



COLDWELL BANKER
U.S. VIRGIN ISLANDS

**AREA
REPORT**

ST. THOMAS

JULY 2024 | LOTS/ACRES



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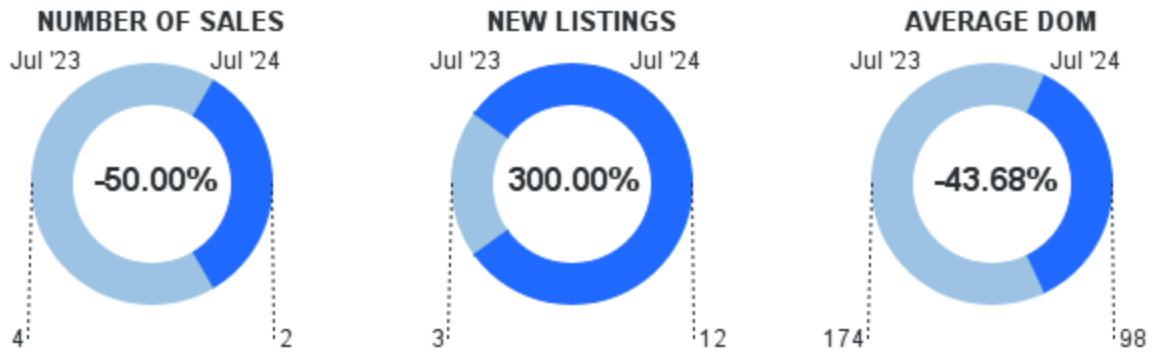



COLDWELL BANKER
ISLAND AFFILIATES

ST. THOMAS | July 2024


REAL ESTATE SNAPSHOT - Change since this time last year

Lots/Acres



32.24% 

MEDIAN SALES PRICE
LOTS/ACRES

6.09% 


AVERAGE SALES PRICE
LOTS/ACRES

36.65% 

MEDIAN LIST PRICE
(SOLD LISTINGS)
LOTS/ACRES

5.25% 

AVERAGE LIST PRICE
(SOLD LISTINGS)
LOTS/ACRES

 Jul '23

 Jul '24

AREA REPORT

ST. THOMAS

FULL MARKET SUMMARY

July 2024 | Lots/Acres ?

	Month to Date			Year to Date		
	July 2024	July 2023	% Change	YTD 2024	YTD 2023	% Change
New Listings	12	3	300% ↑	68	66	3.03% ↑
Sold Listings	2	4	-50% ↓	22	35	-37.14% ↓
Median List Price (Solds)	\$204,975	\$150,000	36.65% ↑	\$157,000	\$175,000	-10.29% ↓
Median Sold Price	\$191,750	\$145,000	32.24% ↑	\$137,750	\$165,000	-16.52% ↓
Median Days on Market	98	190	-48.42% ↓	176	175	0.57% ↑
Average List Price (Solds)	\$204,975	\$194,750	5.25% ↑	\$225,565	\$464,640	-51.45% ↓
Average Sold Price	\$191,750	\$180,750	6.09% ↑	\$200,500	\$349,118	-42.57% ↓
Average Days on Market	98	174	-43.68% ↓	227	195	16.41% ↑
List/Sold Price Ratio	91.5%	89.8%	1.95% ↑	91.3%	87.3%	4.6% ↑

SOLD AND NEW PROPERTIES (UNITS)

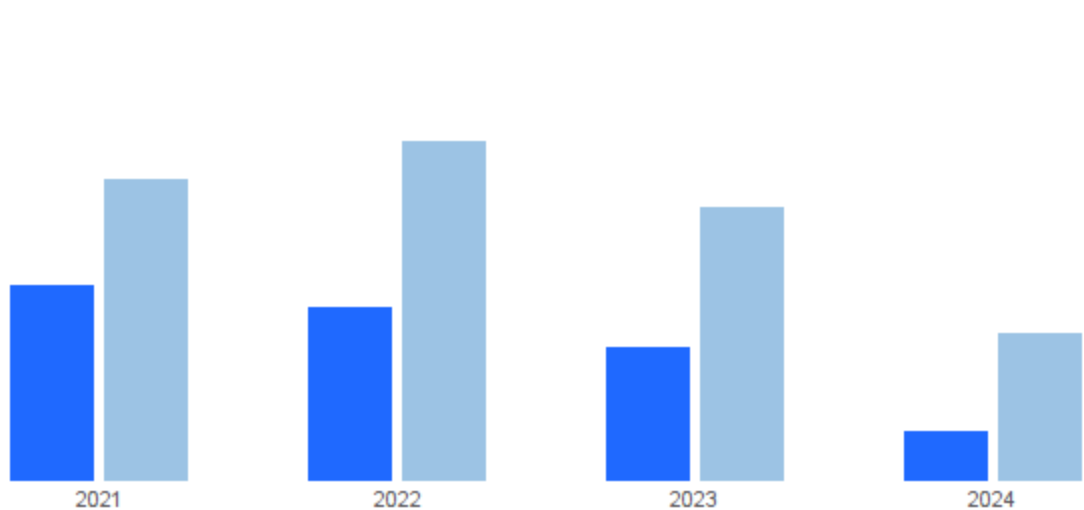
July 2024 | Lots/Acres ?

Sold Properties | Number of properties sold during the year

New Properties | Number of properties listed during the year.

UNITS
200

150
100
50
0



Sold Properties	91	80	62	22
New Properties	140	158	127	68
Sold Volume	\$16.90M	\$14.50M	\$16.76M	\$4.41M
Listing Volume	\$93.05M	\$98.95M	\$77.86M	\$28.09M
Median Sale Price	\$120K	\$120K	\$143K	\$138K

MEDIAN SALES PRICE AND NUMBER OF SALES

July 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.

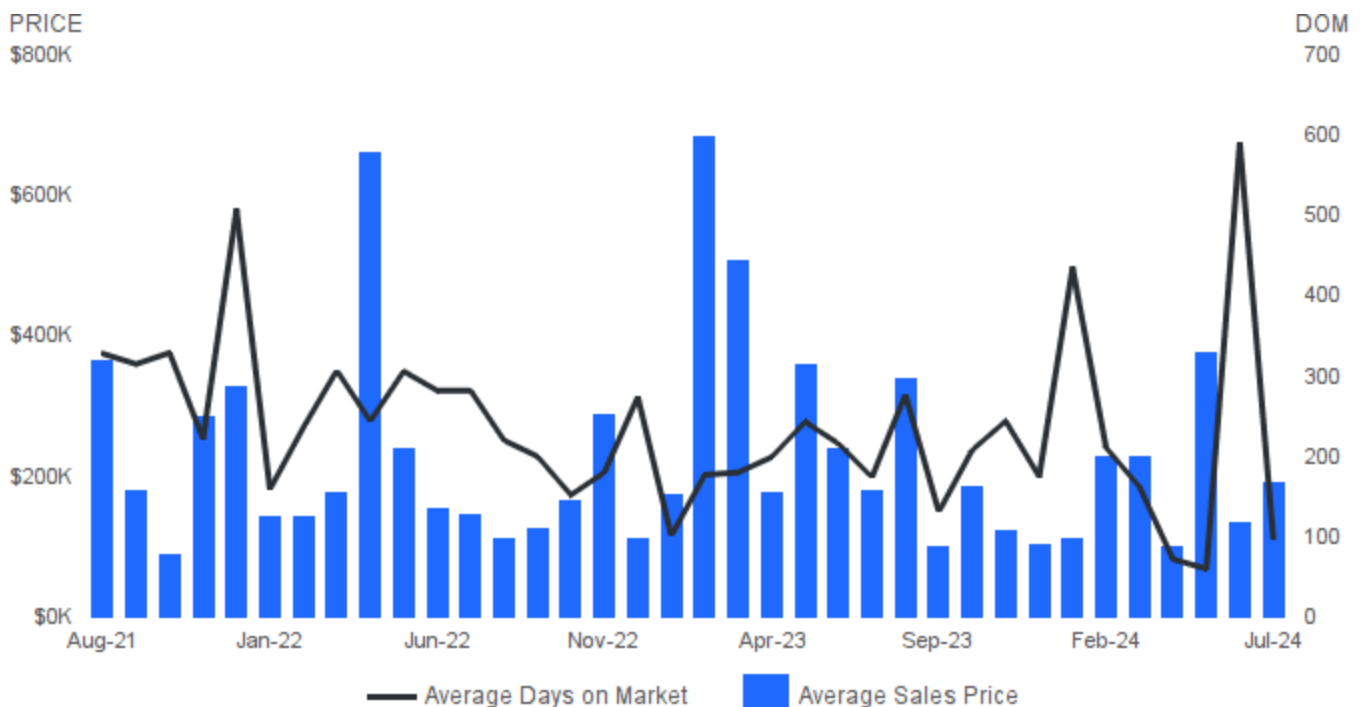


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

July 2024 | Lots/Acres ?

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

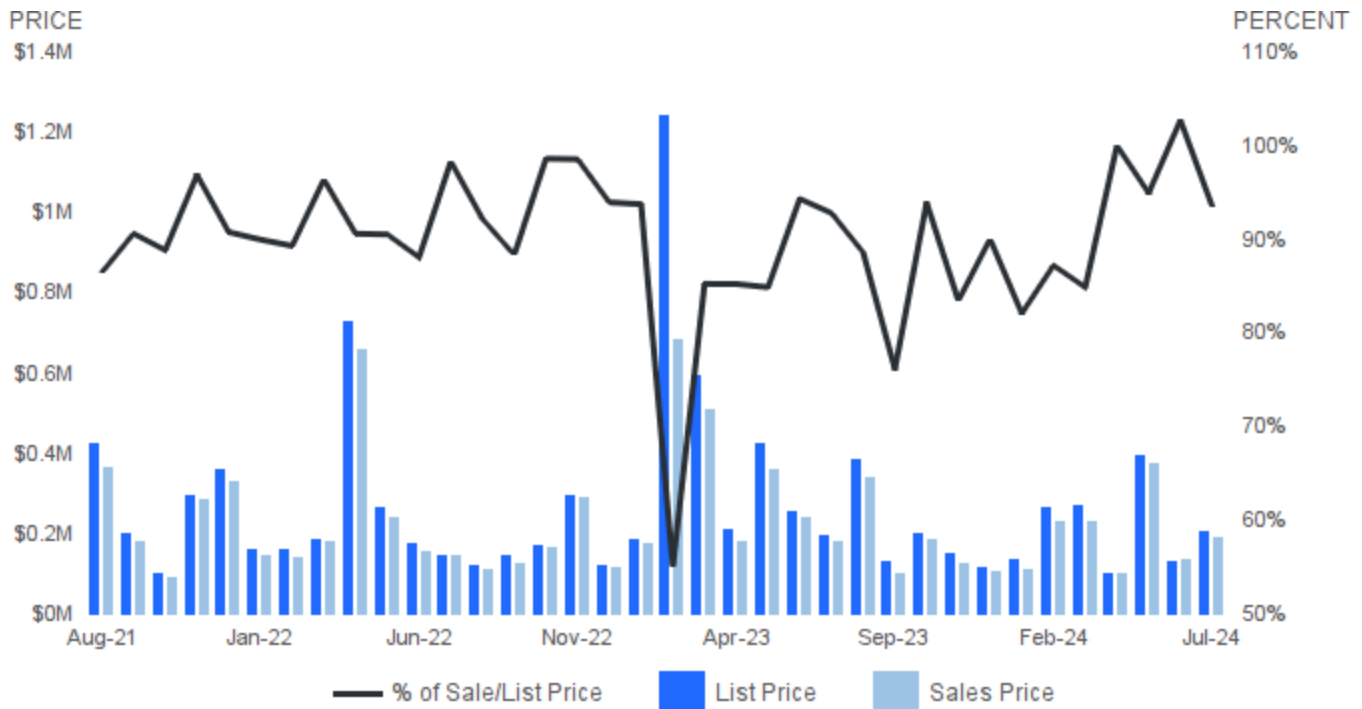
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

July 2024 | Lots/Acres ?

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

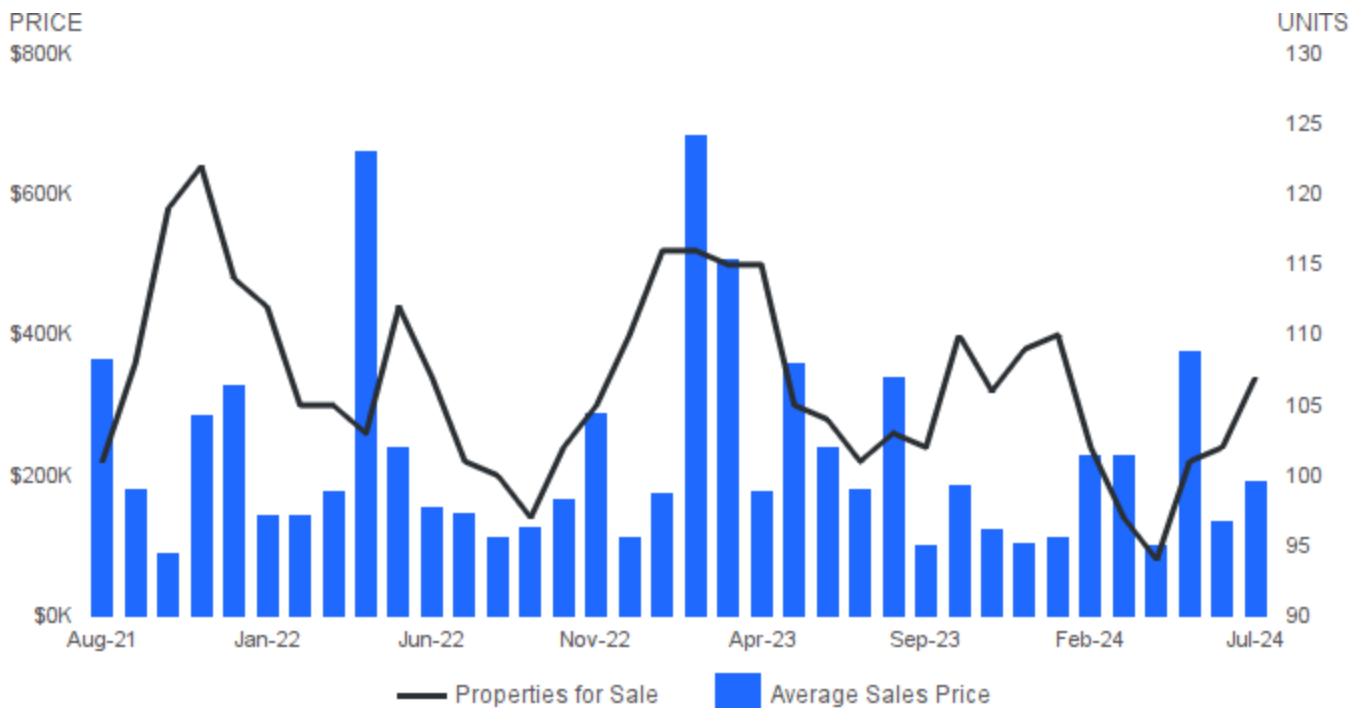


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

July 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

July 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

July 2024 | Lots/Acres ?

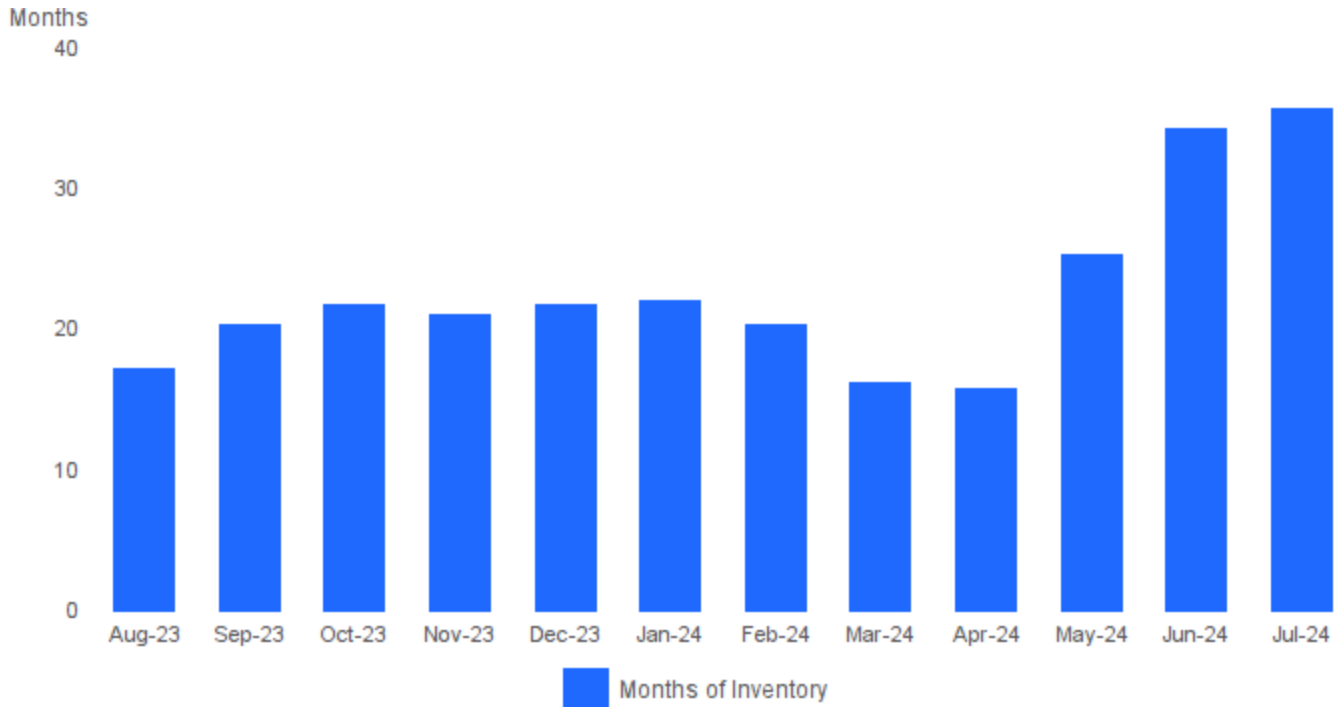
Asking Price | the average asking price of sold properties
Sold Price | the average selling price
Unsold Price | the average active list price



ABSORPTION RATE

July 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.



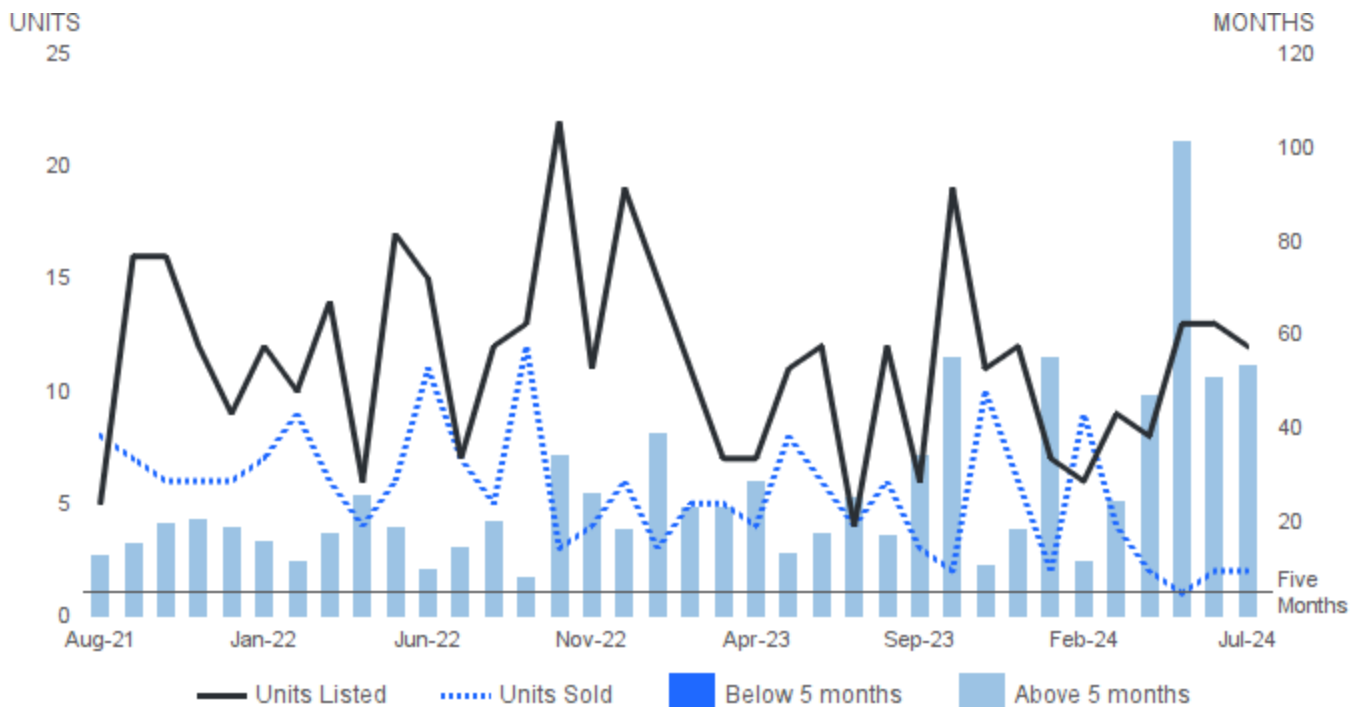
MONTHS SUPPLY OF INVENTORY

July 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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