



COLDWELL BANKER

U.S. VIRGIN ISLANDS

AREA REPORT

ST. THOMAS

JUNE 2024 | CONDO



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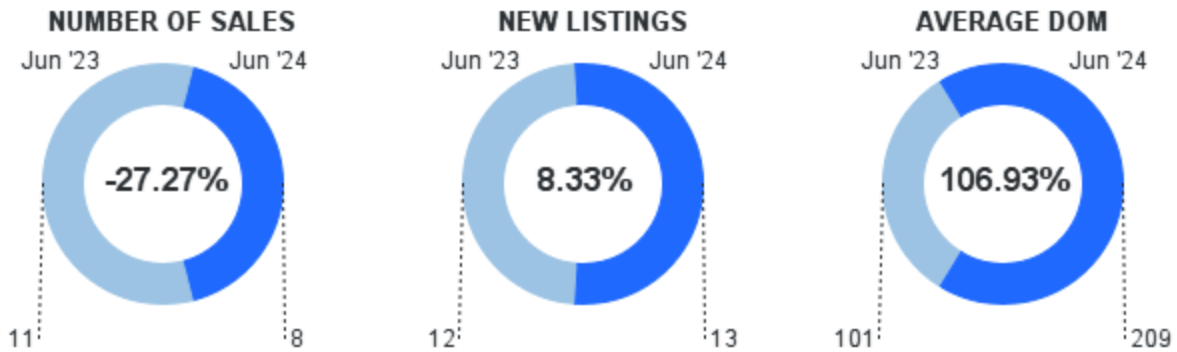


COLDWELL BANKER
ISLAND AFFILIATES

ST. THOMAS | June 2024

REAL ESTATE SNAPSHOT - Change since this time last year

Condo



-32.81% ↓

MEDIAN SALES PRICE
CONDO

-35.09% ↓

AVERAGE SALES PRICE
CONDO

-37.36% ↓

MEDIAN LIST PRICE
(SOLD LISTINGS)
CONDO

-34.46% ↓

AVERAGE LIST PRICE
(SOLD LISTINGS)
CONDO

■ Jun '23

■ Jun '24

AREA REPORT

ST. THOMAS

FULL MARKET SUMMARY

June 2024 | Condo ?

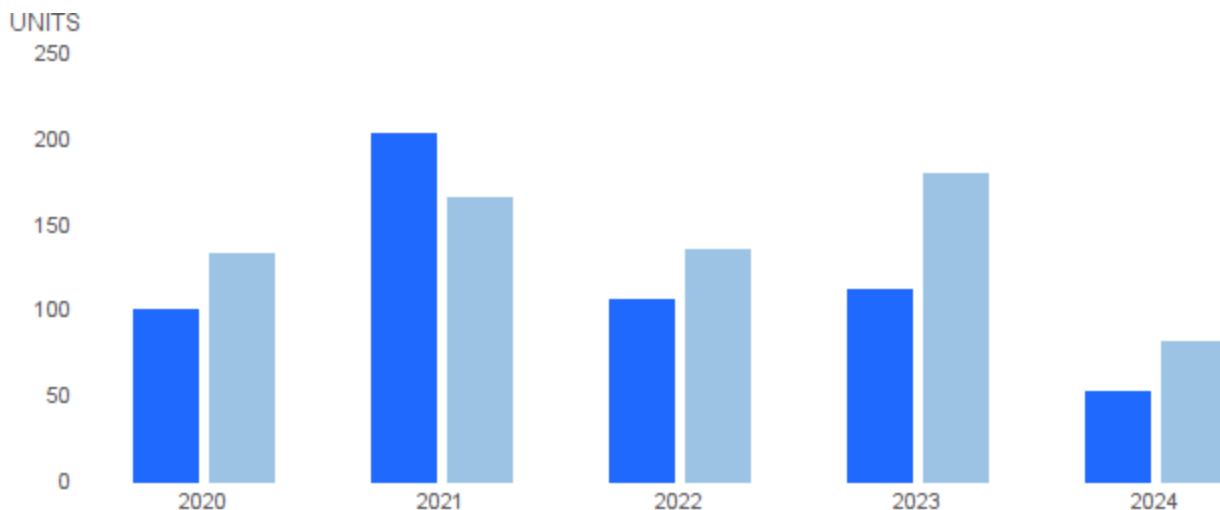
	Month to Date			Year to Date		
	June 2024	June 2023	% Change	YTD 2024	YTD 2023	% Change
New Listings	13	12	8.33% ↑	82	93	-11.83% ↓
Sold Listings	8	11	-27.27% ↓	52	67	-22.39% ↓
Median List Price (Solds)	\$272,500	\$435,000	-37.36% ↓	\$372,000	\$399,000	-6.77% ↓
Median Sold Price	\$259,000	\$385,500	-32.81% ↓	\$360,000	\$385,500	-6.61% ↓
Median Days on Market	153	96	59.38% ↑	140	80	75% ↑
Average List Price (Solds)	\$292,312	\$445,999	-34.46% ↓	\$383,450	\$426,612	-10.12% ↓
Average Sold Price	\$280,625	\$432,318	-35.09% ↓	\$366,661	\$413,819	-11.4% ↓
Average Days on Market	209	101	106.93% ↑	169	111	52.25% ↑
List/Sold Price Ratio	95.6%	95.9%	-0.29% ↓	95.5%	96.7%	-1.19% ↓

SOLD AND NEW PROPERTIES (UNITS)

June 2024 | Condo ?

Sold Properties | Number of properties sold during the year

New Properties | Number of properties listed during the year.



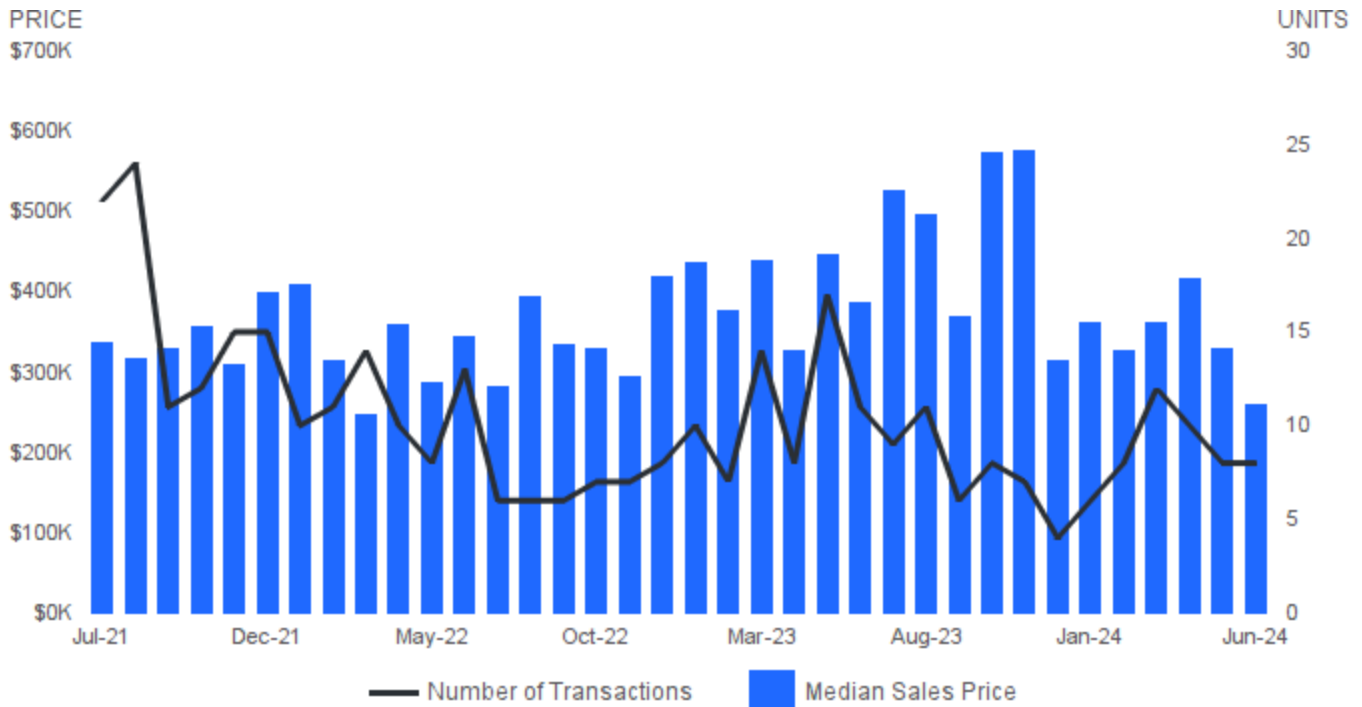
Sold Properties	101	203	106	112	52
New Properties	133	166	135	180	82
Sold Volume	\$28.76M	\$71.04M	\$41.48M	\$52.76M	\$19.07M
Listing Volume	\$44.37M	\$65.33M	\$55.63M	\$83.80M	\$38.18M
Median Sale Price	\$245K	\$300K	\$330K	\$400K	\$360K

MEDIAN SALES PRICE AND NUMBER OF SALES

June 2024 | 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.

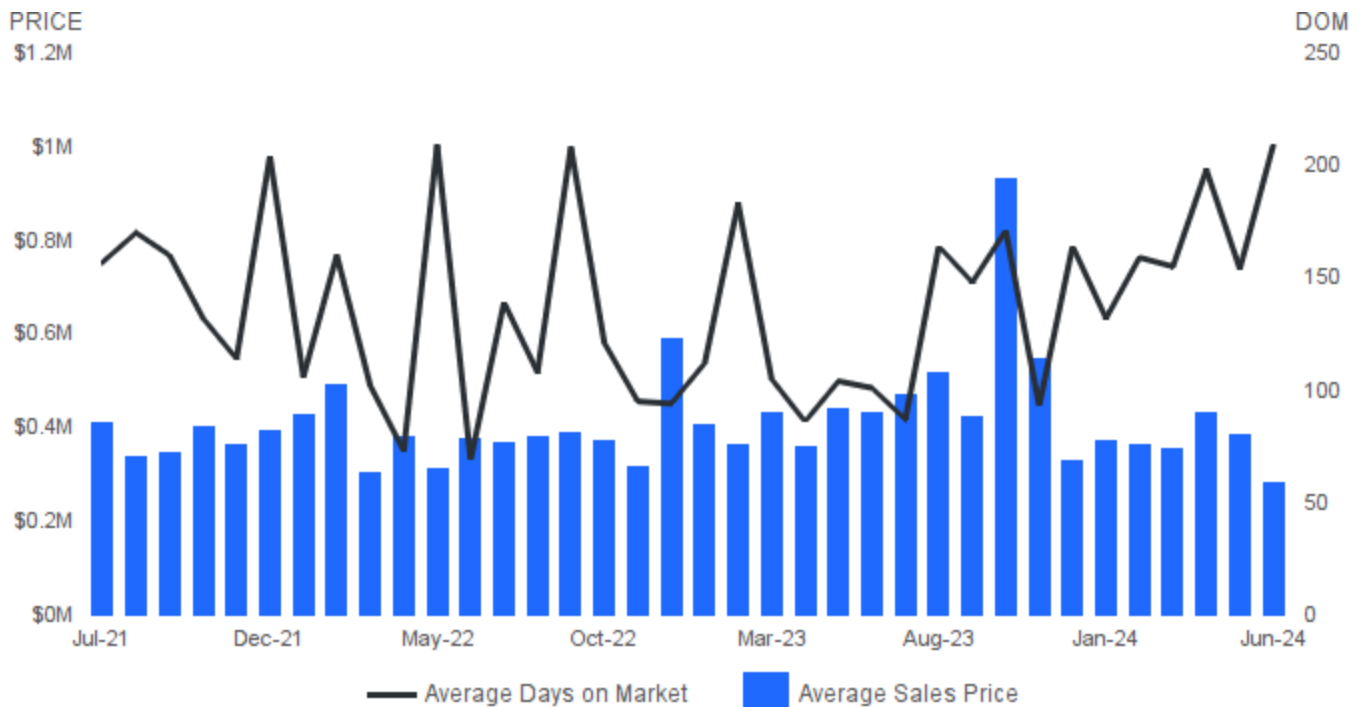


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

June 2024 | Condo ?

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

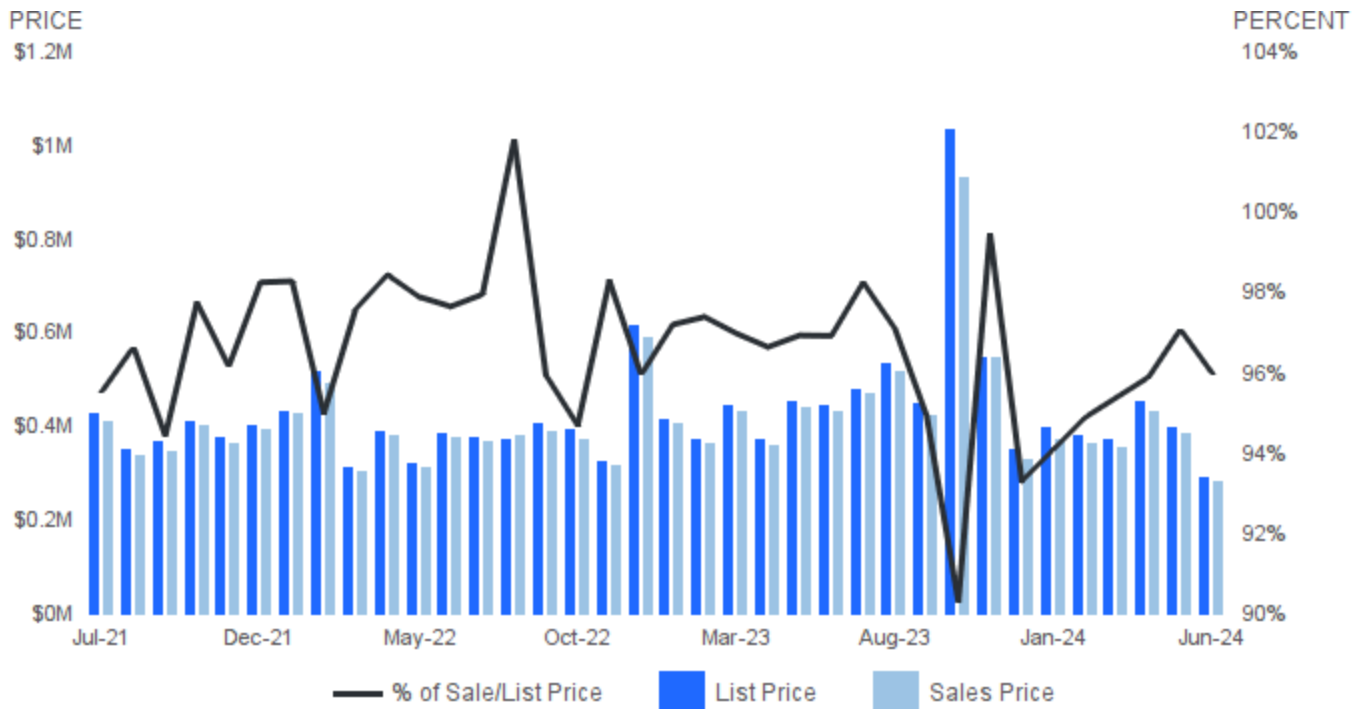
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

June 2024 | Condo ?

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

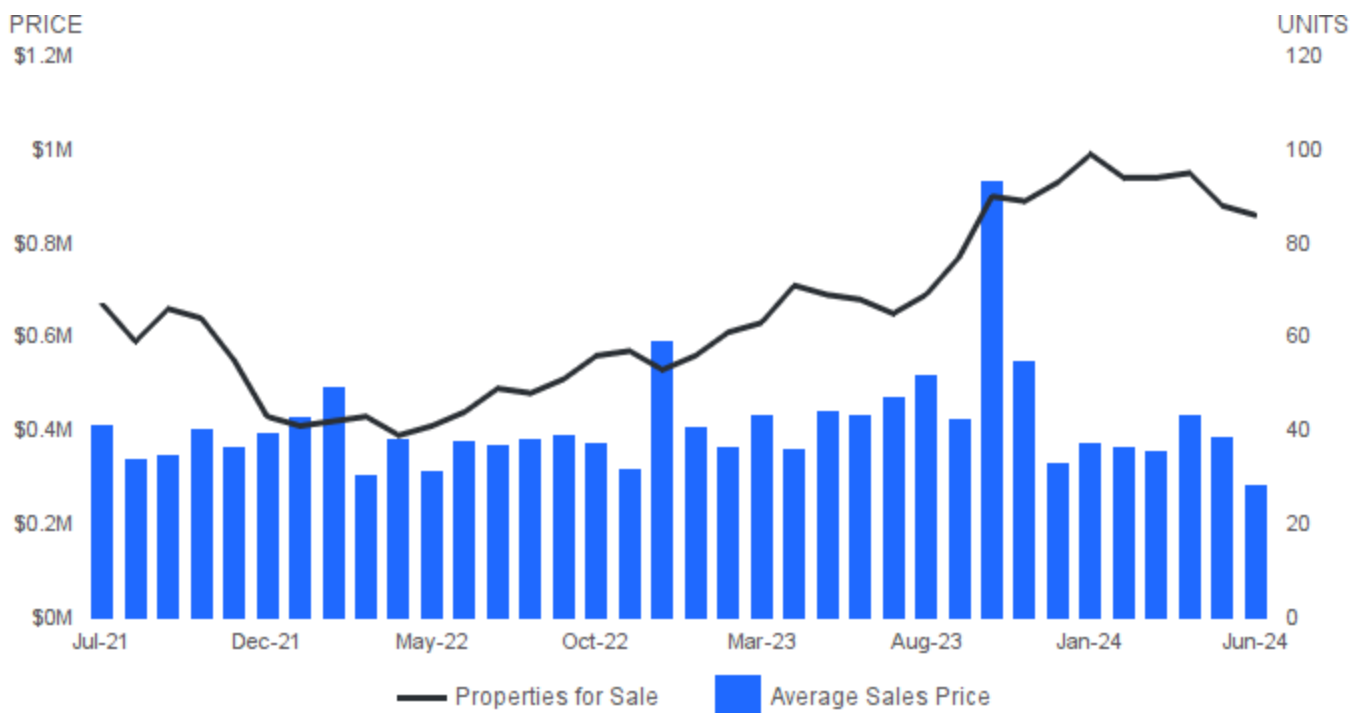


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

June 2024 | Condo ?

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

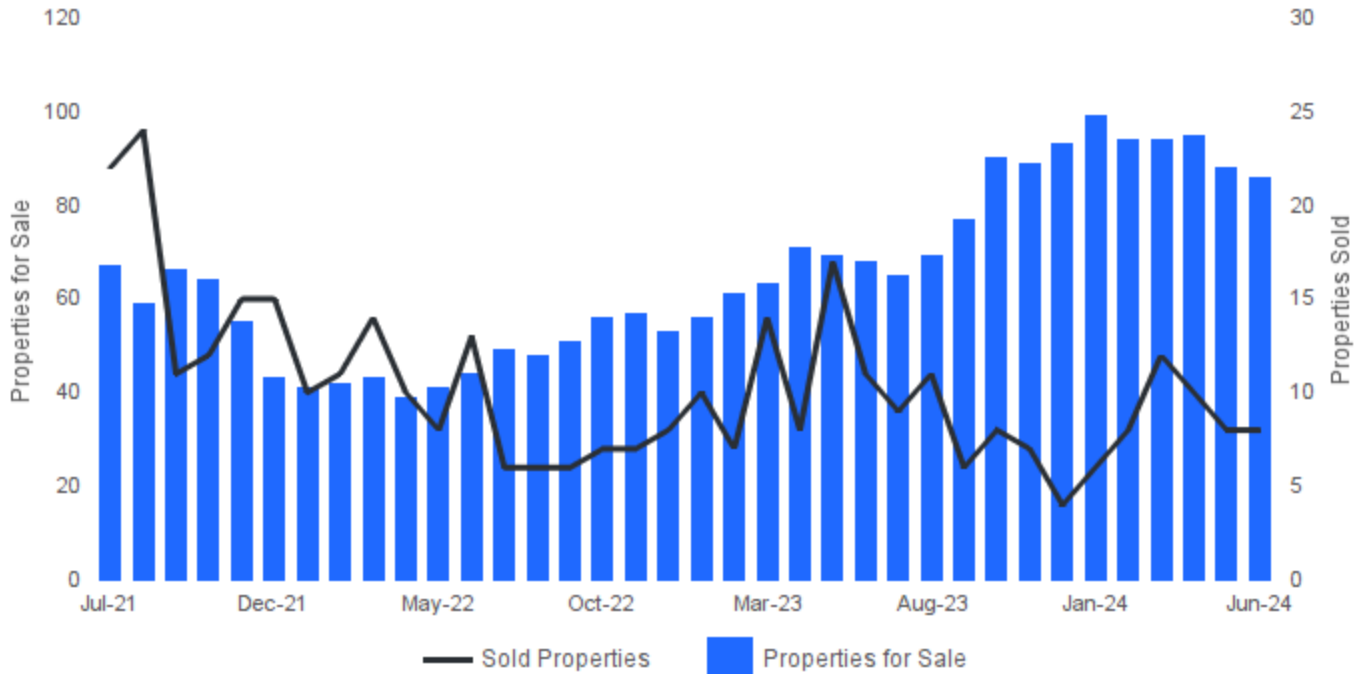
Properties for Sale | Number of properties listed for sale at the end of month.



PROPERTIES FOR SALE AND SOLD PROPERTIES

June 2024 | Condo ?

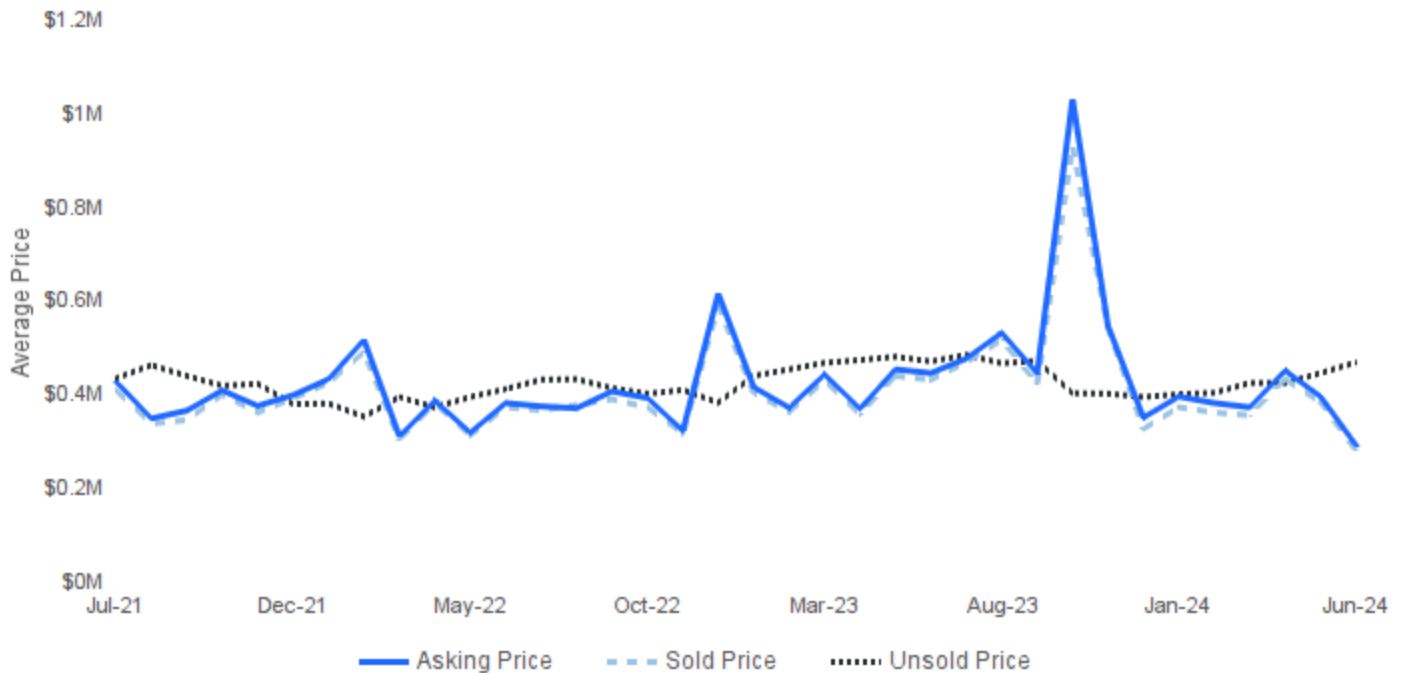
Properties for Sale | Number of properties listed for sale at the end of month.
Sold Properties | Number of properties sold.



AVERAGE ASKING/SOLD/UNSOLD PRICE

June 2024 | Condo ?

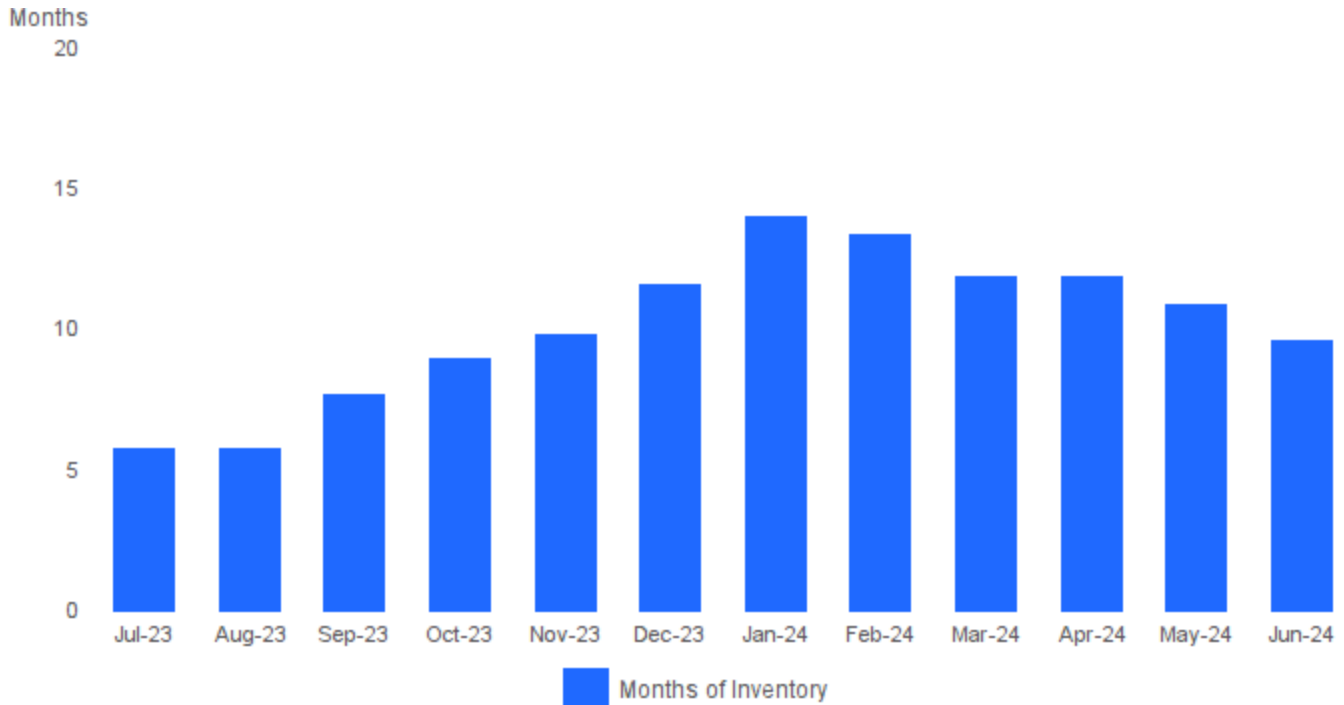
Asking Price | the average asking price of sold properties
Sold Price | the average selling price
Unsold Price | the average active list price



ABSORPTION RATE

June 2024 | 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.



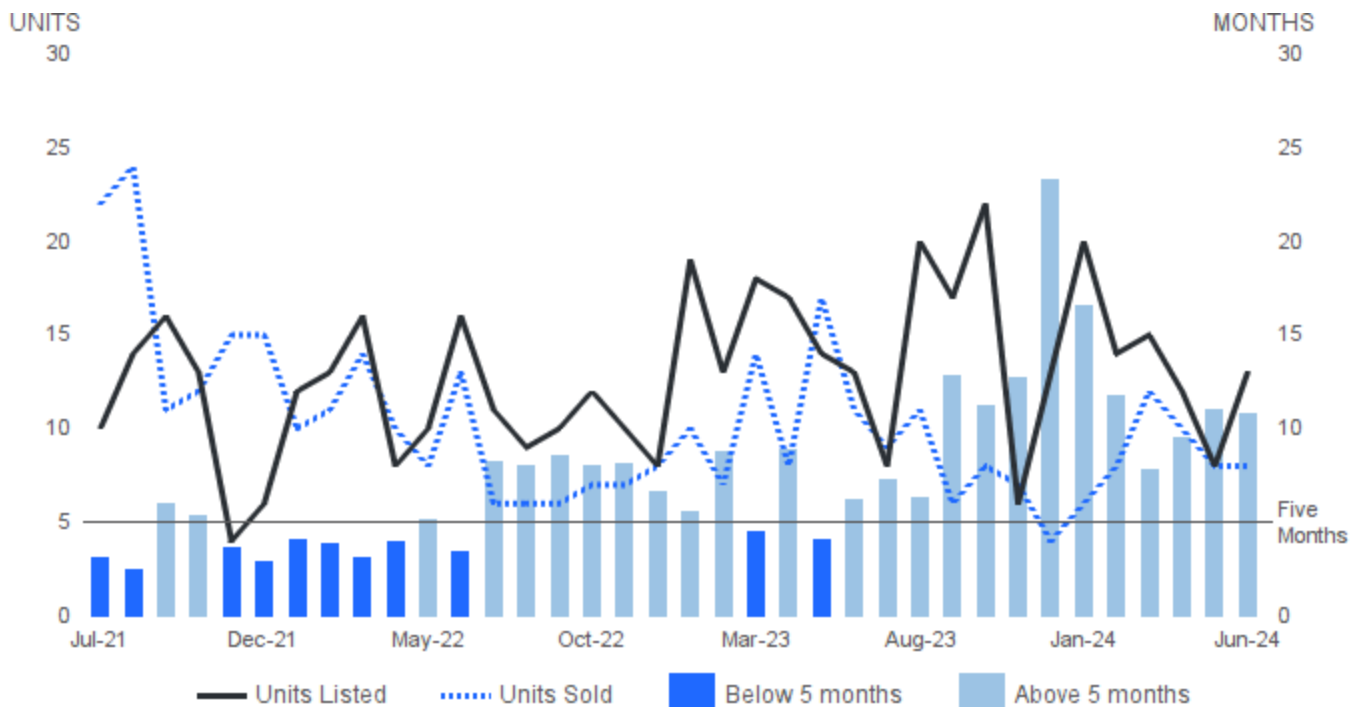
MONTHS SUPPLY OF INVENTORY

June 2024 | 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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