



COLDWELL BANKER

U.S. VIRGIN ISLANDS

AREA REPORT

ST. THOMAS

AUGUST 2024 | SINGLE FAMILY



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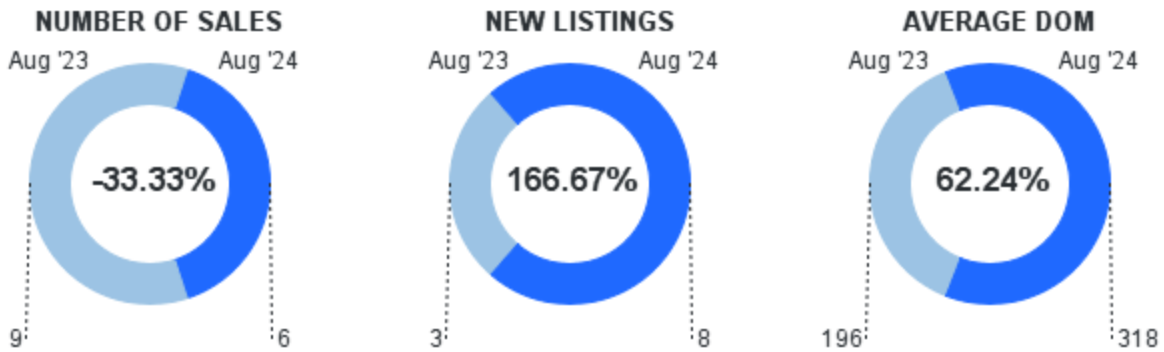


COLDWELL BANKER
ISLAND AFFILIATES

ST. THOMAS | August 2024


REAL ESTATE SNAPSHOT - Change since this time last year

Single Family



12.08% 


MEDIAN SALES PRICE
SINGLE FAMILY

-1.04% 

AVERAGE SALES PRICE
SINGLE FAMILY

16.45% 

MEDIAN LIST PRICE
(SOLD LISTINGS)
SINGLE FAMILY

0.51% 

AVERAGE LIST PRICE
(SOLD LISTINGS)
SINGLE FAMILY

 Aug '23  Aug '24

AREA REPORT

ST. THOMAS

FULL MARKET SUMMARY

August 2024 | Single Family ?

	Month to Date			Year to Date		
	August 2024	August 2023	% Change	YTD 2024	YTD 2023	% Change
New Listings	8	3	166.67% ↑	102	80	27.5% ↑
Sold Listings	6	9	-33.33% ↓	47	60	-21.67% ↓
Median List Price (Solds)	\$704,500	\$605,000	16.45% ↑	\$730,000	\$970,000	-24.74% ↓
Median Sold Price	\$672,500	\$600,000	12.08% ↑	\$650,000	\$897,500	-27.58% ↓
Median Days on Market	276	138	100% ↑	111	131	-15.27% ↓
Average List Price (Solds)	\$1,018,000	\$1,012,800	0.51% ↑	\$949,295	\$1,353,676	-29.87% ↓
Average Sold Price	\$918,416	\$928,022	-1.04% ↓	\$885,087	\$1,196,183	-26.01% ↓
Average Days on Market	318	196	62.24% ↑	191	184	3.8% ↑
List/Sold Price Ratio	93.3%	91.4%	2.07% ↑	92.8%	90.7%	2.27% ↑

SOLD AND NEW PROPERTIES (UNITS)

August 2024 | Single Family ?

Sold Properties | Number of properties sold during the year

New Properties | Number of properties listed during the year.

UNITS
200

150

100

50

0

2019

2020

2021

2022

2023

2024

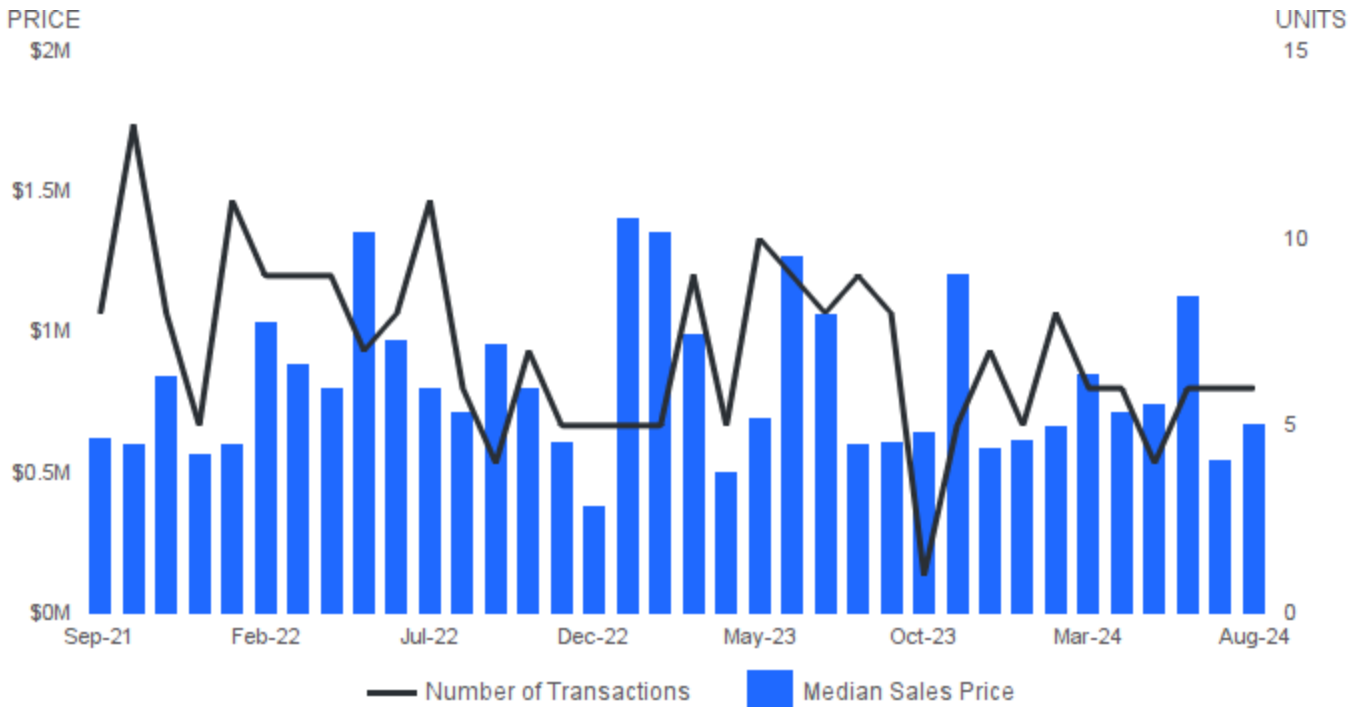
■ Sold Properties	60	97	129	91	81	47
■ New Properties	108	114	151	156	147	102
Sold Volume	\$34.51M	\$68.01M	\$108.65M	\$95.57M	\$85.21M	\$41.60M
Listing Volume	\$84.09M	\$99.75M	\$178.52M	\$213.19M	\$214.83M	\$150.74M
Median Sale Price	\$475K	\$550K	\$660K	\$860K	\$825K	\$650K

MEDIAN SALES PRICE AND NUMBER OF SALES

August 2024 | 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.

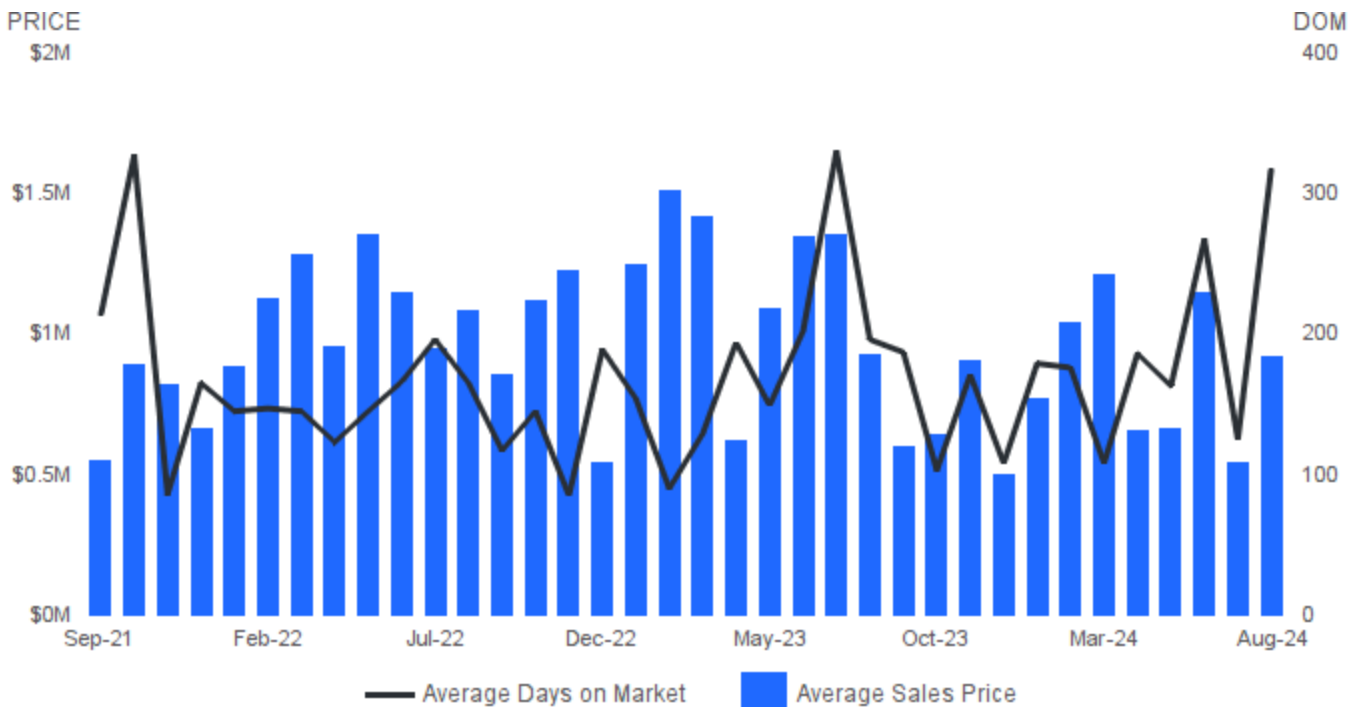


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

August 2024 | 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 2024 | Single Family ?

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

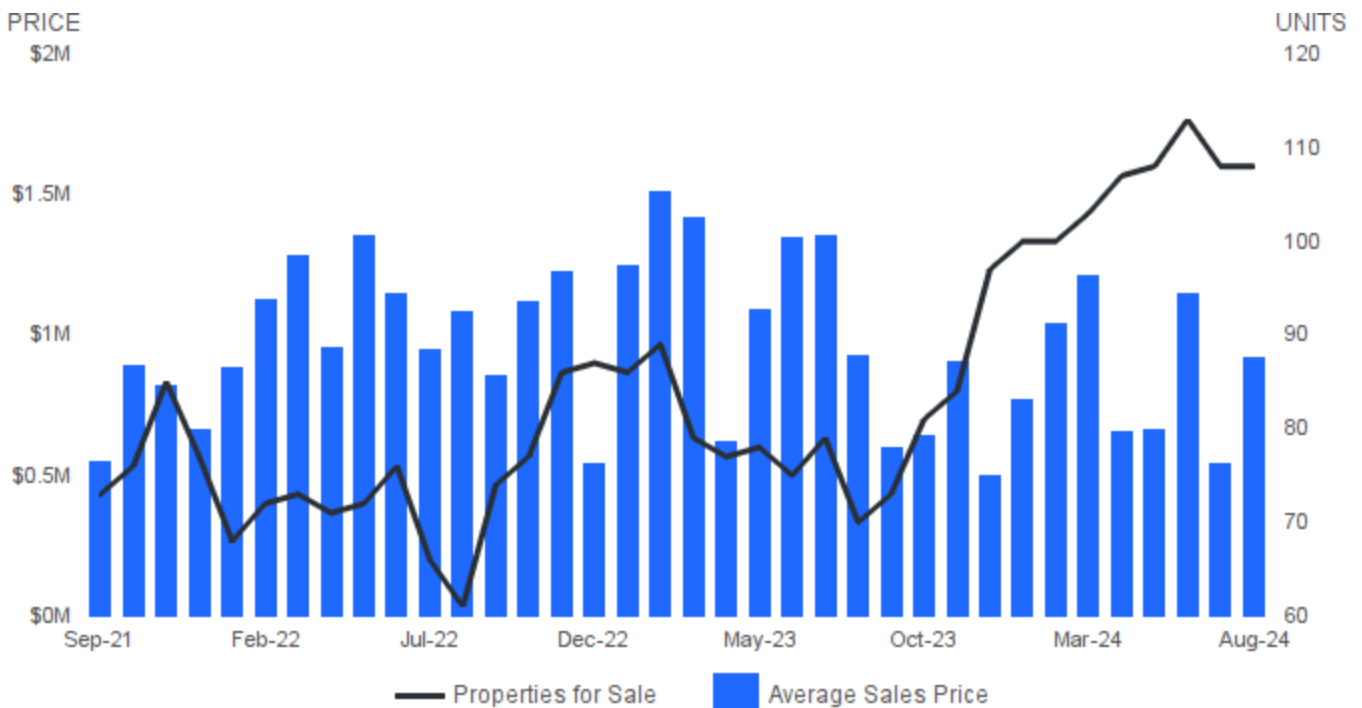


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

August 2024 | Single Family ?

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

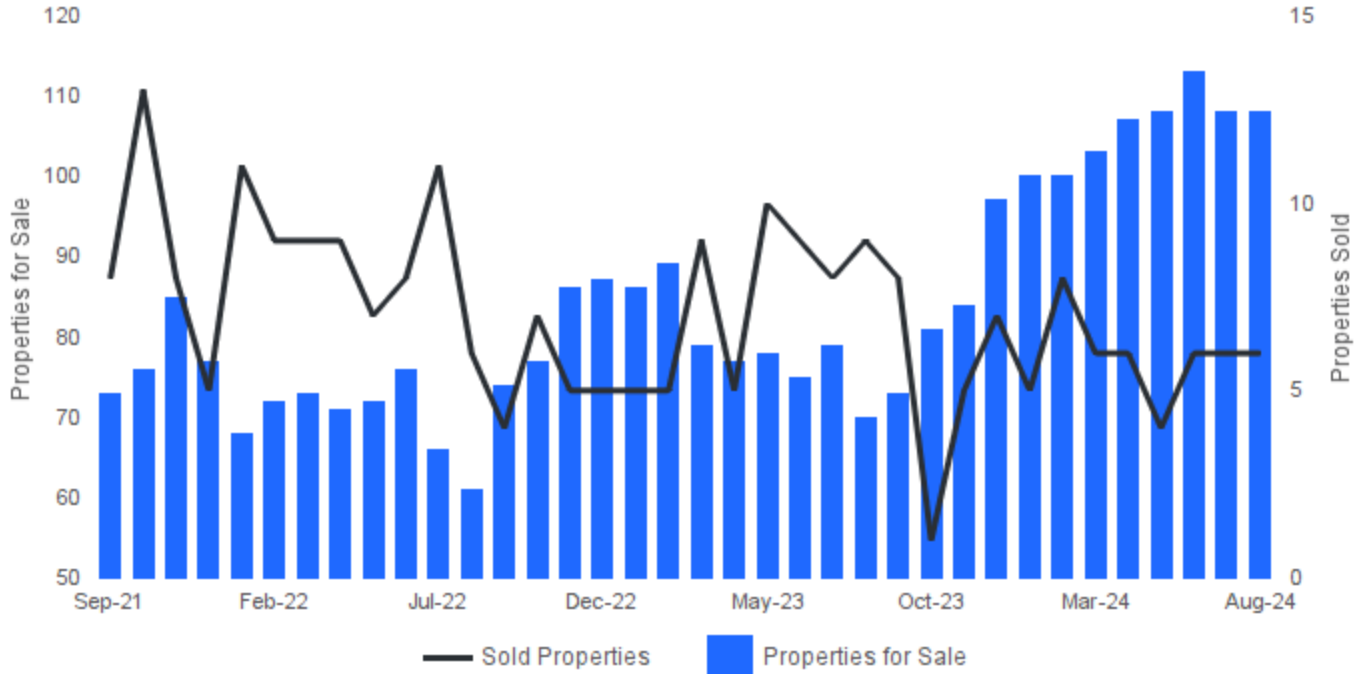
Properties for Sale | Number of properties listed for sale at the end of month.



PROPERTIES FOR SALE AND SOLD PROPERTIES

August 2024 | Single Family ?

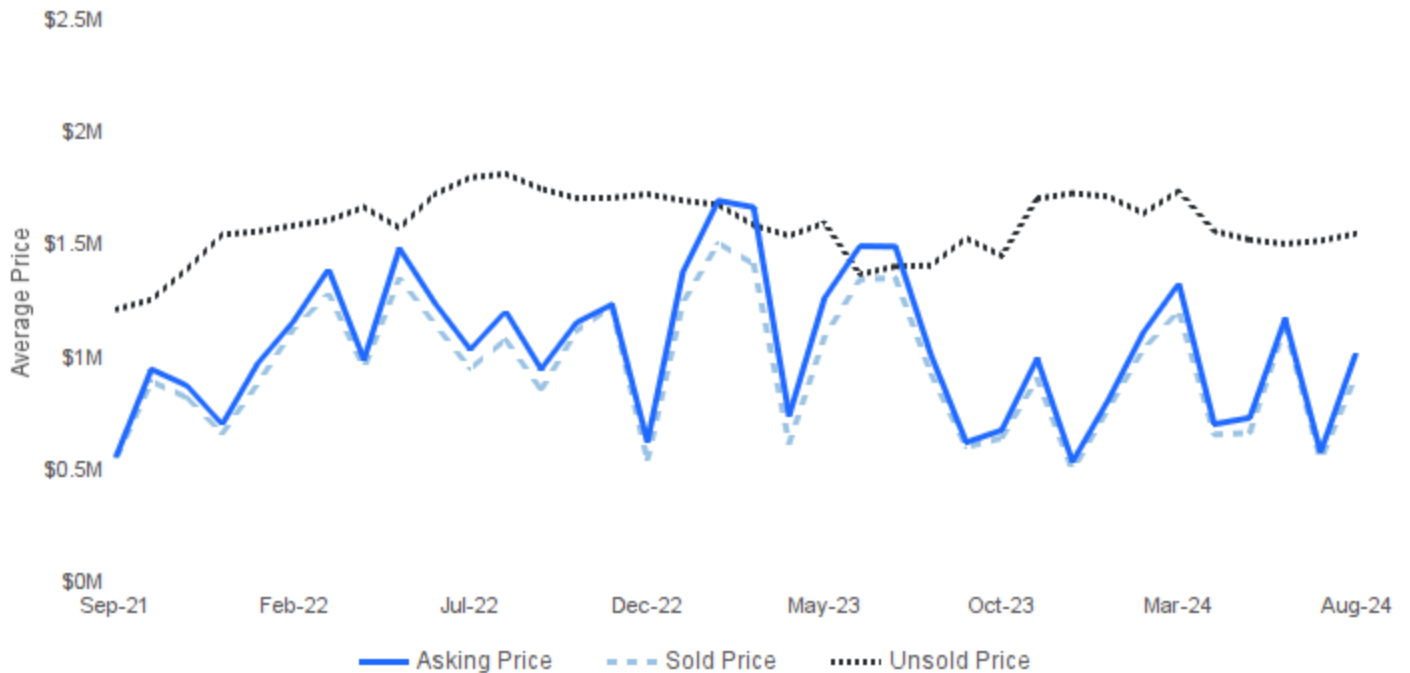
Properties for Sale | Number of properties listed for sale at the end of month.
Sold Properties | Number of properties sold.



AVERAGE ASKING/SOLD/UNSOLD PRICE

August 2024 | Single Family ?

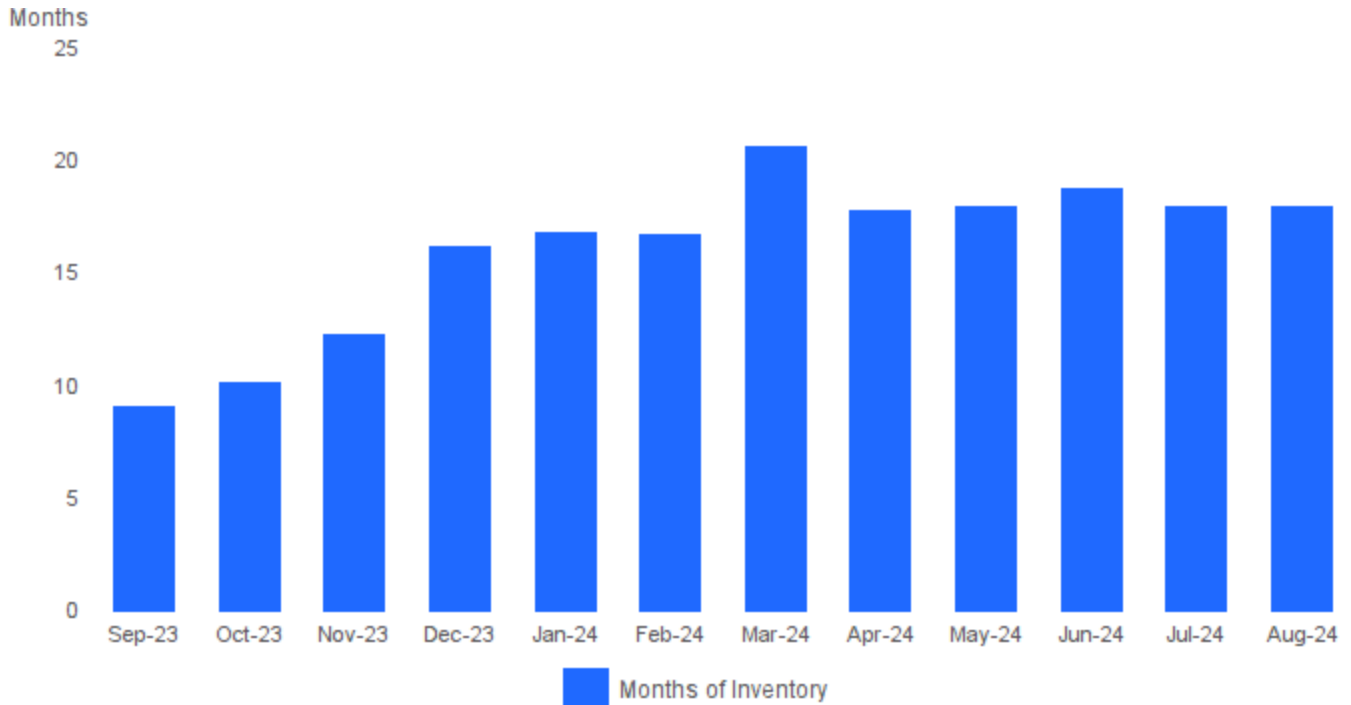
Asking Price | the average asking price of sold properties
Sold Price | the average selling price
Unsold Price | the average active list price



ABSORPTION RATE

August 2024 | 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.



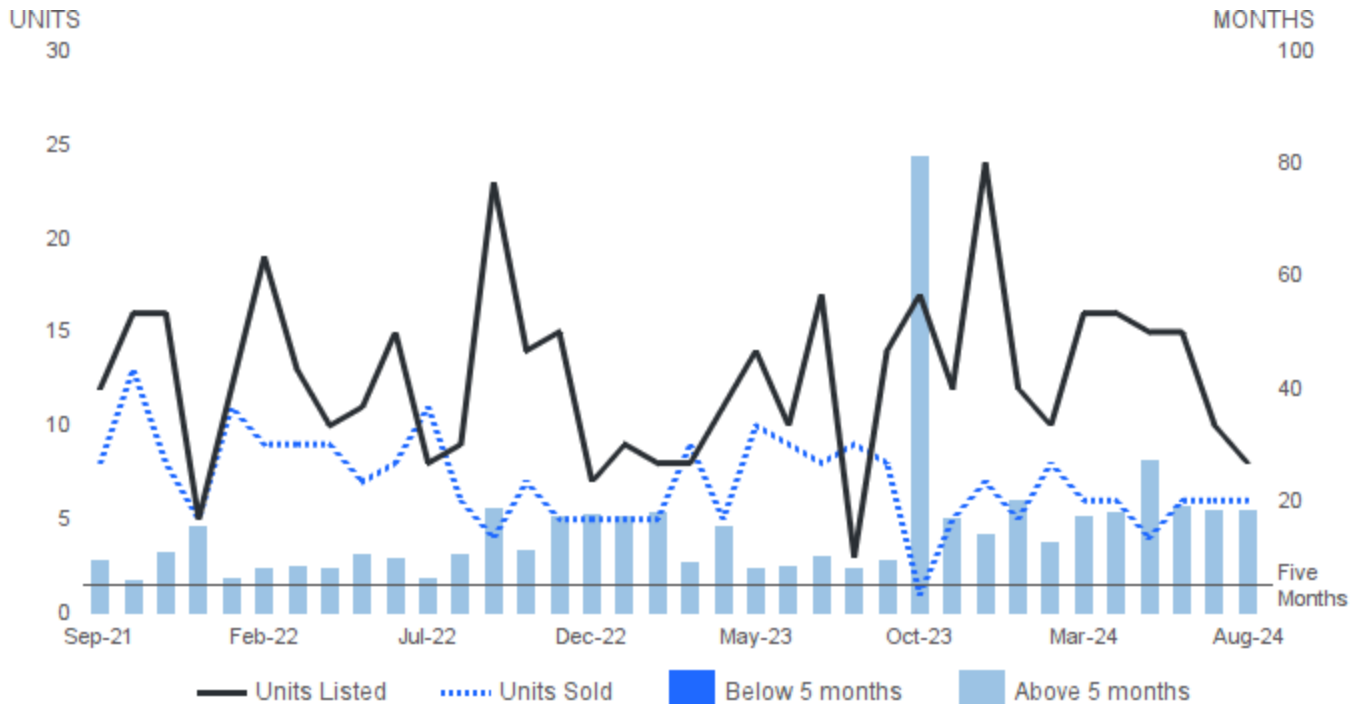
MONTHS SUPPLY OF INVENTORY

August 2024 | 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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