



# COLDWELL BANKER

---

## U.S. VIRGIN ISLANDS

# AREA REPORT

ST. THOMAS

JULY 2024 | ALL PROPERTY TYPES



**BRYONY LOCHER**

Direct: 340-778-7000

Cell: 340-227-7657

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

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

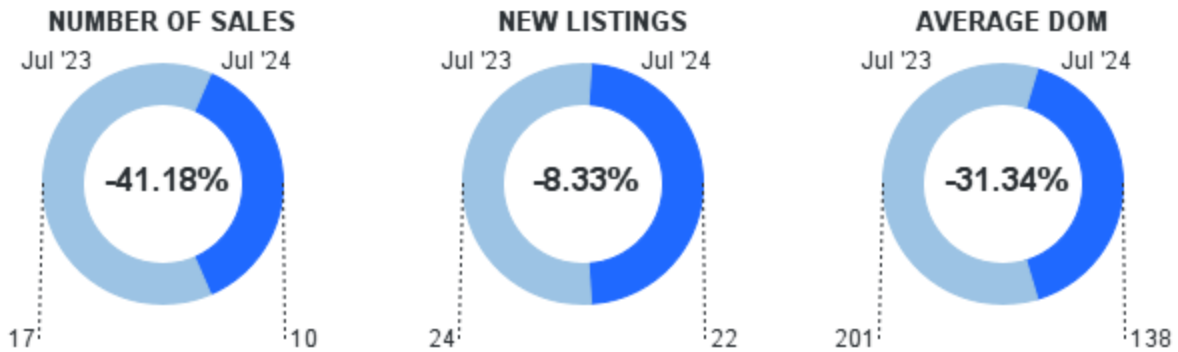


**COLDWELL BANKER**  
ISLAND AFFILIATES

# ST. THOMAS | July 2024

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

### All Property Types



**-19.62%** ↓

**MEDIAN SALES PRICE**  
ALL PROPERTY TYPES

**-45.48%** ↓

**AVERAGE SALES PRICE**  
ALL PROPERTY TYPES

**-21.53%** ↓

**MEDIAN LIST PRICE  
(SOLD LISTINGS)**  
ALL PROPERTY TYPES

**-46.35%** ↓

**AVERAGE LIST PRICE  
(SOLD LISTINGS)**  
ALL PROPERTY TYPES

■ Jul '23

■ Jul '24

# AREA REPORT

St. Thomas

## FULL MARKET SUMMARY

July 2024 | All Property Types ?

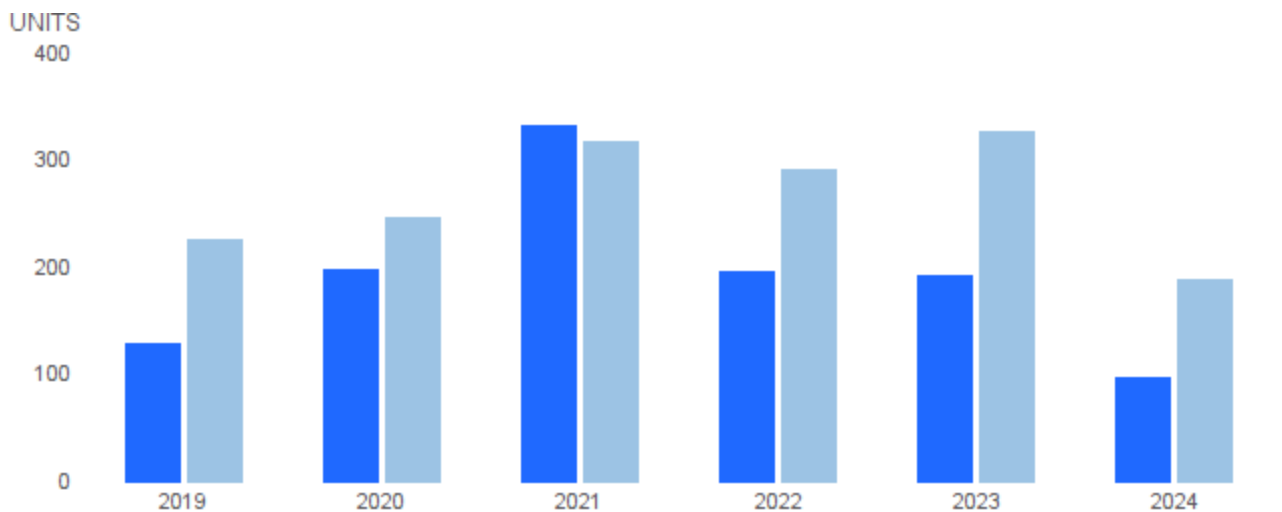
	Month to Date			Year to Date		
	July 2024	July 2023	% Change	YTD 2024	YTD 2023	% Change
New Listings	22	24	-8.33% ↓	188	178	5.62% ↑
Sold Listings	10	17	-41.18% ↓	97	127	-23.62% ↓
Median List Price (Solds)	\$531,250	\$677,000	-21.53% ↓	\$450,000	\$550,000	-18.18% ↓
Median Sold Price	\$522,500	\$650,000	-19.62% ↓	\$410,000	\$525,000	-21.9% ↓
Median Days on Market	111	94	18.09% ↑	119	92	29.35% ↑
Average List Price (Solds)	\$512,450	\$955,235	-46.35% ↓	\$619,678	\$826,664	-25.04% ↓
Average Sold Price	\$482,400	\$884,892	-45.48% ↓	\$584,783	\$750,927	-22.13% ↓
Average Days on Market	138	201	-31.34% ↓	170	138	23.19% ↑
List/Sold Price Ratio	93.8%	93.7%	0.1% ↑	94.2%	94.3%	-0.08% ↓

## SOLD AND NEW PROPERTIES (UNITS)

July 2024 | All Property Types ?

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

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

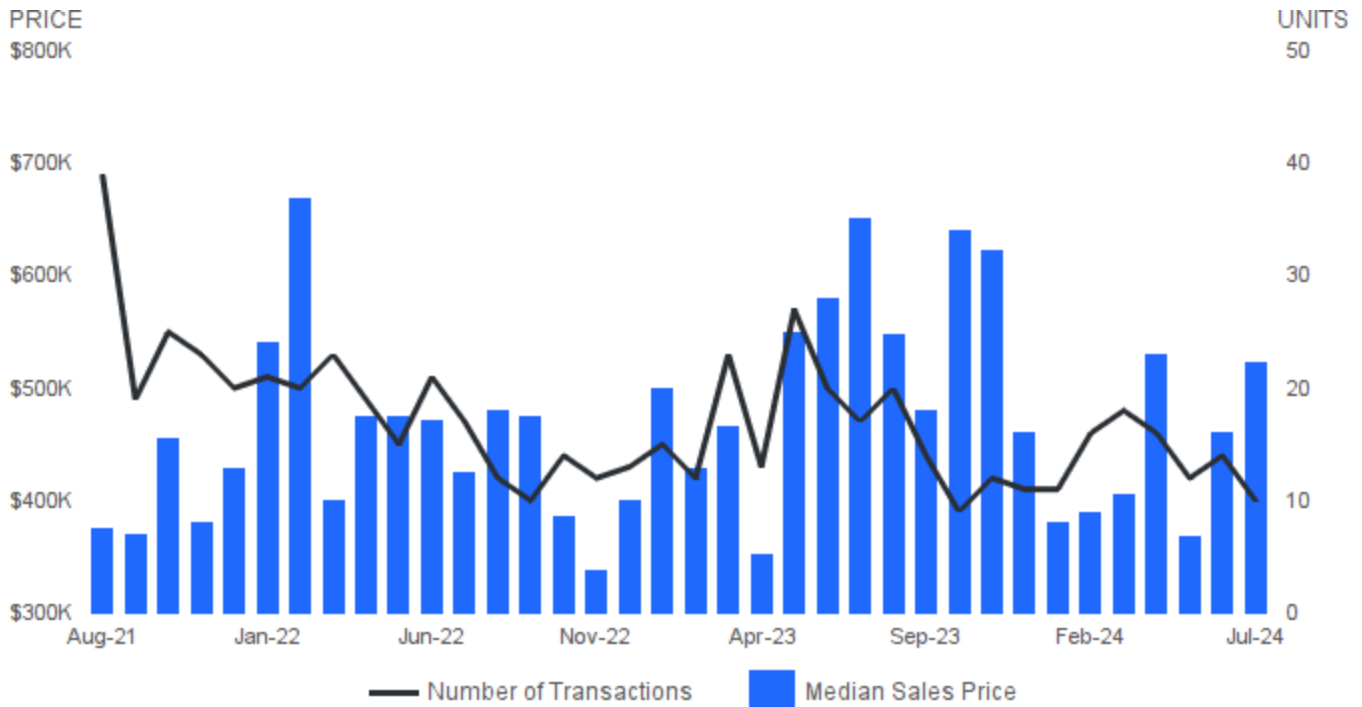


Sold Properties	129	198	332	197	193	97
New Properties	226	247	317	291	327	188
Sold Volume	\$54.50M	\$101.86M	\$186.23M	\$138.22M	\$137.97M	\$56.72M
Listing Volume	\$115.92M	\$144.13M	\$243.85M	\$268.80M	\$298.59M	\$184.98M
Median Sale Price	\$290K	\$330K	\$380K	\$460K	\$525K	\$410K

## MEDIAN SALES PRICE AND NUMBER OF SALES

July 2024 | All Property Types ?

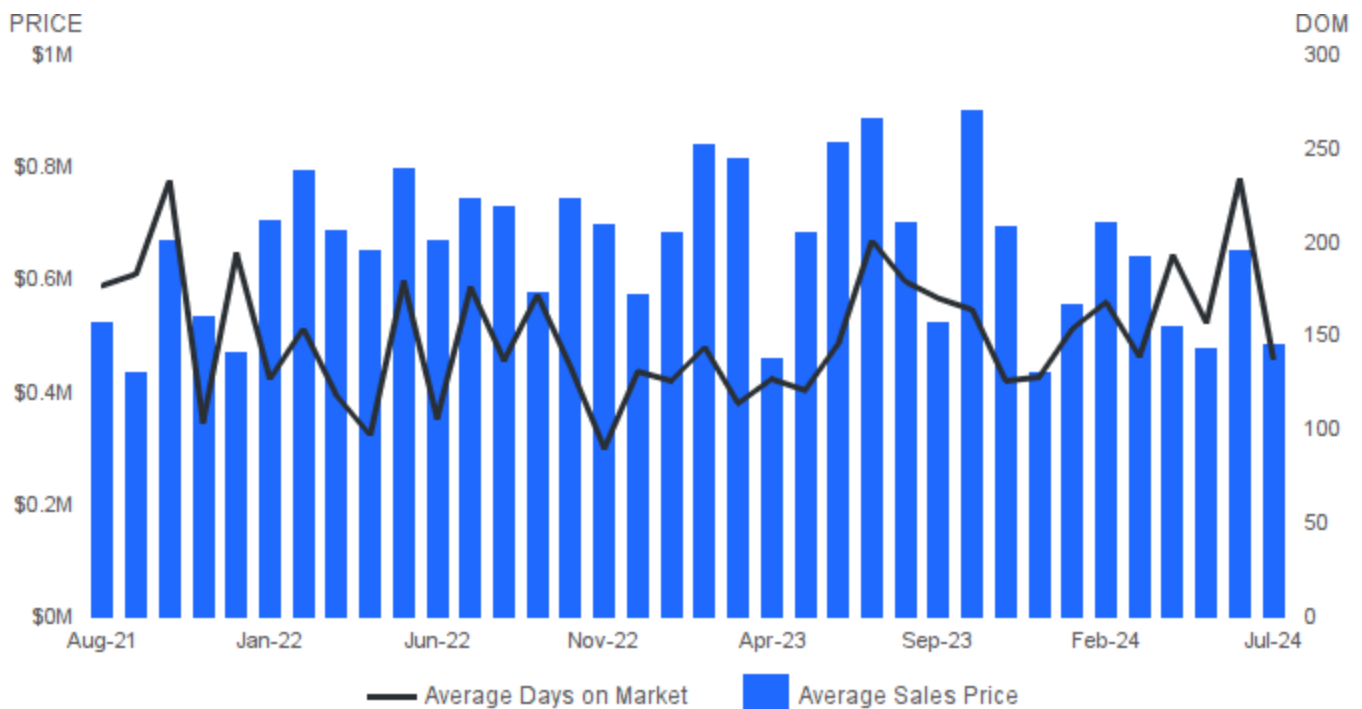
**Median Sales Price** | Price of the "middle" property sold -an equal number of sales were above and below this price.  
**Number of Sales** | Number of properties sold.



## AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

July 2024 | All Property Types ?

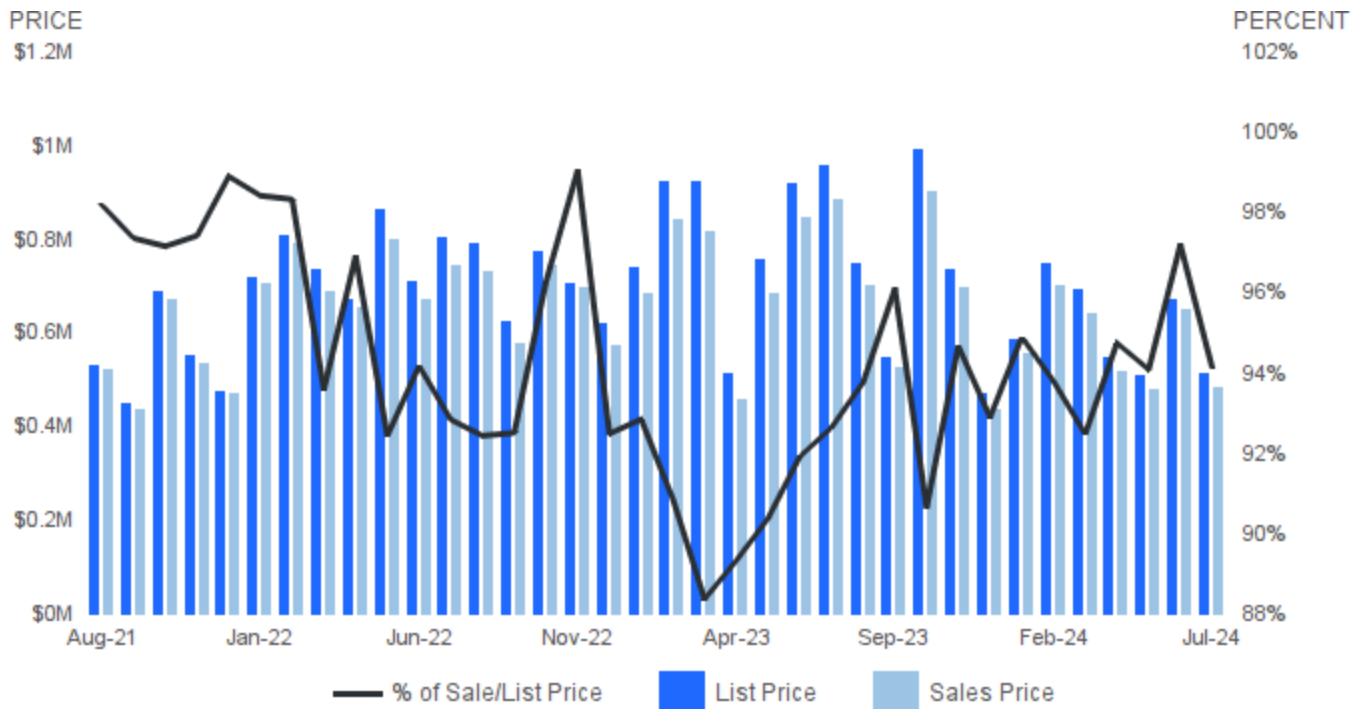
**Average Sales Price** | Average sales price for all properties sold.  
**Average Days on Market** | Average days on market for all properties sold.



## SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

July 2024 | All Property Types ?

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

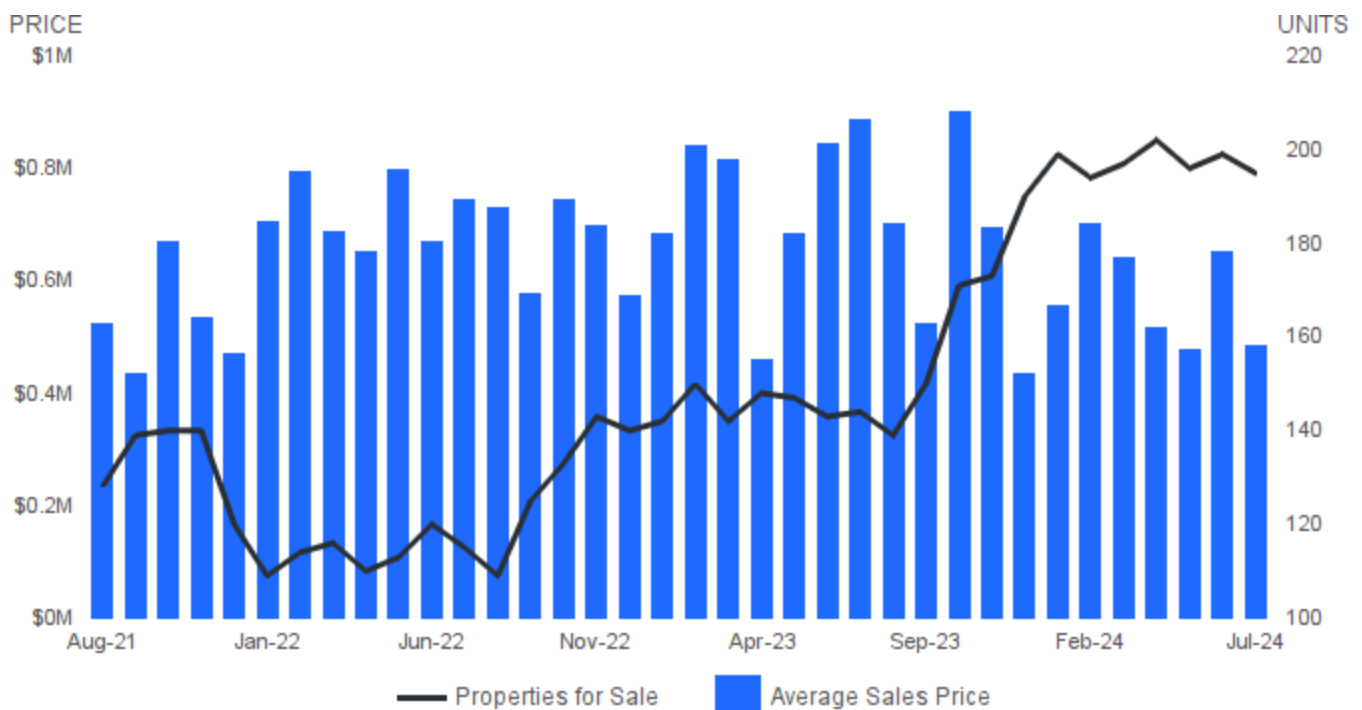


## AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

July 2024 | All Property Types ?

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

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

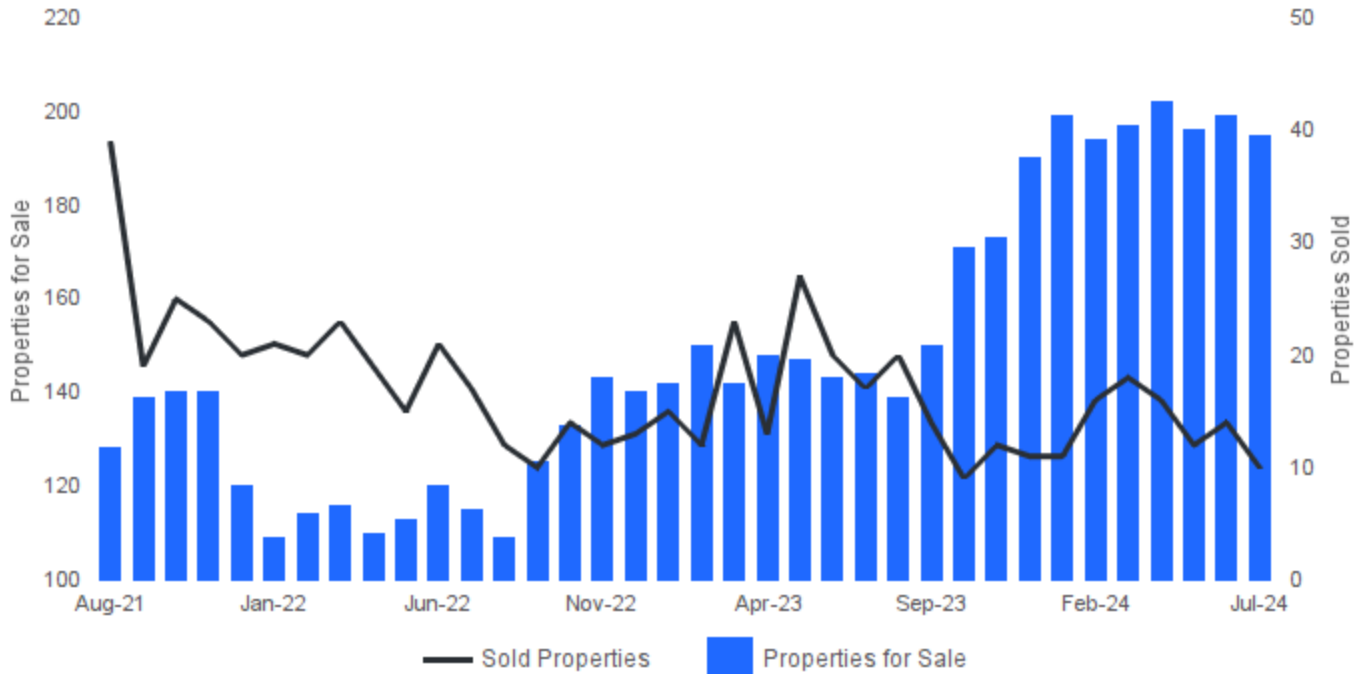


# PROPERTIES FOR SALE AND SOLD PROPERTIES

July 2024 | All Property Types ?

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

**Sold Properties** | Number of properties sold.



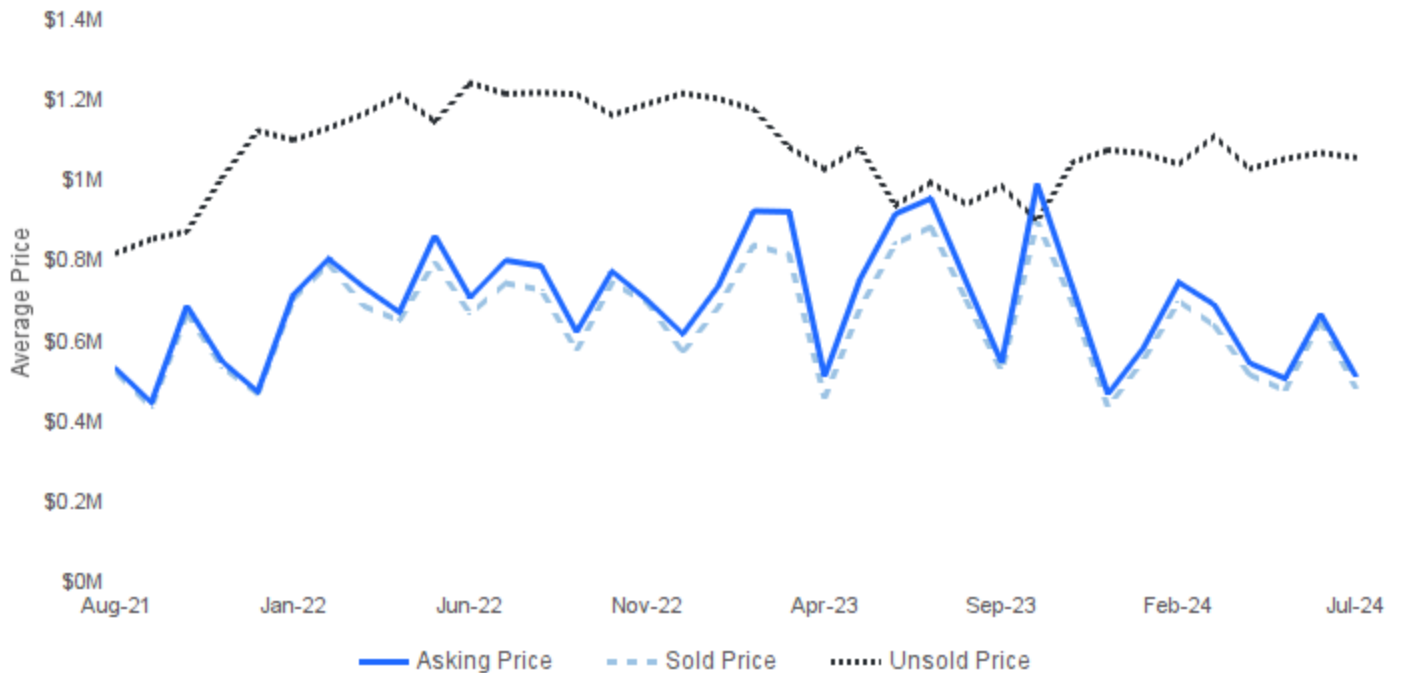
# AVERAGE ASKING/SOLD/UNSOLD PRICE

July 2024 | All Property Types ?

**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 | All Property Types ?

**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.



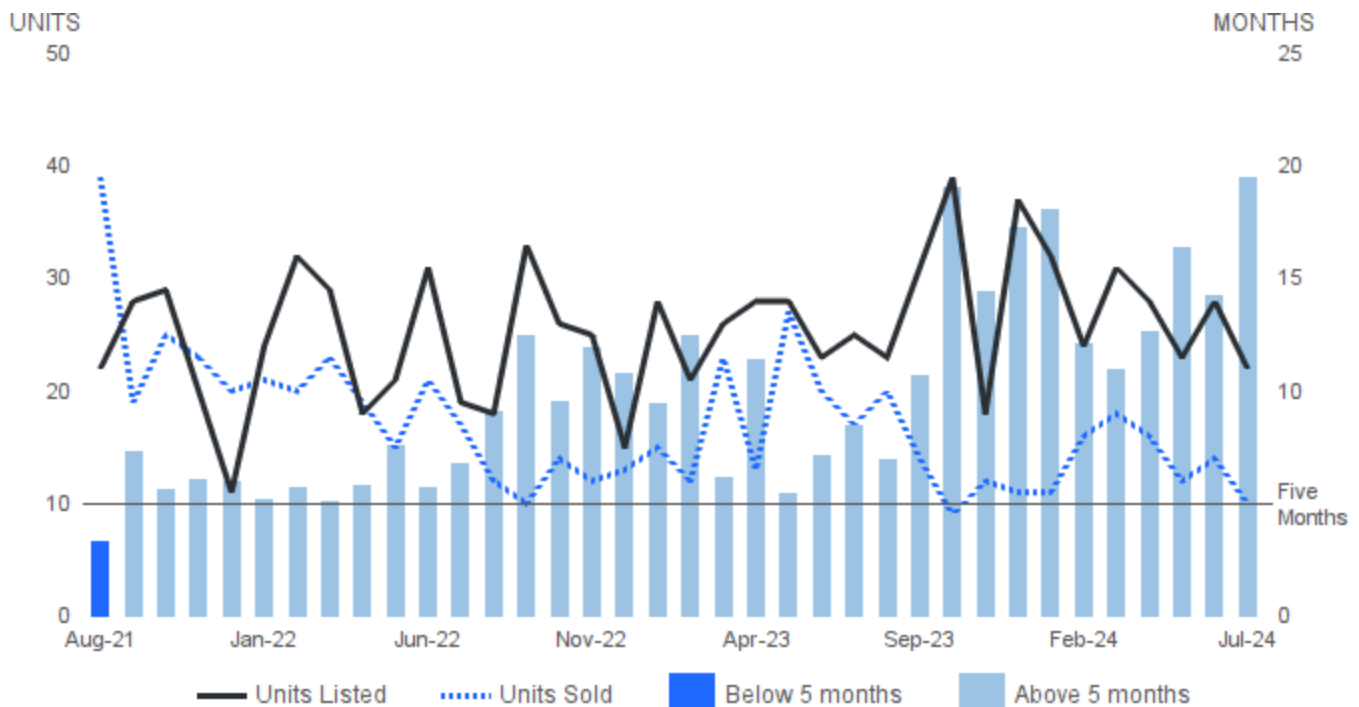
# MONTHS SUPPLY OF INVENTORY

July 2024 | All Property Types ?

**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.



The property information herein is derived from various sources that may include, but not be limited to, county records and the Multiple Listing Service, and it may include approximations. Although the information is believed to be accurate, it is not warranted and you should not rely upon it without personal verification. ©2024 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Fair Housing Act and the Equal Opportunity Act.  