



COLDWELL BANKER



AREA REPORT

ST. THOMAS

APRIL 2023 | ALL PROPERTY TYPES



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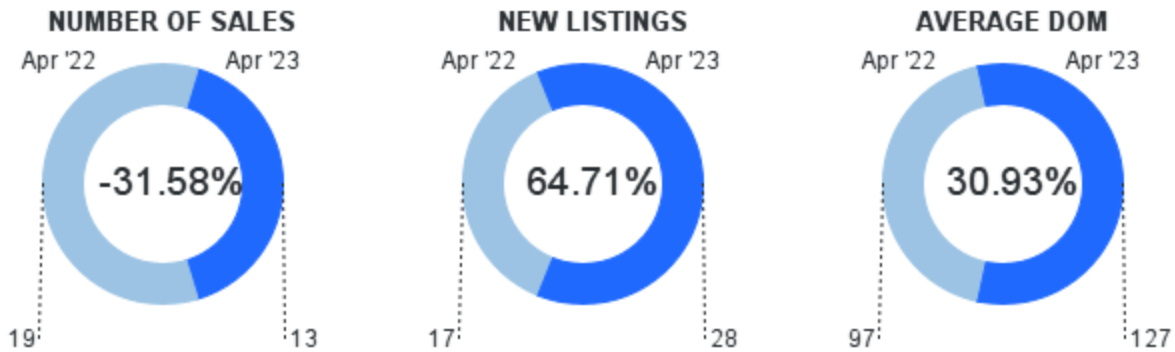


COLDWELL BANKER
ISLAND AFFILIATES

ST. THOMAS | April 2023

REAL ESTATE SNAPSHOT - Change since this time last year

All Property Types



-26.11% ↓

MEDIAN SALES PRICE
ALL PROPERTY TYPES

-29.72% ↓

AVERAGE SALES PRICE
ALL PROPERTY TYPES

-24.13% ↓

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

-23.76% ↓

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

■ Apr '22

■ Apr '23

AREA REPORT

St. Thomas

FULL MARKET SUMMARY

April 2023 | All Property Types ?

	Month to Date			Year to Date		
	April 2023	April 2022	% Change	YTD 2023	YTD 2022	% Change
New Listings	28	17	64.71% ↑	103	102	0.98% ↑
Sold Listings	13	19	-31.58% ↓	63	83	-24.1% ↓
Median List Price (Solds)	\$349,000	\$460,000	-24.13% ↓	\$495,000	\$540,000	-8.33% ↓
Median Sold Price	\$351,000	\$475,000	-26.11% ↓	\$465,000	\$525,000	-11.43% ↓
Median Days on Market	97	65	49.23% ↑	85	105	-19.05% ↓
Average List Price (Solds)	\$512,723	\$672,473	-23.76% ↓	\$794,112	\$732,686	8.38% ↑
Average Sold Price	\$458,000	\$651,684	-29.72% ↓	\$715,038	\$710,325	0.66% ↑
Average Days on Market	127	97	30.93% ↑	125	124	0.81% ↑
List/Sold Price Ratio	93.3%	97.1%	-3.91% ↓	95.1%	97.2%	-2.14% ↓

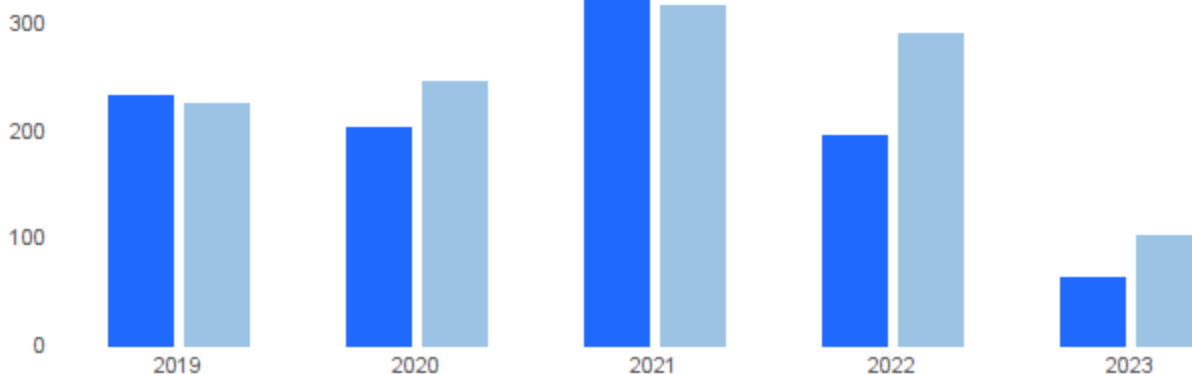
SOLD AND NEW PROPERTIES (UNITS)

April 2023 | 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	233	204	335	197	63
New Properties	226	247	317	291	103
Sold Volume	\$101.20M	\$105.64M	\$190.08M	\$138.35M	\$45.05M
Listing Volume	\$115.92M	\$144.13M	\$245.28M	\$269.40M	\$67.93M
Median Sale Price	\$280K	\$330K	\$380K	\$460K	\$465K

MEDIAN SALES PRICE AND NUMBER OF SALES

April 2023 | 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.

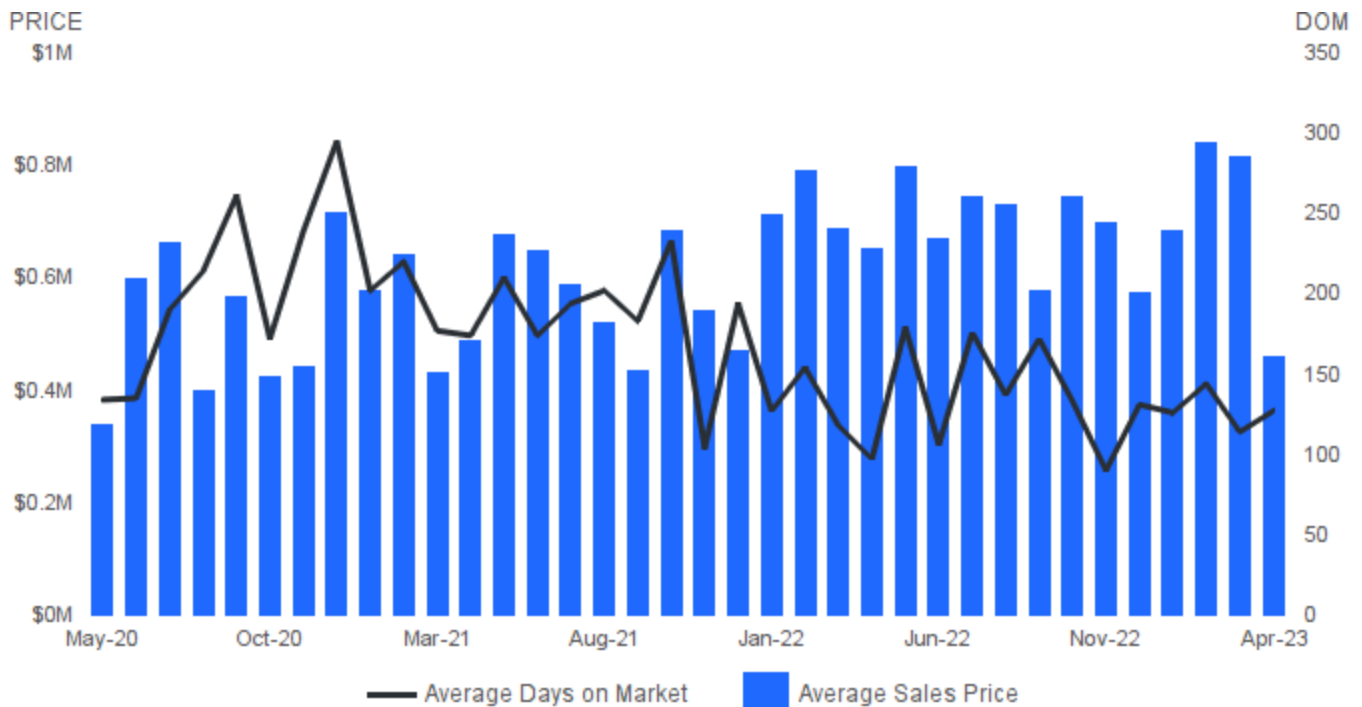


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

April 2023 | All Property Types ?

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

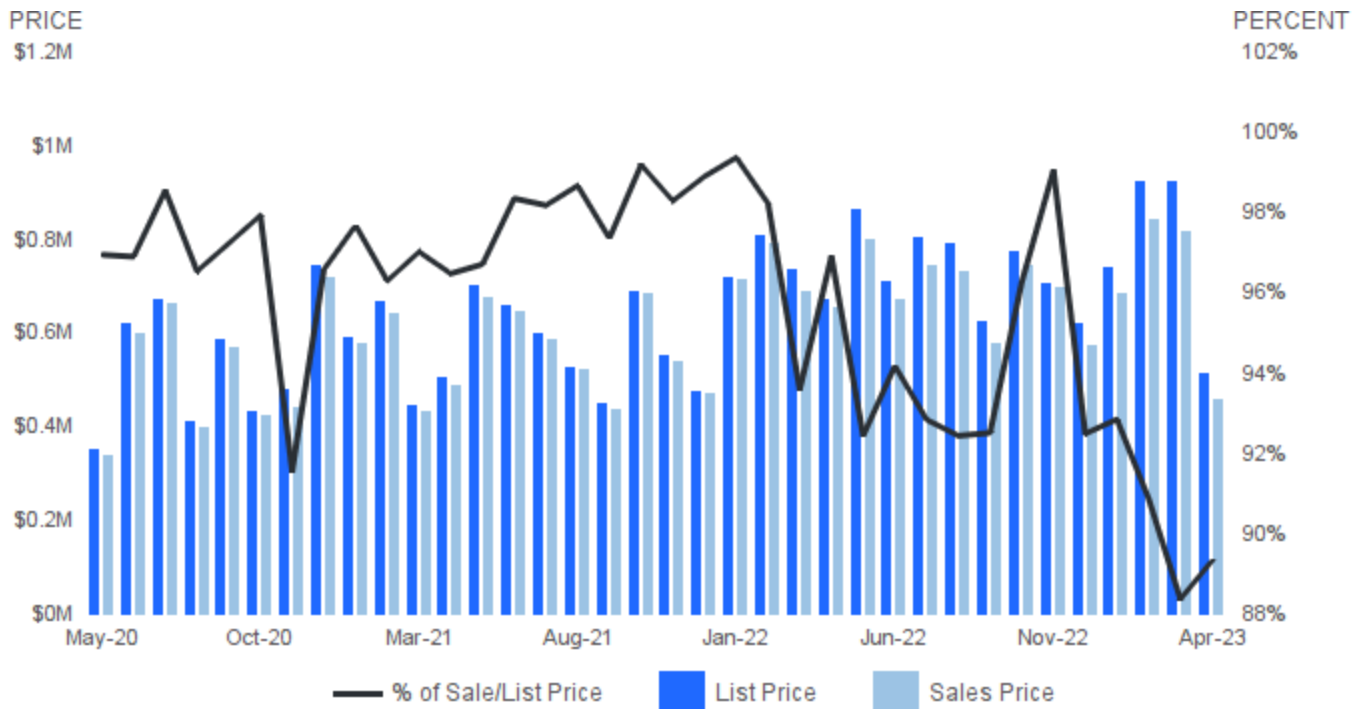
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

April 2023 | All Property Types ?

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

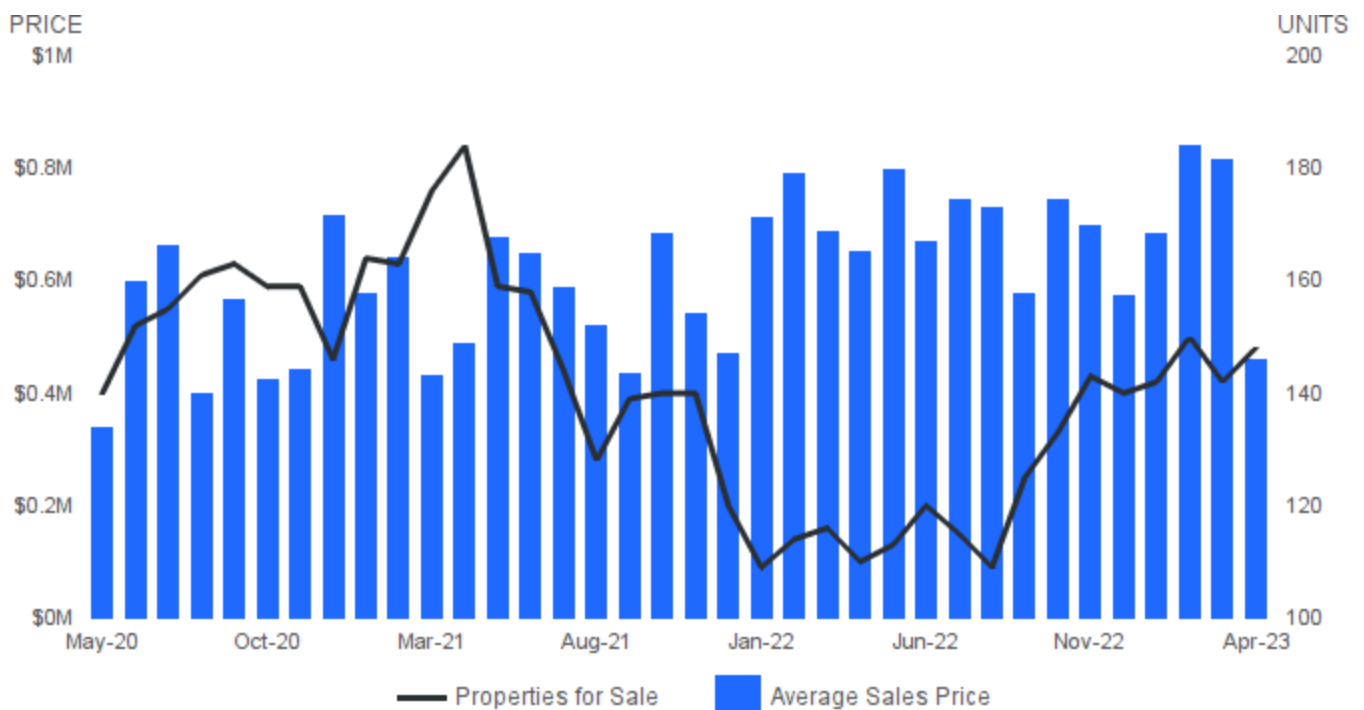


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

April 2023 | 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.

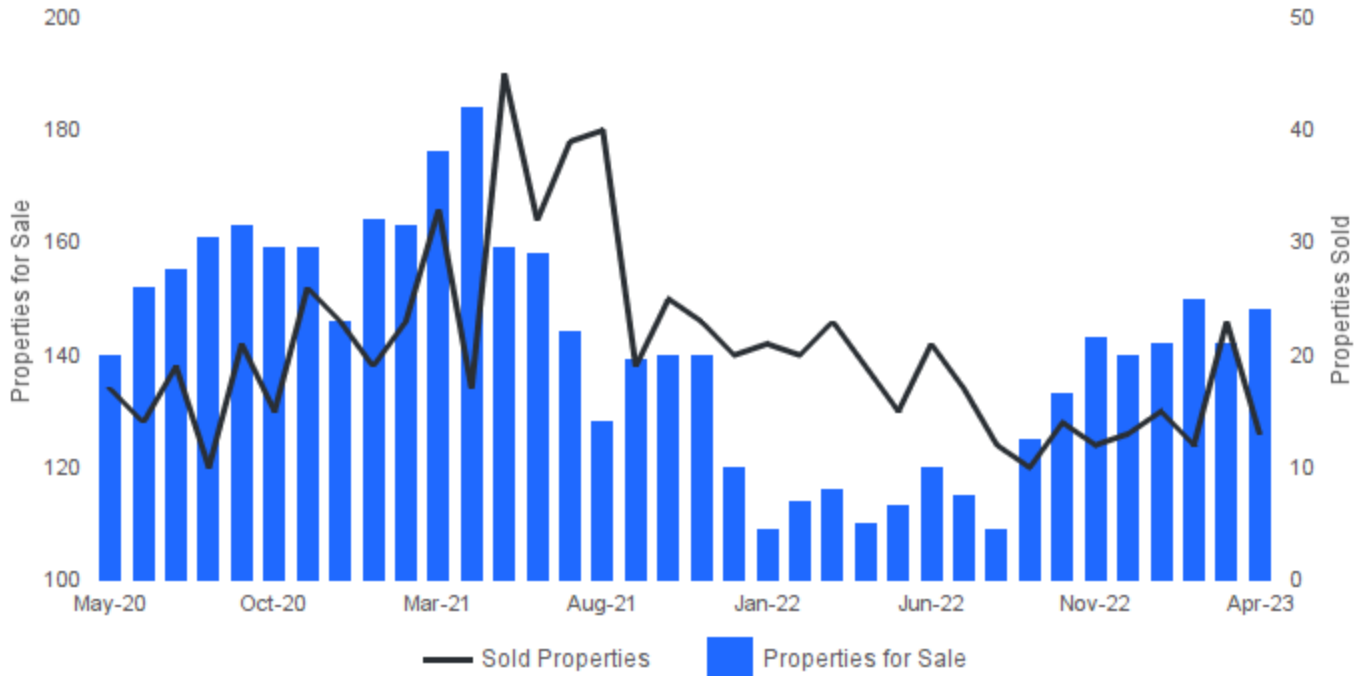


PROPERTIES FOR SALE AND SOLD PROPERTIES

April 2023 | 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

April 2023 | All Property Types ?

Unsold Price | the average active list price

Asking Price | the average asking price of sold properties

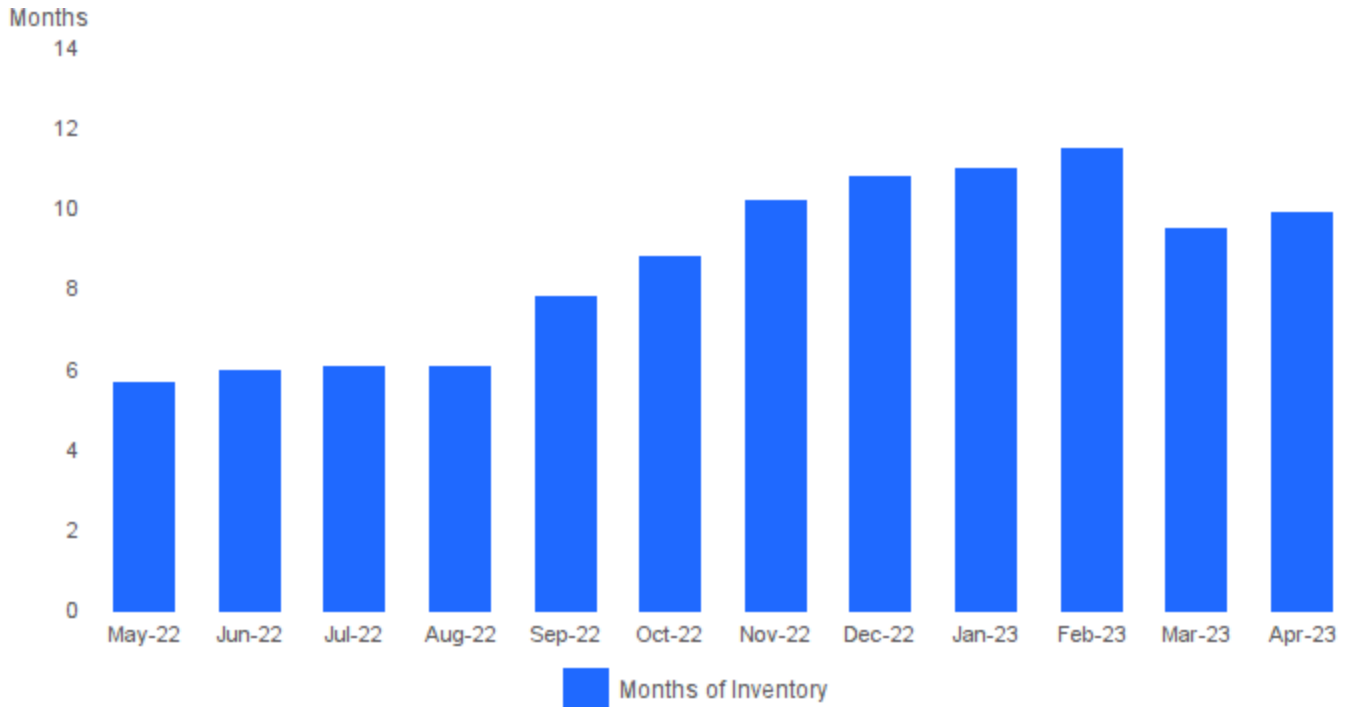
Sold Price | the average selling price



ABSORPTION RATE

April 2023 | 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.



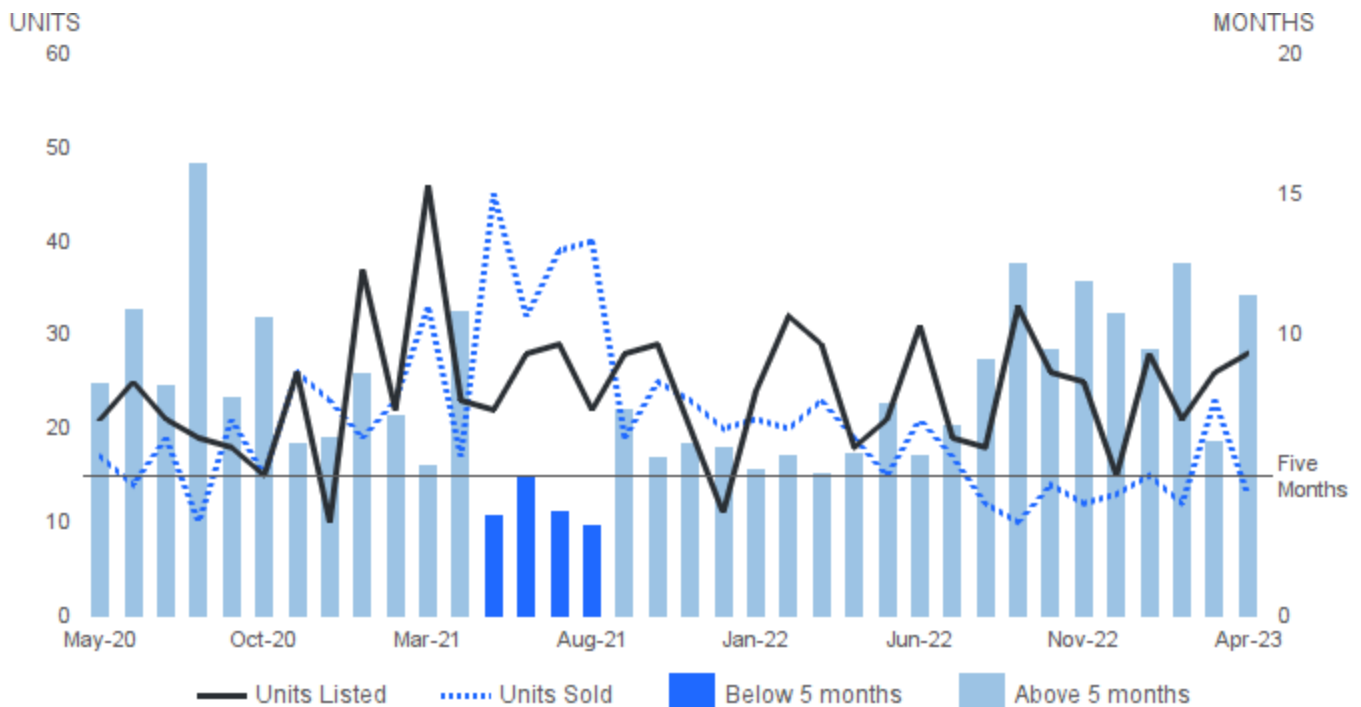
MONTHS SUPPLY OF INVENTORY

April 2023 | 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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