



# COLDWELL BANKER

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## U.S. VIRGIN ISLANDS

# AREA REPORT

ST. THOMAS

MAY 2024 | SINGLE FAMILY



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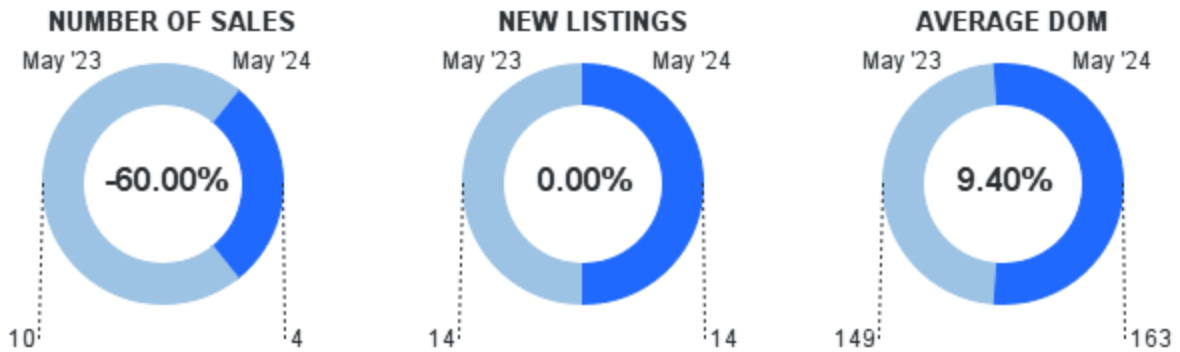


COLDWELL BANKER  
ISLAND AFFILIATES

# ST. THOMAS | May 2024

## REAL ESTATE SNAPSHOT - Change since this time last year


### Single Family



**7.27%**   
**MEDIAN SALES PRICE**  
SINGLE FAMILY

**-39.18%**   
**AVERAGE SALES PRICE**  
SINGLE FAMILY

**11.73%**   
**MEDIAN LIST PRICE**  
**(SOLD LISTINGS)**  
SINGLE FAMILY

**-42.16%**   
**AVERAGE LIST PRICE**  
**(SOLD LISTINGS)**  
SINGLE FAMILY

 May '23  May '24

# AREA REPORT

## ST. THOMAS

### FULL MARKET SUMMARY

May 2024 | Single Family ?

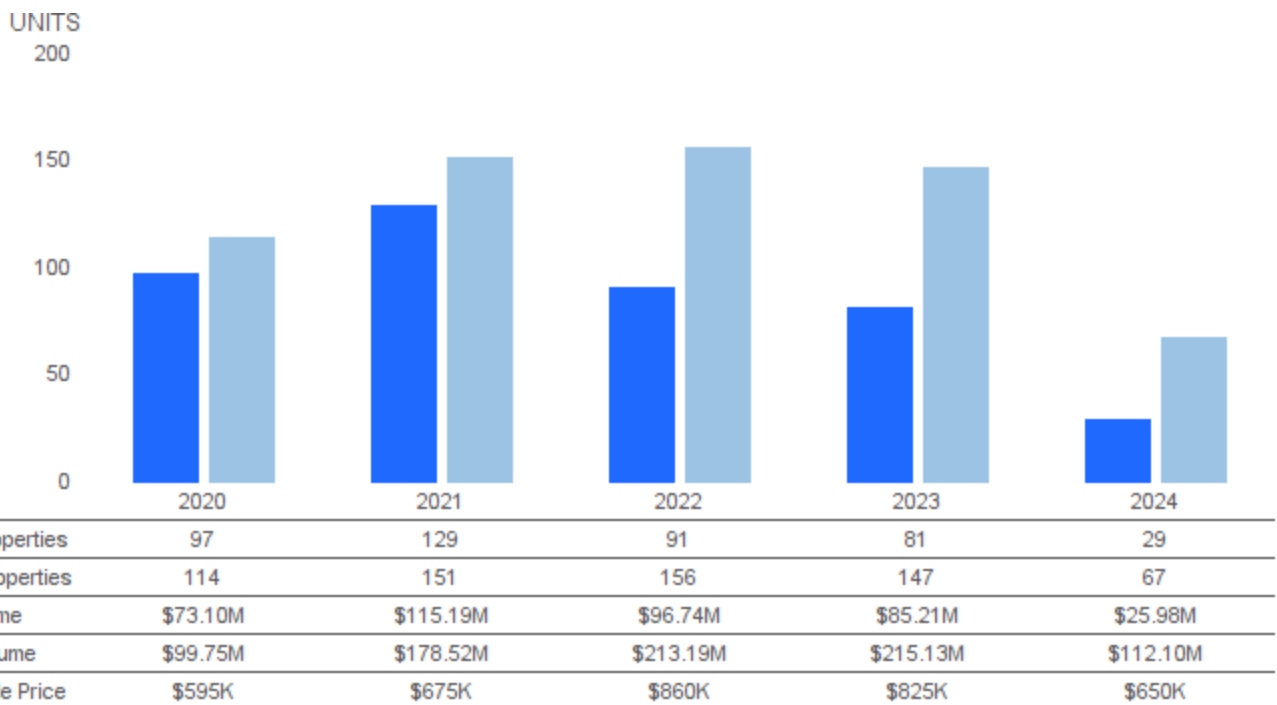
	Month to Date			Year to Date		
	May 2024	May 2023	% Change	YTD 2024	YTD 2023	% Change
New Listings	14	14	0%	67	50	34% <span>↑</span>
Sold Listings	4	10	-60% <span>↓</span>	29	34	-14.71% <span>↓</span>
Median List Price (Solds)	\$824,000	\$737,500	11.73% <span>↑</span>	\$730,000	\$888,500	-17.84% <span>↓</span>
Median Sold Price	\$737,500	\$687,500	7.27% <span>↑</span>	\$650,000	\$830,000	-21.69% <span>↓</span>
Median Days on Market	130	145	-10.34% <span>↓</span>	95	109	-12.84% <span>↓</span>
Average List Price (Solds)	\$730,750	\$1,263,490	-42.16% <span>↓</span>	\$966,272	\$1,373,967	-29.67% <span>↓</span>
Average Sold Price	\$663,750	\$1,091,280	-39.18% <span>↓</span>	\$895,831	\$1,190,626	-24.76% <span>↓</span>
Average Days on Market	163	149	9.4% <span>↑</span>	163	143	13.99% <span>↑</span>
List/Sold Price Ratio	92.3%	86.6%	6.52% <span>↑</span>	91.3%	90.6%	0.83% <span>↑</span>

### SOLD AND NEW PROPERTIES (UNITS)

May 2024 | Single Family ?

**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 2024 | Single Family ?

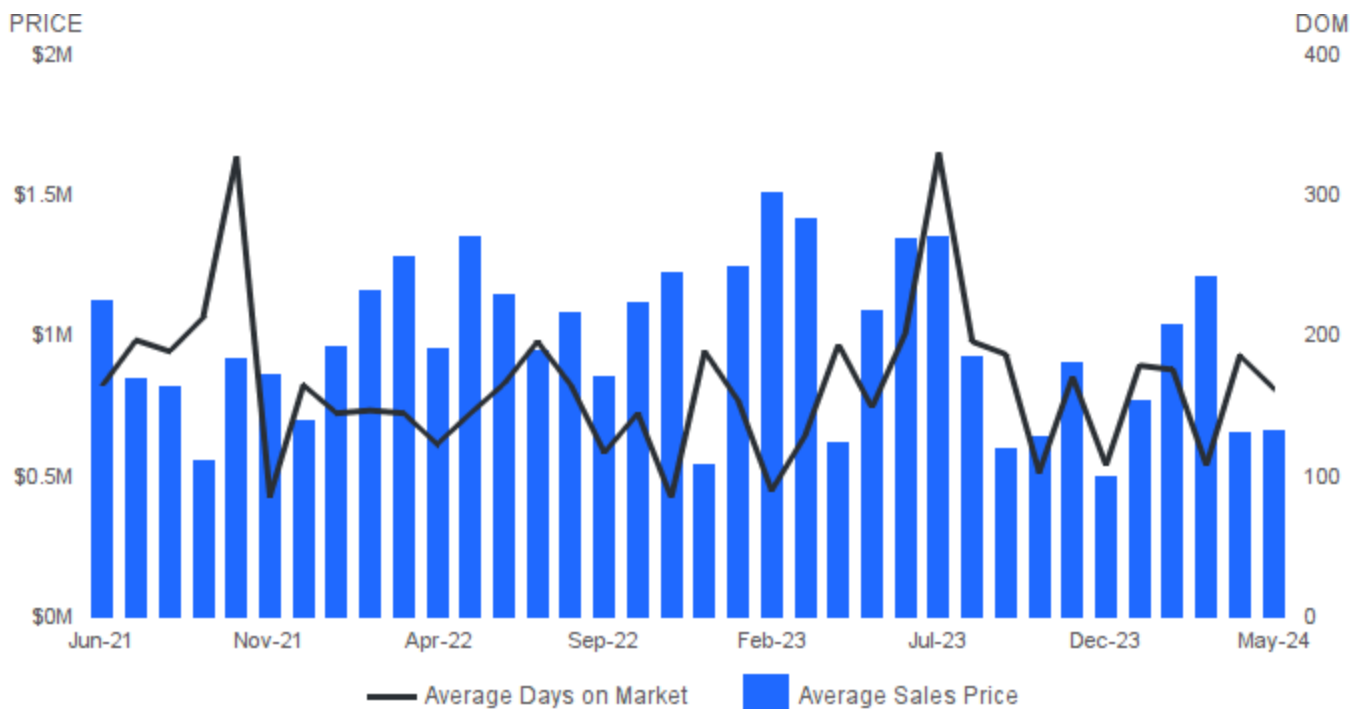
**Median Sales Price** | Price of the "middle" property sold -an equal number of sales were above and below this price.  
**Number of Sales** | Number of properties sold.



## AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

May 2024 | Single Family ?

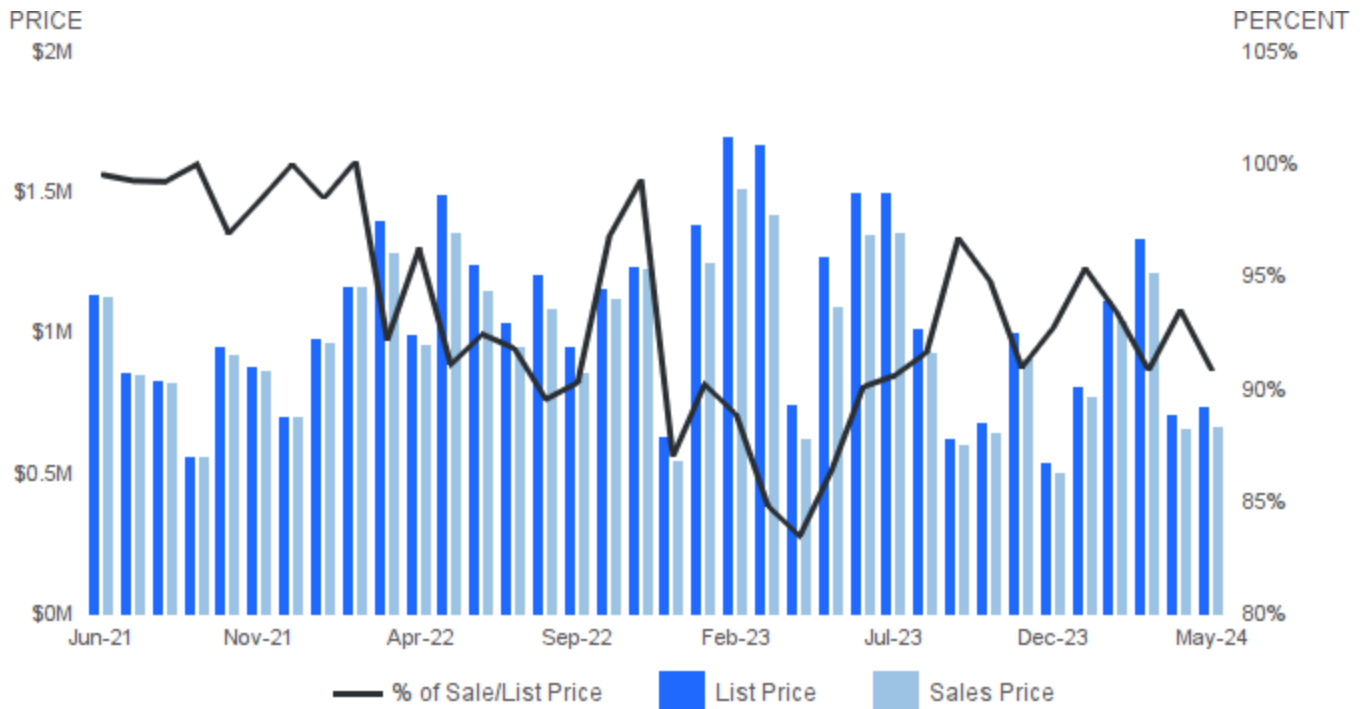
**Average Sales Price** | Average sales price for all properties sold.  
**Average Days on Market** | Average days on market for all properties sold.



## SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

May 2024 | Single Family ?

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

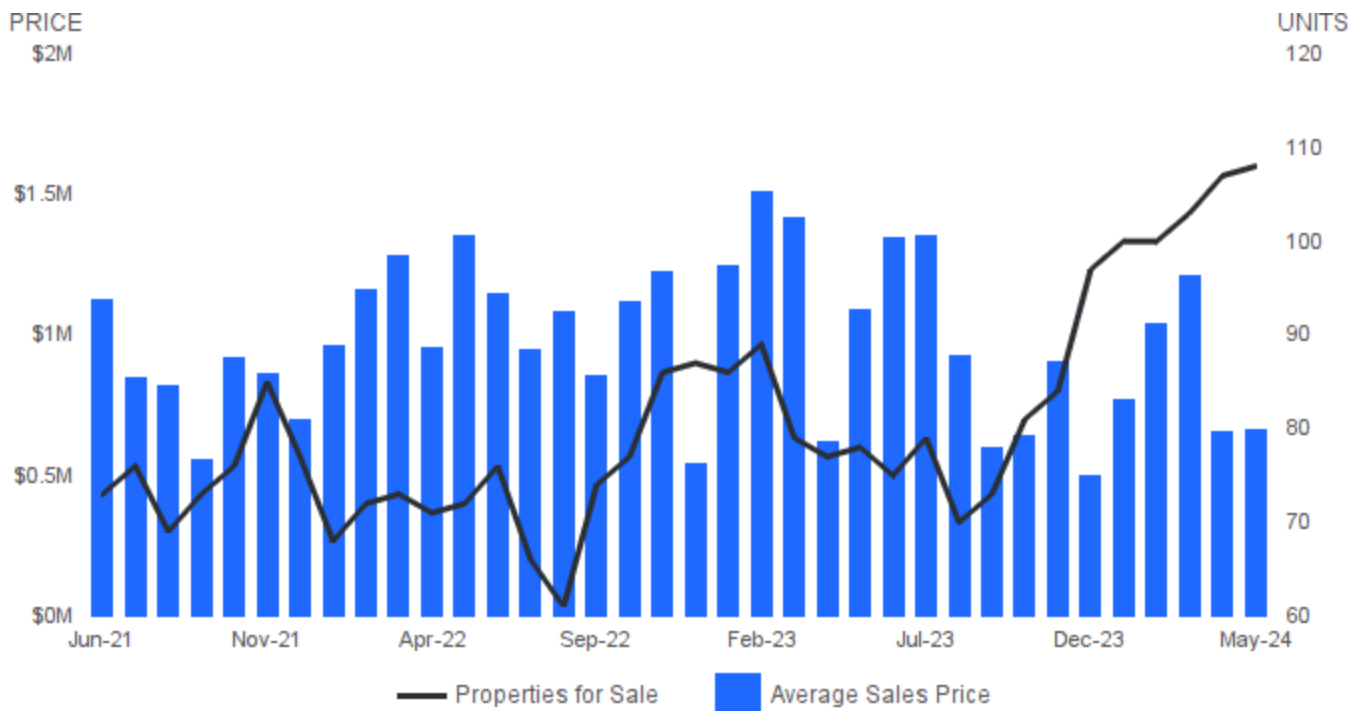


## AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

May 2024 | Single Family ?

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

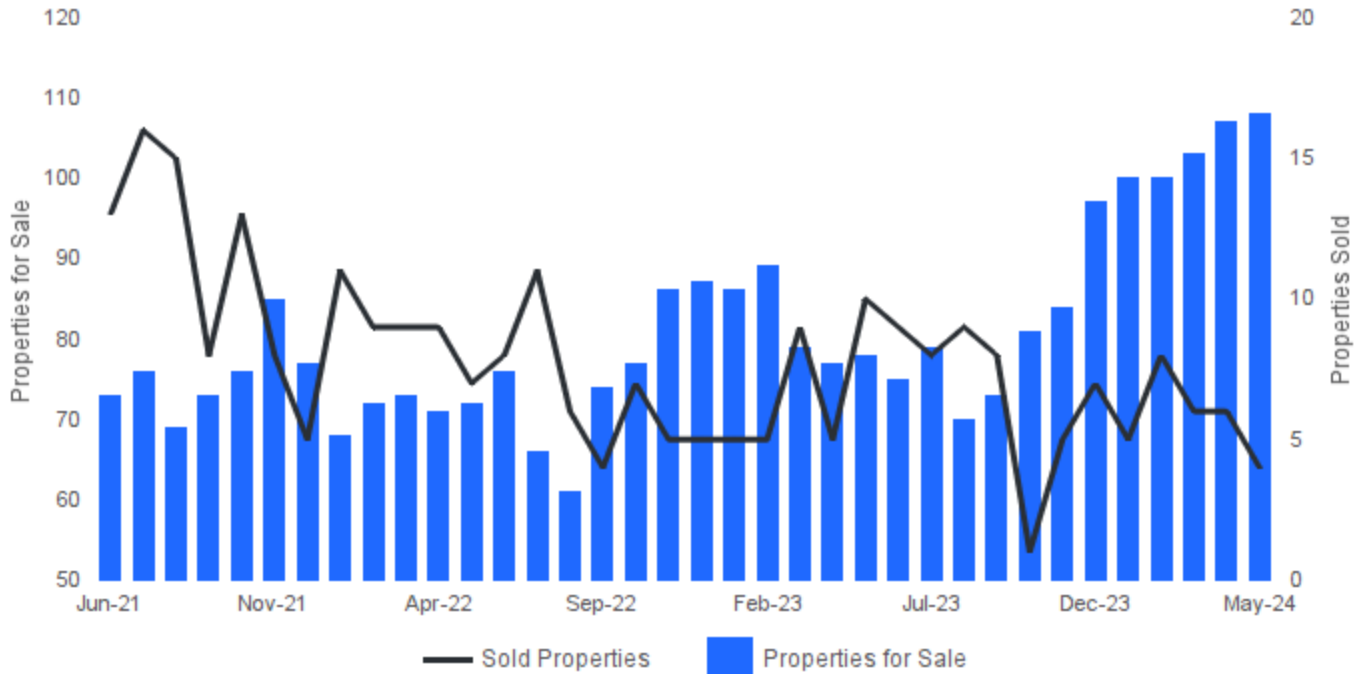
Properties for Sale | Number of properties listed for sale at the end of month.



# PROPERTIES FOR SALE AND SOLD PROPERTIES

May 2024 | Single Family ?

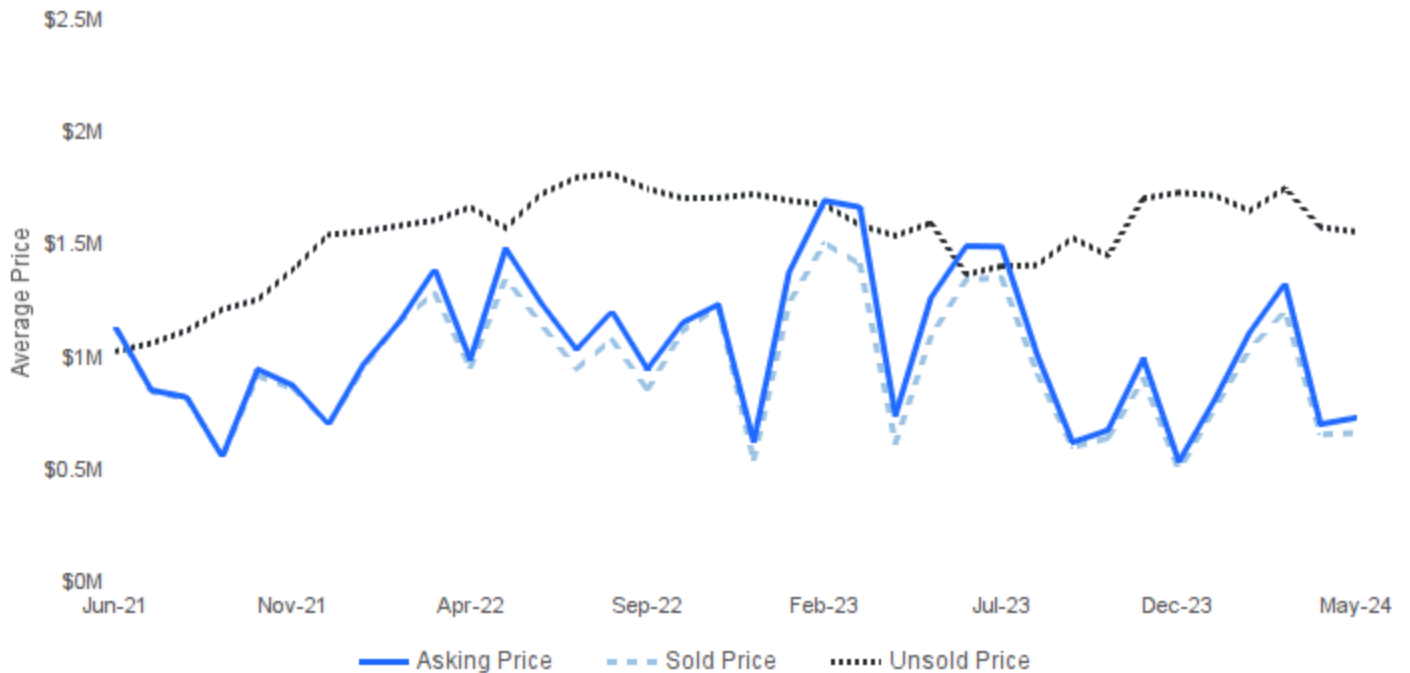
**Properties for Sale** | Number of properties listed for sale at the end of month.  
**Sold Properties** | Number of properties sold.



# AVERAGE ASKING/SOLD/UNSOLD PRICE

May 2024 | Single Family ?

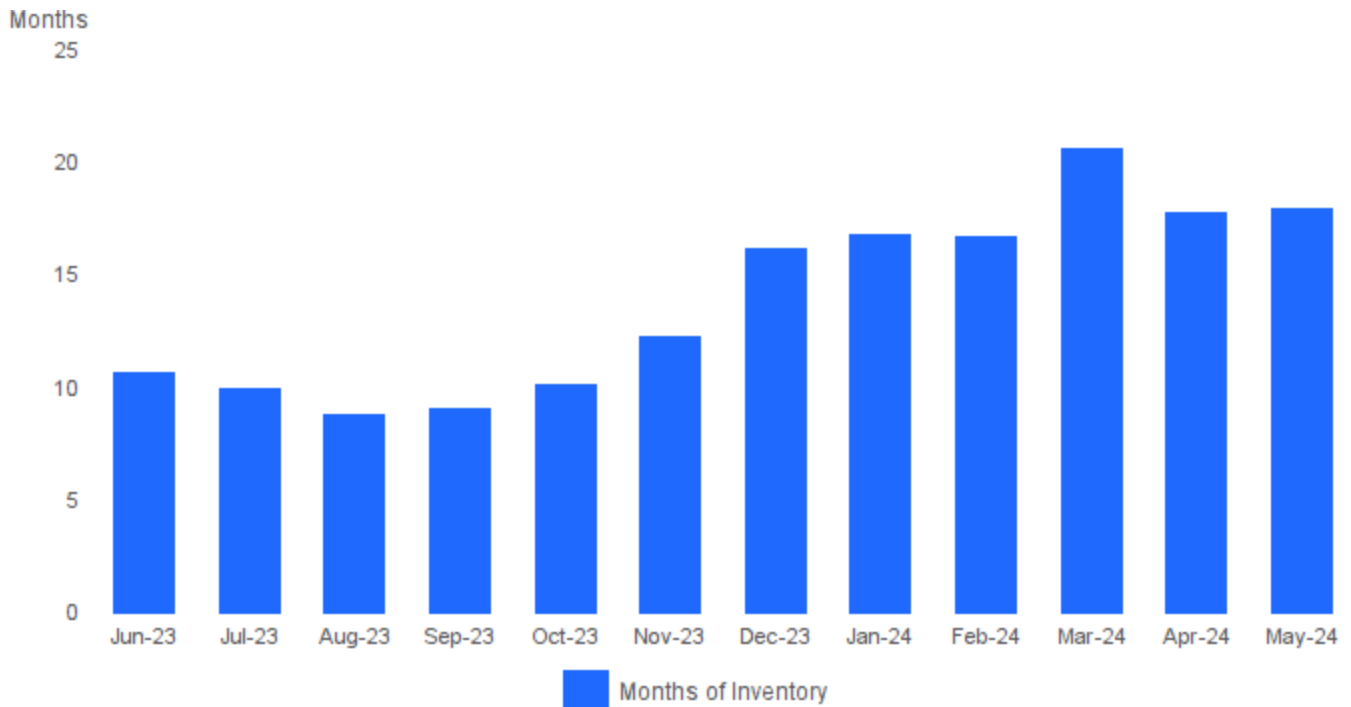
**Asking Price** | the average asking price of sold properties  
**Sold Price** | the average selling price  
**Unsold Price** | the average active list price



# ABSORPTION RATE

May 2024 | 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.



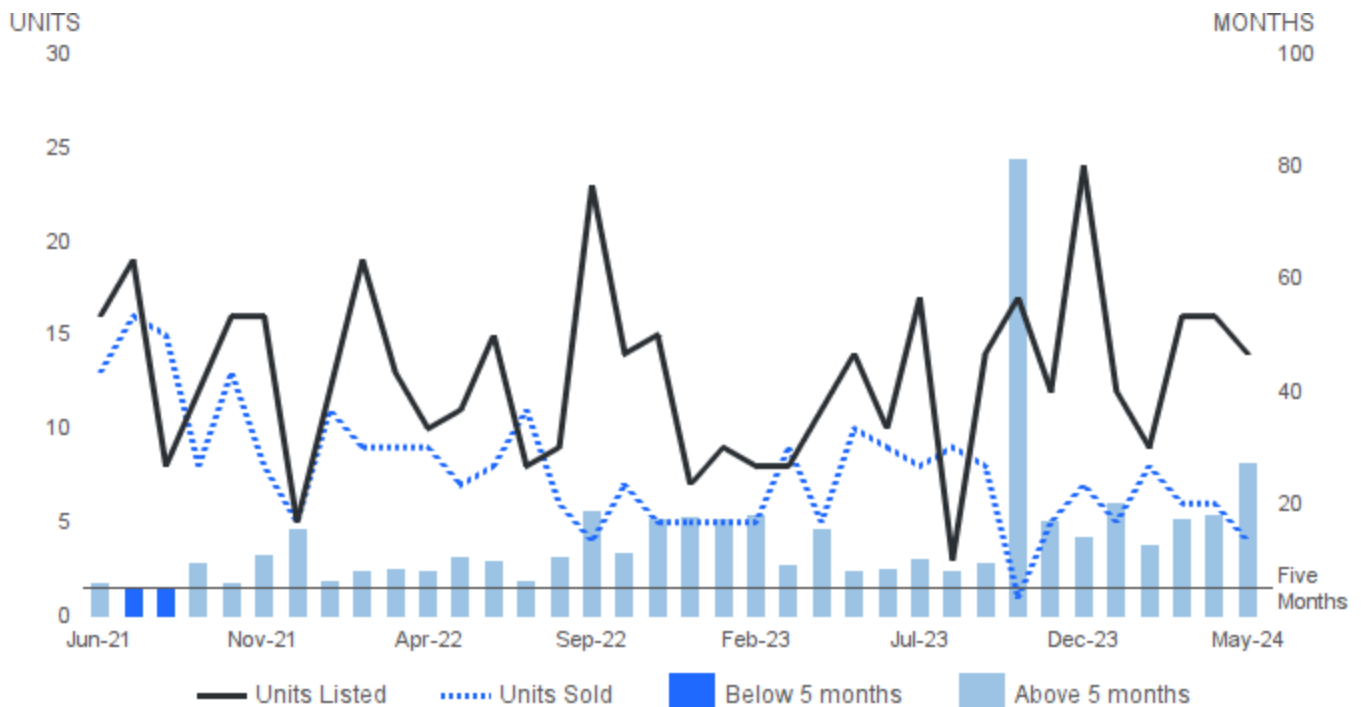
# MONTHS SUPPLY OF INVENTORY

May 2024 | 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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