



# COLDWELL BANKER

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## U.S. VIRGIN ISLANDS

# AREA REPORT

ST. THOMAS

JULY 2024 | CONDO



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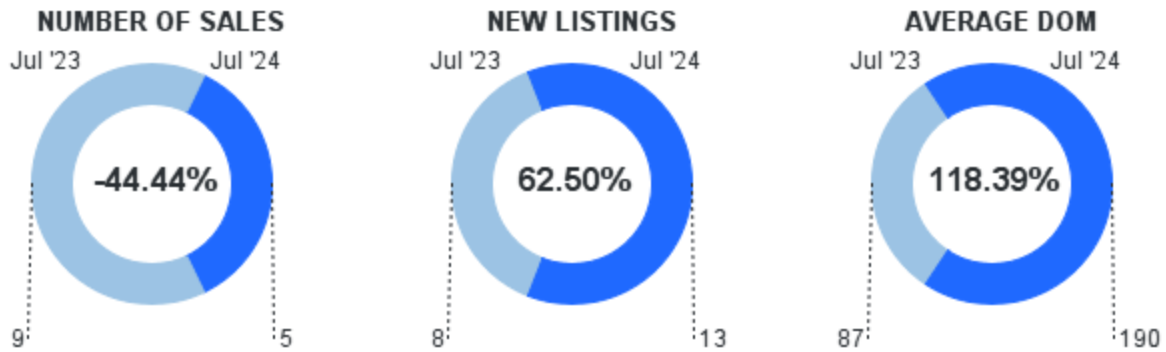


**COLDWELL BANKER**  
ISLAND AFFILIATES

# ST. THOMAS | July 2024

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

### Condo



**-39.05%** ↓

**MEDIAN SALES PRICE**  
CONDO

**-17.78%** ↓

**AVERAGE SALES PRICE**  
CONDO

**-33.52%** ↓

**MEDIAN LIST PRICE**  
**(SOLD LISTINGS)**  
CONDO

**-14.54%** ↓

**AVERAGE LIST PRICE**  
**(SOLD LISTINGS)**  
CONDO

■ Jul '23

■ Jul '24

# AREA REPORT

## ST. THOMAS

### FULL MARKET SUMMARY

July 2024 | Condo ?

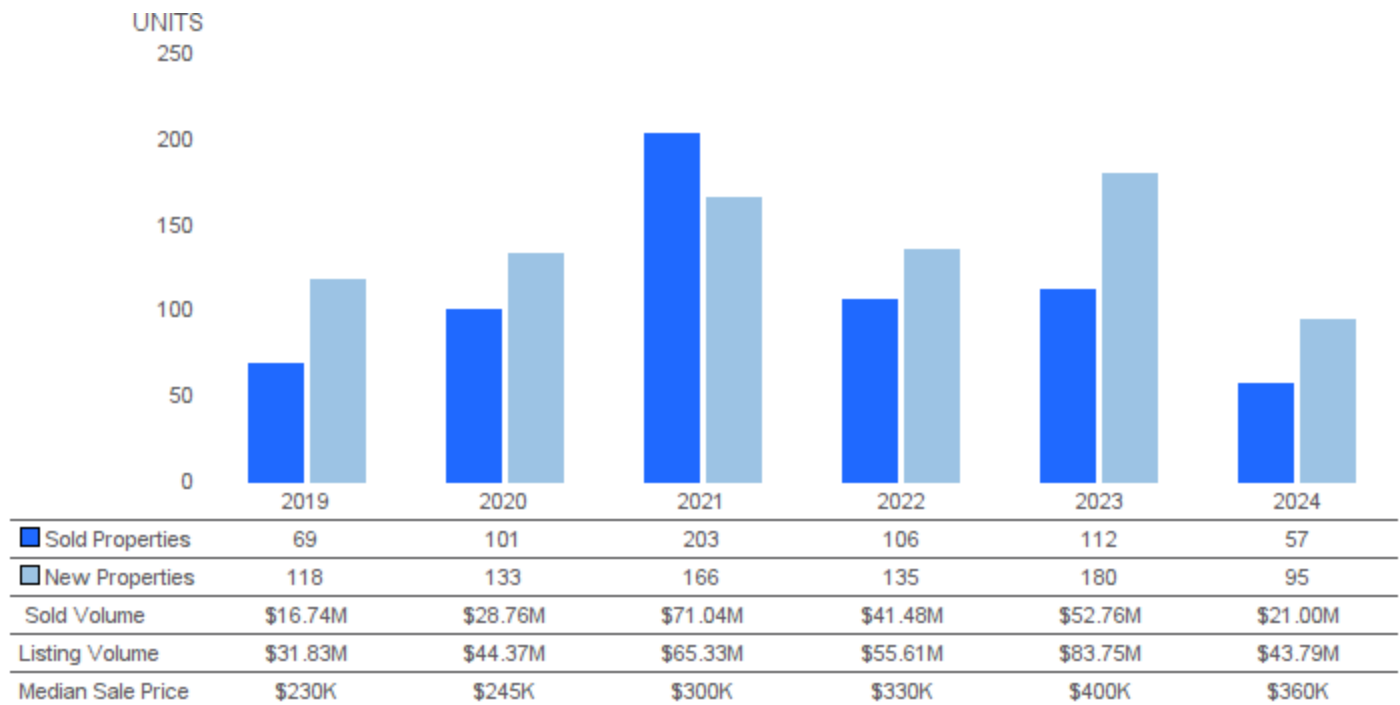
	Month to Date			Year to Date		
	July 2024	July 2023	% Change	YTD 2024	YTD 2023	% Change
New Listings	13	8	62.5% <span>↑</span>	95	102	-6.86% <span>↓</span>
Sold Listings	5	9	-44.44% <span>↓</span>	57	76	-25% <span>↓</span>
Median List Price (Solds)	\$349,000	\$525,000	-33.52% <span>↓</span>	\$369,000	\$409,500	-9.89% <span>↓</span>
Median Sold Price	\$320,000	\$525,000	-39.05% <span>↓</span>	\$360,000	\$394,500	-8.75% <span>↓</span>
Median Days on Market	162	89	82.02% <span>↑</span>	141	81	74.07% <span>↑</span>
Average List Price (Solds)	\$408,100	\$477,555	-14.54% <span>↓</span>	\$385,612	\$432,645	-10.87% <span>↓</span>
Average Sold Price	\$385,800	\$469,241	-17.78% <span>↓</span>	\$368,339	\$420,382	-12.38% <span>↓</span>
Average Days on Market	190	87	118.39% <span>↑</span>	171	108	58.33% <span>↑</span>
List/Sold Price Ratio	93.4%	97.8%	-4.48% <span>↓</span>	95.3%	96.8%	-1.52% <span>↓</span>

### SOLD AND NEW PROPERTIES (UNITS)

July 2024 | Condo ?

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

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

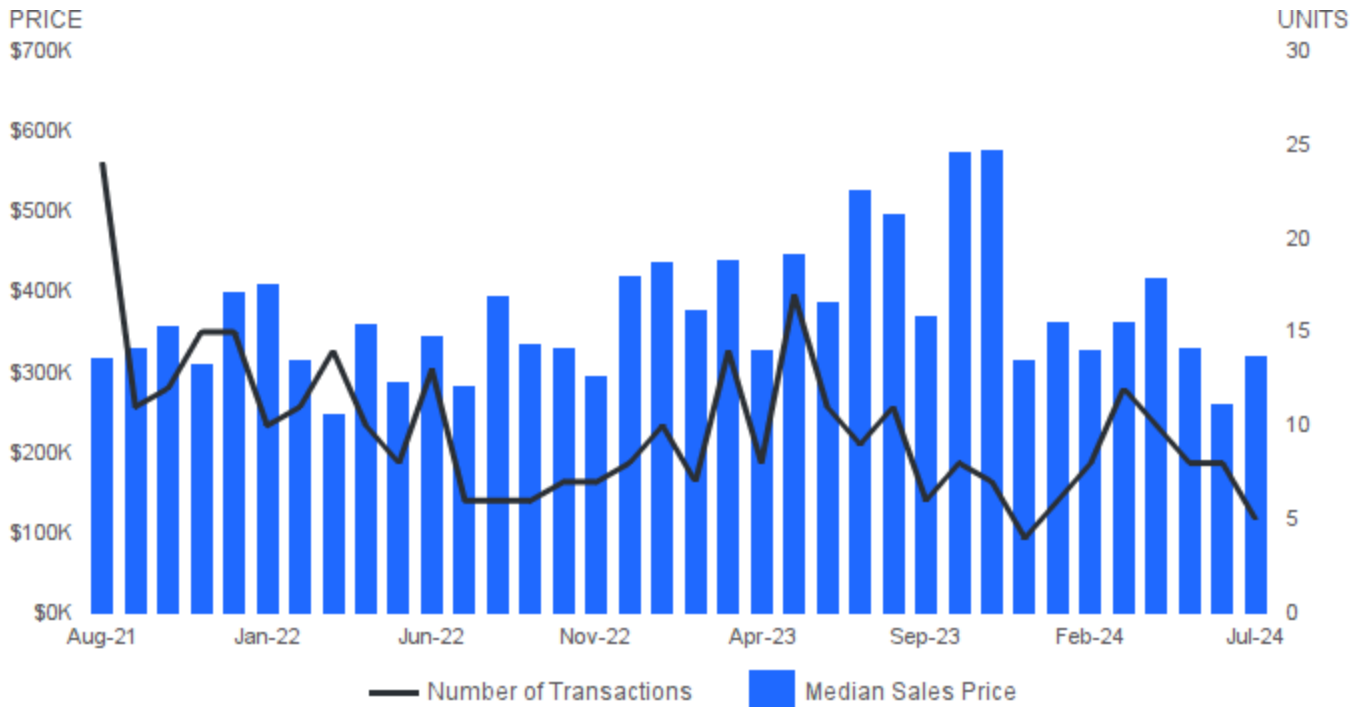


## MEDIAN SALES PRICE AND NUMBER OF SALES

July 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.

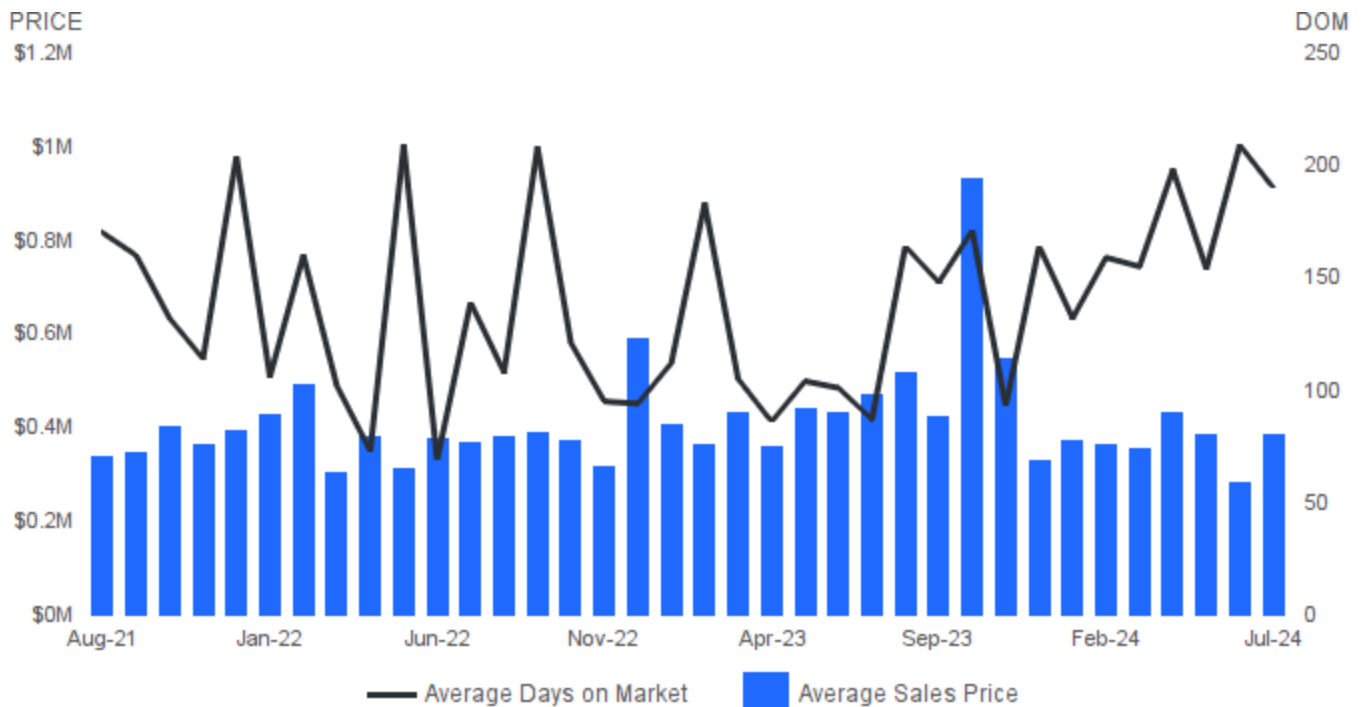


## AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

July 2024 | Condo ?

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

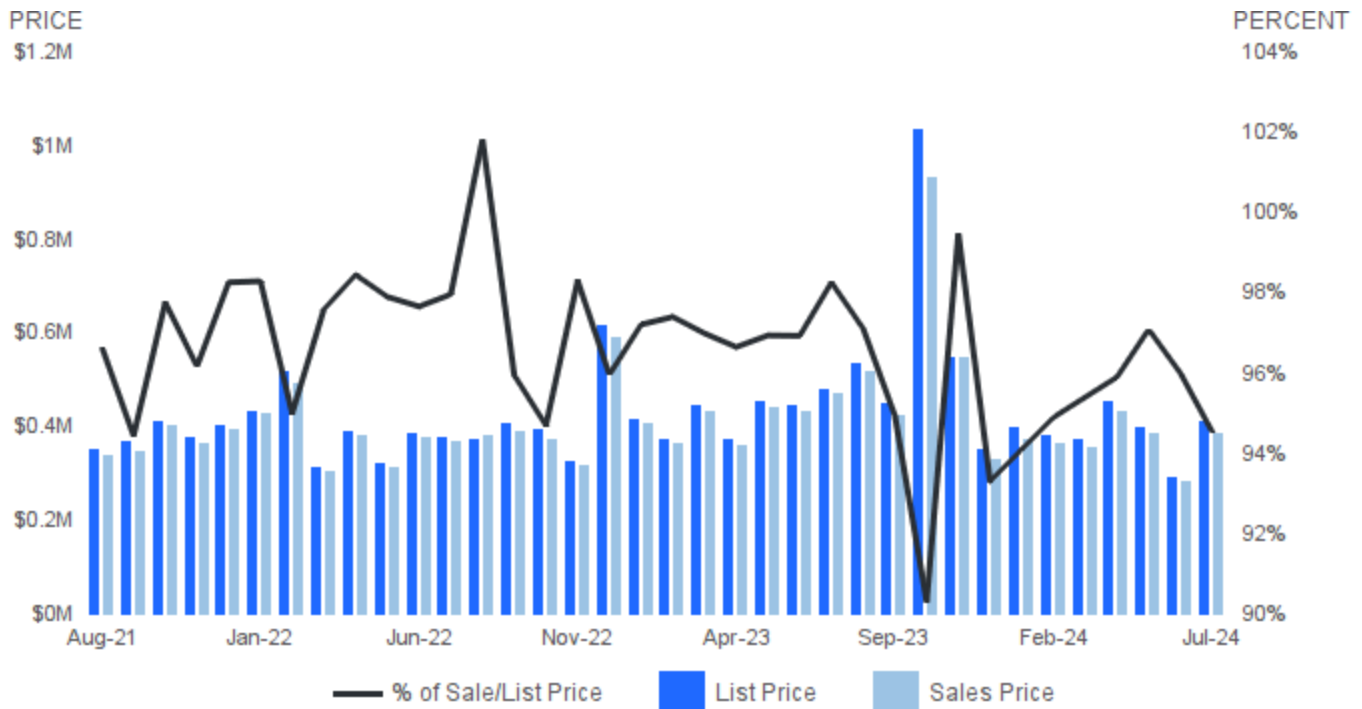
**Average Days on Market** | Average days on market for all properties sold.



# SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

July 2024 | Condo ?

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

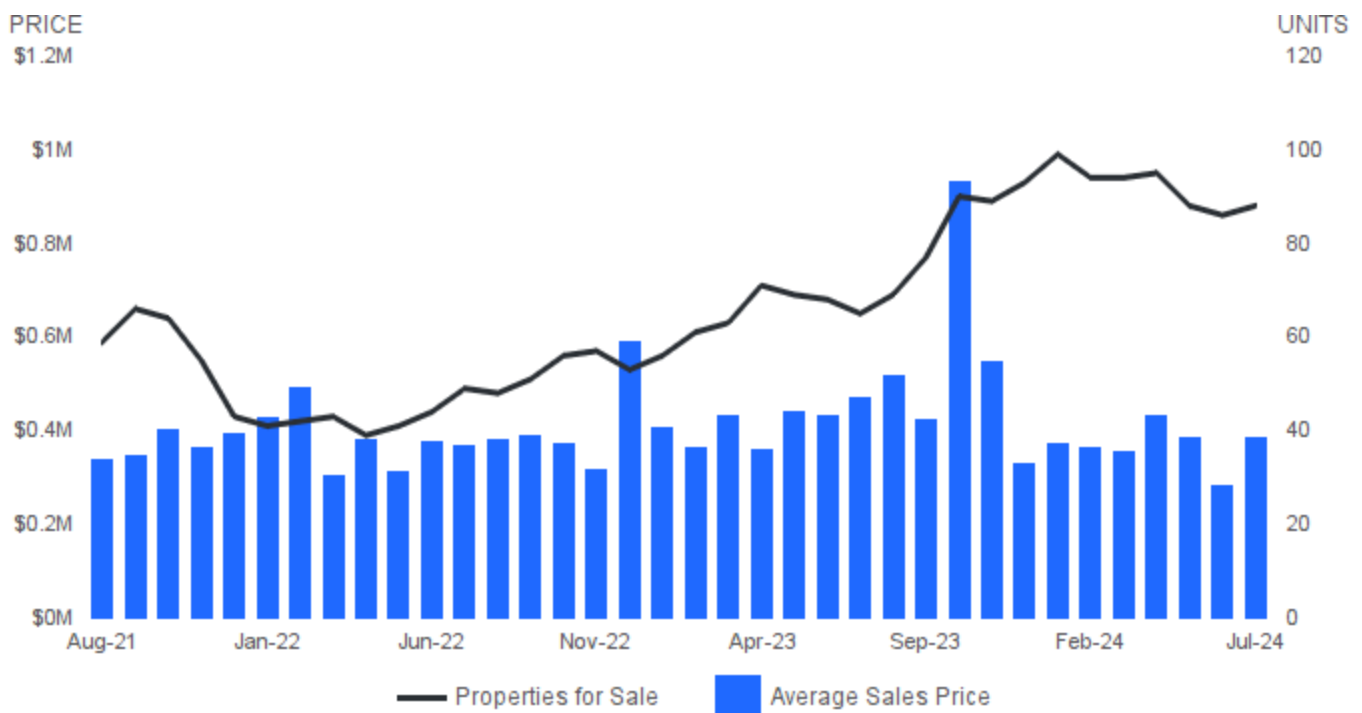


# AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

July 2024 | Condo ?

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

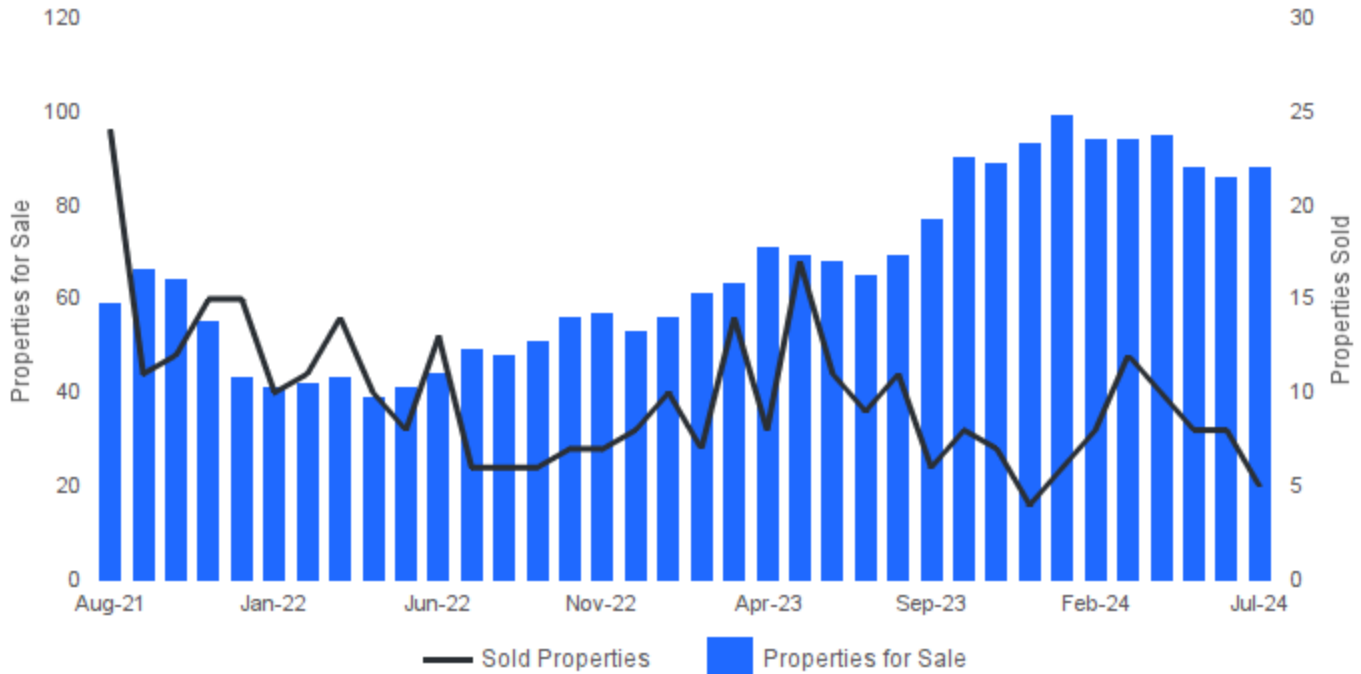
Properties for Sale | Number of properties listed for sale at the end of month.



# PROPERTIES FOR SALE AND SOLD PROPERTIES

July 2024 | Condo ?

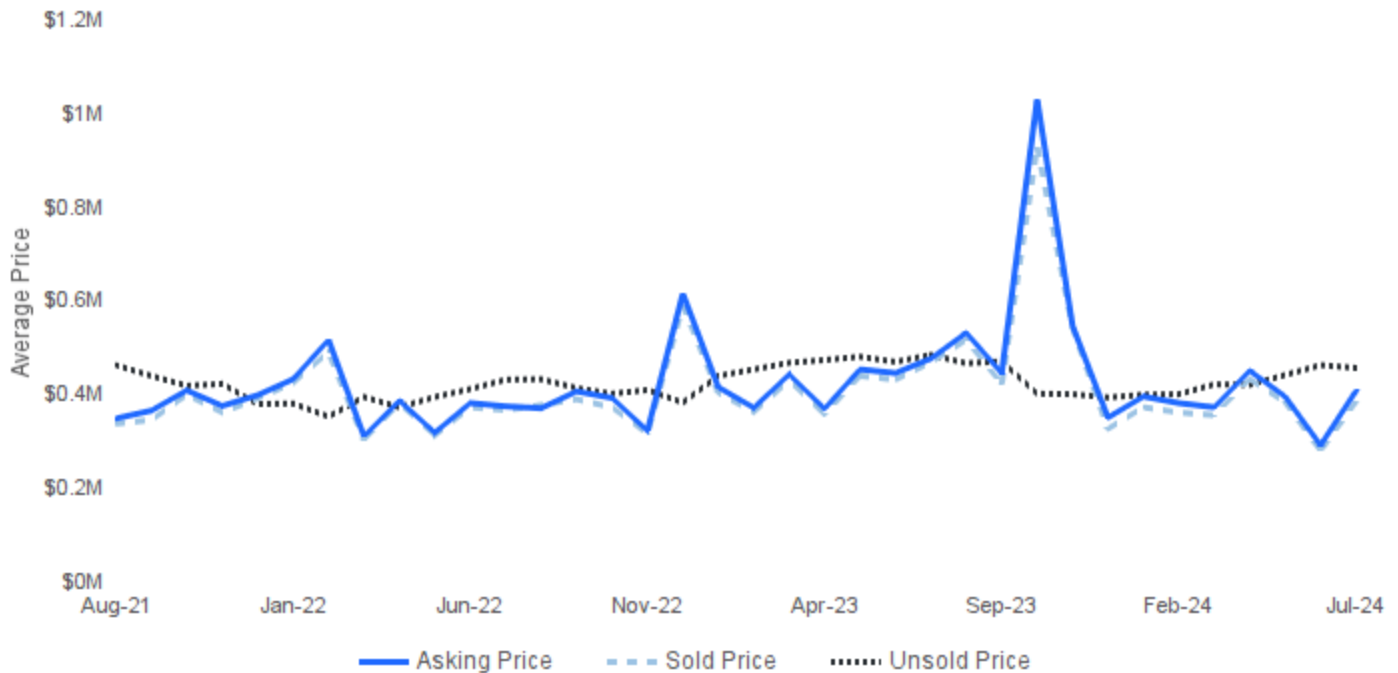
**Properties for Sale** | Number of properties listed for sale at the end of month.  
**Sold Properties** | Number of properties sold.



# AVERAGE ASKING/SOLD/UNSOLD PRICE

July 2024 | Condo ?

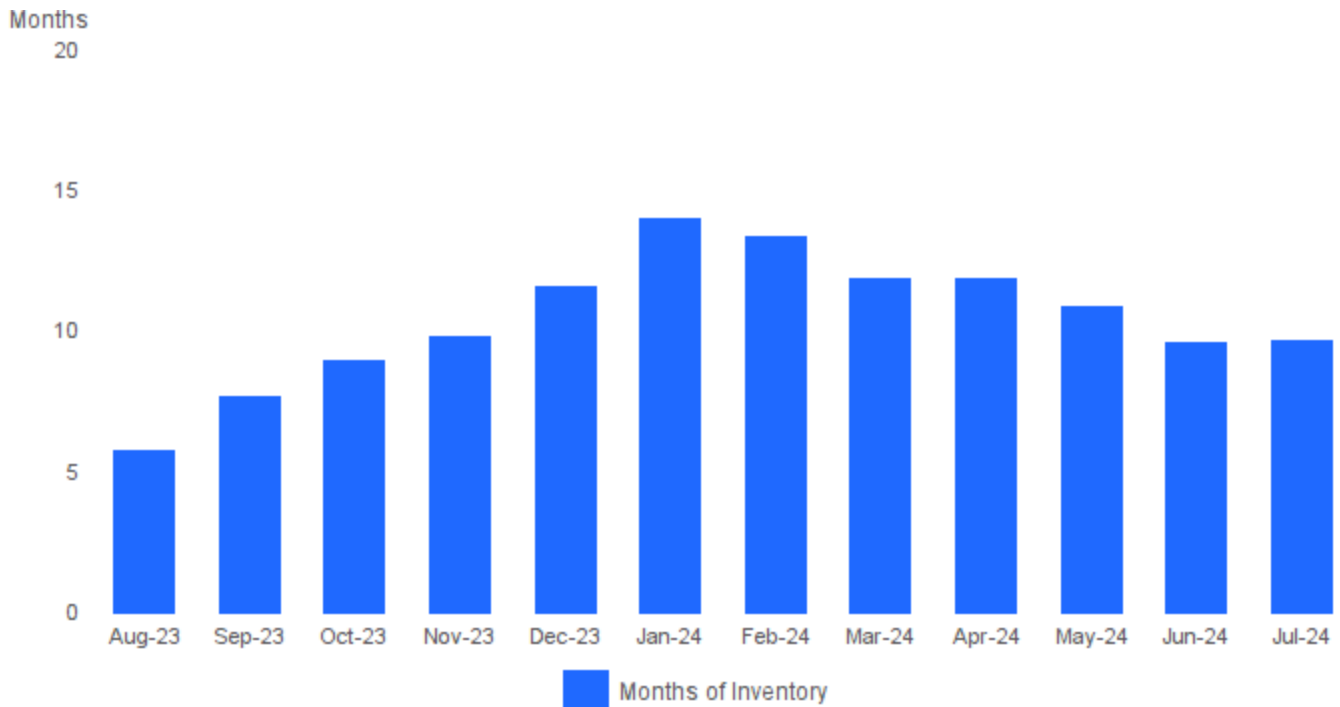
**Asking Price** | the average asking price of sold properties  
**Sold Price** | the average selling price  
**Unsold Price** | the average active list price



# ABSORPTION RATE

July 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.



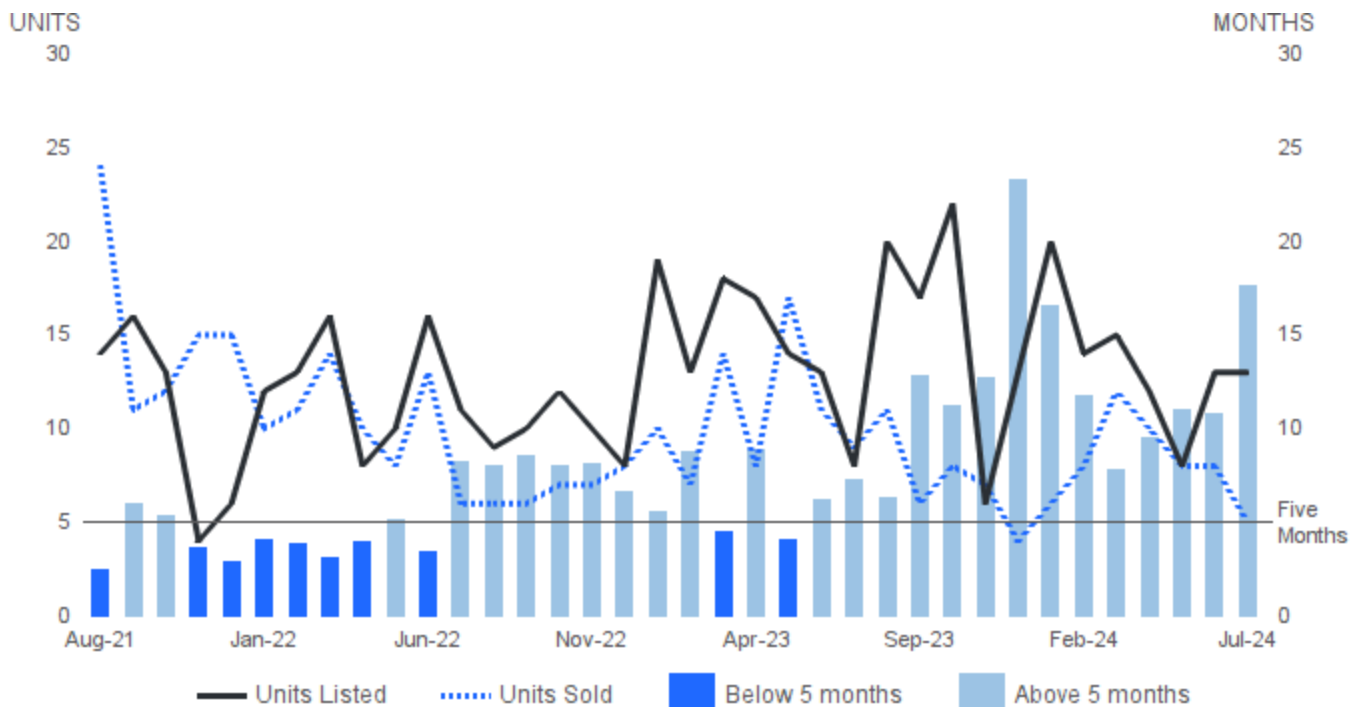
# MONTHS SUPPLY OF INVENTORY

July 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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