



COLDWELL BANKER

U.S. VIRGIN ISLANDS

AREA REPORT

ST. THOMAS

JUNE 2024 | LOTS/ACRES



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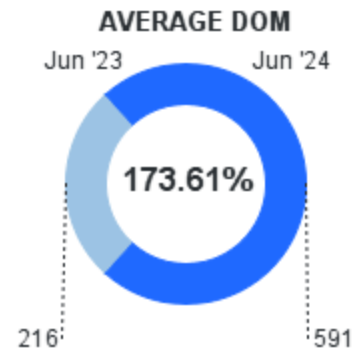
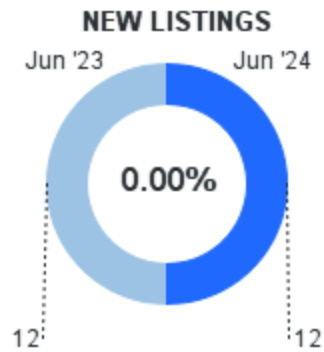
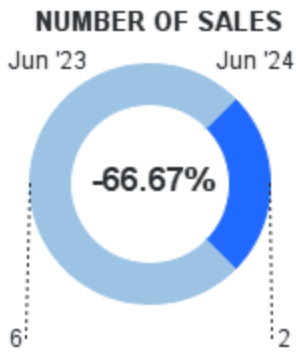


COLDWELL BANKER
ISLAND AFFILIATES

ST. THOMAS | June 2024

REAL ESTATE SNAPSHOT - Change since this time last year

Lots/Acres



-17.83% ↓

MEDIAN SALES PRICE
LOTS/ACRES

-44.62% ↓

AVERAGE SALES PRICE
LOTS/ACRES

-31.93% ↓

**MEDIAN LIST PRICE
(SOLD LISTINGS)**
LOTS/ACRES

-49.15% ↓

**AVERAGE LIST PRICE
(SOLD LISTINGS)**
LOTS/ACRES

■ Jun '23

■ Jun '24

AREA REPORT

ST. THOMAS

FULL MARKET SUMMARY

June 2024 | Lots/Acres ?

	Month to Date			Year to Date		
	June 2024	June 2023	% Change	YTD 2024	YTD 2023	% Change
New Listings	12	12	0%	55	63	-12.7% ↓
Sold Listings	2	6	-66.67% ↓	20	31	-35.48% ↓
Median List Price (Solds)	\$129,000	\$189,500	-31.93% ↓	\$157,000	\$225,000	-30.22% ↓
Median Sold Price	\$132,500	\$161,250	-17.83% ↓	\$137,750	\$194,000	-28.99% ↓
Median Days on Market	591	173	241.62% ↑	185	159	16.35% ↑
Average List Price (Solds)	\$129,000	\$253,666	-49.15% ↓	\$227,625	\$499,464	-54.43% ↓
Average Sold Price	\$132,500	\$239,250	-44.62% ↓	\$201,375	\$370,843	-45.7% ↓
Average Days on Market	591	216	173.61% ↑	240	197	21.83% ↑
List/Sold Price Ratio	113%	94%	20.21% ↑	91.3%	86.9%	4.96% ↑

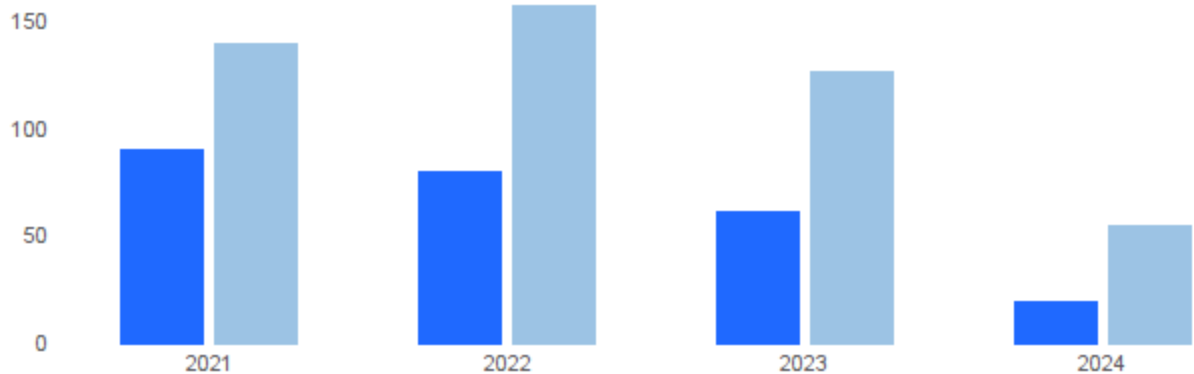
SOLD AND NEW PROPERTIES (UNITS)

June 2024 | Lots/Acres ?

Sold Properties | Number of properties sold during the year

New Properties | Number of properties listed during the year.

UNITS
200



Sold Properties	91	80	62	20
New Properties	140	158	127	55
Sold Volume	\$16.90M	\$14.50M	\$16.76M	\$4.03M
Listing Volume	\$93.05M	\$98.95M	\$77.87M	\$22.51M
Median Sale Price	\$120K	\$120K	\$143K	\$138K

MEDIAN SALES PRICE AND NUMBER OF SALES

June 2024 | Lots/Acres ?

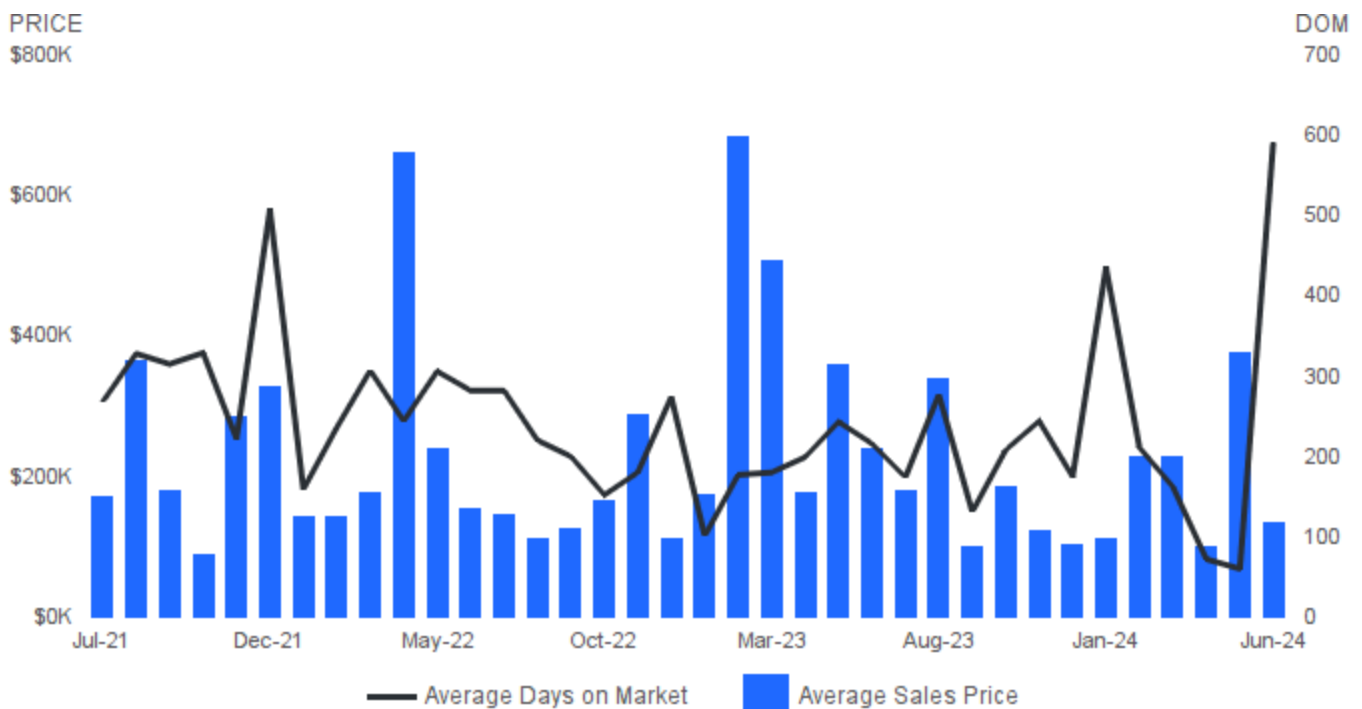
Median Sales Price | Price of the "middle" property sold -an equal number of sales were above and below this price.
Number of Sales | Number of properties sold.



AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

June 2024 | Lots/Acres ?

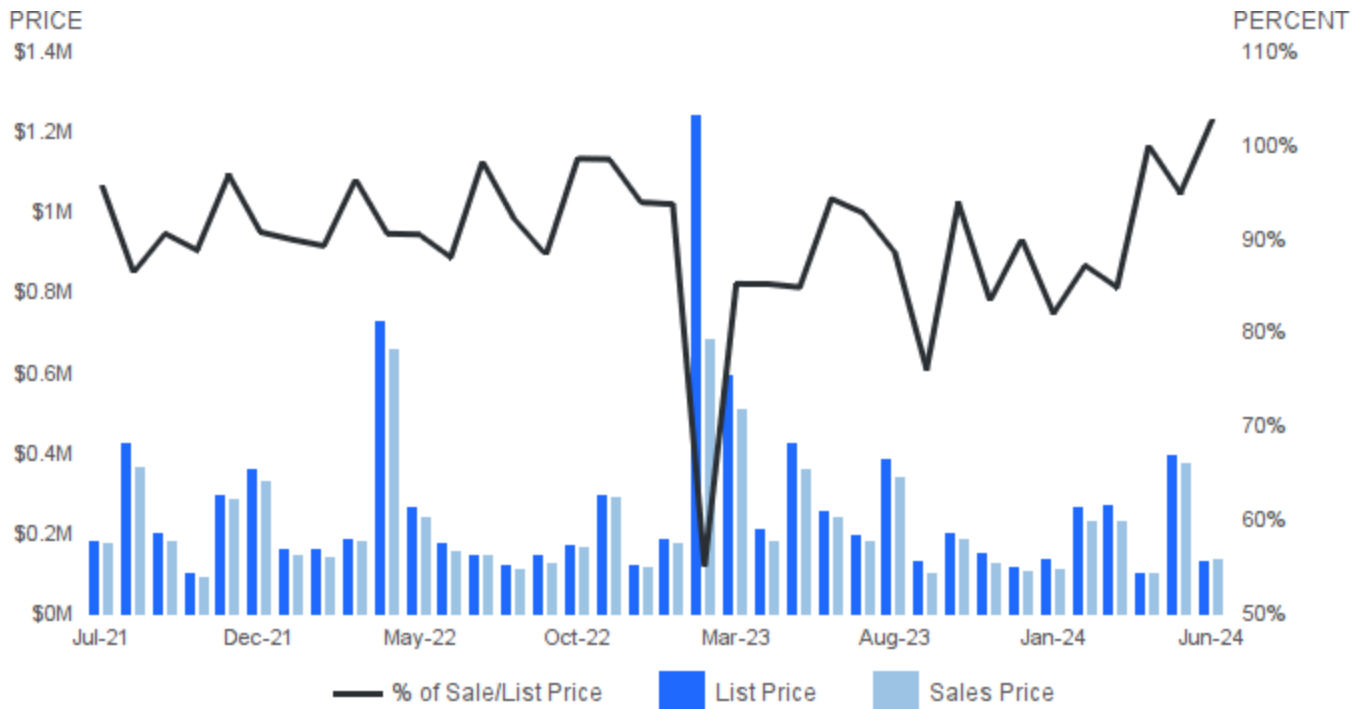
Average Sales Price | Average sales price for all properties sold.
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

June 2024 | Lots/Acres ?

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

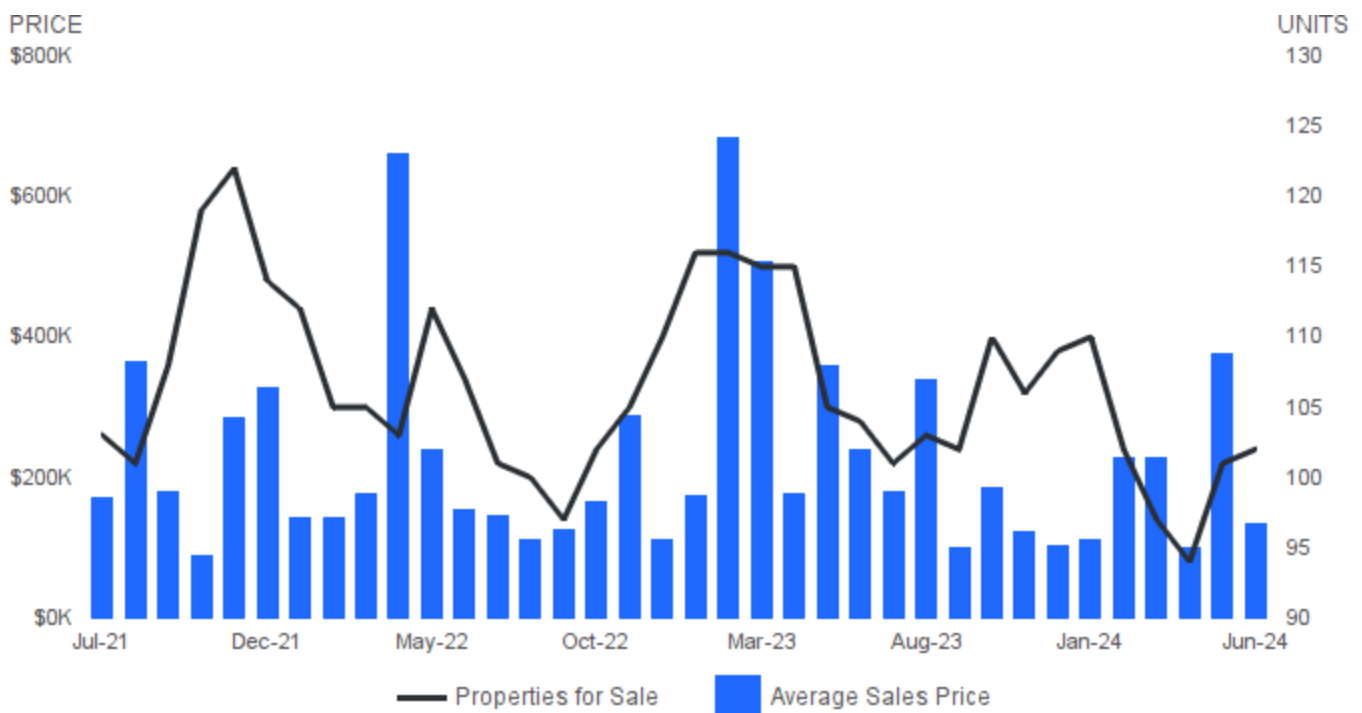


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

June 2024 | Lots/Acres ?

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

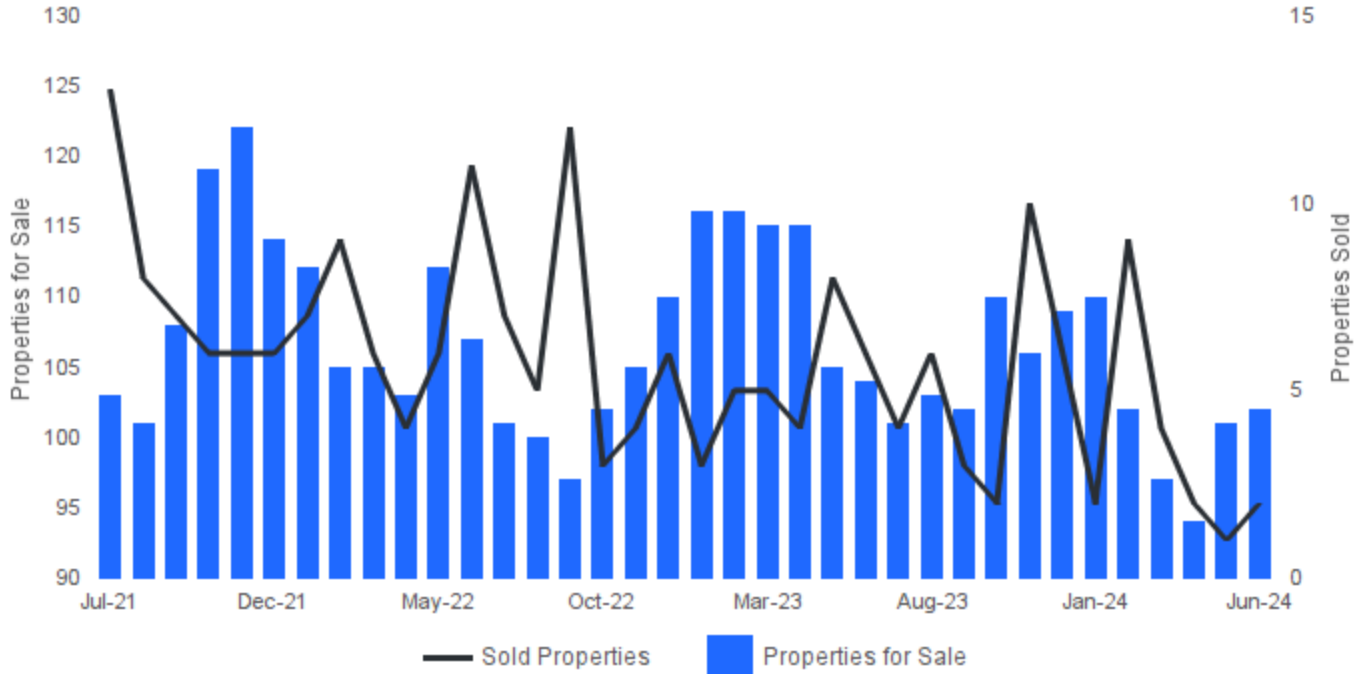
Properties for Sale | Number of properties listed for sale at the end of month.



PROPERTIES FOR SALE AND SOLD PROPERTIES

June 2024 | Lots/Acres ?

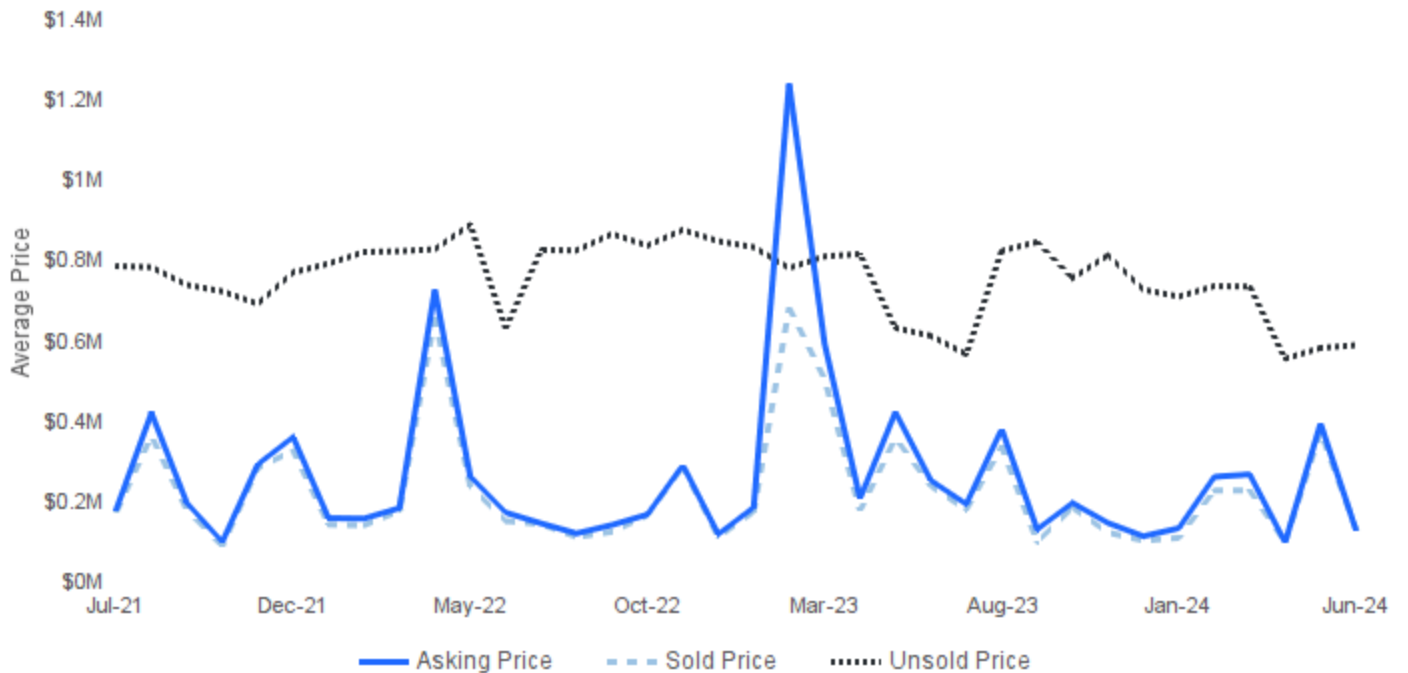
Properties for Sale | Number of properties listed for sale at the end of month.
Sold Properties | Number of properties sold.



AVERAGE ASKING/SOLD/UNSOLD PRICE

June 2024 | Lots/Acres ?

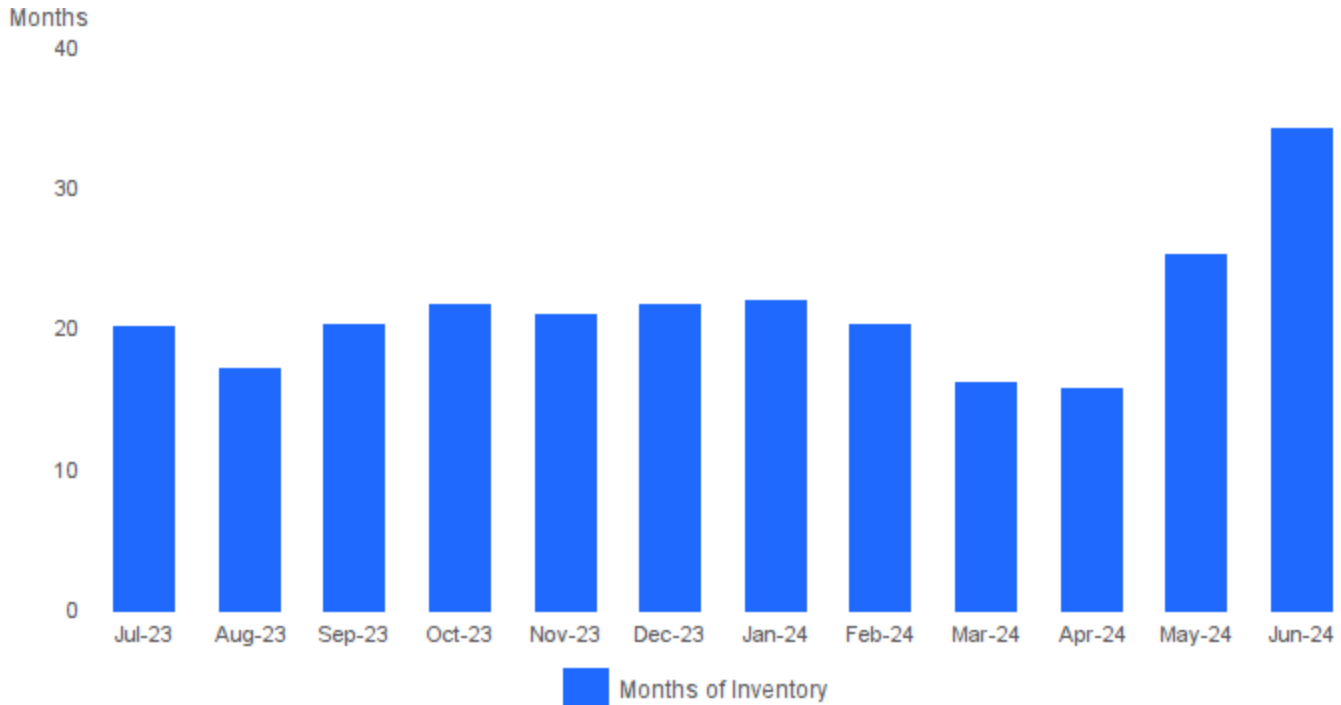
Asking Price | the average asking price of sold properties
Sold Price | the average selling price
Unsold Price | the average active list price



ABSORPTION RATE

June 2024 | Lots/Acres ?

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.



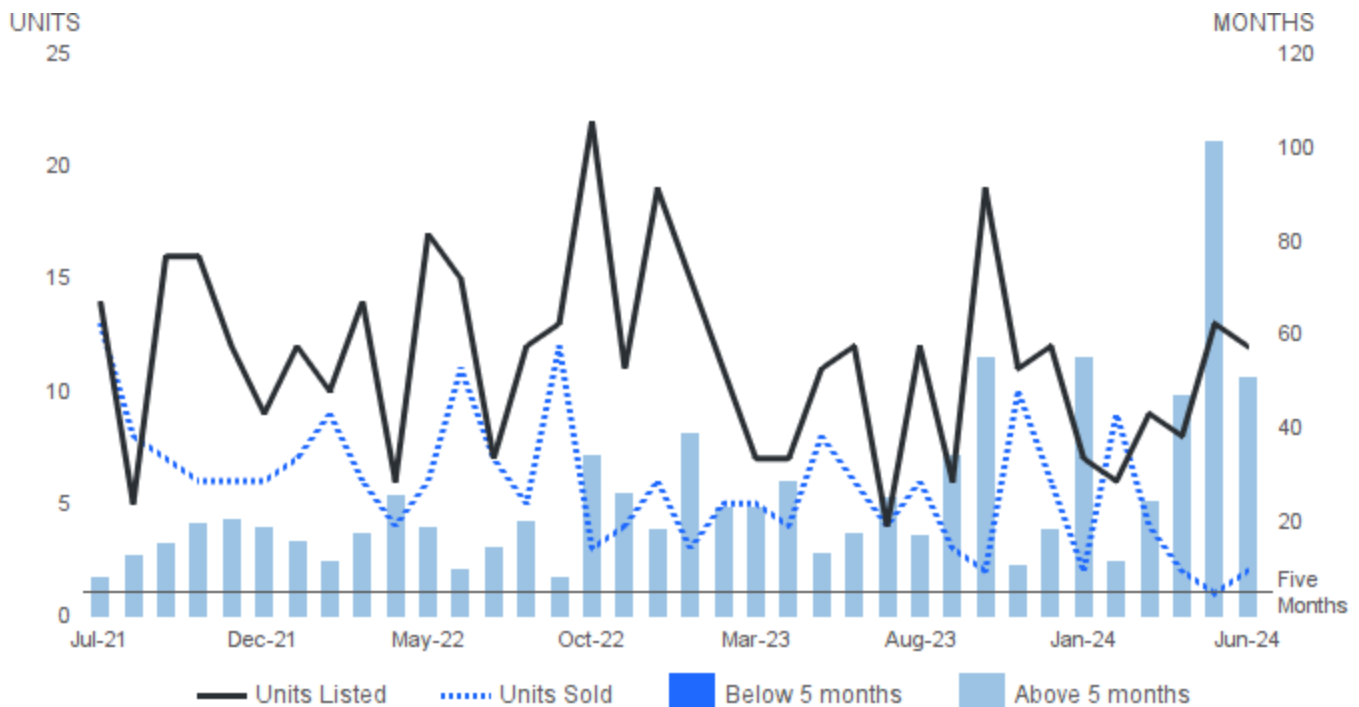
MONTHS SUPPLY OF INVENTORY

June 2024 | Lots/Acres ?

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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