



COLDWELL BANKER

U.S. VIRGIN ISLANDS

AREA REPORT

ST. THOMAS

MAY 2024 | CONDO



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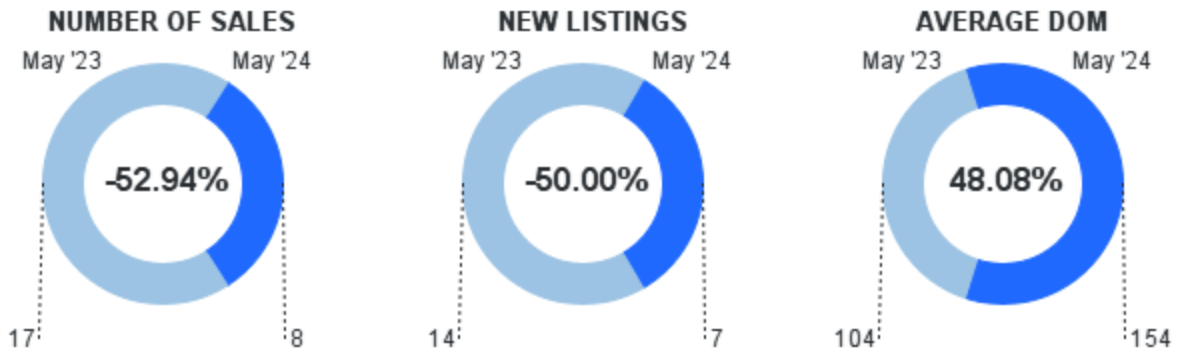


COLDWELL BANKER
ISLAND AFFILIATES

ST. THOMAS | May 2024

REAL ESTATE SNAPSHOT - Change since this time last year

Condo



-25.84% ↓

MEDIAN SALES PRICE
CONDO

-12.72% ↓

AVERAGE SALES PRICE
CONDO

-30.57% ↓

MEDIAN LIST PRICE
(SOLD LISTINGS)
CONDO

-12.86% ↓

AVERAGE LIST PRICE
(SOLD LISTINGS)
CONDO

■ May '23

■ May '24

AREA REPORT

ST. THOMAS

FULL MARKET SUMMARY

May 2024 | Condo ?

	Month to Date			Year to Date		
	May 2024	May 2023	% Change	YTD 2024	YTD 2023	% Change
New Listings	7	14	-50% ↓	68	81	-16.05% ↓
Sold Listings	8	17	-52.94% ↓	44	56	-21.43% ↓
Median List Price (Solds)	\$339,500	\$489,000	-30.57% ↓	\$377,000	\$384,900	-2.05% ↓
Median Sold Price	\$330,000	\$445,000	-25.84% ↓	\$360,000	\$384,950	-6.48% ↓
Median Days on Market	134	71	88.73% ↑	140	76	84.21% ↑
Average List Price (Solds)	\$396,125	\$454,585	-12.86% ↓	\$400,020	\$422,804	-5.39% ↓
Average Sold Price	\$384,609	\$440,675	-12.72% ↓	\$382,303	\$410,185	-6.8% ↓
Average Days on Market	154	104	48.08% ↑	162	113	43.36% ↑
List/Sold Price Ratio	97.5%	96.7%	0.82% ↑	95.5%	96.8%	-1.36% ↓

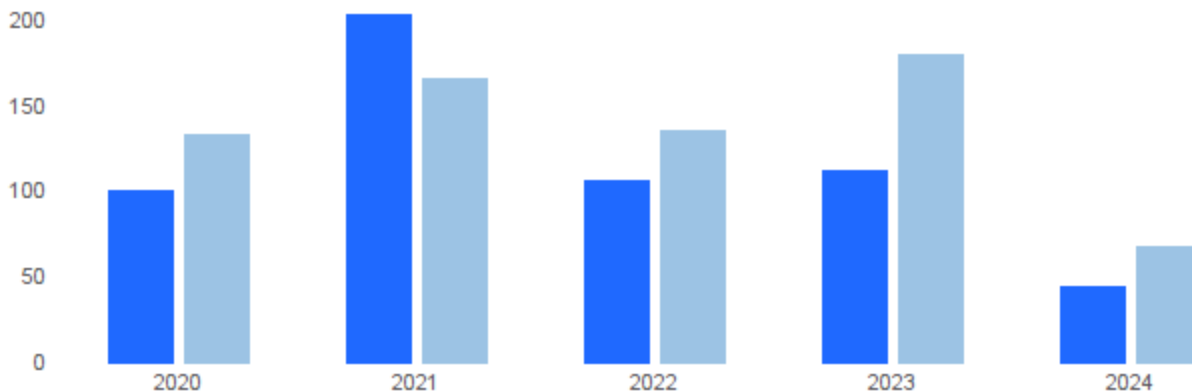
SOLD AND NEW PROPERTIES (UNITS)

May 2024 | Condo ?

Sold Properties | Number of properties sold during the year

New Properties | Number of properties listed during the year.

UNITS
250



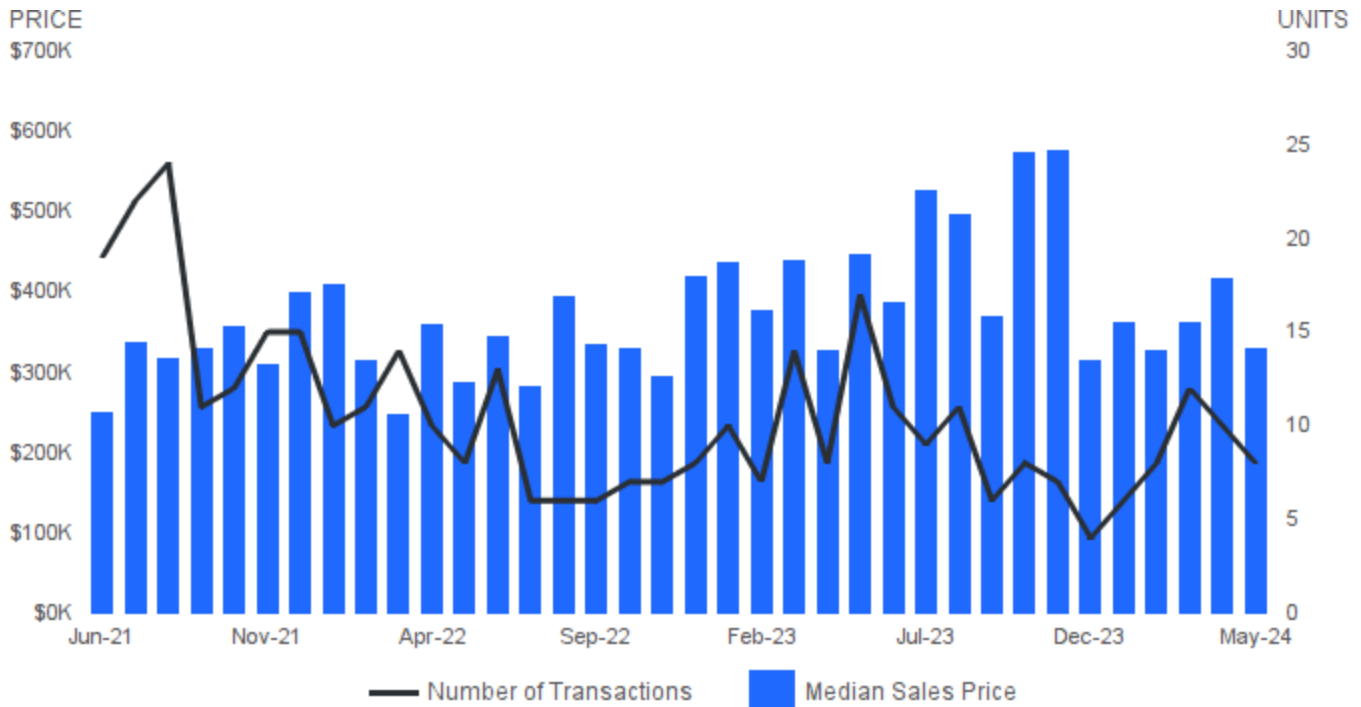
Sold Properties	101	203	106	112	44
New Properties	133	166	135	180	68
Sold Volume	\$28.76M	\$71.04M	\$41.48M	\$52.76M	\$16.82M
Listing Volume	\$44.37M	\$65.33M	\$55.63M	\$83.82M	\$31.03M
Median Sale Price	\$245K	\$300K	\$330K	\$400K	\$360K

MEDIAN SALES PRICE AND NUMBER OF SALES

May 2024 | 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 2024 | Condo ?

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

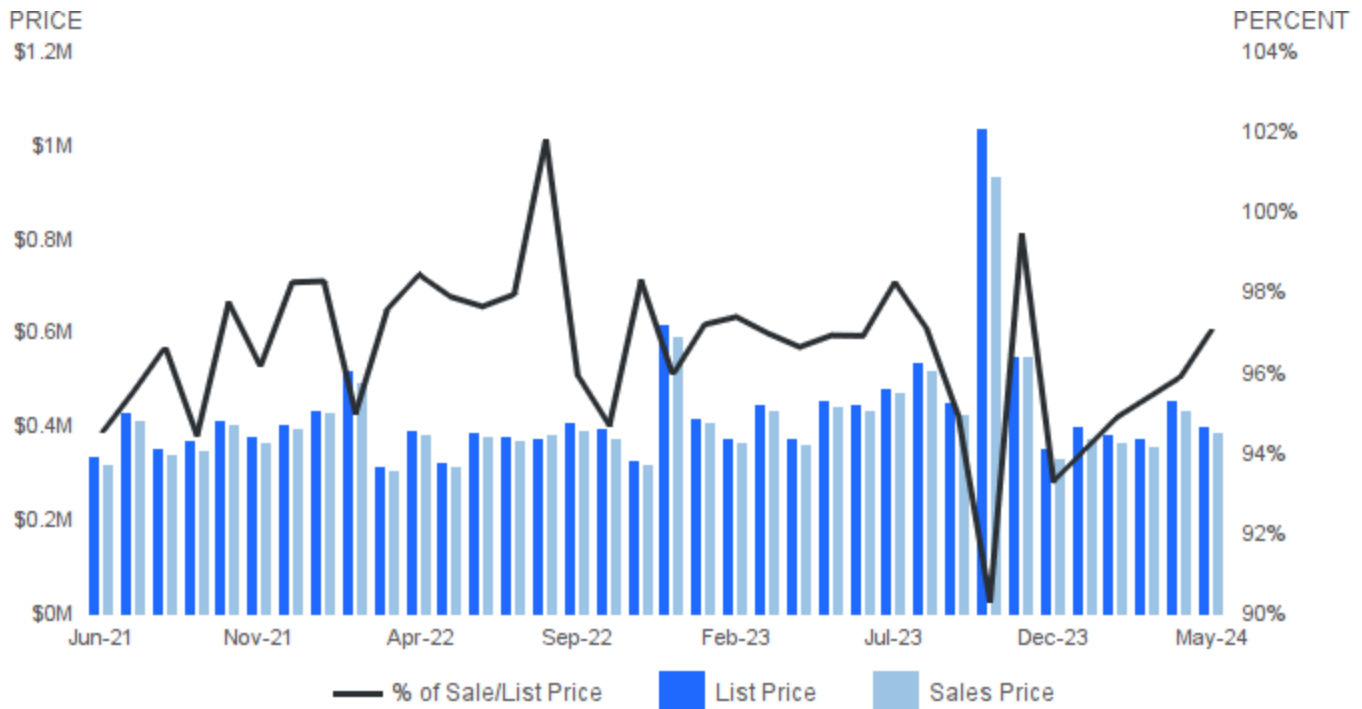
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

May 2024 | Condo ?

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

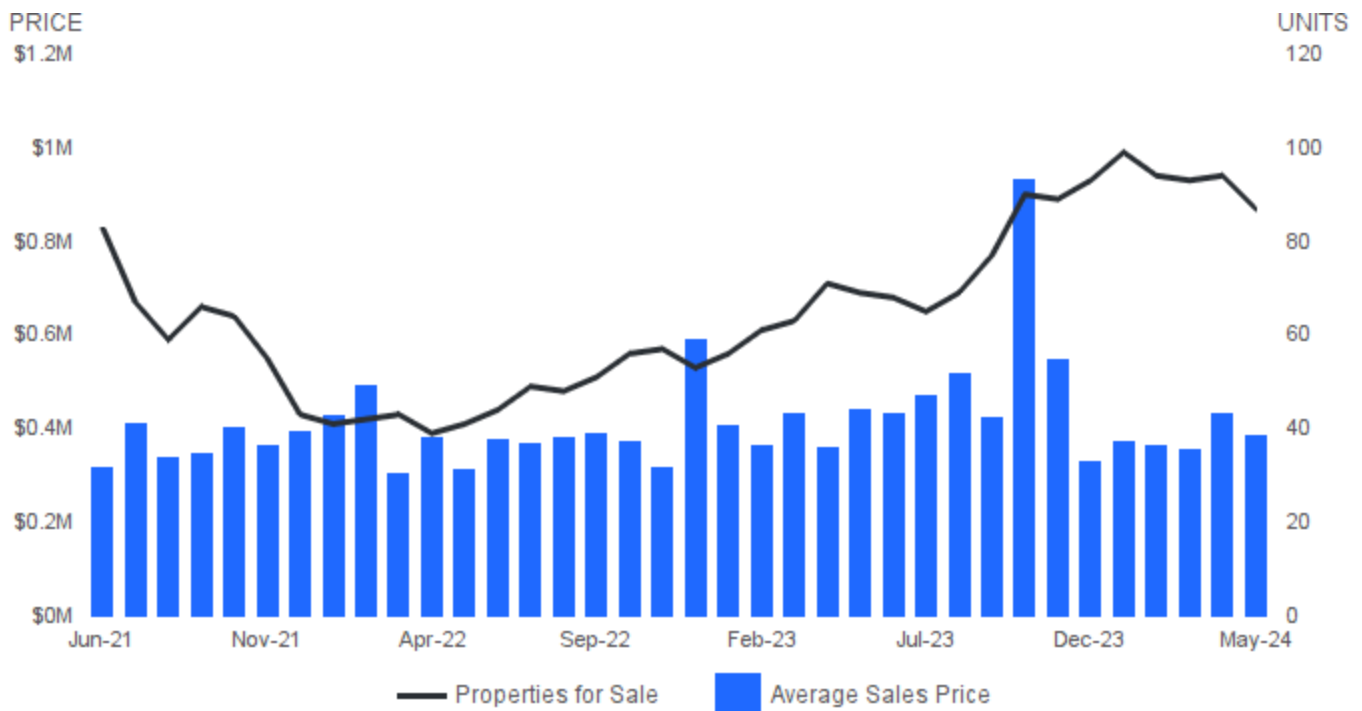


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

May 2024 | 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.

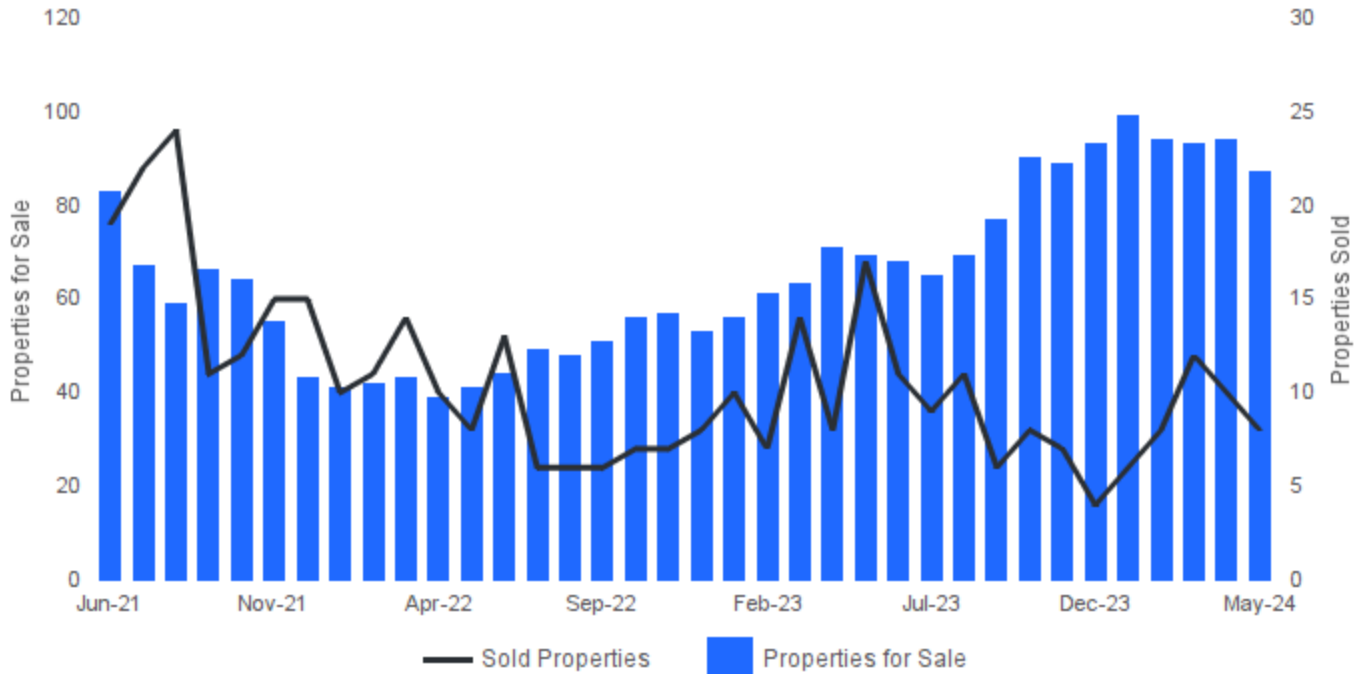


PROPERTIES FOR SALE AND SOLD PROPERTIES

May 2024 | Condo ?

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

Sold Properties | Number of properties sold.



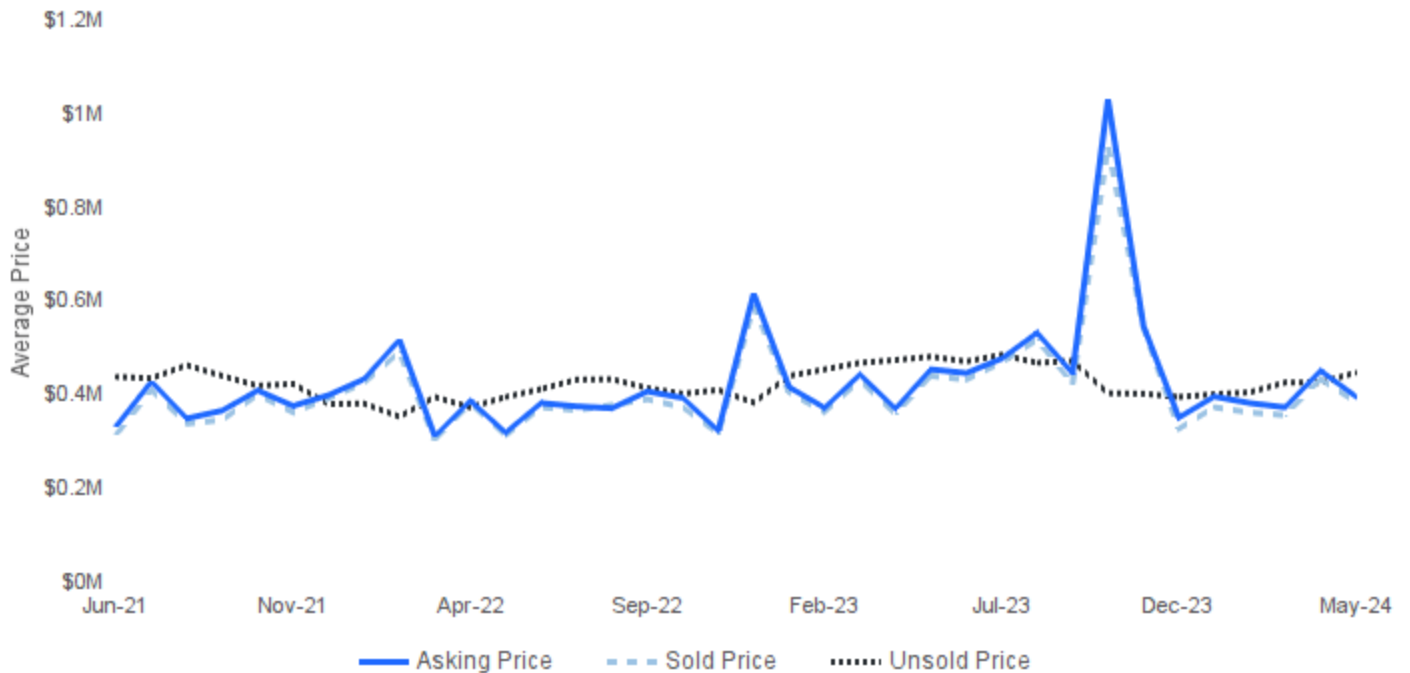
AVERAGE ASKING/SOLD/UNSOLD PRICE

May 2024 | Condo ?

Asking Price | the average asking price of sold properties

Sold Price | the average selling price

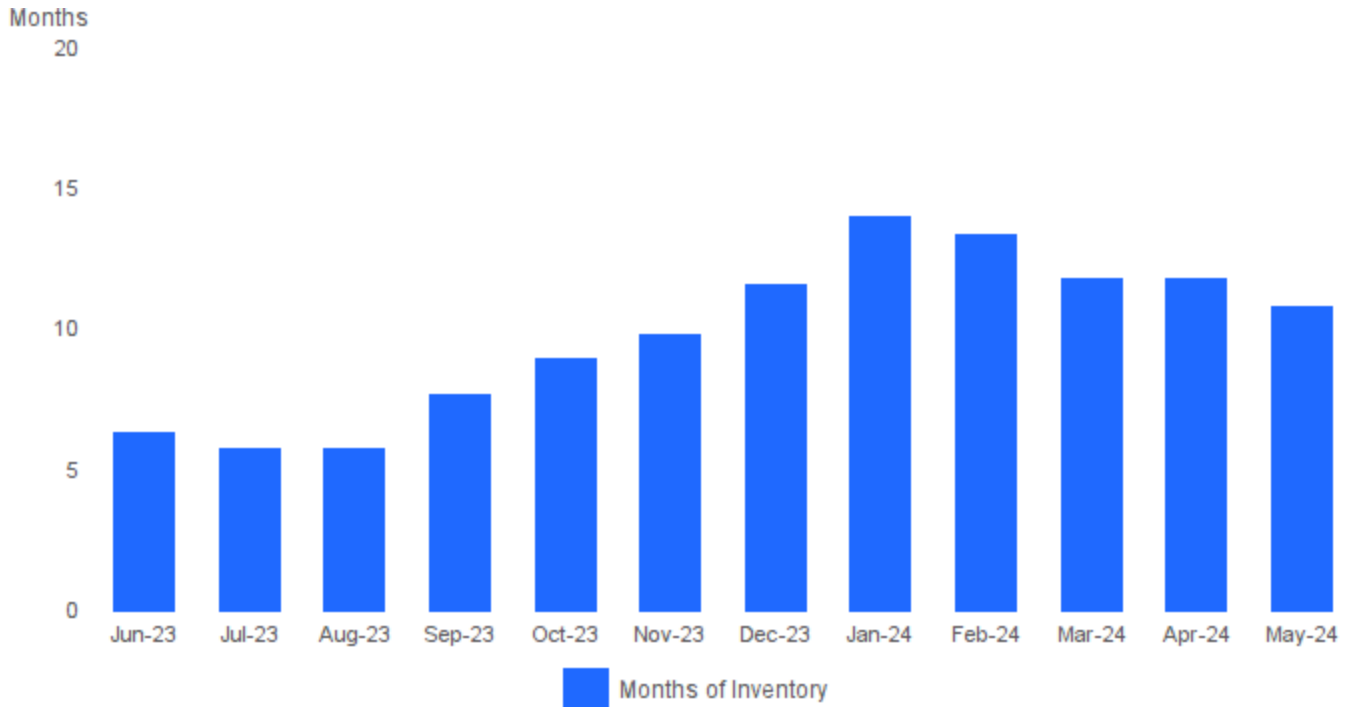
Unsold Price | the average active list price



ABSORPTION RATE

May 2024 | 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.



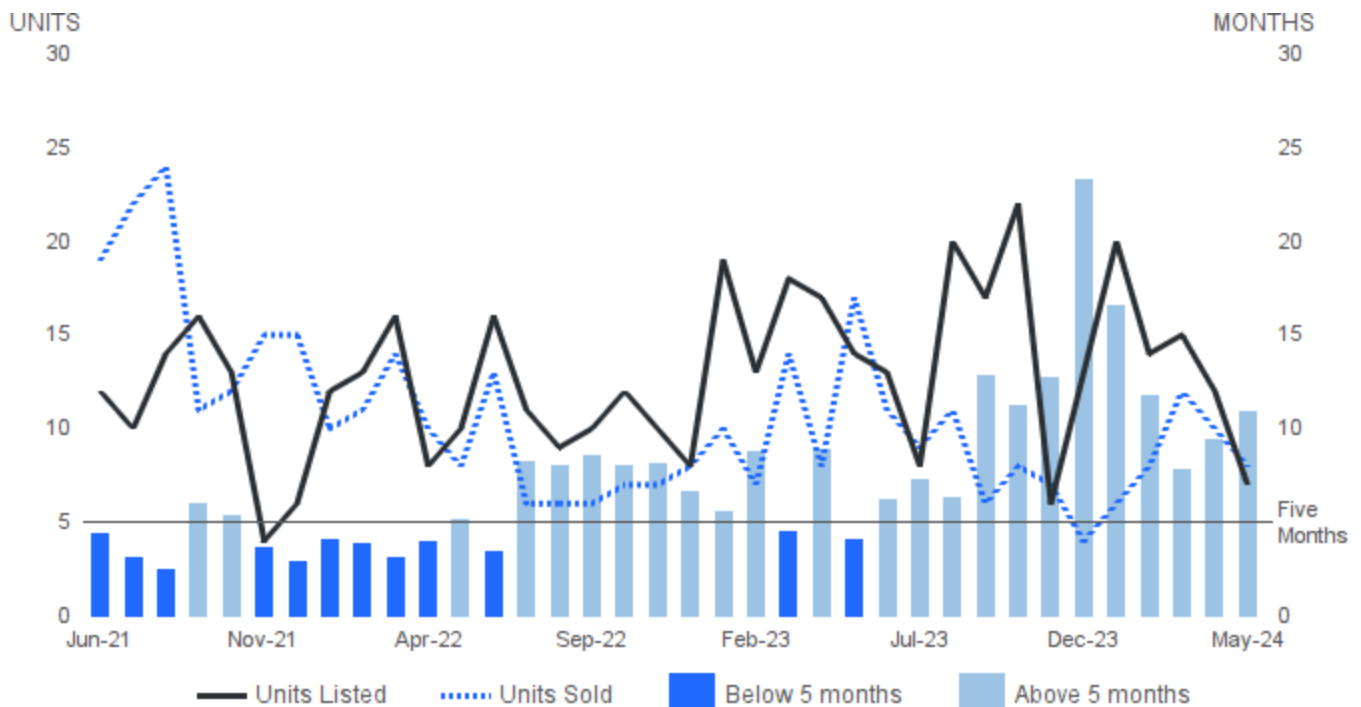
MONTHS SUPPLY OF INVENTORY

May 2024 | 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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