



COLDWELL BANKER

U.S. VIRGIN ISLANDS

AREA REPORT

ST. THOMAS

JULY 2024 | SINGLE FAMILY



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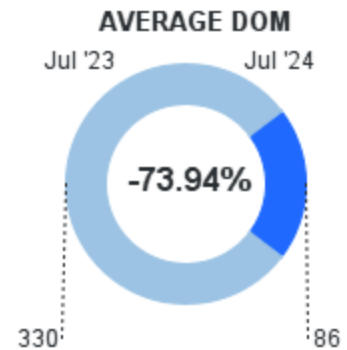
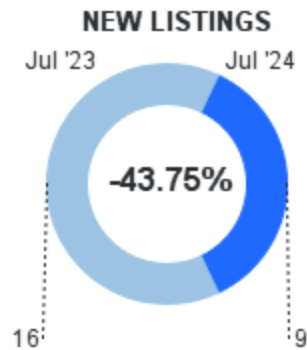
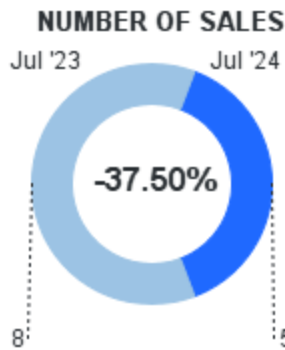


COLDWELL BANKER
ISLAND AFFILIATES

ST. THOMAS | July 2024

REAL ESTATE SNAPSHOT - Change since this time last year

Single Family



-41.51% ↓

MEDIAN SALES PRICE
SINGLE FAMILY

-57.19% ↓

AVERAGE SALES PRICE
SINGLE FAMILY

-43.24% ↓

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

-58.68% ↓

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

■ Jul '23

■ Jul '24

AREA REPORT

ST. THOMAS

FULL MARKET SUMMARY

July 2024 | Single Family ?

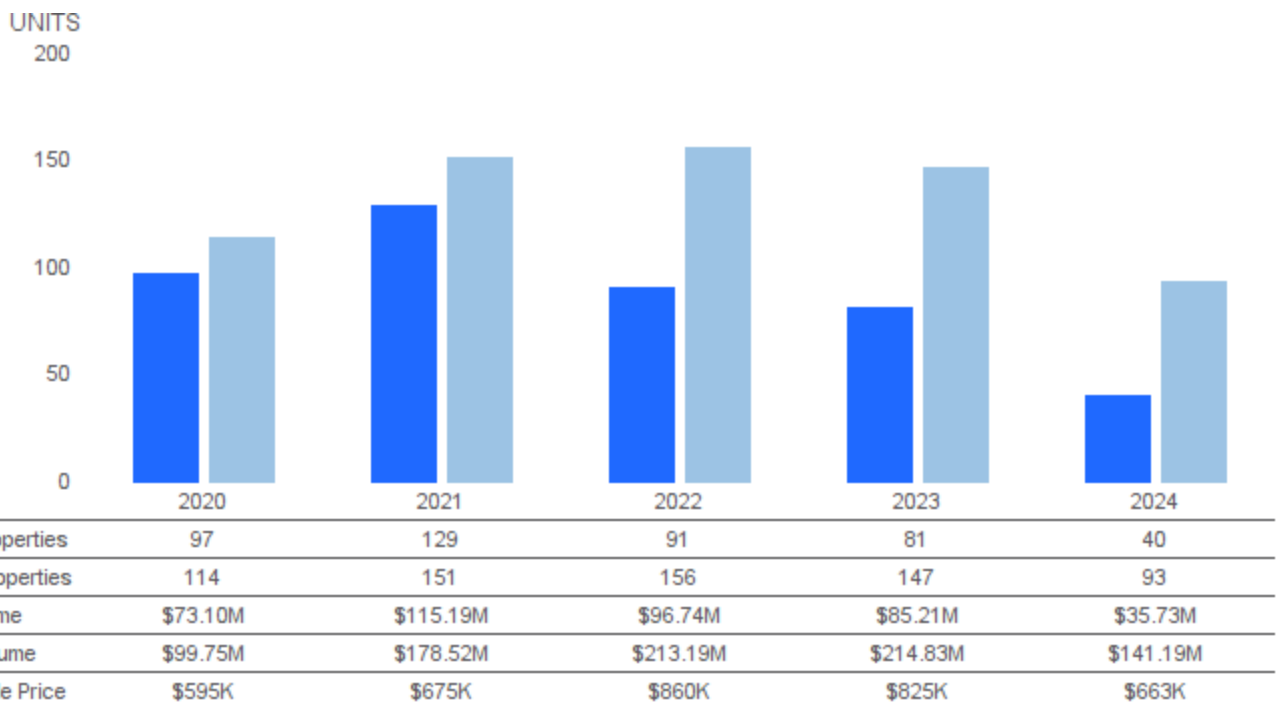
	Month to Date			Year to Date		
	July 2024	July 2023	% Change	YTD 2024	YTD 2023	% Change
New Listings	9	16	-43.75% ↓	93	76	22.37% ↑
Sold Listings	5	8	-37.5% ↓	40	51	-21.57% ↓
Median List Price (Solds)	\$695,000	\$1,224,500	-43.24% ↓	\$762,500	\$1,000,000	-23.75% ↓
Median Sold Price	\$620,000	\$1,060,000	-41.51% ↓	\$662,500	\$970,000	-31.7% ↓
Median Days on Market	99	270	-63.33% ↓	97	124	-21.77% ↓
Average List Price (Solds)	\$616,800	\$1,492,625	-58.68% ↓	\$953,222	\$1,413,831	-32.58% ↓
Average Sold Price	\$579,000	\$1,352,500	-57.19% ↓	\$893,215	\$1,243,505	-28.17% ↓
Average Days on Market	86	330	-73.94% ↓	169	182	-7.14% ↓
List/Sold Price Ratio	94.2%	89.1%	5.69% ↑	92.7%	90.6%	2.25% ↑

SOLD AND NEW PROPERTIES (UNITS)

July 2024 | Single Family ?

Sold Properties | Number of properties sold during the year

New Properties | Number of properties listed during the year.

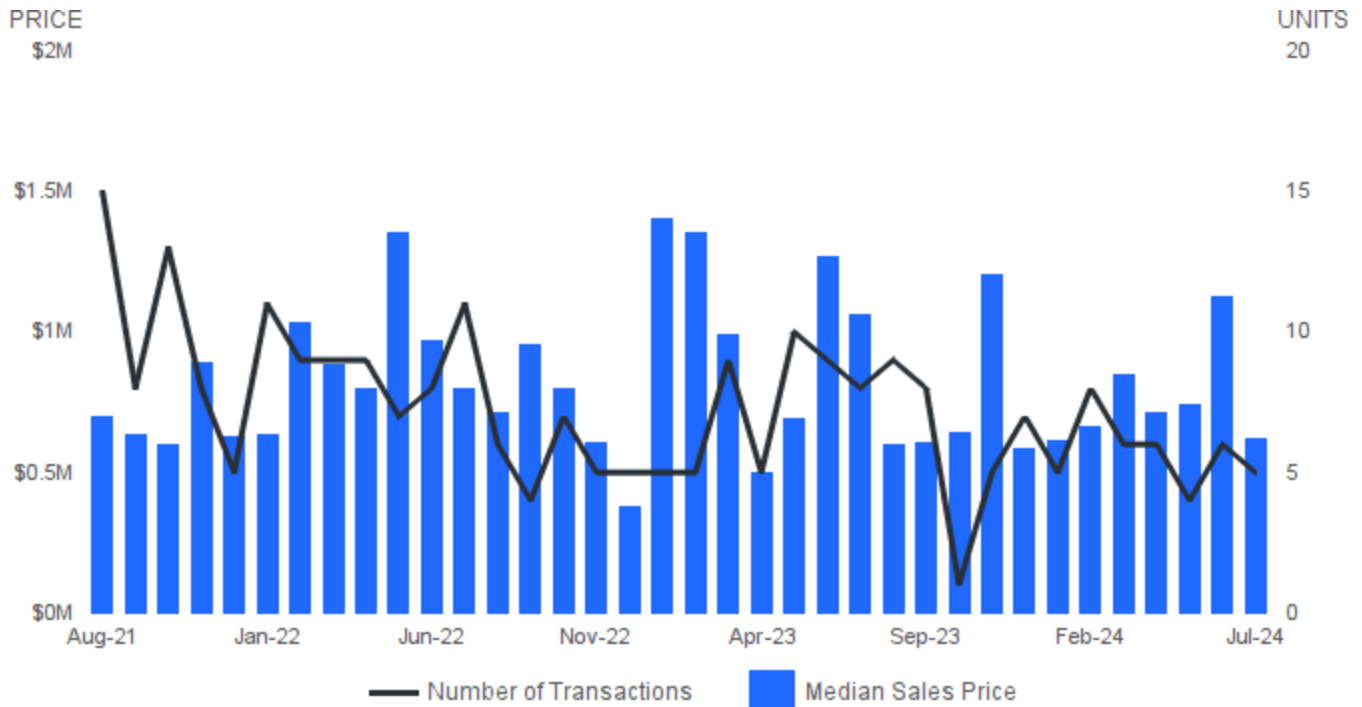


MEDIAN SALES PRICE AND NUMBER OF SALES

July 2024 | 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.

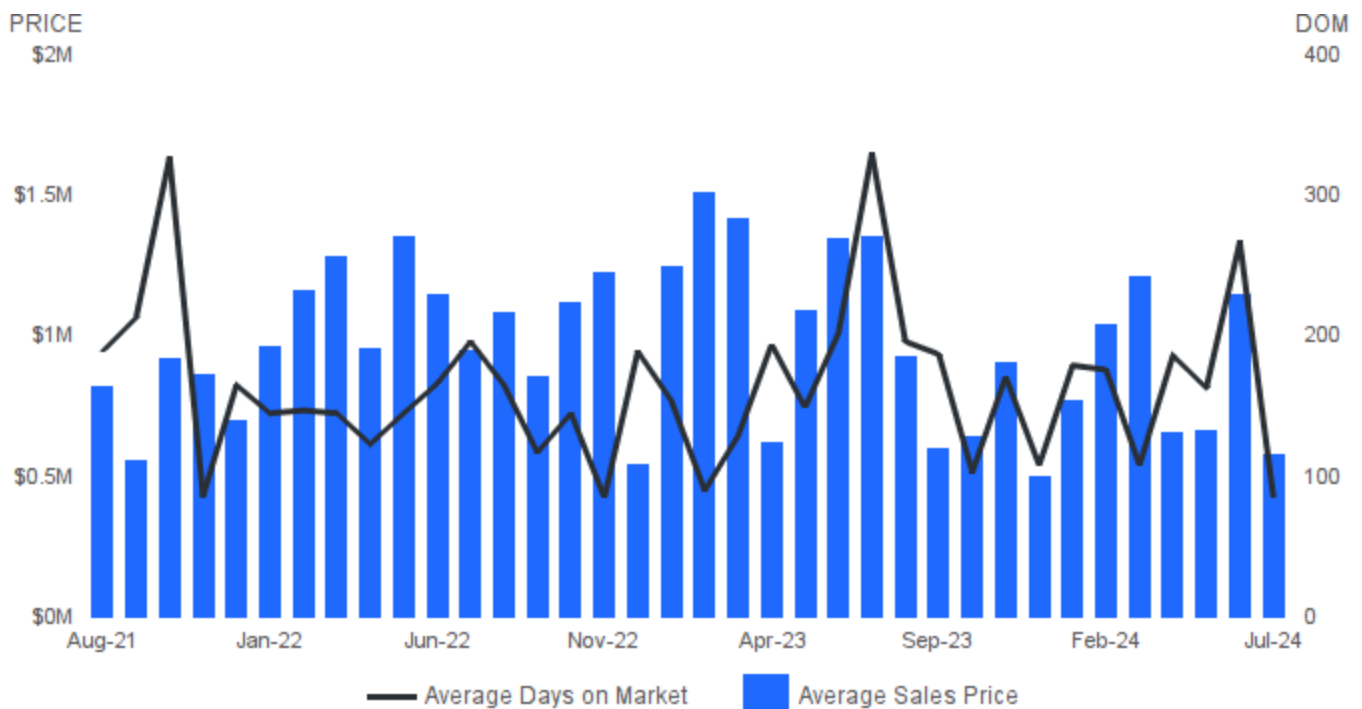


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

July 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

July 2024 | Single Family ?

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

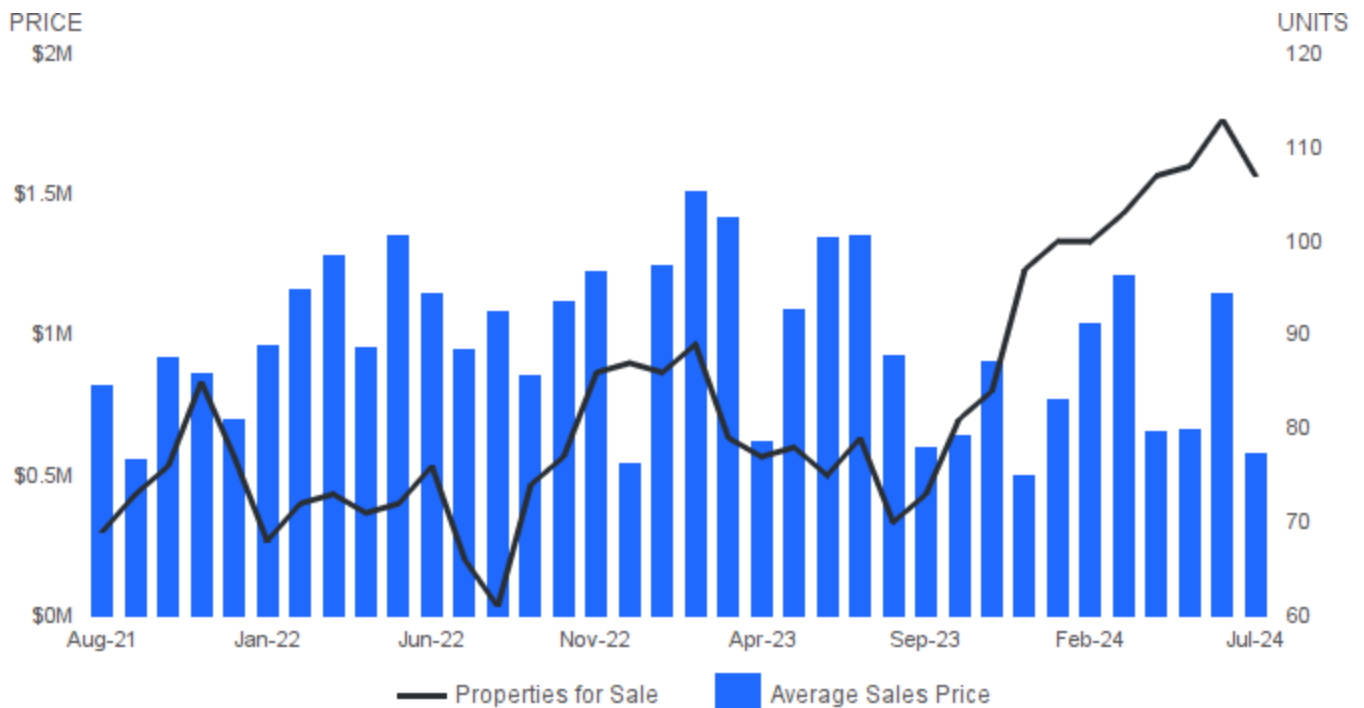


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

July 2024 | Single Family ?

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

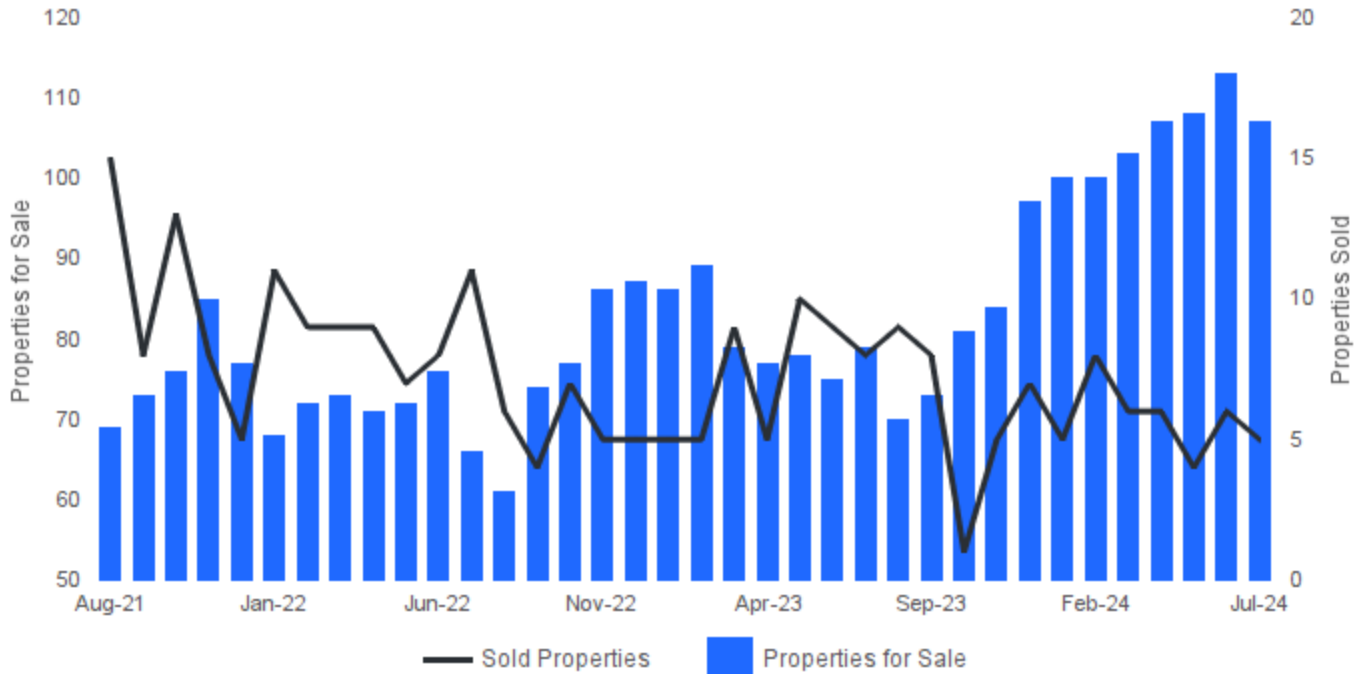
Properties for Sale | Number of properties listed for sale at the end of month.



PROPERTIES FOR SALE AND SOLD PROPERTIES

July 2024 | Single Family ?

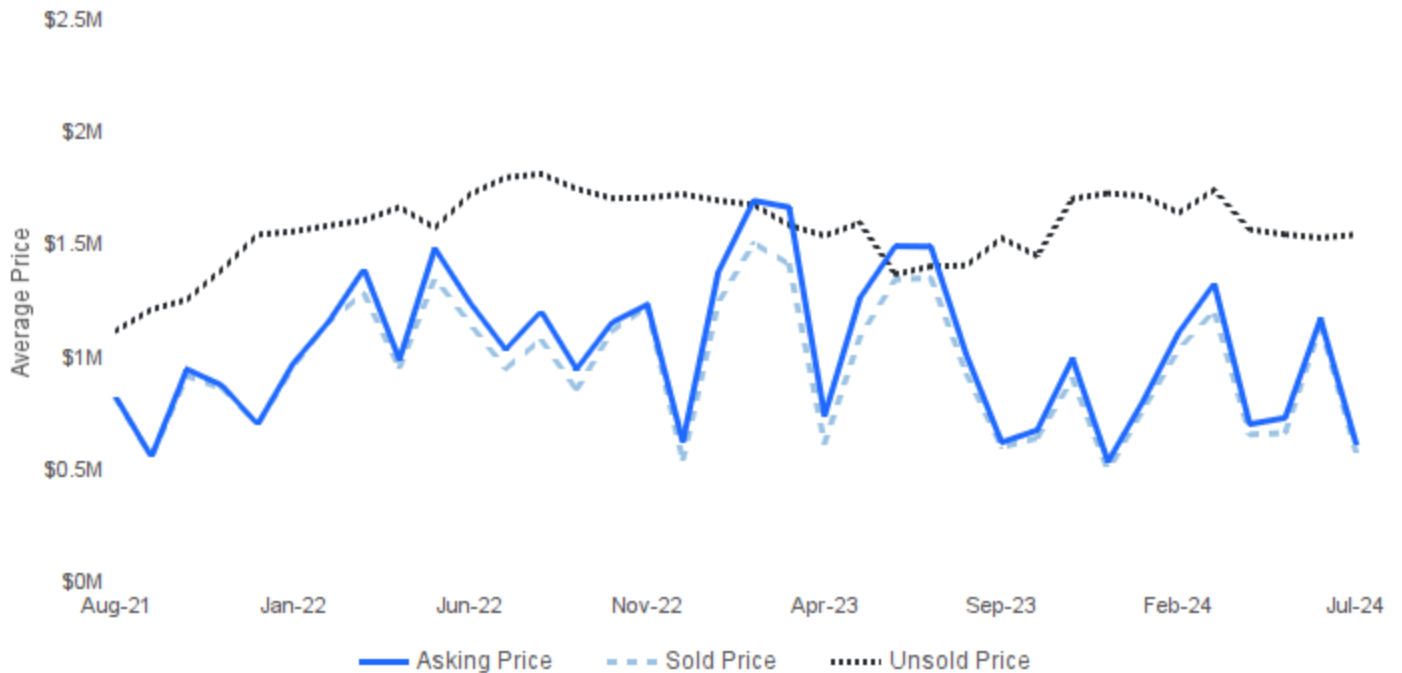
Properties for Sale | Number of properties listed for sale at the end of month.
Sold Properties | Number of properties sold.



AVERAGE ASKING/SOLD/UNSOLD PRICE

July 2024 | Single Family ?

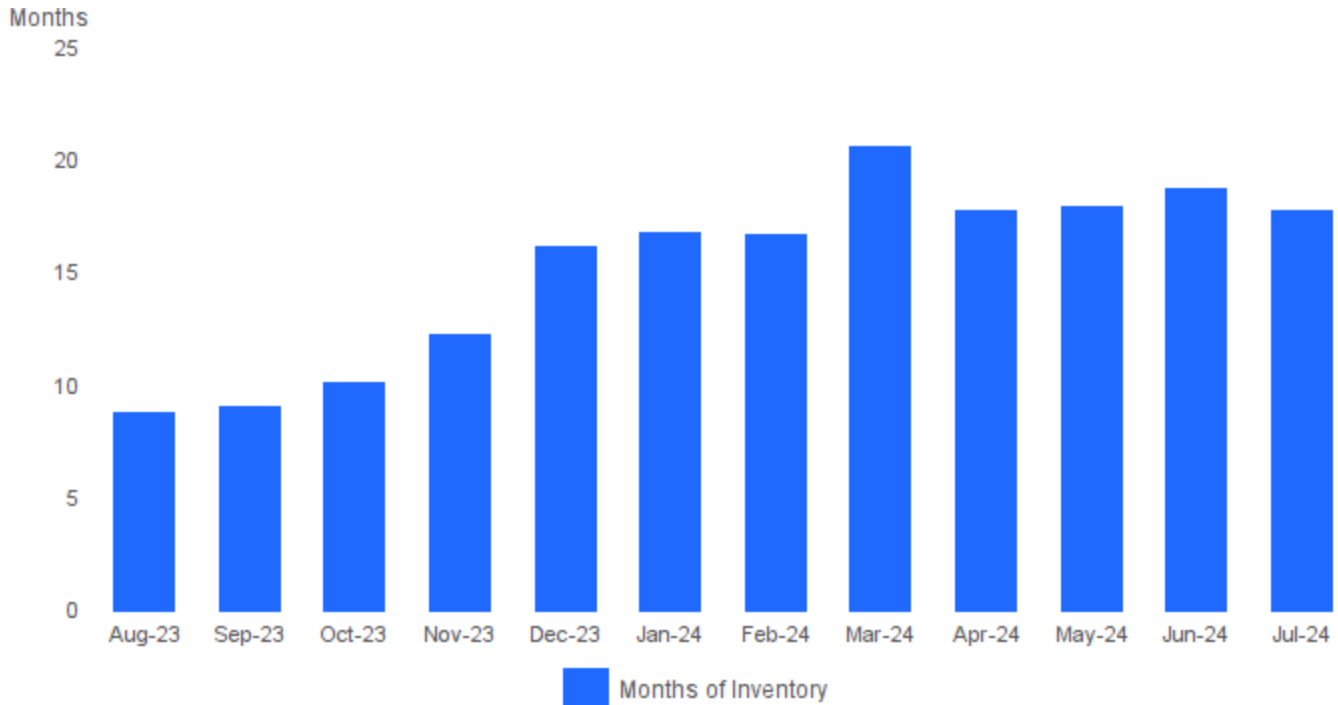
Asking Price | the average asking price of sold properties
Sold Price | the average selling price
Unsold Price | the average active list price



ABSORPTION RATE

July 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.



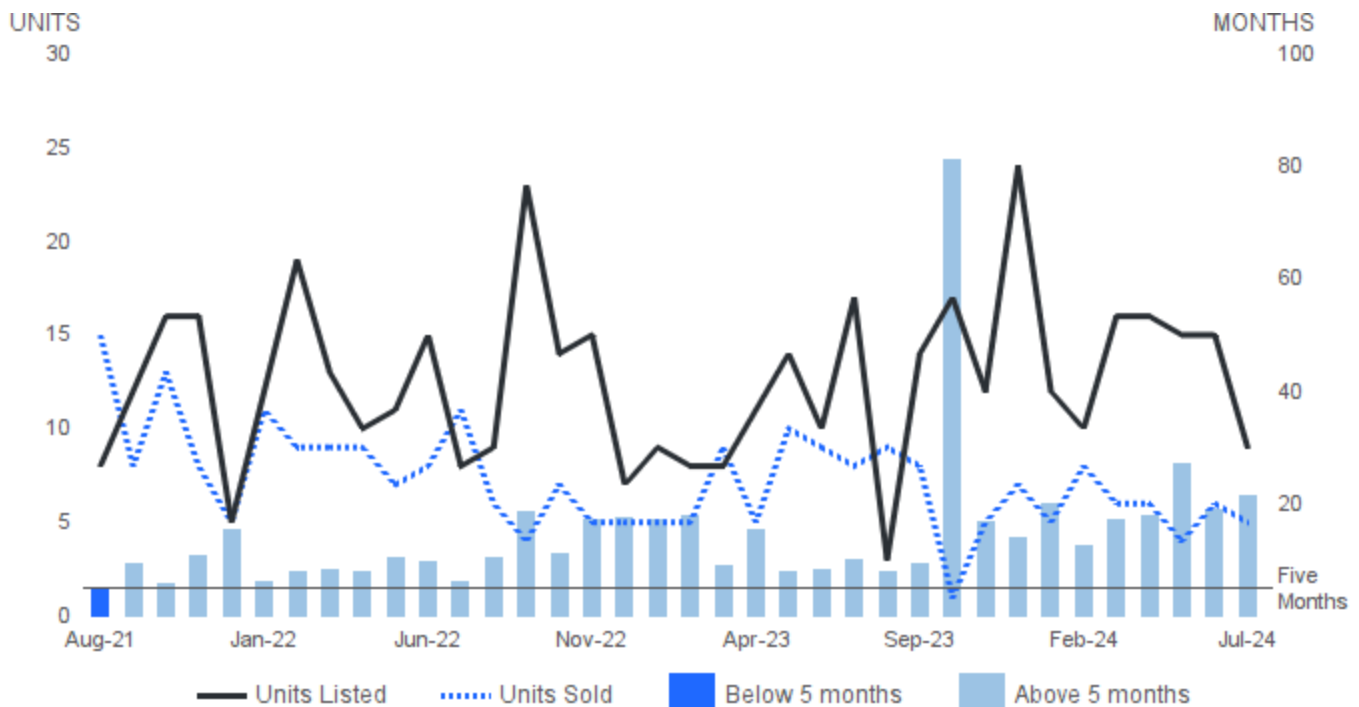
MONTHS SUPPLY OF INVENTORY

July 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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