COLDWELL BANKER
U.S. VIRGIN ISLANDS

# AREA REPORT

## ST. THOMAS

APRIL 2024 | ALL PROPERTY TYPES

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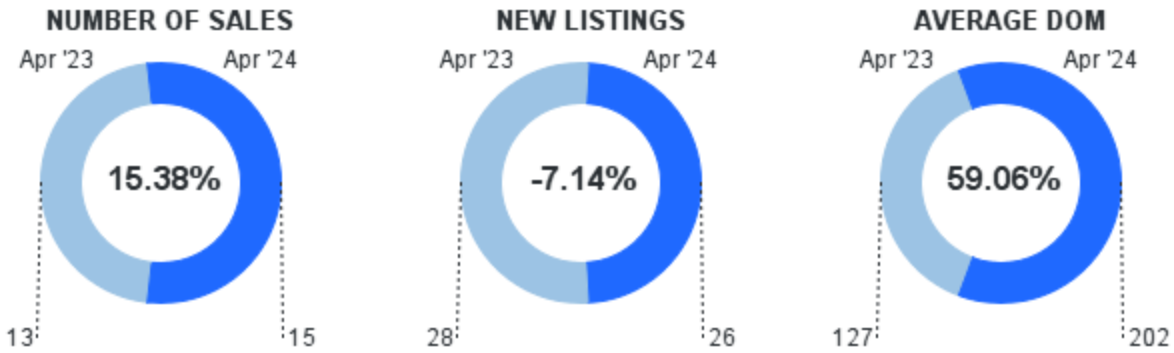
COLDWELL BANKER
ISLAND AFFILIATES

## ST. THOMAS | April 2024

REAL ESTATE SNAPSHOT - Change since this time last year

All Property Types




**53.85%**

**MEDIAN SALES PRICE**
ALL PROPERTY TYPES

**17.70%**

**AVERAGE SALES PRICE**
ALL PROPERTY TYPES

**57.31%**

**MEDIAN LIST PRICE (SOLD LISTINGS)**
ALL PROPERTY TYPES

**11.09%**

**AVERAGE LIST PRICE (SOLD LISTINGS)**
ALL PROPERTY TYPES

Apr '23 Apr '24

# AREA REPORT

## St. Thomas

## FULL MARKET SUMMARY

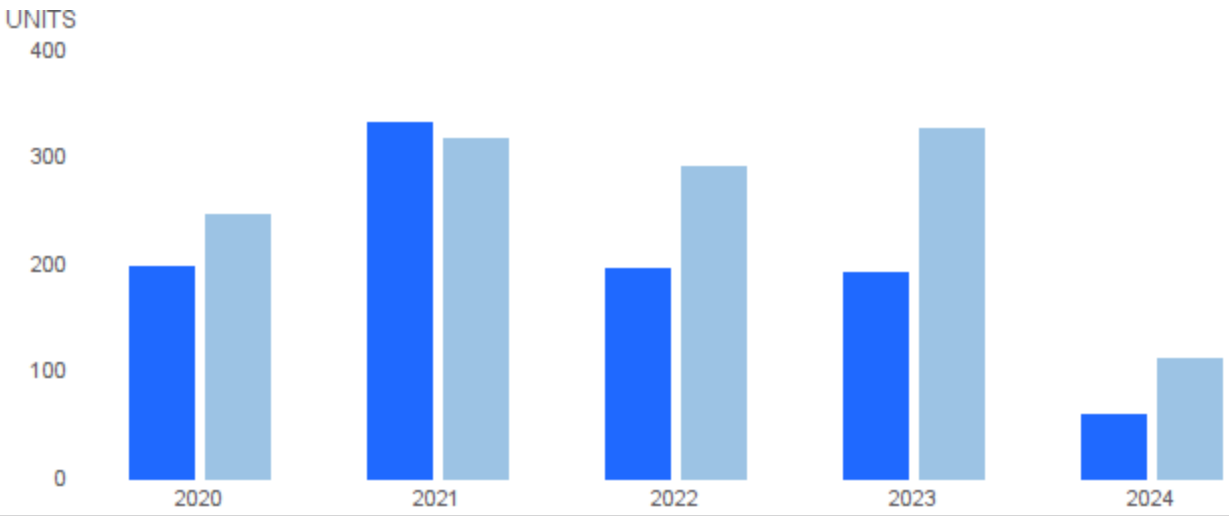
April 2024 | All Property Types

| | Month to Date | | | Year to Date | | |
|---|---|---|---|---|---|---|
| | April 2024 | April 2023 | % Change | YTD 2024 | YTD 2023 | % Change |
| New Listings | 26 | 28 | -7.14% | 112 | 103 | 8.74% |
| Sold Listings | 15 | 13 | 15.38% | 60 | 63 | -4.76% |
| Median List Price (Solds) | $549,000 | $349,000 | 57.31% | $457,500 | $495,000 | -7.58% |
| Median Sold Price | $540,000 | $351,000 | 53.85% | $412,500 | $465,000 | -11.29% |
| Median Days on Market | 142 | 97 | 46.39% | 117 | 85 | 37.65% |
| Average List Price (Solds) | $569,600 | $512,723 | 11.09% | $655,763 | $794,112 | -17.42% |
| Average Sold Price | $539,066 | $458,000 | 17.7% | $614,726 | $715,038 | -14.03% |
| Average Days on Market | 202 | 127 | 59.06% | 165 | 125 | 32% |
| List/Sold Price Ratio | 94.5% | 93.3% | 1.31% | 93.4% | 95.1% | -1.83% |

## SOLD AND NEW PROPERTIES (UNITS)

April 2024 | All Property Types

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

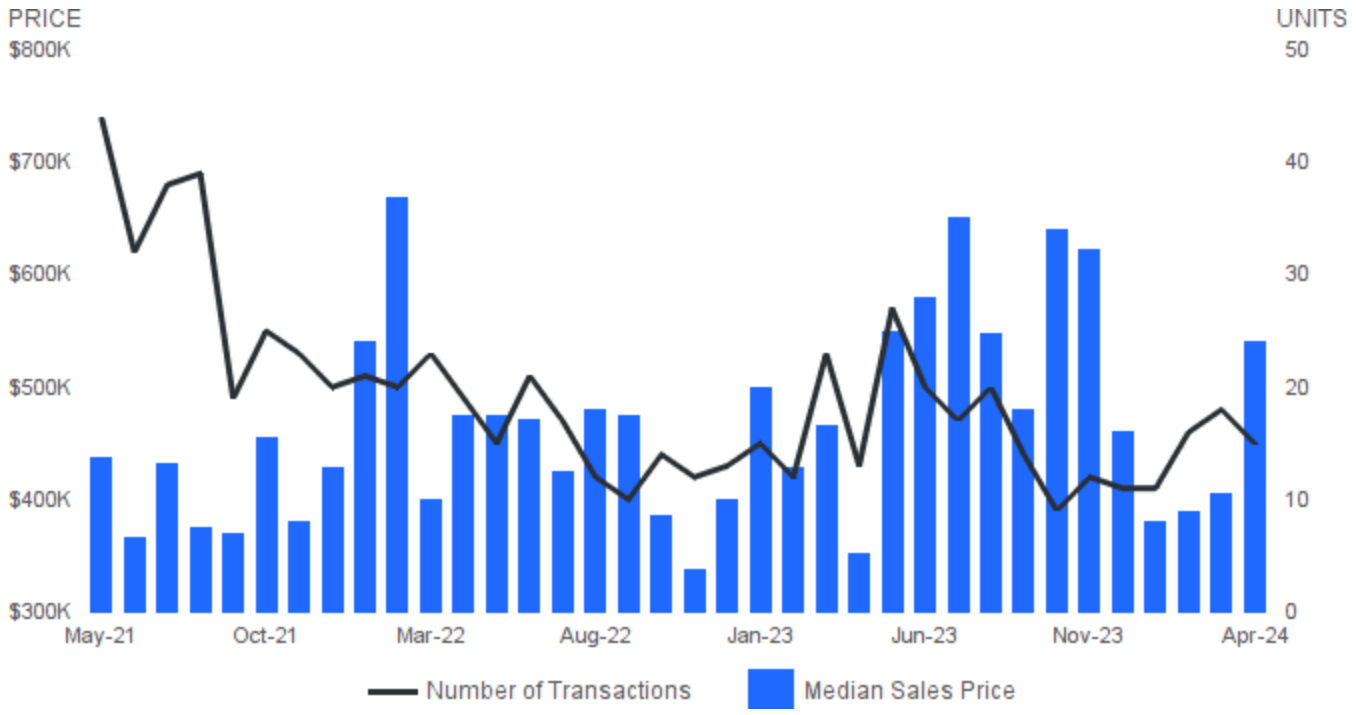



| | 2020 | 2021 | 2022 | 2023 | 2024 |
|---|---|---|---|---|---|
| Sold Properties | 198 | 332 | 197 | 193 | 60 |
| New Properties | 247 | 317 | 291 | 327 | 112 |
| Sold Volume | $101.86M | $186.23M | $138.22M | $137.97M | $36.88M |
| Listing Volume | $144.13M | $243.85M | $268.82M | $299.71M | $116.16M |
| Median Sale Price | $330K | $380K | $460K | $525K | $413K |

## MEDIAN SALES PRICE AND NUMBER OF SALES

April 2024 | All Property Types

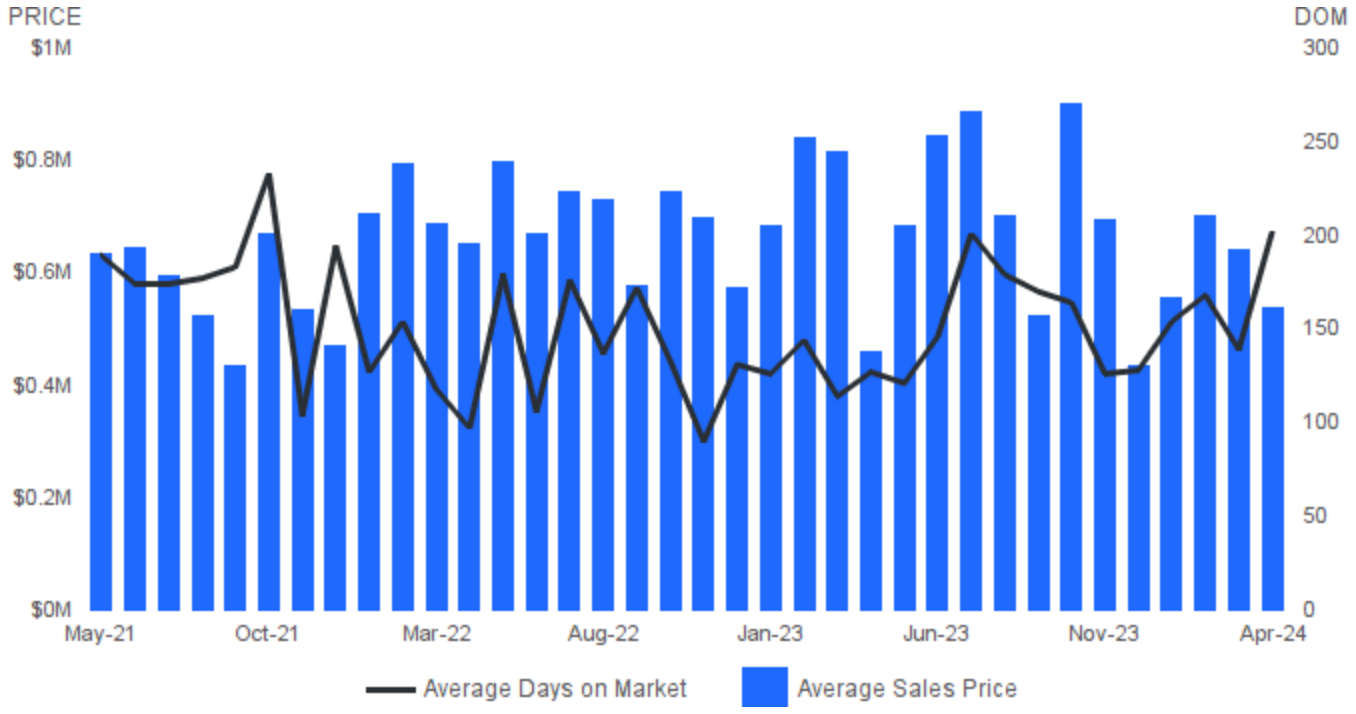
**Median Sales Price** | Price of the ""middle"" property sold -an equal number of sales were above and below this price.
**Number of Sales** | Number of properties sold.




## AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

April 2024 | All Property Types

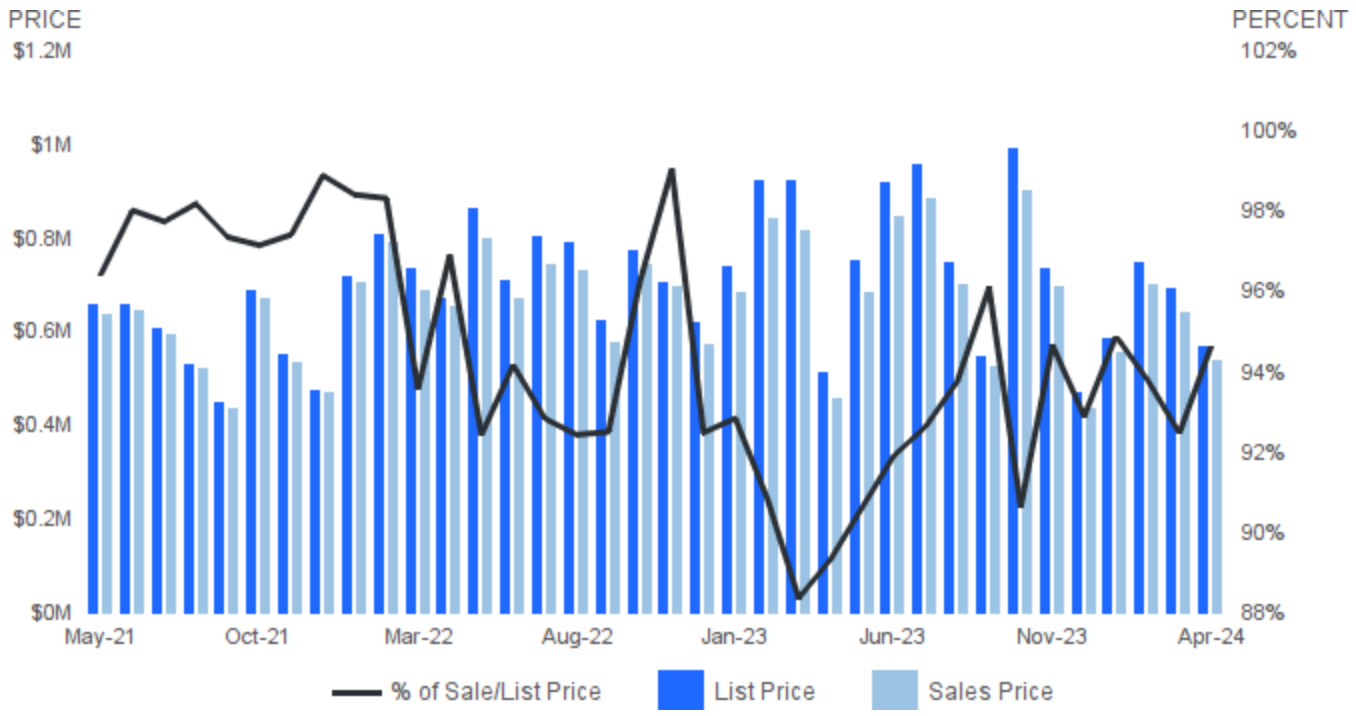
**Average Sales Price** | Average sales price for all properties sold.
**Average Days on Market** | Average days on market for all properties sold.



## SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

April 2024 | All Property Types

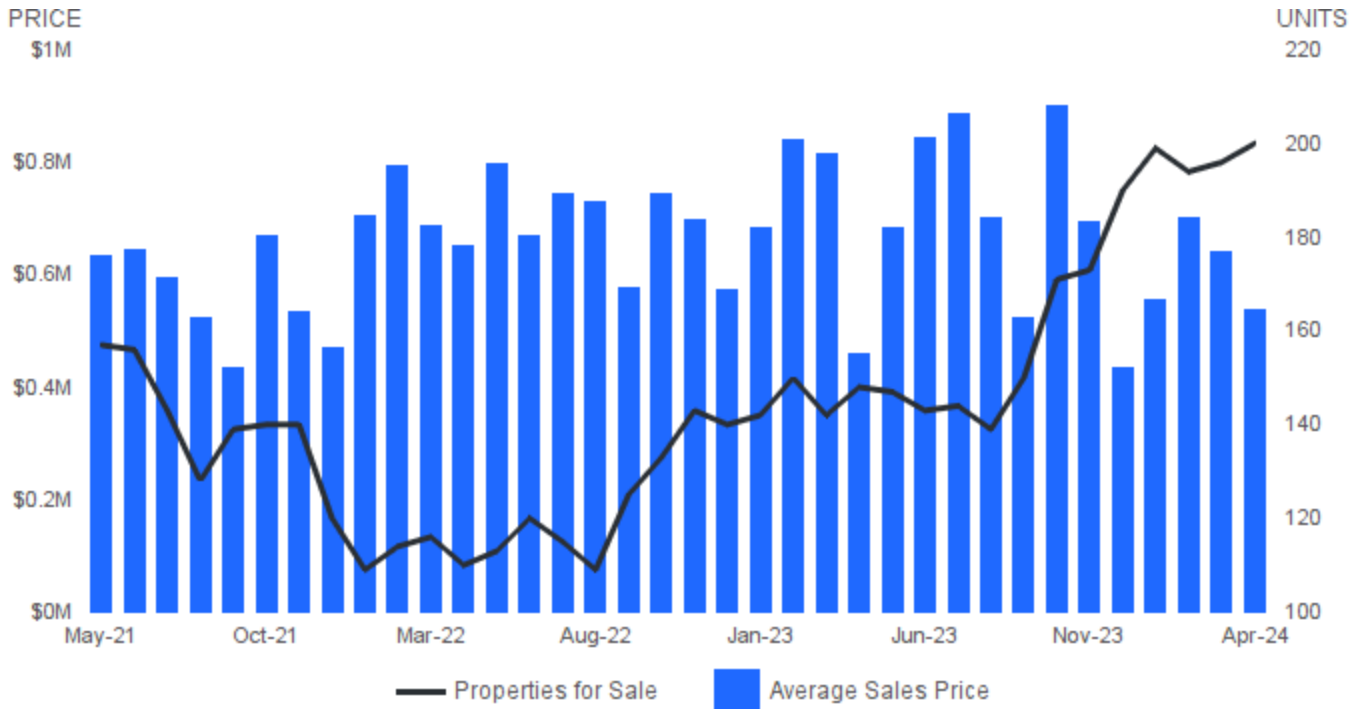
**Sale Price as a Percentage of Original Price** | Average sale price of property as percentage of final list price.




## AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

April 2024 | All Property Types

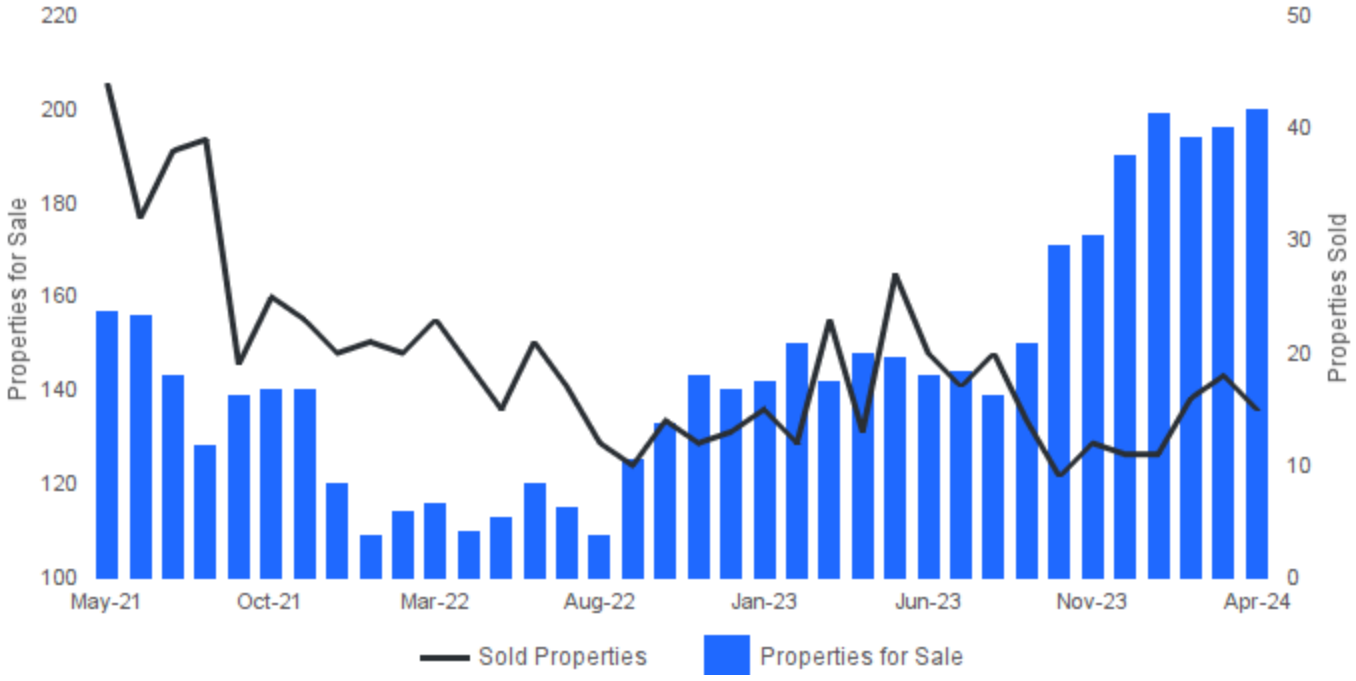
**Average Sales Price** | Average sales price for all properties sold.
**Properties for Sale** | Number of properties listed for sale at the end of month.



# PROPERTIES FOR SALE AND SOLD PROPERTIES

April 2024 | All Property Types

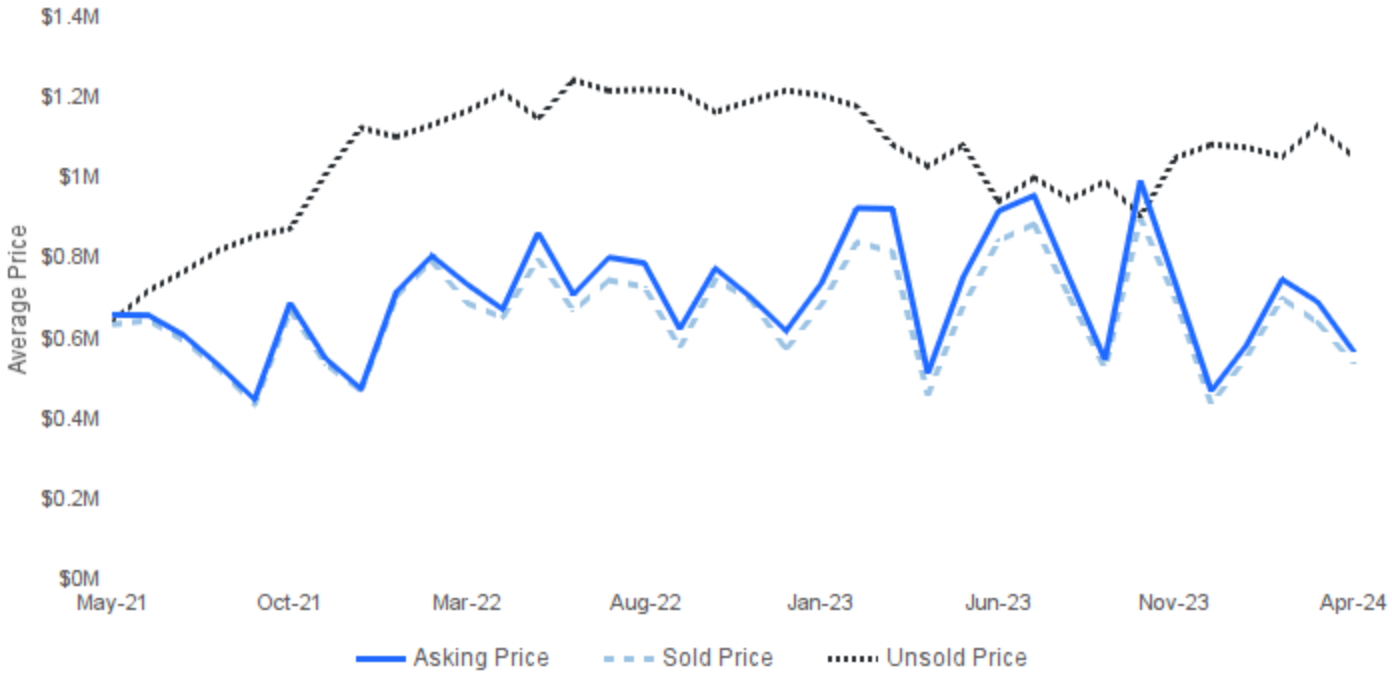
**Properties for Sale** | Number of properties listed for sale at the end of month.
**Sold Properties** | Number of properties sold.




# AVERAGE ASKING/SOLD/UNSOLD PRICE

April 2024 | All Property Types

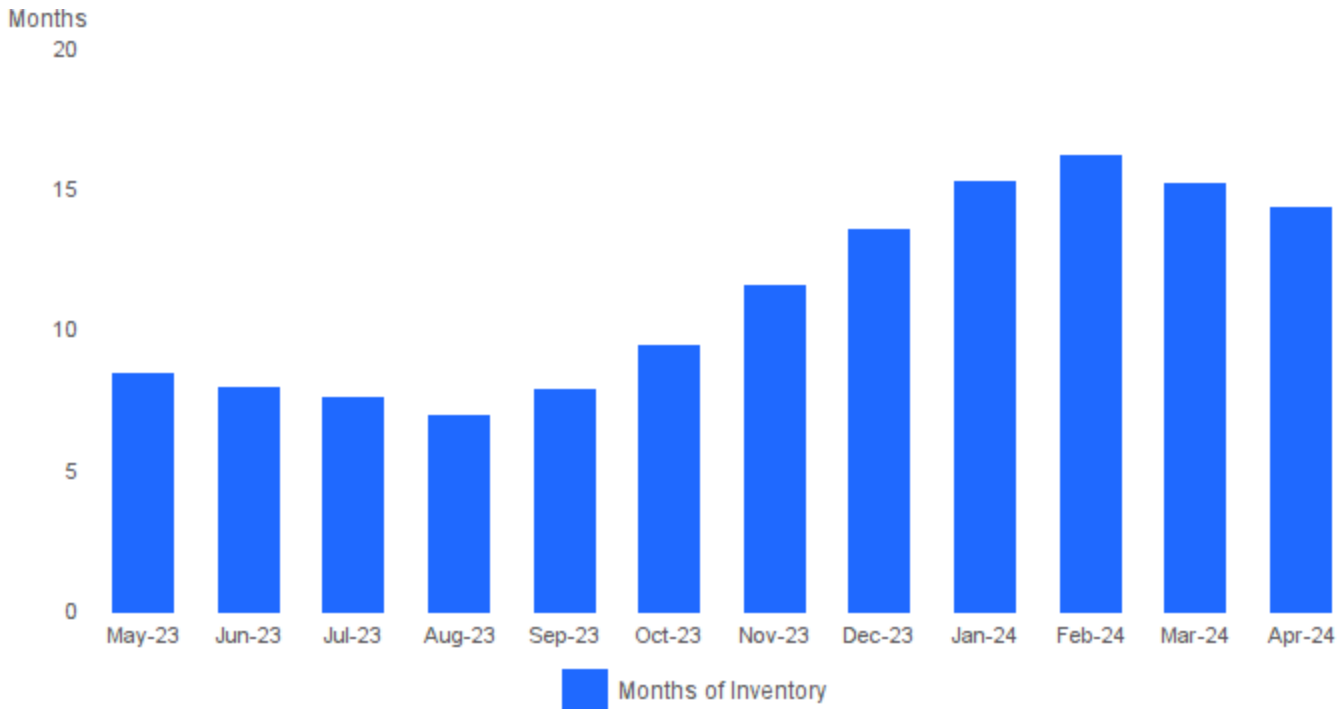
**Asking Price** | the average asking price of sold properties
**Sold Price** | the average selling price
**Unsold Price** | the average active list price



# ABSORPTION RATE

April 2024 | All Property Types

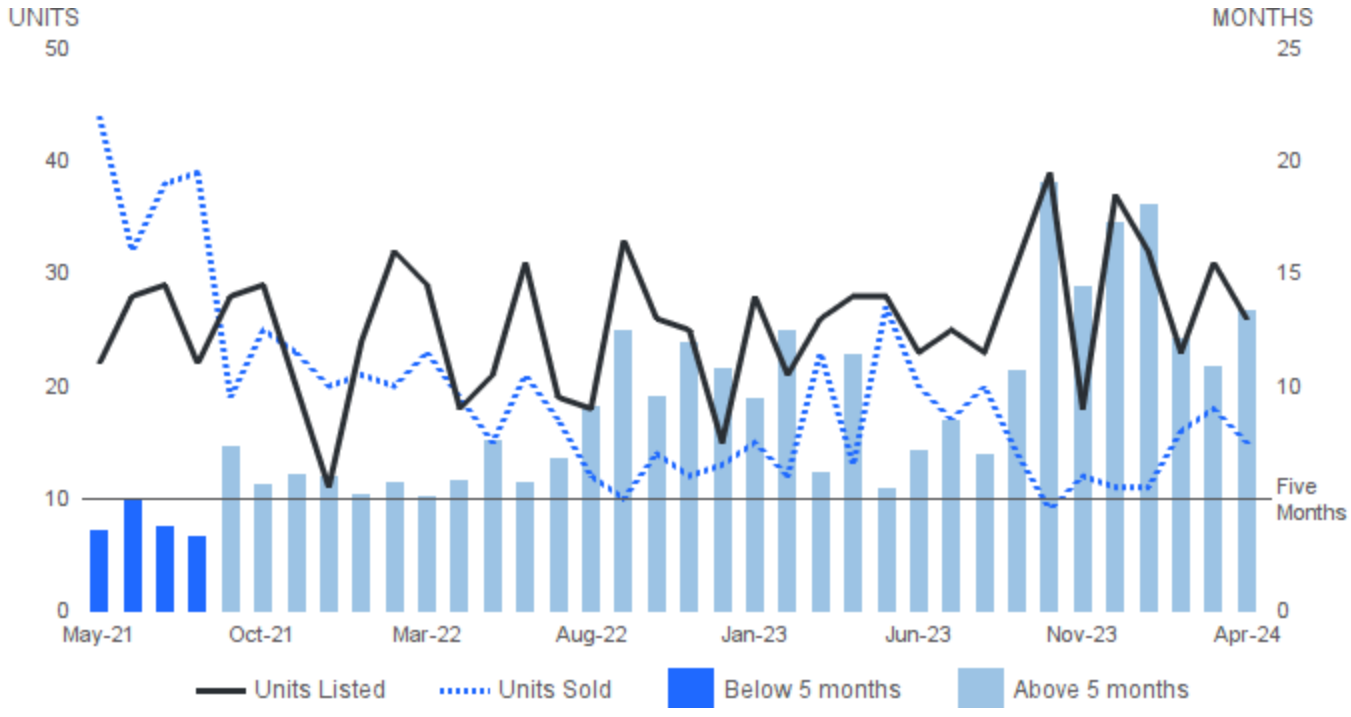
**Absorption Rate** | Looks at the past year's monthly supply of inventory. In a normal market there should be a 6 month supply. The higher the rate above 6 the more aggressive a seller has to be with the competition; price and having a picture perfect property.




# MONTHS SUPPLY OF INVENTORY

April 2024 | All Property Types

**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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