



COLDWELL BANKER



AREA REPORT

ST. THOMAS

JULY 2023 | SINGLE FAMILY



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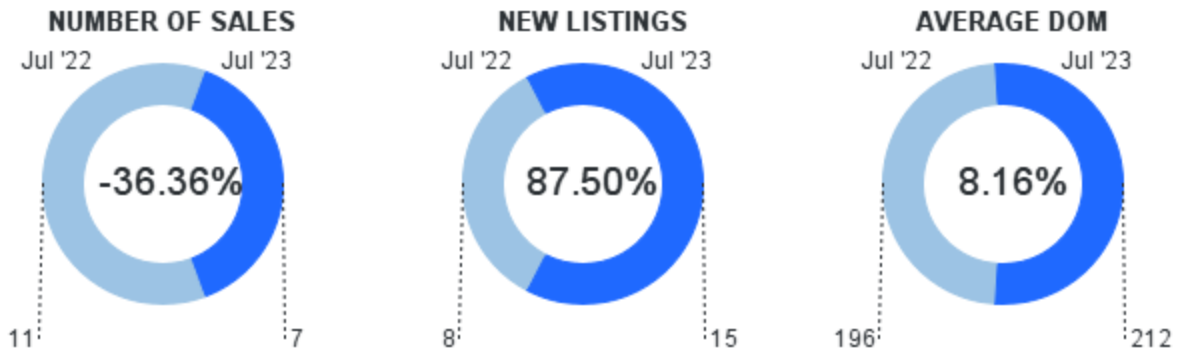


COLDWELL BANKER
ISLAND AFFILIATES

ST. THOMAS | July 2023

REAL ESTATE SNAPSHOT - Change since this time last year

Single Family



21.25%

MEDIAN SALES PRICE
SINGLE FAMILY

25.17%

AVERAGE SALES PRICE
SINGLE FAMILY

41.81%

MEDIAN LIST PRICE
(SOLD LISTINGS)
SINGLE FAMILY

25.59%

AVERAGE LIST PRICE
(SOLD LISTINGS)
SINGLE FAMILY

Jul '22

Jul '23

AREA REPORT

ST. THOMAS

FULL MARKET SUMMARY

July 2023 | Single Family ?

	Month to Date			Year to Date		
	July 2023	July 2022	% Change	YTD 2023	YTD 2022	% Change
New Listings	15	8	87.5% ↑	75	88	-14.77% ↓
Sold Listings	7	11	-36.36% ↓	50	64	-21.88% ↓
Median List Price (Solds)	\$1,099,000	\$775,000	41.81% ↑	\$992,500	\$975,000	1.79% ↑
Median Sold Price	\$970,000	\$800,000	21.25% ↑	\$945,000	\$875,000	8% ↑
Median Days on Market	267	144	85.42% ↑	118	121	-2.48% ↓
Average List Price (Solds)	\$1,298,714	\$1,034,086	25.59% ↑	\$1,384,007	\$1,160,186	19.29% ↑
Average Sold Price	\$1,188,571	\$949,545	25.17% ↑	\$1,218,376	\$1,095,988	11.17% ↑
Average Days on Market	212	196	8.16% ↑	163	153	6.54% ↑
List/Sold Price Ratio	89.3%	94.9%	-5.92% ↓	90.8%	95.3%	-4.77% ↓

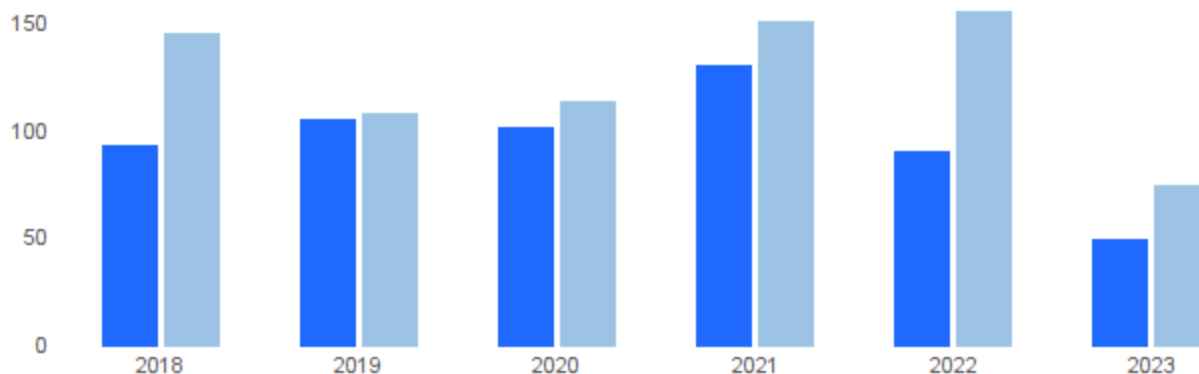
SOLD AND NEW PROPERTIES (UNITS)

July 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	50
New Properties	146	108	114	151	156	75
Sold Volume	\$56.45M	\$68.74M	\$76.25M	\$118.72M	\$96.69M	\$60.92M
Listing Volume	\$93.75M	\$84.09M	\$99.75M	\$179.50M	\$213.50M	\$99.87M
Median Sale Price	\$395K	\$430K	\$594K	\$675K	\$860K	\$945K

MEDIAN SALES PRICE AND NUMBER OF SALES

July 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.

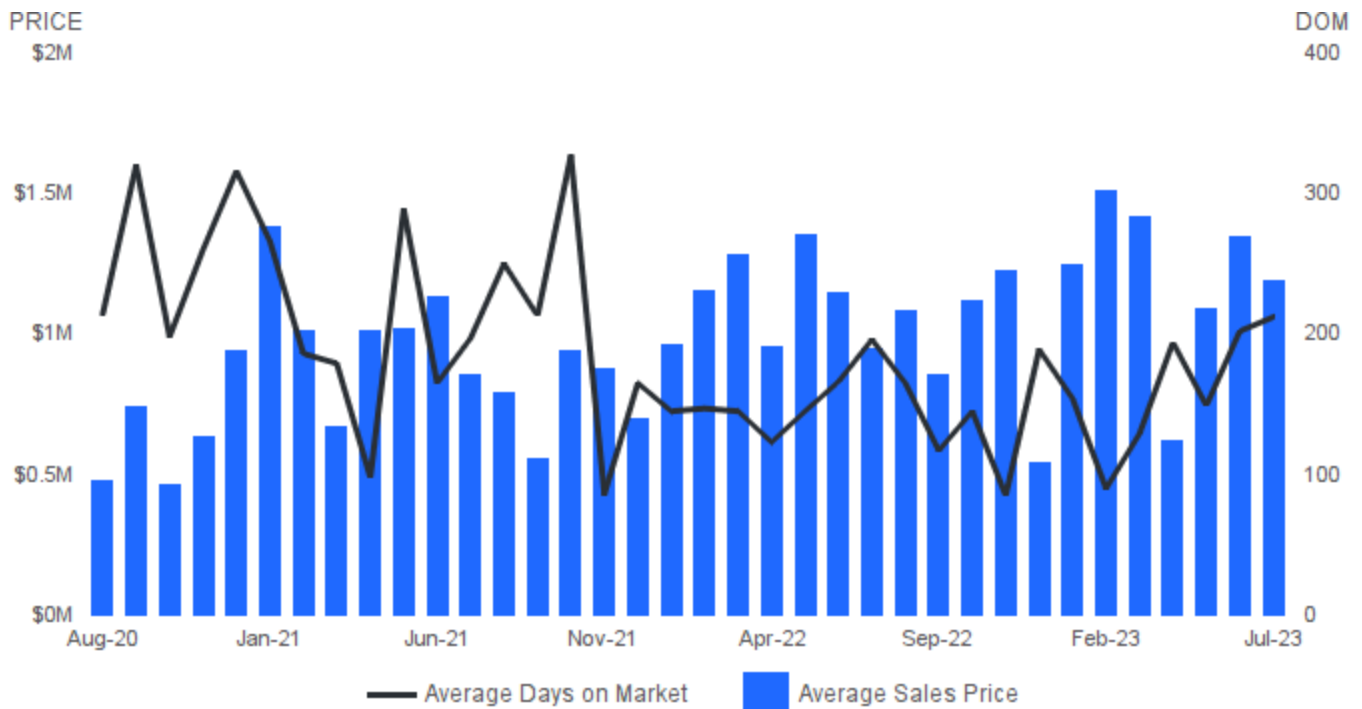


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

July 2023 | Single Family ?

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

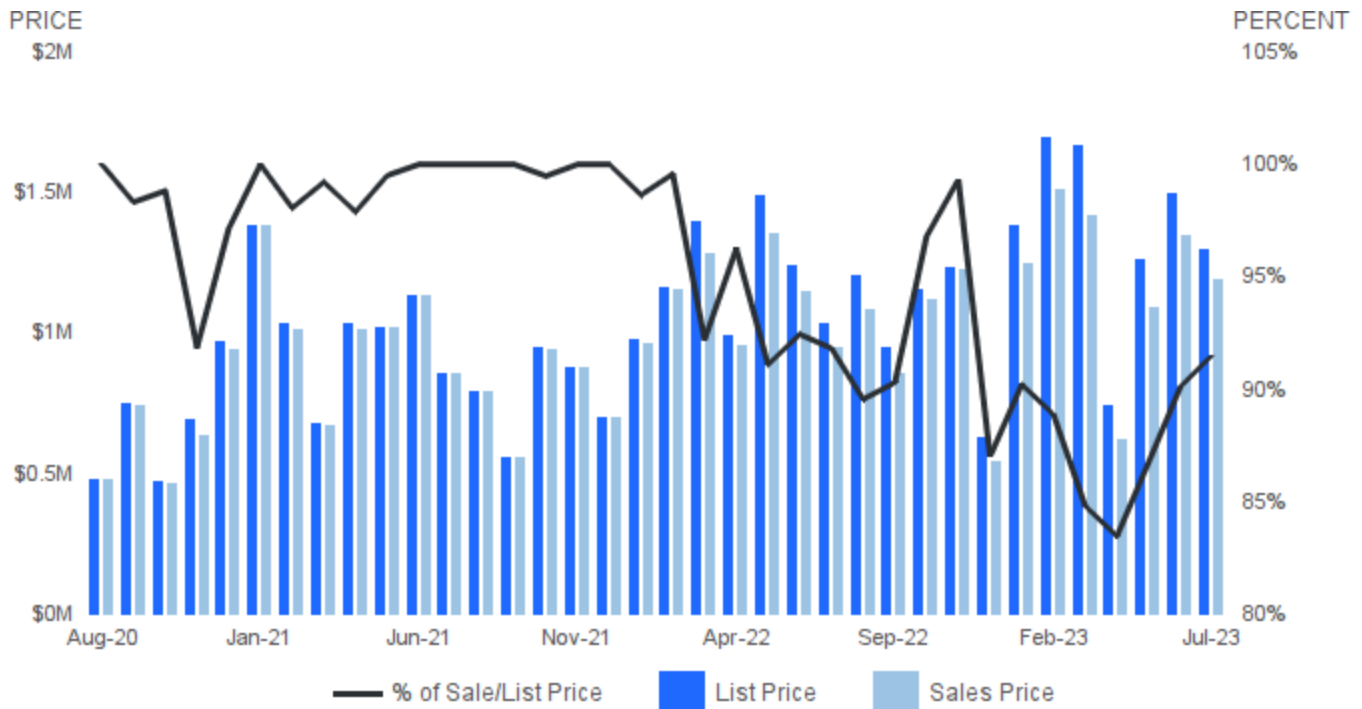
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

July 2023 | Single Family ?

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

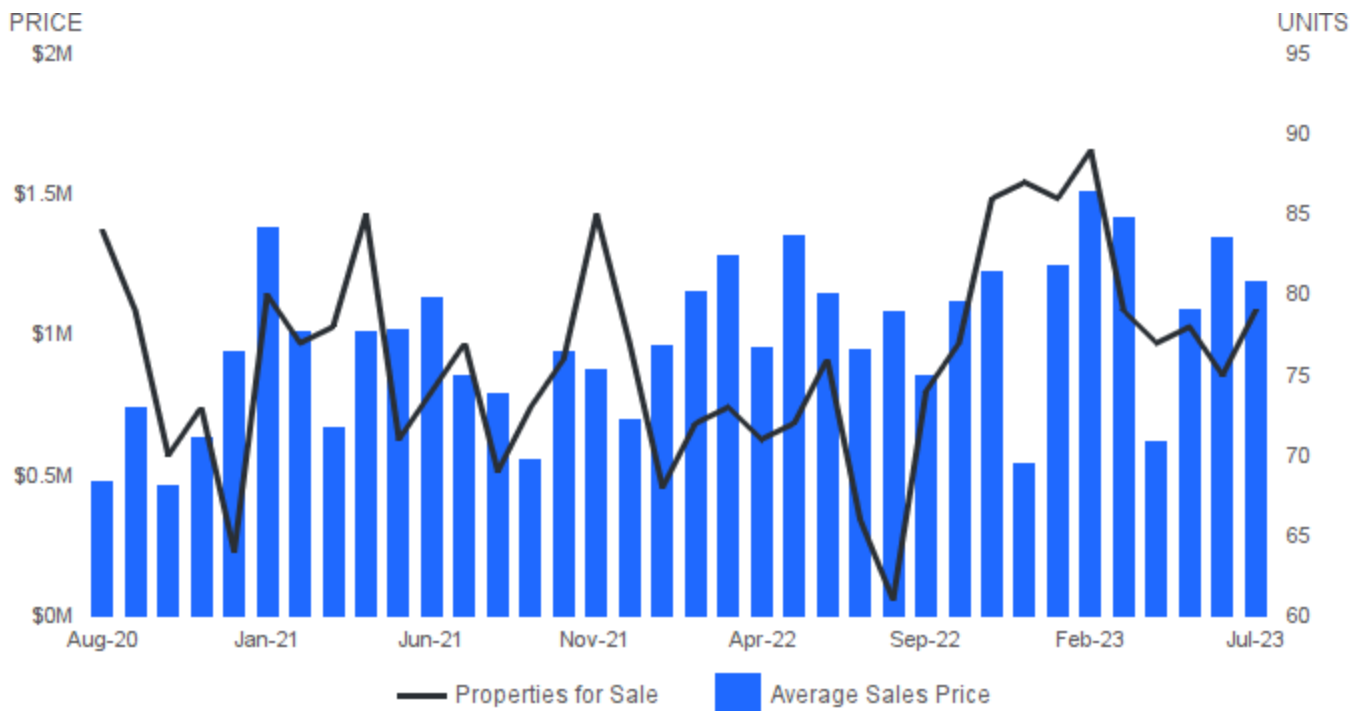


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

July 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.

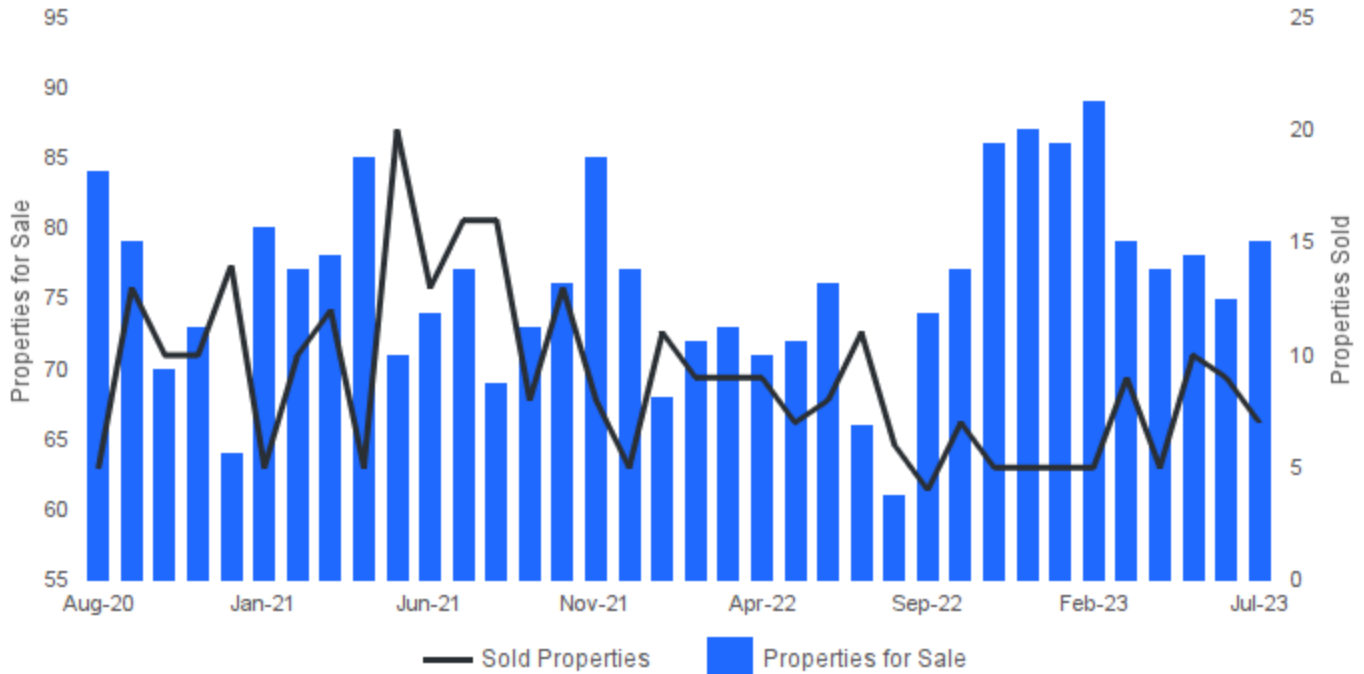


PROPERTIES FOR SALE AND SOLD PROPERTIES

July 2023 | Single Family ?

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

Sold Properties | Number of properties sold.



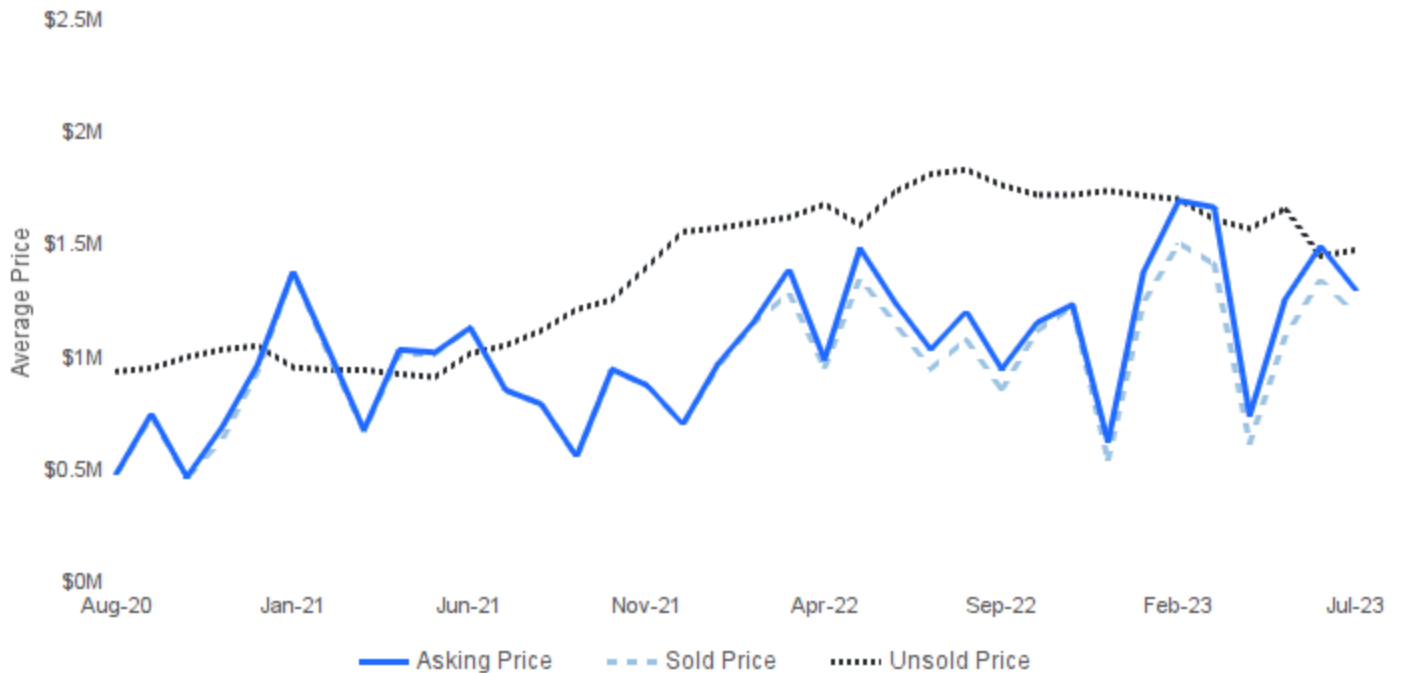
AVERAGE ASKING/SOLD/UNSOLD PRICE

July 2023 | Single Family ?

Asking Price | the average asking price of sold properties

Sold Price | the average selling price

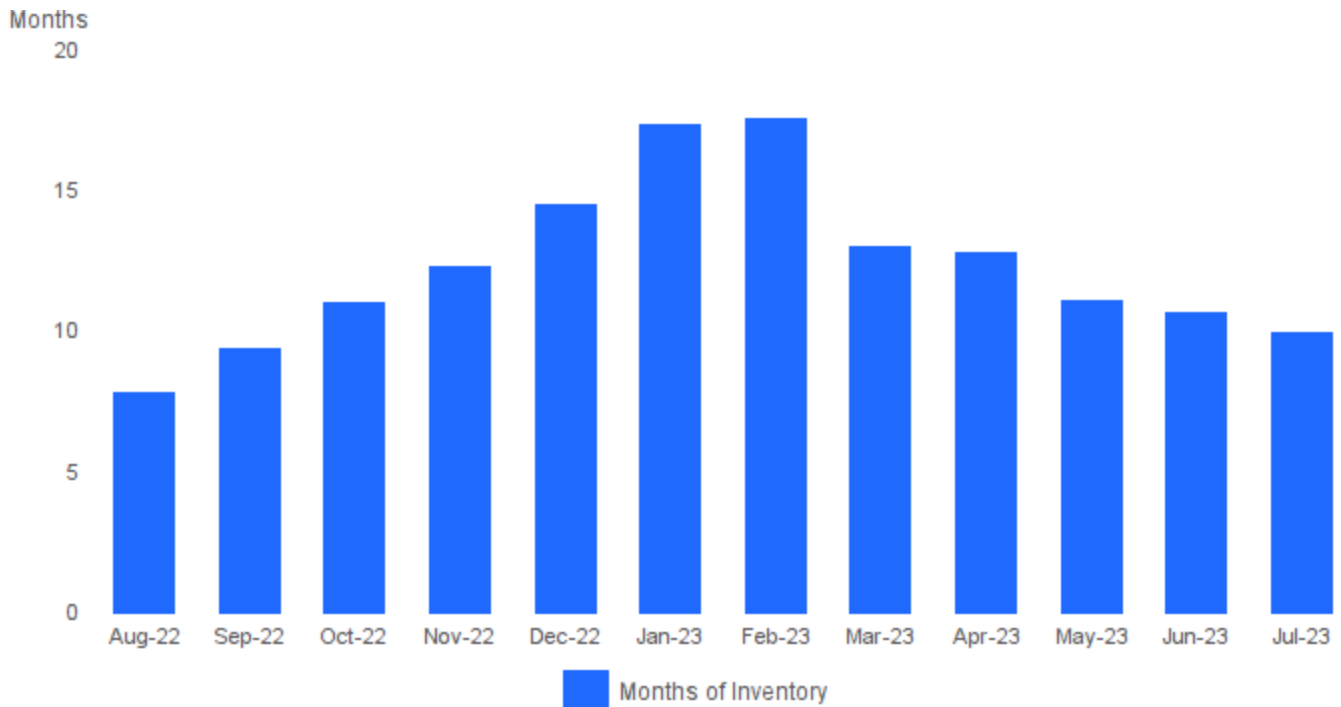
Unsold Price | the average active list price



ABSORPTION RATE

July 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.



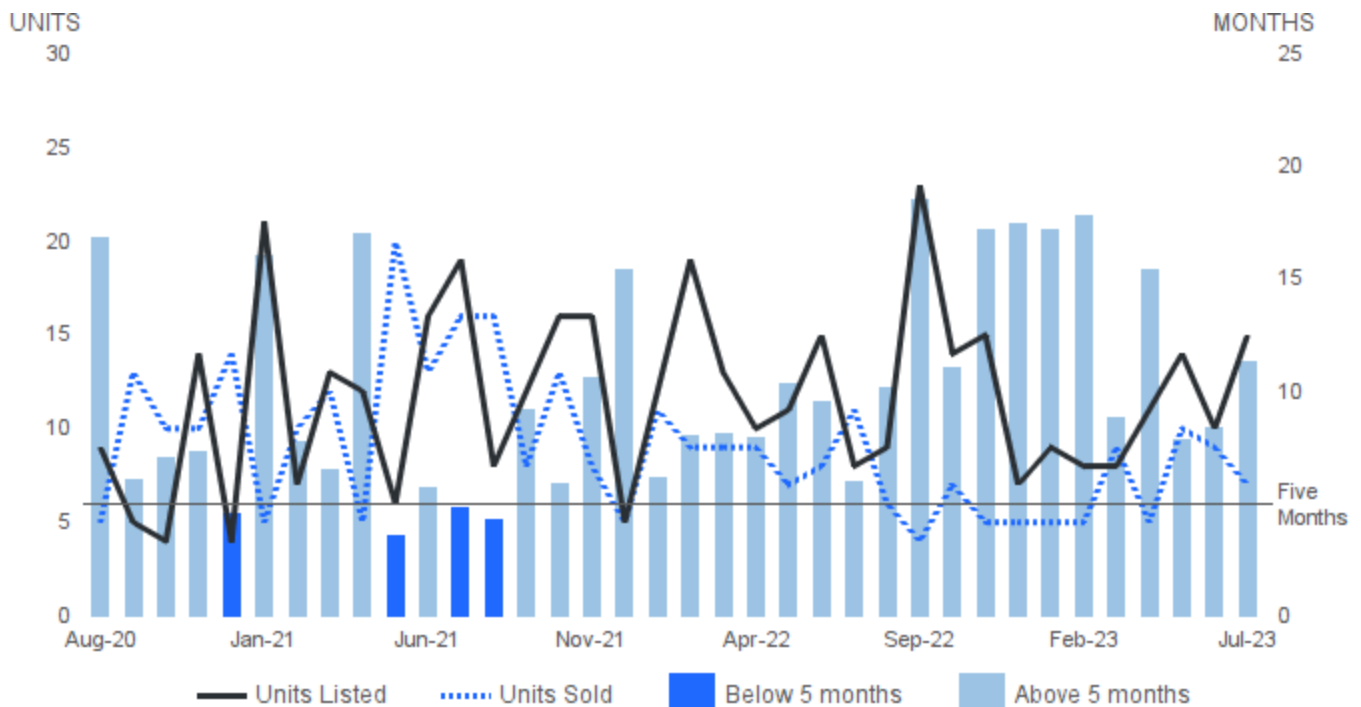
MONTHS SUPPLY OF INVENTORY

July 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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