



COLDWELL BANKER



AREA REPORT

ST. THOMAS

MAY 2023 | LOTS/ACRES



BRYONY LOCHER

Direct: 340-778-7000

Cell: 340-227-7657

bry@coldwellbankervi.com

www.coldwellbanker.com

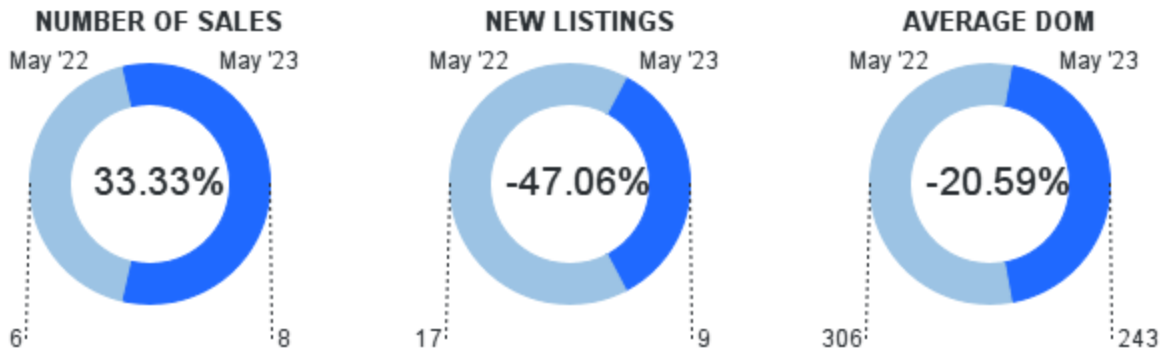


COLDWELL BANKER
ISLAND AFFILIATES

ST. THOMAS | May 2023

REAL ESTATE SNAPSHOT - Change since this time last year

Lots/Acres



133.20%

MEDIAN SALES PRICE
LOTS/ACRES

50.59%

AVERAGE SALES PRICE
LOTS/ACRES

159.57%

MEDIAN LIST PRICE
(SOLD LISTINGS)
LOTS/ACRES

60.60%

AVERAGE LIST PRICE
(SOLD LISTINGS)
LOTS/ACRES

May '22 May '23

AREA REPORT

ST. THOMAS

FULL MARKET SUMMARY

May 2023 | Lots/Acres ?

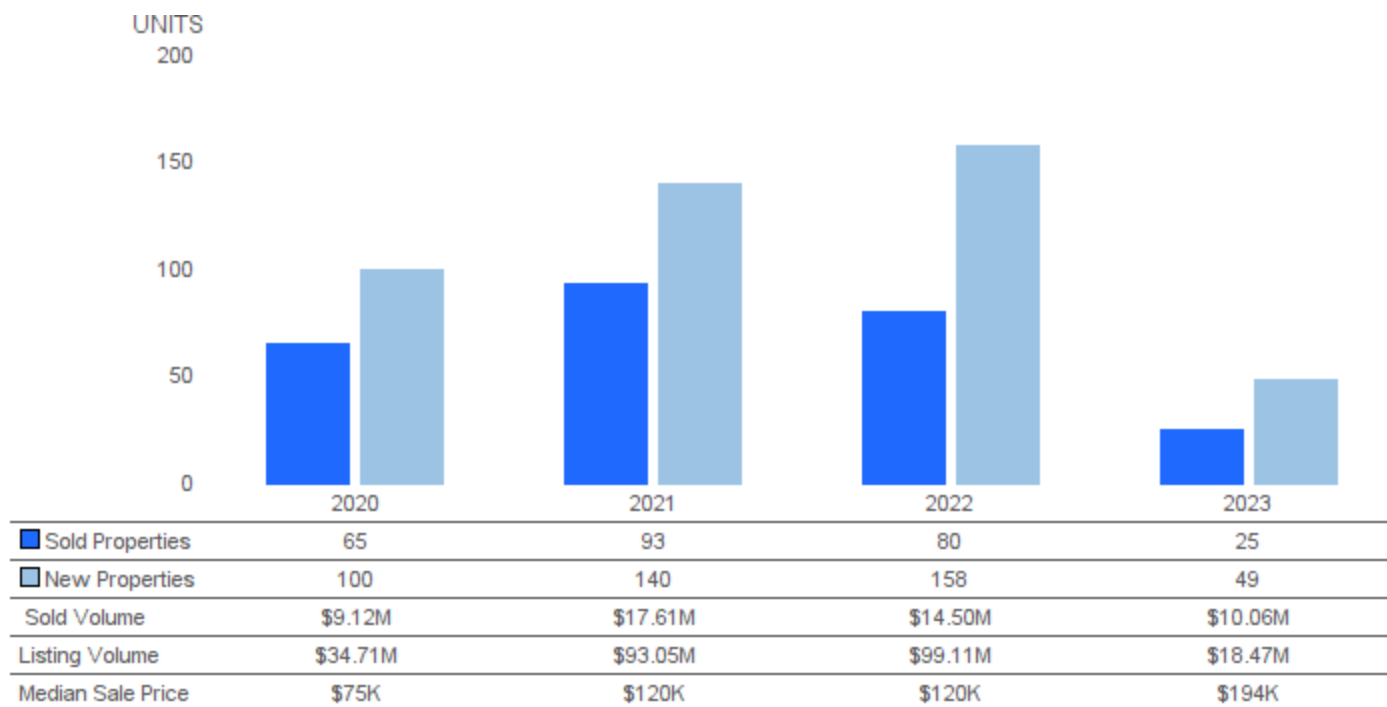
	Month to Date			Year to Date		
	May 2023	May 2022	% Change	YTD 2023	YTD 2022	% Change
New Listings	9	17	-47.06% ↓	49	59	-16.95% ↓
Sold Listings	8	6	33.33% ↑	25	32	-21.88% ↓
Median List Price (Solds)	\$312,000	\$120,200	159.57% ↑	\$225,000	\$147,000	53.06% ↑
Median Sold Price	\$239,500	\$102,700	133.2% ↑	\$194,000	\$132,250	46.69% ↑
Median Days on Market	243	283	-14.13% ↓	159	227	-29.96% ↓
Average List Price (Solds)	\$423,562	\$263,733	60.6% ↑	\$558,456	\$254,587	119.36% ↑
Average Sold Price	\$359,500	\$238,733	50.59% ↑	\$402,426	\$231,806	73.6% ↑
Average Days on Market	243	306	-20.59% ↓	193	247	-21.86% ↓
List/Sold Price Ratio	84.5%	83.3%	1.4% ↑	85.2%	89.8%	-5.12% ↓

SOLD AND NEW PROPERTIES (UNITS)

May 2023 | Lots/Acres ?

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 | 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

May 2023 | Lots/Acres ?

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

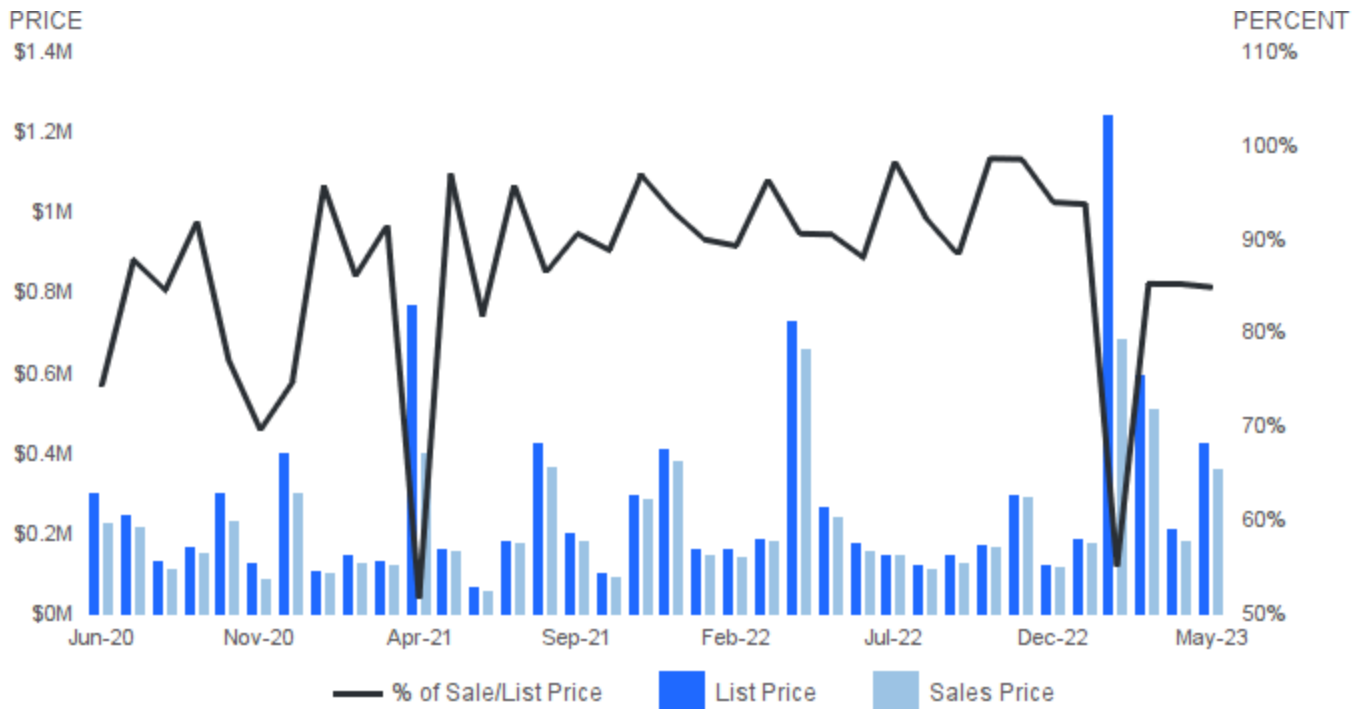
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

May 2023 | Lots/Acres ?

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

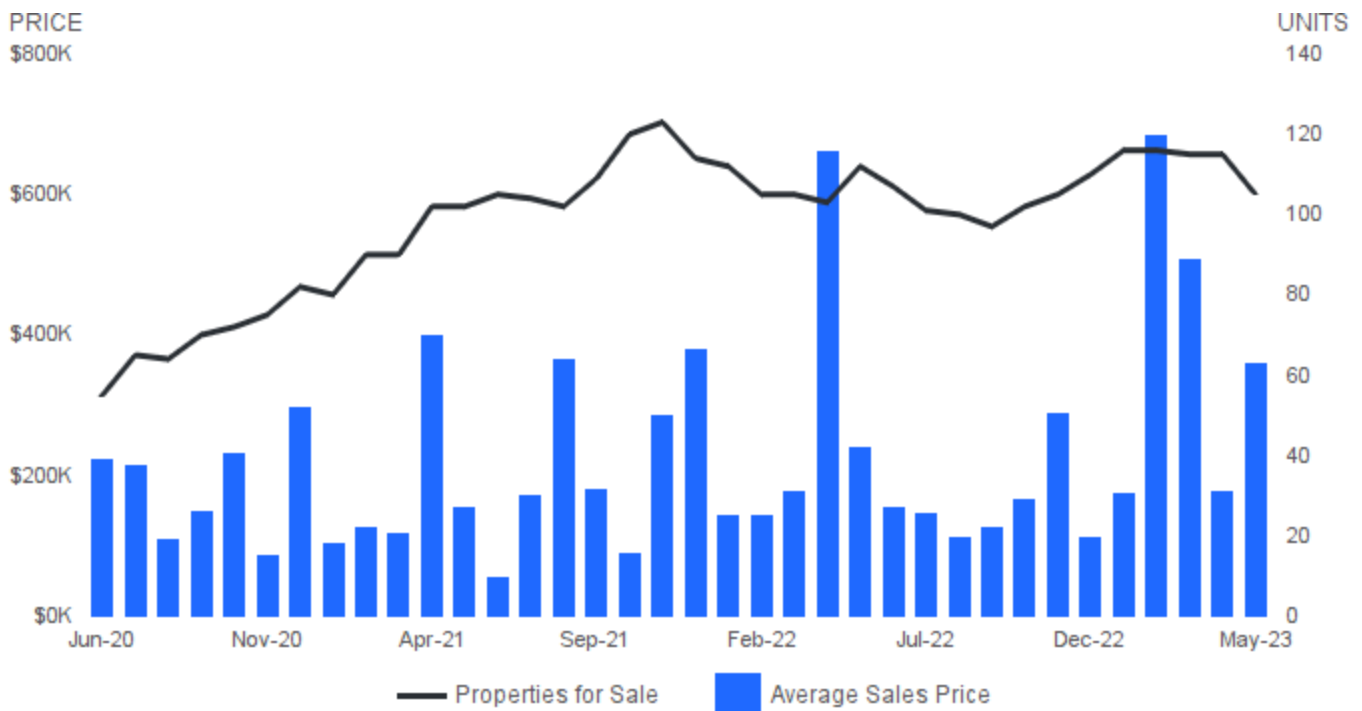


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

May 2023 | 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.

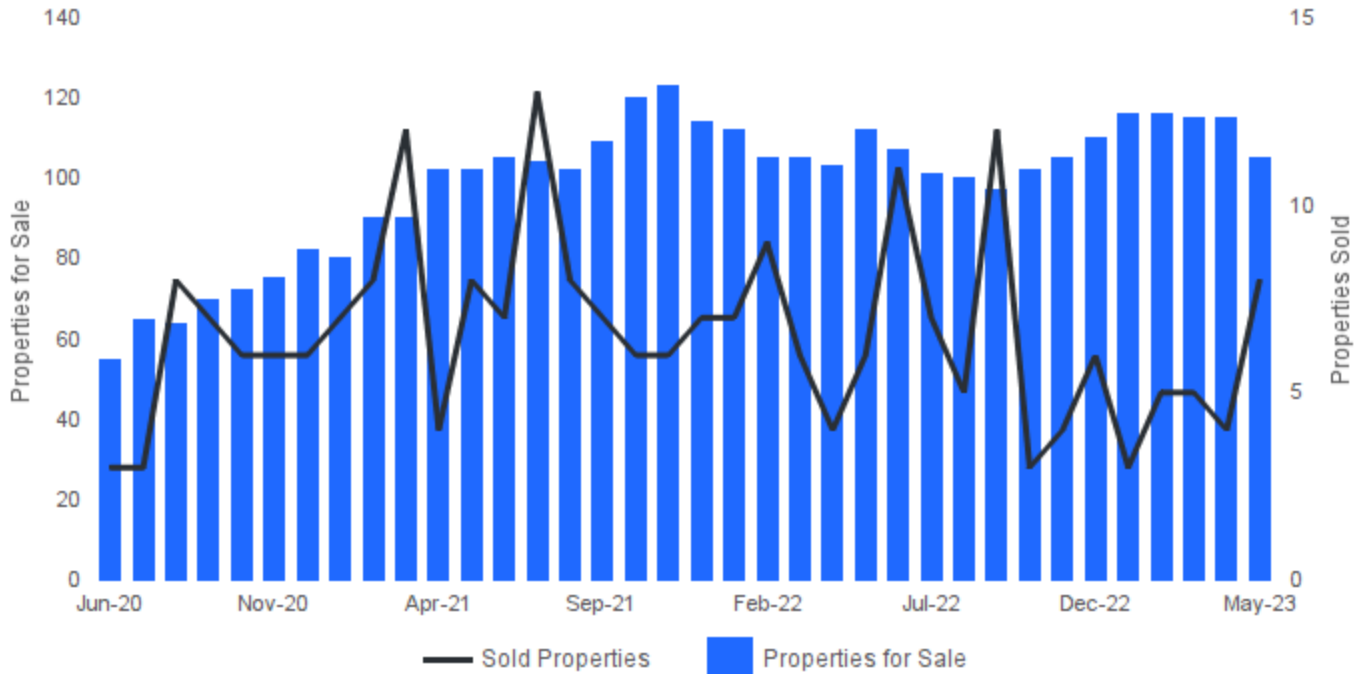


PROPERTIES FOR SALE AND SOLD PROPERTIES

May 2023 | Lots/Acres ?

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

Sold Properties | Number of properties sold.



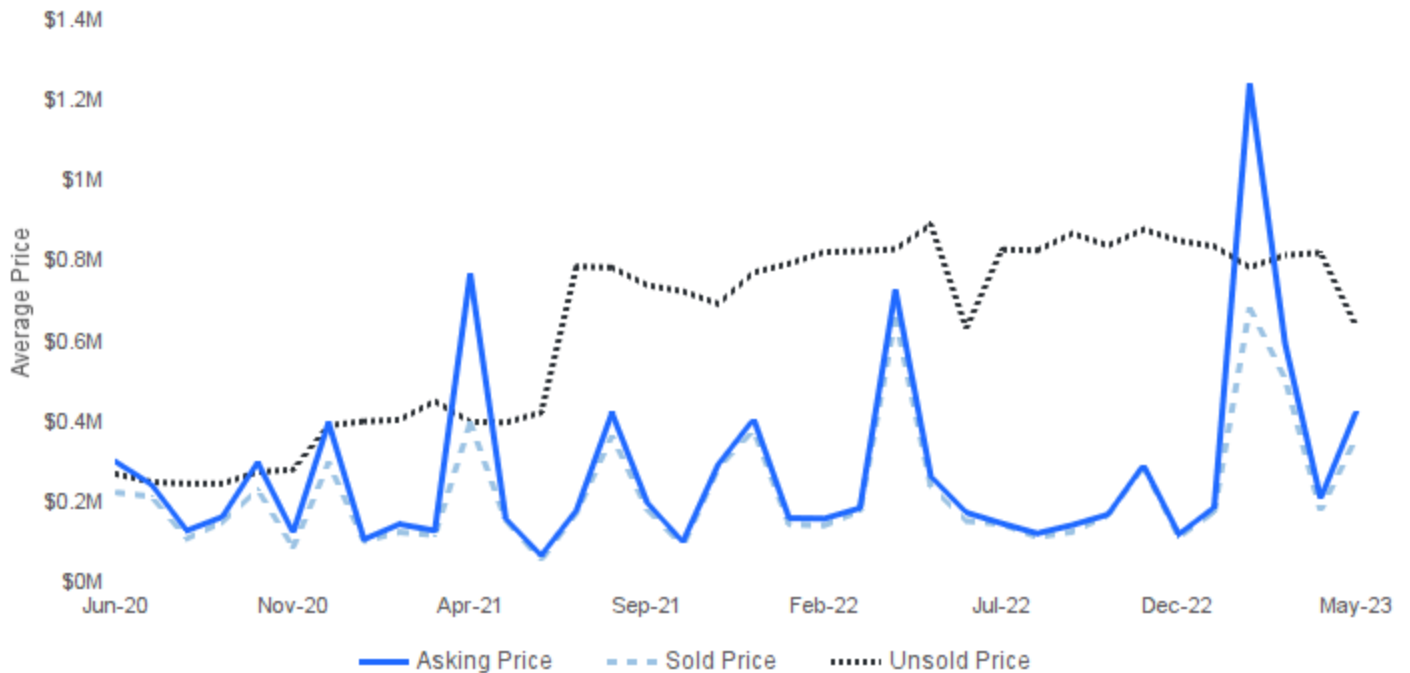
AVERAGE ASKING/SOLD/UNSOLD PRICE

May 2023 | Lots/Acres ?

Asking Price | the average asking price of sold properties

Sold Price | the average selling price

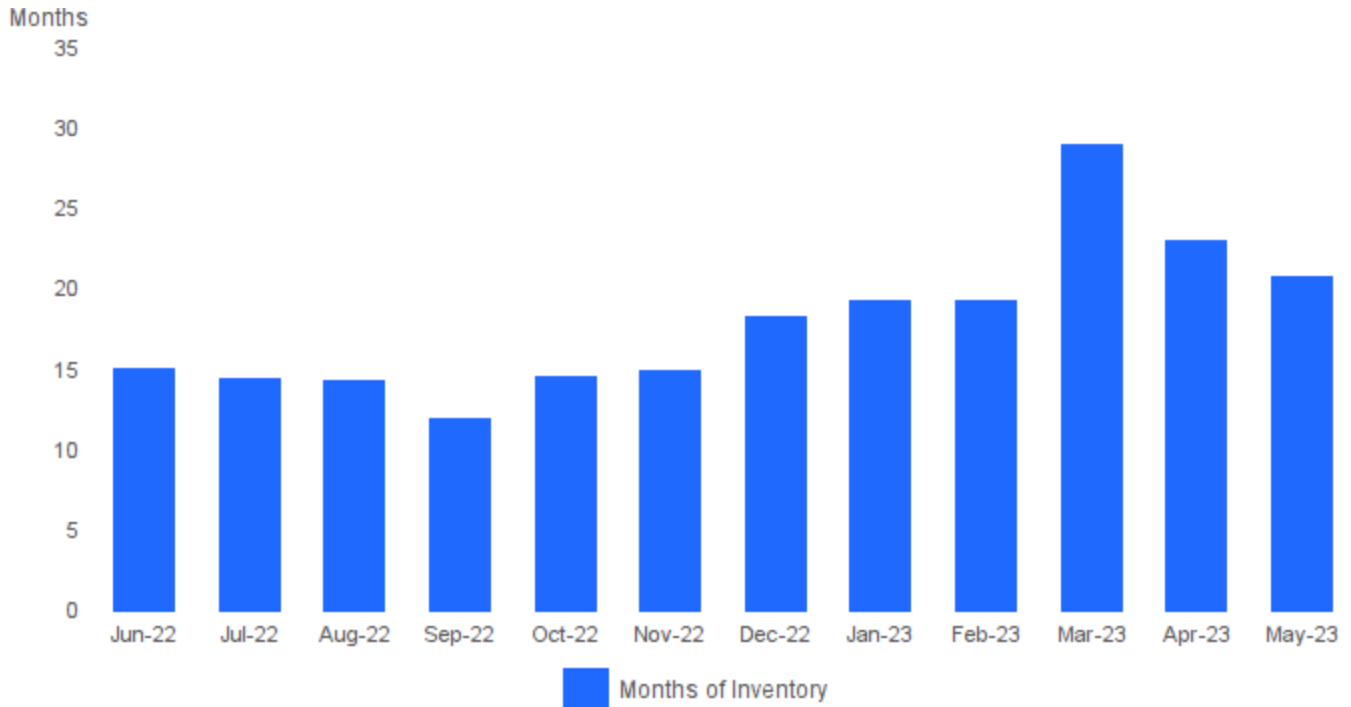
Unsold Price | the average active list price



ABSORPTION RATE

May 2023 | 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.



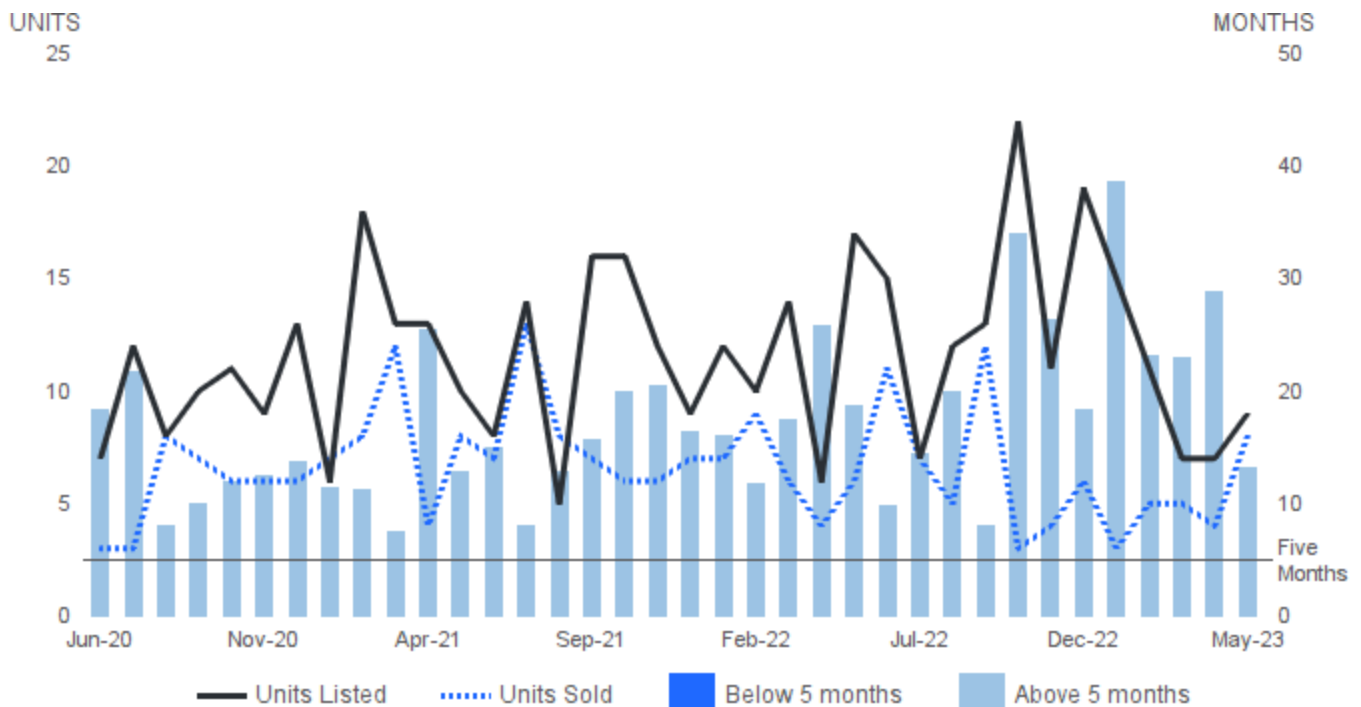
MONTHS SUPPLY OF INVENTORY

May 2023 | 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. ©2023 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.  