



# COLDWELL BANKER

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## U.S. VIRGIN ISLANDS

# AREA REPORT

ST. THOMAS

JUNE 2024 | SINGLE FAMILY



**BRYONY LOCHER**

Direct: 340-778-7000

Cell: 340-227-7657

[bry@coldwellbankervi.com](mailto:bry@coldwellbankervi.com)

[www.coldwellbanker.com](http://www.coldwellbanker.com)

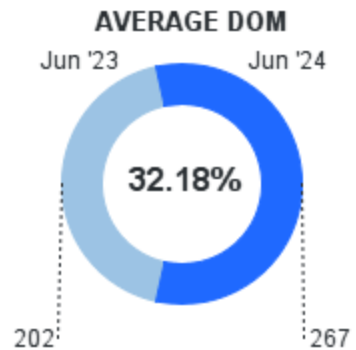
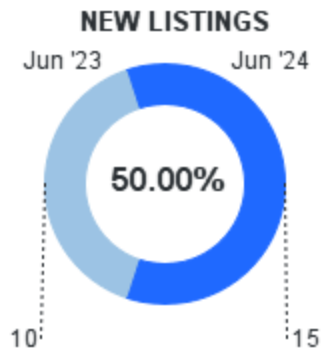
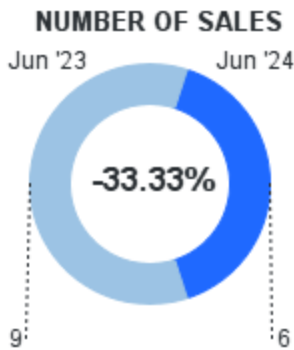


**COLDWELL BANKER**  
ISLAND AFFILIATES

# ST. THOMAS | June 2024

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

### Single Family



**-11.07%** ↓

**MEDIAN SALES PRICE**  
SINGLE FAMILY

**-15.15%** ↓

**AVERAGE SALES PRICE**  
SINGLE FAMILY

**-19.41%** ↓

**MEDIAN LIST PRICE  
(SOLD LISTINGS)**  
SINGLE FAMILY

**-21.67%** ↓

**AVERAGE LIST PRICE  
(SOLD LISTINGS)**  
SINGLE FAMILY

■ Jun '23

■ Jun '24

# AREA REPORT

## ST. THOMAS

### FULL MARKET SUMMARY

June 2024 | Single Family ?

	Month to Date			Year to Date		
	June 2024	June 2023	% Change	YTD 2024	YTD 2023	% Change
New Listings	15	10	50% <span>↑</span>	83	60	38.33% <span>↑</span>
Sold Listings	6	9	-33.33% <span>↓</span>	35	43	-18.6% <span>↓</span>
Median List Price (Solds)	\$1,150,000	\$1,427,000	-19.41% <span>↓</span>	\$795,000	\$975,000	-18.46% <span>↓</span>
Median Sold Price	\$1,125,000	\$1,265,000	-11.07% <span>↓</span>	\$750,000	\$900,000	-16.67% <span>↓</span>
Median Days on Market	137	136	0.74% <span>↑</span>	95	112	-15.18% <span>↓</span>
Average List Price (Solds)	\$1,170,500	\$1,494,388	-21.67% <span>↓</span>	\$1,001,282	\$1,399,172	-28.44% <span>↓</span>
Average Sold Price	\$1,142,416	\$1,346,388	-15.15% <span>↓</span>	\$938,102	\$1,223,227	-23.31% <span>↓</span>
Average Days on Market	267	202	32.18% <span>↑</span>	181	155	16.77% <span>↑</span>
List/Sold Price Ratio	97.7%	92%	6.16% <span>↑</span>	92.4%	90.9%	1.71% <span>↑</span>

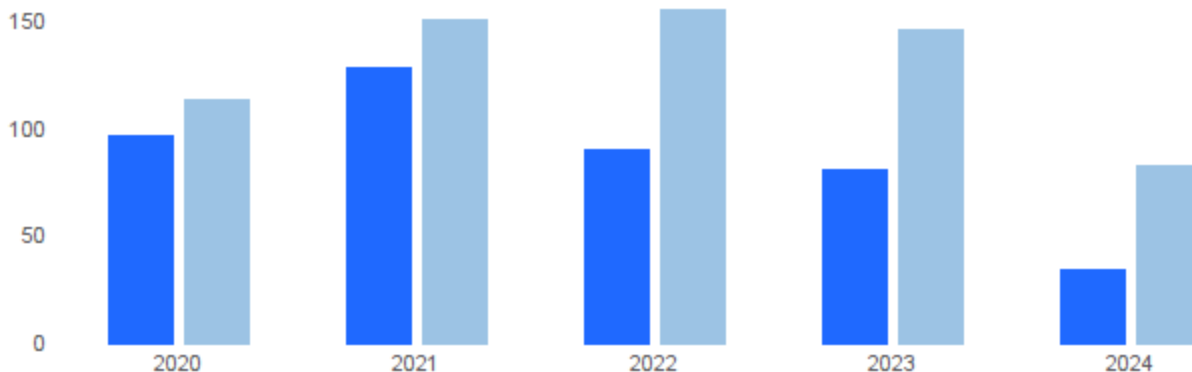
### SOLD AND NEW PROPERTIES (UNITS)

June 2024 | Single Family ?

**Sold Properties** | Number of properties sold during the year

**New Properties** | Number of properties listed during the year.

UNITS  
200



Sold Properties	97	129	91	81	35
New Properties	114	151	156	147	83
Sold Volume	\$73.10M	\$115.19M	\$96.74M	\$85.21M	\$32.83M
Listing Volume	\$99.75M	\$178.52M	\$213.19M	\$215.13M	\$128.69M
Median Sale Price	\$595K	\$675K	\$860K	\$825K	\$750K

## MEDIAN SALES PRICE AND NUMBER OF SALES

June 2024 | 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.

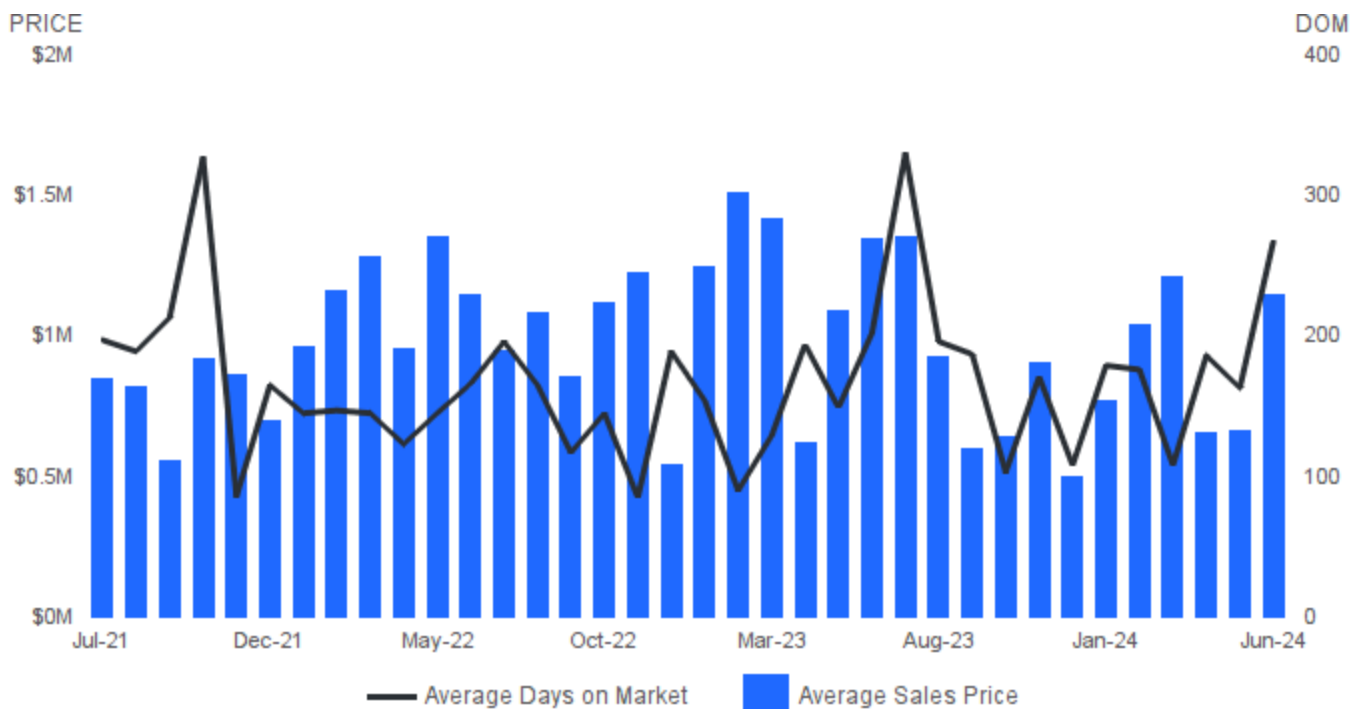


## AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

June 2024 | Single Family ?

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

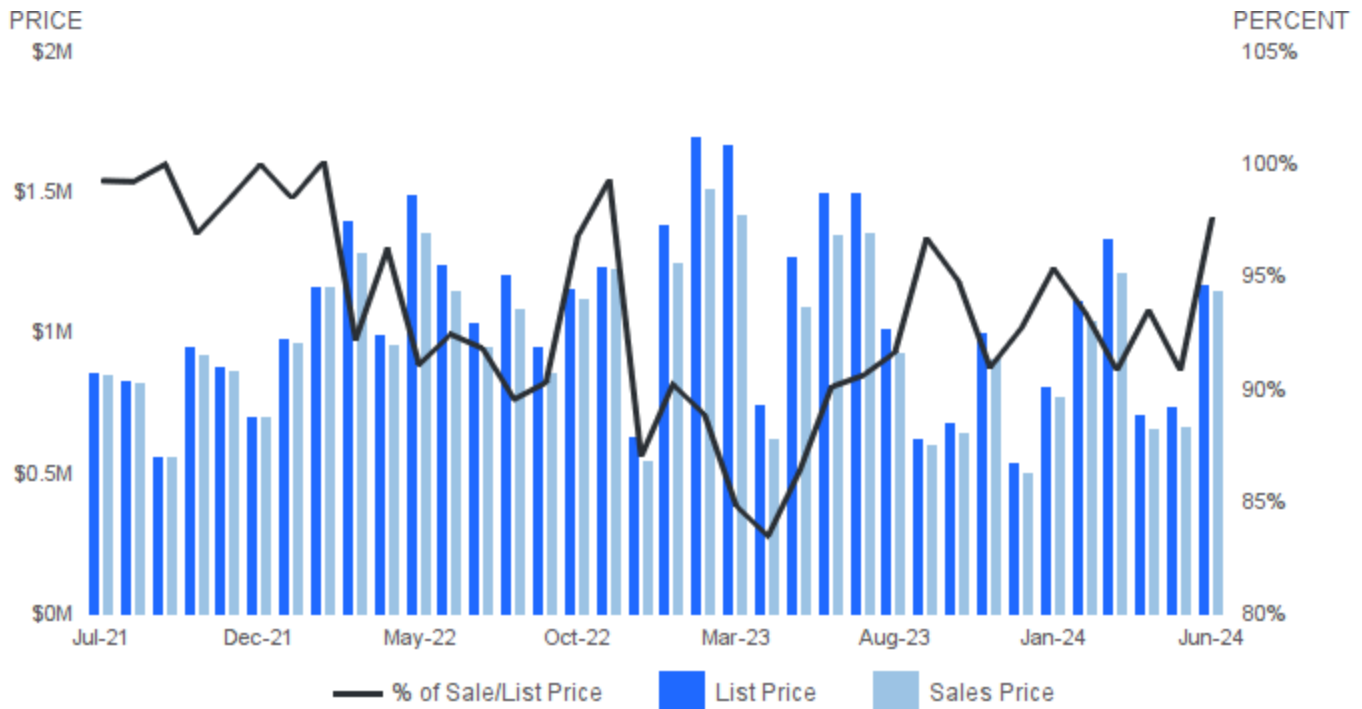
**Average Days on Market** | Average days on market for all properties sold.



# SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

June 2024 | Single Family ?

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

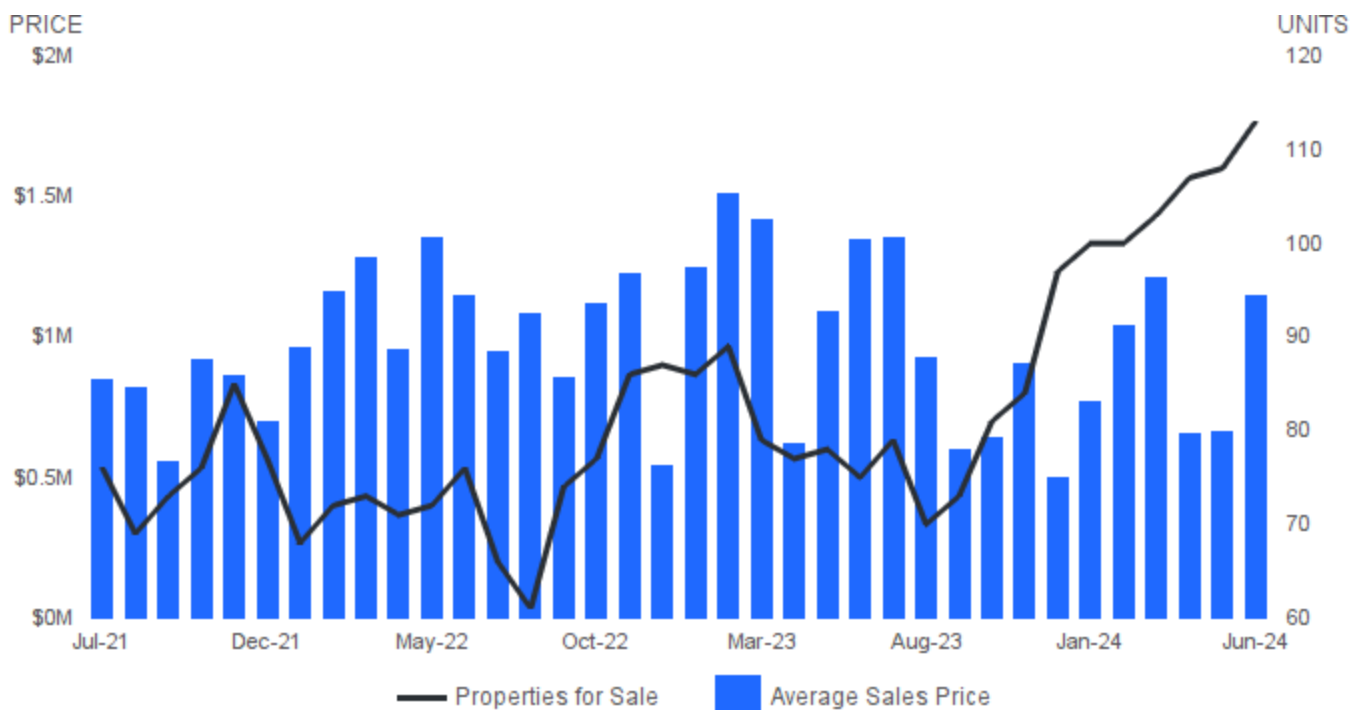


# AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

June 2024 | Single Family ?

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

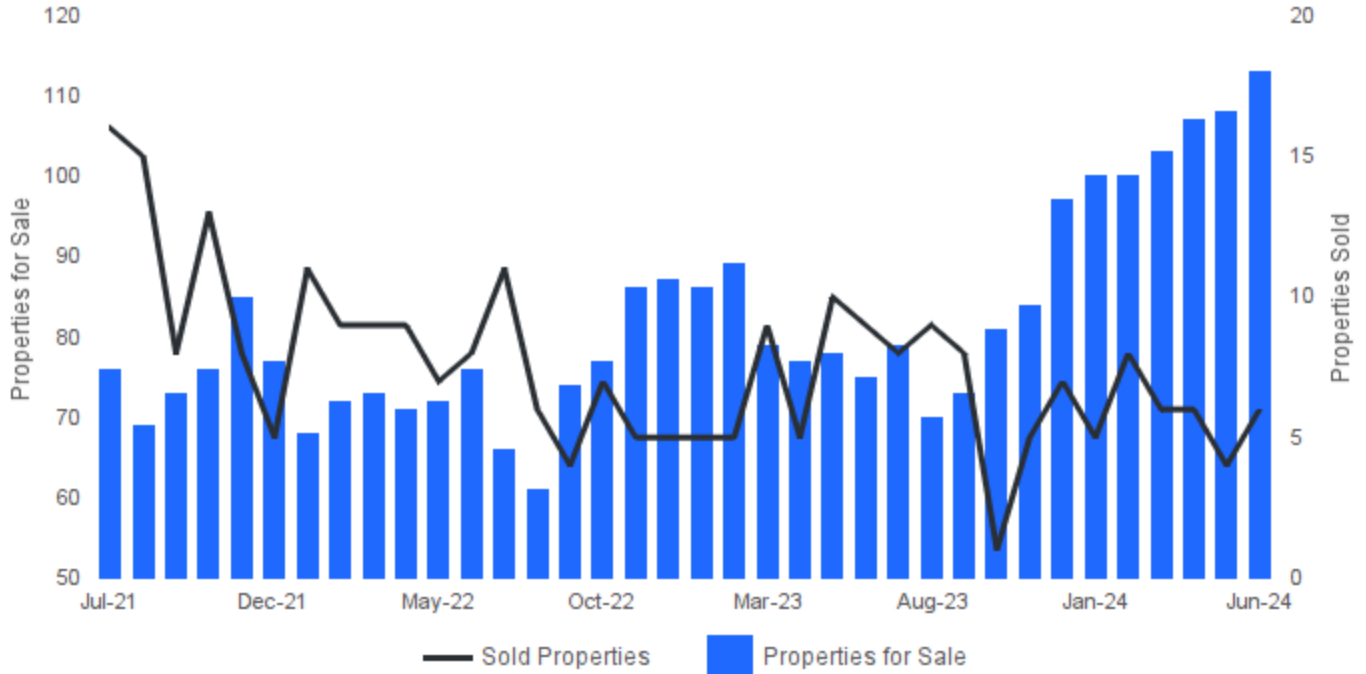
Properties for Sale | Number of properties listed for sale at the end of month.



# PROPERTIES FOR SALE AND SOLD PROPERTIES

June 2024 | Single Family ?

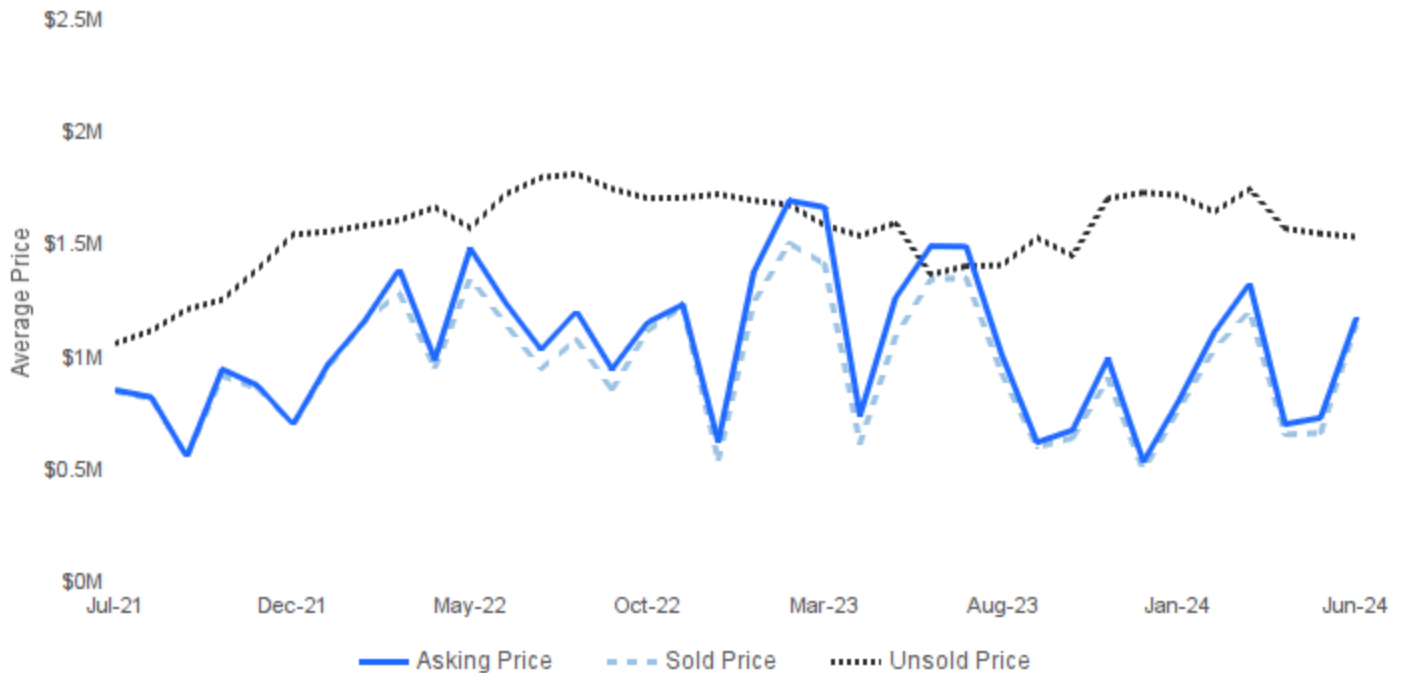
**Properties for Sale** | Number of properties listed for sale at the end of month.  
**Sold Properties** | Number of properties sold.



# AVERAGE ASKING/SOLD/UNSOLD PRICE

June 2024 | Single Family ?

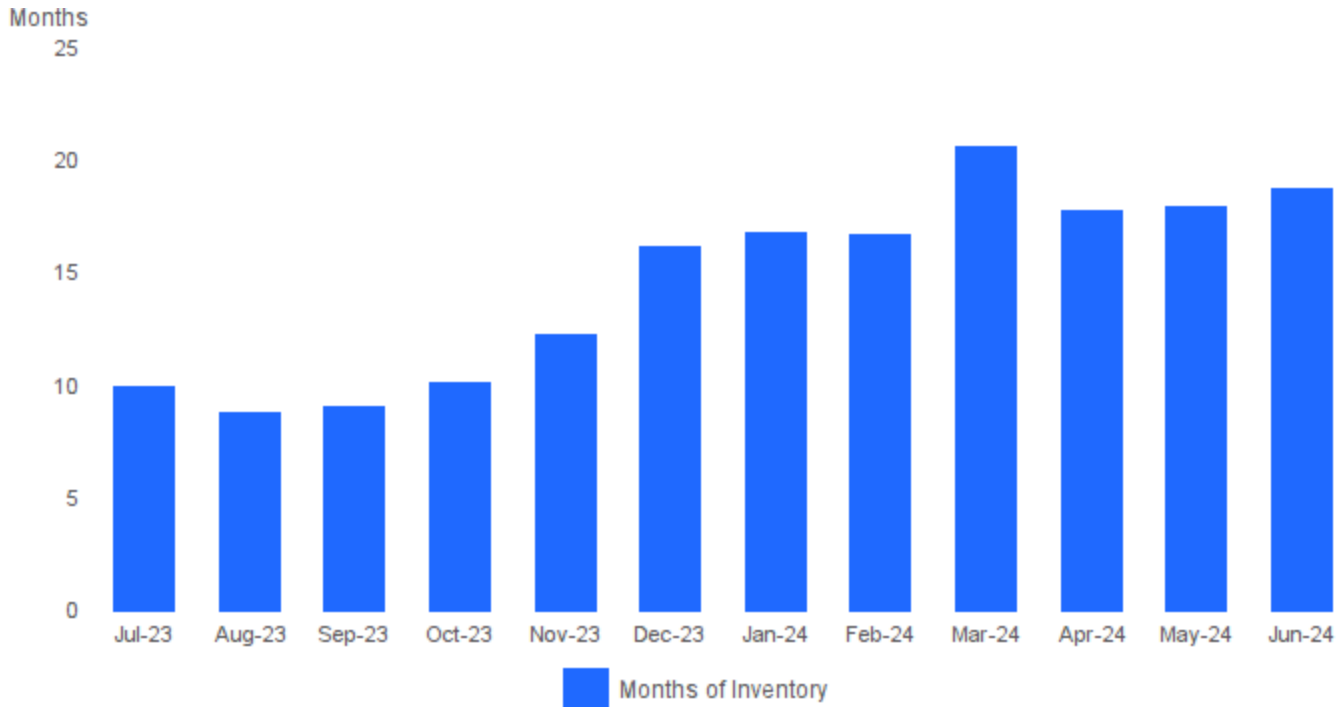
**Asking Price** | the average asking price of sold properties  
**Sold Price** | the average selling price  
**Unsold Price** | the average active list price



# ABSORPTION RATE

June 2024 | 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.



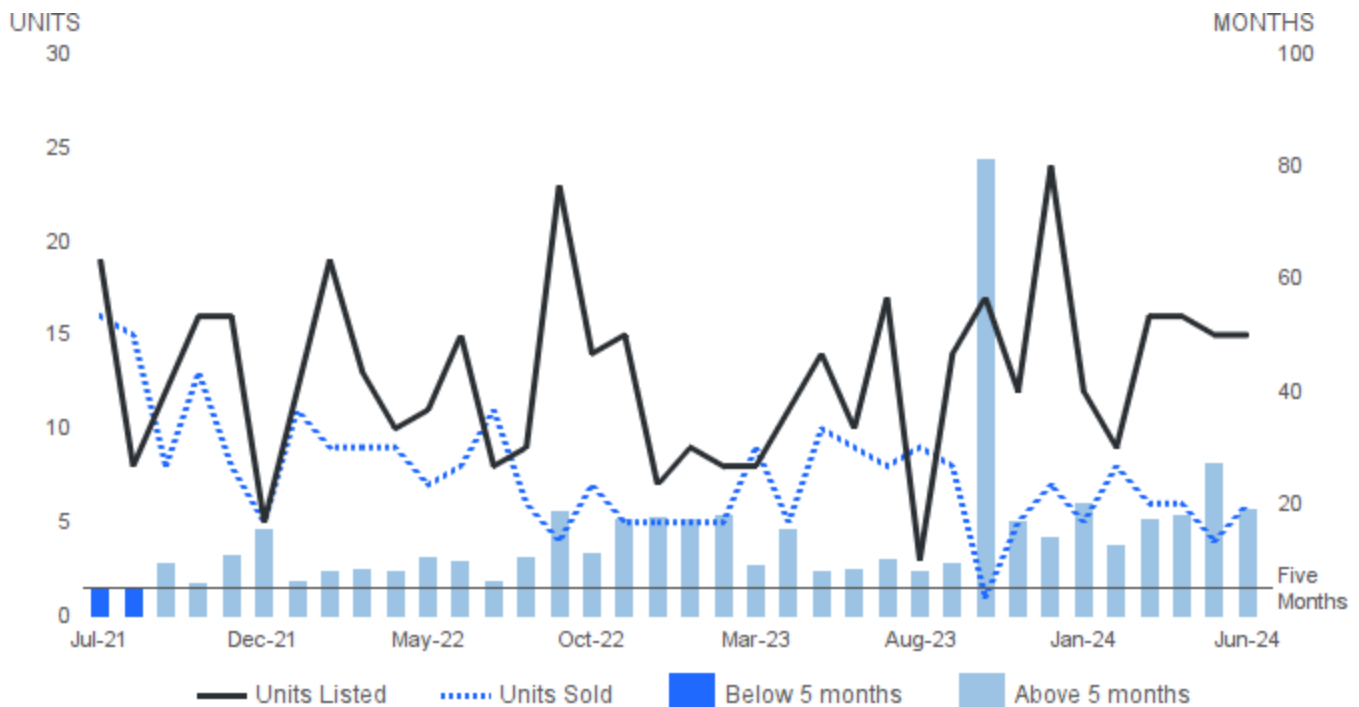
# MONTHS SUPPLY OF INVENTORY

June 2024 | 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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