



COLDWELL BANKER



AREA REPORT

ST. THOMAS

MAY 2023 | SINGLE FAMILY



BRYONY LOCHER

Direct: 340-778-7000

Cell: 340-227-7657

bry@coldwellbankervi.com

www.coldwellbanker.com

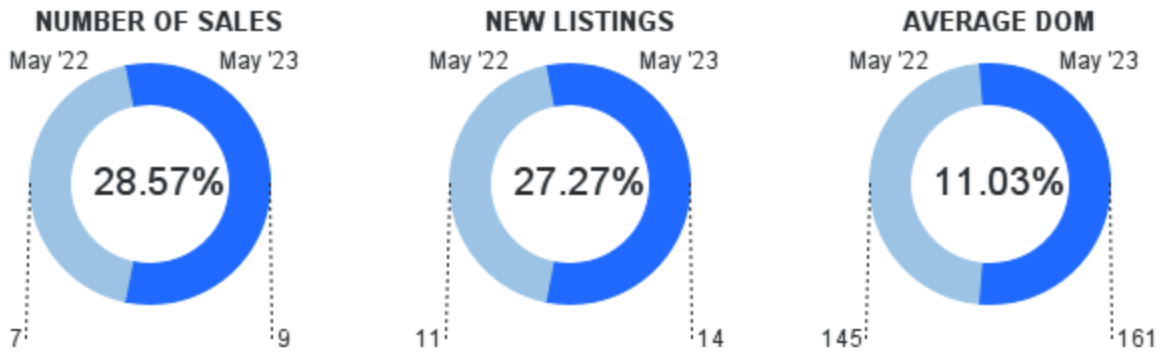


COLDWELL BANKER
ISLAND AFFILIATES

ST. THOMAS | May 2023

REAL ESTATE SNAPSHOT - Change since this time last year

Single Family



-38.89% ↓

MEDIAN SALES PRICE
SINGLE FAMILY

-14.82% ↓

AVERAGE SALES PRICE
SINGLE FAMILY

-44.96% ↓

**MEDIAN LIST PRICE
(SOLD LISTINGS)**
SINGLE FAMILY

-10.16% ↓

**AVERAGE LIST PRICE
(SOLD LISTINGS)**
SINGLE FAMILY

■ May '22

■ May '23

AREA REPORT

ST. THOMAS

FULL MARKET SUMMARY

May 2023 | Single Family ?

	Month to Date			Year to Date		
	May 2023	May 2022	% Change	YTD 2023	YTD 2022	% Change
New Listings	14	11	27.27% ↑	50	65	-23.08% ↓
Sold Listings	9	7	28.57% ↑	33	45	-26.67% ↓
Median List Price (Solds)	\$825,000	\$1,499,000	-44.96% ↓	\$897,000	\$975,000	-8% ↓
Median Sold Price	\$825,000	\$1,350,000	-38.89% ↓	\$835,000	\$880,000	-5.11% ↓
Median Days on Market	177	100	77% ↑	111	119	-6.72% ↓
Average List Price (Solds)	\$1,333,877	\$1,484,714	-10.16% ↓	\$1,396,512	\$1,176,622	18.69% ↑
Average Sold Price	\$1,151,977	\$1,352,464	-14.82% ↓	\$1,210,190	\$1,122,661	7.8% ↑
Average Days on Market	161	145	11.03% ↑	146	141	3.55% ↑
List/Sold Price Ratio	86.3%	92.7%	-6.88% ↓	90.6%	96.4%	-5.94% ↓

SOLD AND NEW PROPERTIES (UNITS)

May 2023 | Single Family ?

Sold Properties | Number of properties sold during the year

New Properties | Number of properties listed during the year.

UNITS
200

150

100

50

0

2019

2020

2021

2022

2023

■ Sold Properties	106	102	131	91	33
■ New Properties	108	114	151	156	50
Sold Volume	\$69.28M	\$76.32M	\$118.82M	\$96.69M	\$39.94M
Listing Volume	\$84.09M	\$99.75M	\$179.50M	\$213.62M	\$58.99M
Median Sale Price	\$430K	\$594K	\$675K	\$860K	\$835K

MEDIAN SALES PRICE AND NUMBER OF SALES

May 2023 | 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.

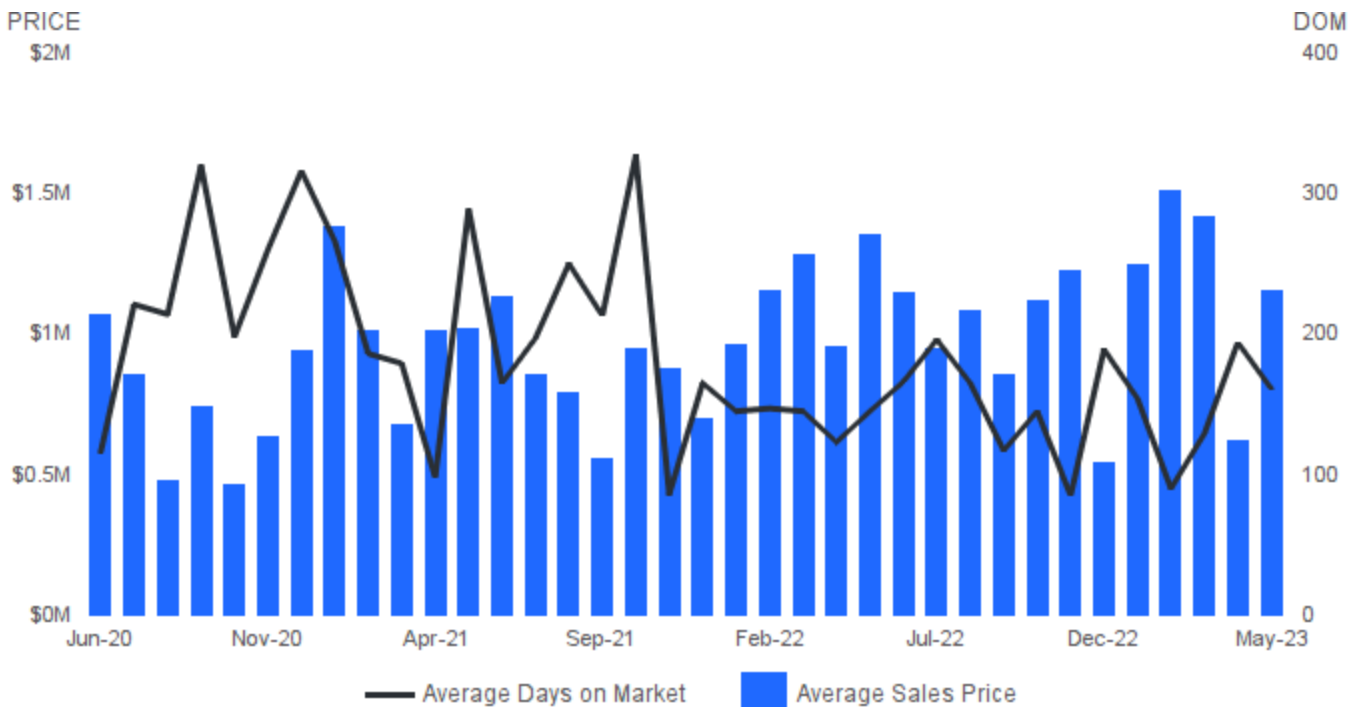


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

May 2023 | Single Family ?

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

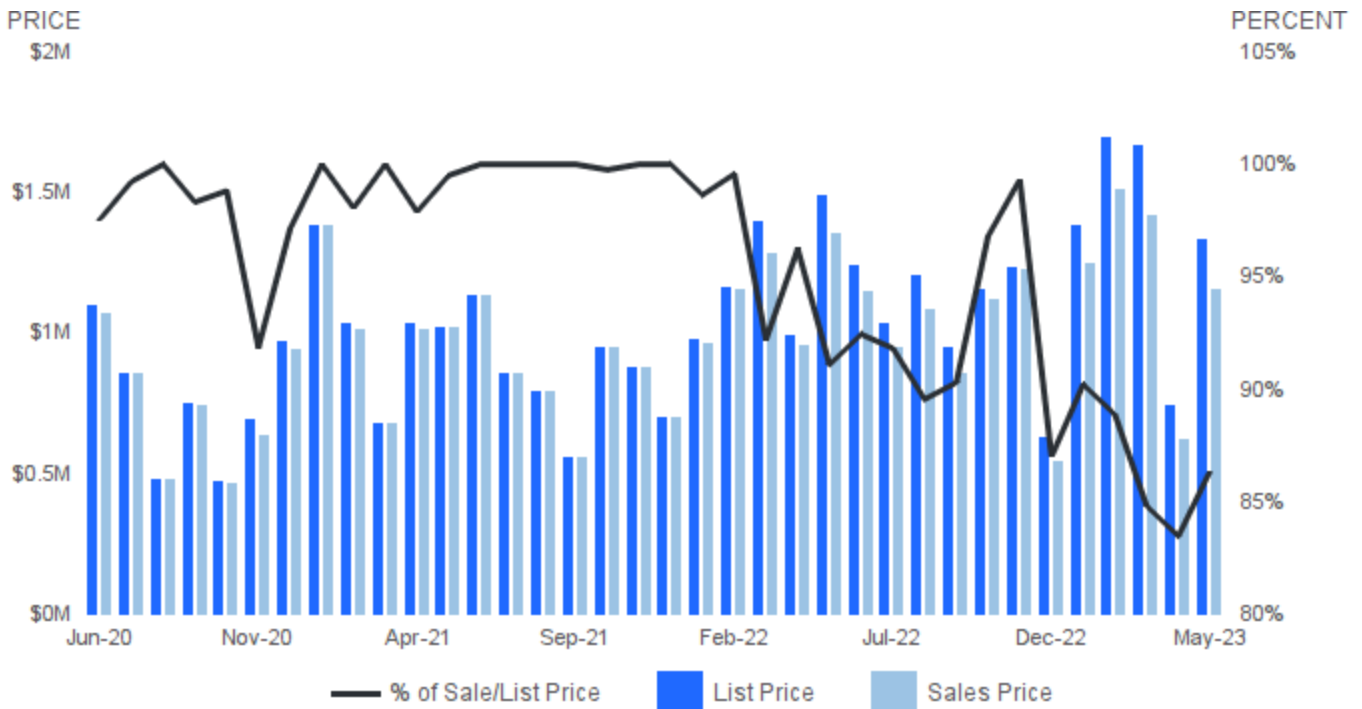
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

May 2023 | Single Family ?

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

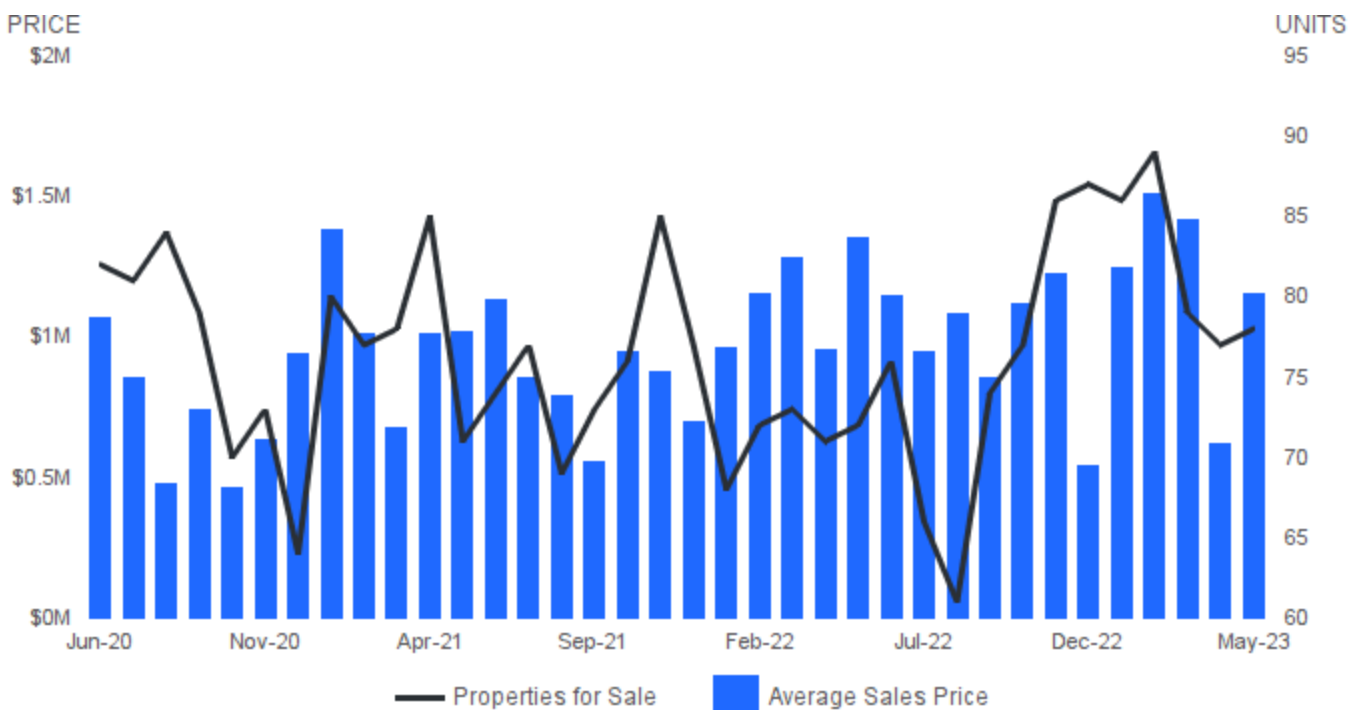


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

May 2023 | 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

May 2023 | Single Family ?

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

Sold Properties | Number of properties sold.



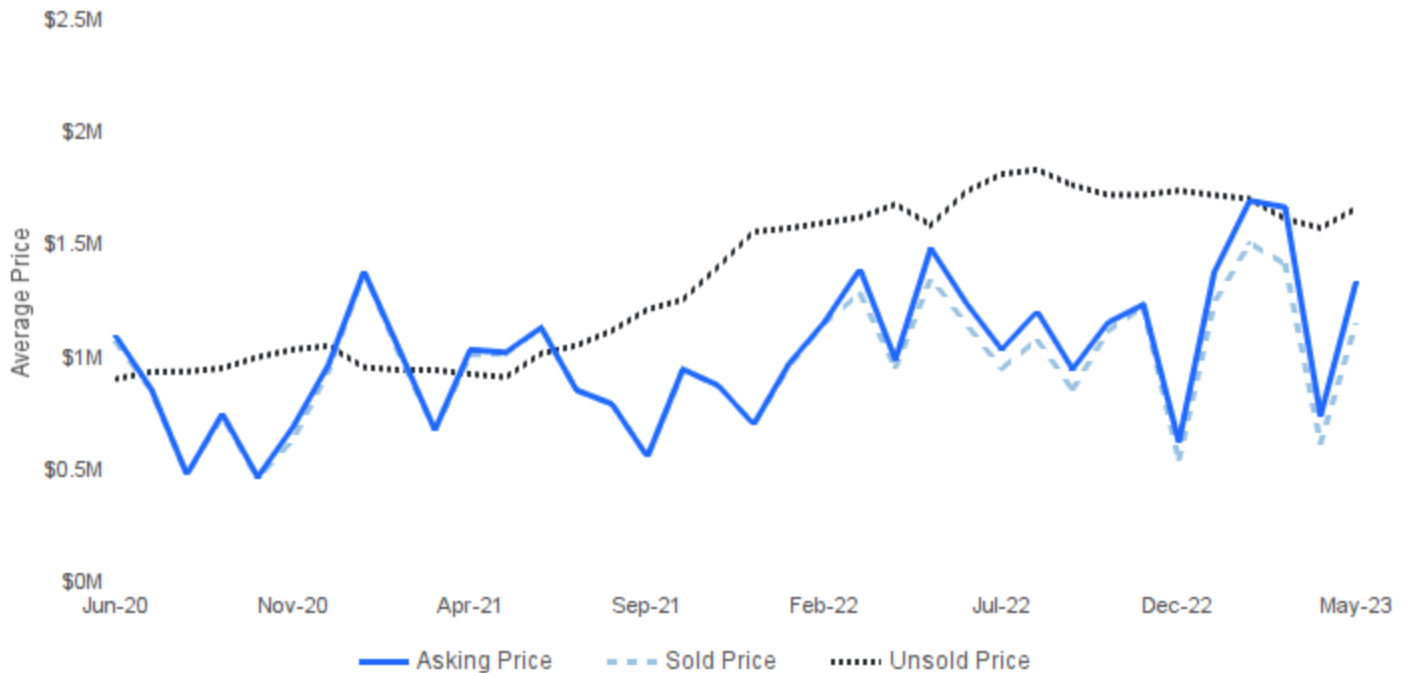
AVERAGE ASKING/SOLD/UNSOLD PRICE

May 2023 | Single Family ?

Asking Price | the average asking price of sold properties

Sold Price | the average selling price

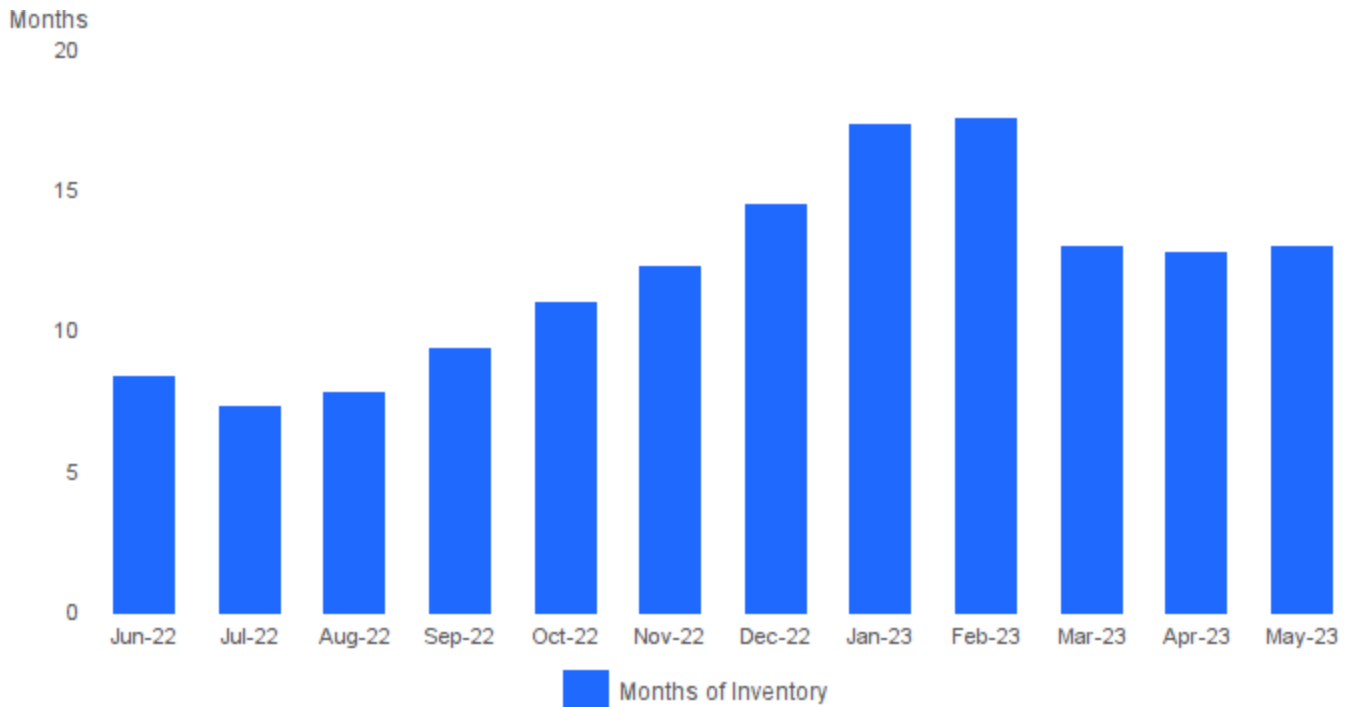
Unsold Price | the average active list price



ABSORPTION RATE

May 2023 | 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.



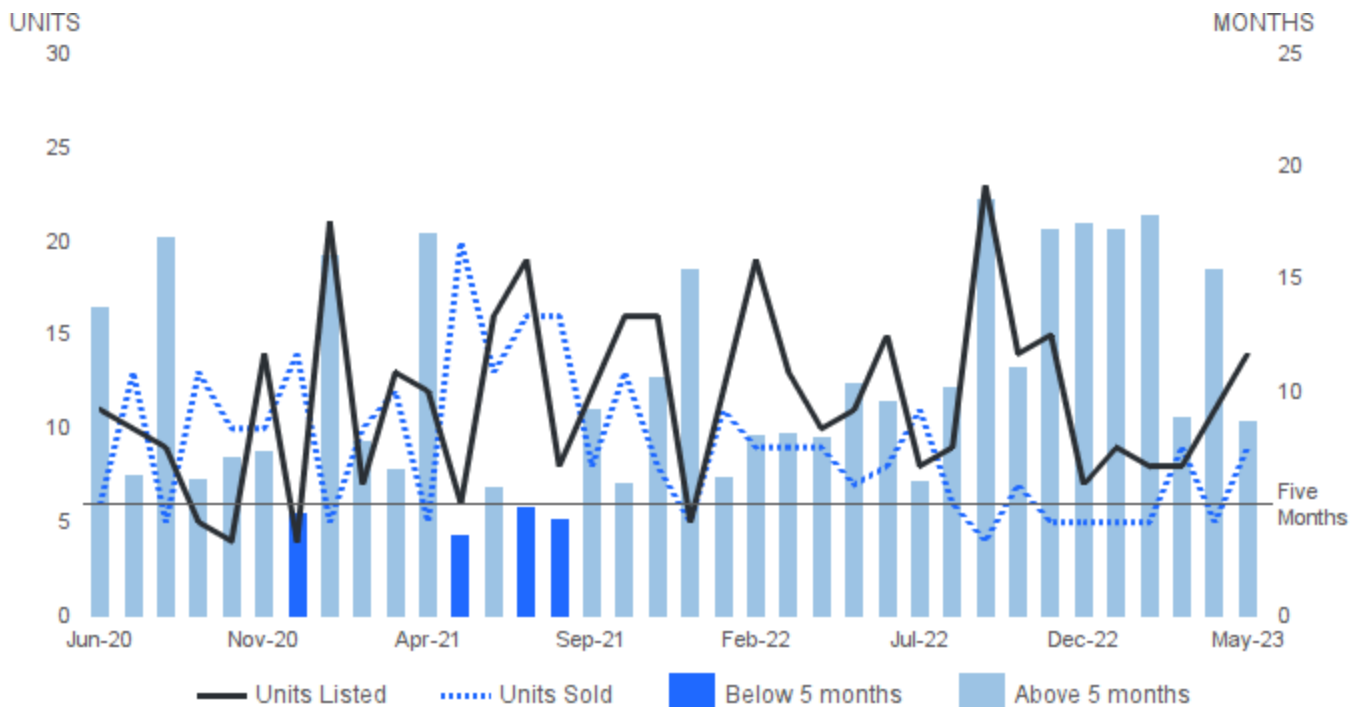
MONTHS SUPPLY OF INVENTORY

May 2023 | 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.



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