



**COLDWELL BANKER**



# AREA REPORT

**ST. THOMAS**

JUNE 2023 | ALL PROPERTY TYPES



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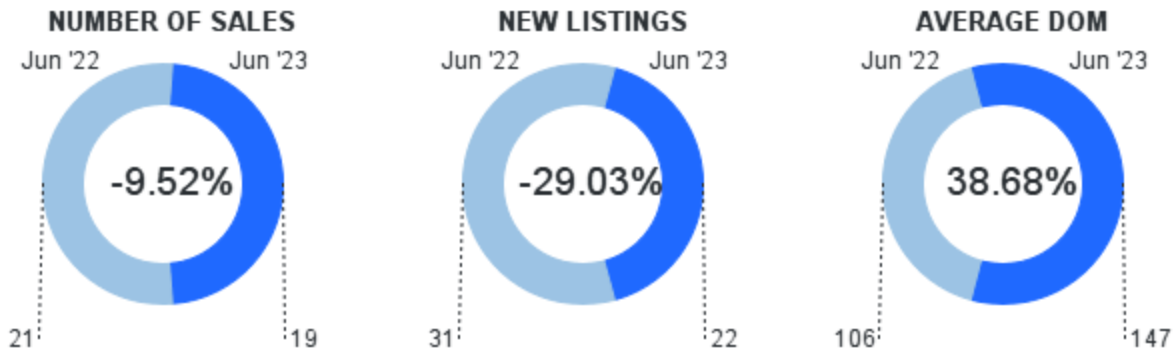


**COLDWELL BANKER**  
ISLAND AFFILIATES

# ST. THOMAS | June 2023

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

### All Property Types



22.34%

MEDIAN SALES PRICE  
ALL PROPERTY TYPES

27.88%

AVERAGE SALES PRICE  
ALL PROPERTY TYPES

25.53%

MEDIAN LIST PRICE  
(SOLD LISTINGS)  
ALL PROPERTY TYPES

31.43%

AVERAGE LIST PRICE  
(SOLD LISTINGS)  
ALL PROPERTY TYPES

Jun '22    Jun '23

# AREA REPORT

## St. Thomas

### FULL MARKET SUMMARY

June 2023 | All Property Types ?

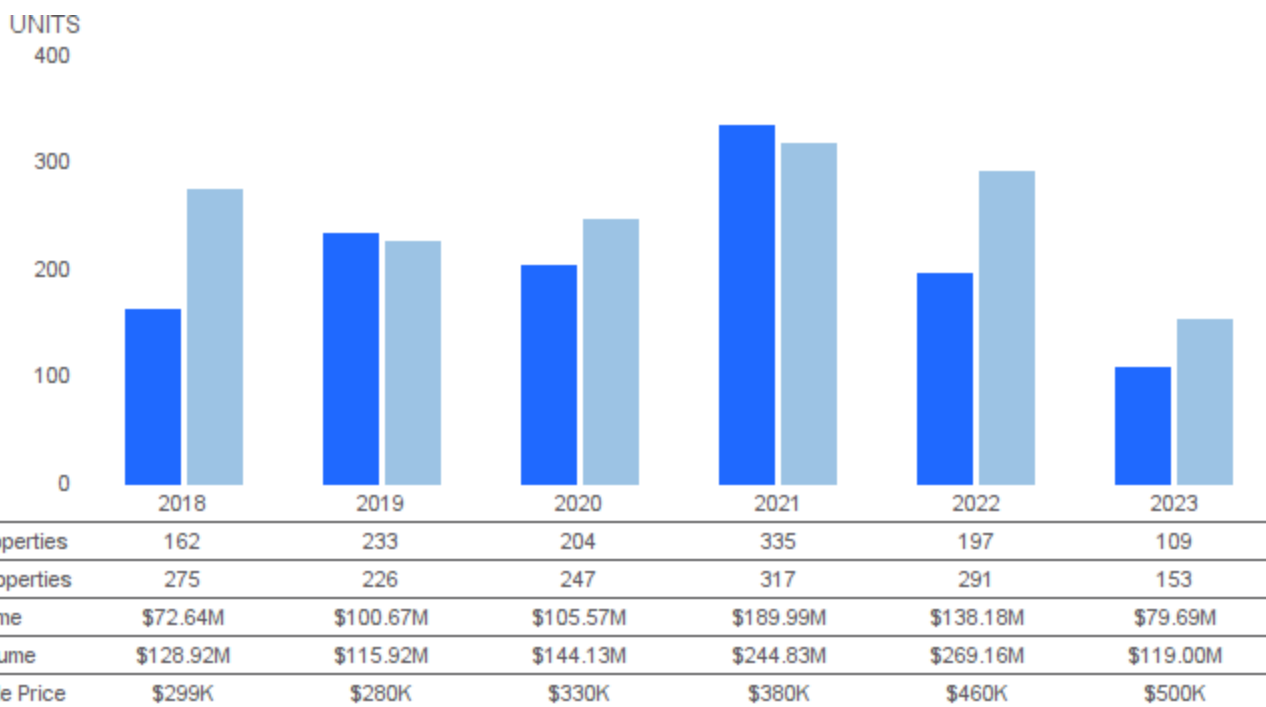
	Month to Date			Year to Date		
	June 2023	June 2022	% Change	YTD 2023	YTD 2022	% Change
New Listings	22	31	-29.03% <span>↓</span>	153	155	-1.29% <span>↓</span>
Sold Listings	19	21	-9.52% <span>↓</span>	109	119	-8.4% <span>↓</span>
Median List Price (Solds)	\$590,000	\$470,000	25.53% <span>↑</span>	\$500,000	\$499,000	0.2% <span>↑</span>
Median Sold Price	\$575,000	\$470,000	22.34% <span>↑</span>	\$500,000	\$485,000	3.09% <span>↑</span>
Median Days on Market	104	77	35.06% <span>↑</span>	90	98	-8.16% <span>↓</span>
Average List Price (Solds)	\$932,789	\$709,714	31.43% <span>↑</span>	\$807,889	\$745,115	8.42% <span>↑</span>
Average Sold Price	\$854,763	\$668,433	27.88% <span>↑</span>	\$731,120	\$712,574	2.6% <span>↑</span>
Average Days on Market	147	106	38.68% <span>↑</span>	128	128	0%
List/Sold Price Ratio	93.8%	94.7%	-0.88% <span>↓</span>	94.4%	96.5%	-2.14% <span>↓</span>

### SOLD AND NEW PROPERTIES (UNITS)

June 2023 | All Property Types ?

**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

June 2023 | All Property Types ?

**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.

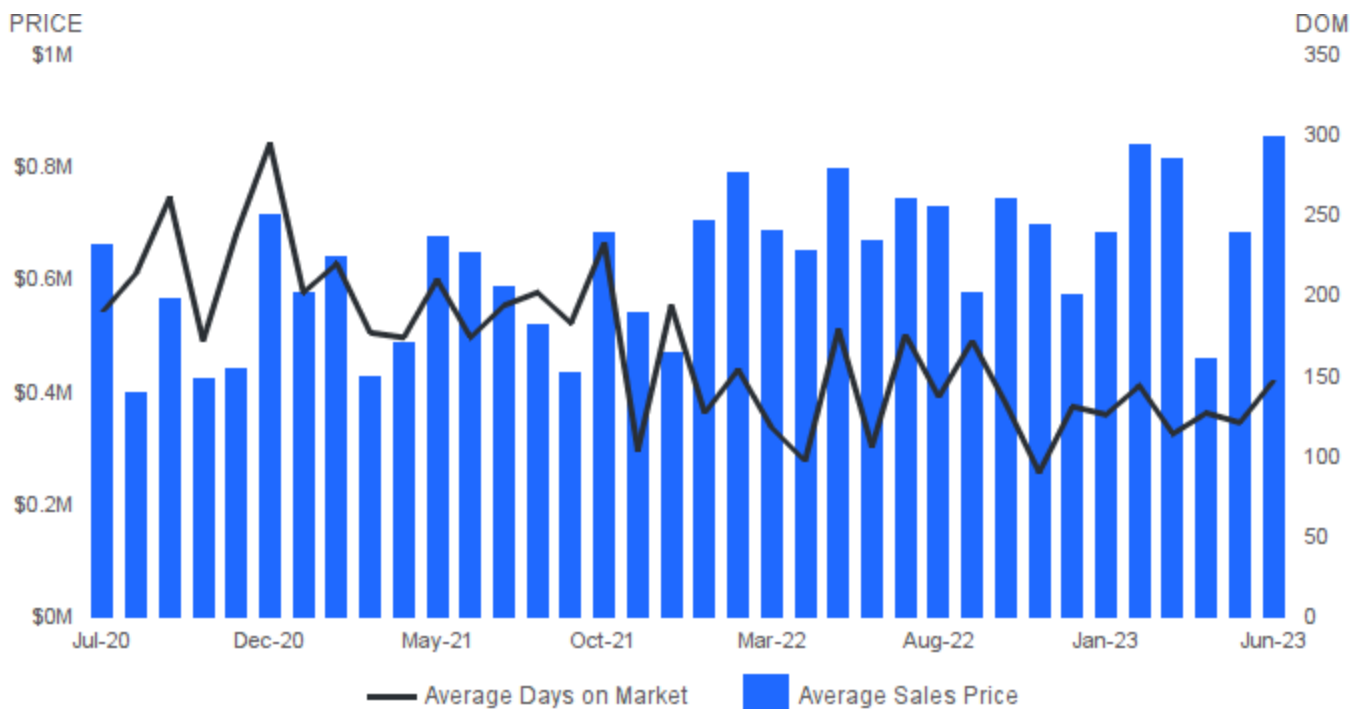


## AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

June 2023 | All Property Types ?

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

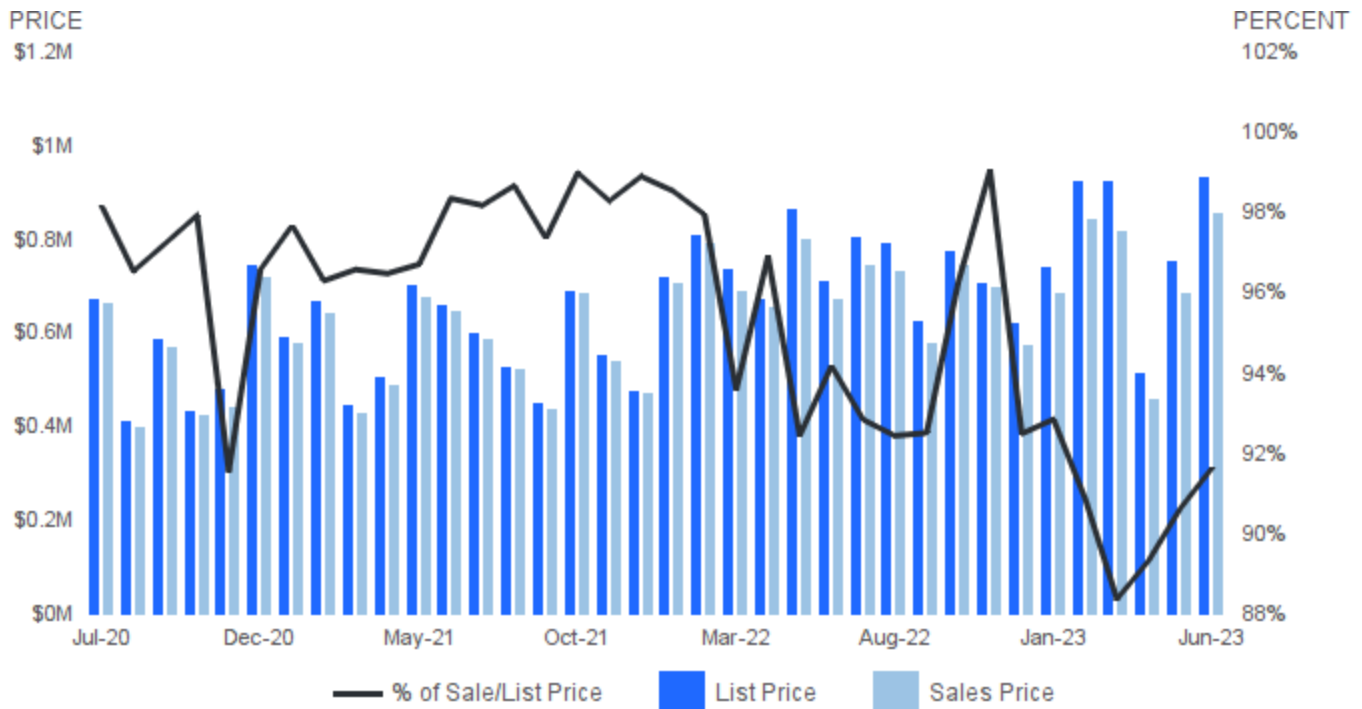
**Average Days on Market** | Average days on market for all properties sold.



## SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

June 2023 | All Property Types ?

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

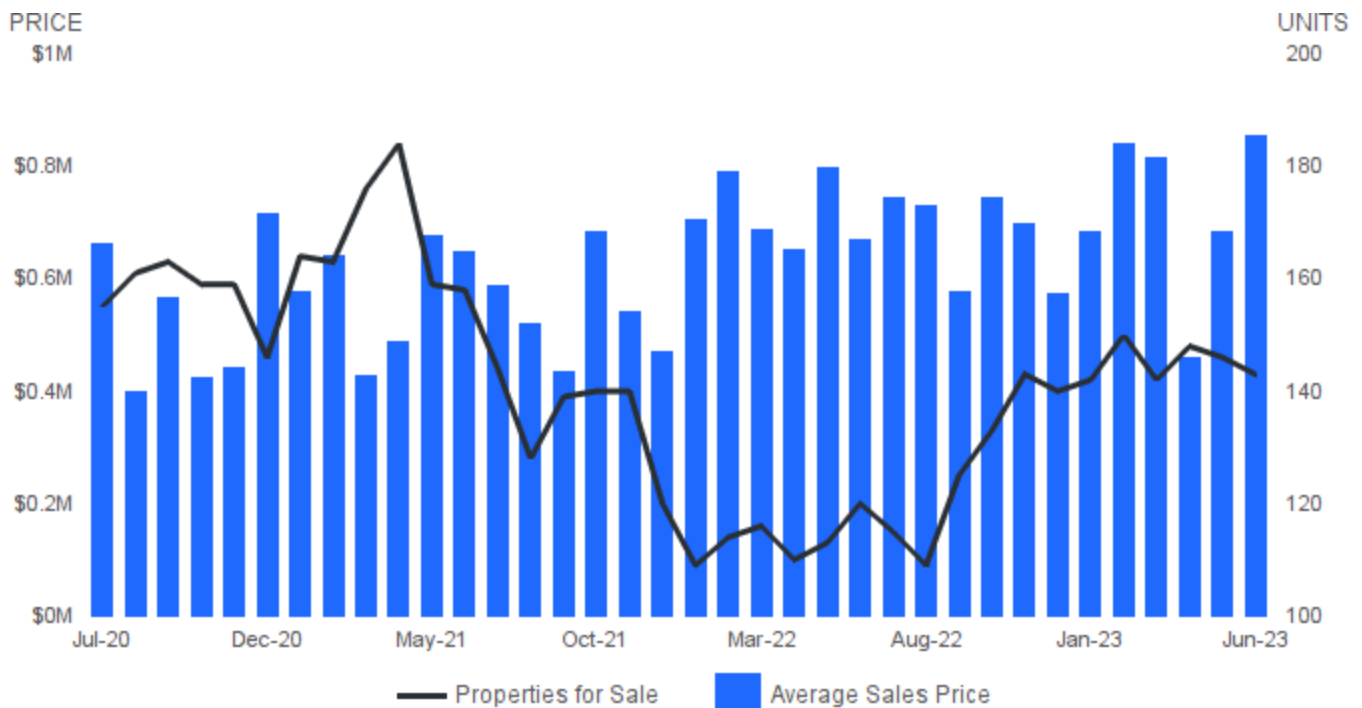


## AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

June 2023 | All Property Types ?

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

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

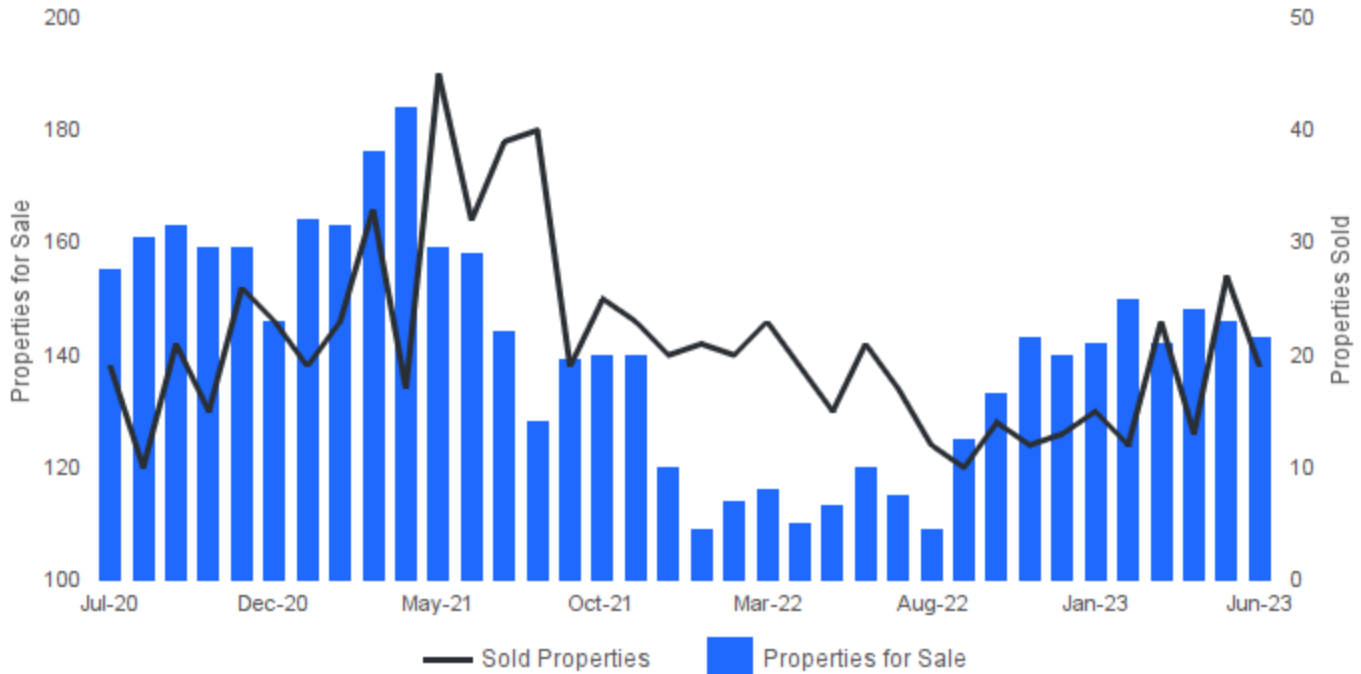


# PROPERTIES FOR SALE AND SOLD PROPERTIES

June 2023 | All Property Types ?

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

**Sold Properties** | Number of properties sold.



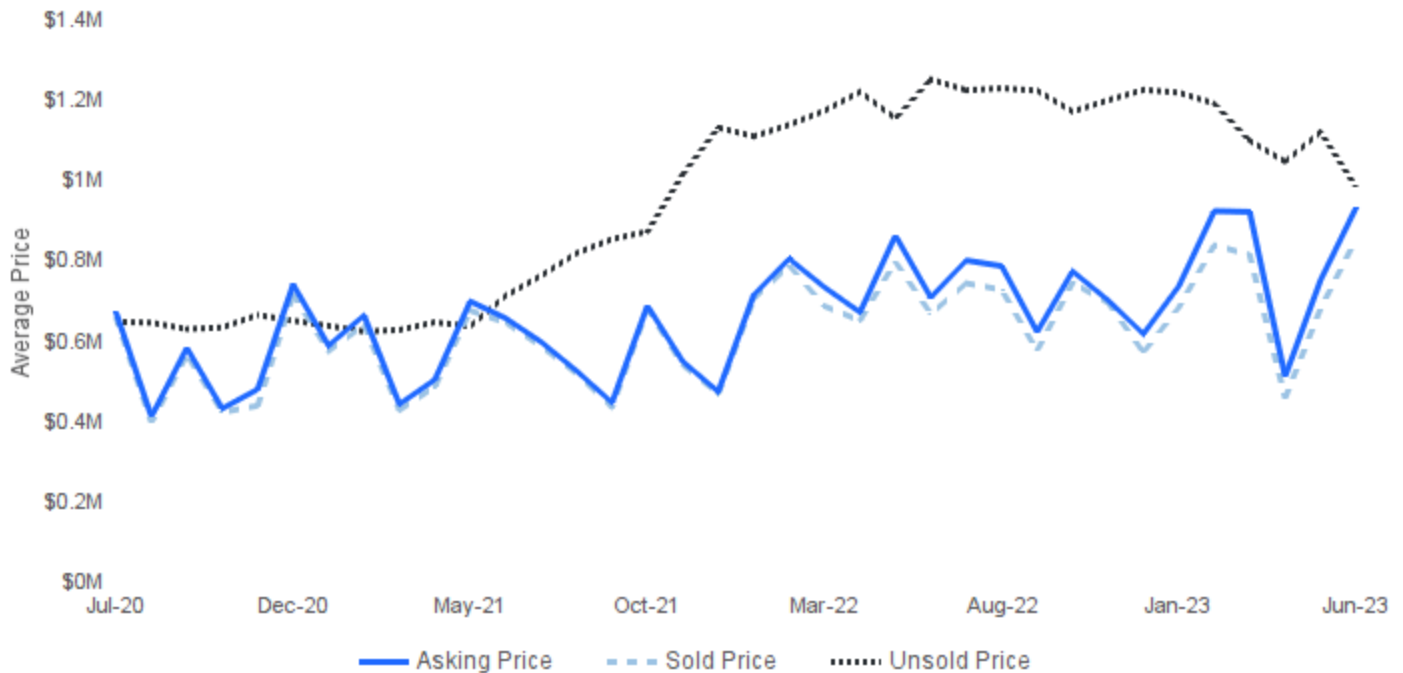
# AVERAGE ASKING/SOLD/UNSOLD PRICE

June 2023 | All Property Types ?

**Asking Price** | the average asking price of sold properties

**Sold Price** | the average selling price

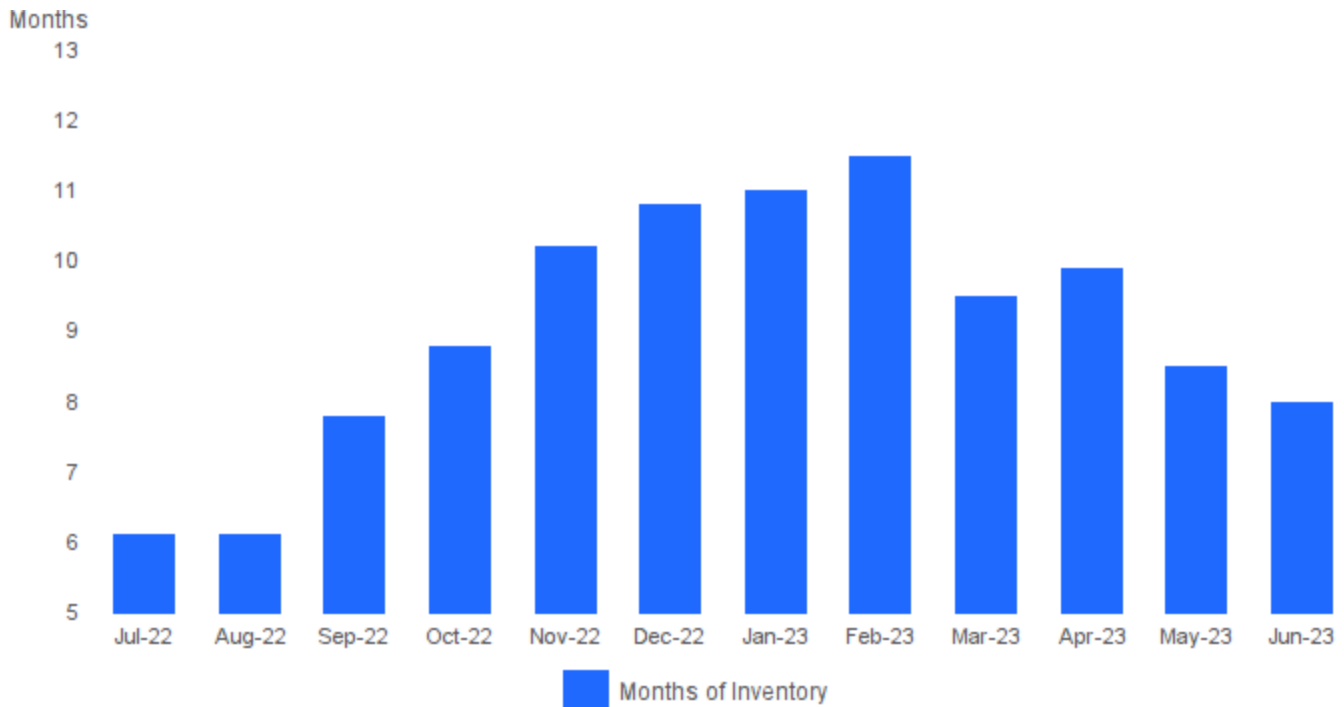
**Unsold Price** | the average active list price



# ABSORPTION RATE

June 2023 | All Property Types ?

**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.



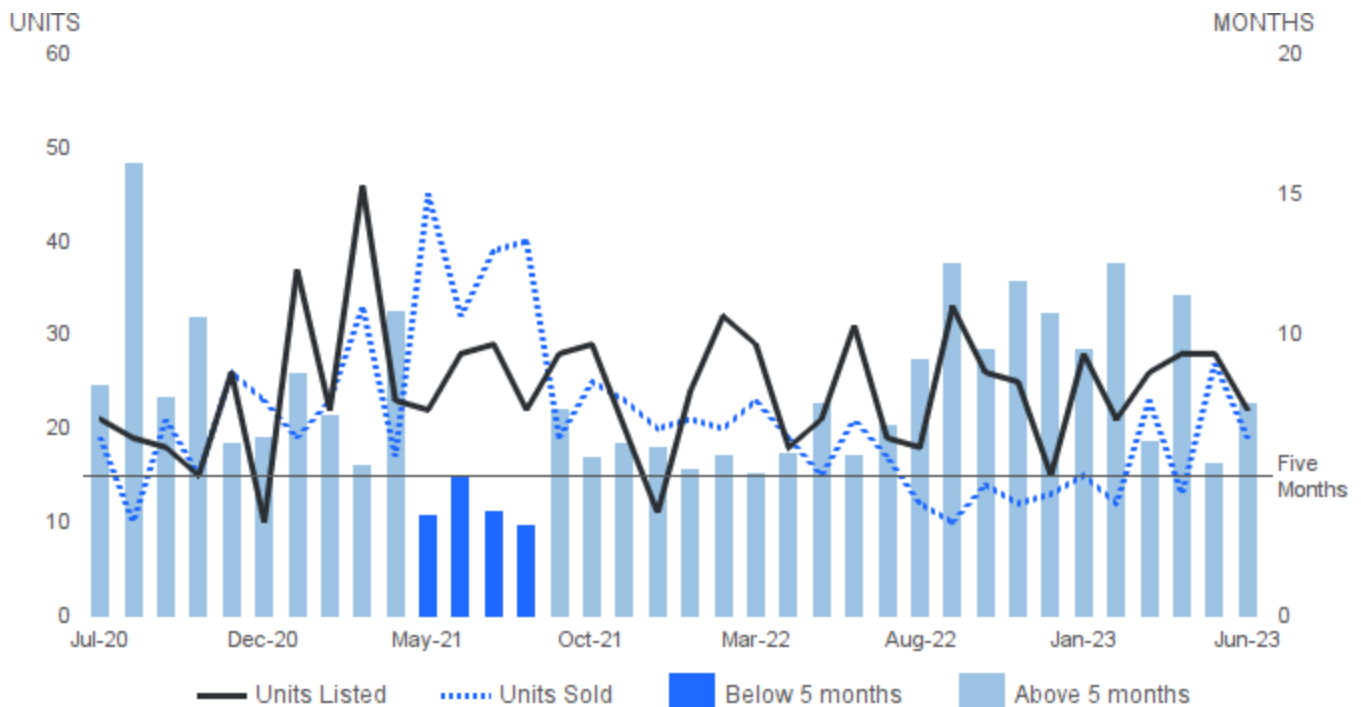
# MONTHS SUPPLY OF INVENTORY

June 2023 | All Property Types ?

**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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