



COLDWELL BANKER



AREA REPORT

ST. THOMAS

AUGUST 2023 | SINGLE FAMILY



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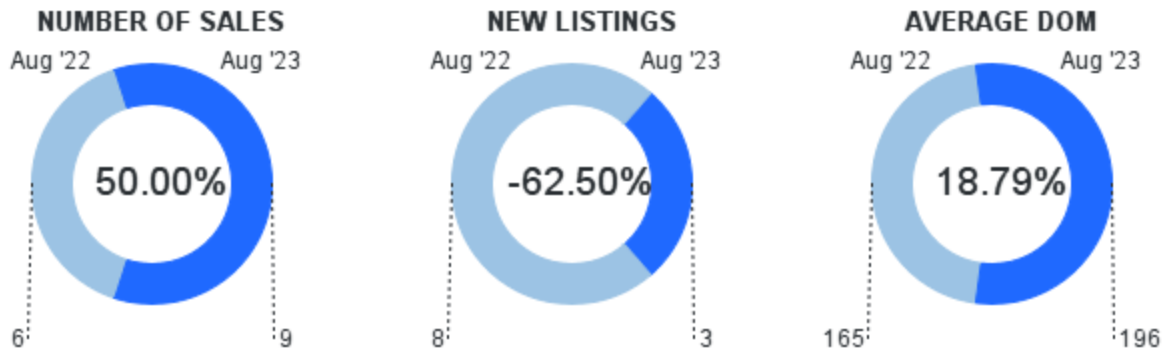


COLDWELL BANKER
ISLAND AFFILIATES

ST. THOMAS | August 2023

REAL ESTATE SNAPSHOT - Change since this time last year

Single Family



-15.79% ↓

MEDIAN SALES PRICE
SINGLE FAMILY

-13.94% ↓

AVERAGE SALES PRICE
SINGLE FAMILY

-17.97% ↓

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

-15.89% ↓

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

■ Aug '22

■ Aug '23

AREA REPORT

ST. THOMAS

FULL MARKET SUMMARY

August 2023 | Single Family ?

	Month to Date			Year to Date		
	August 2023	August 2022	% Change	YTD 2023	YTD 2022	% Change
New Listings	3	8	-62.5% ↓	80	96	-16.67% ↓
Sold Listings	9	6	50% ↑	59	70	-15.71% ↓
Median List Price (Solds)	\$605,000	\$737,500	-17.97% ↓	\$965,000	\$962,500	0.26% ↑
Median Sold Price	\$600,000	\$712,500	-15.79% ↓	\$895,000	\$875,000	2.29% ↑
Median Days on Market	138	114	21.05% ↑	129	120	7.5% ↑
Average List Price (Solds)	\$1,012,800	\$1,204,166	-15.89% ↓	\$1,327,383	\$1,163,956	14.04% ↑
Average Sold Price	\$928,022	\$1,078,333	-13.94% ↓	\$1,174,084	\$1,094,474	7.27% ↑
Average Days on Market	196	165	18.79% ↑	168	154	9.09% ↑
List/Sold Price Ratio	91.4%	92%	-0.61% ↓	90.9%	95%	-4.38% ↓

SOLD AND NEW PROPERTIES (UNITS)

August 2023 | 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

August 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.

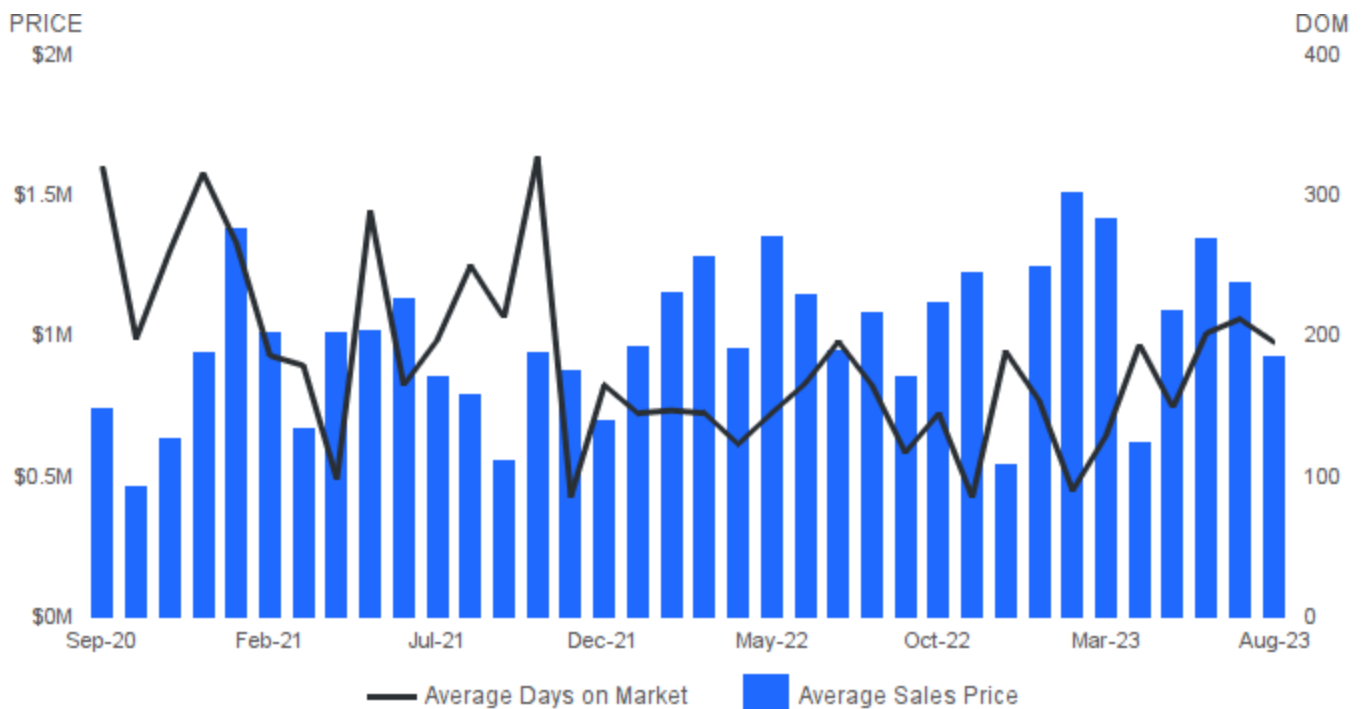


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

August 2023 | Single Family ?

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

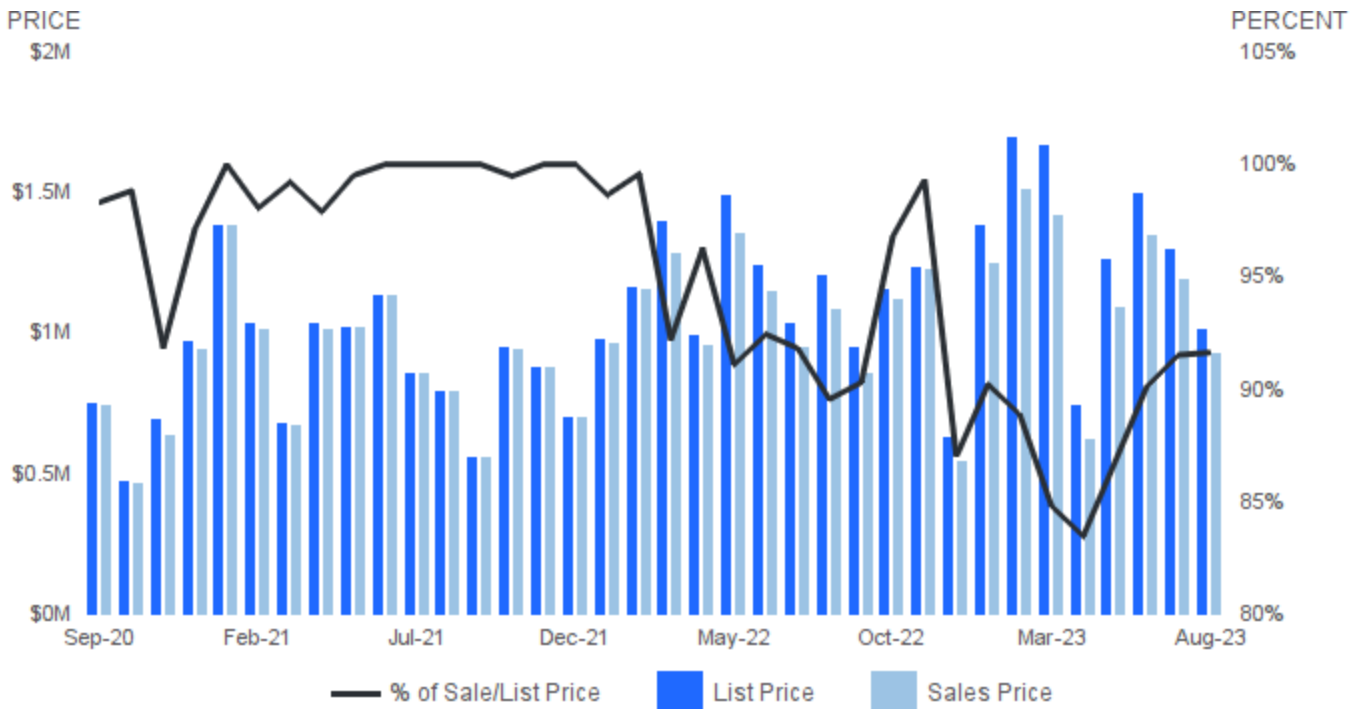
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

August 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

August 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.

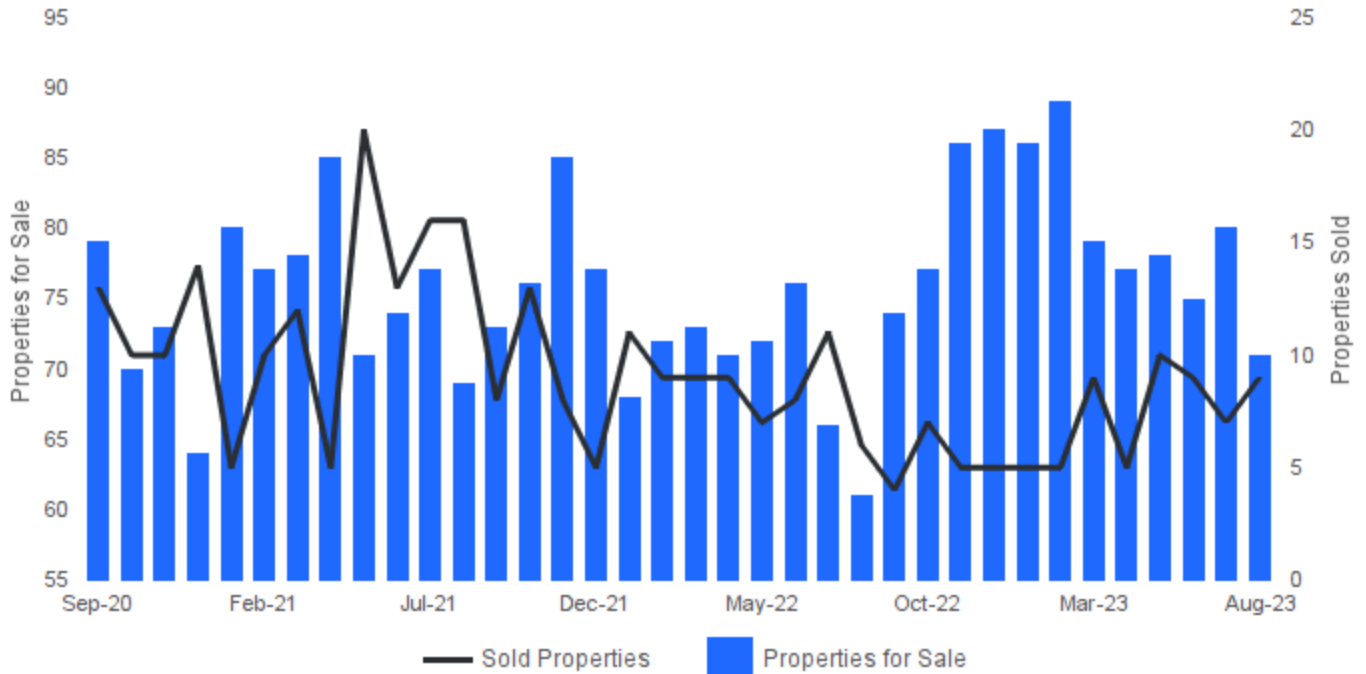


PROPERTIES FOR SALE AND SOLD PROPERTIES

August 2023 | Single Family ?

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

Sold Properties | Number of properties sold.



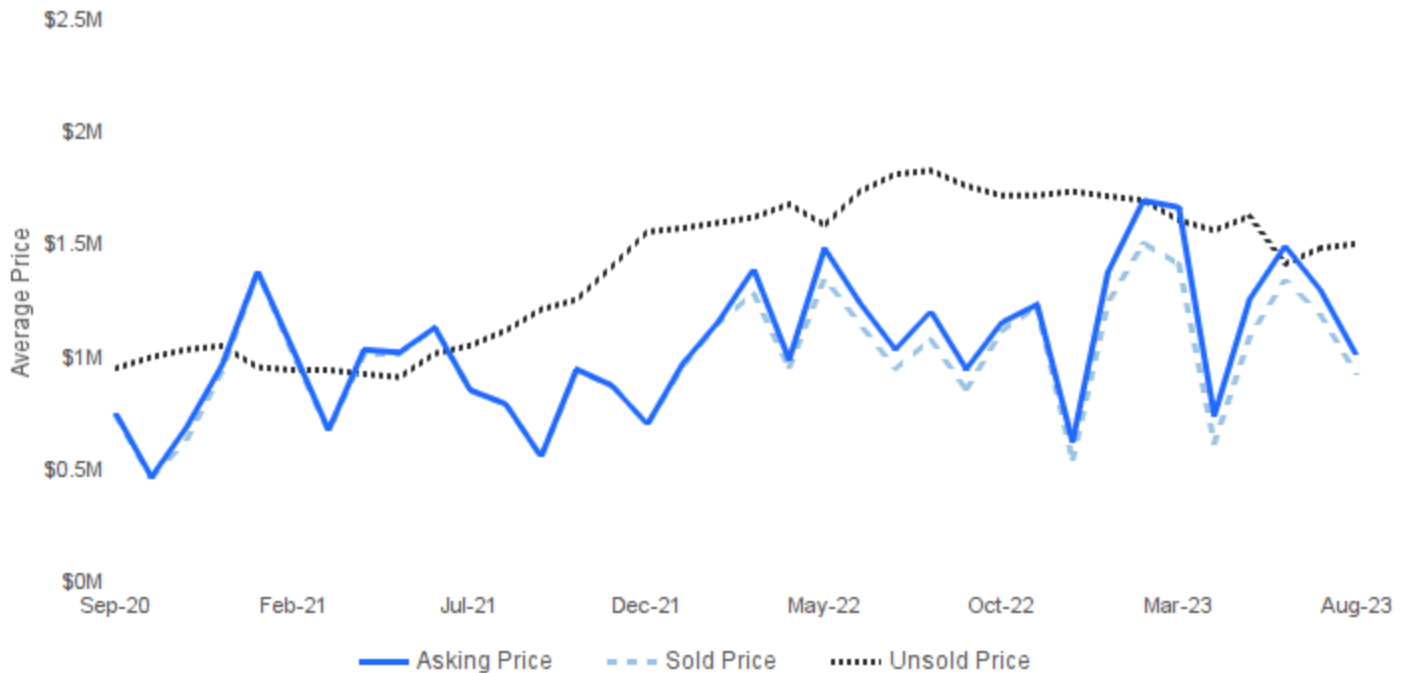
AVERAGE ASKING/SOLD/UNSOLD PRICE

August 2023 | Single Family ?

Asking Price | the average asking price of sold properties

Sold Price | the average selling price

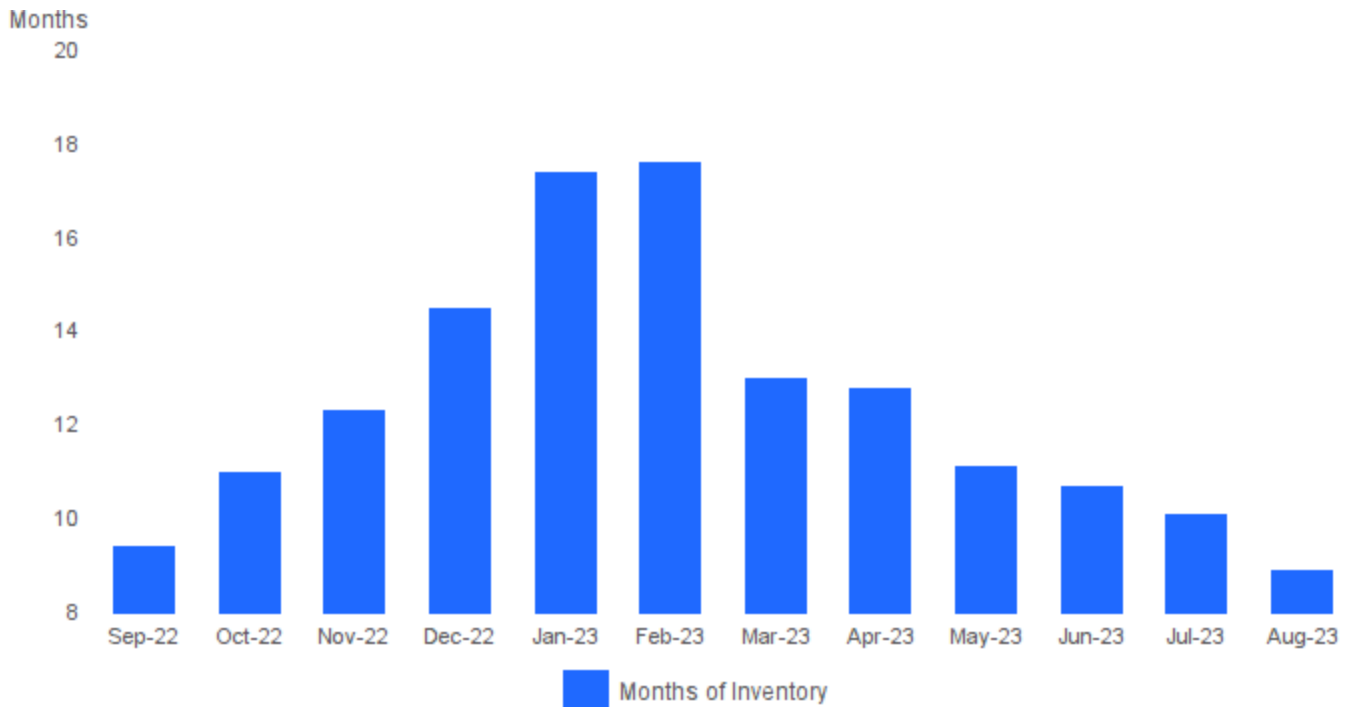
Unsold Price | the average active list price



ABSORPTION RATE

August 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.



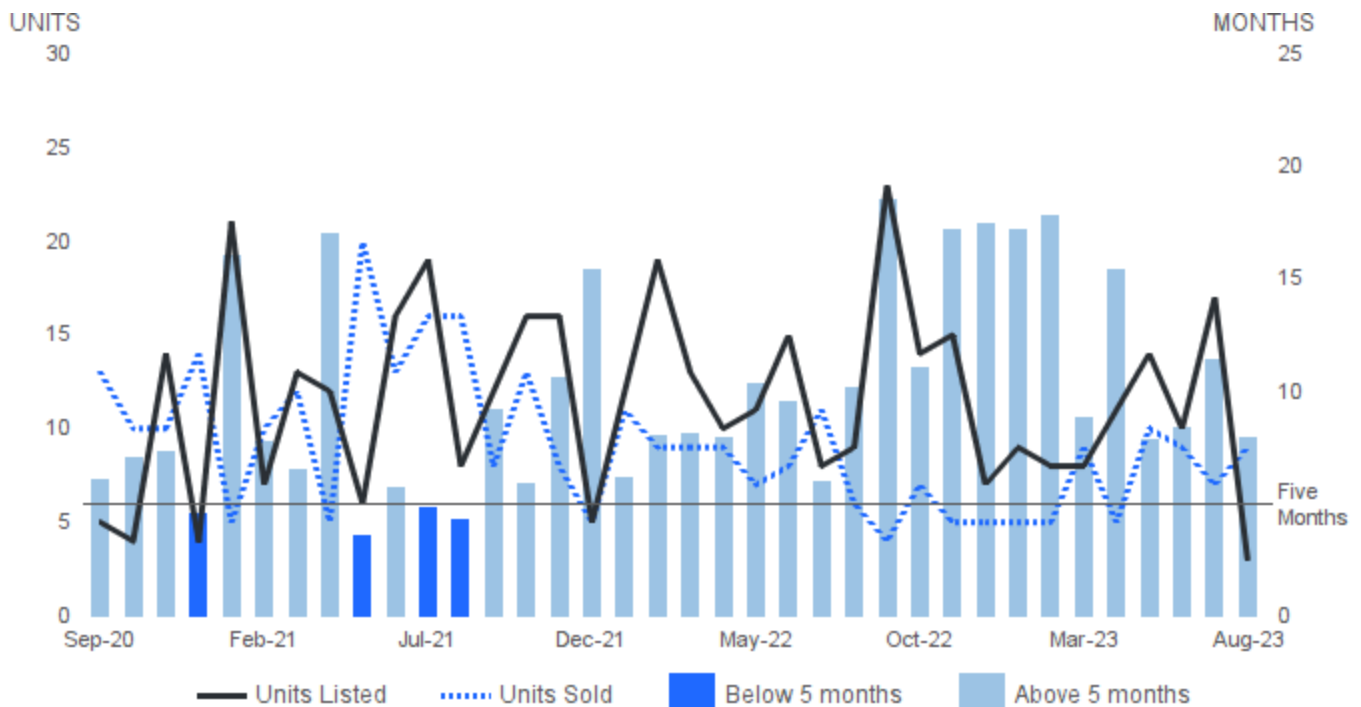
MONTHS SUPPLY OF INVENTORY

August 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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