



COLDWELL BANKER



AREA REPORT

ST. THOMAS

JUNE 2023 | SINGLE FAMILY



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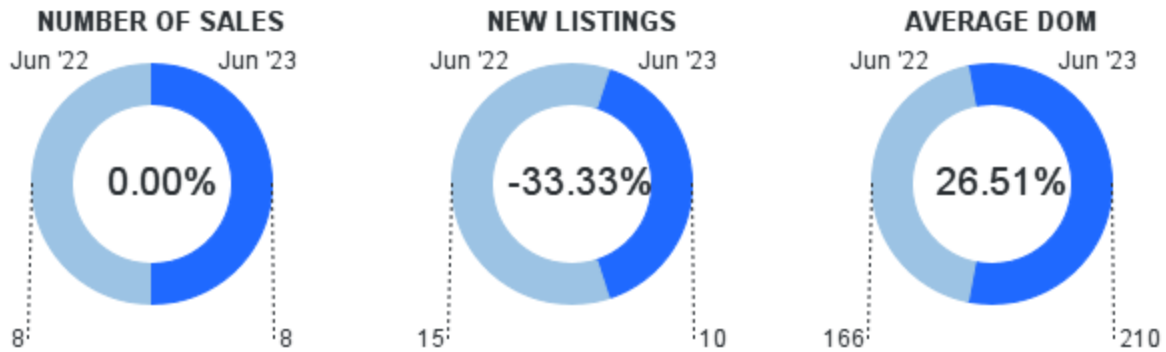


COLDWELL BANKER
ISLAND AFFILIATES

ST. THOMAS | June 2023

REAL ESTATE SNAPSHOT - Change since this time last year

Single Family




37.62% 

MEDIAN SALES PRICE
SINGLE FAMILY

25.13% 


AVERAGE SALES PRICE
SINGLE FAMILY

37.87% 

MEDIAN LIST PRICE
(SOLD LISTINGS)
SINGLE FAMILY

29.09% 

AVERAGE LIST PRICE
(SOLD LISTINGS)
SINGLE FAMILY

 Jun '22  Jun '23

AREA REPORT

ST. THOMAS

FULL MARKET SUMMARY

June 2023 | Single Family ?

	Month to Date			Year to Date		
	June 2023	June 2022	% Change	YTD 2023	YTD 2022	% Change
New Listings	10	15	-33.33% ↓	60	80	-25% ↓
Sold Listings	8	8	0% ↔	42	53	-20.75% ↓
Median List Price (Solds)	\$1,551,000	\$1,125,000	37.87% ↑	\$980,000	\$975,000	0.51% ↑
Median Sold Price	\$1,332,500	\$968,250	37.62% ↑	\$946,000	\$950,000	-0.42% ↓
Median Days on Market	151	118	27.97% ↑	111	119	-6.72% ↓
Average List Price (Solds)	\$1,602,125	\$1,241,125	29.09% ↑	\$1,416,116	\$1,186,358	19.37% ↑
Average Sold Price	\$1,435,625	\$1,147,312	25.13% ↑	\$1,237,292	\$1,126,382	9.85% ↑
Average Days on Market	210	166	26.51% ↑	155	145	6.9% ↑
List/Sold Price Ratio	91%	90.1%	0.97% ↑	90.8%	95.4%	-4.83% ↓

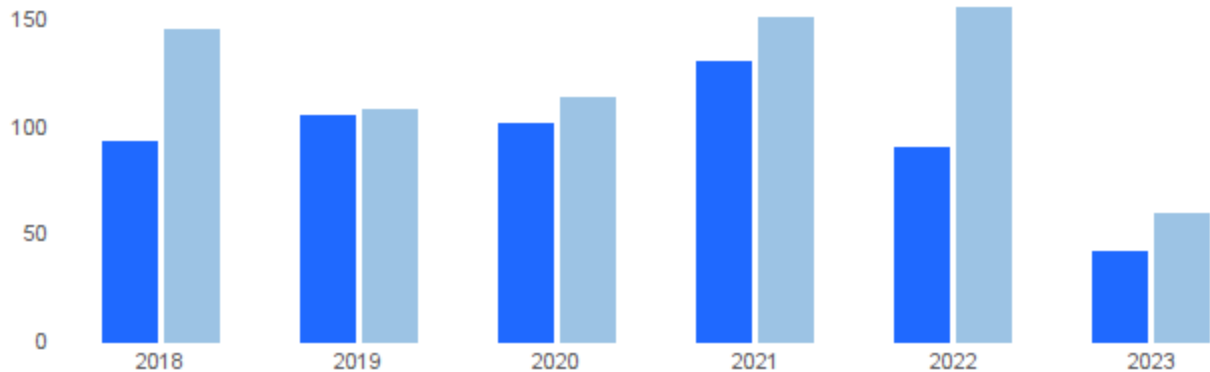
SOLD AND NEW PROPERTIES (UNITS)

June 2023 | Single Family ?

Sold Properties | Number of properties sold during the year

New Properties | Number of properties listed during the year.

UNITS
200



Sold Properties	93	106	102	131	91	42
New Properties	146	108	114	151	156	60
Sold Volume	\$56.45M	\$68.74M	\$76.25M	\$118.72M	\$96.69M	\$51.97M
Listing Volume	\$93.75M	\$84.09M	\$99.75M	\$179.50M	\$213.50M	\$73.38M
Median Sale Price	\$395K	\$430K	\$594K	\$675K	\$860K	\$946K

MEDIAN SALES PRICE AND NUMBER OF SALES

June 2023 | 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.

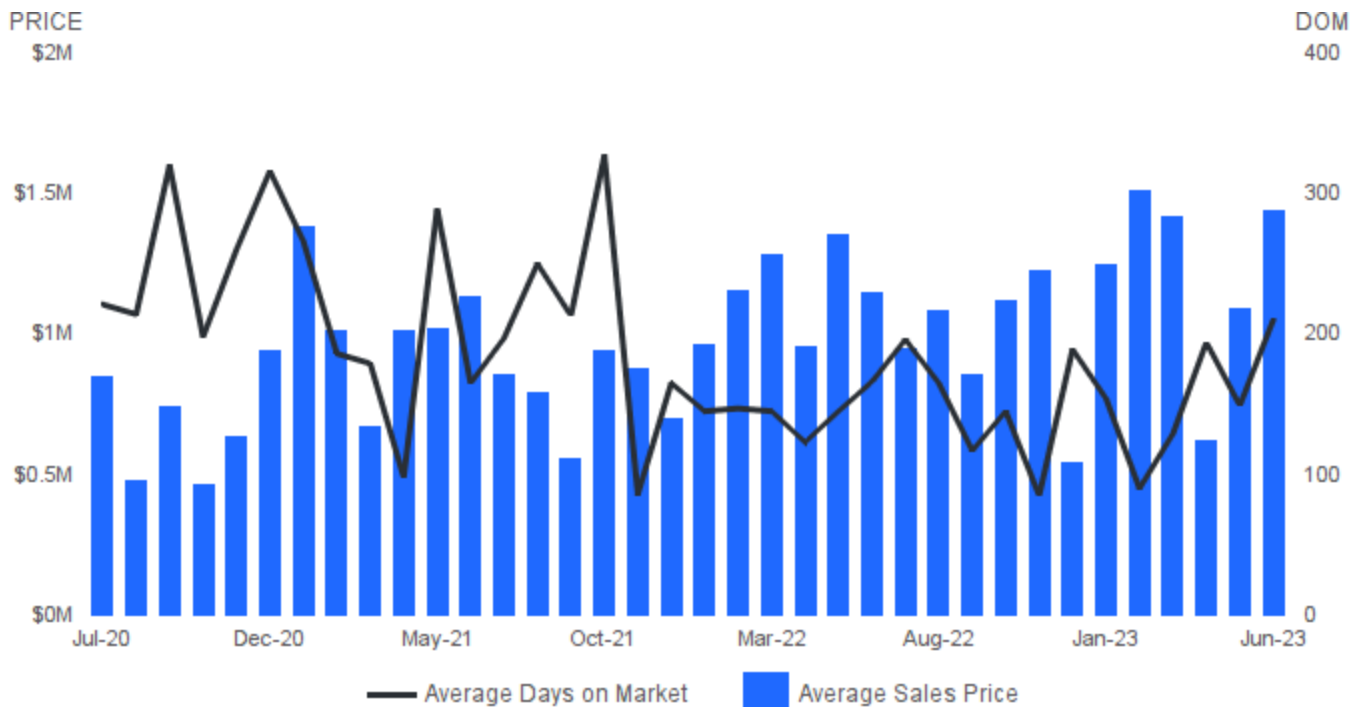


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

June 2023 | Single Family ?

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

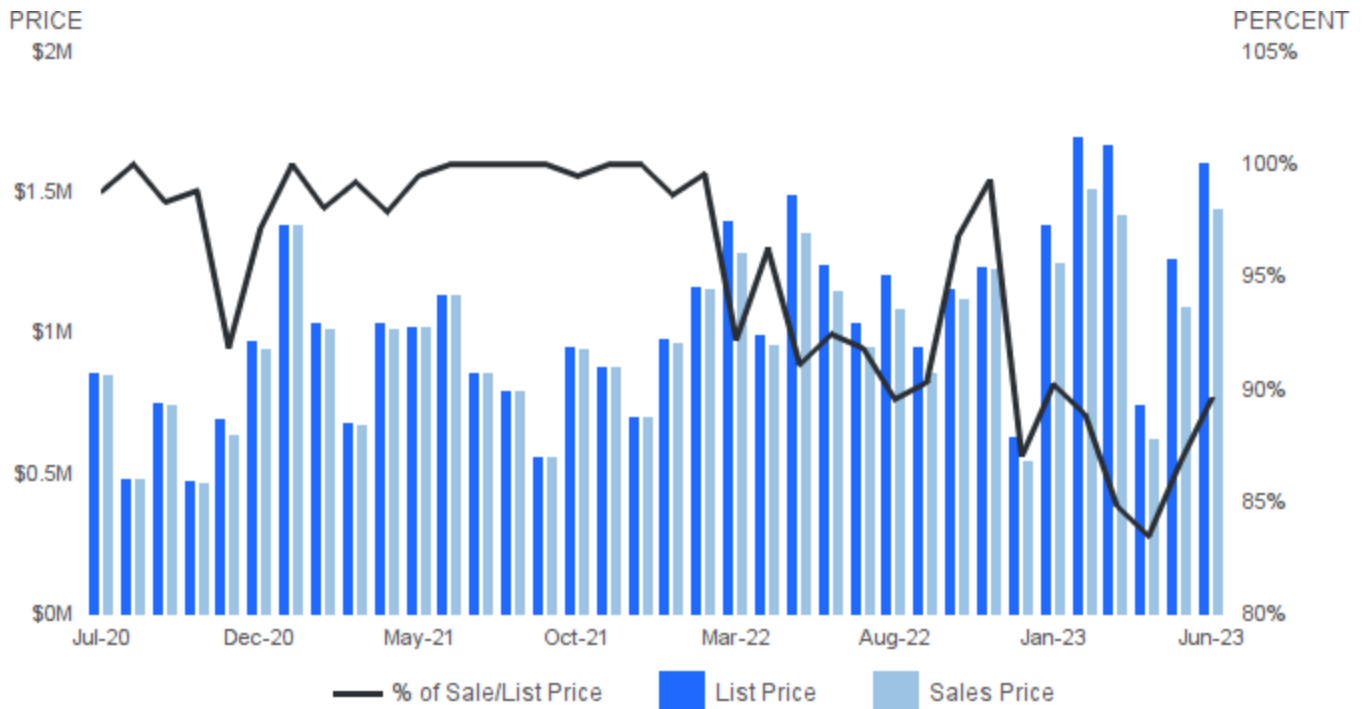
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

June 2023 | Single Family ?

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

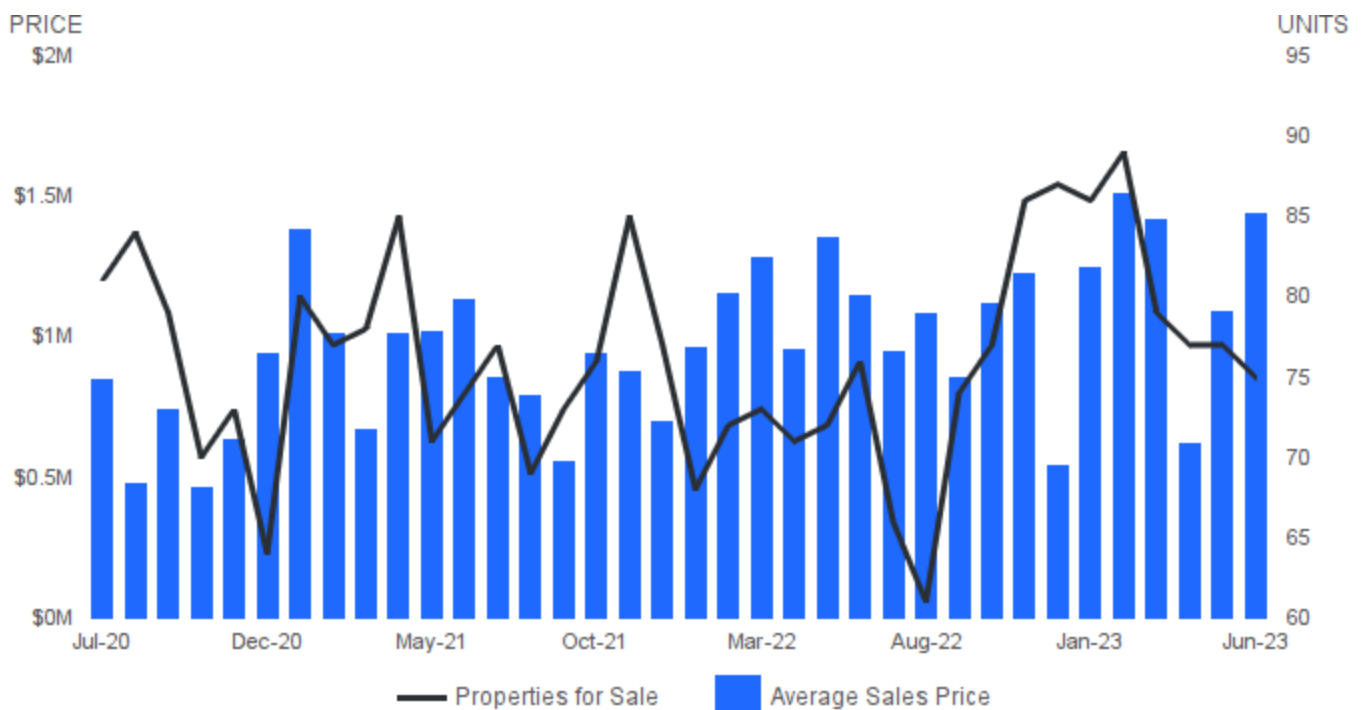


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

June 2023 | 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.

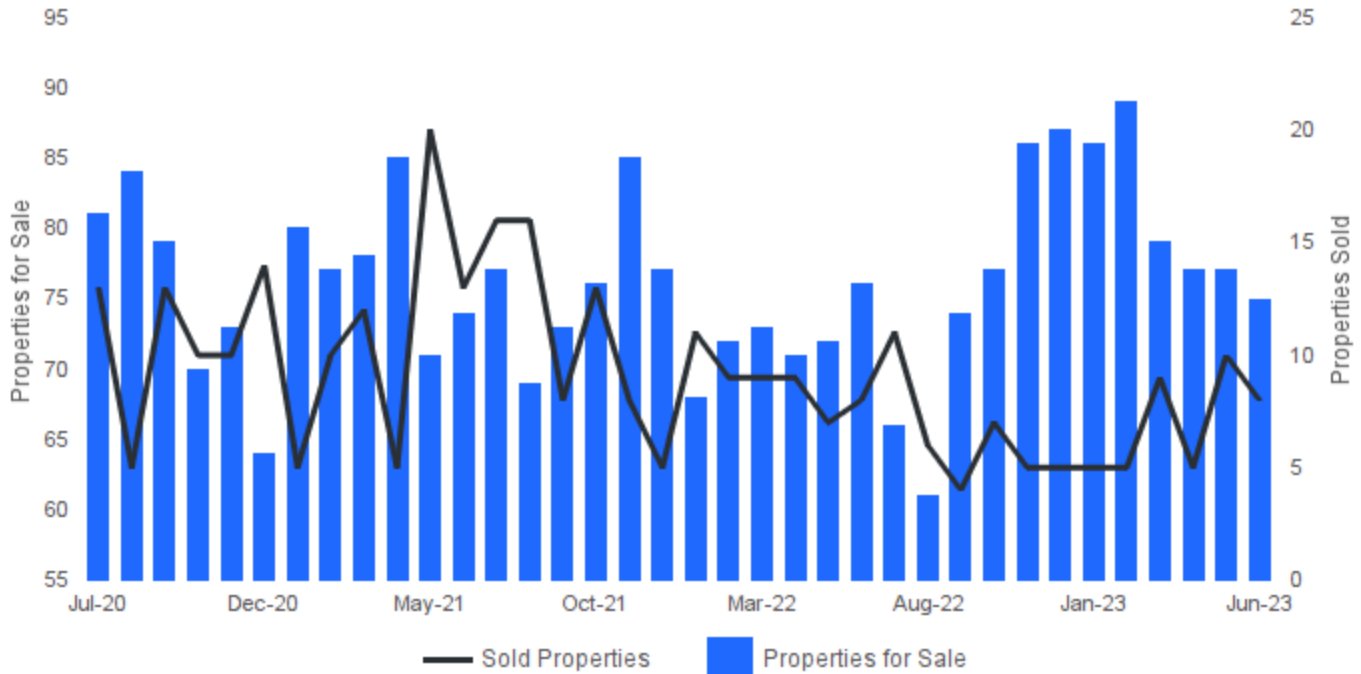


PROPERTIES FOR SALE AND SOLD PROPERTIES

June 2023 | Single Family ?

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

Sold Properties | Number of properties sold.



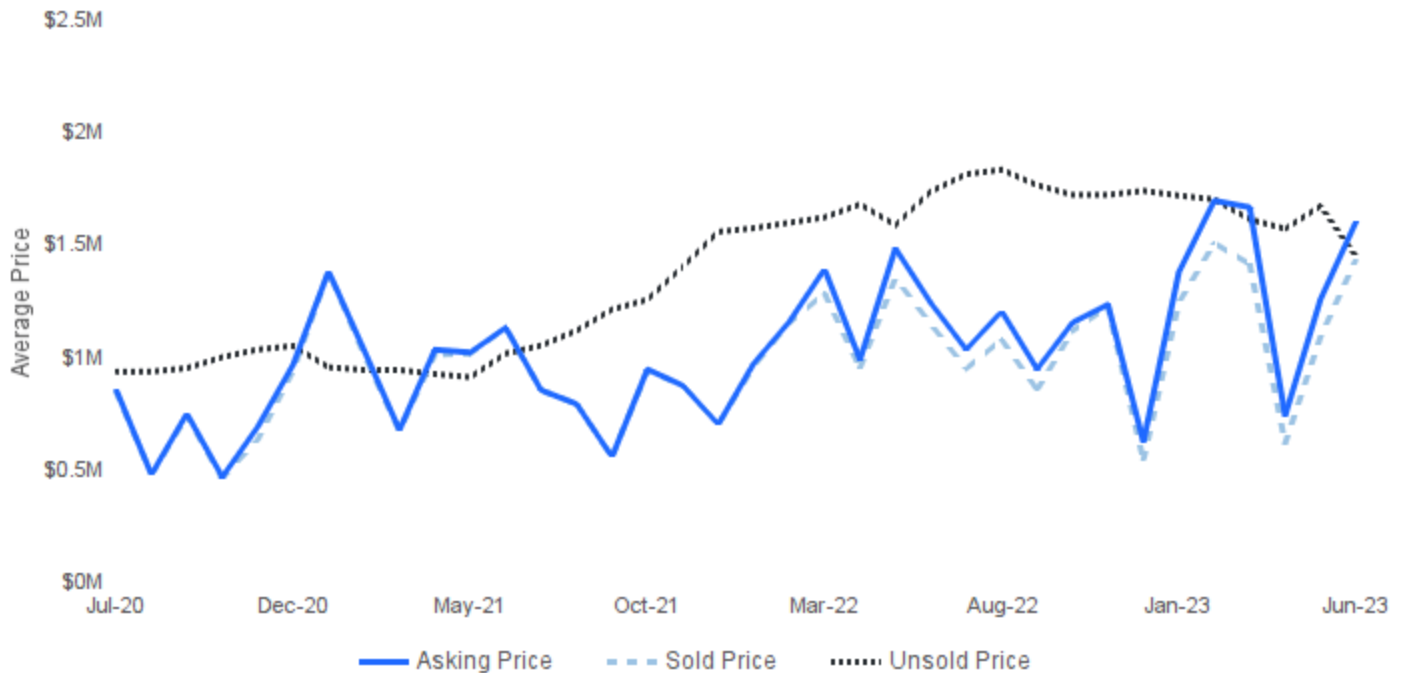
AVERAGE ASKING/SOLD/UNSOLD PRICE

June 2023 | Single Family ?

Asking Price | the average asking price of sold properties

Sold Price | the average selling price

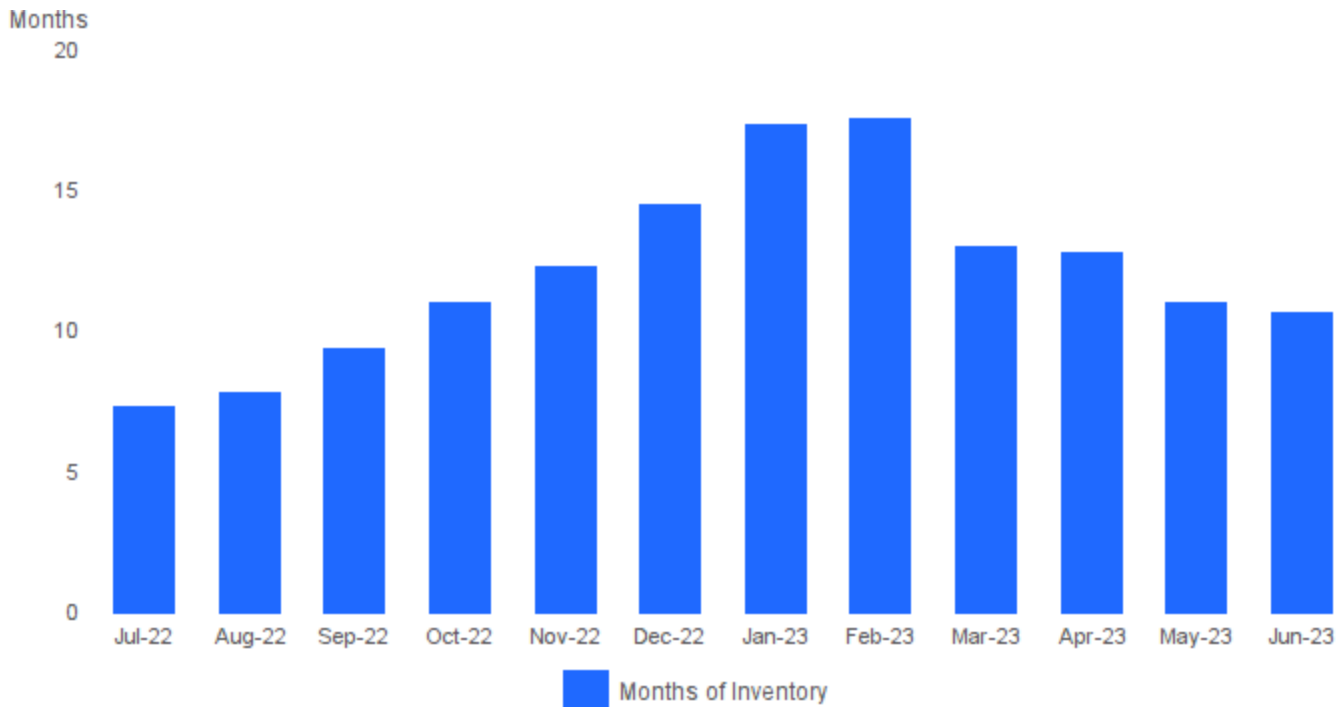
Unsold Price | the average active list price



ABSORPTION RATE

June 2023 | 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.



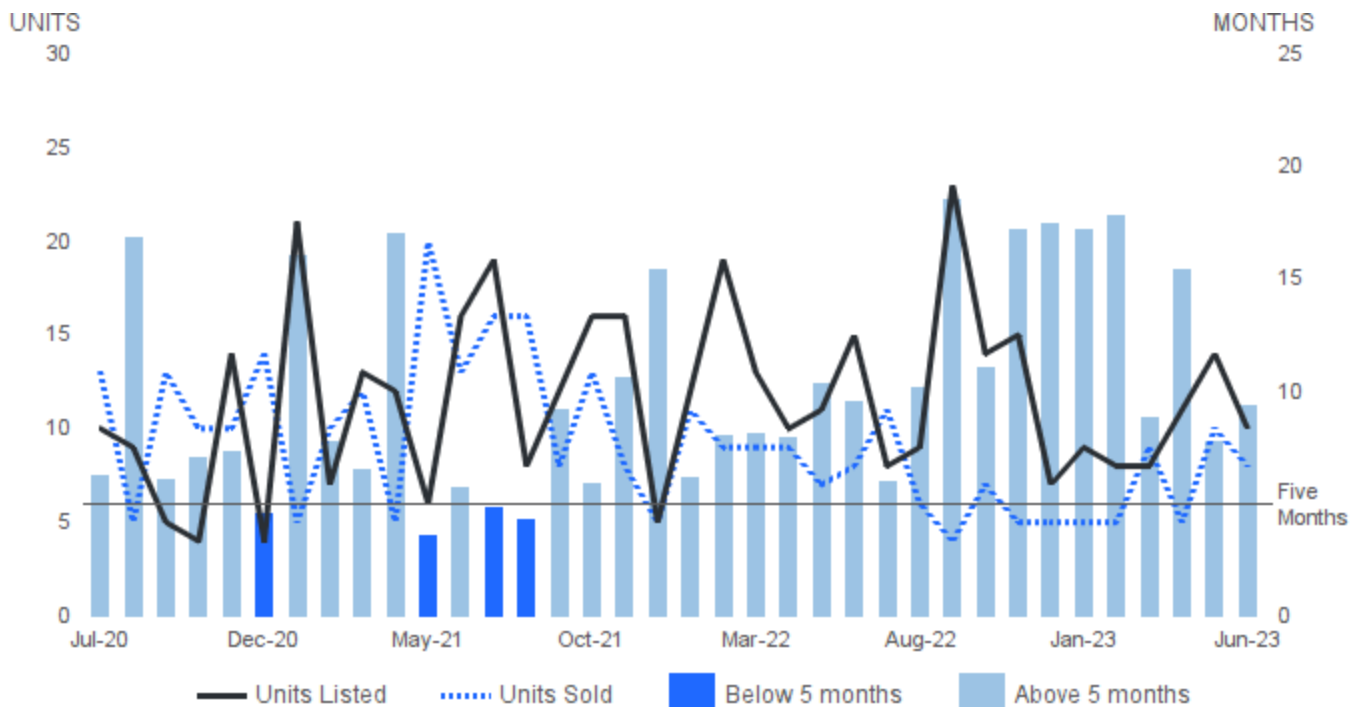
MONTHS SUPPLY OF INVENTORY

June 2023 | 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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