



COLDWELL BANKER



AREA REPORT

ST. THOMAS

AUGUST 2023 | ALL PROPERTY TYPES



BRYONY LOCHER

Direct: 340-778-7000

Cell: 340-227-7657

bry@coldwellbankervi.com

www.coldwellbanker.com

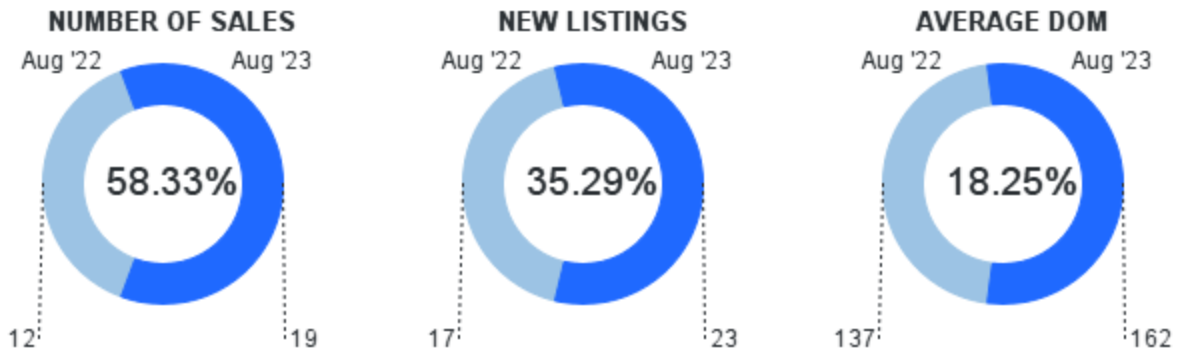



COLDWELL BANKER
ISLAND AFFILIATES

ST. THOMAS | August 2023


REAL ESTATE SNAPSHOT - Change since this time last year


All Property Types



8.28% 
MEDIAN SALES PRICE
ALL PROPERTY TYPES

-2.67% 
AVERAGE SALES PRICE
ALL PROPERTY TYPES

26.23% 
MEDIAN LIST PRICE
(SOLD LISTINGS)
ALL PROPERTY TYPES

-3.96% 
AVERAGE LIST PRICE
(SOLD LISTINGS)
ALL PROPERTY TYPES

 Aug '22  Aug '23

AREA REPORT

St. Thomas

FULL MARKET SUMMARY

August 2023 | All Property Types ?

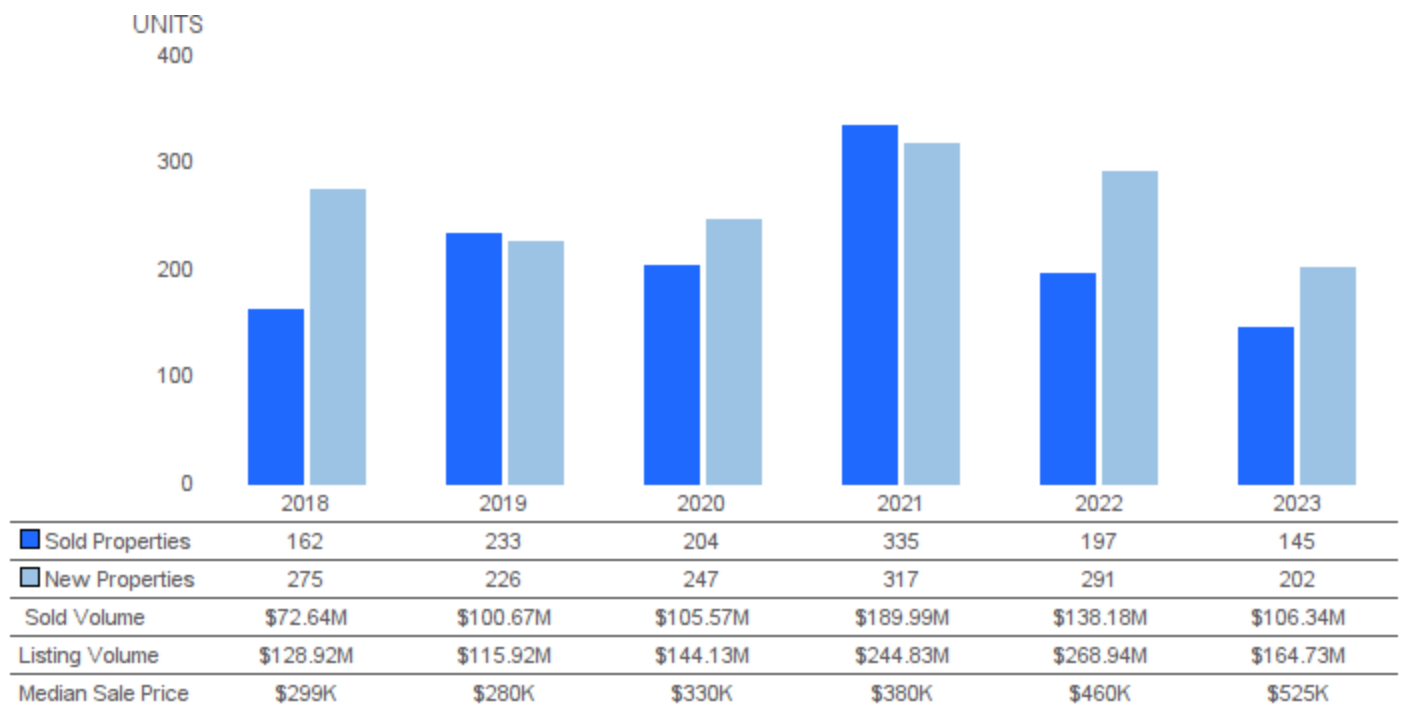
	Month to Date			Year to Date		
	August 2023	August 2022	% Change	YTD 2023	YTD 2022	% Change
New Listings	23	17	35.29% ↑	202	191	5.76% ↑
Sold Listings	19	12	58.33% ↑	145	148	-2.03% ↓
Median List Price (Solds)	\$575,000	\$455,500	26.23% ↑	\$550,000	\$497,000	10.66% ↑
Median Sold Price	\$520,000	\$480,250	8.28% ↑	\$525,000	\$480,000	9.38% ↑
Median Days on Market	129	104	24.04% ↑	94	102	-7.84% ↓
Average List Price (Solds)	\$756,720	\$787,916	-3.96% ↓	\$803,166	\$755,059	6.37% ↑
Average Sold Price	\$708,905	\$728,375	-2.67% ↓	\$733,358	\$717,471	2.21% ↑
Average Days on Market	162	137	18.25% ↑	134	134	0% ↔
List/Sold Price Ratio	93.9%	96.4%	-2.62% ↓	94.3%	96.5%	-2.21% ↓

SOLD AND NEW PROPERTIES (UNITS)

August 2023 | All Property Types ?

Sold Properties | Number of properties sold during the year

New Properties | Number of properties listed during the year.

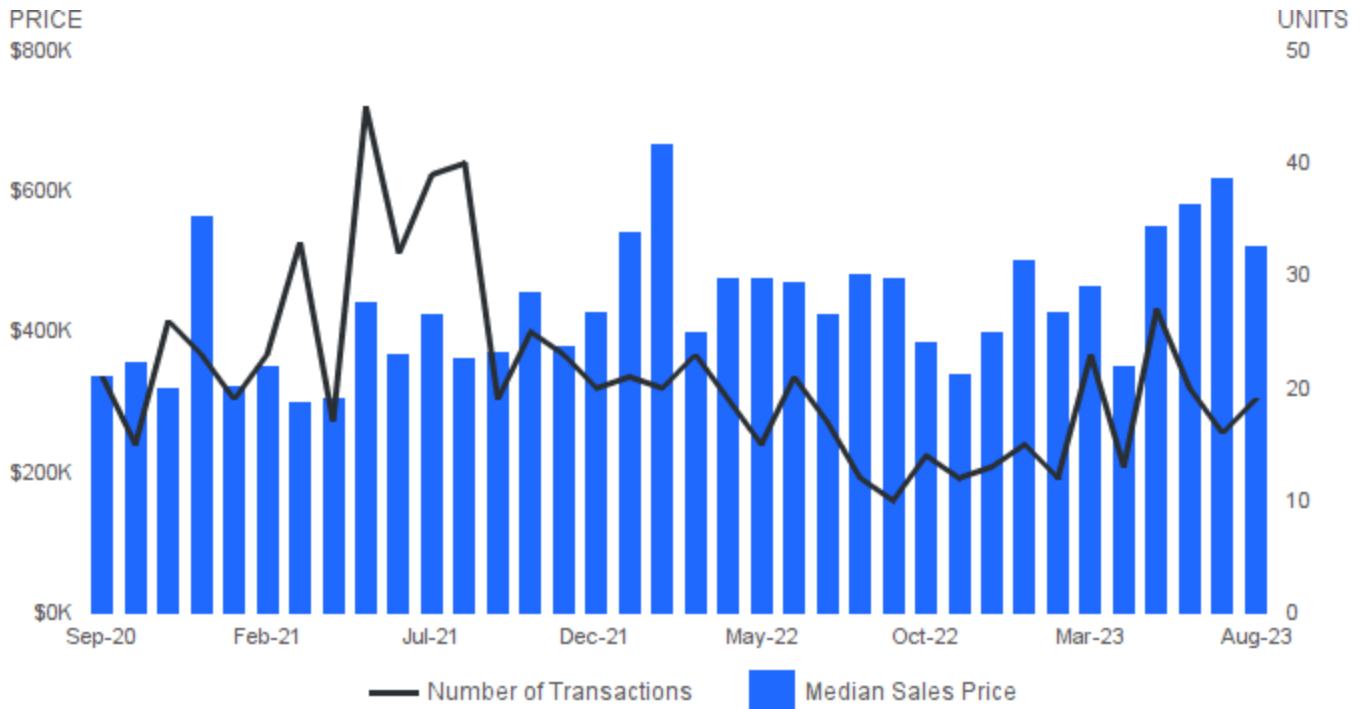


MEDIAN SALES PRICE AND NUMBER OF SALES

August 2023 | 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.

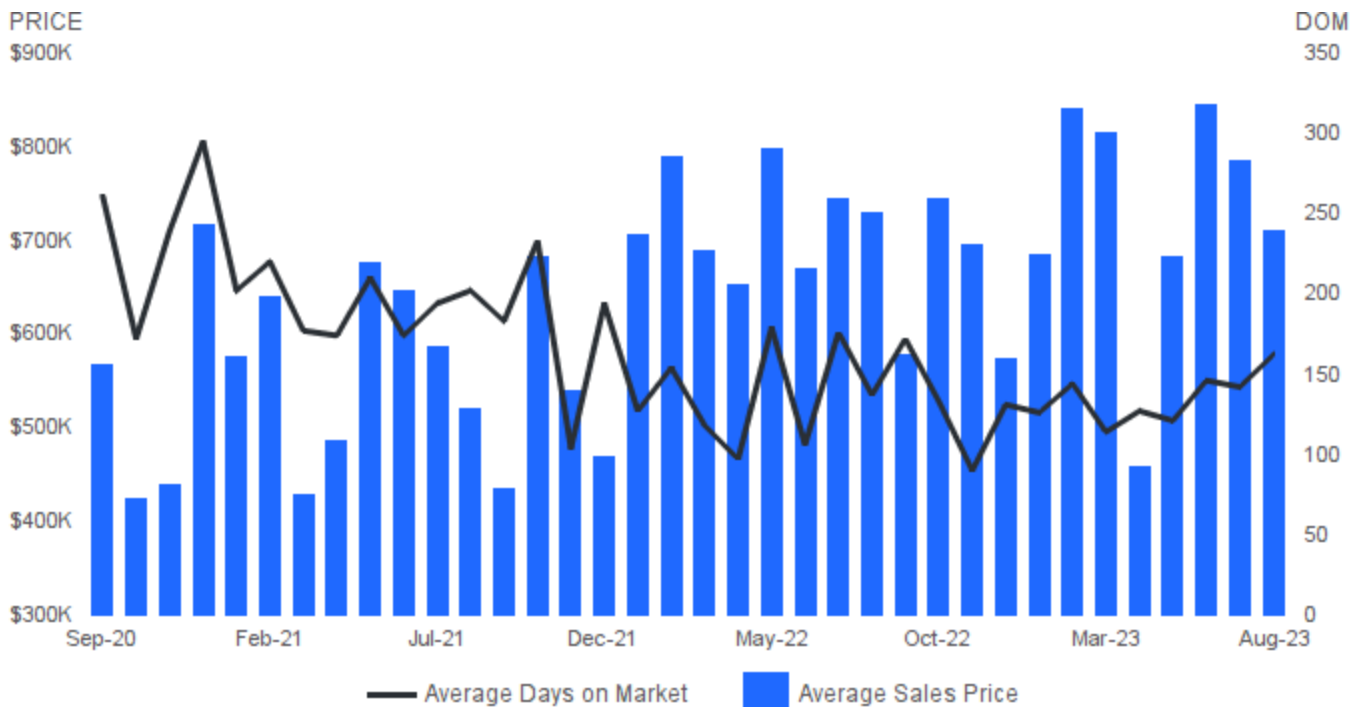


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

August 2023 | All Property Types ?

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

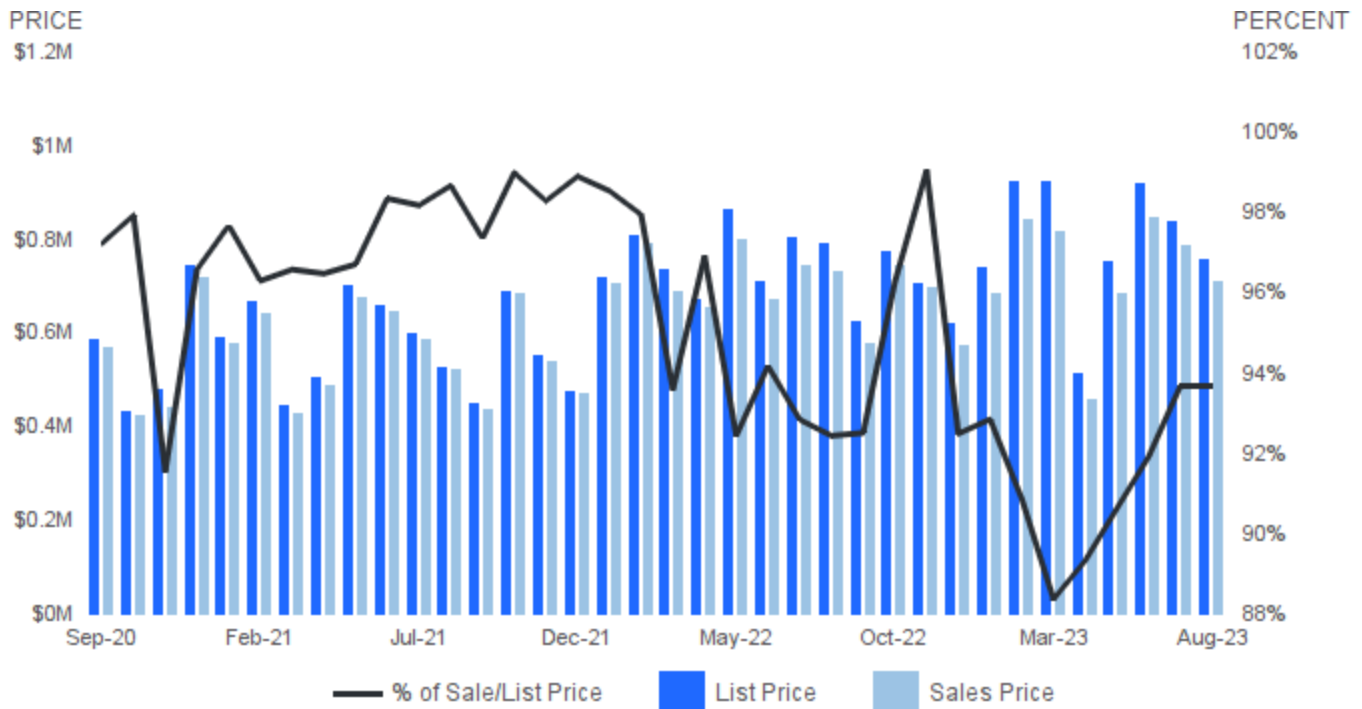
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

August 2023 | All Property Types ?

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

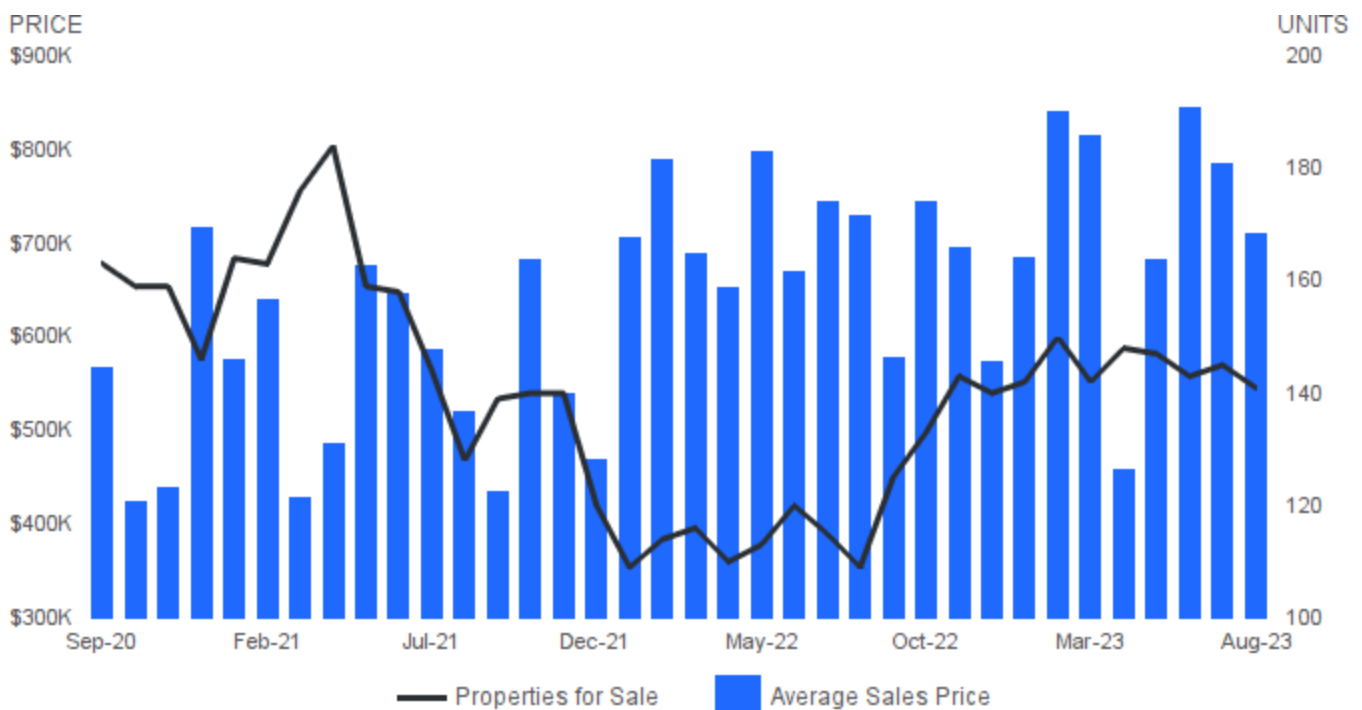


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

August 2023 | 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.

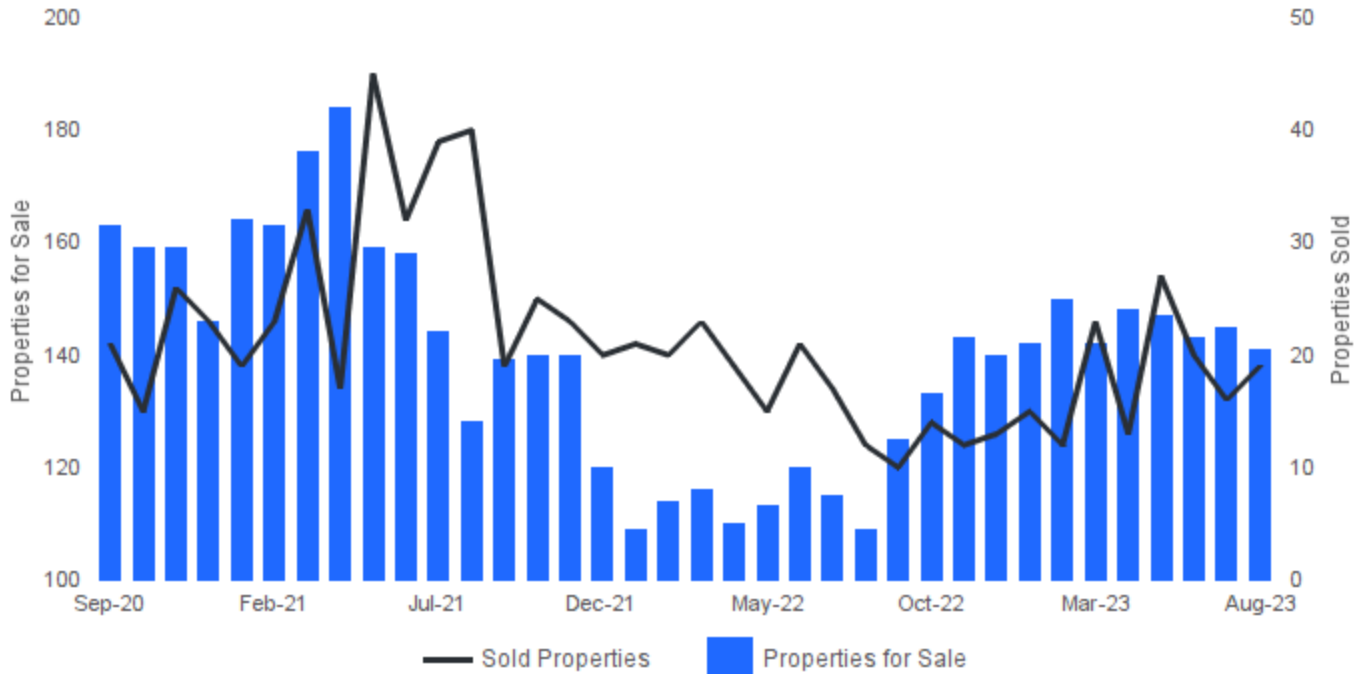


PROPERTIES FOR SALE AND SOLD PROPERTIES

August 2023 | 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

August 2023 | All Property Types ?

Asking Price | the average asking price of sold properties

Sold Price | the average selling price

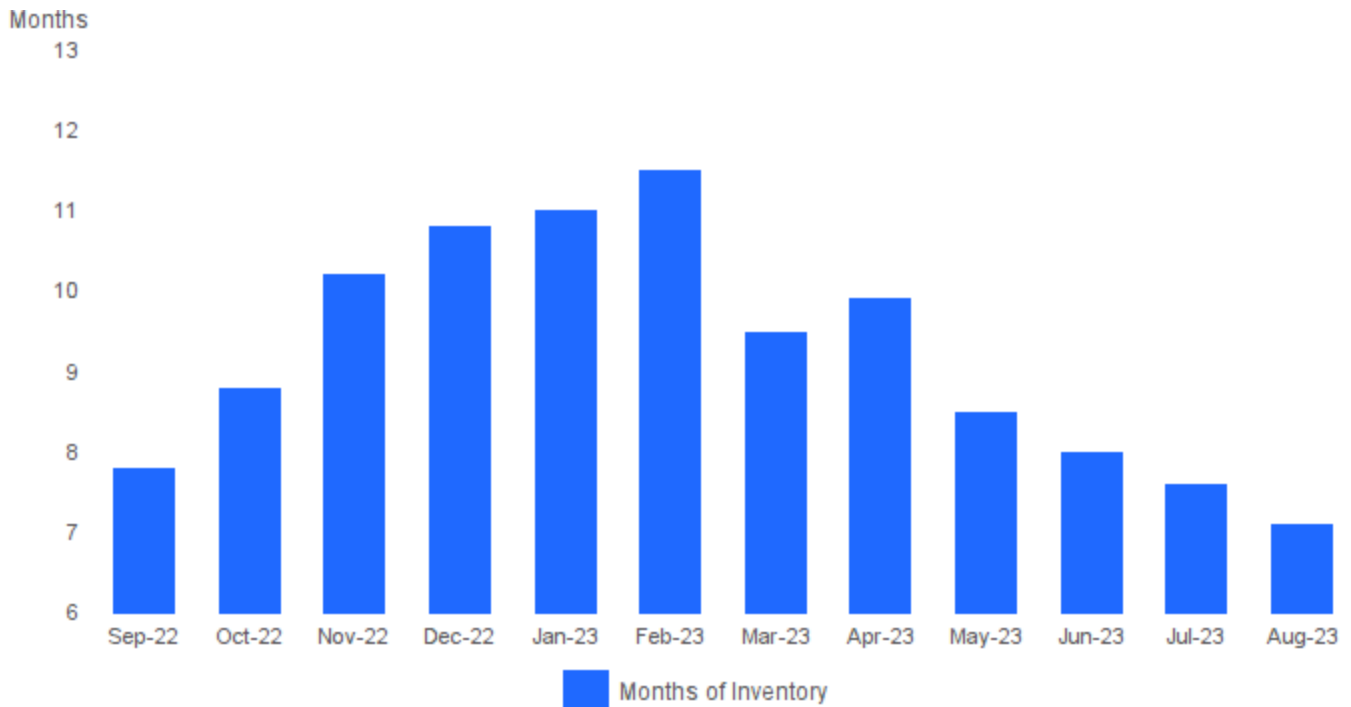
Unsold Price | the average active list price



ABSORPTION RATE

August 2023 | 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.



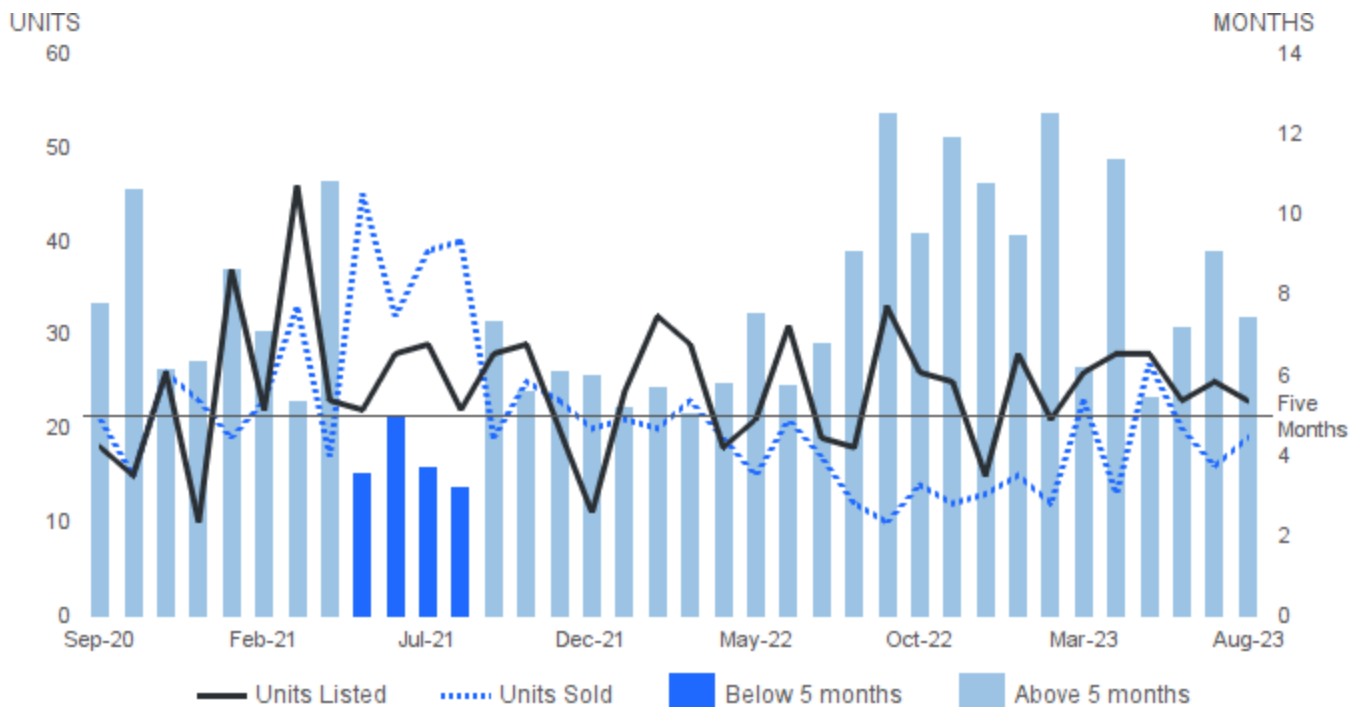
MONTHS SUPPLY OF INVENTORY

August 2023 | 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.



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