



COLDWELL BANKER



AREA REPORT

ST. THOMAS

JUNE 2023 | CONDO



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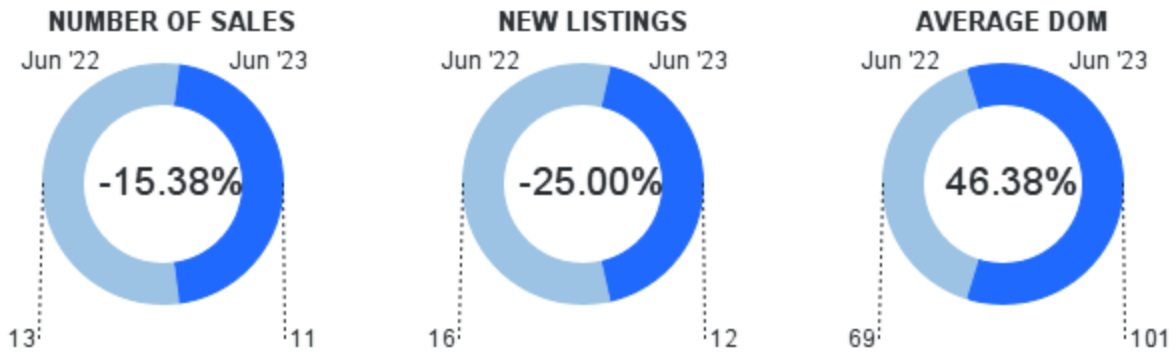


COLDWELL BANKER
ISLAND AFFILIATES

ST. THOMAS | June 2023

REAL ESTATE SNAPSHOT - Change since this time last year

Condo



11.74%

MEDIAN SALES PRICE
CONDO

15.67%

AVERAGE SALES PRICE
CONDO

27.94%

MEDIAN LIST PRICE
(SOLD LISTINGS)
CONDO

16.54%

AVERAGE LIST PRICE
(SOLD LISTINGS)
CONDO

Jun '22 Jun '23

AREA REPORT

ST. THOMAS

FULL MARKET SUMMARY

June 2023 | Condo ?

	Month to Date			Year to Date		
	June 2023	June 2022	% Change	YTD 2023	YTD 2022	% Change
New Listings	12	16	-25% ↓	93	75	24% ↑
Sold Listings	11	13	-15.38% ↓	67	66	1.52% ↑
Median List Price (Solds)	\$435,000	\$340,000	27.94% ↑	\$399,000	\$329,500	21.09% ↑
Median Sold Price	\$385,500	\$345,000	11.74% ↑	\$385,500	\$322,500	19.53% ↑
Median Days on Market	96	69	39.13% ↑	80	77	3.9% ↑
Average List Price (Solds)	\$445,999	\$382,692	16.54% ↑	\$426,612	\$390,784	9.17% ↑
Average Sold Price	\$432,318	\$373,738	15.67% ↑	\$413,819	\$380,274	8.82% ↑
Average Days on Market	101	69	46.38% ↑	111	114	-2.63% ↓
List/Sold Price Ratio	95.9%	97.5%	-1.59% ↓	96.7%	97.3%	-0.67% ↓

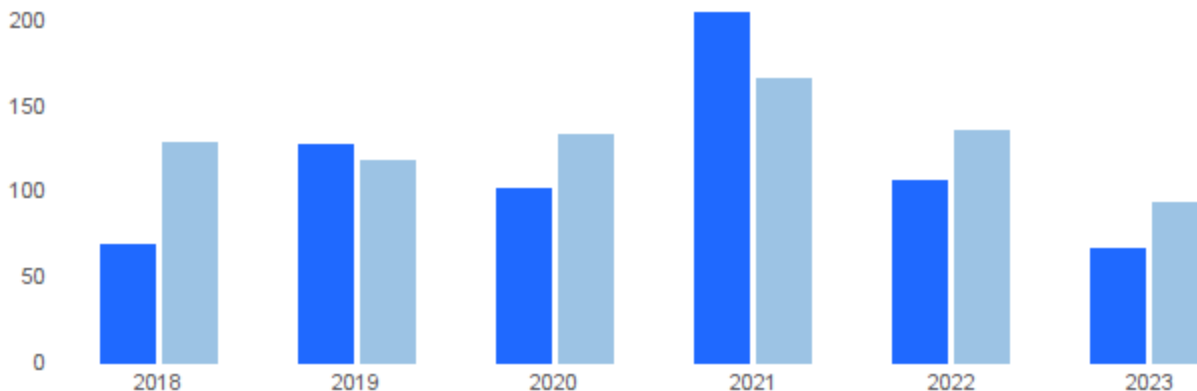
SOLD AND NEW PROPERTIES (UNITS)

June 2023 | Condo ?

Sold Properties | Number of properties sold during the year

New Properties | Number of properties listed during the year.

UNITS
250



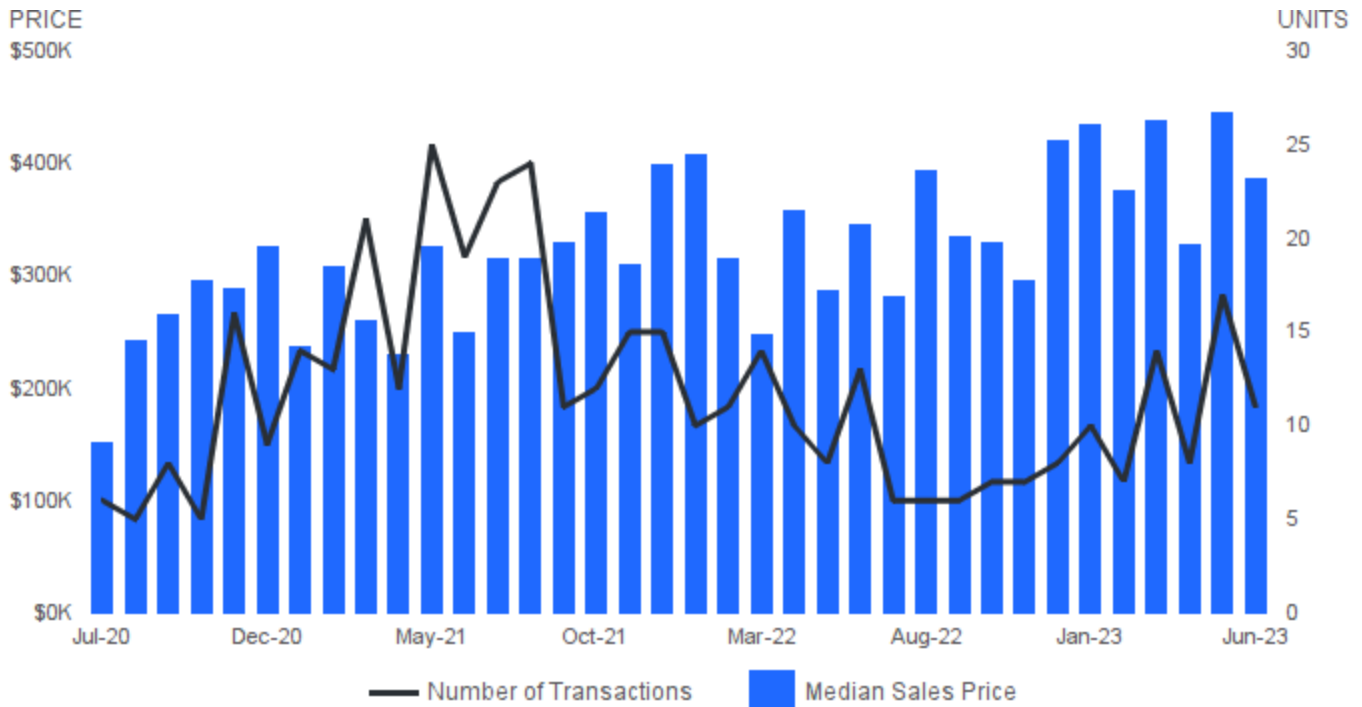
Sold Properties	69	127	102	204	106	67
New Properties	129	118	133	166	135	93
Sold Volume	\$16.19M	\$31.93M	\$29.32M	\$71.27M	\$41.48M	\$27.73M
Listing Volume	\$35.17M	\$31.83M	\$44.37M	\$65.33M	\$55.66M	\$45.62M
Median Sale Price	\$175K	\$225K	\$248K	\$300K	\$330K	\$386K

MEDIAN SALES PRICE AND NUMBER OF SALES

June 2023 | 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.

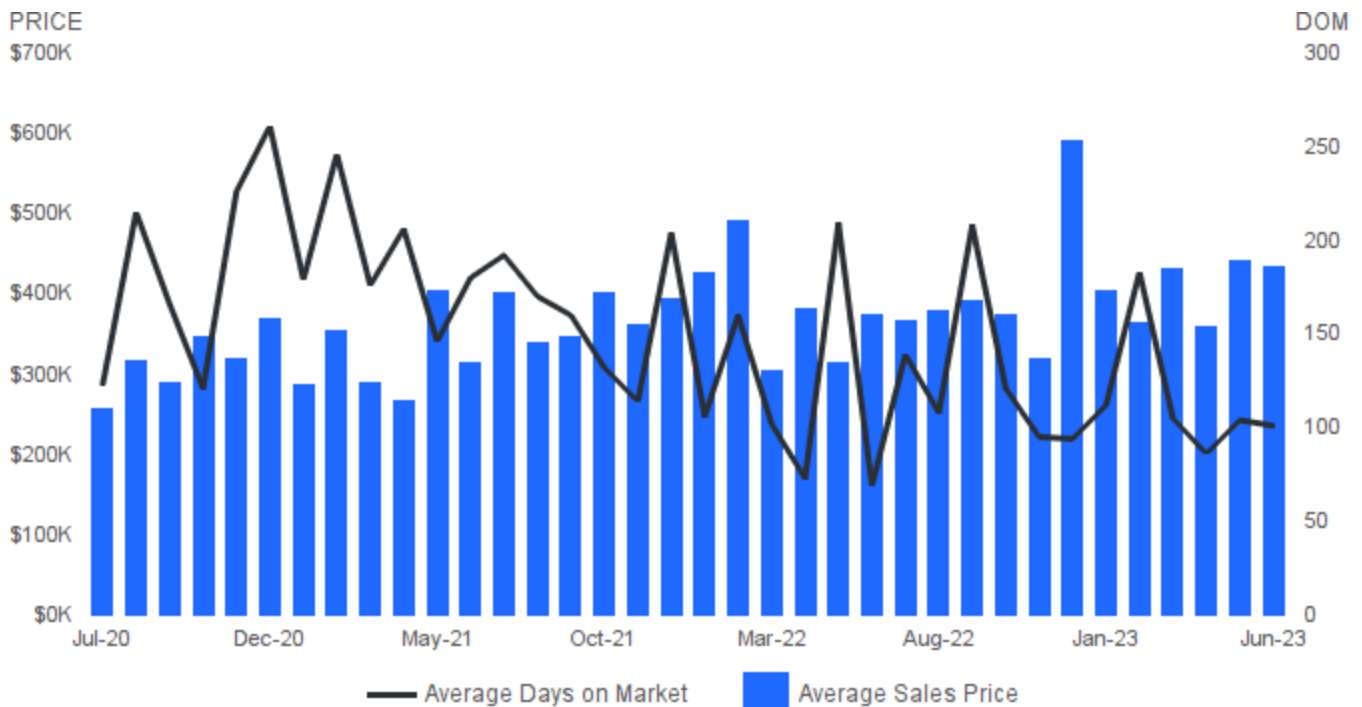


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

June 2023 | Condo ?

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

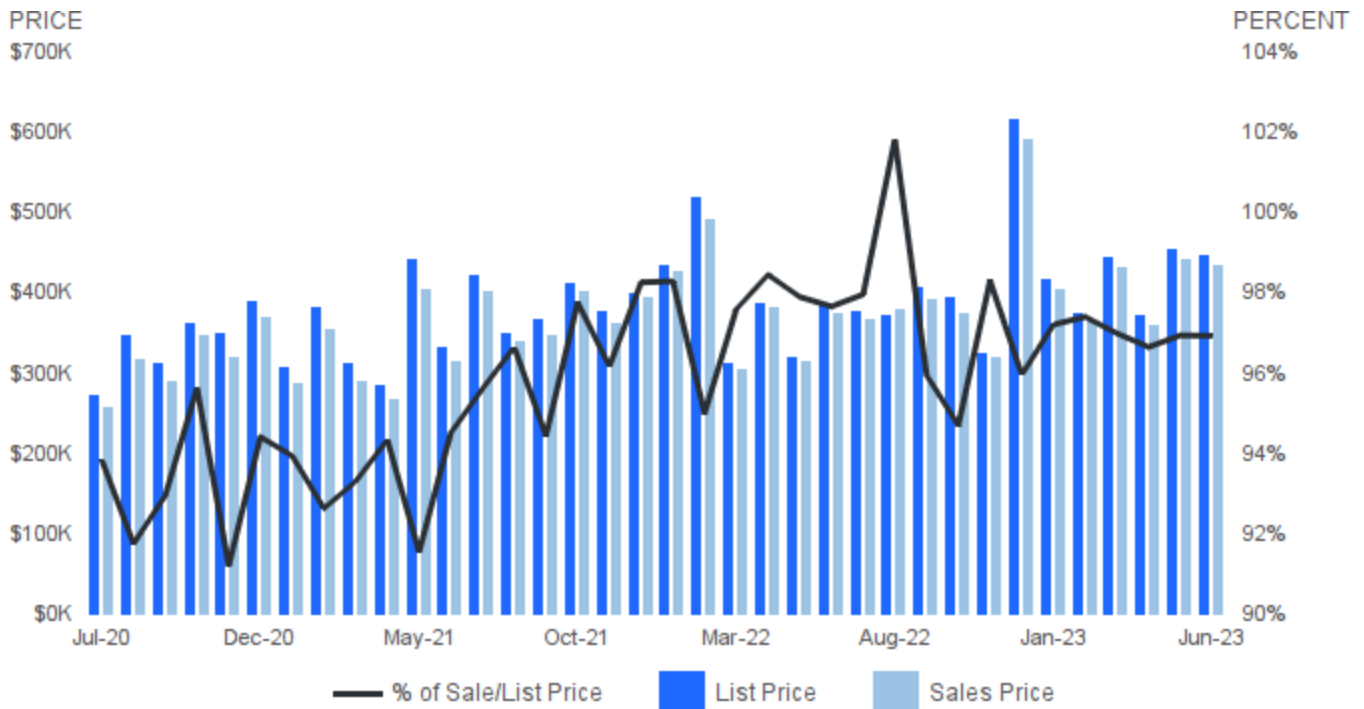
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

June 2023 | Condo ?

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

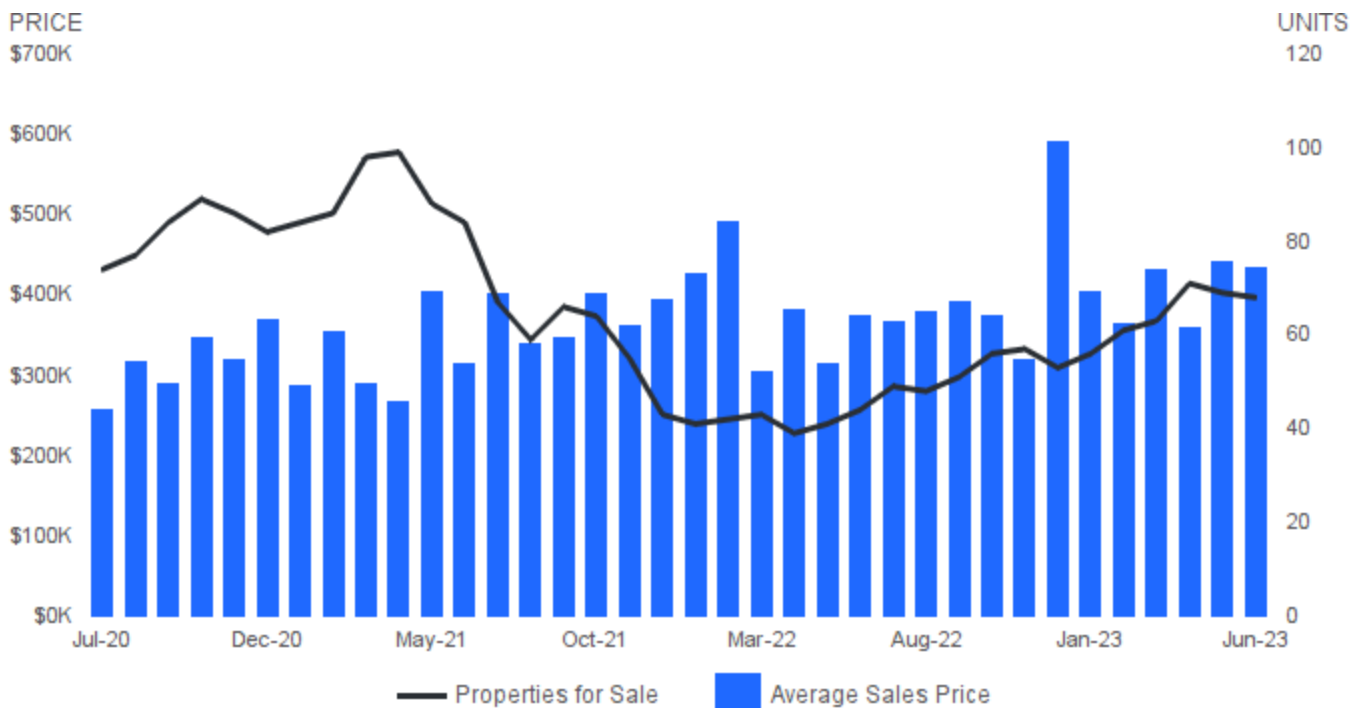


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

June 2023 | 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.

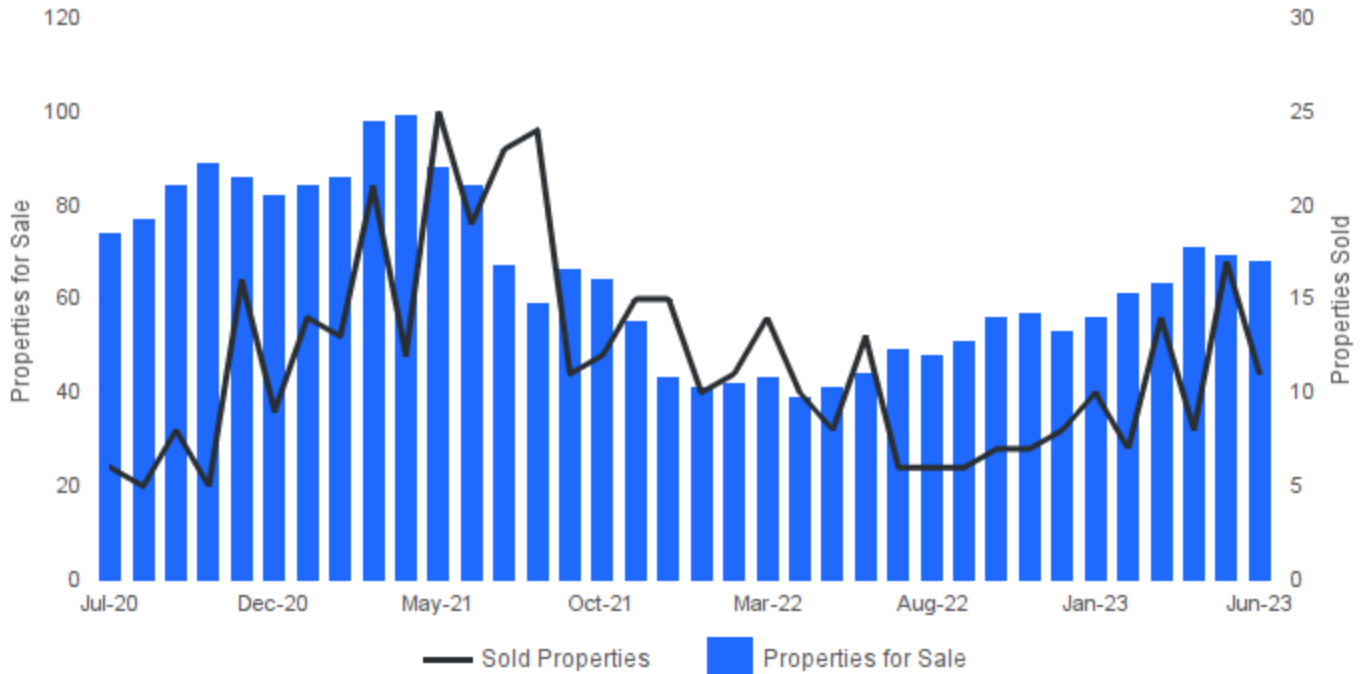


PROPERTIES FOR SALE AND SOLD PROPERTIES

June 2023 | Condo ?

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

Sold Properties | Number of properties sold.



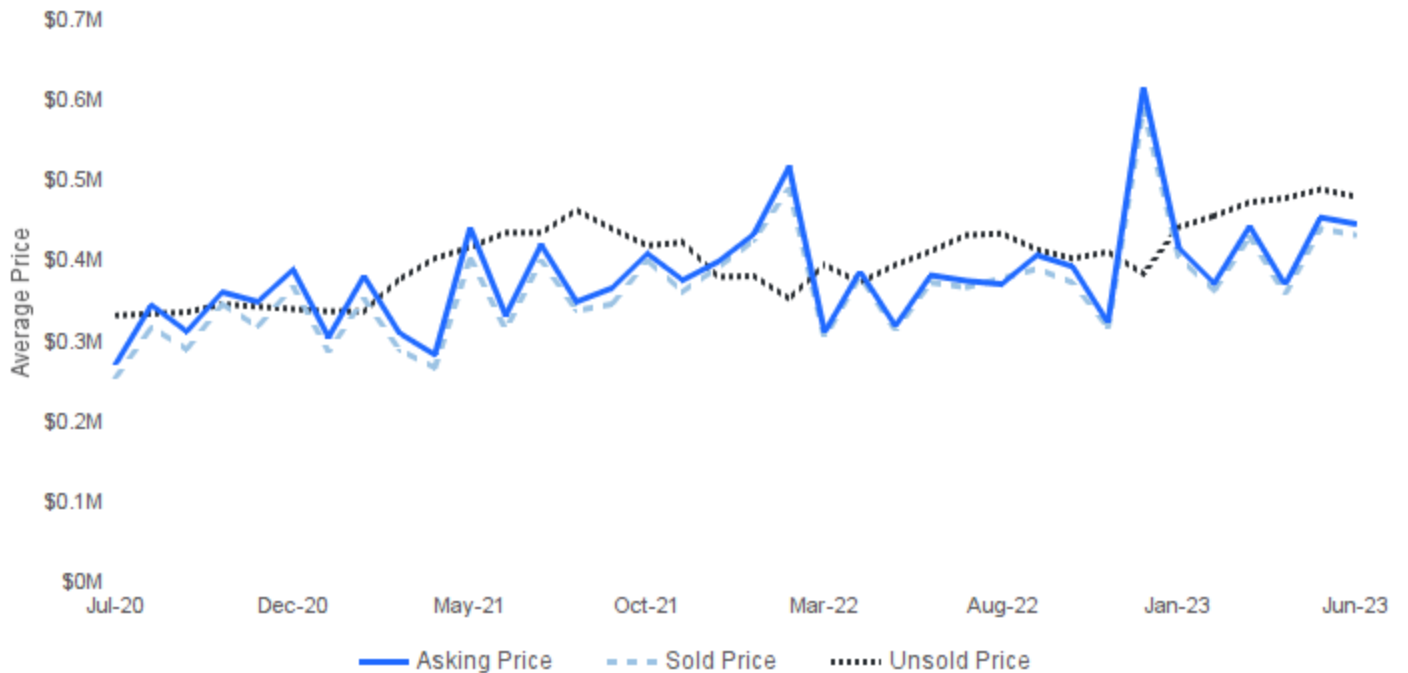
AVERAGE ASKING/SOLD/UNSOLD PRICE

June 2023 | Condo ?

Asking Price | the average asking price of sold properties

Sold Price | the average selling price

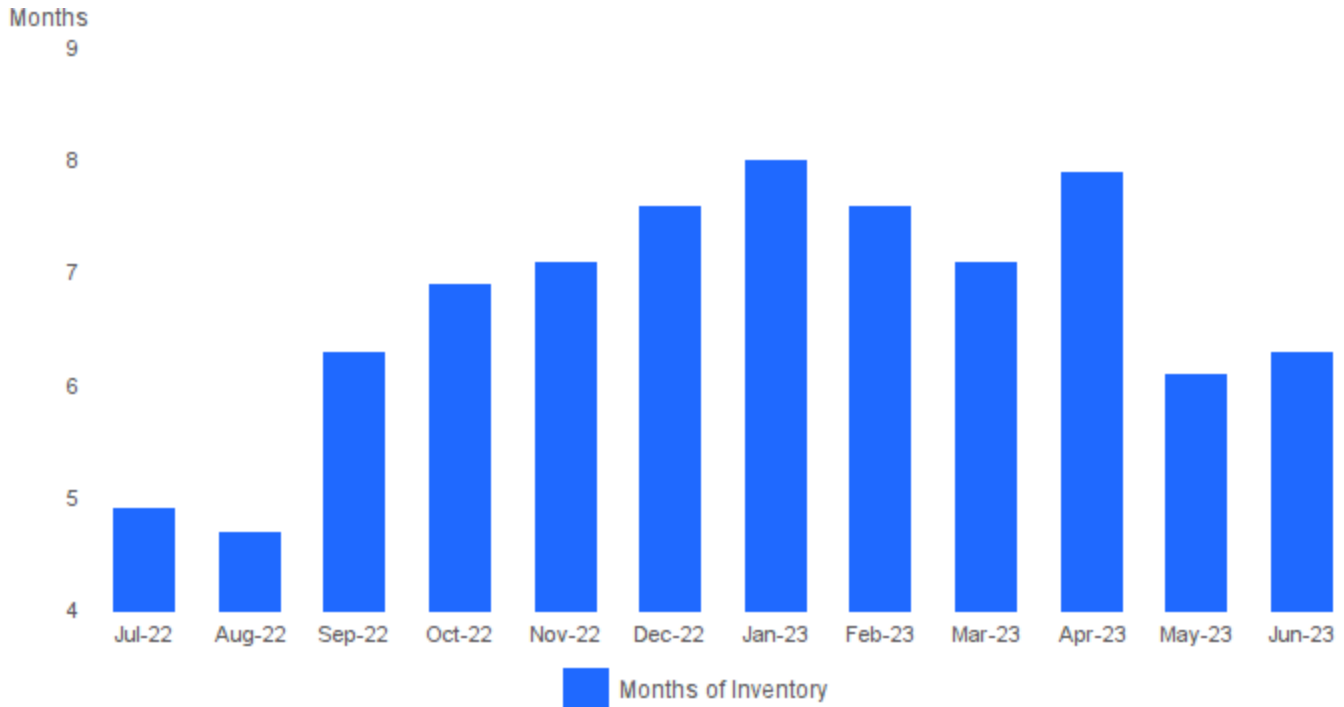
Unsold Price | the average active list price



ABSORPTION RATE

June 2023 | 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.



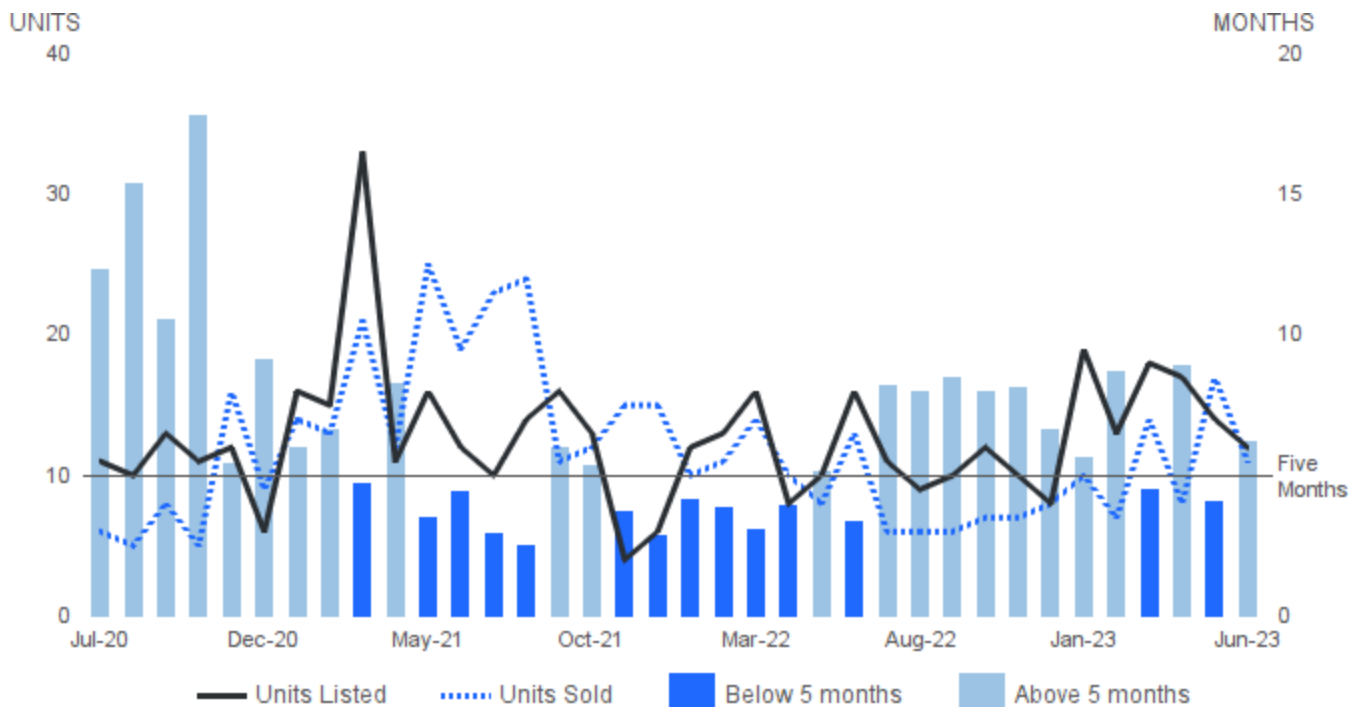
MONTHS SUPPLY OF INVENTORY

June 2023 | 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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