



**COLDWELL BANKER**



# AREA REPORT

**ST. THOMAS**

APRIL 2023 | SINGLE FAMILY



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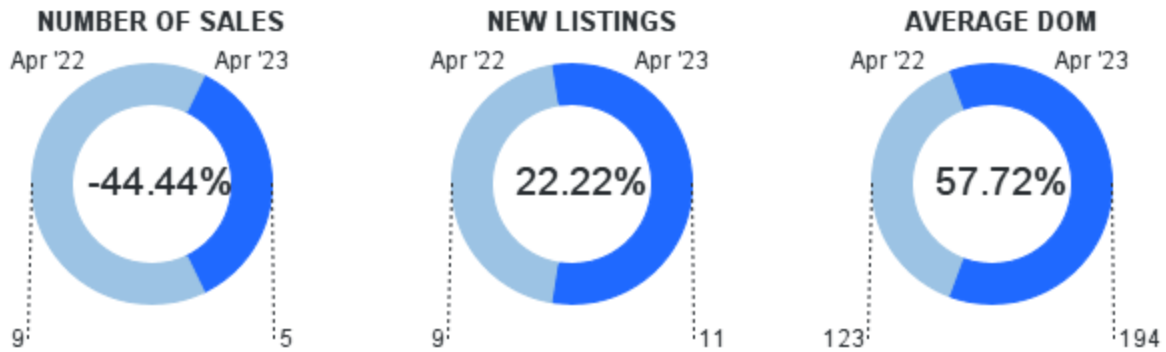


**COLDWELL BANKER**  
ISLAND AFFILIATES

# ST. THOMAS | April 2023

## REAL ESTATE SNAPSHOT - Change since this time last year

### Single Family



**-38.05%** ↓

**MEDIAN SALES PRICE**  
SINGLE FAMILY

**-35.13%** ↓

**AVERAGE SALES PRICE**  
SINGLE FAMILY

**-31.16%** ↓

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

**-25.20%** ↓

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

■ Apr '22

■ Apr '23

# AREA REPORT

## ST. THOMAS

### FULL MARKET SUMMARY

April 2023 | Single Family ?

	Month to Date			Year to Date		
	April 2023	April 2022	% Change	YTD 2023	YTD 2022	% Change
New Listings	11	9	22.22% <span>↑</span>	36	53	-32.08% <span>↓</span>
Sold Listings	5	9	-44.44% <span>↓</span>	24	38	-36.84% <span>↓</span>
Median List Price (Solds)	\$550,000	\$799,000	-31.16% <span>↓</span>	\$980,000	\$907,500	7.99% <span>↑</span>
Median Sold Price	\$495,000	\$799,000	-38.05% <span>↓</span>	\$996,000	\$860,000	15.81% <span>↑</span>
Median Days on Market	212	65	226.15% <span>↑</span>	104	120	-13.33% <span>↓</span>
Average List Price (Solds)	\$740,000	\$989,333	-25.2% <span>↓</span>	\$1,419,999	\$1,119,868	26.8% <span>↑</span>
Average Sold Price	\$617,600	\$952,111	-35.13% <span>↓</span>	\$1,232,020	\$1,084,802	13.57% <span>↑</span>
Average Days on Market	194	123	57.72% <span>↑</span>	140	140	0%
List/Sold Price Ratio	89%	96.2%	-7.5% <span>↓</span>	92.3%	97.3%	-5.23% <span>↓</span>

### SOLD AND NEW PROPERTIES (UNITS)

April 2023 | Single Family ?

**Sold Properties** | Number of properties sold during the year

**New Properties** | Number of properties listed during the year.

UNITS  
200

150

100

50

0

2019

2020

2021

2022

2023

<span style="color: blue;">■</span> Sold Properties	106	102	131	91	24
<span style="color: lightblue;">■</span> New Properties	108	114	151	156	36
Sold Volume	\$69.28M	\$76.32M	\$118.82M	\$96.86M	\$29.57M
Listing Volume	\$84.09M	\$99.75M	\$179.95M	\$213.62M	\$34.16M
Median Sale Price	\$430K	\$594K	\$675K	\$860K	\$996K

## MEDIAN SALES PRICE AND NUMBER OF SALES

April 2023 | 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

April 2023 | Single Family ?

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

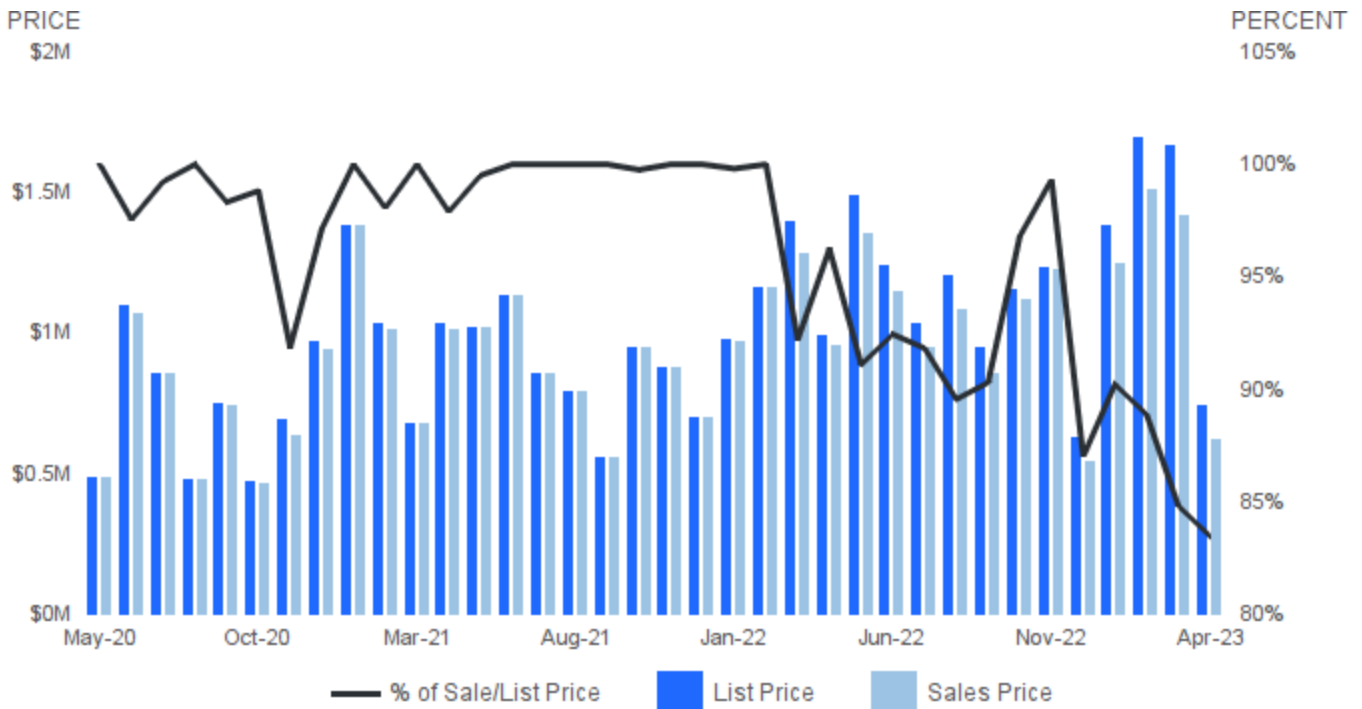
**Average Days on Market** | Average days on market for all properties sold.



# SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

April 2023 | Single Family ?

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

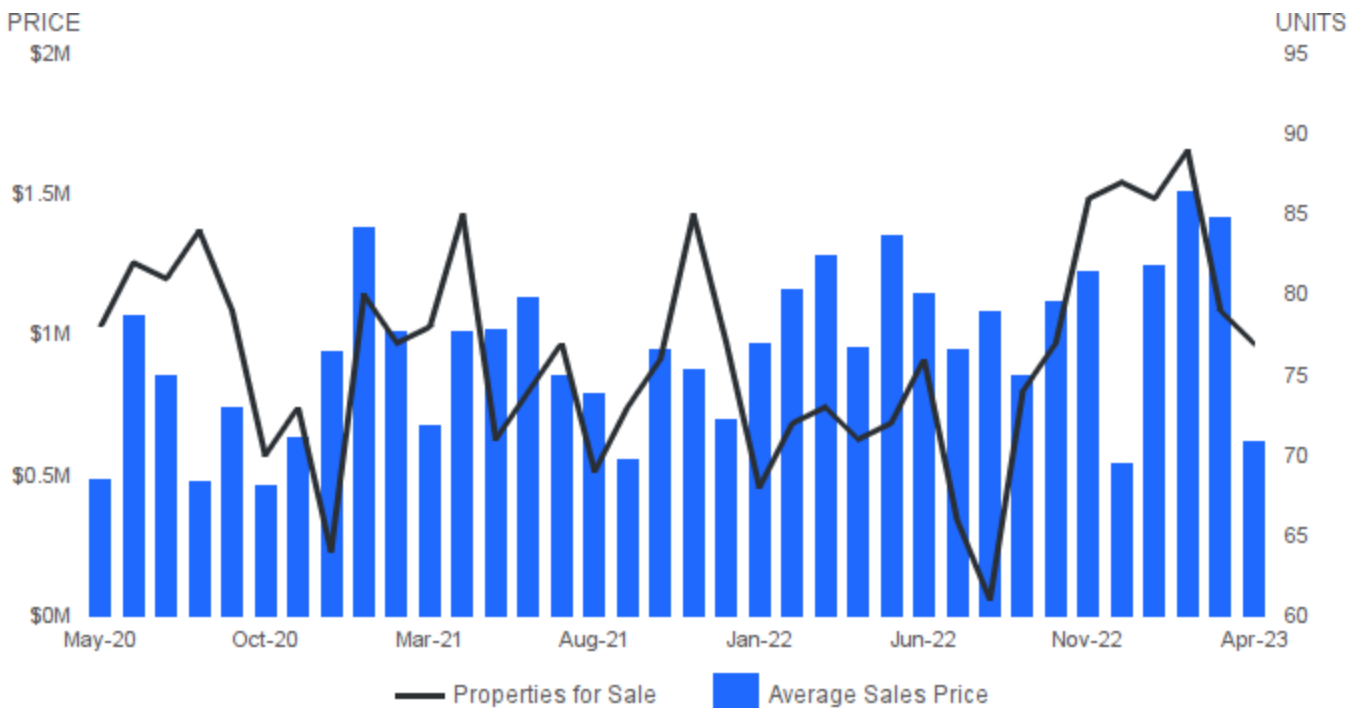


# AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

April 2023 | 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.

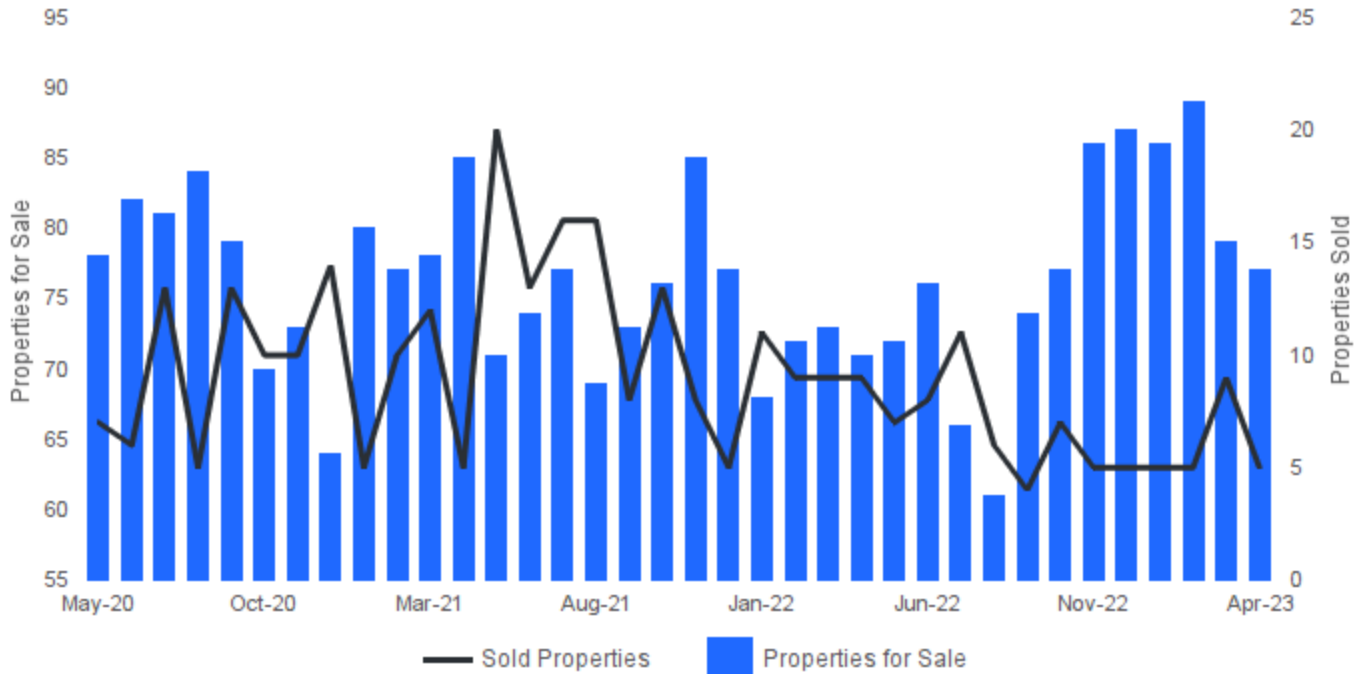


# PROPERTIES FOR SALE AND SOLD PROPERTIES

April 2023 | 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

April 2023 | Single Family ?

**Unsold Price** | the average active list price

**Asking Price** | the average asking price of sold properties

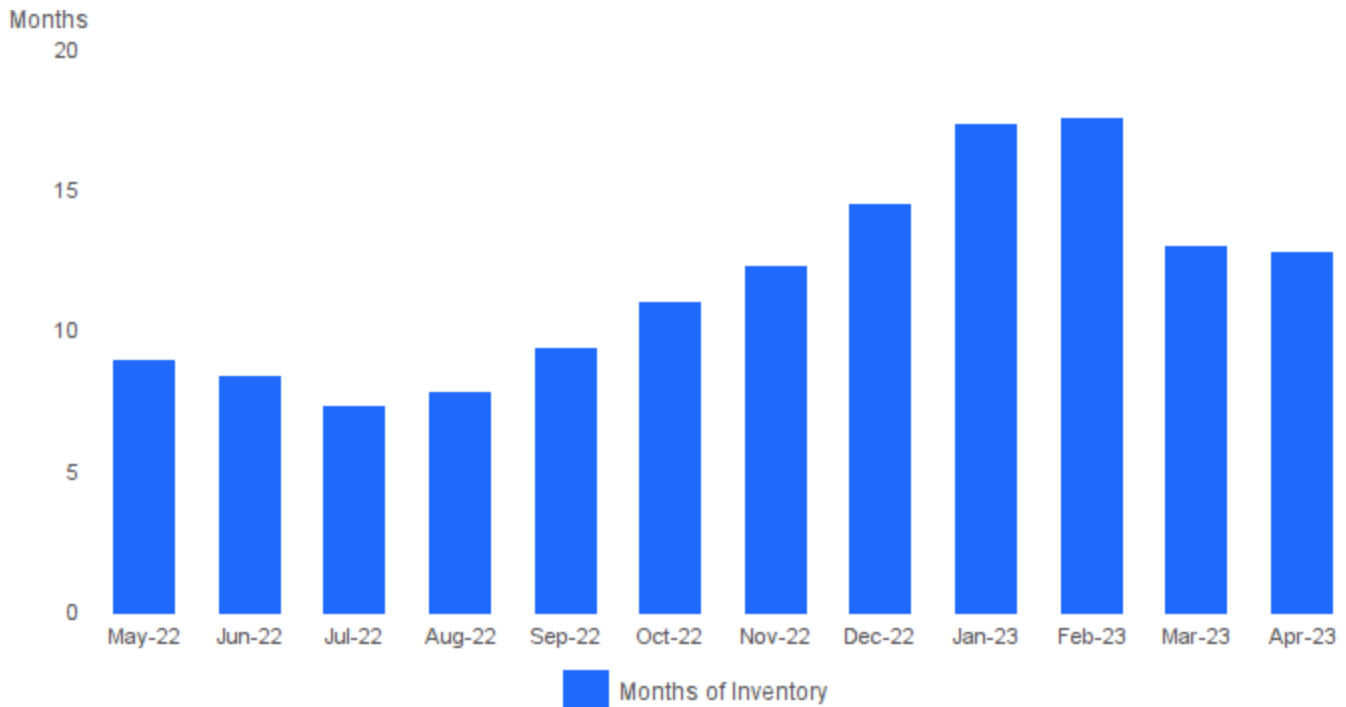
**Sold Price** | the average selling price



# ABSORPTION RATE

April 2023 | 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.



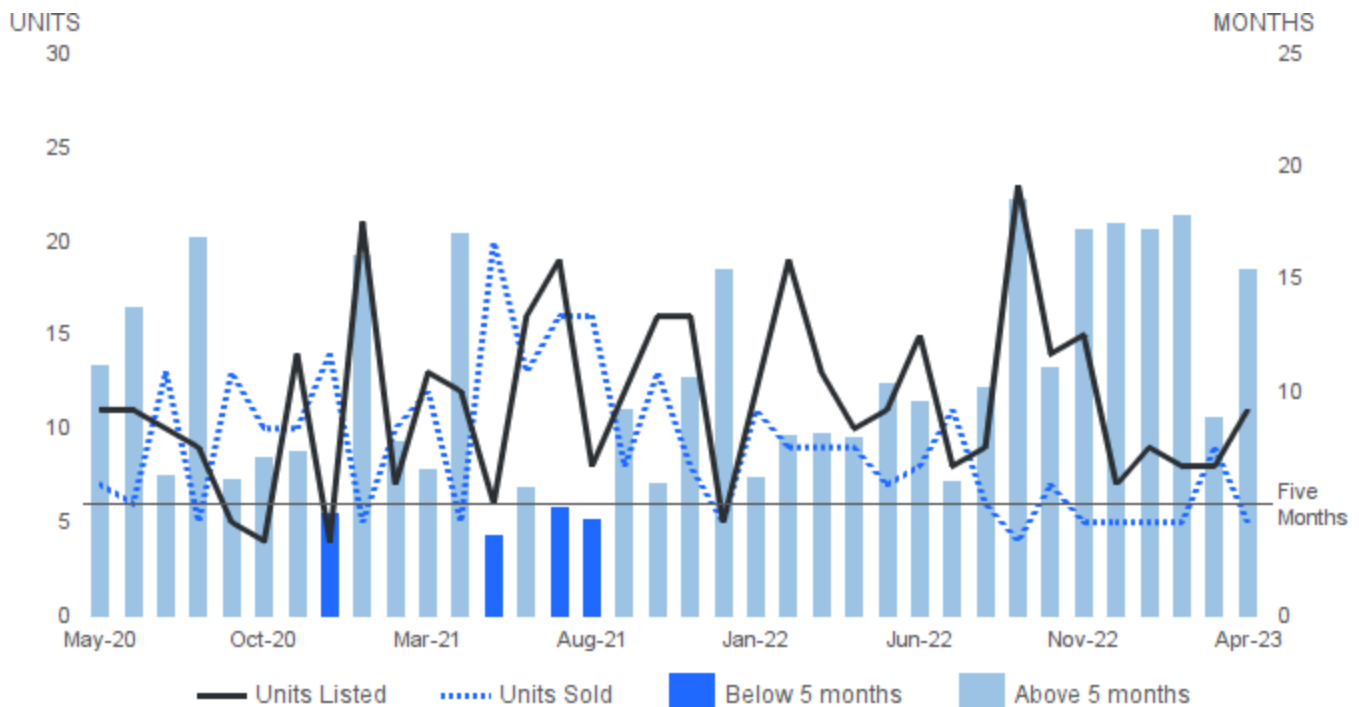
# MONTHS SUPPLY OF INVENTORY

April 2023 | 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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