



# COLDWELL BANKER

---

## U.S. VIRGIN ISLANDS

# AREA REPORT

ST. THOMAS

APRIL 2024 | LOTS/ACRES



**BRYONY LOCHER**

Direct: 340-778-7000

Cell: 340-227-7657

[bry@coldwellbankervi.com](mailto:bry@coldwellbankervi.com)

[www.coldwellbanker.com](http://www.coldwellbanker.com)

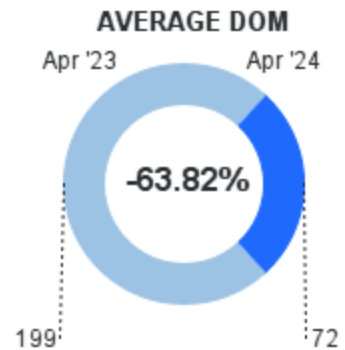
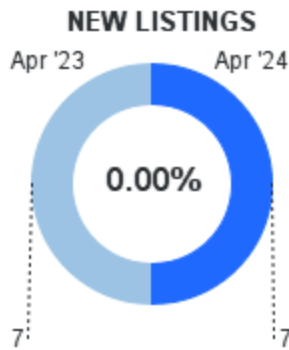
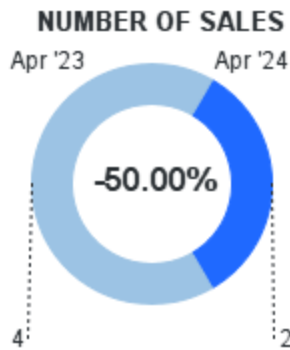


**COLDWELL BANKER**  
ISLAND AFFILIATES

# ST. THOMAS | April 2024

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

Lots/Acres



**-37.81%** ↓

**MEDIAN SALES PRICE**  
LOTS/ACRES

**-43.94%** ↓

**AVERAGE SALES PRICE**  
LOTS/ACRES

**-47.49%** ↓

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

**-52.22%** ↓

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

■ Apr '23

■ Apr '24

# AREA REPORT

## ST. THOMAS

### FULL MARKET SUMMARY

April 2024 | Lots/Acres ?

	Month to Date			Year to Date		
	April 2024	April 2023	% Change	YTD 2024	YTD 2023	% Change
New Listings	7	7	0%	29	40	-27.5% ↓
Sold Listings	2	4	-50% ↓	17	17	0%
Median List Price (Solds)	\$99,500	\$189,500	-47.49% ↓	\$149,000	\$175,000	-14.86% ↓
Median Sold Price	\$99,500	\$160,000	-37.81% ↓	\$125,500	\$158,000	-20.57% ↓
Median Days on Market	72	117	-38.46% ↓	181	108	67.59% ↑
Average List Price (Solds)	\$99,500	\$208,250	-52.22% ↓	\$229,382	\$621,935	-63.12% ↓
Average Sold Price	\$99,500	\$177,500	-43.94% ↓	\$199,264	\$422,626	-52.85% ↓
Average Days on Market	72	199	-63.82% ↓	210	169	24.26% ↑
List/Sold Price Ratio	100%	86.8%	15.27% ↑	88.5%	85.6%	3.36% ↑

### SOLD AND NEW PROPERTIES (UNITS)

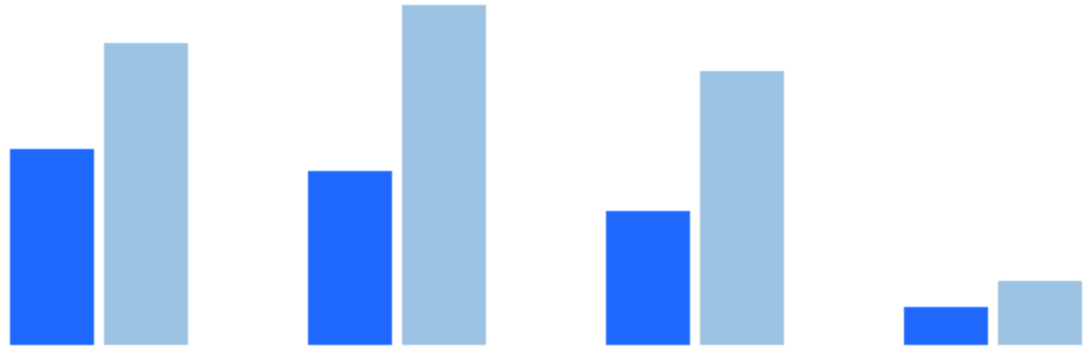
April 2024 | Lots/Acres ?

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

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

UNITS  
200

150  
100  
50  
0



Sold Properties	91	80	62	17
New Properties	140	158	127	29
Sold Volume	\$16.90M	\$14.50M	\$16.76M	\$3.39M
Listing Volume	\$93.05M	\$98.95M	\$77.87M	\$8.40M
Median Sale Price	\$120K	\$120K	\$143K	\$126K

## MEDIAN SALES PRICE AND NUMBER OF SALES

April 2024 | 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 2024 | Lots/Acres ?

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

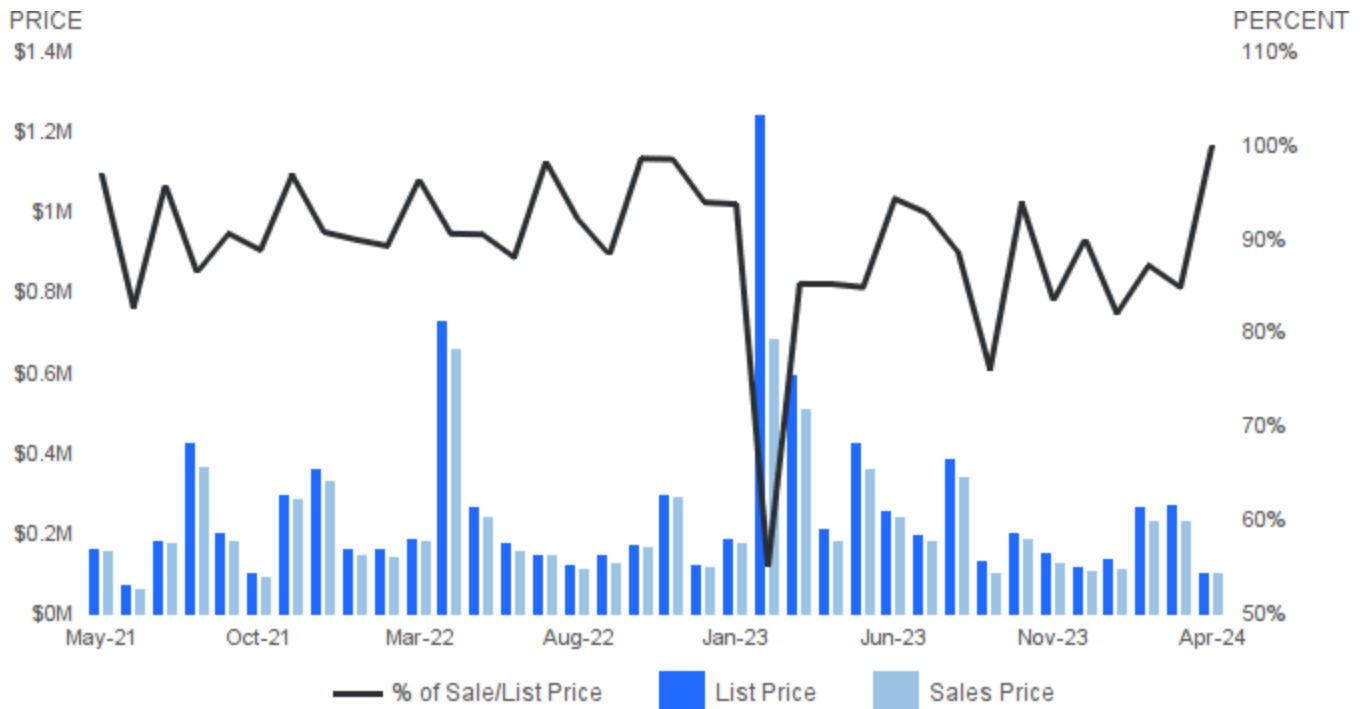
**Average Days on Market** | Average days on market for all properties sold.



## SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

April 2024 | Lots/Acres ?

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

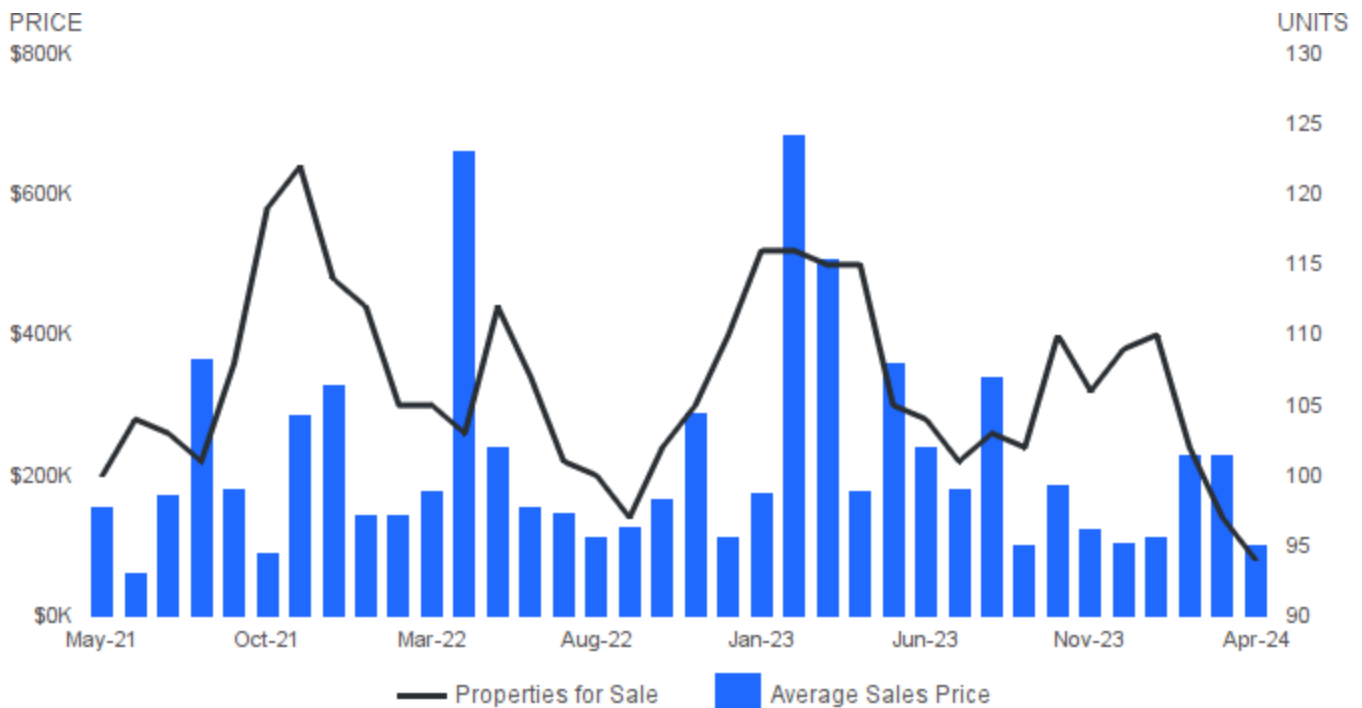


## AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

April 2024 | Lots/Acres ?

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

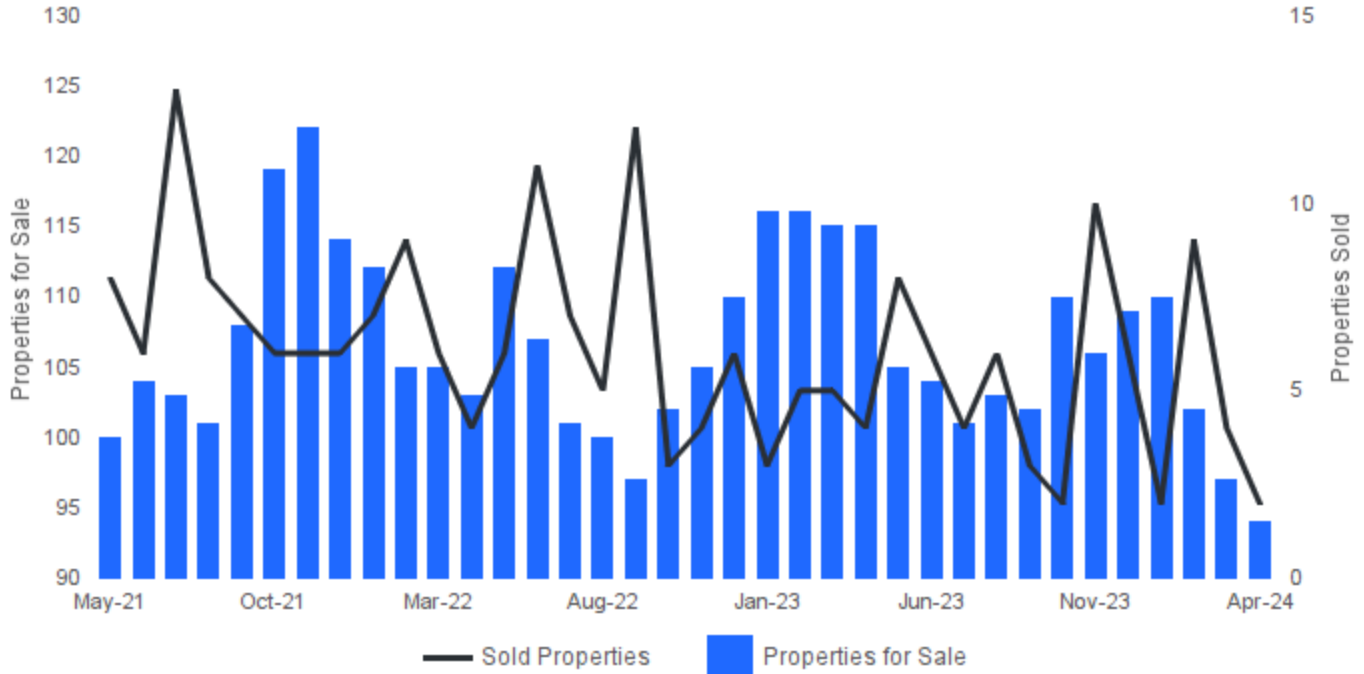
**Properties for Sale** | Number of properties listed for sale at the end of month.



# PROPERTIES FOR SALE AND SOLD PROPERTIES

April 2024 | Lots/Acres ?

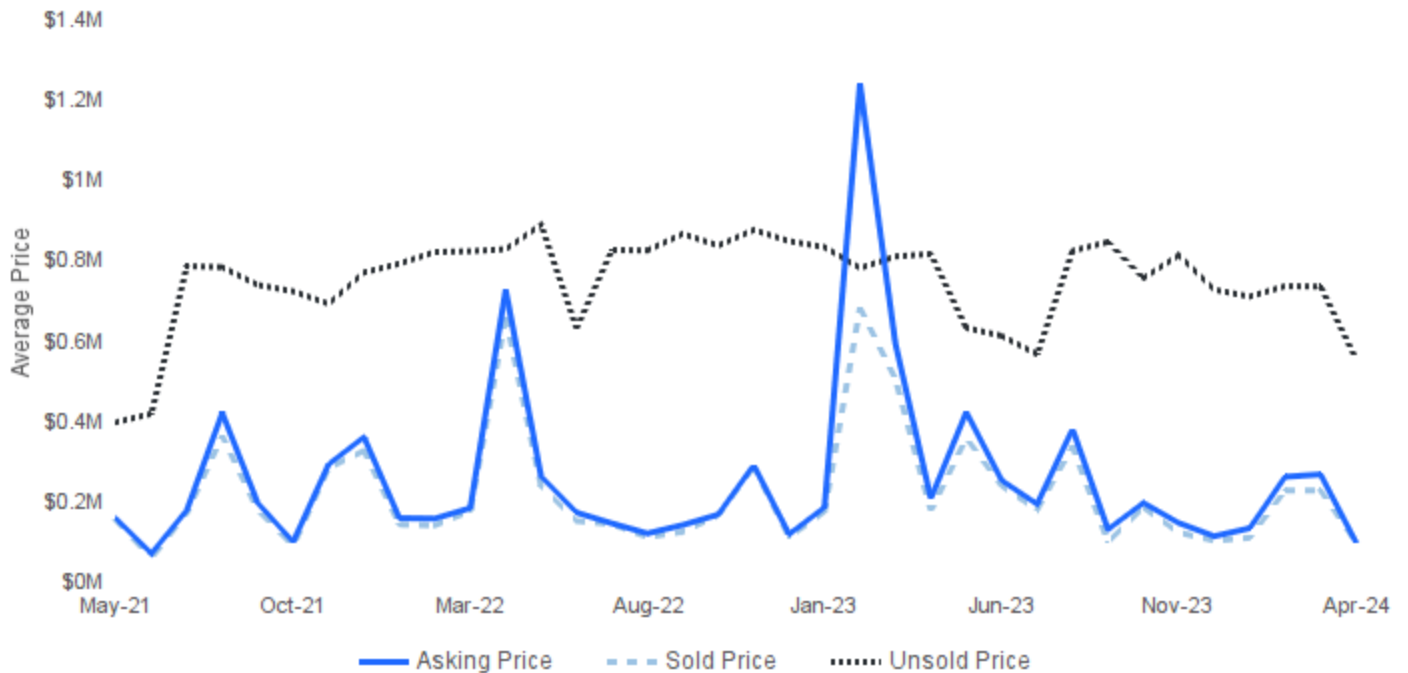
**Properties for Sale** | Number of properties listed for sale at the end of month.  
**Sold Properties** | Number of properties sold.



# AVERAGE ASKING/SOLD/UNSOLD PRICE

April 2024 | Lots/Acres ?

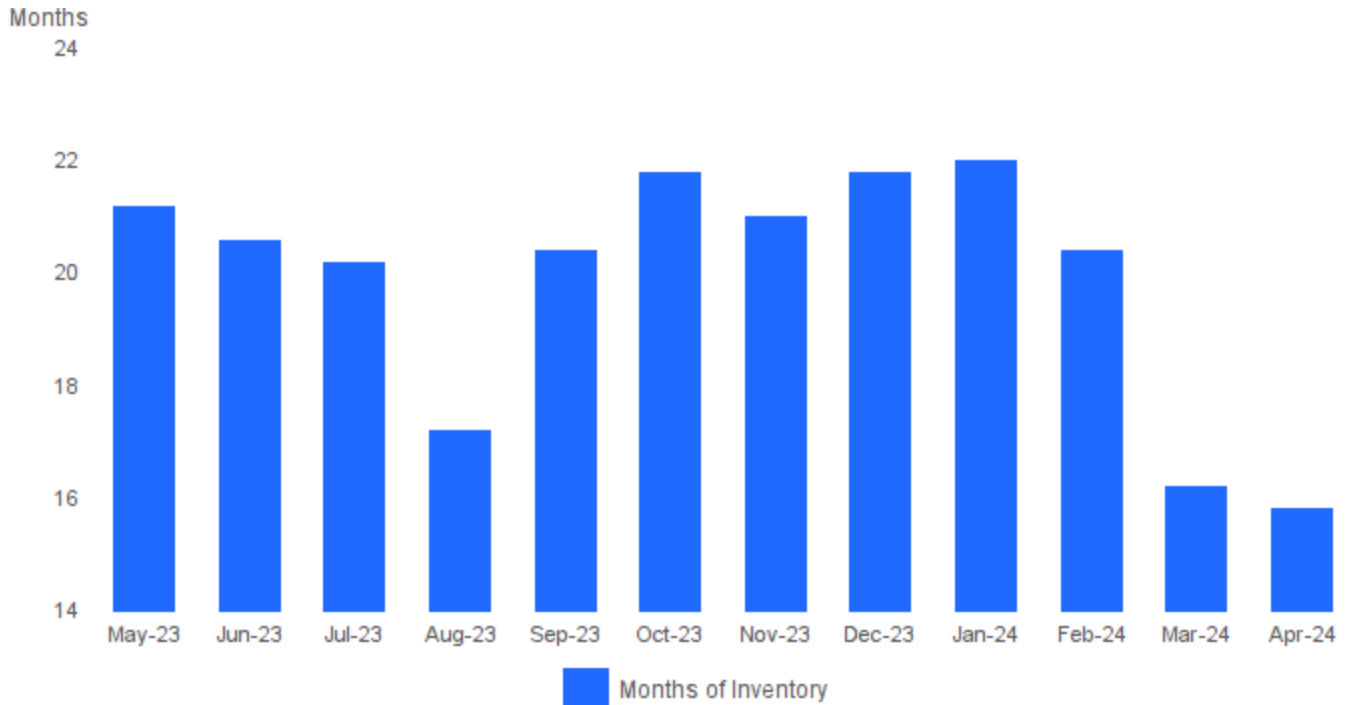
**Asking Price** | the average asking price of sold properties  
**Sold Price** | the average selling price  
**Unsold Price** | the average active list price



# ABSORPTION RATE

April 2024 | 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.



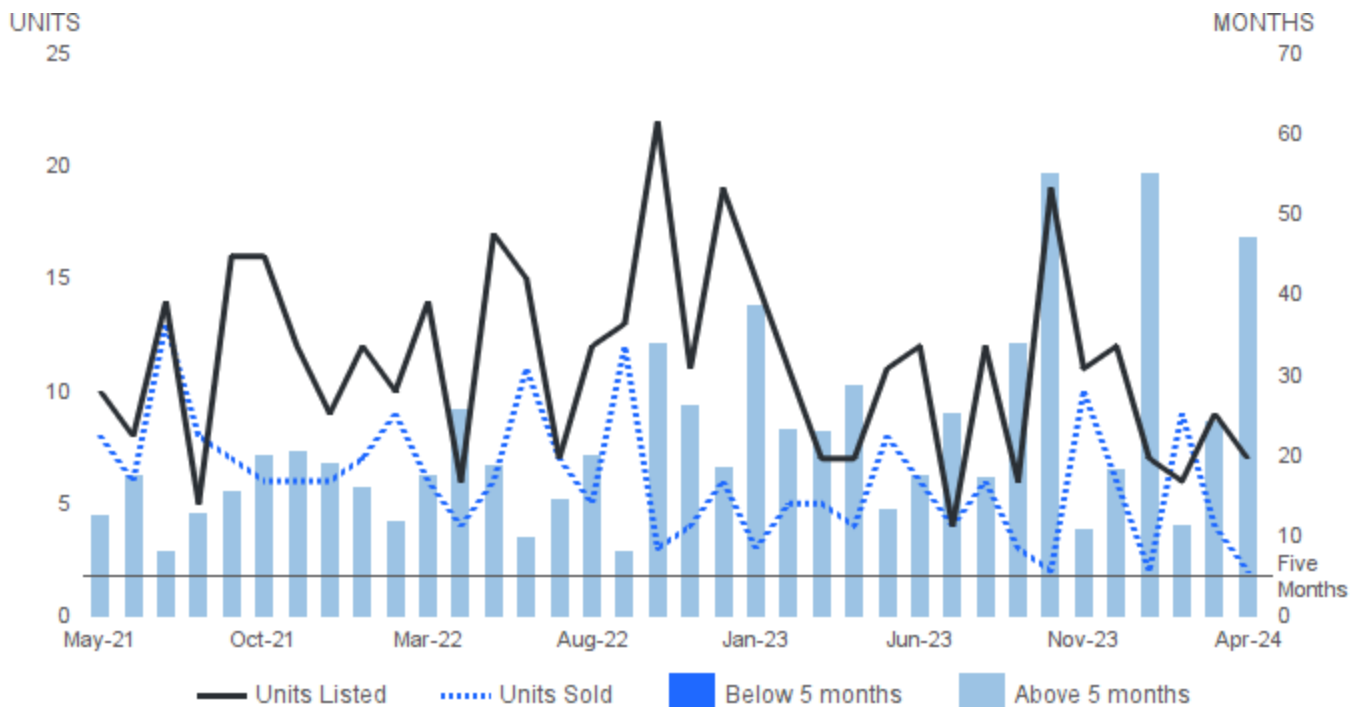
# MONTHS SUPPLY OF INVENTORY

April 2024 | 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.



The property information herein is derived from various sources that may include, but not be limited to, county records and the Multiple Listing Service, and it may include approximations. Although the information is believed to be accurate, it is not warranted and you should not rely upon it without personal verification. ©2024 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Fair Housing Act and the Equal Opportunity Act.  