



**COLDWELL BANKER**



# AREA REPORT

**ST. THOMAS**

MAY 2023 | ALL PROPERTY TYPES



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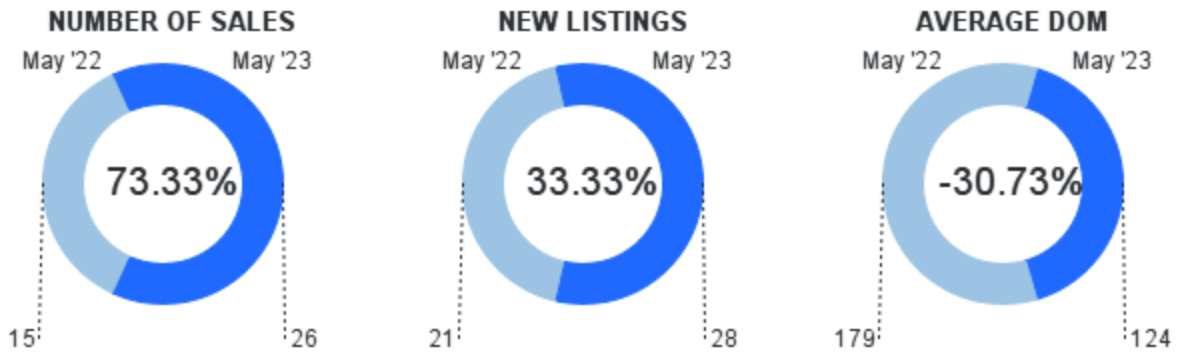


**COLDWELL BANKER**  
ISLAND AFFILIATES

# ST. THOMAS | May 2023

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

### All Property Types



16.74% 

**MEDIAN SALES PRICE**  
ALL PROPERTY TYPES

-13.94% 

**AVERAGE SALES PRICE**  
ALL PROPERTY TYPES

15.56% 

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

-12.10% 

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

 May '22  May '23

# AREA REPORT

## St. Thomas

### FULL MARKET SUMMARY

May 2023 | All Property Types ?

	Month to Date			Year to Date		
	May 2023	May 2022	% Change	YTD 2023	YTD 2022	% Change
New Listings	28	21	33.33% ↑	131	124	5.65% ↑
Sold Listings	26	15	73.33% ↑	89	98	-9.18% ↓
Median List Price (Solds)	\$572,000	\$495,000	15.56% ↑	\$495,000	\$509,500	-2.85% ↓
Median Sold Price	\$554,500	\$475,000	16.74% ↑	\$465,000	\$502,500	-7.46% ↓
Median Days on Market	87	100	-13% ↓	85	103	-17.48% ↓
Average List Price (Solds)	\$758,955	\$863,453	-12.1% ↓	\$783,842	\$752,702	4.14% ↑
Average Sold Price	\$686,895	\$798,150	-13.94% ↓	\$706,816	\$722,033	-2.11% ↓
Average Days on Market	124	179	-30.73% ↓	125	132	-5.3% ↓
List/Sold Price Ratio	93.1%	95.8%	-2.8% ↓	94.5%	96.9%	-2.41% ↓

### SOLD AND NEW PROPERTIES (UNITS)

May 2023 | All Property Types ?

**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

May 2023 | 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.

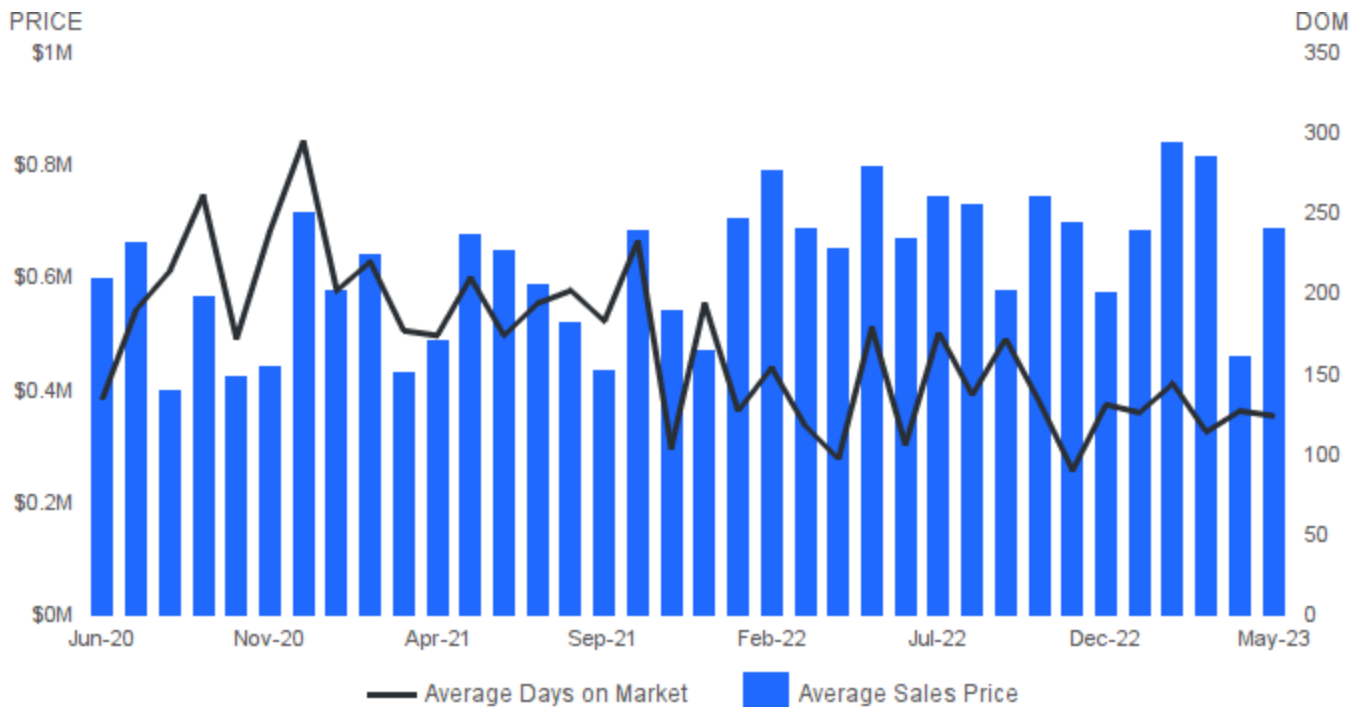


## AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

May 2023 | 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

May 2023 | All Property Types ?

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

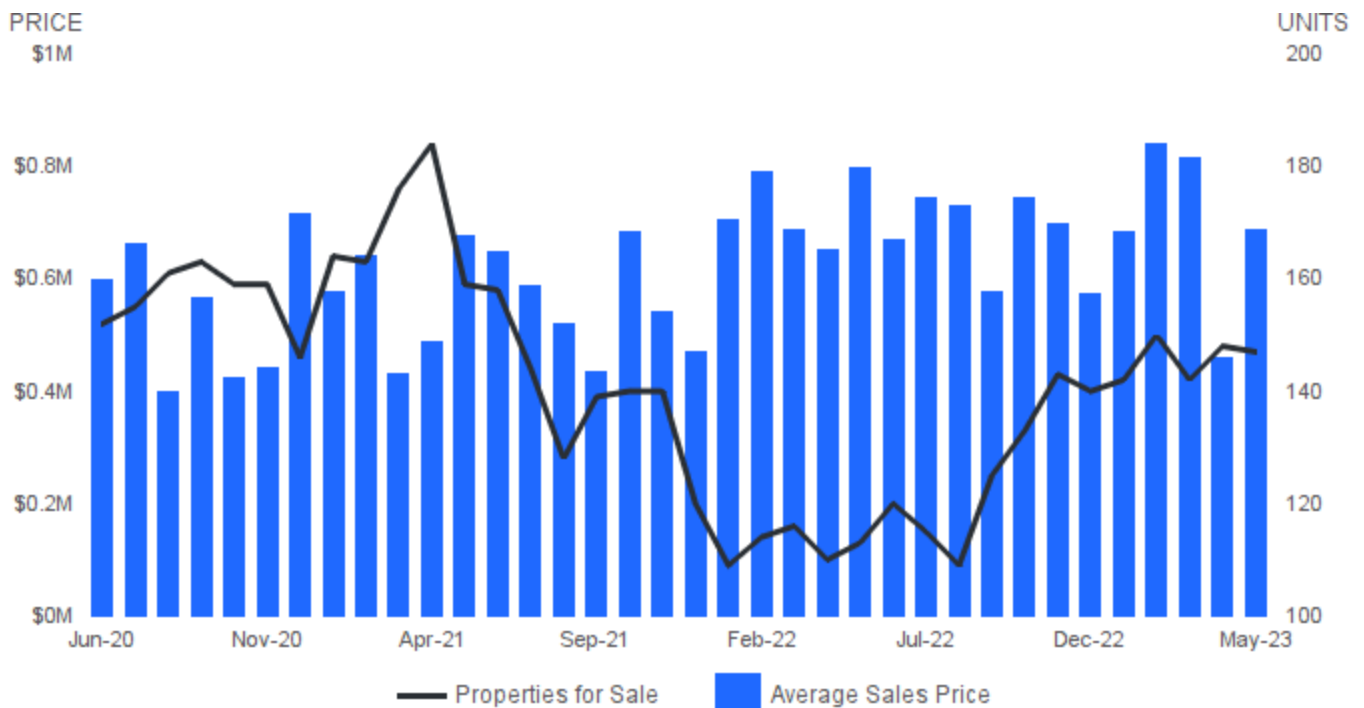


# AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

May 2023 | 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.

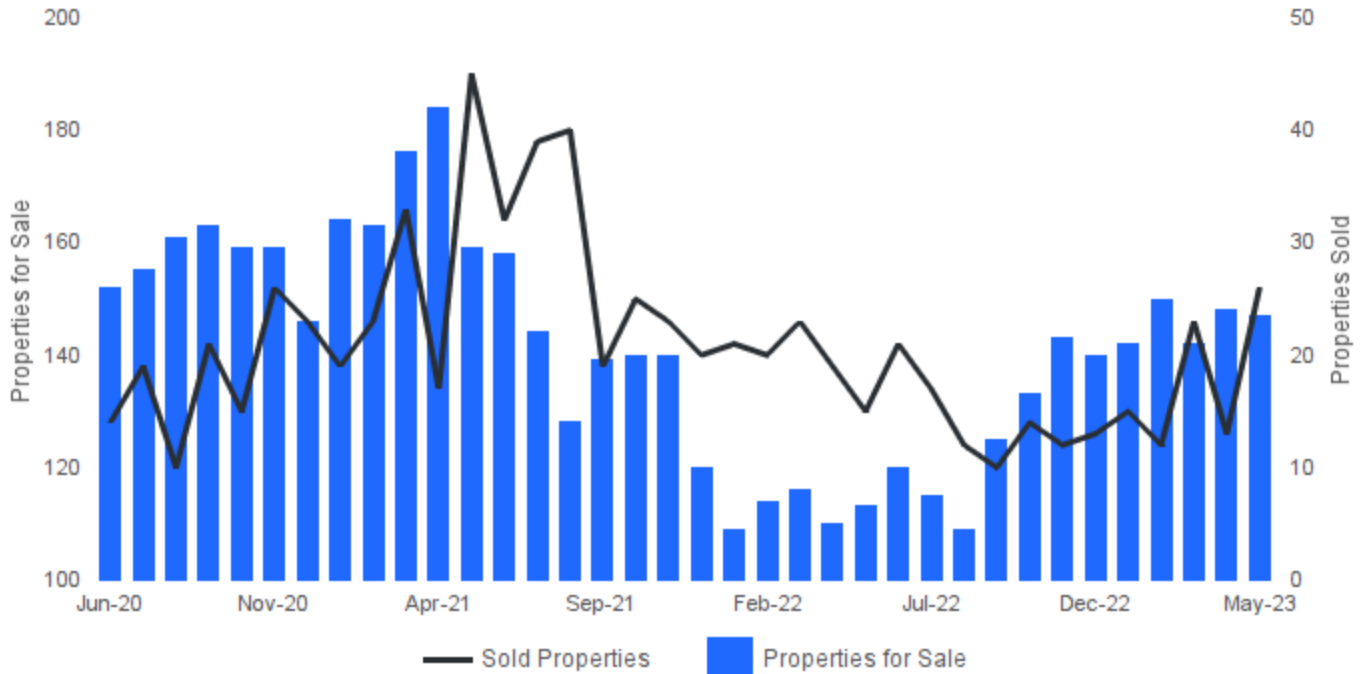


# PROPERTIES FOR SALE AND SOLD PROPERTIES

May 2023 | All Property Types ?

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

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



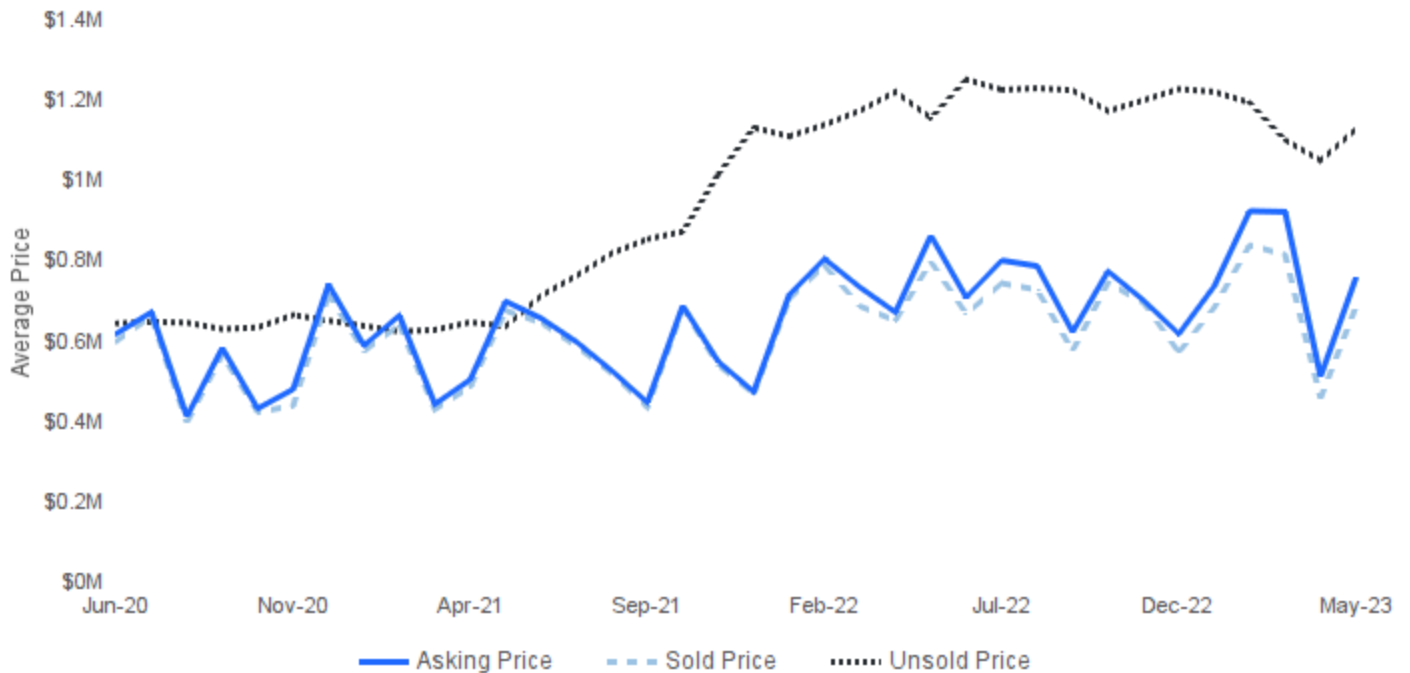
# AVERAGE ASKING/SOLD/UNSOLD PRICE

May 2023 | All Property Types ?

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

**Sold Price** | the average selling price

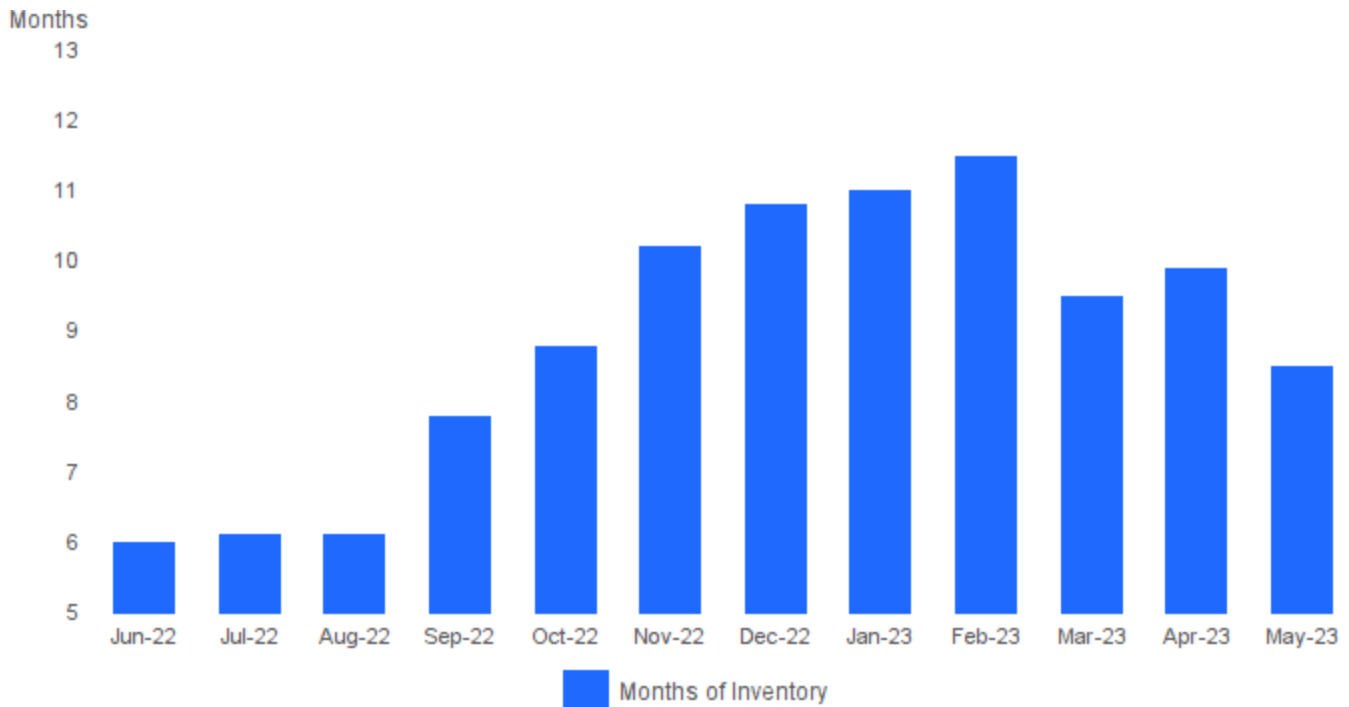
**Unsold Price** | the average active list price



# ABSORPTION RATE

May 2023 | 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.



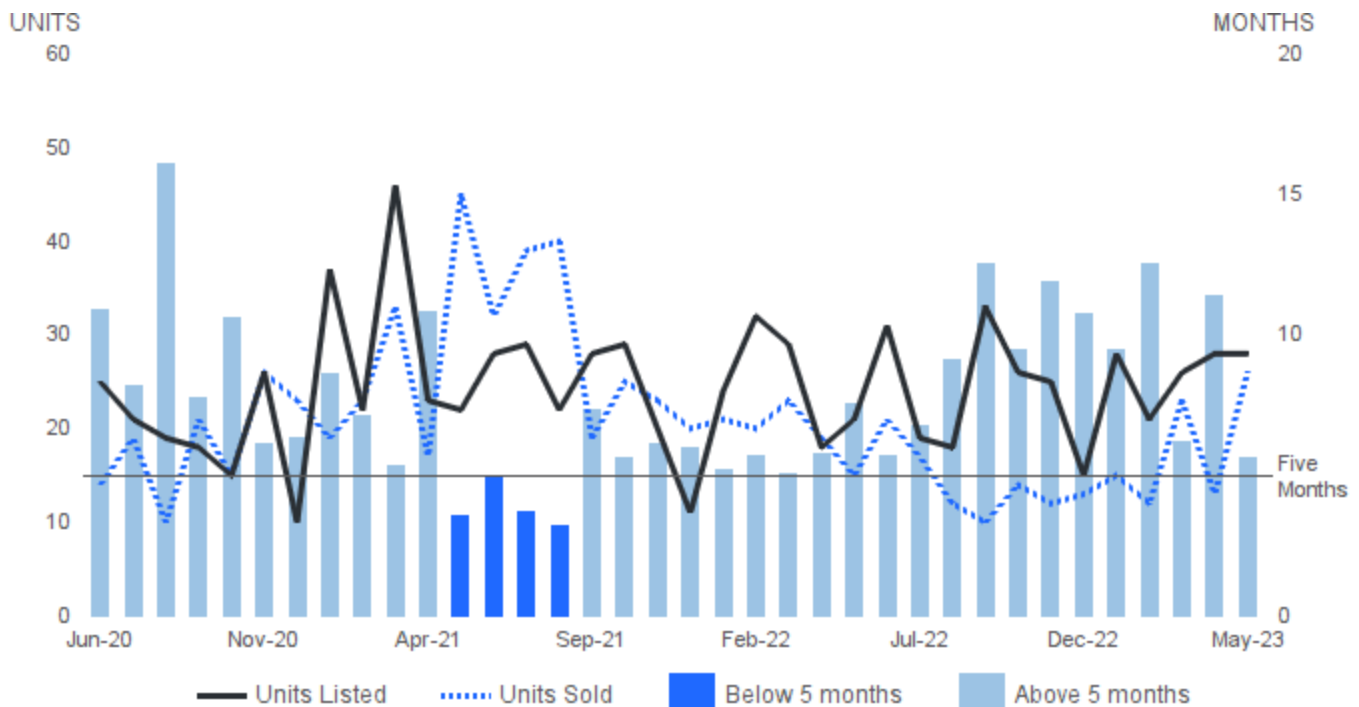
# MONTHS SUPPLY OF INVENTORY

May 2023 | 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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