



COLDWELL BANKER

U.S. VIRGIN ISLANDS

AREA REPORT

ST. THOMAS

APRIL 2024 | CONDO



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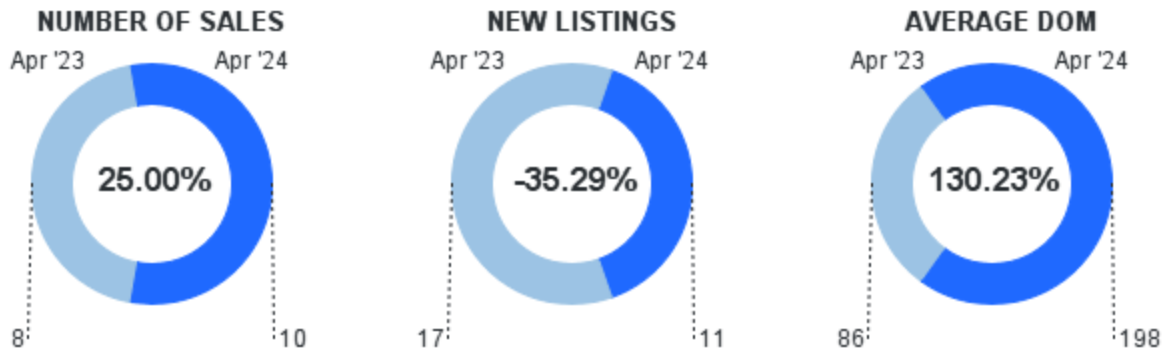


COLDWELL BANKER
ISLAND AFFILIATES

ST. THOMAS | April 2024


REAL ESTATE SNAPSHOT - Change since this time last year

Condo



26.72% 


MEDIAN SALES PRICE
CONDO

20.87% 

AVERAGE SALES PRICE
CONDO

26.85% 

MEDIAN LIST PRICE
(SOLD LISTINGS)
CONDO

21.80% 

AVERAGE LIST PRICE
(SOLD LISTINGS)
CONDO

 Apr '23  Apr '24

AREA REPORT

ST. THOMAS

FULL MARKET SUMMARY

April 2024 | Condo ?

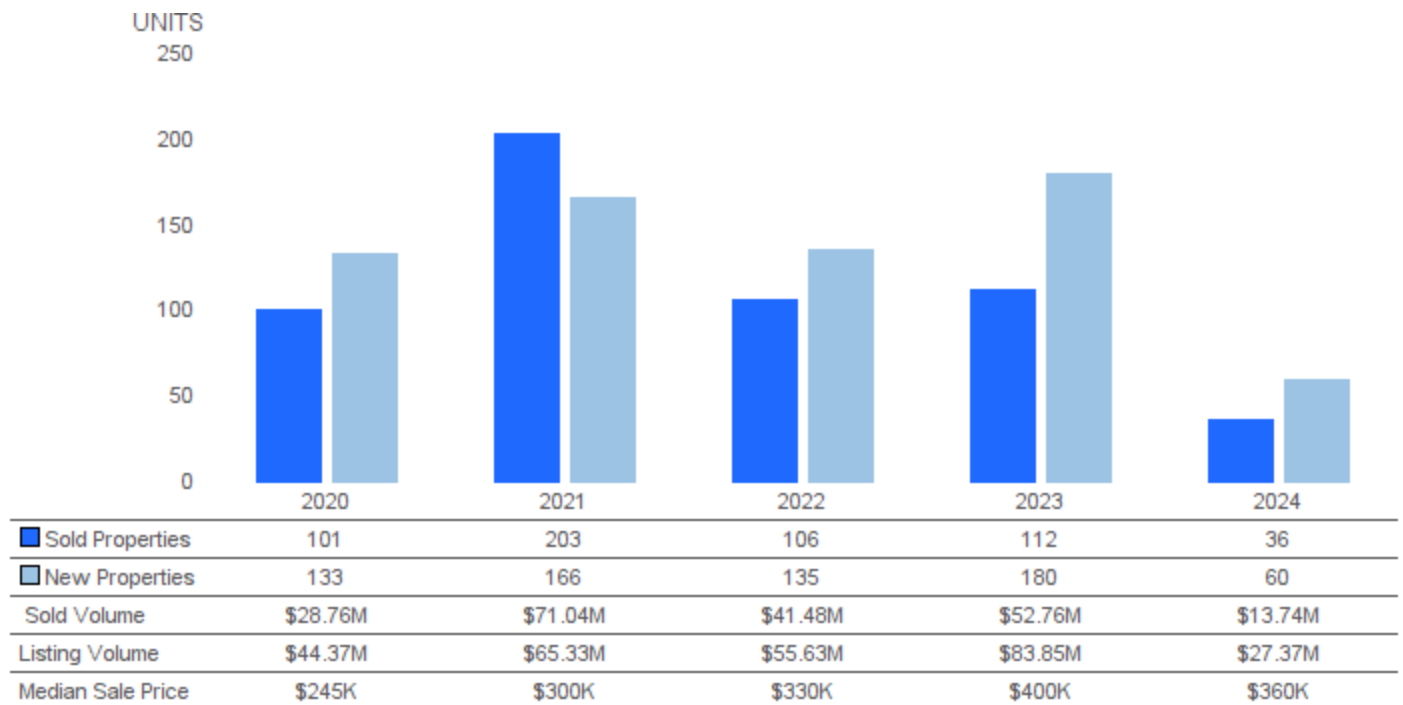
	Month to Date			Year to Date		
	April 2024	April 2023	% Change	YTD 2024	YTD 2023	% Change
New Listings	11	17	-35.29% ↓	60	67	-10.45% ↓
Sold Listings	10	8	25% ↑	36	39	-7.69% ↓
Median List Price (Solds)	\$427,500	\$337,000	26.85% ↑	\$384,250	\$379,000	1.39% ↑
Median Sold Price	\$415,000	\$327,500	26.72% ↑	\$360,000	\$376,000	-4.26% ↓
Median Days on Market	163	79	106.33% ↑	146	80	82.5% ↑
Average List Price (Solds)	\$451,500	\$370,675	21.8% ↑	\$400,886	\$408,951	-1.97% ↓
Average Sold Price	\$433,000	\$358,250	20.87% ↑	\$381,791	\$396,894	-3.81% ↓
Average Days on Market	198	86	130.23% ↑	164	117	40.17% ↑
List/Sold Price Ratio	95.5%	96%	-0.52% ↓	95.1%	96.9%	-1.87% ↓

SOLD AND NEW PROPERTIES (UNITS)

April 2024 | Condo ?

Sold Properties | Number of properties sold during the year

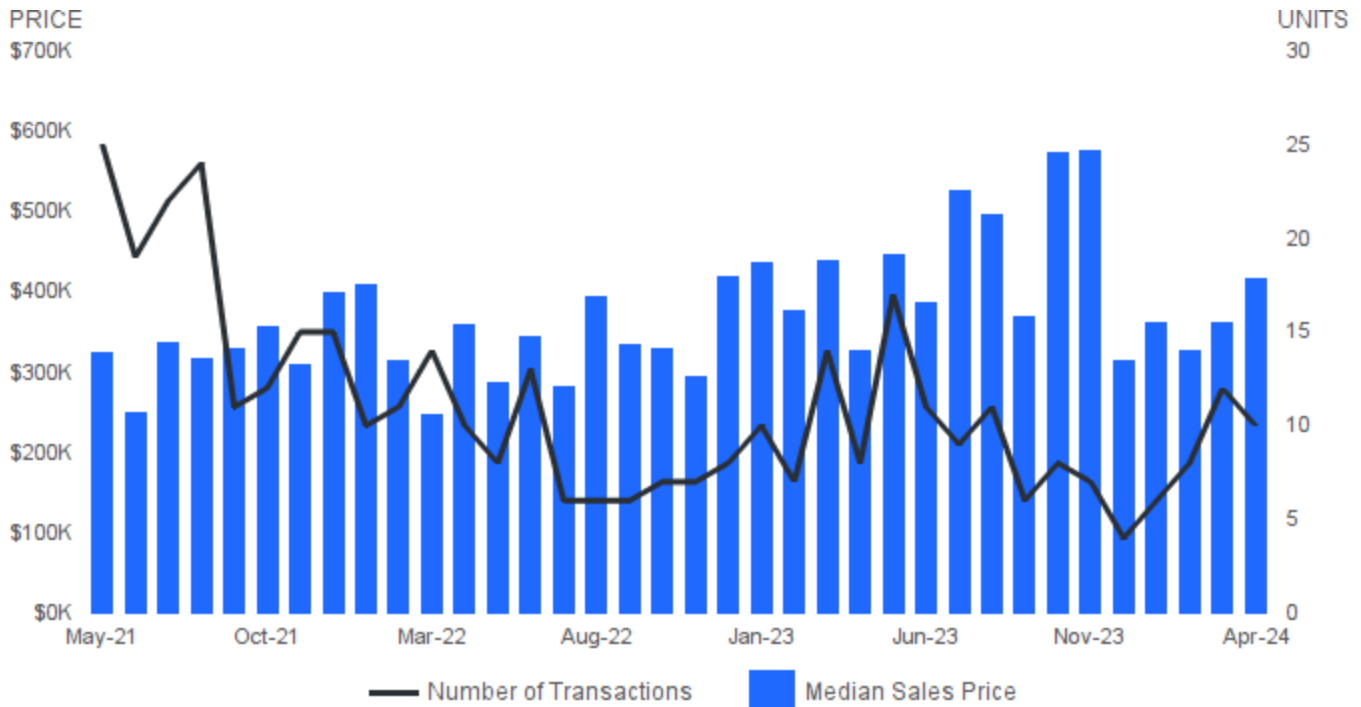
New Properties | Number of properties listed during the year.



MEDIAN SALES PRICE AND NUMBER OF SALES

April 2024 | Condo ?

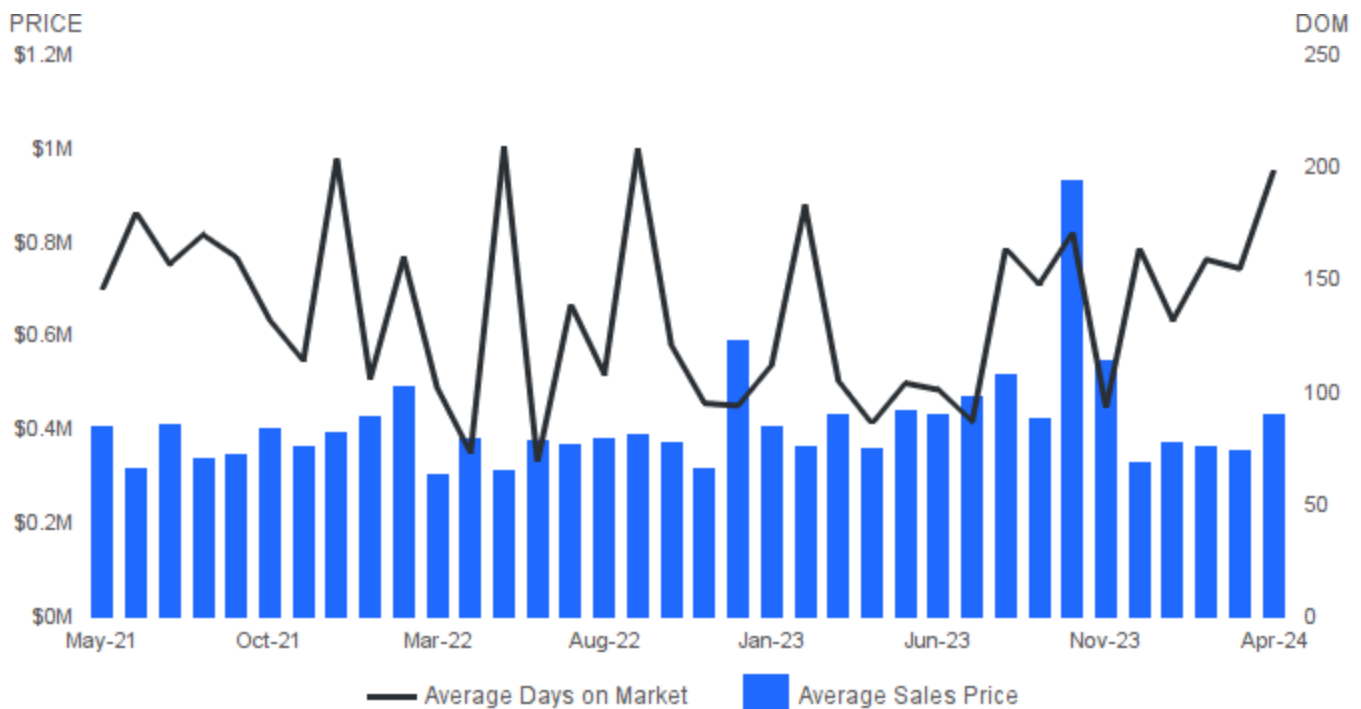
Median Sales Price | Price of the "middle" property sold -an equal number of sales were above and below this price.
Number of Sales | Number of properties sold.



AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

April 2024 | 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 2024 | 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 2024 | Condo ?

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

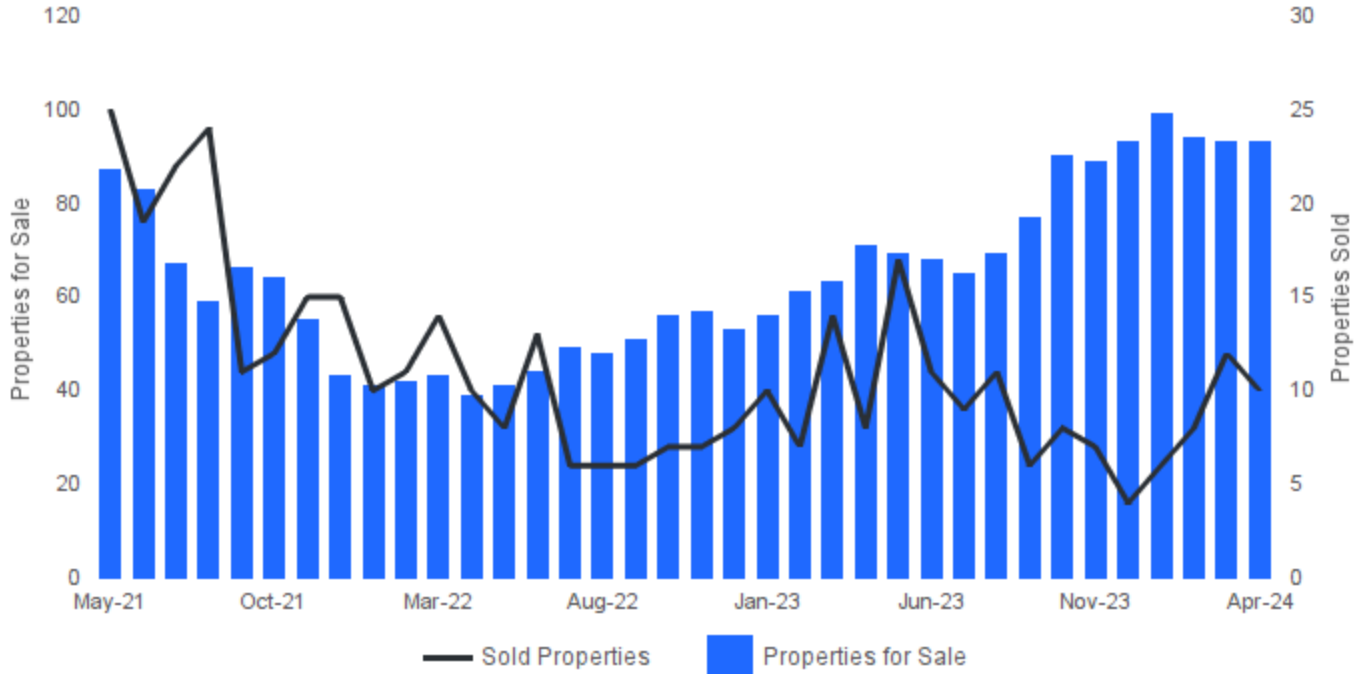
Properties for Sale | Number of properties listed for sale at the end of month.



PROPERTIES FOR SALE AND SOLD PROPERTIES

April 2024 | Condo ?

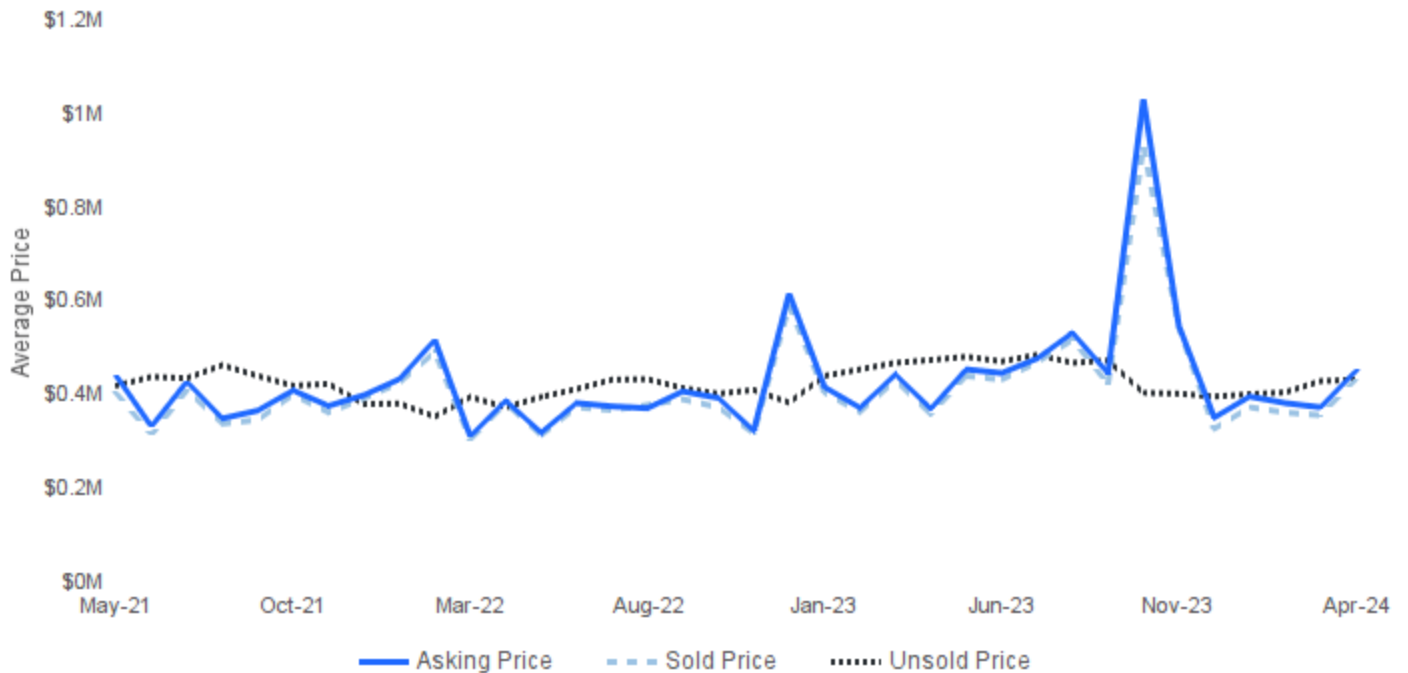
Properties for Sale | Number of properties listed for sale at the end of month.
Sold Properties | Number of properties sold.



AVERAGE ASKING/SOLD/UNSOLD PRICE

April 2024 | Condo ?

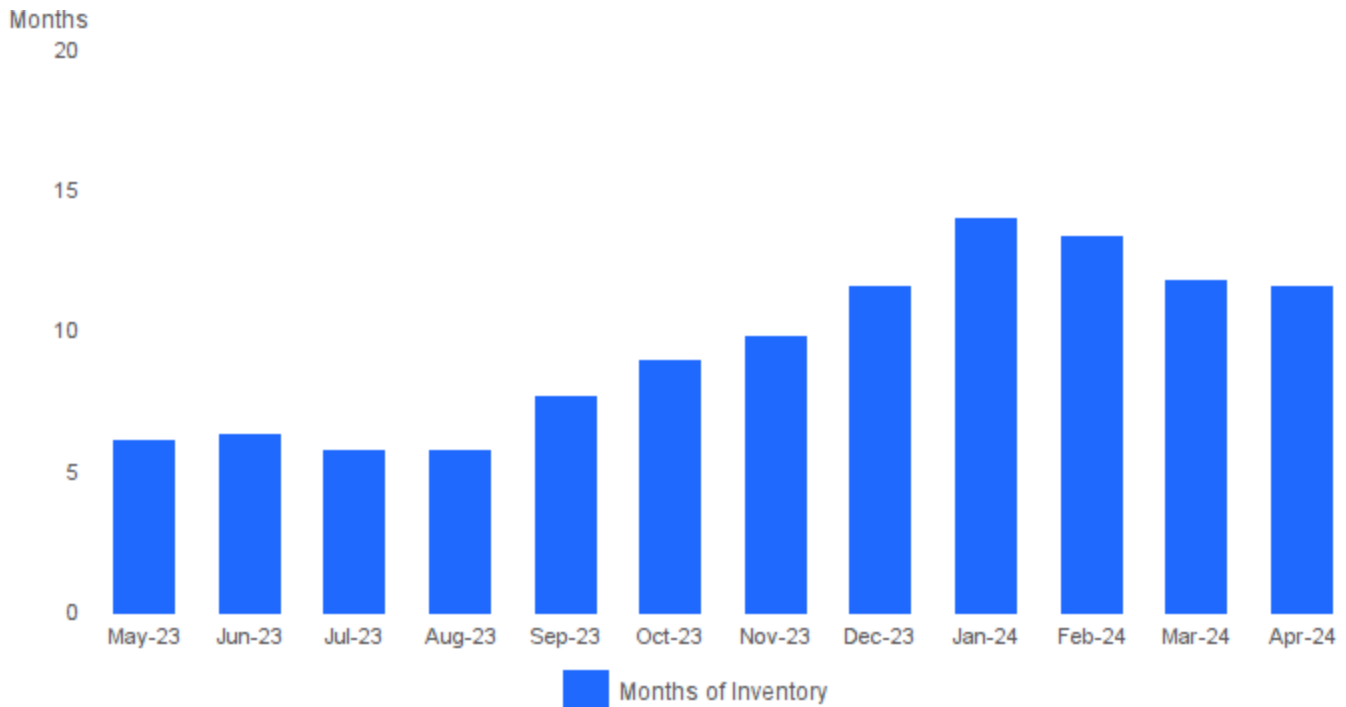
Asking Price | the average asking price of sold properties
Sold Price | the average selling price
Unsold Price | the average active list price



ABSORPTION RATE

April 2024 | 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.



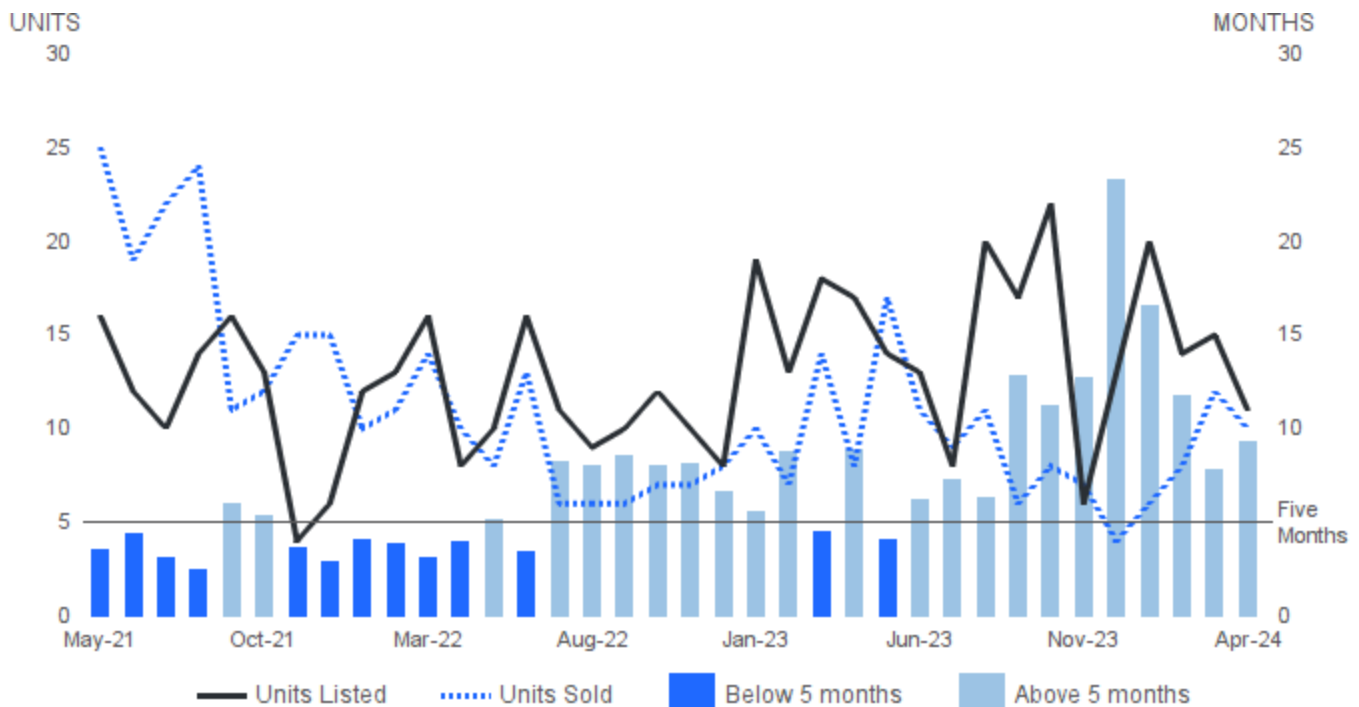
MONTHS SUPPLY OF INVENTORY

April 2024 | 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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