



COLDWELL BANKER

U.S. VIRGIN ISLANDS

AREA REPORT

ST. THOMAS

MAY 2024 | LOTS/ACRES



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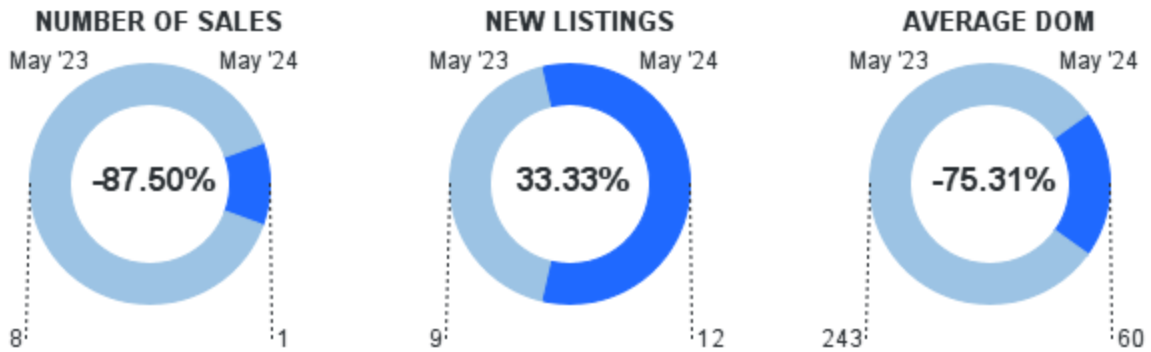


COLDWELL BANKER
ISLAND AFFILIATES

ST. THOMAS | May 2024

REAL ESTATE SNAPSHOT - Change since this time last year

Lots/Acres



56.58% 


MEDIAN SALES PRICE
LOTS/ACRES

4.31% 


AVERAGE SALES PRICE
LOTS/ACRES


26.60% 

MEDIAN LIST PRICE
(SOLD LISTINGS)
LOTS/ACRES

-6.74% 

AVERAGE LIST PRICE
(SOLD LISTINGS)
LOTS/ACRES

 May '23

 May '24

AREA REPORT

ST. THOMAS

FULL MARKET SUMMARY

May 2024 | Lots/Acres ?

	Month to Date			Year to Date		
	May 2024	May 2023	% Change	YTD 2024	YTD 2023	% Change
New Listings	12	9	33.33% ↑	42	49	-14.29% ↓
Sold Listings	1	8	-87.5% ↓	18	25	-28% ↓
Median List Price (Solds)	\$395,000	\$312,000	26.6% ↑	\$157,000	\$225,000	-30.22% ↓
Median Sold Price	\$375,000	\$239,500	56.58% ↑	\$137,750	\$194,000	-28.99% ↓
Median Days on Market	60	243	-75.31% ↓	176	159	10.69% ↑
Average List Price (Solds)	\$395,000	\$423,562	-6.74% ↓	\$238,583	\$558,456	-57.28% ↓
Average Sold Price	\$375,000	\$359,500	4.31% ↑	\$209,027	\$402,426	-48.06% ↓
Average Days on Market	60	243	-75.31% ↓	201	193	4.15% ↑
List/Sold Price Ratio	95%	84.5%	12.43% ↑	88.8%	85.2%	4.21% ↑

SOLD AND NEW PROPERTIES (UNITS)

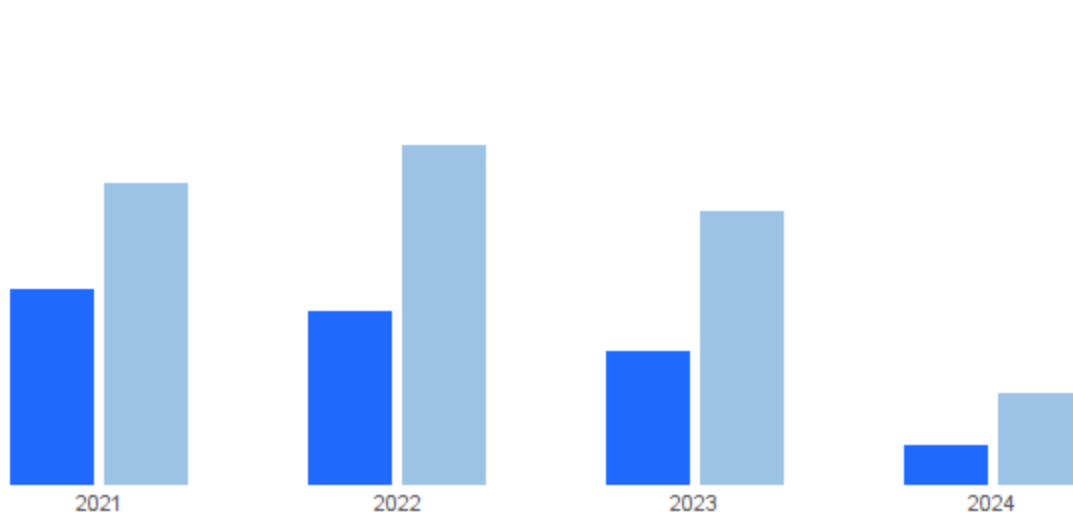
May 2024 | Lots/Acres ?

Sold Properties | Number of properties sold during the year

New Properties | Number of properties listed during the year.

UNITS
200

150
100
50
0



Sold Properties	91	80	62	18
New Properties	140	158	127	42
Sold Volume	\$16.90M	\$14.50M	\$16.76M	\$3.76M
Listing Volume	\$93.05M	\$98.95M	\$77.87M	\$16.35M
Median Sale Price	\$120K	\$120K	\$143K	\$138K

MEDIAN SALES PRICE AND NUMBER OF SALES

May 2024 | 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.

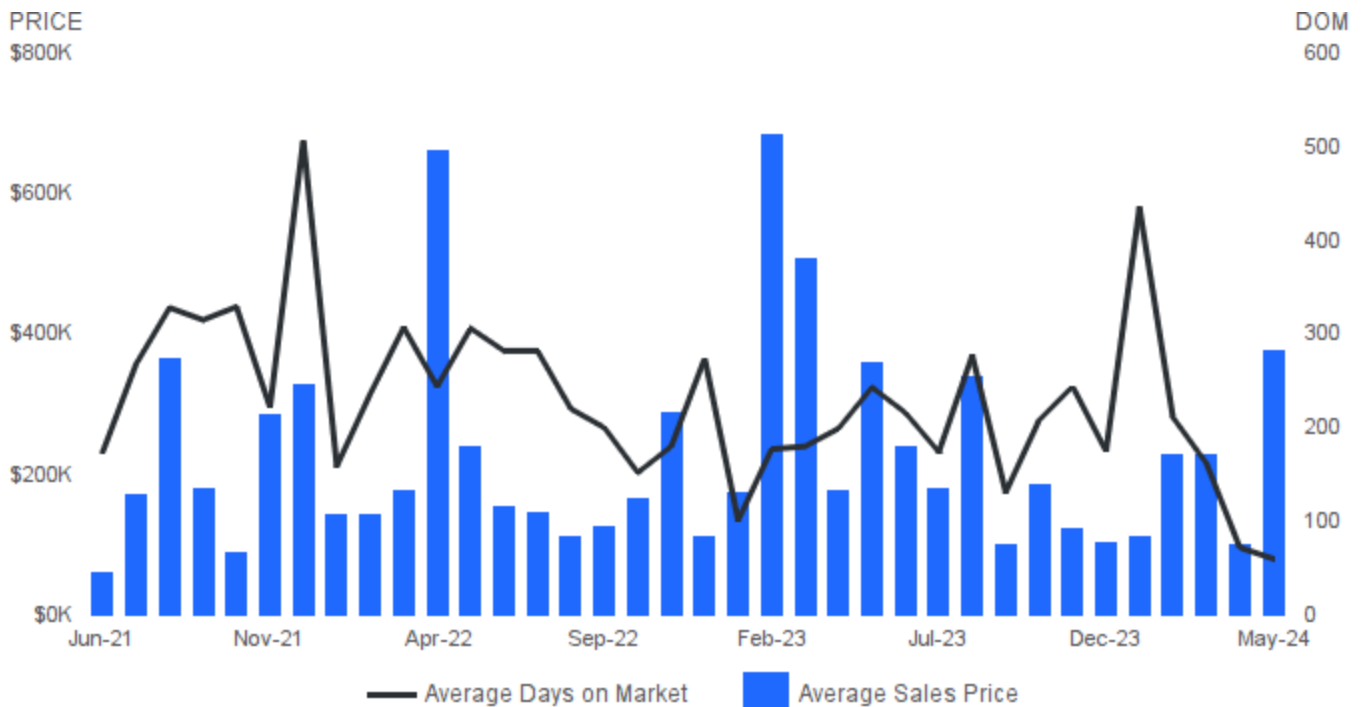


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

May 2024 | Lots/Acres ?

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

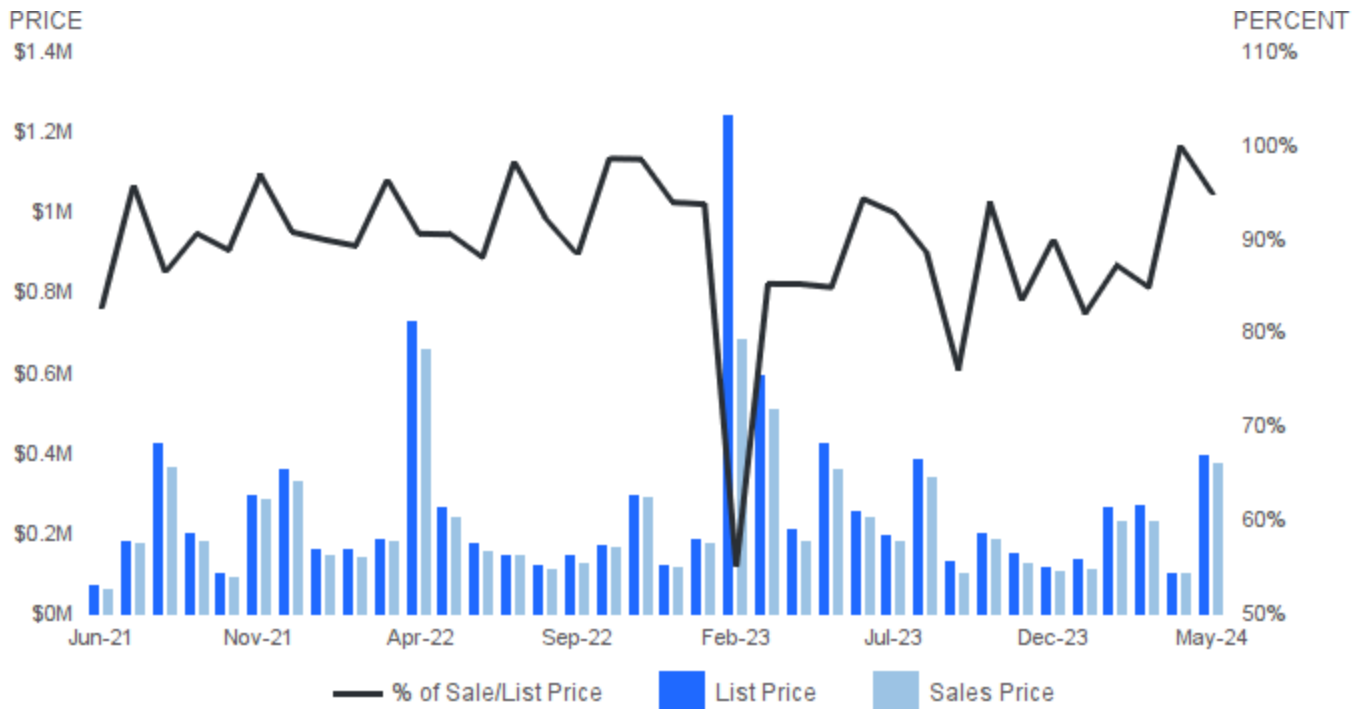
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

May 2024 | Lots/Acres ?

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

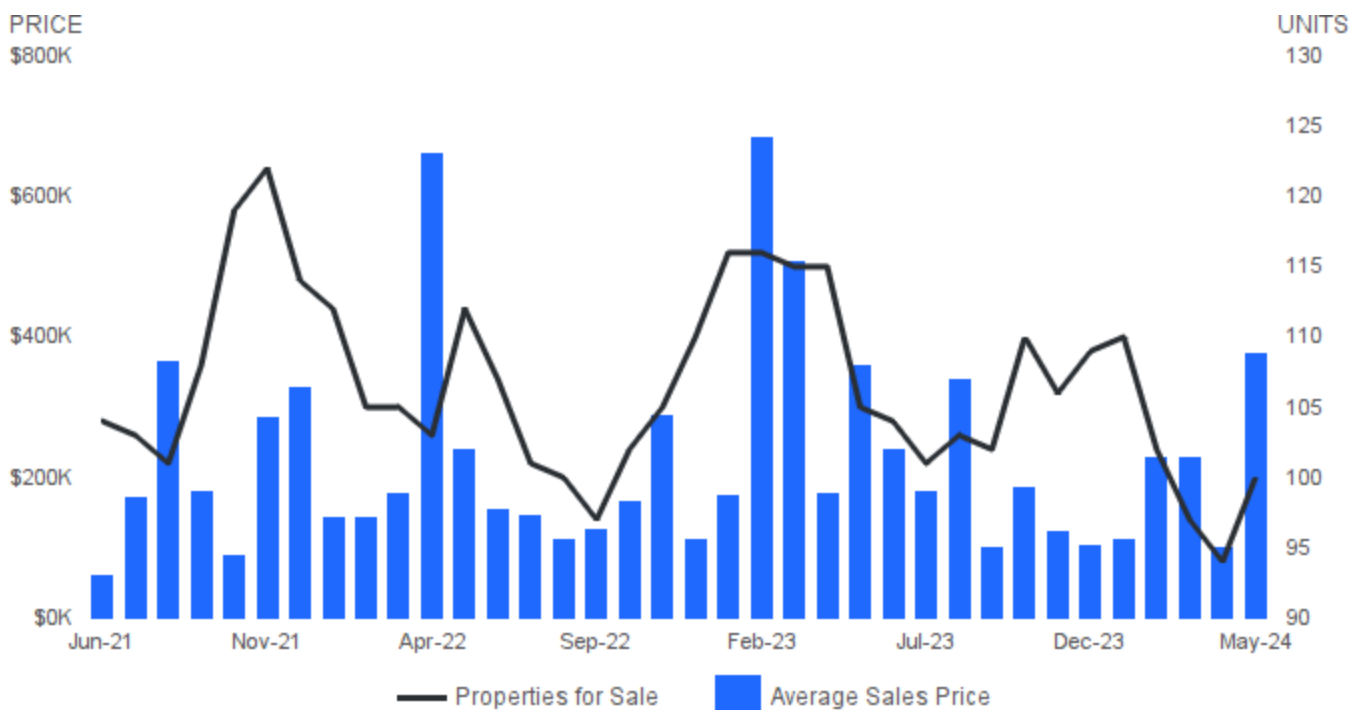


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

May 2024 | 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.

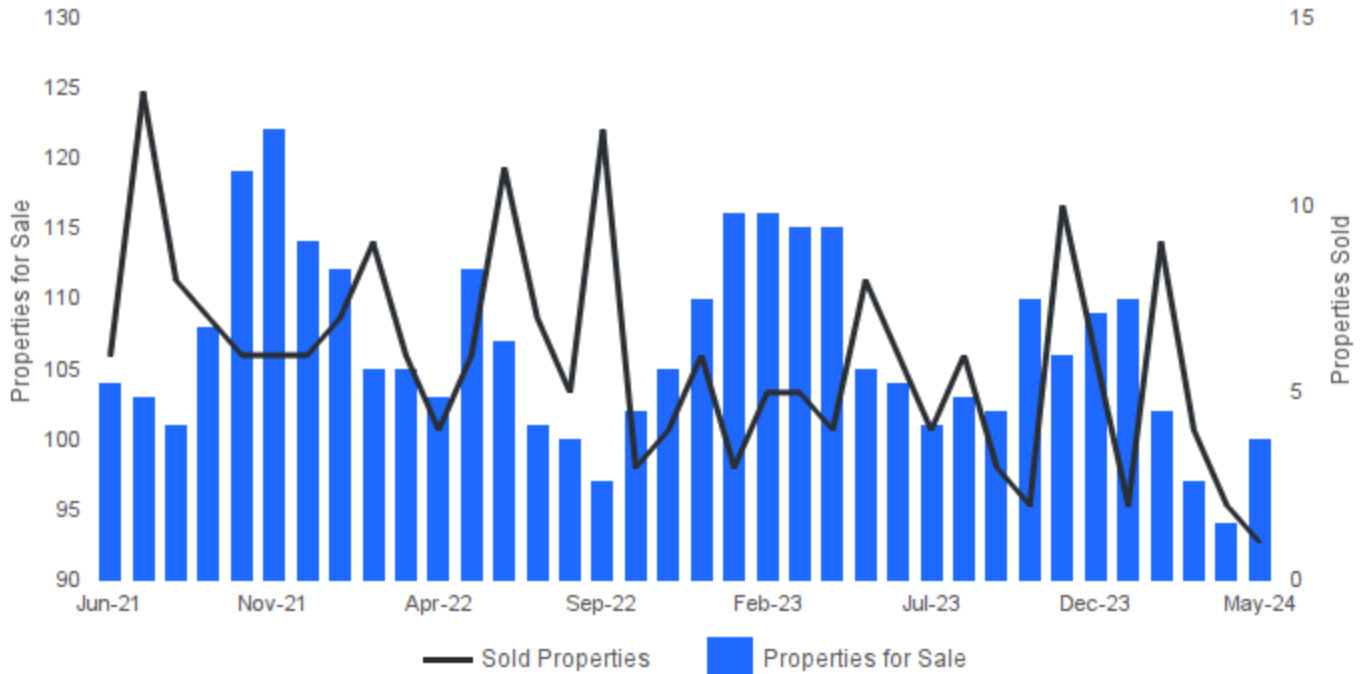


PROPERTIES FOR SALE AND SOLD PROPERTIES

May 2024 | Lots/Acres ?

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

Sold Properties | Number of properties sold.



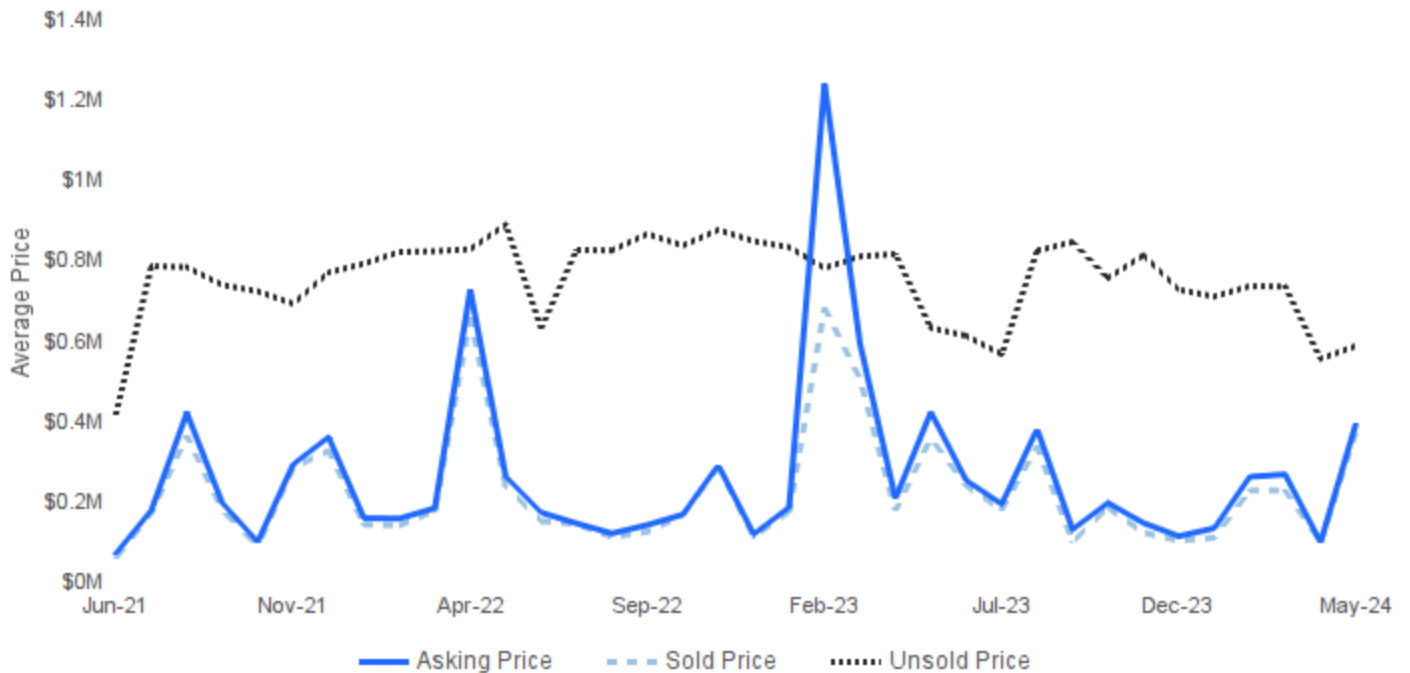
AVERAGE ASKING/SOLD/UNSOLD PRICE

May 2024 | Lots/Acres ?

Asking Price | the average asking price of sold properties

Sold Price | the average selling price

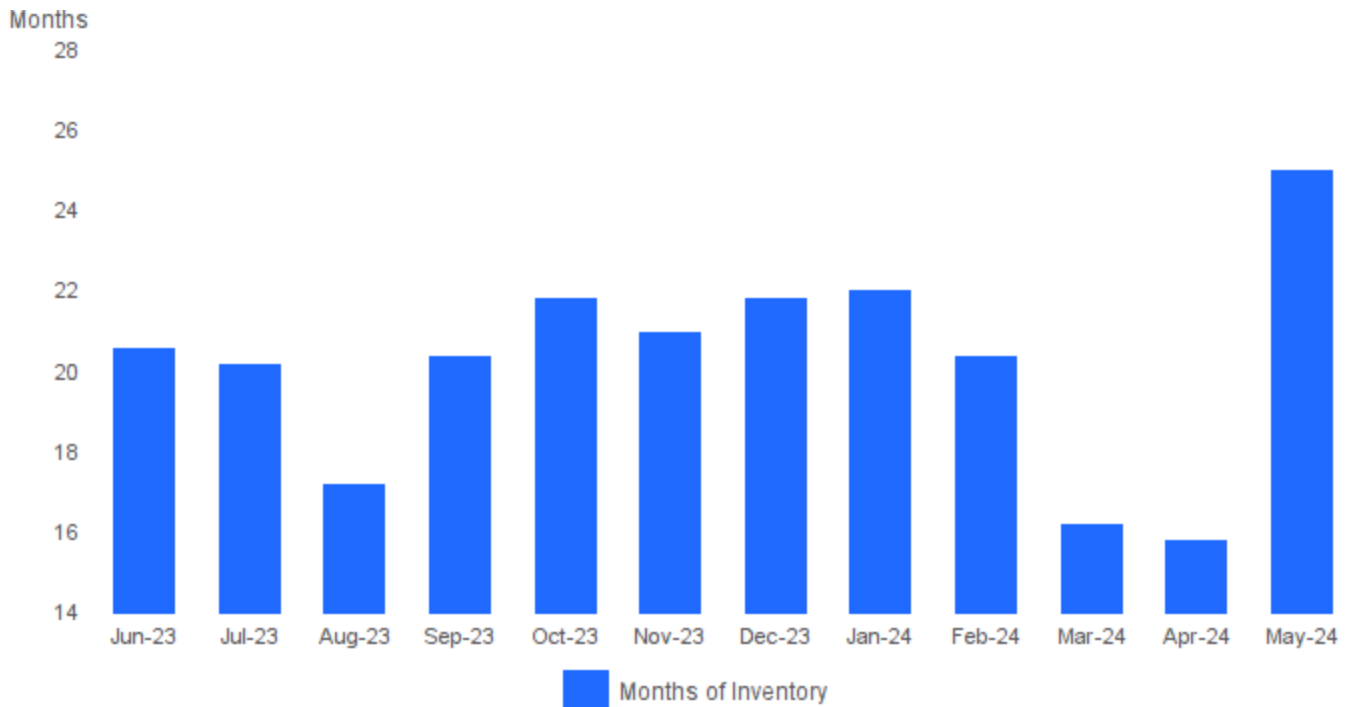
Unsold Price | the average active list price



ABSORPTION RATE

May 2024 | 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.



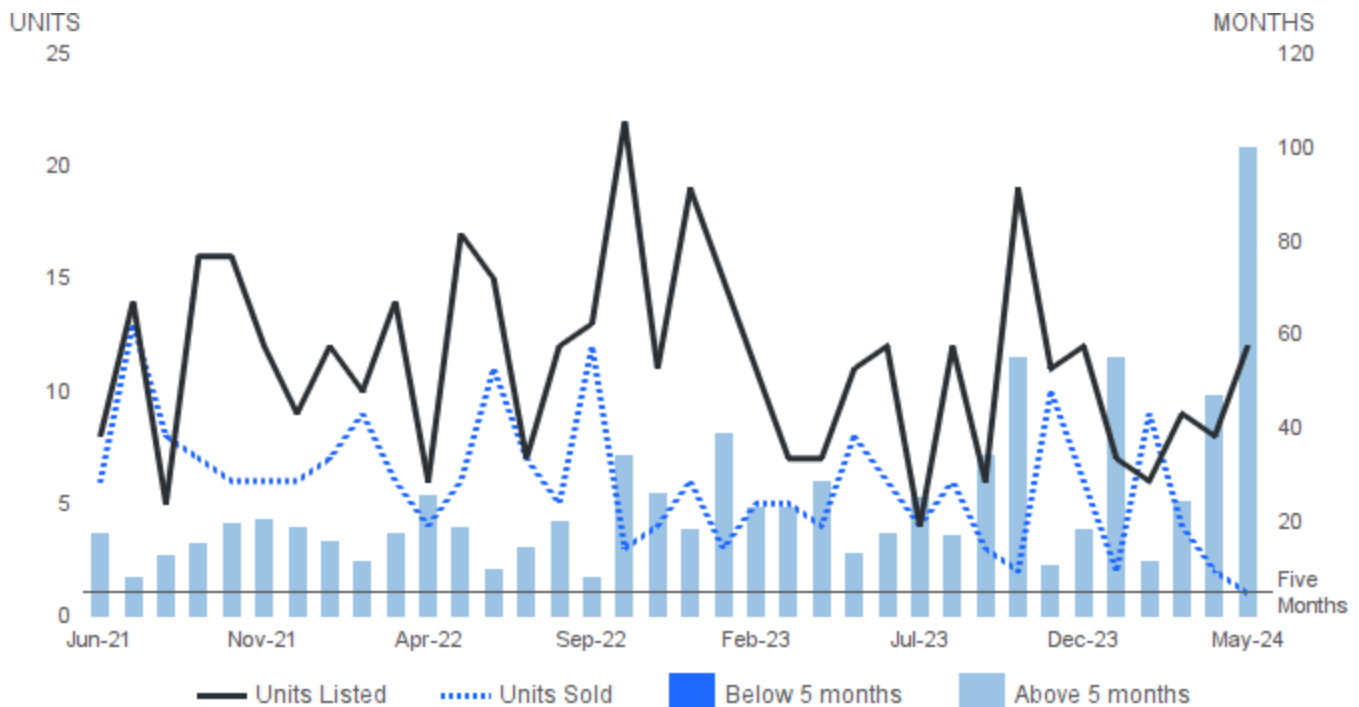
MONTHS SUPPLY OF INVENTORY

May 2024 | 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.



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