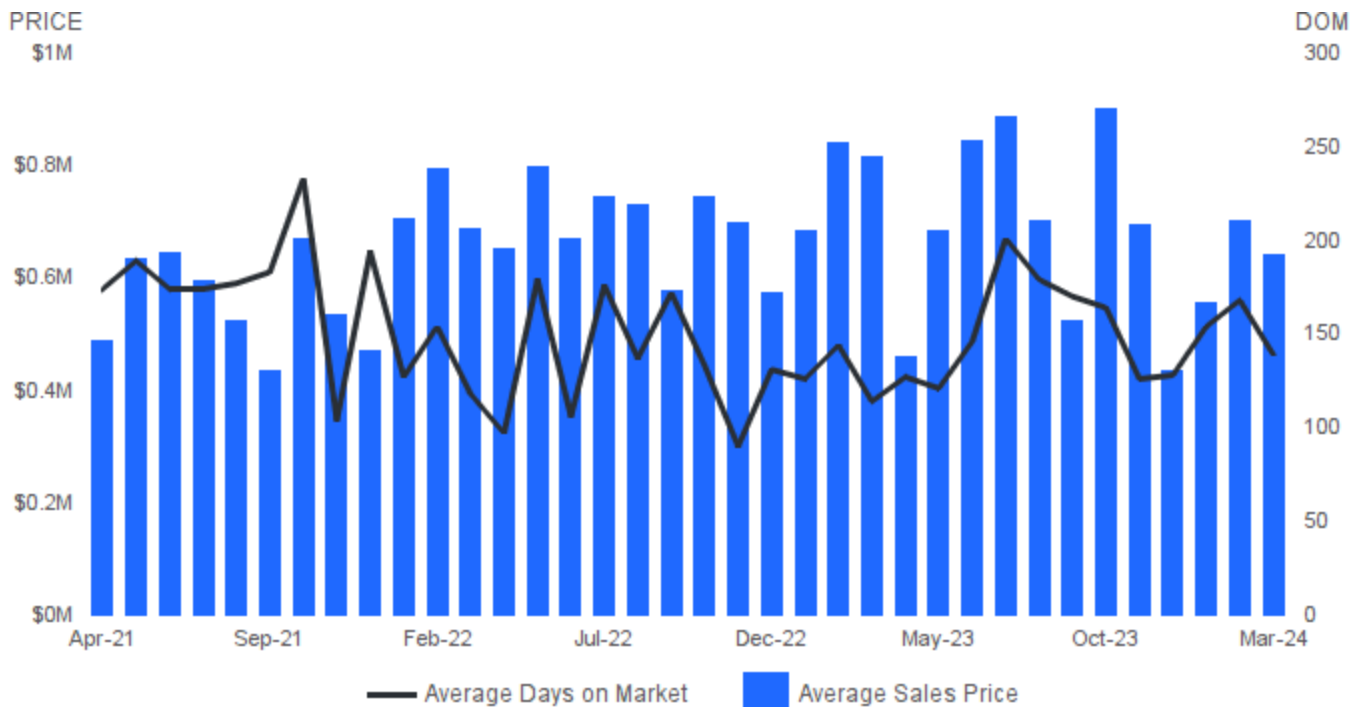


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

March 2024 | 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

March 2024 | All Property Types ?

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

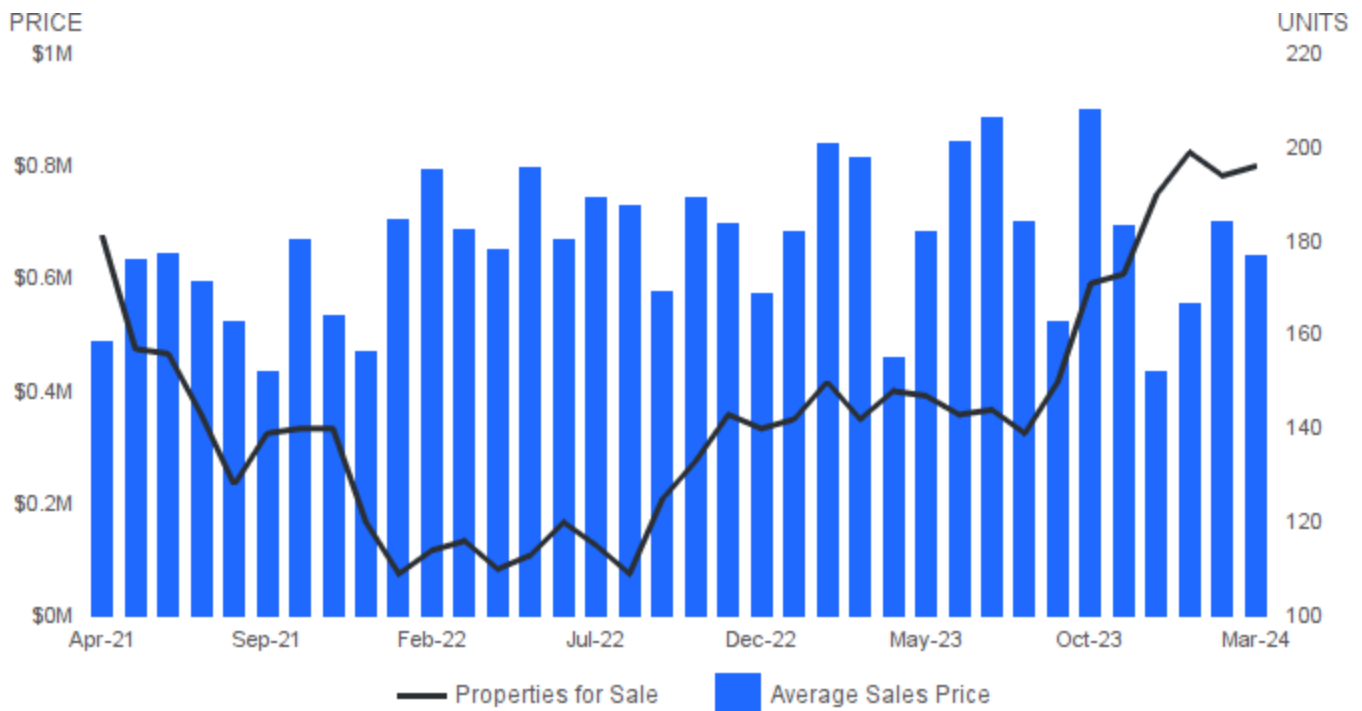


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

March 2024 | 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.

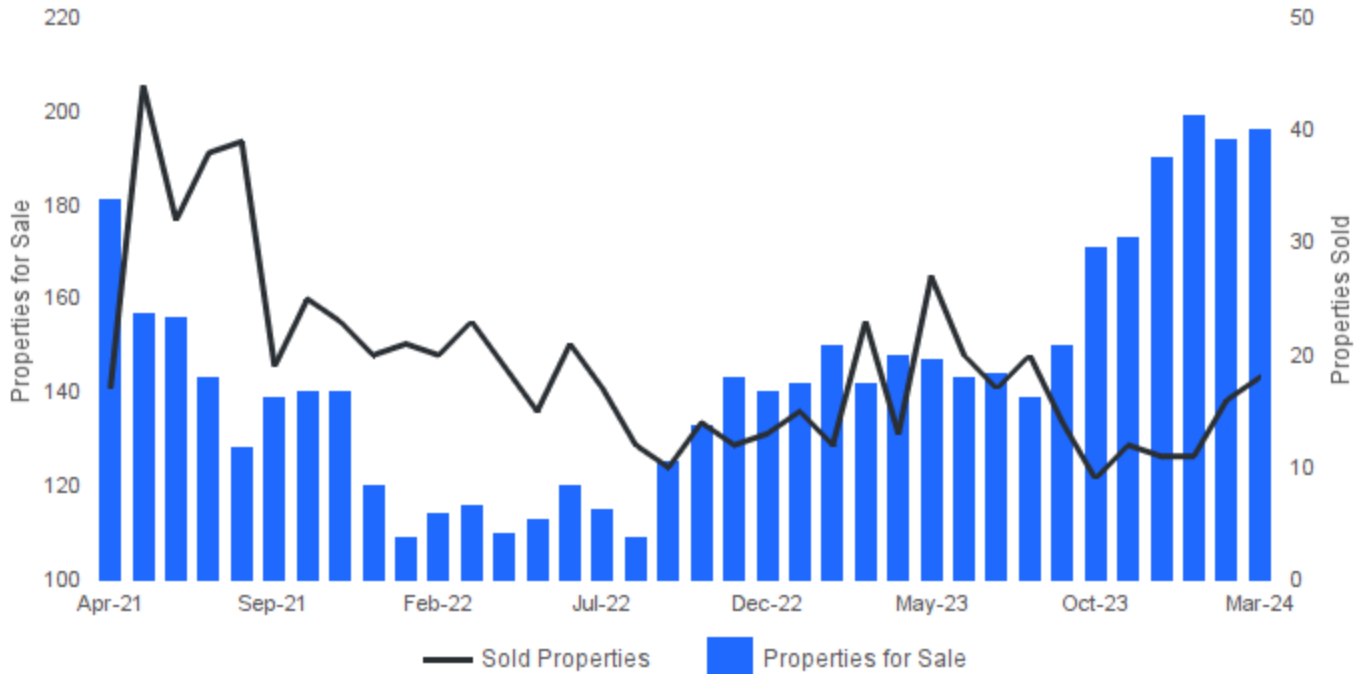


PROPERTIES FOR SALE AND SOLD PROPERTIES

March 2024 | 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

March 2024 | All Property Types ?

Asking Price | the average asking price of sold properties

Sold Price | the average selling price

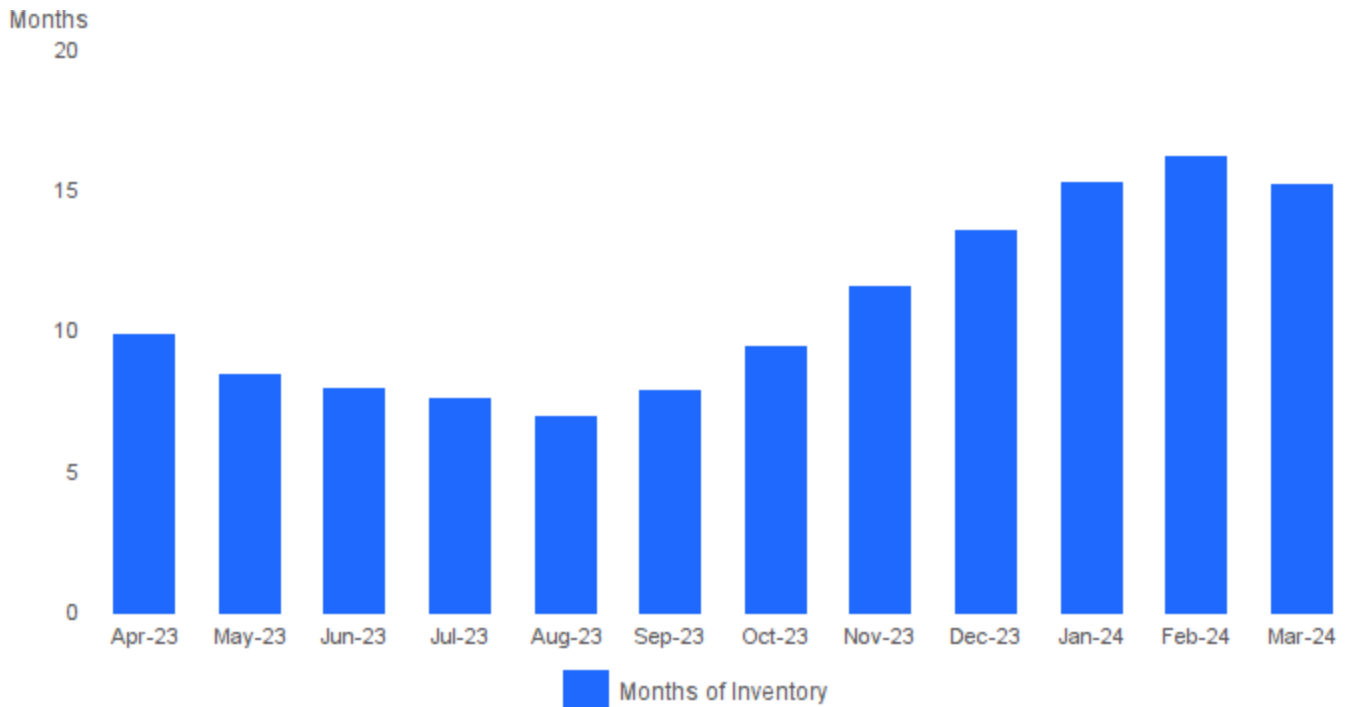
Unsold Price | the average active list price



ABSORPTION RATE

March 2024 | 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.



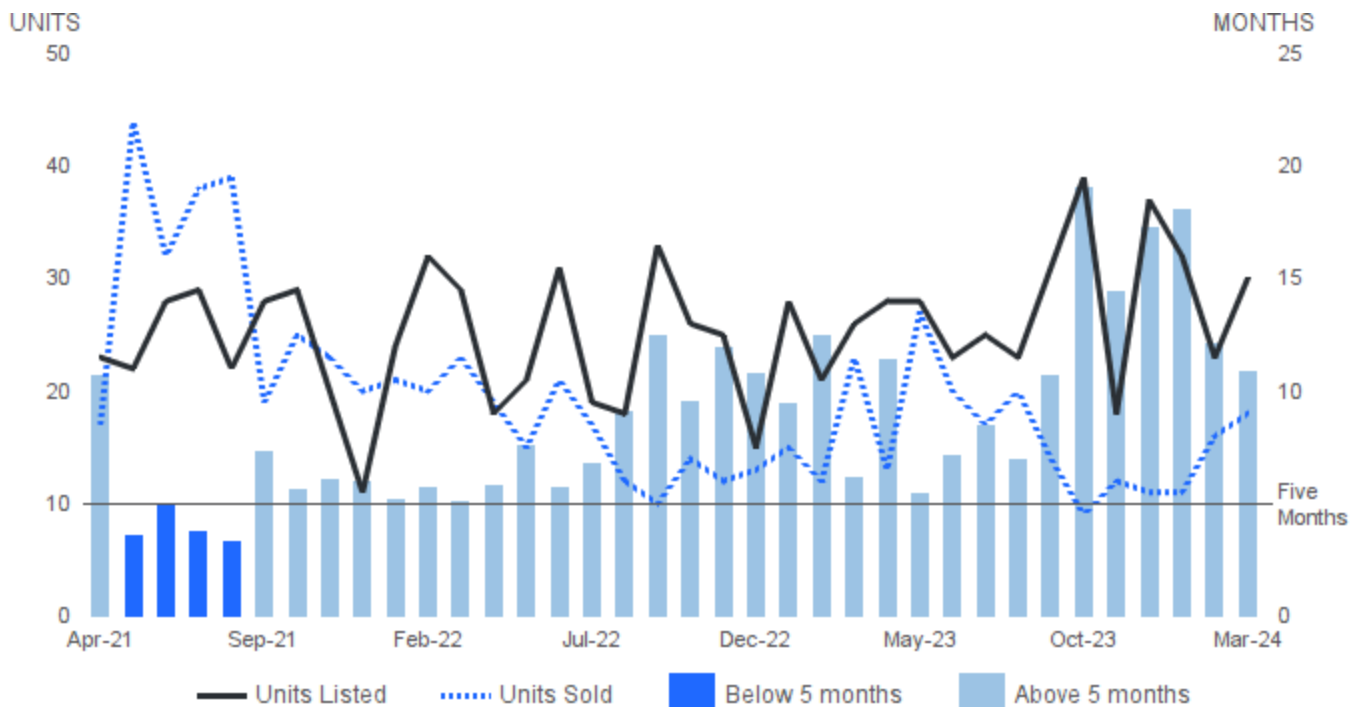
MONTHS SUPPLY OF INVENTORY

March 2024 | 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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