



COLDWELL BANKER

U.S. VIRGIN ISLANDS

AREA REPORT

ST. THOMAS

AUGUST 2024 | LOTS/ACRES



BRYONY LOCHER

Direct: 340-778-7000

Cell: 340-227-7657

bry@coldwellbankervi.com

www.coldwellbanker.com

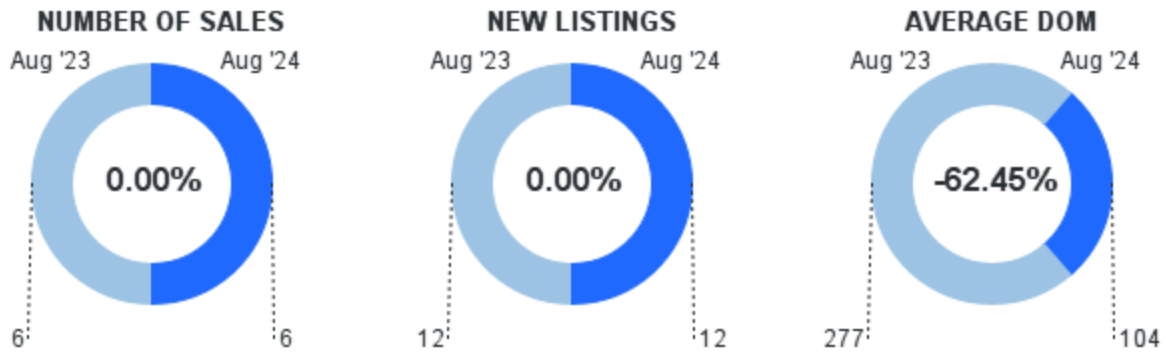


COLDWELL BANKER
ISLAND AFFILIATES

ST. THOMAS | August 2024

REAL ESTATE SNAPSHOT - Change since this time last year

Lots/Acres



-38.35% ↓

MEDIAN SALES PRICE
LOTS/ACRES

-51.60% ↓

AVERAGE SALES PRICE
LOTS/ACRES

-38.07% ↓

**MEDIAN LIST PRICE
(SOLD LISTINGS)**
LOTS/ACRES

-48.76% ↓

**AVERAGE LIST PRICE
(SOLD LISTINGS)**
LOTS/ACRES

■ Aug '23

■ Aug '24

AREA REPORT

ST. THOMAS

FULL MARKET SUMMARY

August 2024 | Lots/Acres ?

	Month to Date			Year to Date		
	August 2024	August 2023	% Change	YTD 2024	YTD 2023	% Change
New Listings	12	12	0%	80	79	1.27% ↑
Sold Listings	6	6	0%	29	41	-29.27% ↓
Median List Price (Solds)	\$176,500	\$285,000	-38.07% ↓	\$165,000	\$250,000	-34% ↓
Median Sold Price	\$164,000	\$266,000	-38.35% ↓	\$150,000	\$194,000	-22.68% ↓
Median Days on Market	94	208	-54.81% ↓	144	175	-17.71% ↓
Average List Price (Solds)	\$195,300	\$381,166	-48.76% ↓	\$214,801	\$452,424	-52.52% ↓
Average Sold Price	\$163,416	\$337,666	-51.6% ↓	\$189,189	\$347,442	-45.55% ↓
Average Days on Market	104	277	-62.45% ↓	214	207	3.38% ↑
List/Sold Price Ratio	85.2%	87.3%	-2.47% ↓	90.3%	87.3%	3.48% ↑

SOLD AND NEW PROPERTIES (UNITS)

August 2024 | Lots/Acres ?

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 | Lots/Acres ?

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.

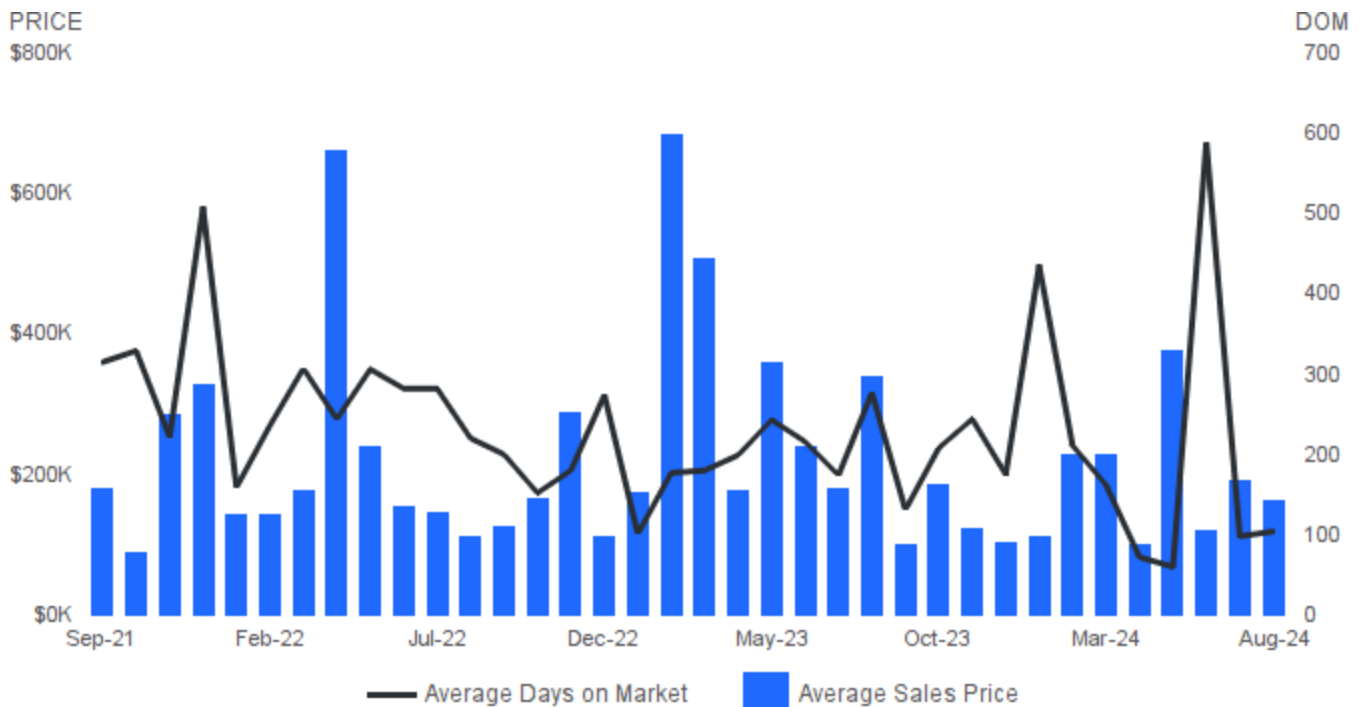


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

August 2024 | Lots/Acres ?

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

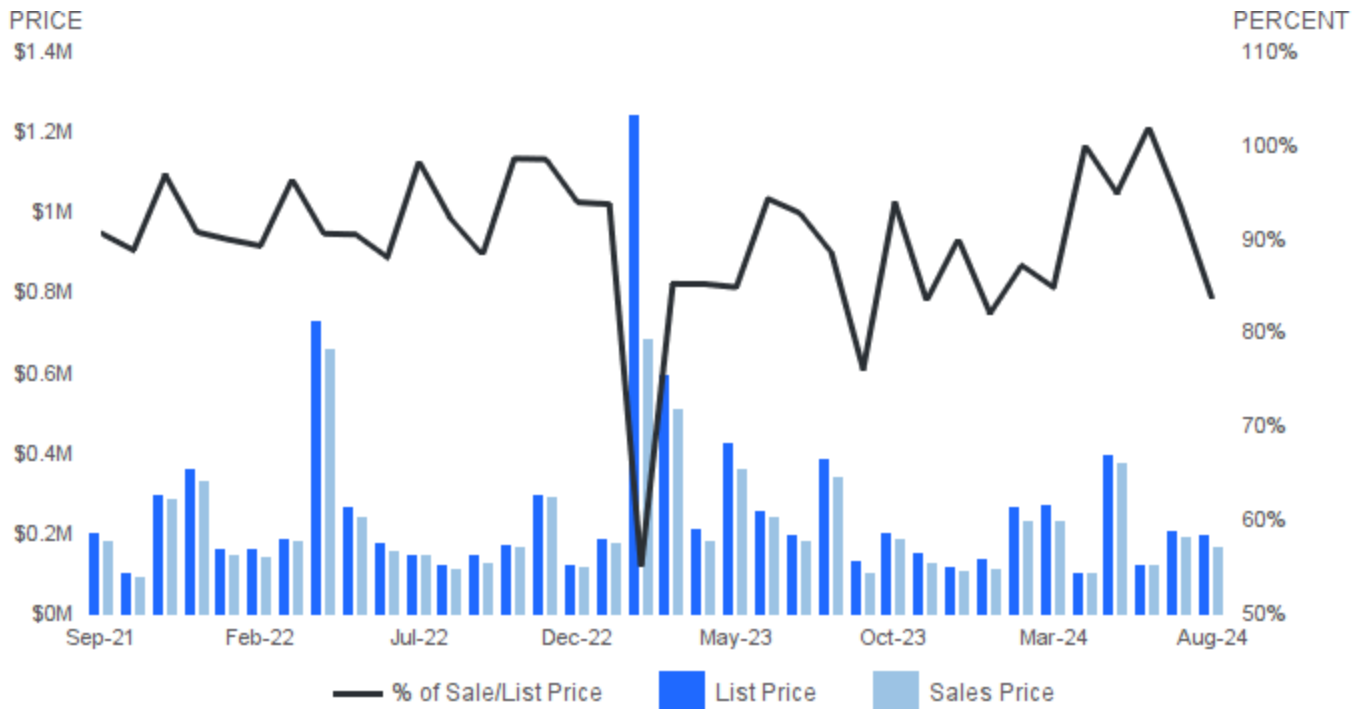
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

August 2024 | Lots/Acres ?

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

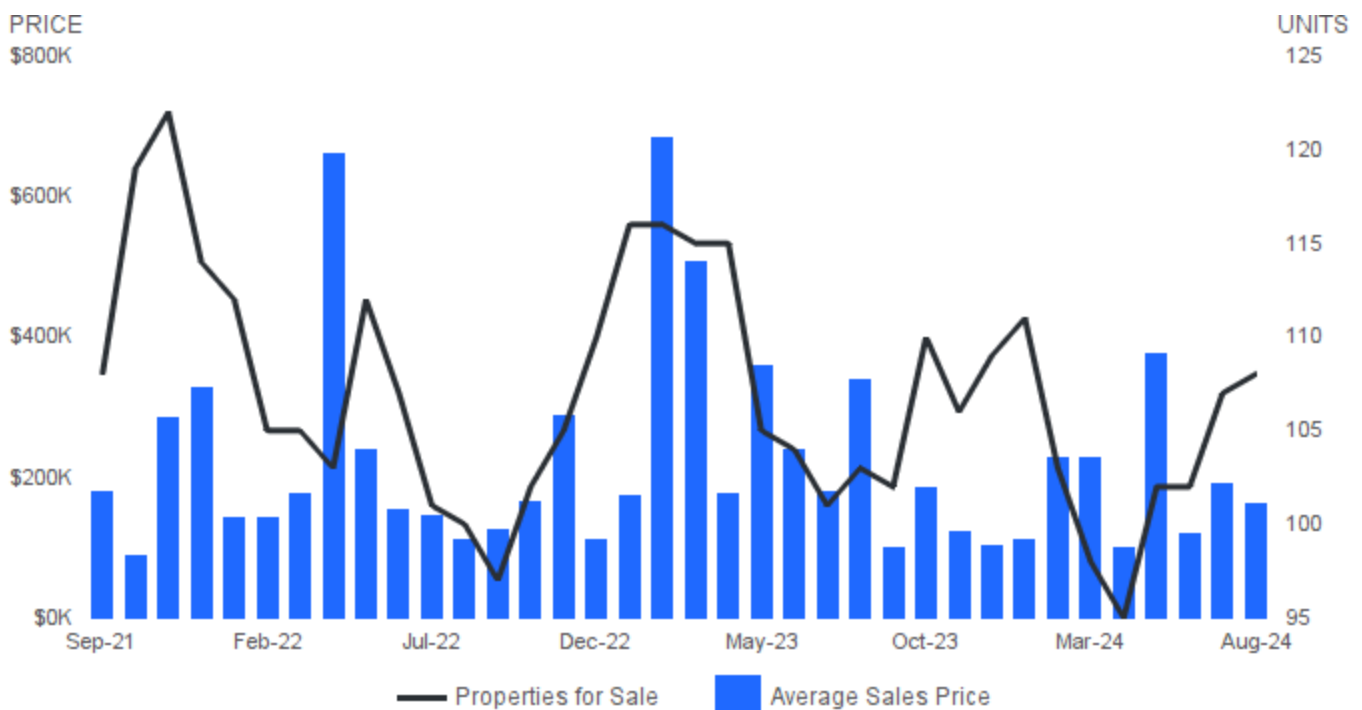


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

August 2024 | Lots/Acres ?

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

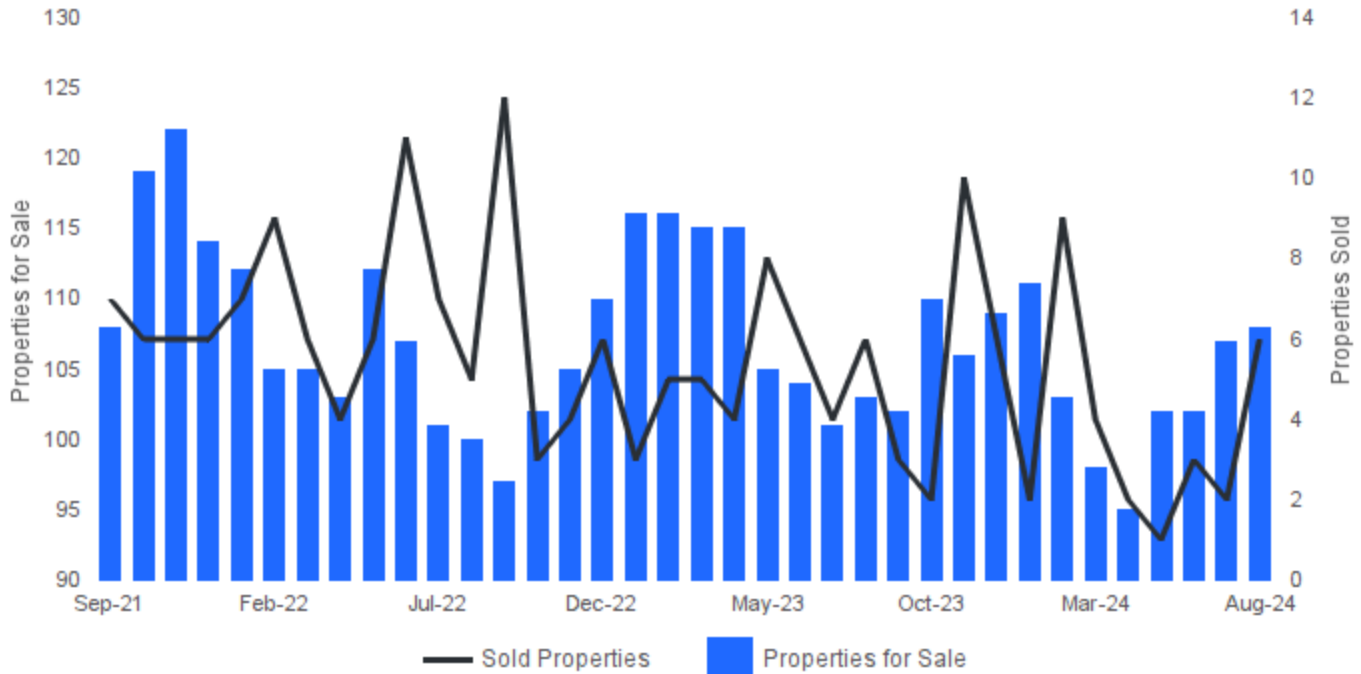
Properties for Sale | Number of properties listed for sale at the end of month.



PROPERTIES FOR SALE AND SOLD PROPERTIES

August 2024 | Lots/Acres ?

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 | Lots/Acres ?

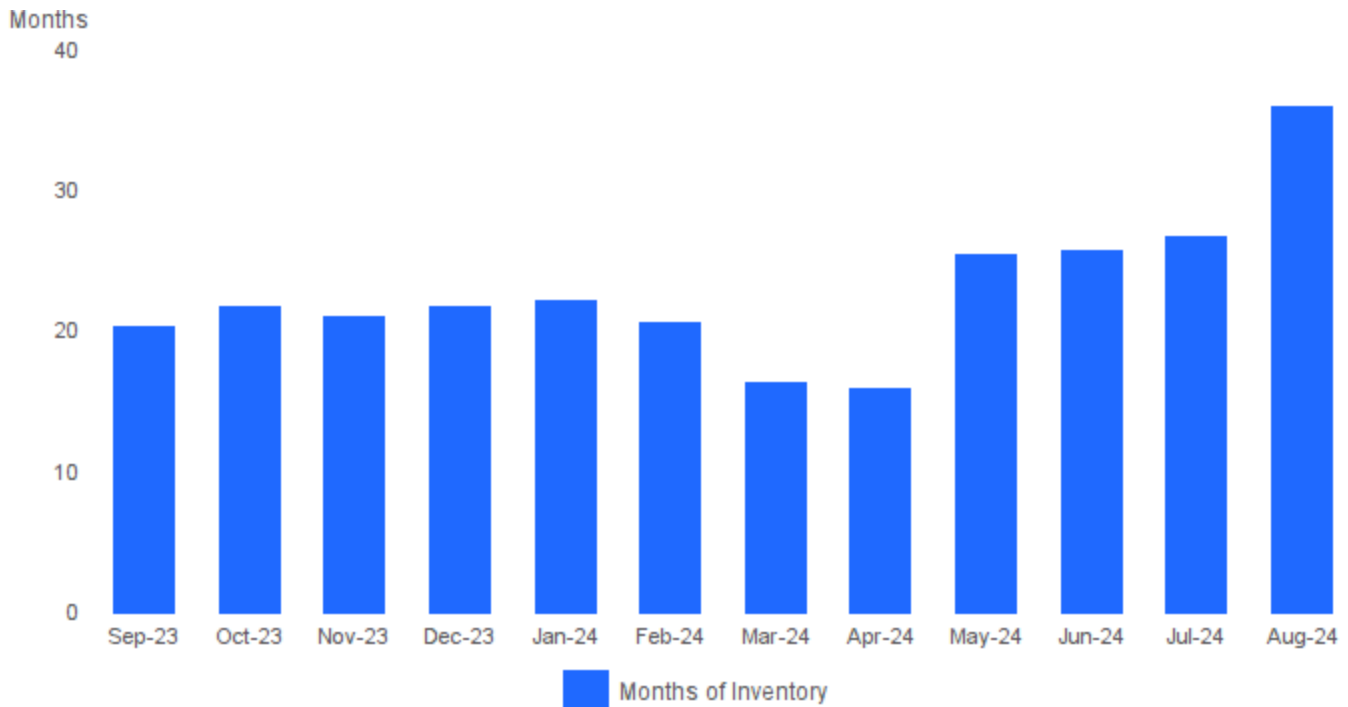
Asking Price | the average asking price of sold properties
Sold Price | the average selling price
Unsold Price | the average active list price



ABSORPTION RATE

August 2024 | Lots/Acres ?

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.



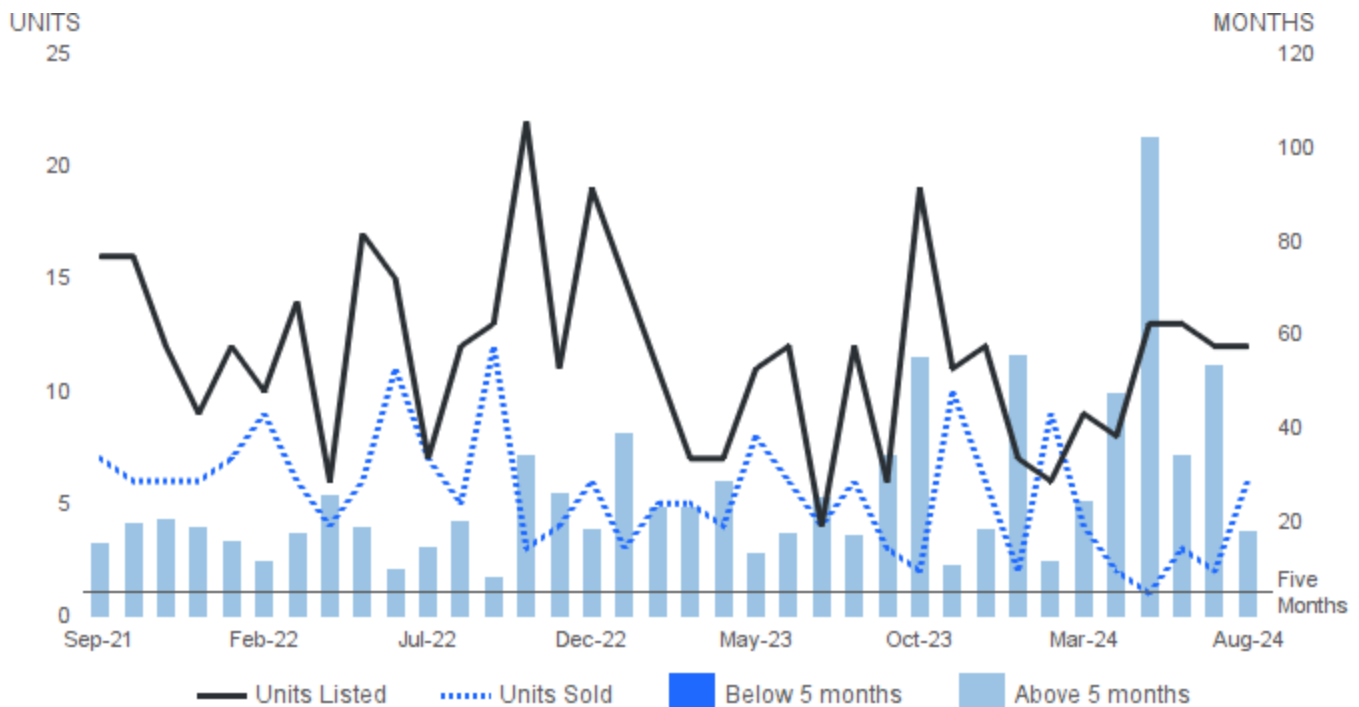
MONTHS SUPPLY OF INVENTORY

August 2024 | Lots/Acres ?

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. 