



COLDWELL BANKER

U.S. VIRGIN ISLANDS

AREA REPORT

ST. THOMAS

AUGUST 2024 | CONDO



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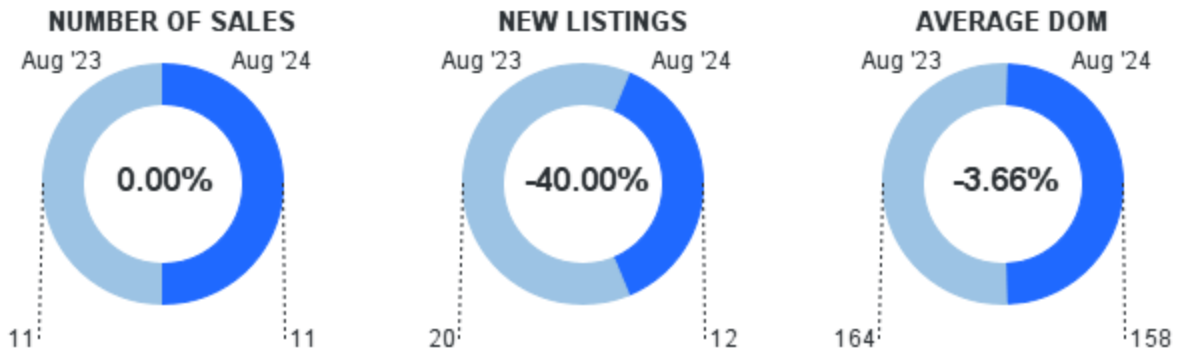


COLDWELL BANKER
ISLAND AFFILIATES

ST. THOMAS | August 2024

REAL ESTATE SNAPSHOT - Change since this time last year

Condo



-15.47% ↓

MEDIAN SALES PRICE
CONDO

-6.09% ↓

AVERAGE SALES PRICE
CONDO

-4.04% ↓

MEDIAN LIST PRICE
(SOLD LISTINGS)
CONDO

-5.38% ↓

AVERAGE LIST PRICE
(SOLD LISTINGS)
CONDO

■ Aug '23

■ Aug '24

AREA REPORT

ST. THOMAS

FULL MARKET SUMMARY

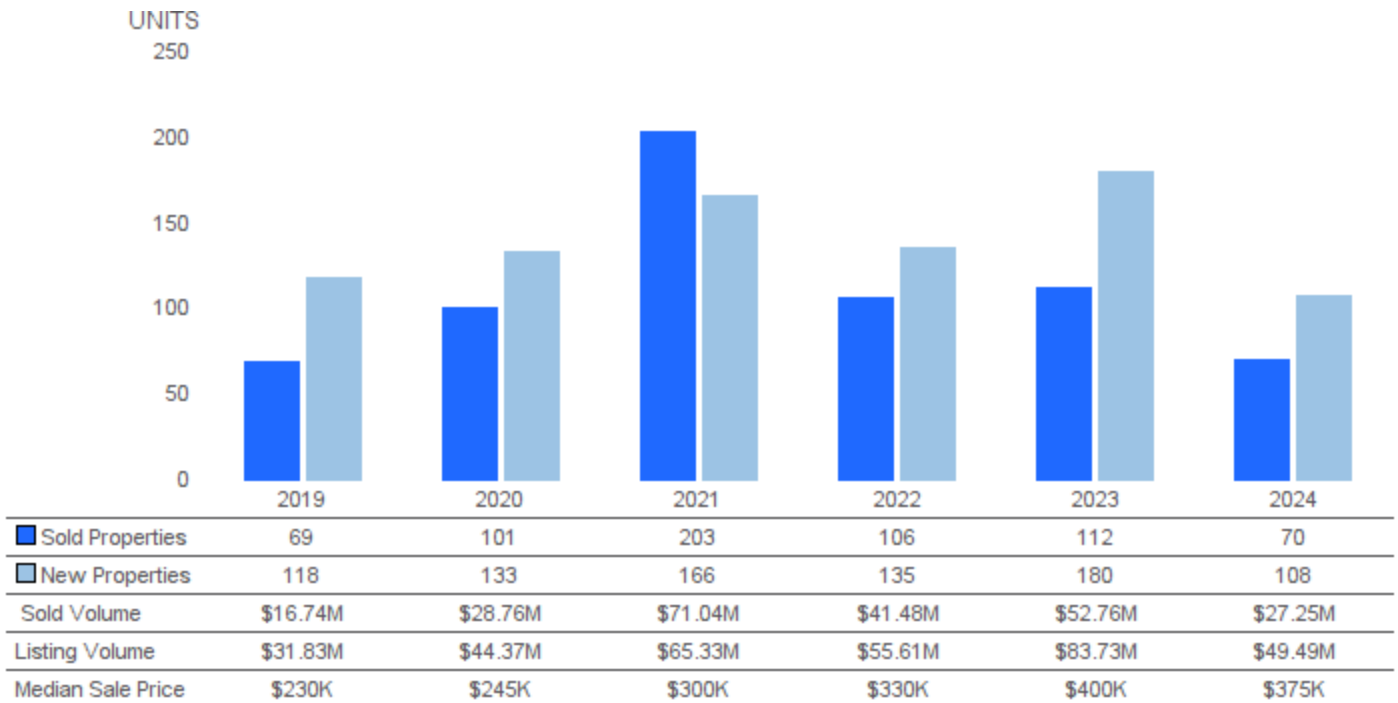
August 2024 | Condo ?

	Month to Date			Year to Date		
	August 2024	August 2023	% Change	YTD 2024	YTD 2023	% Change
New Listings	12	20	-40% ↓	108	122	-11.48% ↓
Sold Listings	11	11	0% ↔	70	87	-19.54% ↓
Median List Price (Solds)	\$475,000	\$495,000	-4.04% ↓	\$399,000	\$425,000	-6.12% ↓
Median Sold Price	\$418,000	\$494,500	-15.47% ↓	\$375,000	\$400,000	-6.25% ↓
Median Days on Market	144	102	41.18% ↑	140	82	70.73% ↑
Average List Price (Solds)	\$504,181	\$532,863	-5.38% ↓	\$406,927	\$445,316	-8.62% ↓
Average Sold Price	\$485,954	\$517,454	-6.09% ↓	\$389,226	\$432,655	-10.04% ↓
Average Days on Market	158	164	-3.66% ↓	166	115	44.35% ↑
List/Sold Price Ratio	95.4%	96.1%	-0.76% ↓	95.3%	96.7%	-1.45% ↓

SOLD AND NEW PROPERTIES (UNITS)

August 2024 | Condo ?

Sold Properties | Number of properties sold during the year
New Properties | Number of properties listed during the year.

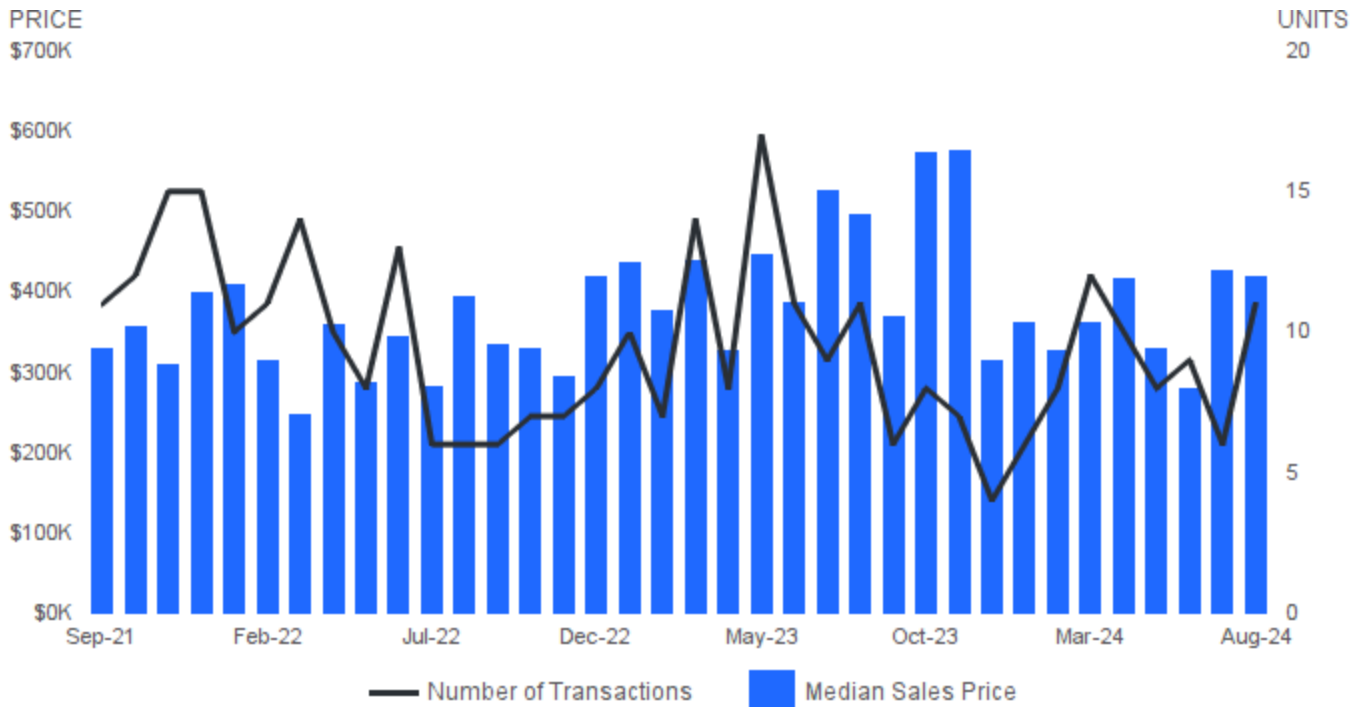


MEDIAN SALES PRICE AND NUMBER OF SALES

August 2024 | Condo ?

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.

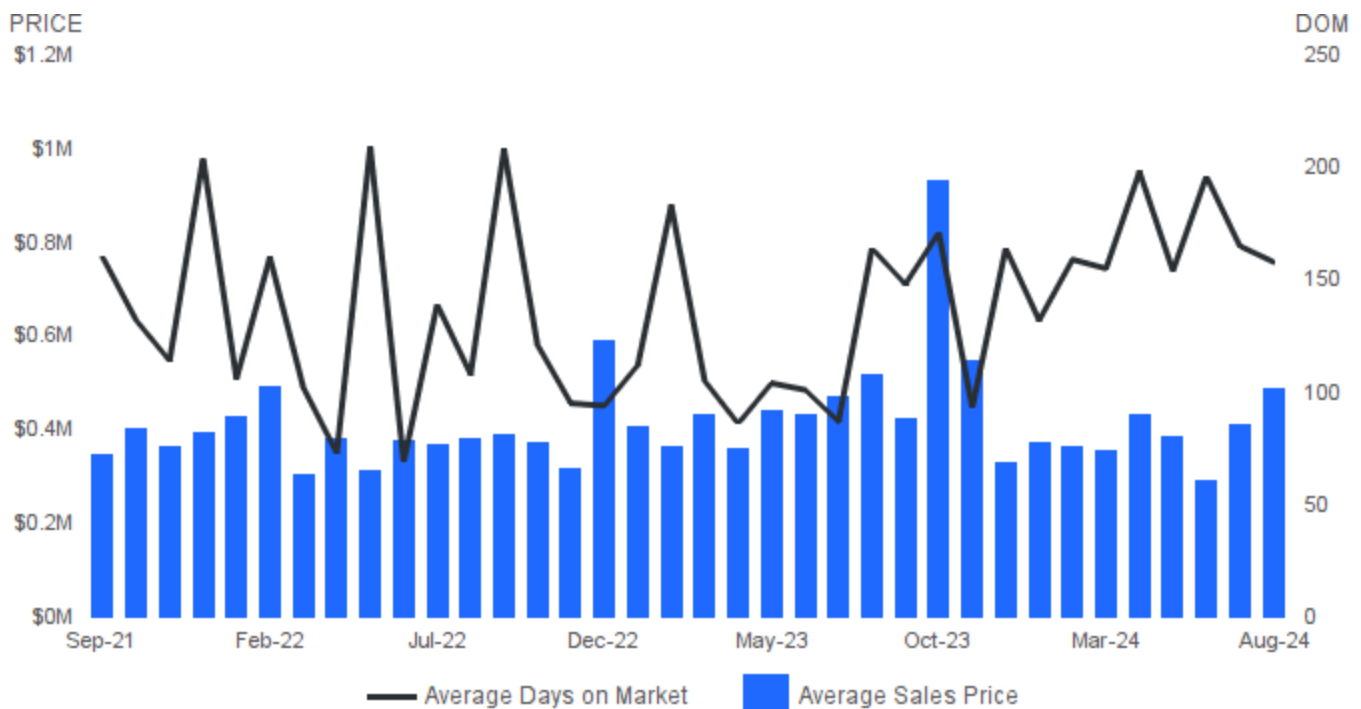


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

August 2024 | Condo ?

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

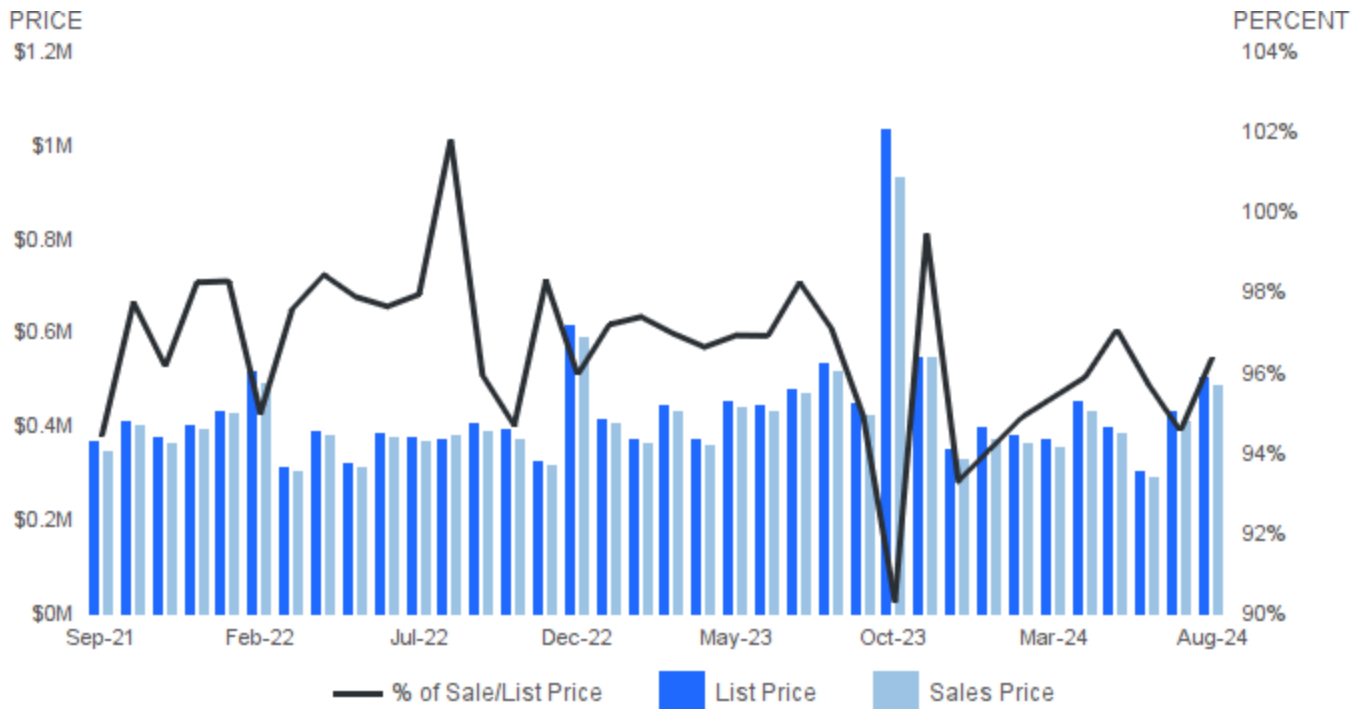
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

August 2024 | Condo ?

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

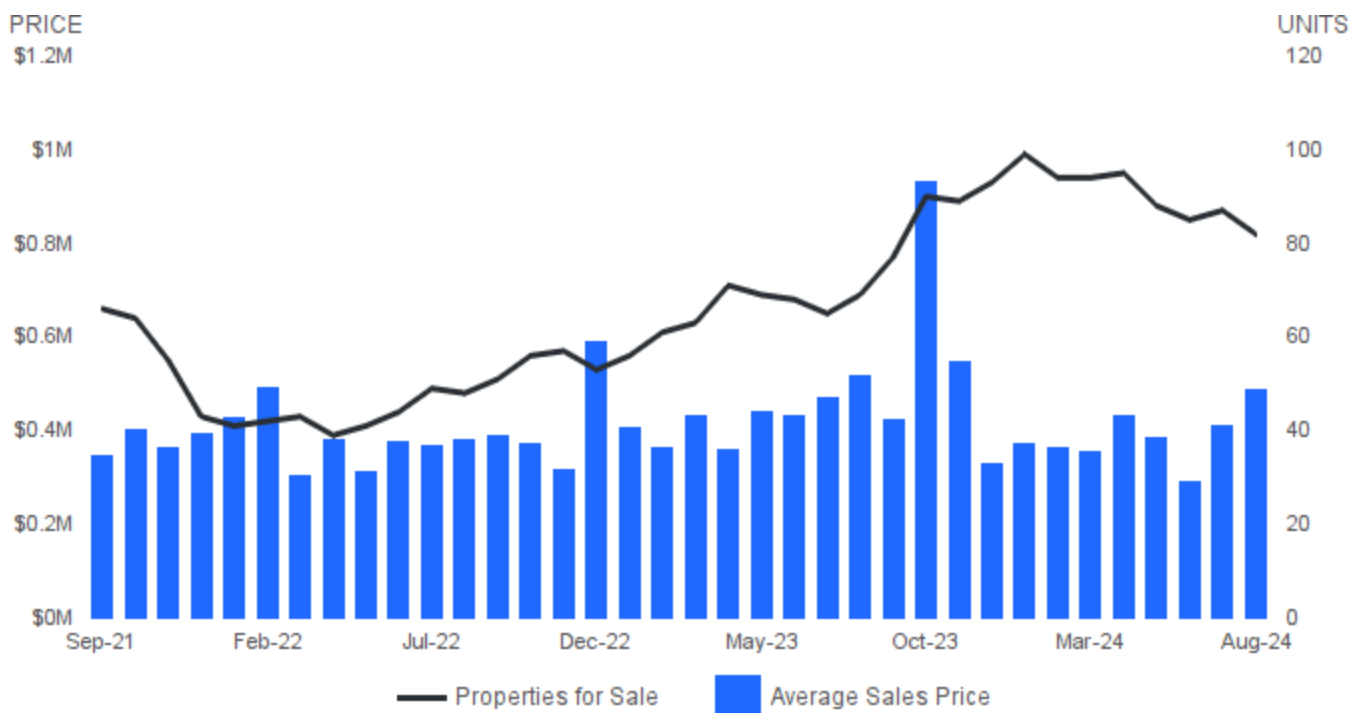


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

August 2024 | Condo ?

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 2024 | Condo ?

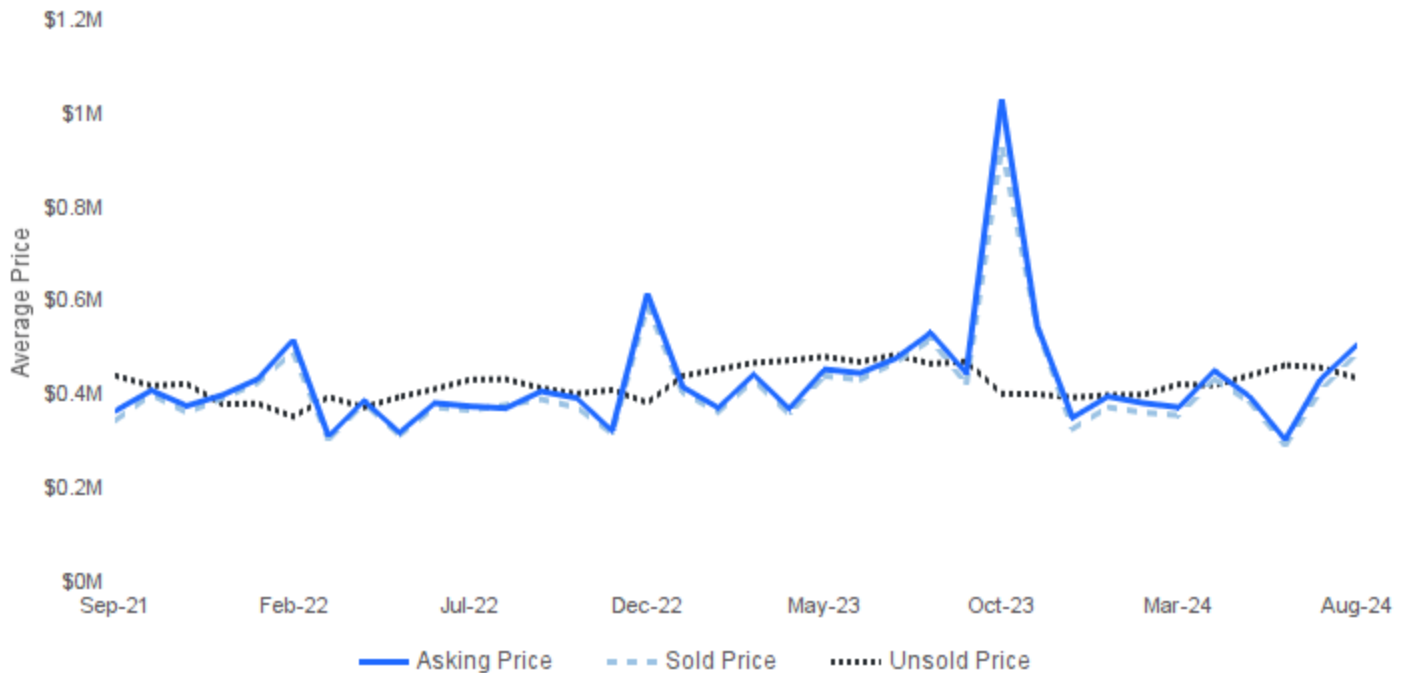
Properties for Sale | Number of properties listed for sale at the end of month.
Sold Properties | Number of properties sold.



AVERAGE ASKING/SOLD/UNSOLD PRICE

August 2024 | Condo ?

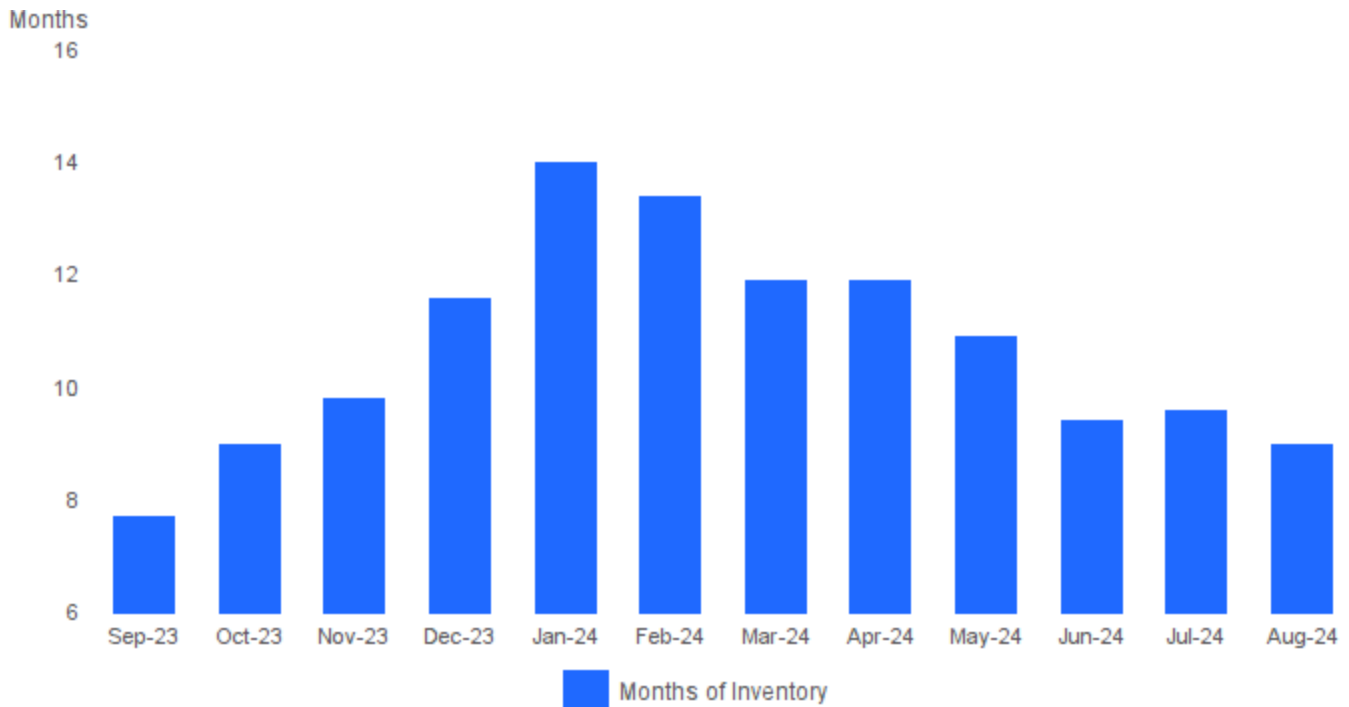
Asking Price | the average asking price of sold properties
Sold Price | the average selling price
Unsold Price | the average active list price



ABSORPTION RATE

August 2024 | Condo ?

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.



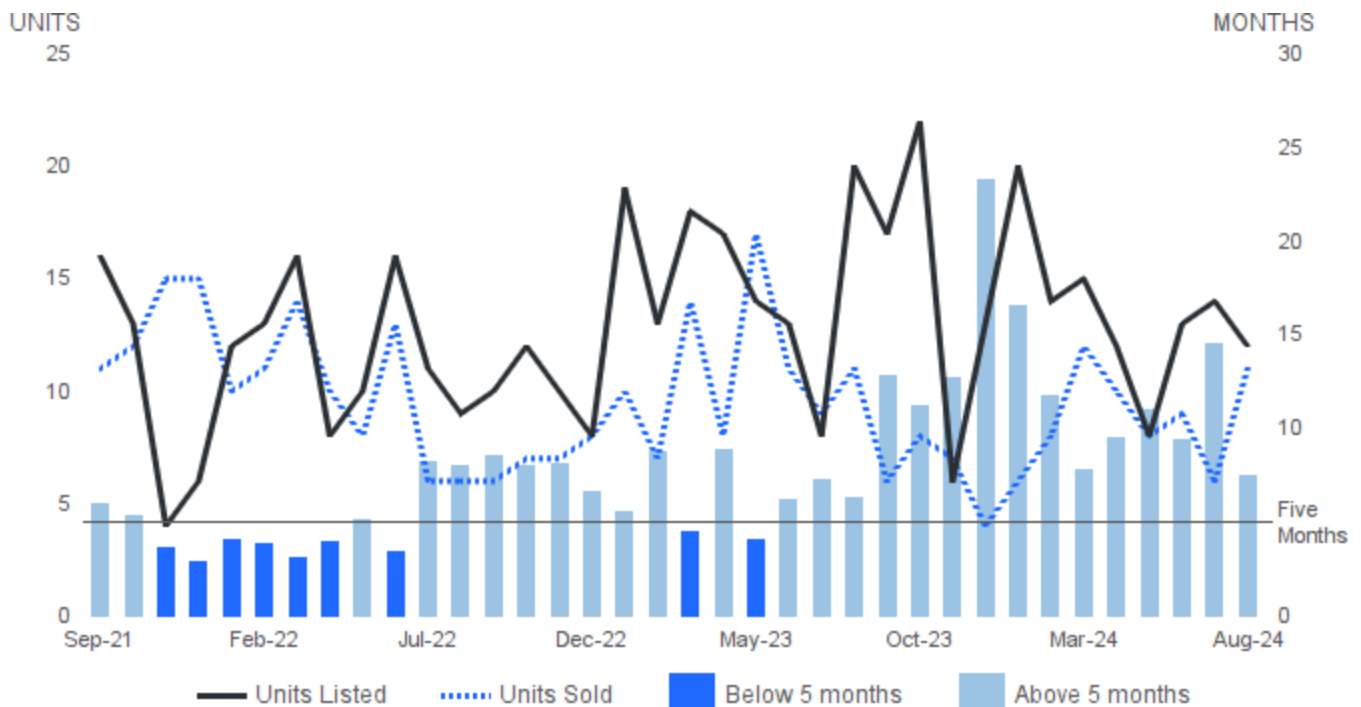
MONTHS SUPPLY OF INVENTORY

August 2024 | Condo ?

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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