



COLDWELL BANKER



AREA REPORT

ST. THOMAS

MAY 2023 | CONDO



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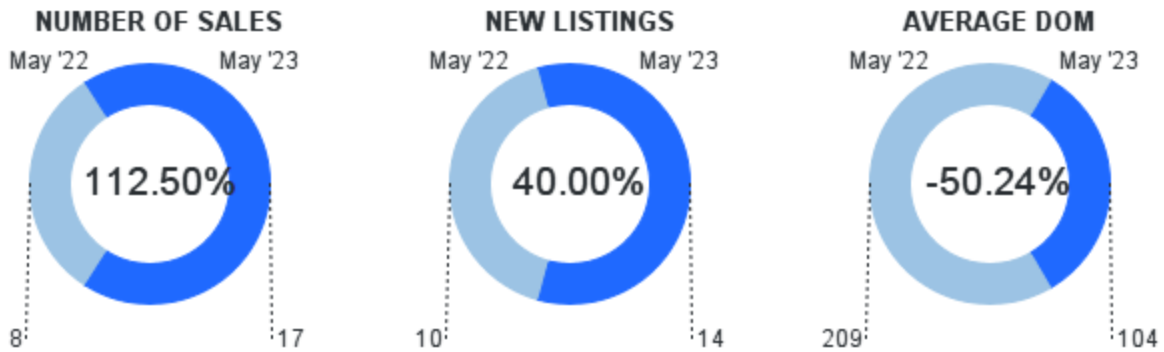


COLDWELL BANKER
ISLAND AFFILIATES

ST. THOMAS | May 2023

REAL ESTATE SNAPSHOT - Change since this time last year

Condo



55.05%

MEDIAN SALES PRICE
CONDO

40.73%

AVERAGE SALES PRICE
CONDO

76.22%

MEDIAN LIST PRICE
(SOLD LISTINGS)
CONDO

42.12%

AVERAGE LIST PRICE
(SOLD LISTINGS)
CONDO

May '22 May '23

AREA REPORT

ST. THOMAS

FULL MARKET SUMMARY

May 2023 | Condo ?

	Month to Date			Year to Date		
	May 2023	May 2022	% Change	YTD 2023	YTD 2022	% Change
New Listings	14	10	40% ↑	81	59	37.29% ↑
Sold Listings	17	8	112.5% ↑	56	53	5.66% ↑
Median List Price (Solds)	\$489,000	\$277,500	76.22% ↑	\$384,900	\$325,000	18.43% ↑
Median Sold Price	\$445,000	\$287,000	55.05% ↑	\$384,950	\$320,000	20.3% ↑
Median Days on Market	71	101	-29.7% ↓	76	88	-13.64% ↓
Average List Price (Solds)	\$454,585	\$319,850	42.12% ↑	\$422,804	\$392,769	7.65% ↑
Average Sold Price	\$440,675	\$313,125	40.73% ↑	\$410,185	\$381,877	7.41% ↑
Average Days on Market	104	209	-50.24% ↓	113	125	-9.6% ↓
List/Sold Price Ratio	96.7%	98.5%	-1.82% ↓	96.8%	97.3%	-0.47% ↓

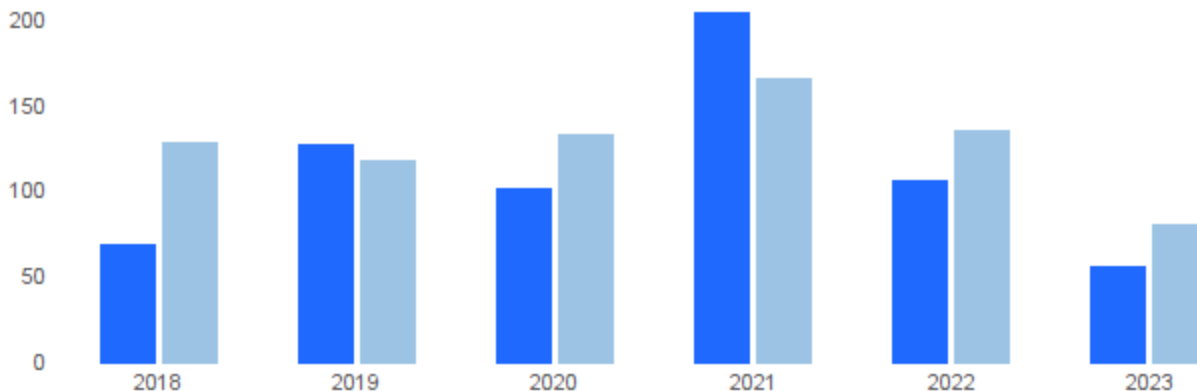
SOLD AND NEW PROPERTIES (UNITS)

May 2023 | Condo ?

Sold Properties | Number of properties sold during the year

New Properties | Number of properties listed during the year.

UNITS
250



Sold Properties	69	127	102	204	106	56
New Properties	129	118	133	166	135	81
Sold Volume	\$16.19M	\$31.93M	\$29.32M	\$71.27M	\$41.48M	\$22.97M
Listing Volume	\$35.17M	\$31.83M	\$44.37M	\$65.33M	\$55.73M	\$40.63M
Median Sale Price	\$175K	\$225K	\$248K	\$300K	\$330K	\$385K

MEDIAN SALES PRICE AND NUMBER OF SALES

May 2023 | 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.

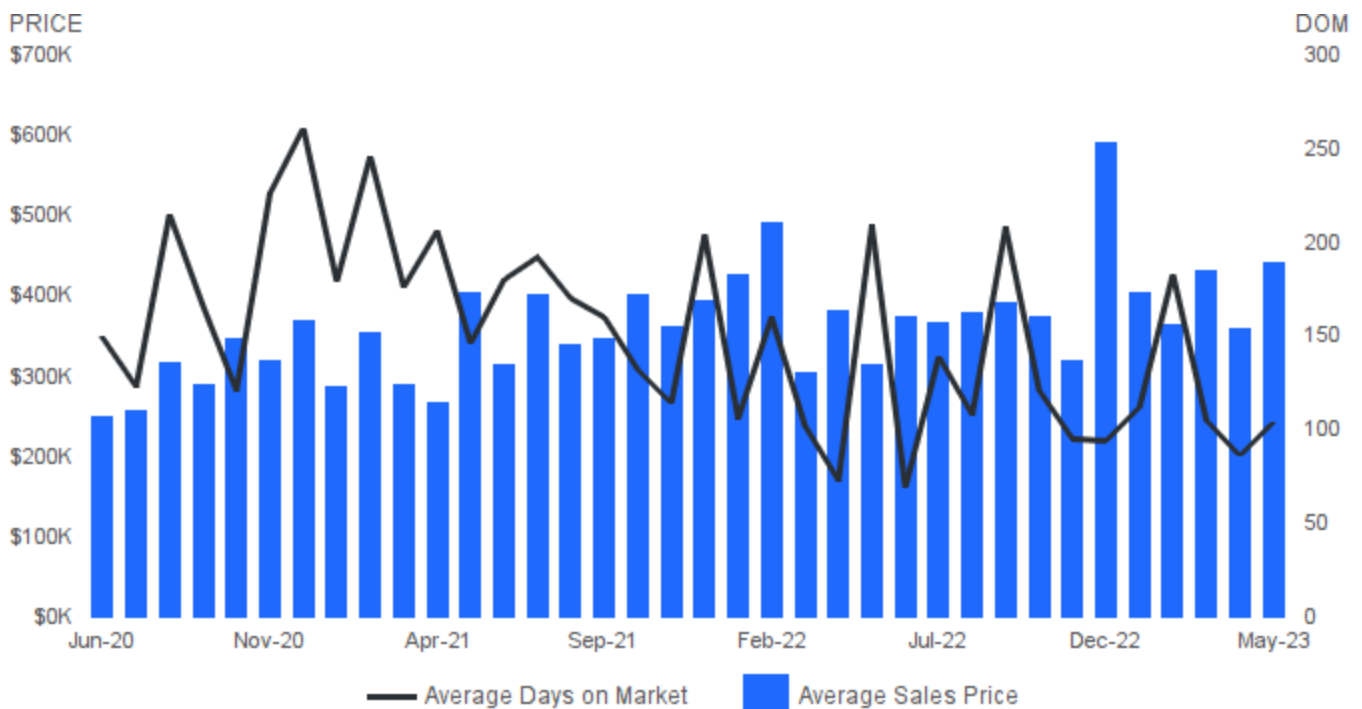


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

May 2023 | Condo ?

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

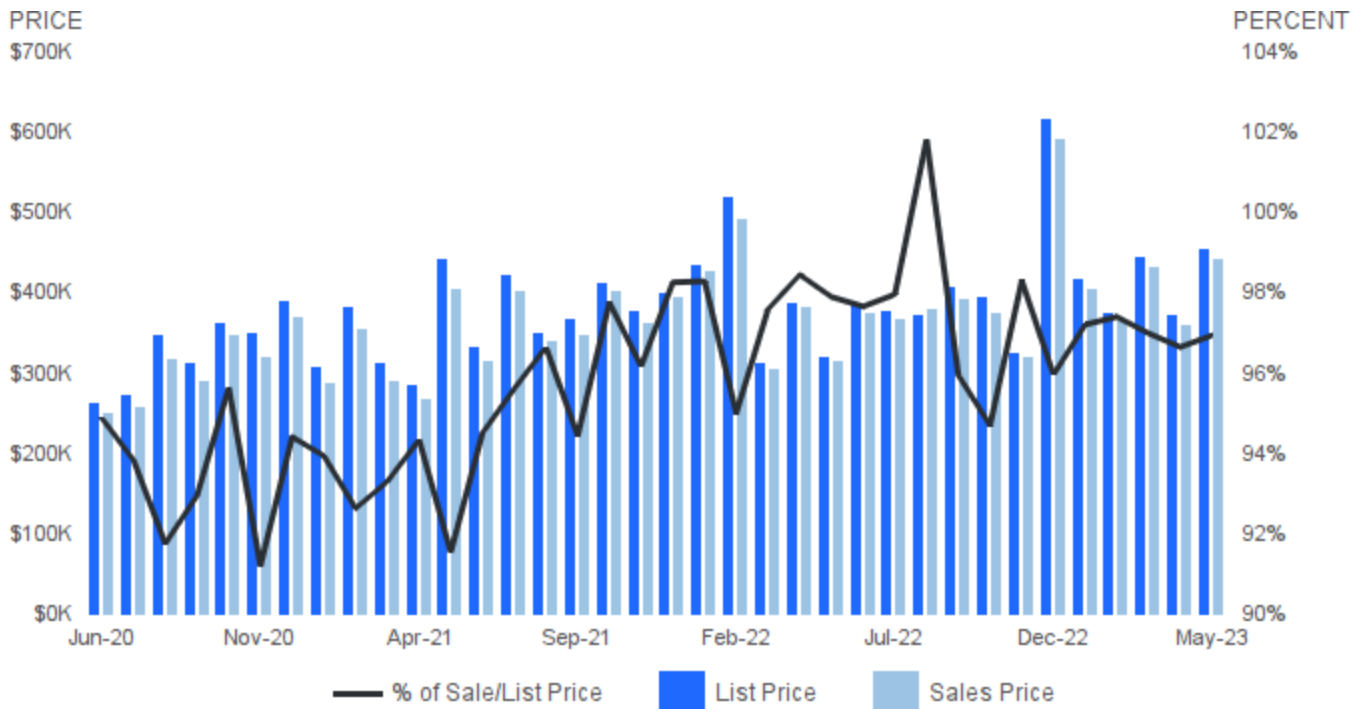
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

May 2023 | Condo ?

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

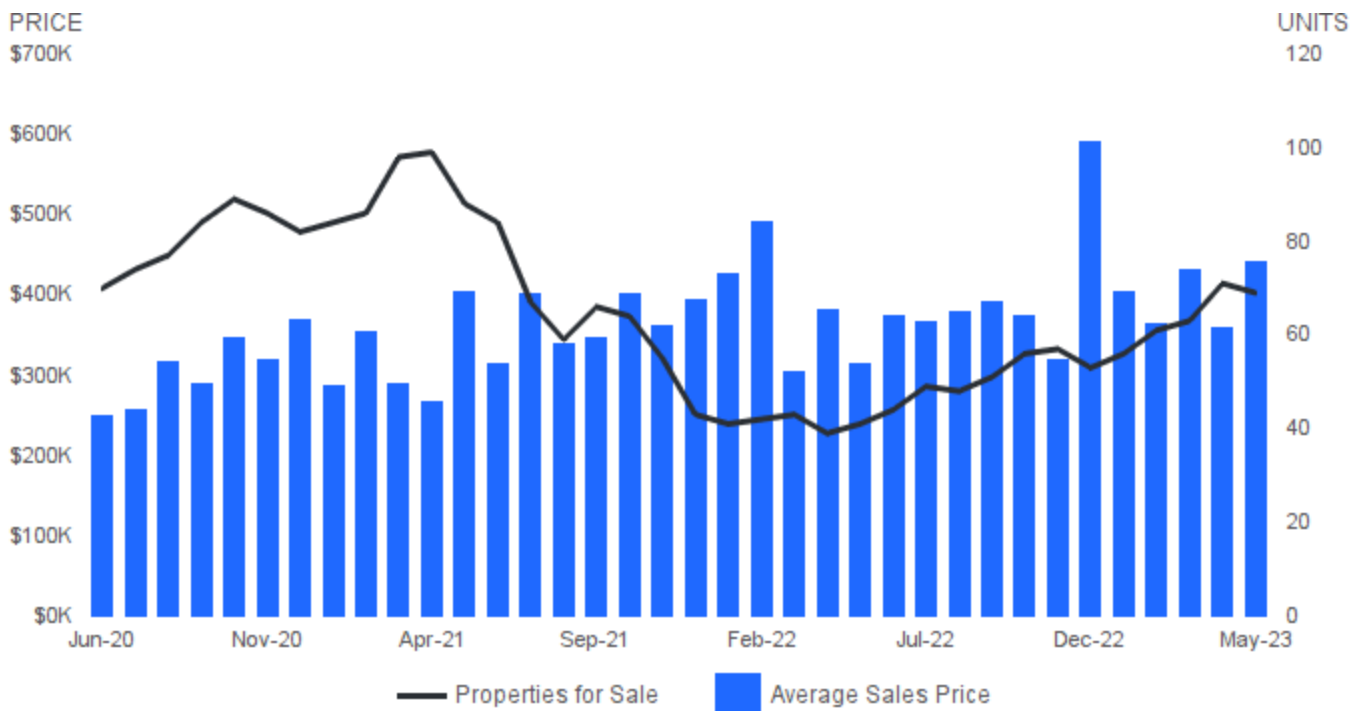


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

May 2023 | 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.

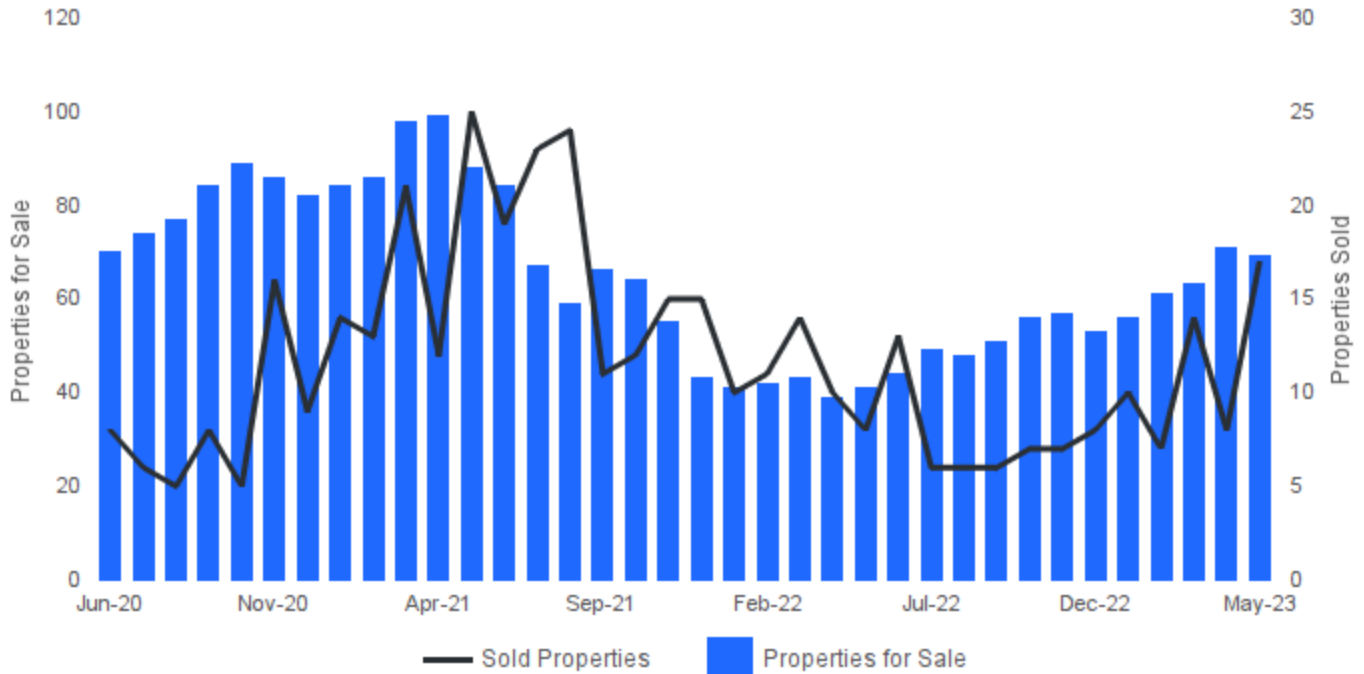


PROPERTIES FOR SALE AND SOLD PROPERTIES

May 2023 | Condo ?

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

Sold Properties | Number of properties sold.



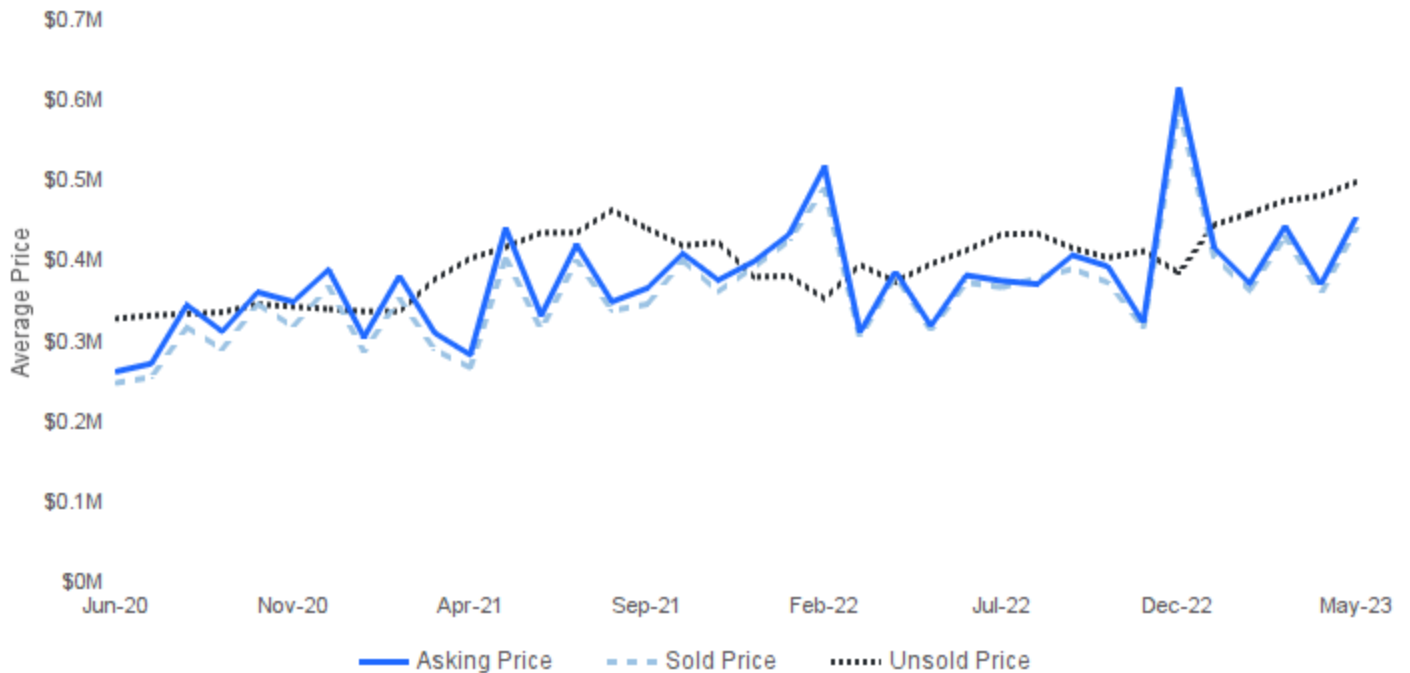
AVERAGE ASKING/SOLD/UNSOLD PRICE

May 2023 | Condo ?

Asking Price | the average asking price of sold properties

Sold Price | the average selling price

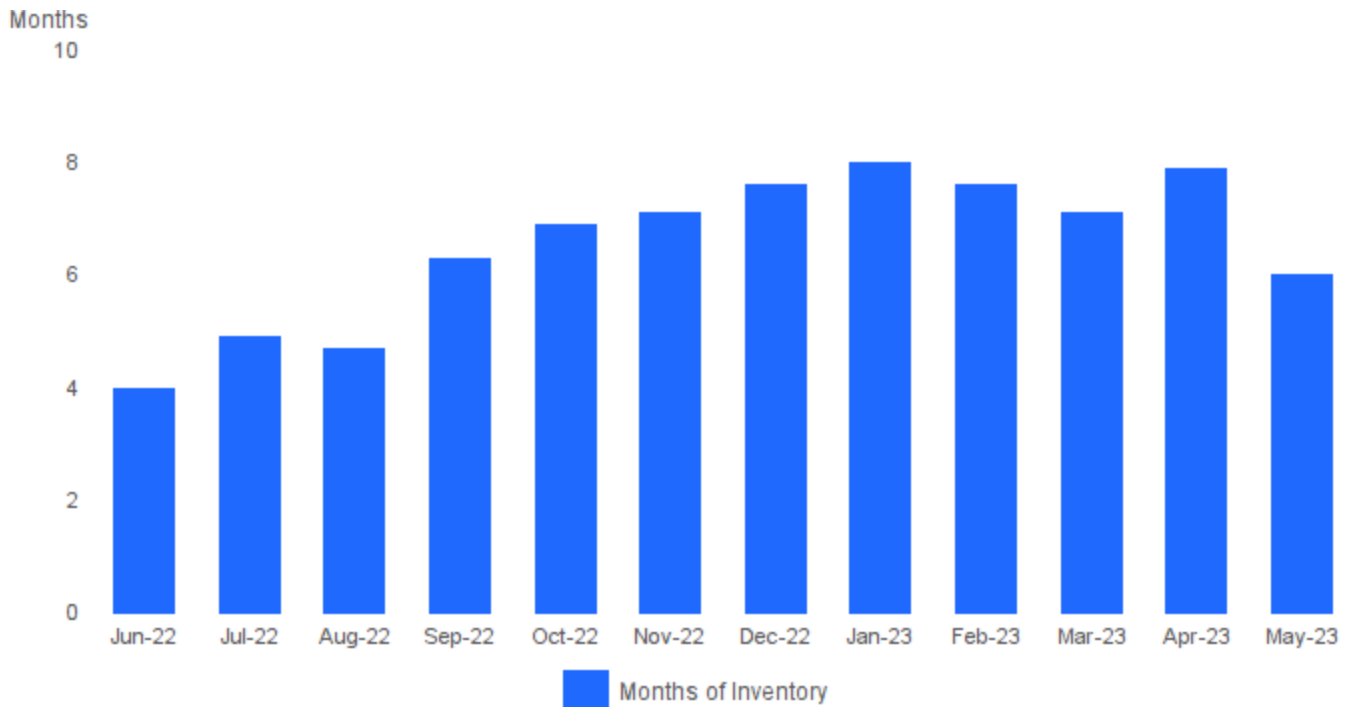
Unsold Price | the average active list price



ABSORPTION RATE

May 2023 | 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.



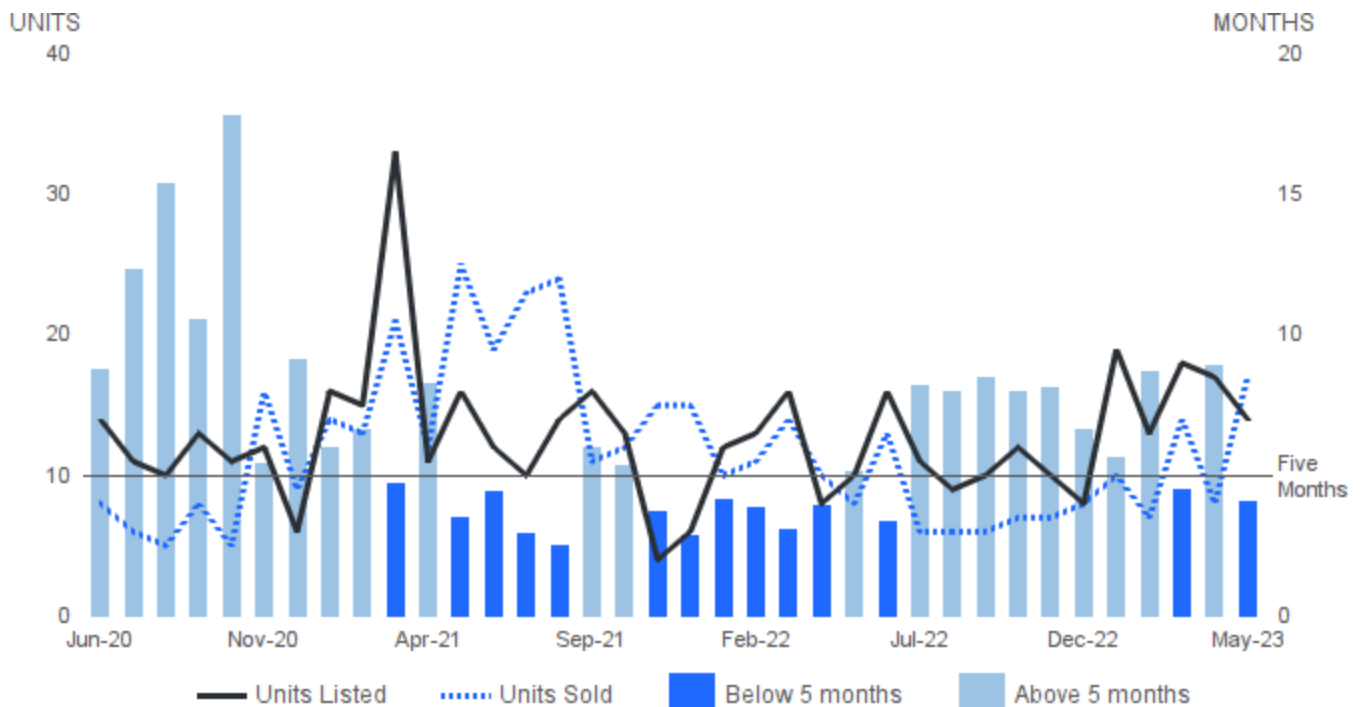
MONTHS SUPPLY OF INVENTORY

May 2023 | 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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