



COLDWELL BANKER



AREA REPORT

ST. THOMAS

APRIL 2023 | CONDO



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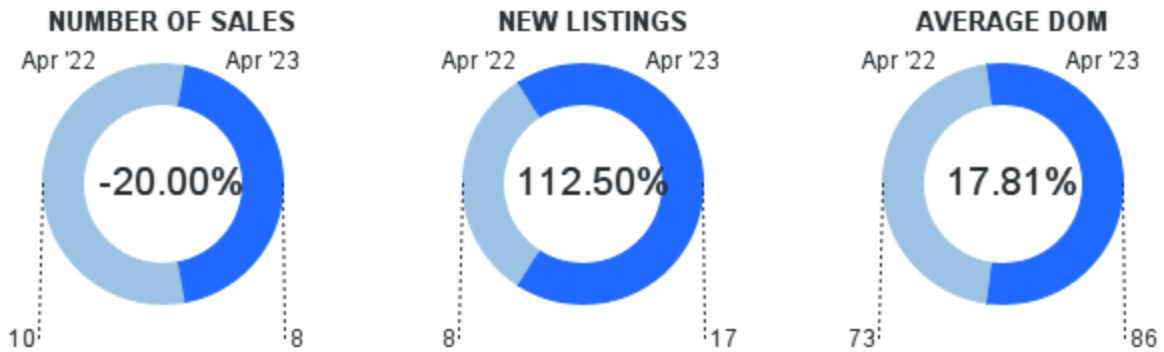


COLDWELL BANKER
ISLAND AFFILIATES

ST. THOMAS | April 2023

REAL ESTATE SNAPSHOT - Change since this time last year

Condo



-8.39% ↓

MEDIAN SALES PRICE
CONDO

-6.04% ↓

AVERAGE SALES PRICE
CONDO

-8.30% ↓

MEDIAN LIST PRICE
(SOLD LISTINGS)
CONDO

-4.29% ↓

AVERAGE LIST PRICE
(SOLD LISTINGS)
CONDO

■ Apr '22

■ Apr '23

AREA REPORT

ST. THOMAS

FULL MARKET SUMMARY

April 2023 | Condo ?

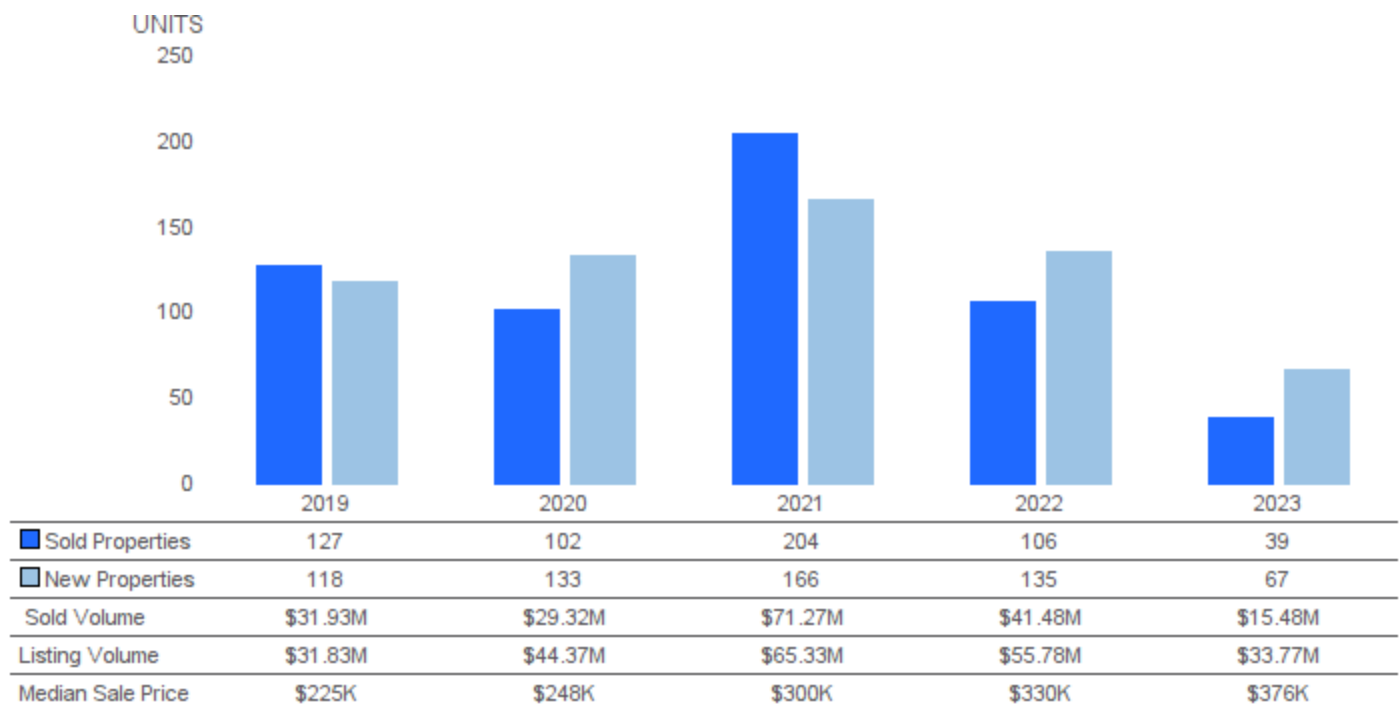
	Month to Date			Year to Date		
	April 2023	April 2022	% Change	YTD 2023	YTD 2022	% Change
New Listings	17	8	112.5% ↑	67	49	36.73% ↑
Sold Listings	8	10	-20% ↓	39	45	-13.33% ↓
Median List Price (Solds)	\$337,000	\$367,500	-8.3% ↓	\$379,000	\$330,000	14.85% ↑
Median Sold Price	\$327,500	\$357,499	-8.39% ↓	\$376,000	\$330,000	13.94% ↑
Median Days on Market	79	65	21.54% ↑	80	76	5.26% ↑
Average List Price (Solds)	\$370,675	\$387,300	-4.29% ↓	\$408,951	\$405,733	0.79% ↑
Average Sold Price	\$358,250	\$381,299	-6.04% ↓	\$396,894	\$394,099	0.71% ↑
Average Days on Market	86	73	17.81% ↑	117	111	5.41% ↑
List/Sold Price Ratio	96%	97.9%	-1.94% ↓	96.9%	97.1%	-0.21% ↓

SOLD AND NEW PROPERTIES (UNITS)

April 2023 | 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

April 2023 | 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.

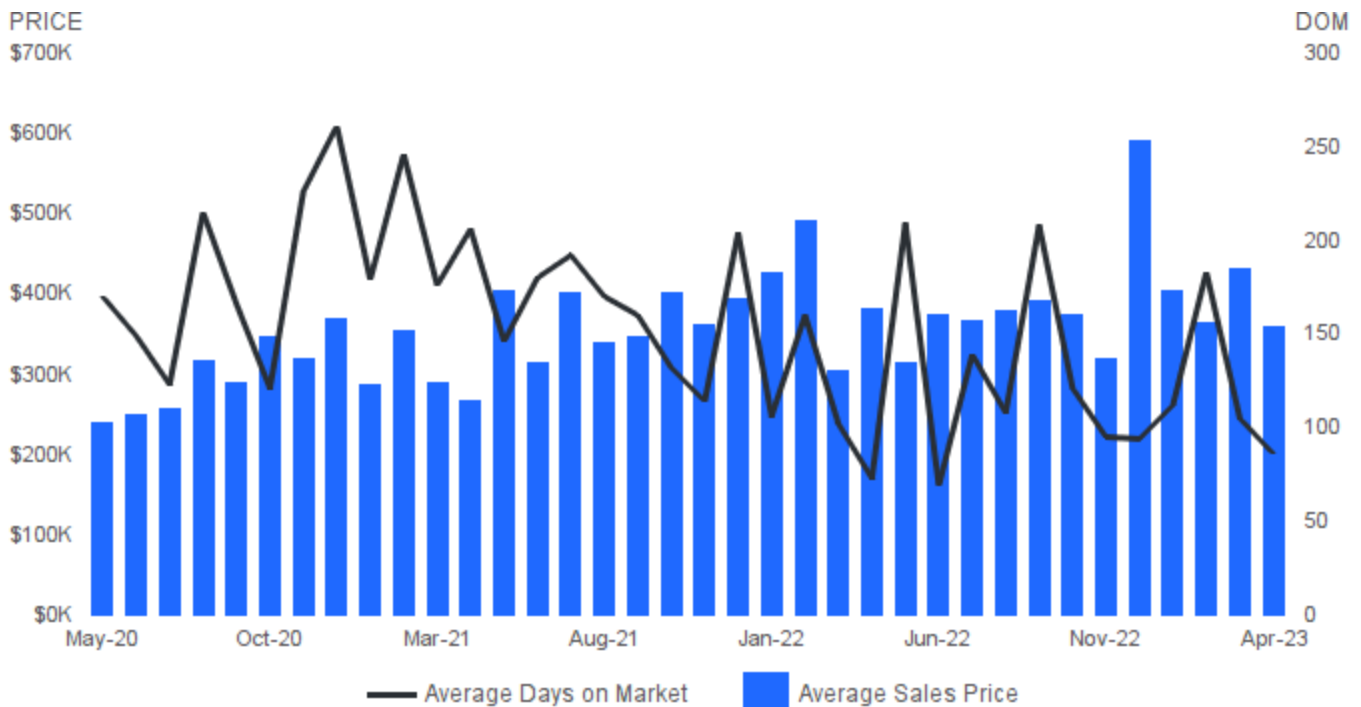


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

April 2023 | Condo ?

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

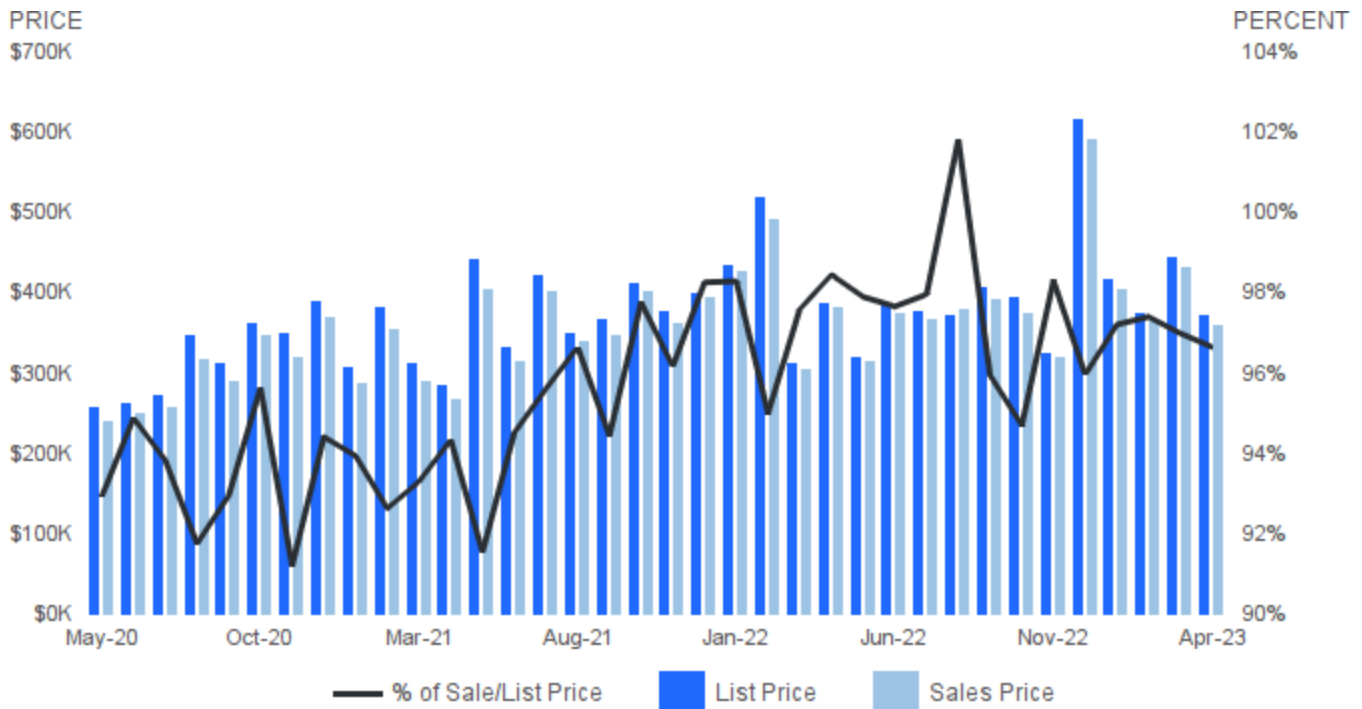
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

April 2023 | Condo ?

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

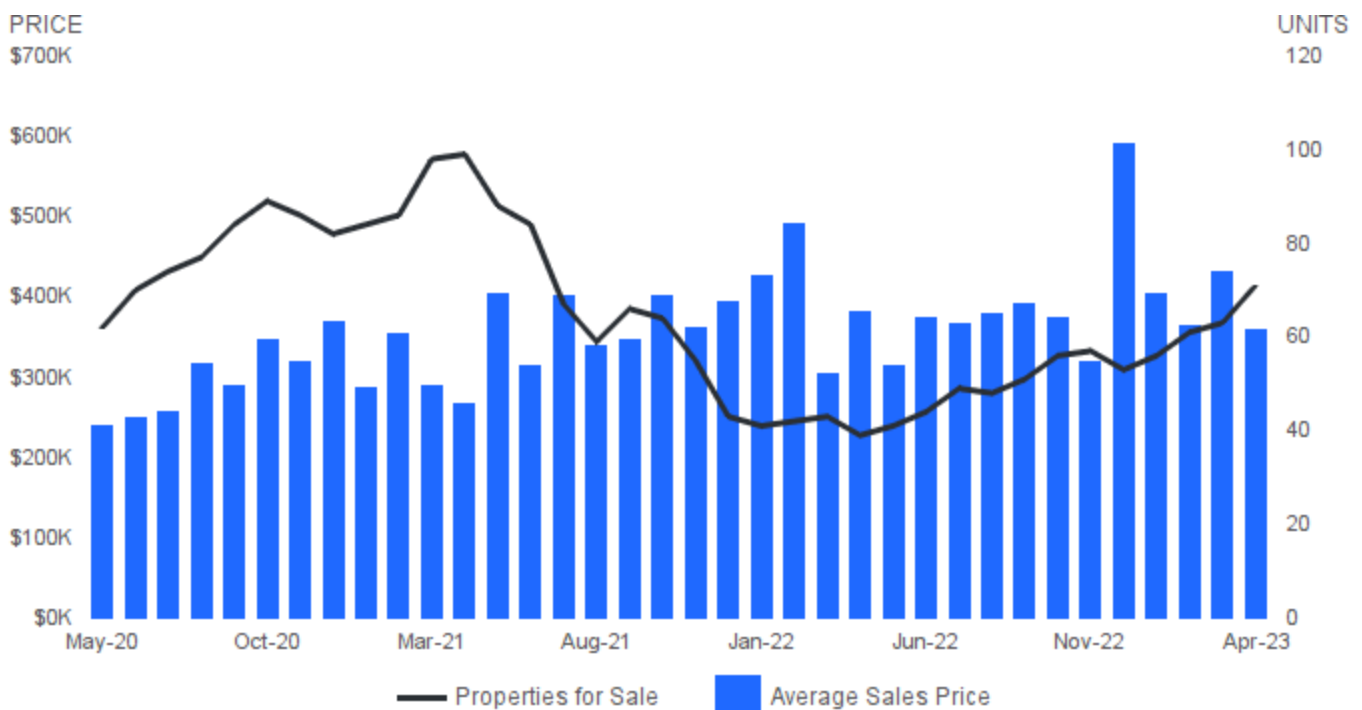


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

April 2023 | 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.

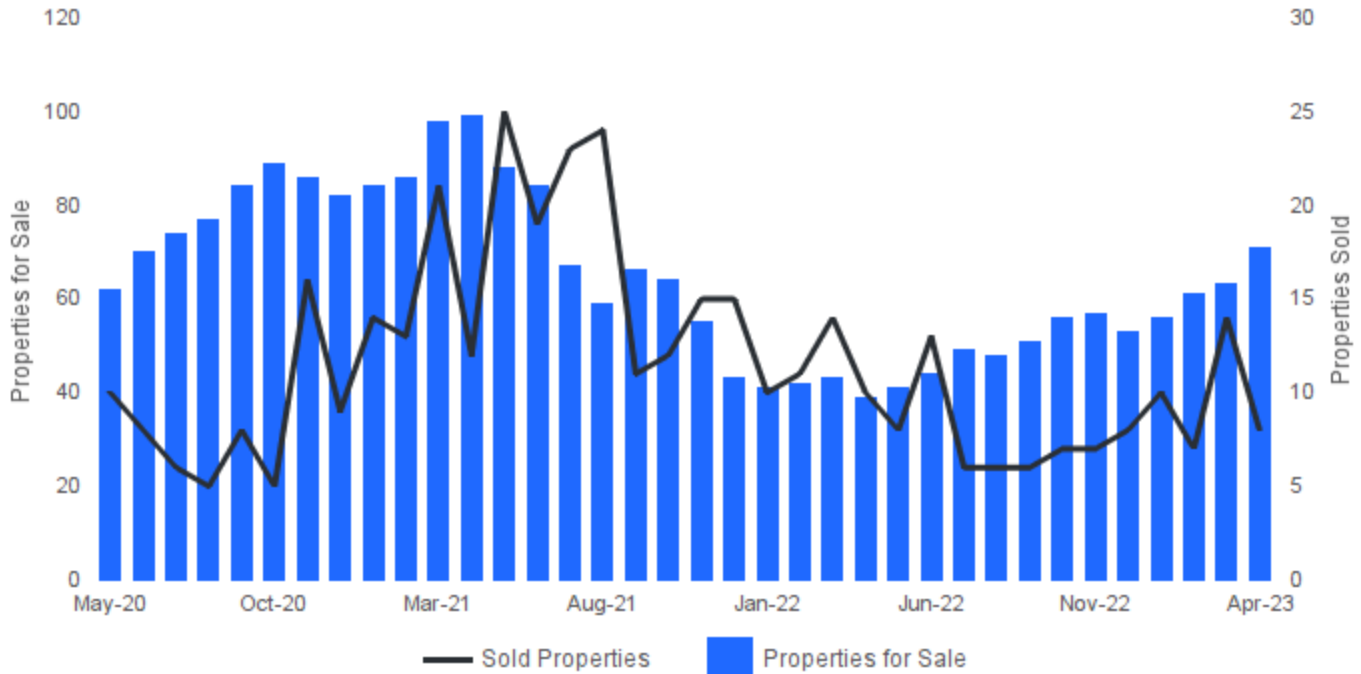


PROPERTIES FOR SALE AND SOLD PROPERTIES

April 2023 | Condo ?

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

Sold Properties | Number of properties sold.



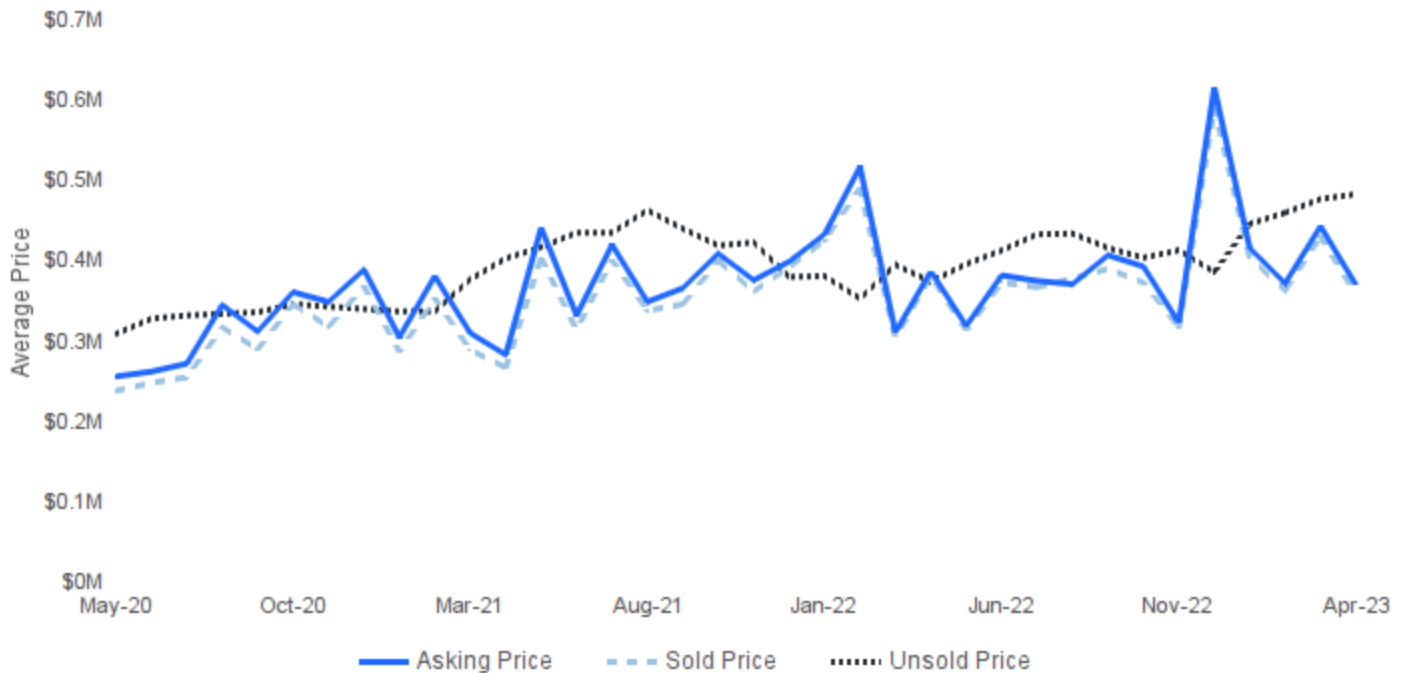
AVERAGE ASKING/SOLD/UNSOLD PRICE

April 2023 | Condo ?

Unsold Price | the average active list price

Asking Price | the average asking price of sold properties

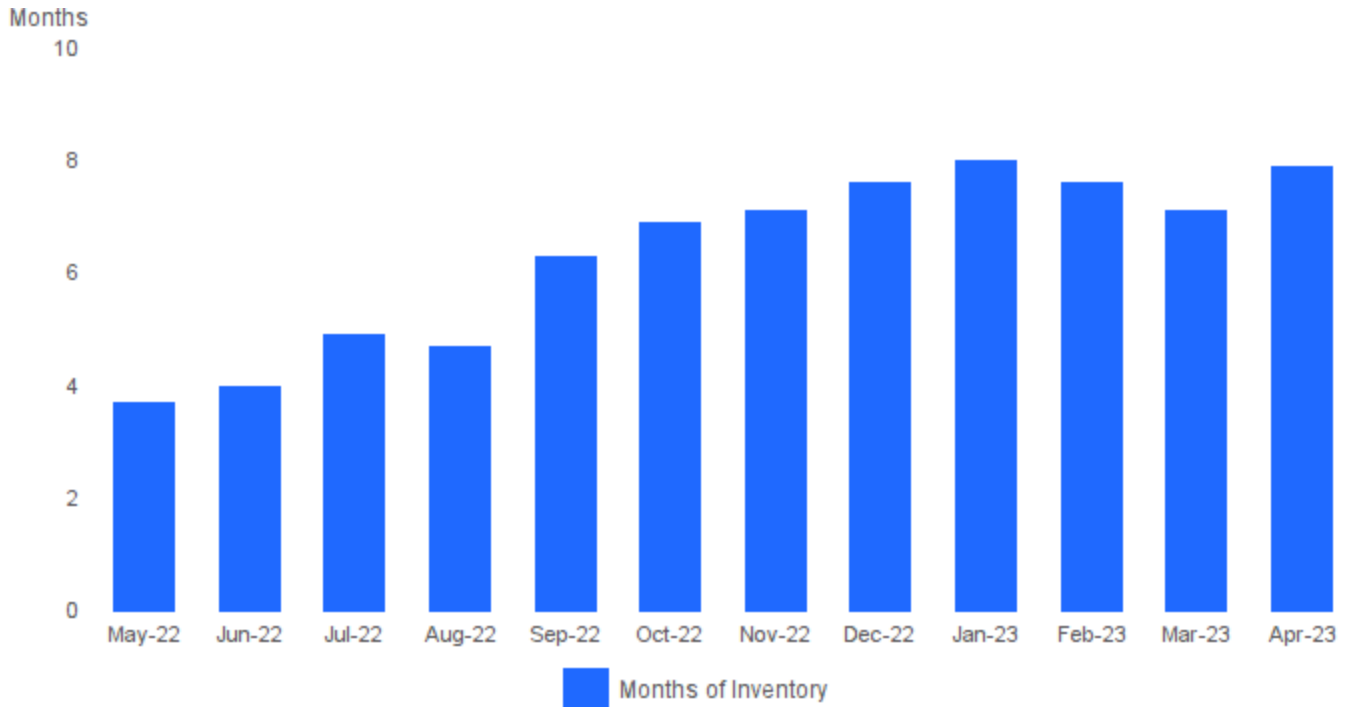
Sold Price | the average selling price



ABSORPTION RATE

April 2023 | 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.



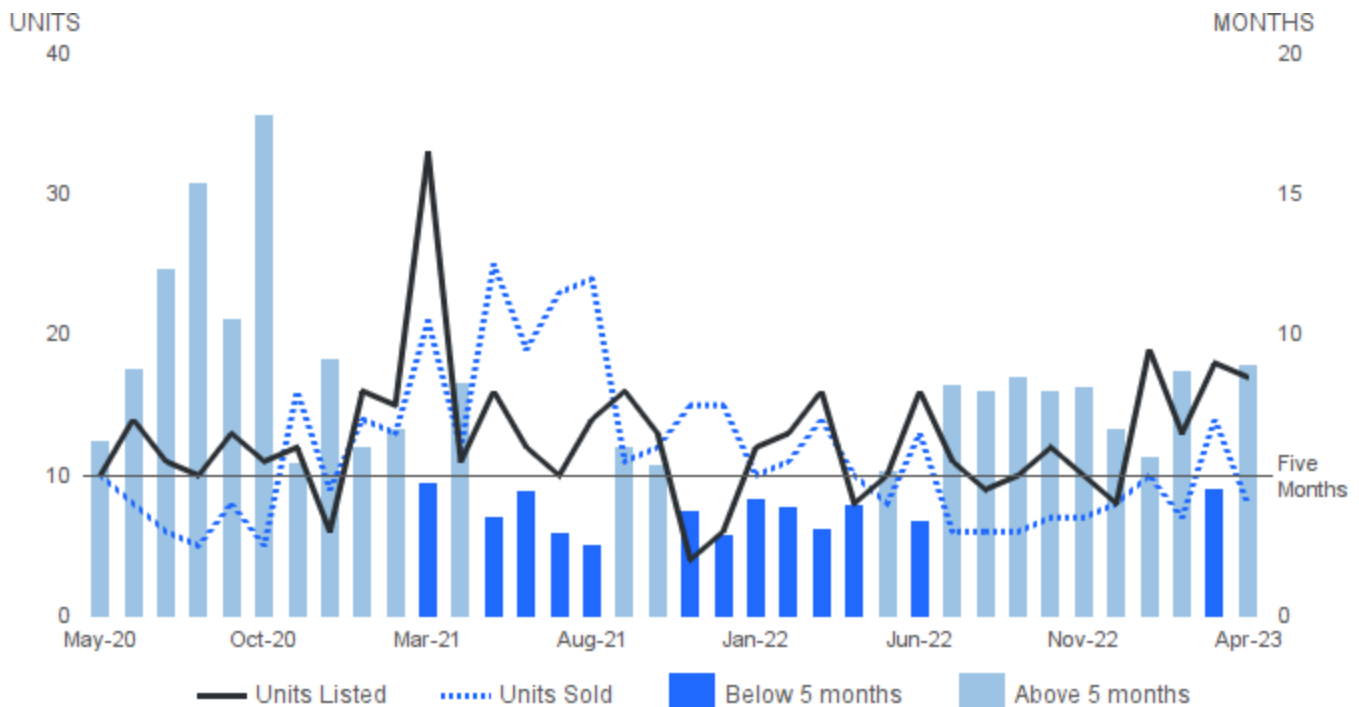
MONTHS SUPPLY OF INVENTORY

April 2023 | 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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