



# COLDWELL BANKER

---

## U.S. VIRGIN ISLANDS

# AREA REPORT

ST. THOMAS

APRIL 2024 | SINGLE FAMILY



**BRYONY LOCHER**

Direct: 340-778-7000

Cell: 340-227-7657

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

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

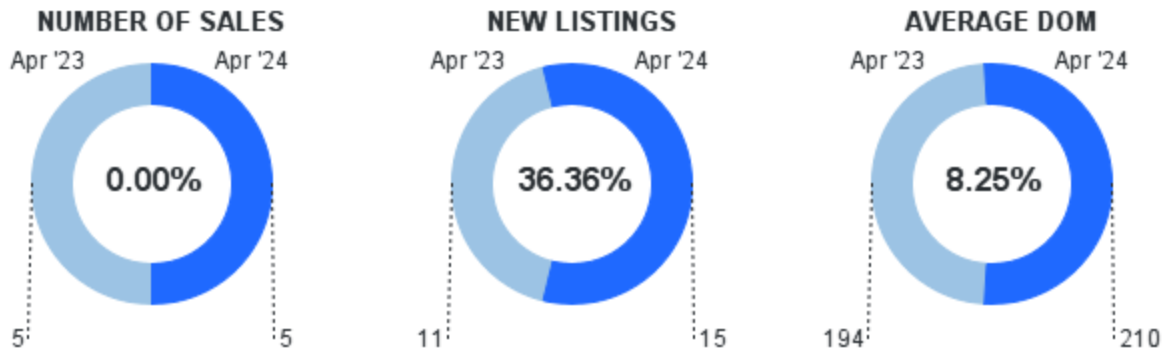


**COLDWELL BANKER**  
ISLAND AFFILIATES

# ST. THOMAS | April 2024

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

### Single Family



66.87% 


MEDIAN SALES PRICE  
SINGLE FAMILY

21.63% 


AVERAGE SALES PRICE  
SINGLE FAMILY

57.27% 

MEDIAN LIST PRICE  
(SOLD LISTINGS)  
SINGLE FAMILY

8.89% 

AVERAGE LIST PRICE  
(SOLD LISTINGS)  
SINGLE FAMILY

 Apr '23

 Apr '24

# AREA REPORT

## ST. THOMAS

### FULL MARKET SUMMARY

April 2024 | Single Family ?

	Month to Date			Year to Date		
	April 2024	April 2023	% Change	YTD 2024	YTD 2023	% Change
New Listings	15	11	36.36% <span>↑</span>	52	36	44.44% <span>↑</span>
Sold Listings	5	5	0%	24	24	0%
Median List Price (Solds)	\$865,000	\$550,000	57.27% <span>↑</span>	\$727,500	\$980,000	-25.77% <span>↓</span>
Median Sold Price	\$826,000	\$495,000	66.87% <span>↑</span>	\$662,500	\$996,000	-33.48% <span>↓</span>
Median Days on Market	118	212	-44.34% <span>↓</span>	101	104	-2.88% <span>↓</span>
Average List Price (Solds)	\$805,800	\$740,000	8.89% <span>↑</span>	\$1,038,079	\$1,419,999	-26.9% <span>↓</span>
Average Sold Price	\$751,200	\$617,600	21.63% <span>↑</span>	\$964,129	\$1,232,020	-21.74% <span>↓</span>
Average Days on Market	210	194	8.25% <span>↑</span>	167	140	19.29% <span>↑</span>
List/Sold Price Ratio	92.6%	89%	4.04% <span>↑</span>	90.8%	92.3%	-1.54% <span>↓</span>

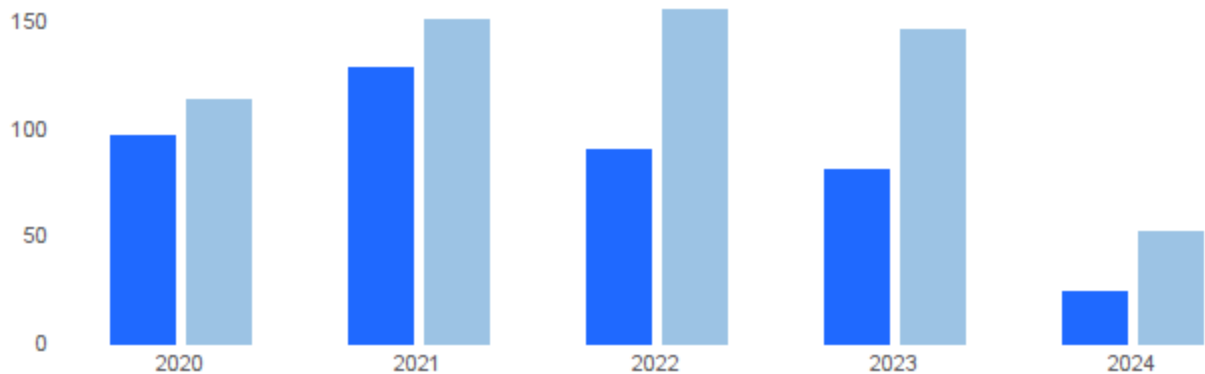
### SOLD AND NEW PROPERTIES (UNITS)

April 2024 | Single Family ?

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

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

UNITS  
200



Sold Properties	97	129	91	81	24
New Properties	114	151	156	147	52
Sold Volume	\$73.10M	\$115.19M	\$96.74M	\$85.21M	\$23.14M
Listing Volume	\$99.75M	\$178.52M	\$213.19M	\$215.86M	\$88.79M
Median Sale Price	\$595K	\$675K	\$860K	\$825K	\$663K

## MEDIAN SALES PRICE AND NUMBER OF SALES

April 2024 | 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 2024 | Single Family ?

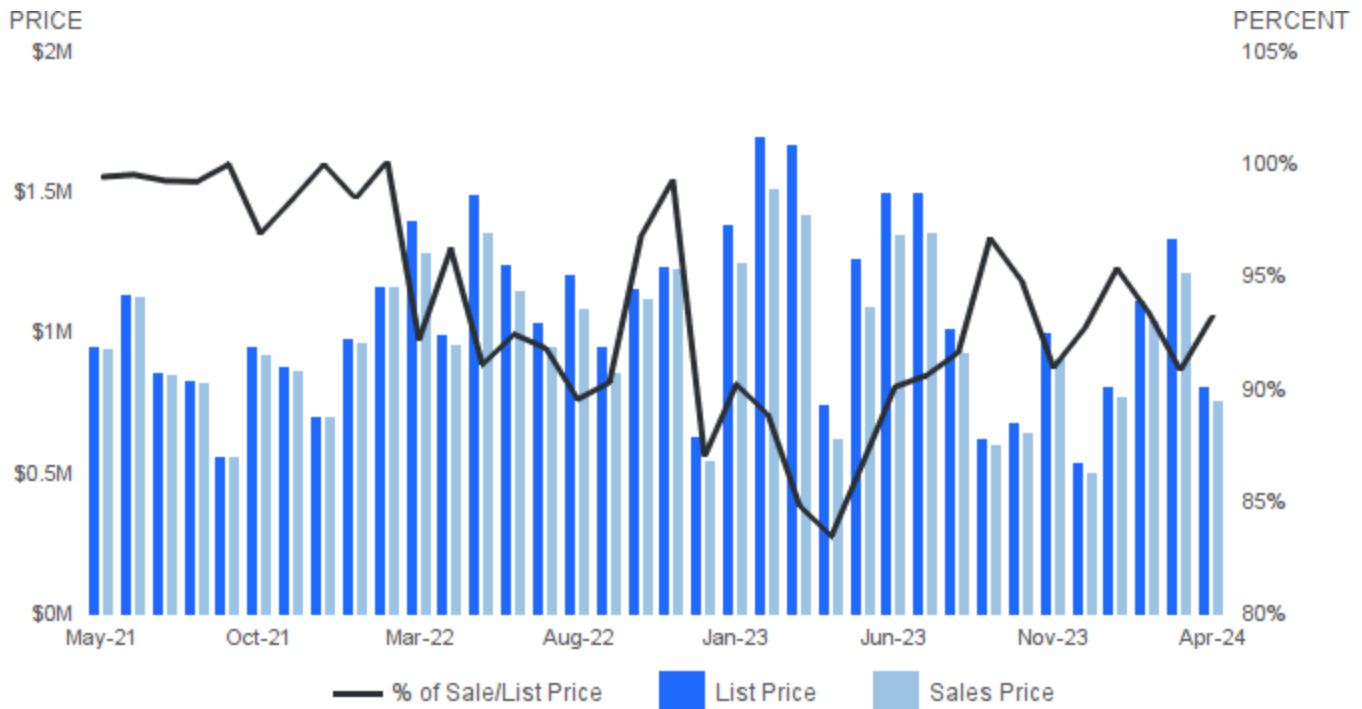
**Average Sales Price** | Average sales price for all properties sold.  
**Average Days on Market** | Average days on market for all properties sold.



# SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

April 2024 | Single Family ?

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

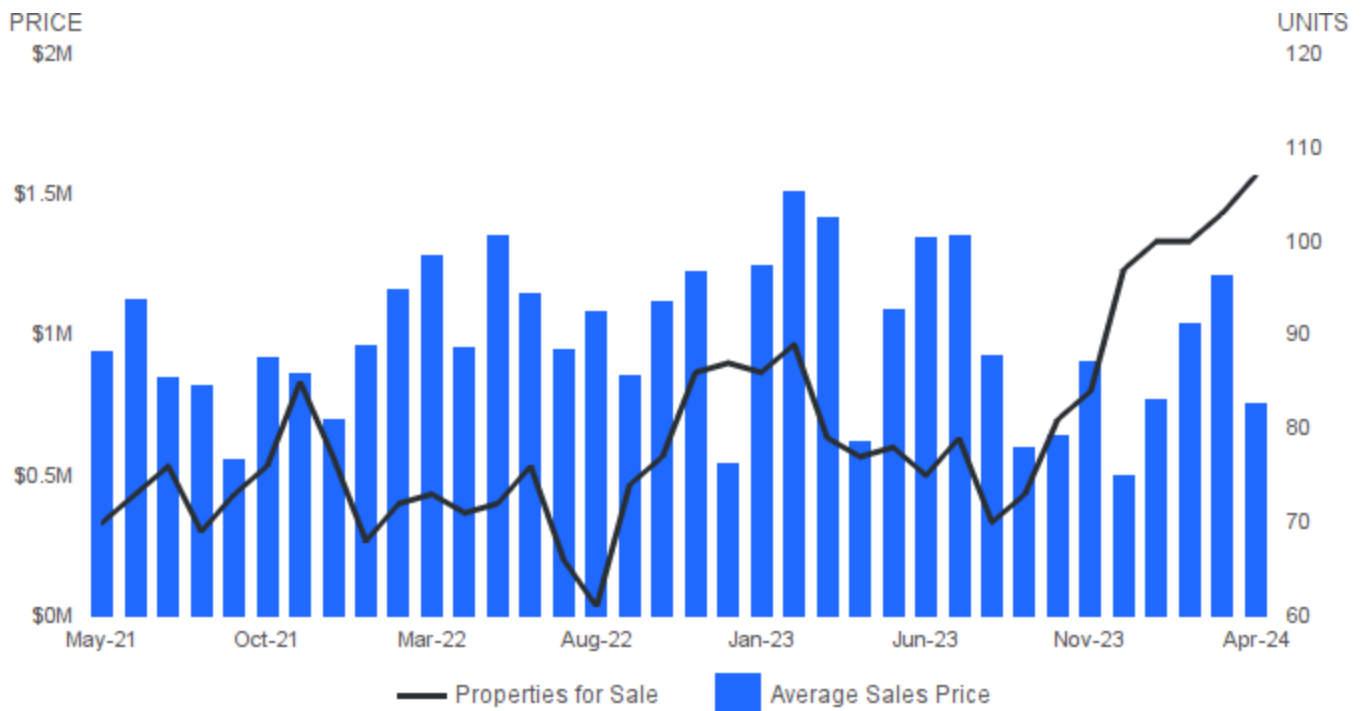


# AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

April 2024 | 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.

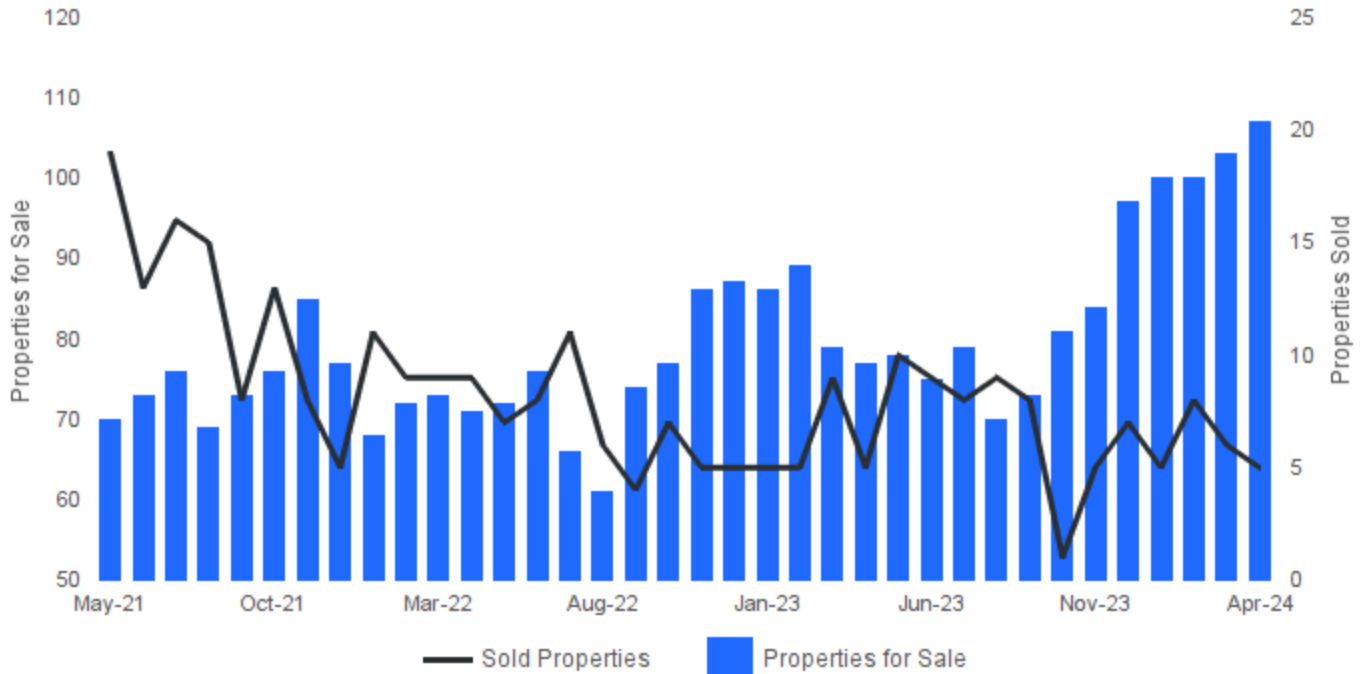


# PROPERTIES FOR SALE AND SOLD PROPERTIES

April 2024 | Single Family ?

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

**Sold Properties** | Number of properties sold.



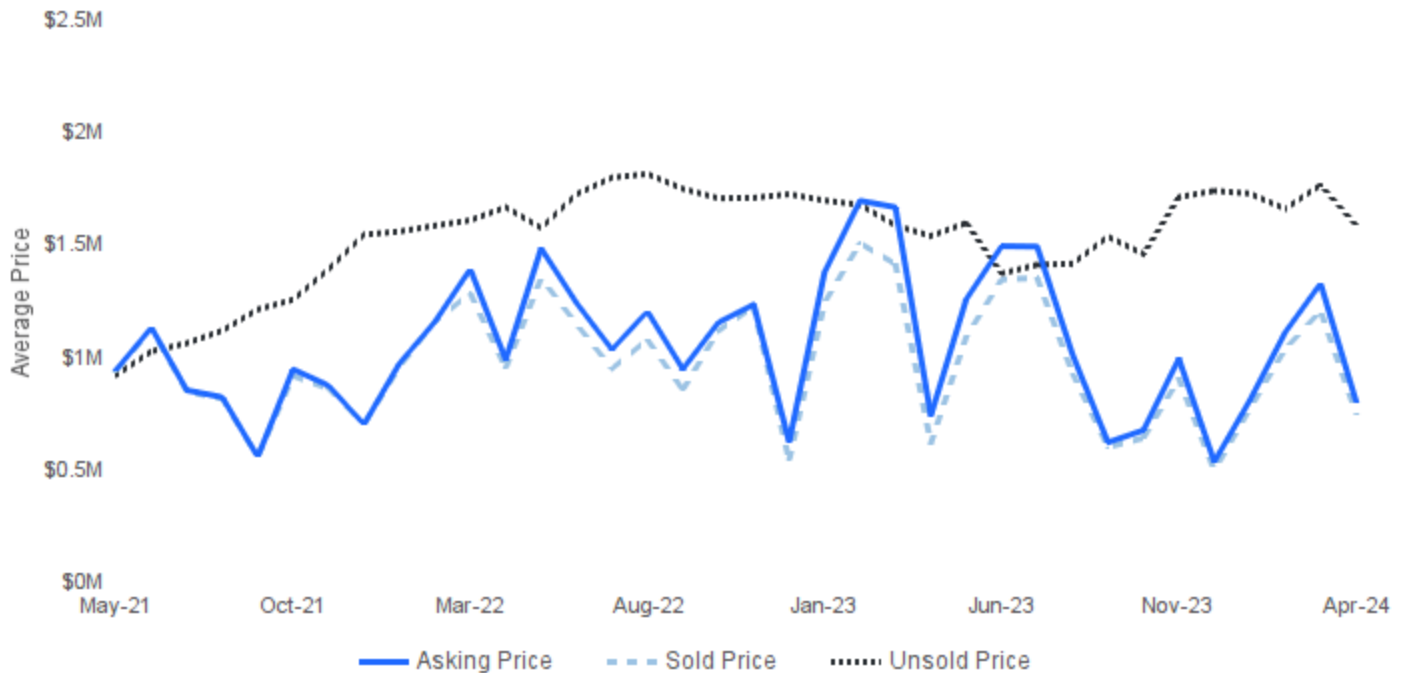
# AVERAGE ASKING/SOLD/UNSOLD PRICE

April 2024 | Single Family ?

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

**Sold Price** | the average selling price

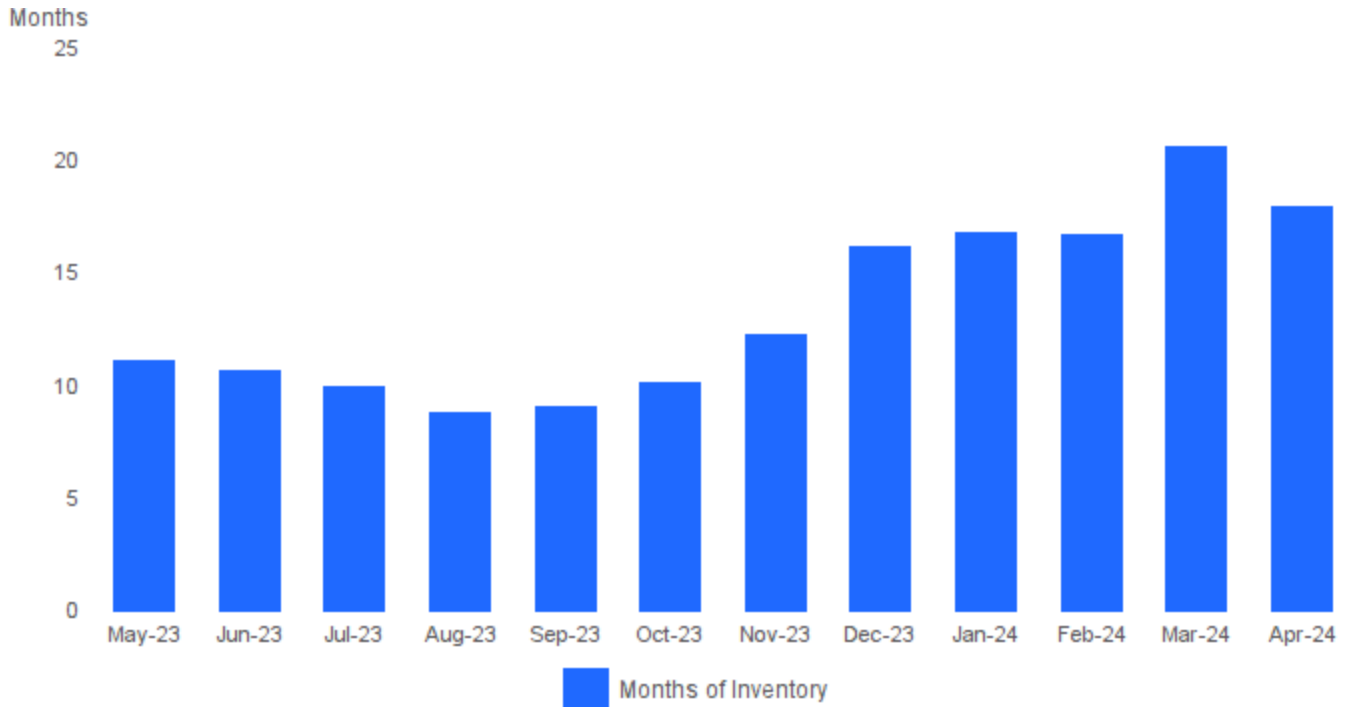
**Unsold Price** | the average active list price



# ABSORPTION RATE

April 2024 | 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.



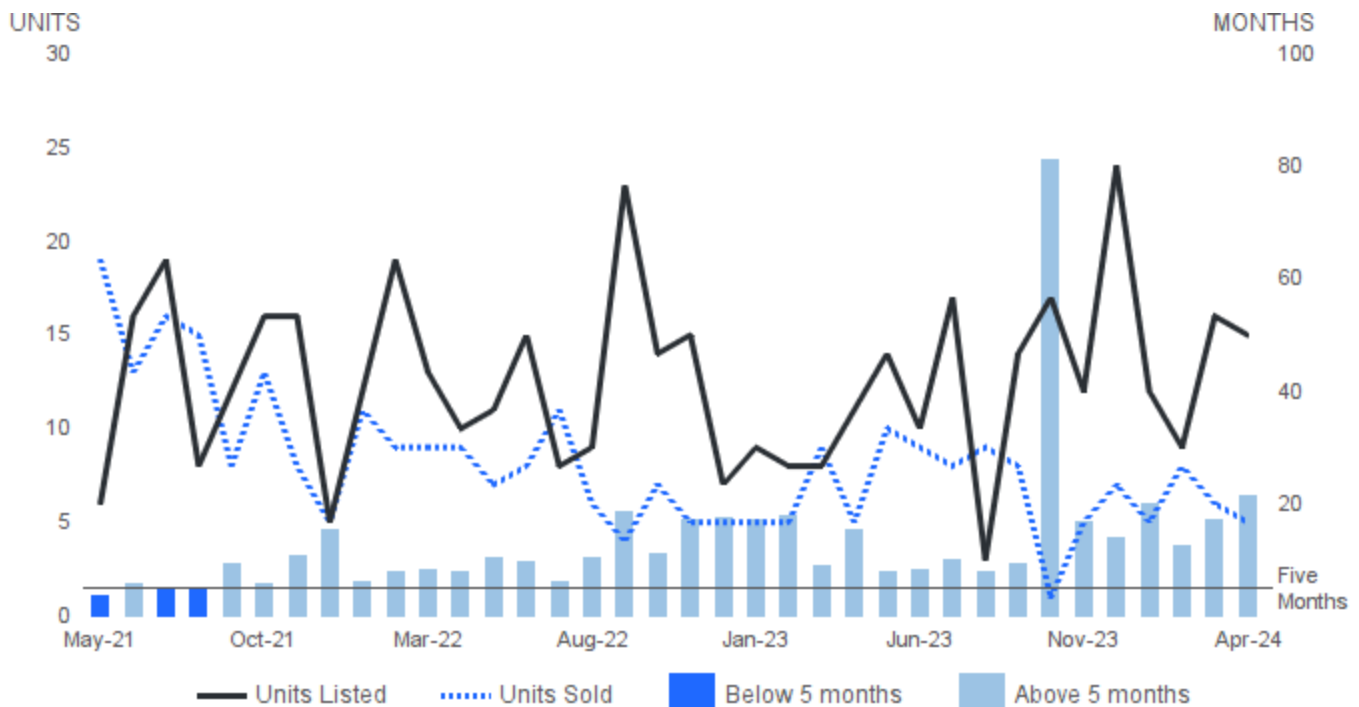
# MONTHS SUPPLY OF INVENTORY

April 2024 | 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.



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. 