



COLDWELL BANKER



AREA REPORT

ST. THOMAS

APRIL 2023 | LOTS/ACRES



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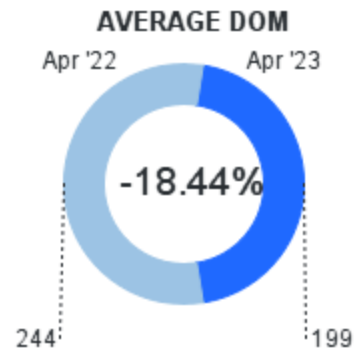
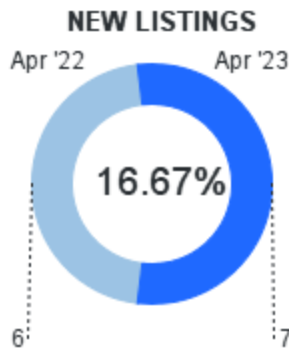
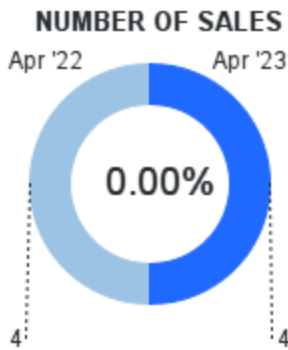


COLDWELL BANKER
ISLAND AFFILIATES

ST. THOMAS | April 2023

REAL ESTATE SNAPSHOT - Change since this time last year

Lots/Acres



-57.89% ↓

MEDIAN SALES PRICE
LOTS/ACRES

-73.11% ↓

AVERAGE SALES PRICE
LOTS/ACRES

-54.28% ↓

**MEDIAN LIST PRICE
(SOLD LISTINGS)**
LOTS/ACRES

-71.41% ↓

**AVERAGE LIST PRICE
(SOLD LISTINGS)**
LOTS/ACRES

■ Apr '22

■ Apr '23

AREA REPORT

ST. THOMAS

FULL MARKET SUMMARY

April 2023 | Lots/Acres ?

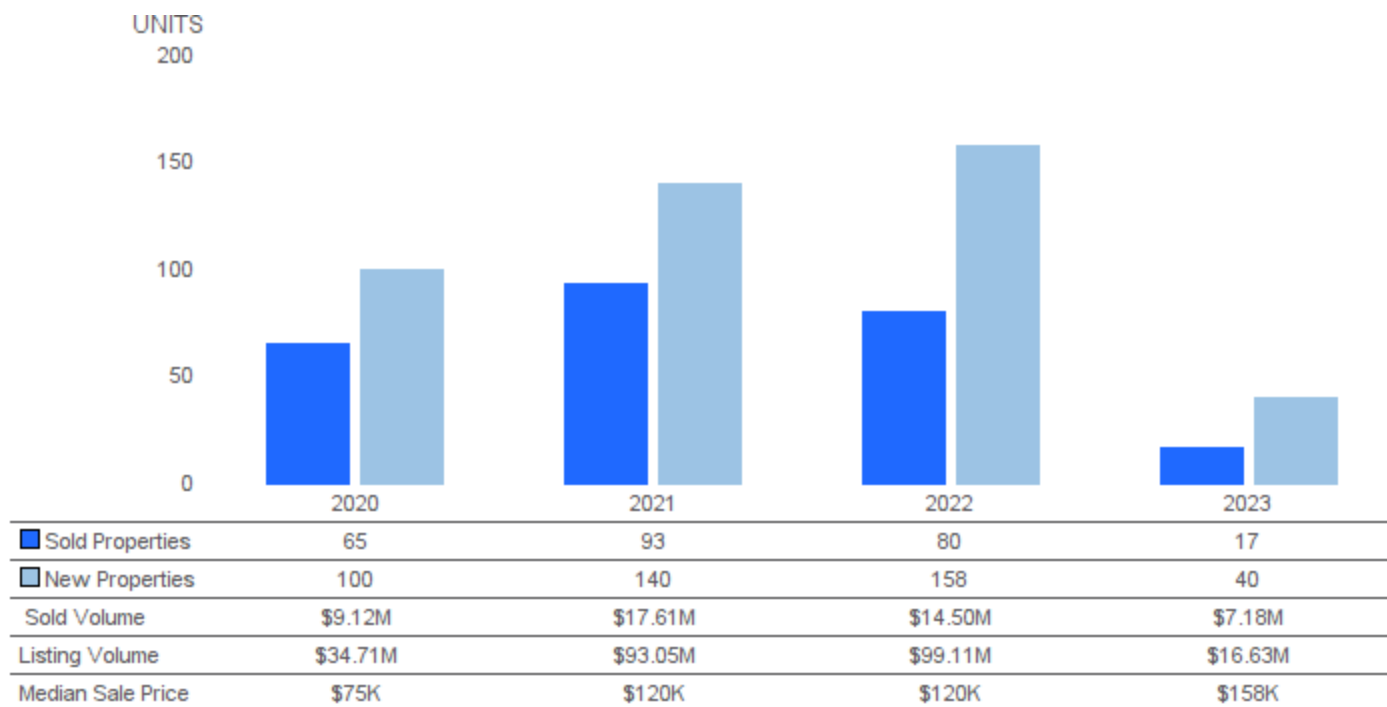
	Month to Date			Year to Date		
	April 2023	April 2022	% Change	YTD 2023	YTD 2022	% Change
New Listings	7	6	16.67% ↑	40	42	-4.76% ↓
Sold Listings	4	4	0%	17	26	-34.62% ↓
Median List Price (Solds)	\$189,500	\$414,500	-54.28% ↓	\$175,000	\$150,000	16.67% ↑
Median Sold Price	\$160,000	\$380,000	-57.89% ↓	\$158,000	\$138,750	13.87% ↑
Median Days on Market	117	121	-3.31% ↓	108	222	-51.35% ↓
Average List Price (Solds)	\$208,250	\$728,500	-71.41% ↓	\$621,935	\$252,476	146.33% ↑
Average Sold Price	\$177,500	\$660,000	-73.11% ↓	\$422,626	\$230,207	83.59% ↑
Average Days on Market	199	244	-18.44% ↓	169	233	-27.47% ↓
List/Sold Price Ratio	86.8%	91%	-4.67% ↓	85.6%	91.4%	-6.31% ↓

SOLD AND NEW PROPERTIES (UNITS)

April 2023 | Lots/Acres ?

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 | Lots/Acres ?

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.

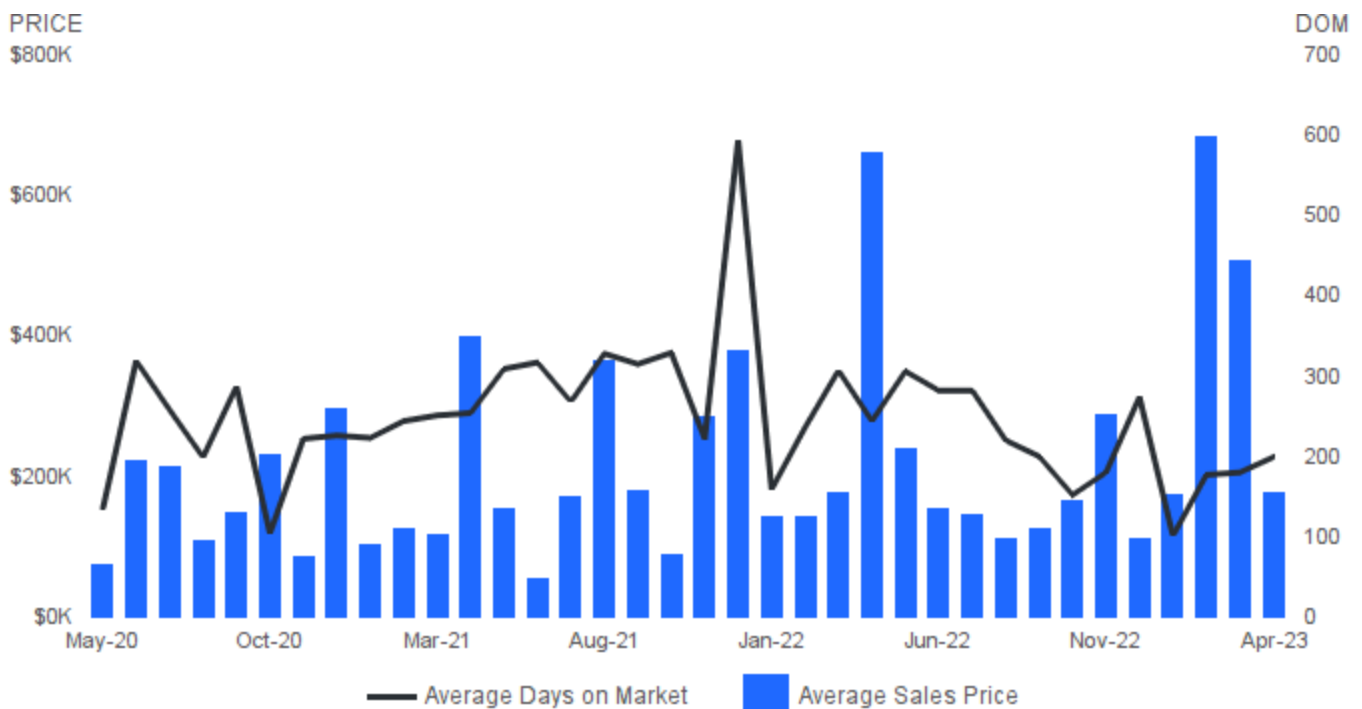


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

April 2023 | Lots/Acres ?

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

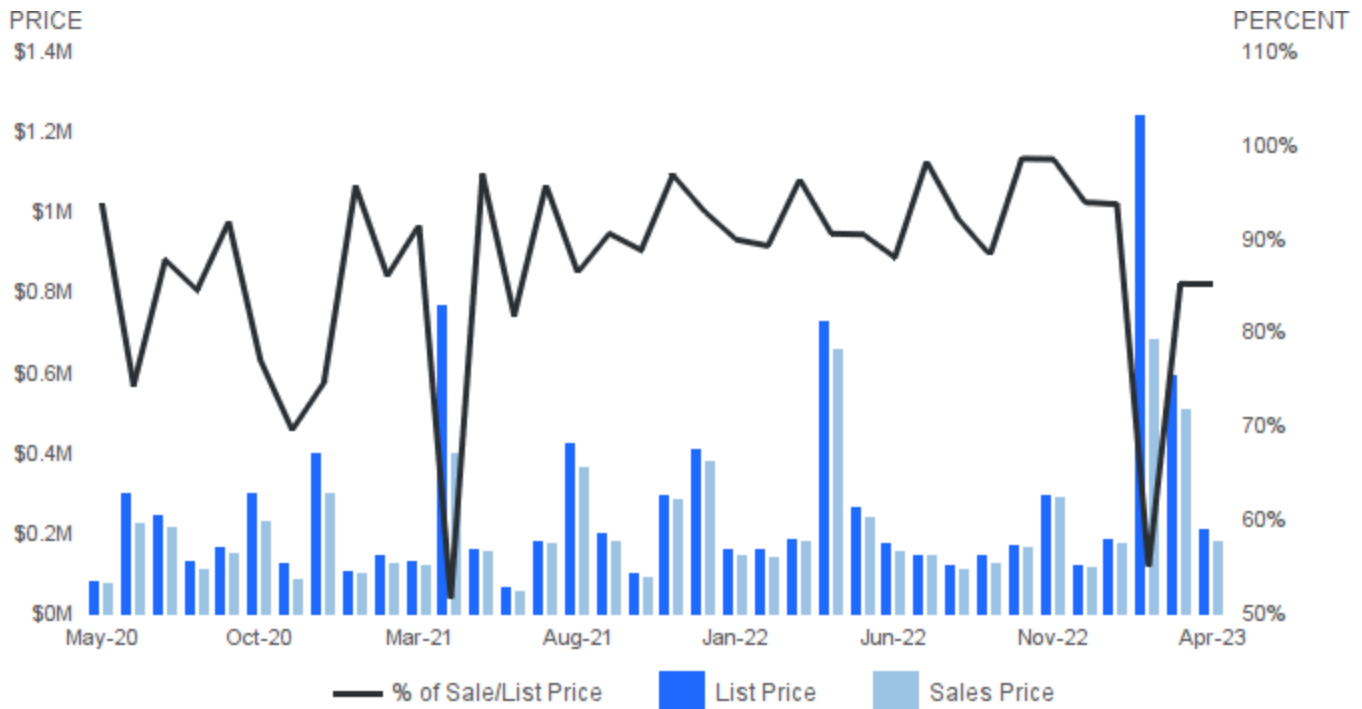
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

April 2023 | Lots/Acres ?

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

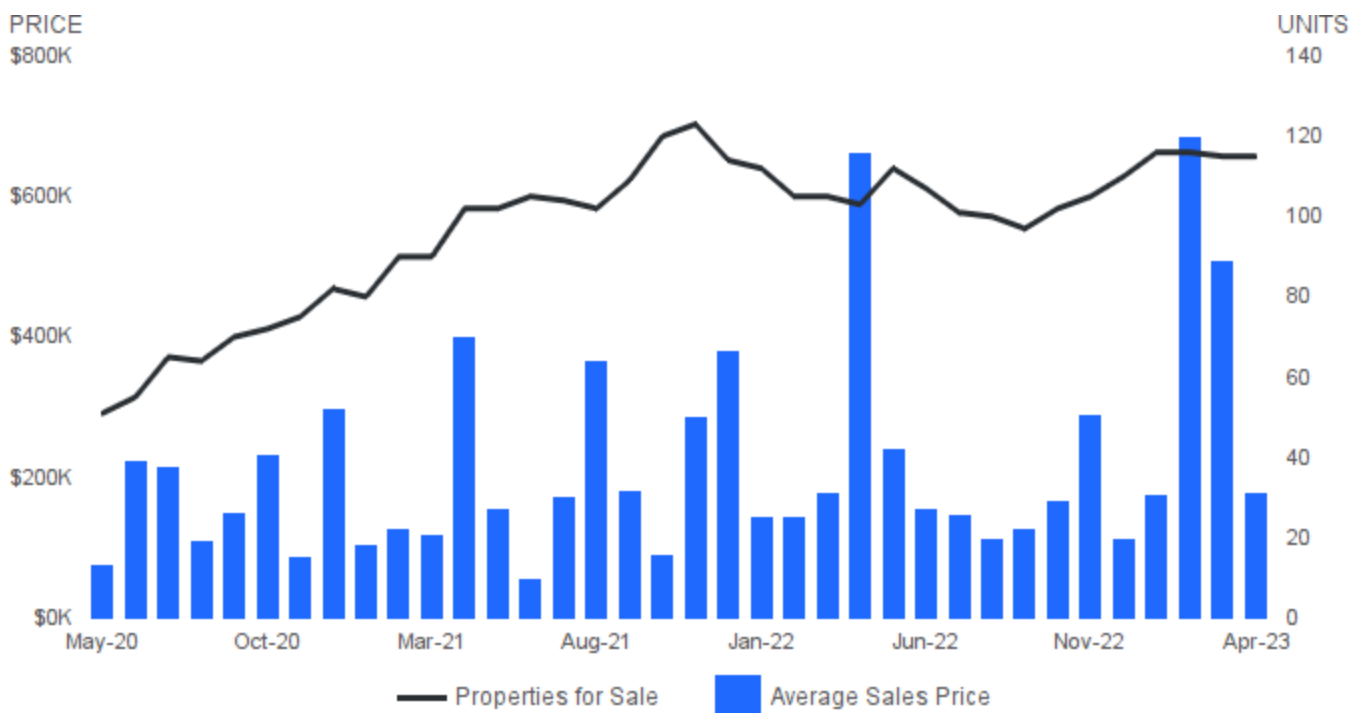


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

April 2023 | Lots/Acres ?

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

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

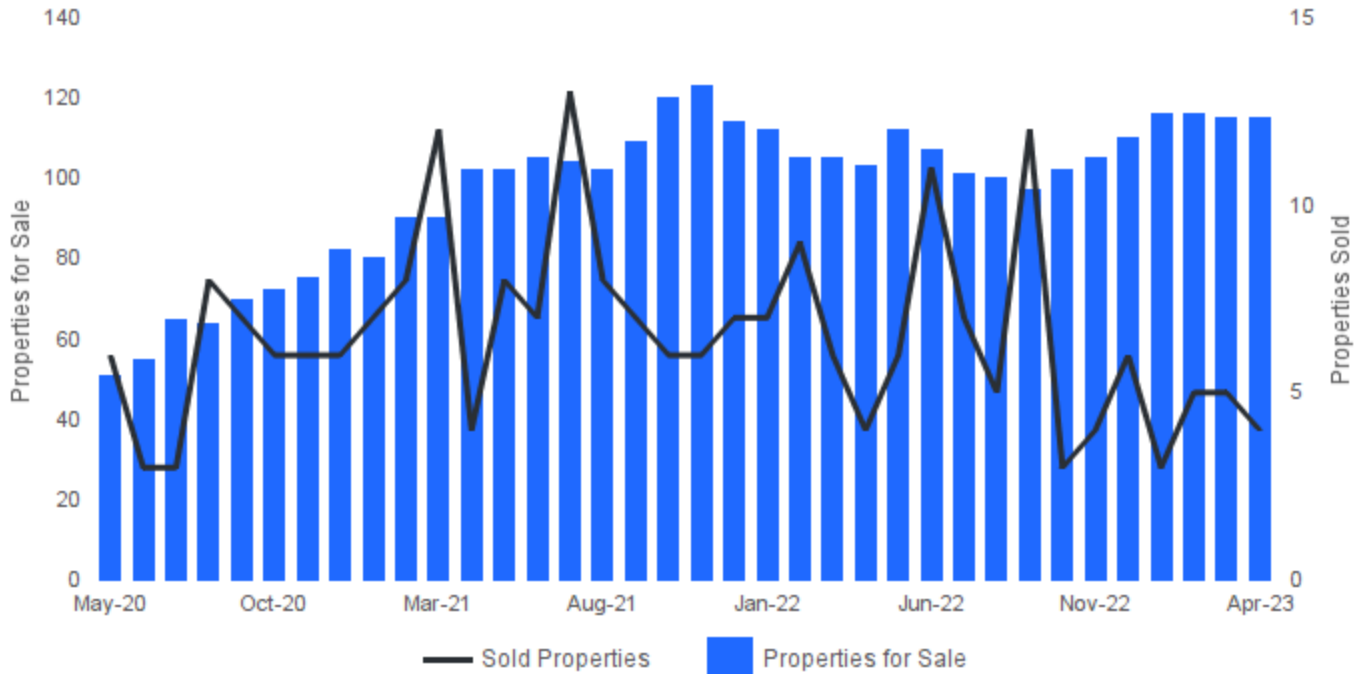


PROPERTIES FOR SALE AND SOLD PROPERTIES

April 2023 | Lots/Acres ?

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

Sold Properties | Number of properties sold.



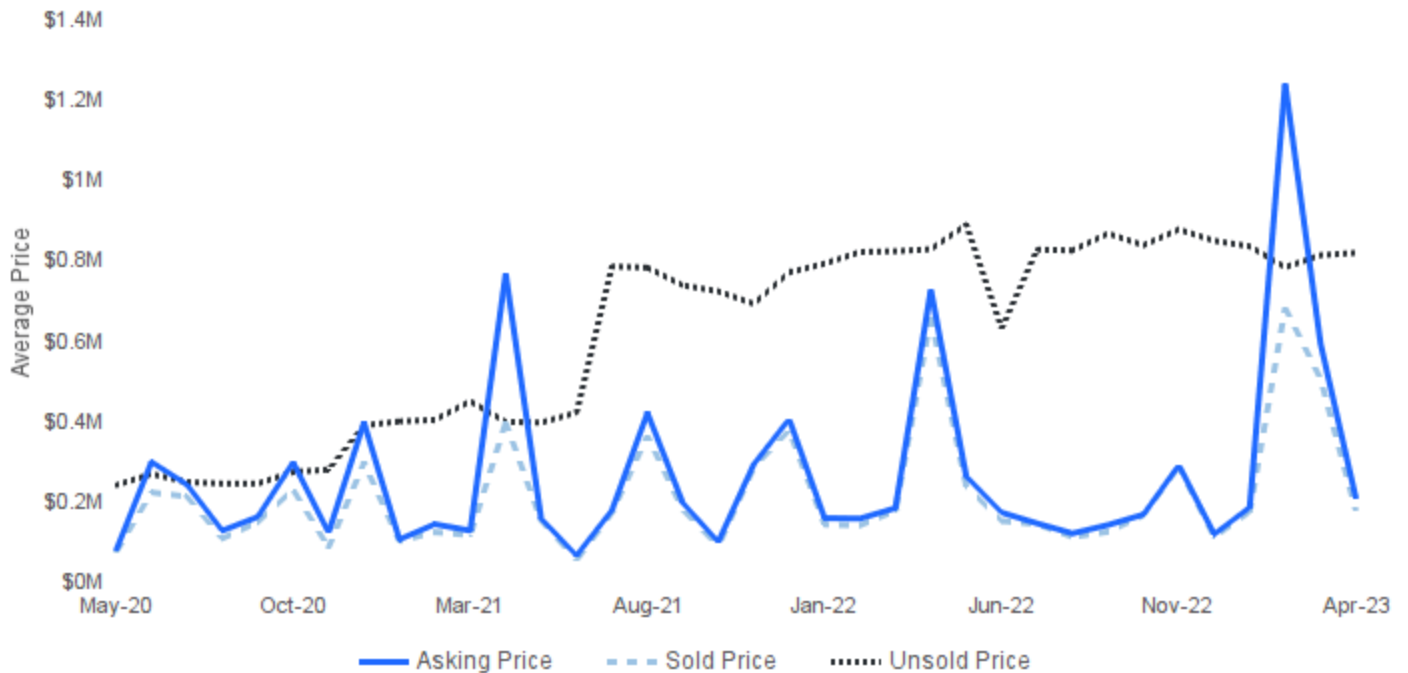
AVERAGE ASKING/SOLD/UNSOLD PRICE

April 2023 | Lots/Acres ?

Unsold Price | the average active list price

Asking Price | the average asking price of sold properties

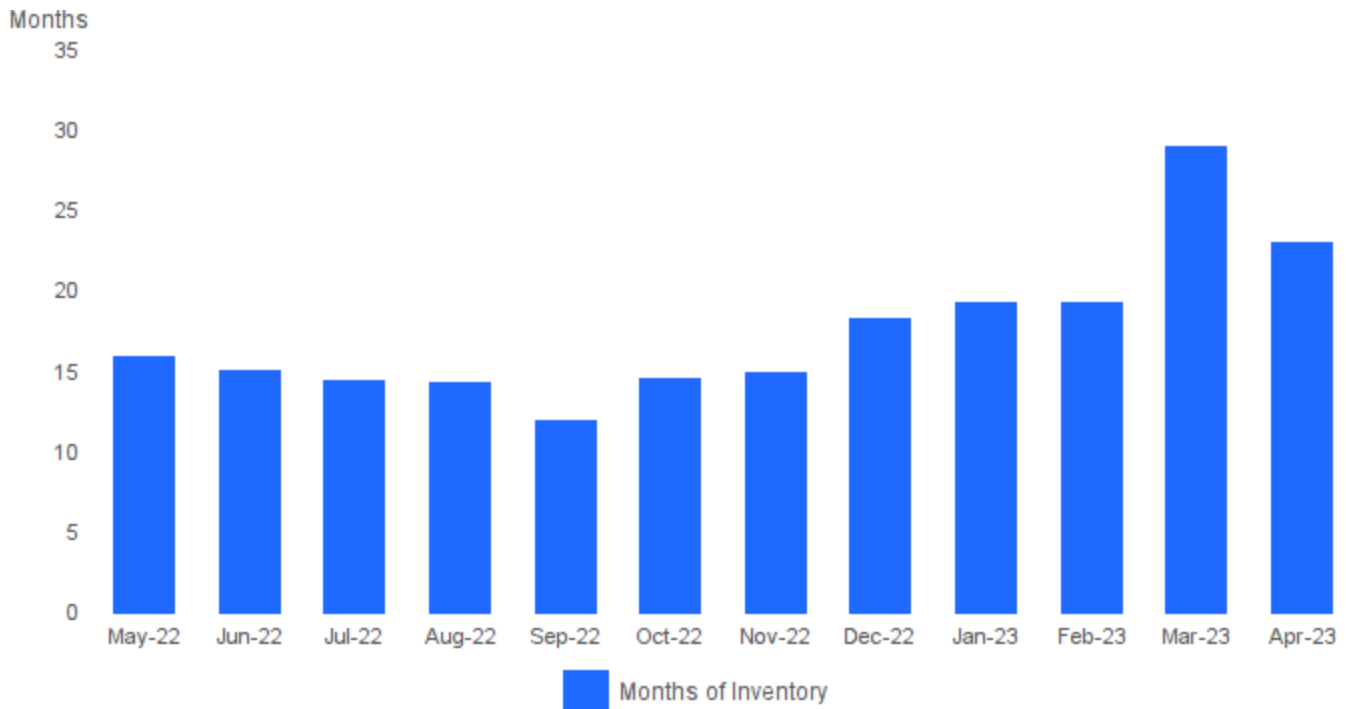
Sold Price | the average selling price



ABSORPTION RATE

April 2023 | Lots/Acres ?

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.



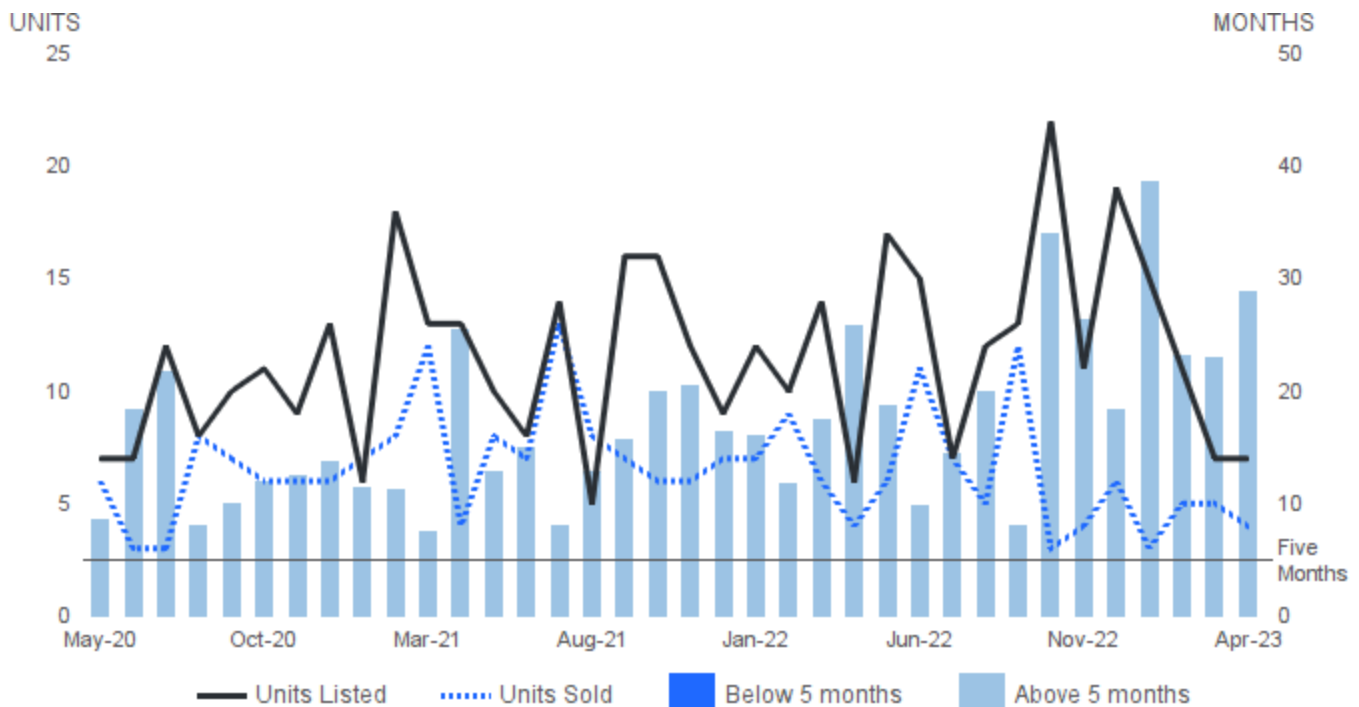
MONTHS SUPPLY OF INVENTORY

April 2023 | Lots/Acres ?

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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