



COLDWELL BANKER

U.S. VIRGIN ISLANDS

AREA REPORT

ST. THOMAS

AUGUST 2024 | ALL PROPERTY TYPES



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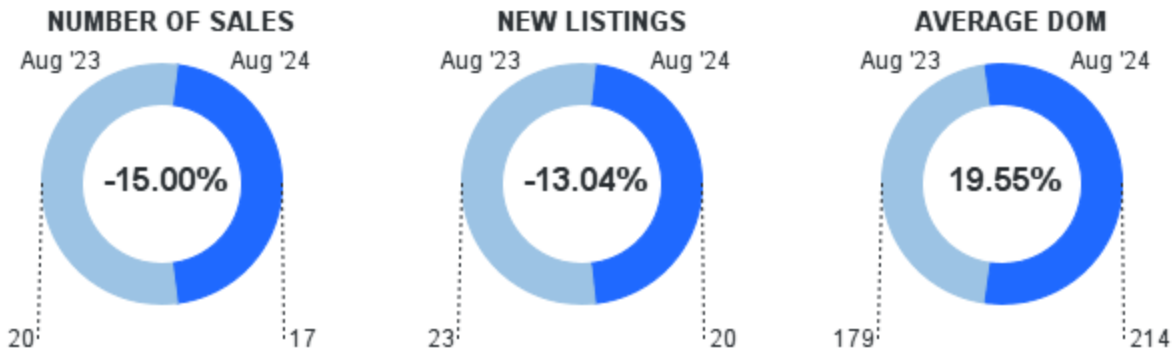


COLDWELL BANKER
ISLAND AFFILIATES

ST. THOMAS | August 2024

REAL ESTATE SNAPSHOT - Change since this time last year

All Property Types



-1.55% ↓

MEDIAN SALES PRICE
ALL PROPERTY TYPES

-9.06% ↓

AVERAGE SALES PRICE
ALL PROPERTY TYPES

-4.60% ↓

**MEDIAN LIST PRICE
(SOLD LISTINGS)**
ALL PROPERTY TYPES

-8.45% ↓

**AVERAGE LIST PRICE
(SOLD LISTINGS)**
ALL PROPERTY TYPES

■ Aug '23

■ Aug '24

AREA REPORT

St. Thomas

FULL MARKET SUMMARY

August 2024 | All Property Types ?

	Month to Date			Year to Date		
	August 2024	August 2023	% Change	YTD 2024	YTD 2023	% Change
New Listings	20	23	-13.04% ↓	210	202	3.96% ↑
Sold Listings	17	20	-15% ↓	117	147	-20.41% ↓
Median List Price (Solds)	\$560,000	\$587,000	-4.6% ↓	\$475,000	\$550,000	-13.64% ↓
Median Sold Price	\$539,000	\$547,500	-1.55% ↓	\$418,000	\$525,000	-20.38% ↓
Median Days on Market	188	133	41.35% ↑	128	94	36.17% ↑
Average List Price (Solds)	\$685,529	\$748,834	-8.45% ↓	\$624,801	\$816,075	-23.44% ↓
Average Sold Price	\$638,588	\$702,210	-9.06% ↓	\$588,418	\$744,299	-20.94% ↓
Average Days on Market	214	179	19.55% ↑	176	143	23.08% ↑
List/Sold Price Ratio	94.7%	94%	0.69% ↑	94.3%	94.3%	0.03% ↑

SOLD AND NEW PROPERTIES (UNITS)

August 2024 | All Property Types ?

Sold Properties | Number of properties sold during the year

New Properties | Number of properties listed during the year.

UNITS
400

300

200

100

0

2019

2020

2021

2022

2023

2024

■ Sold Properties	129	198	332	197	193	117
■ New Properties	226	247	317	291	327	210
Sold Volume	\$51.25M	\$96.77M	\$179.69M	\$137.06M	\$137.97M	\$68.84M
Listing Volume	\$115.92M	\$144.13M	\$243.85M	\$268.80M	\$298.56M	\$200.23M
Median Sale Price	\$280K	\$318K	\$375K	\$460K	\$525K	\$418K

MEDIAN SALES PRICE AND NUMBER OF SALES

August 2024 | All Property Types ?

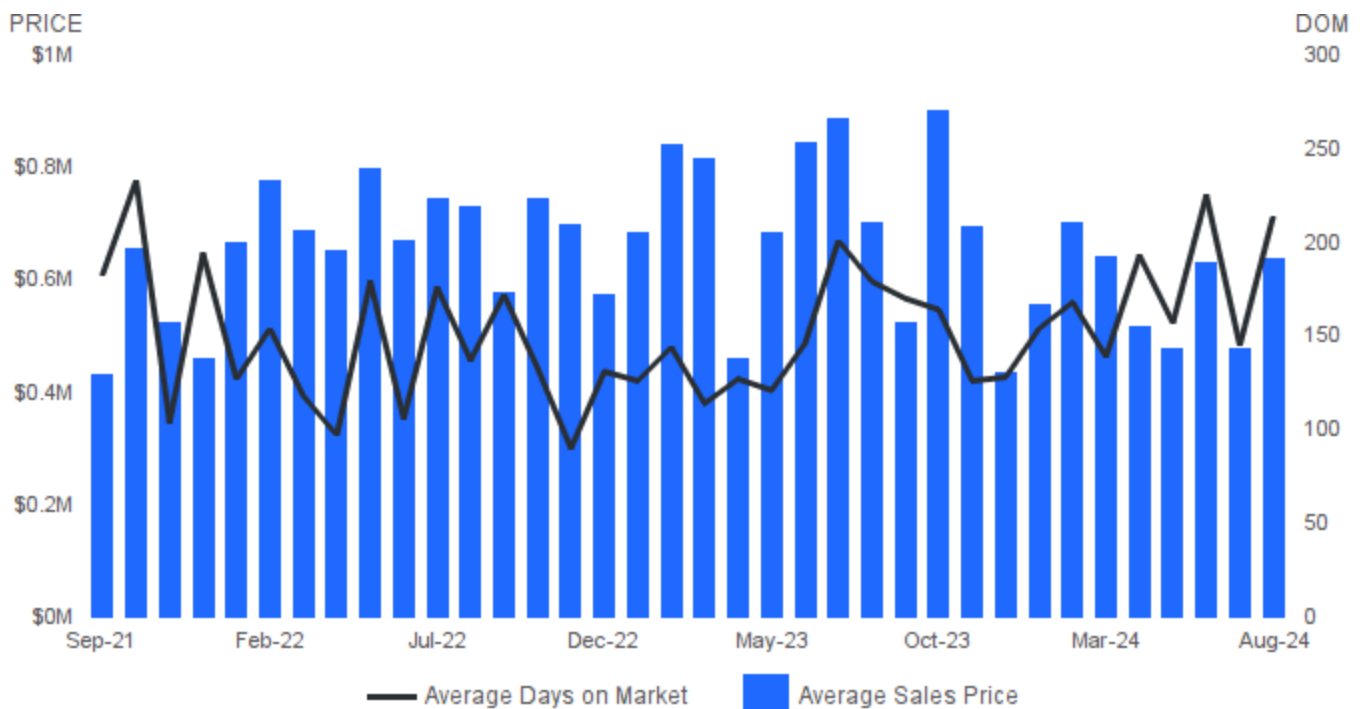
Median Sales Price | Price of the "middle" property sold -an equal number of sales were above and below this price.
Number of Sales | Number of properties sold.



AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

August 2024 | All Property Types ?

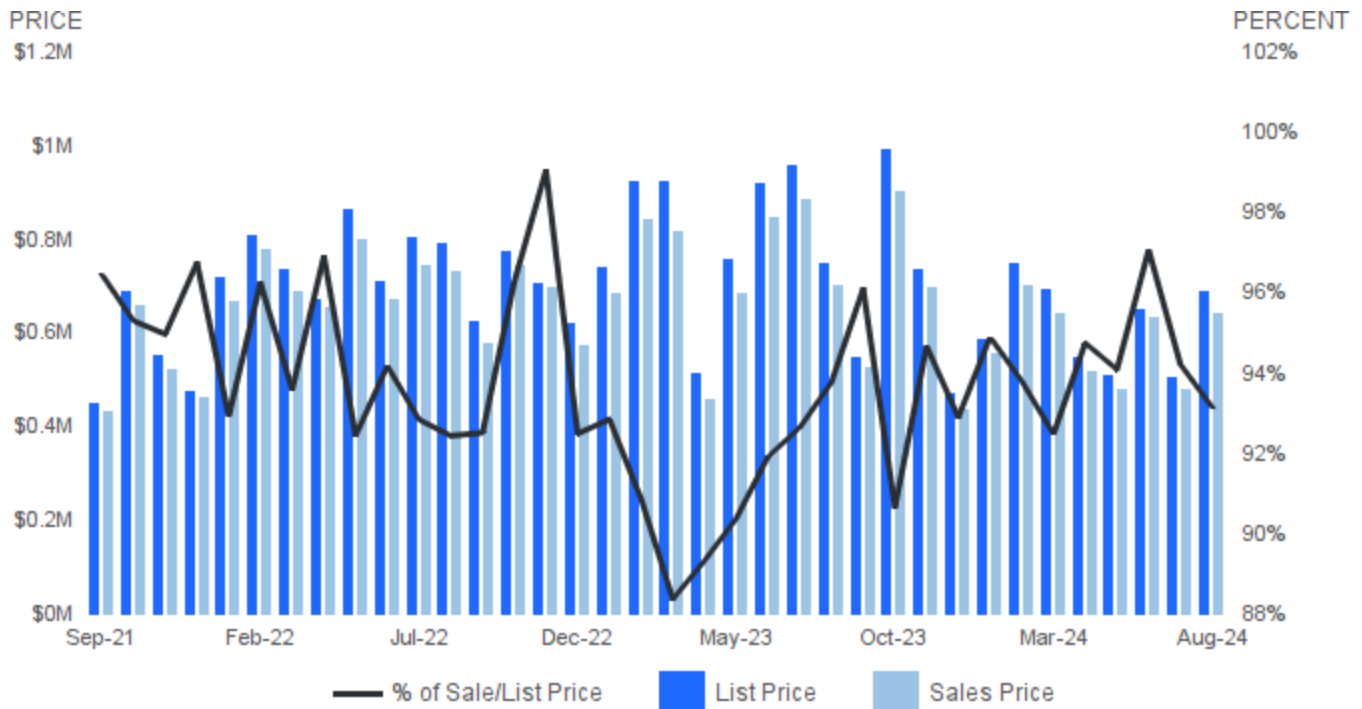
Average Sales Price | Average sales price for all properties sold.
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

August 2024 | All Property Types ?

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

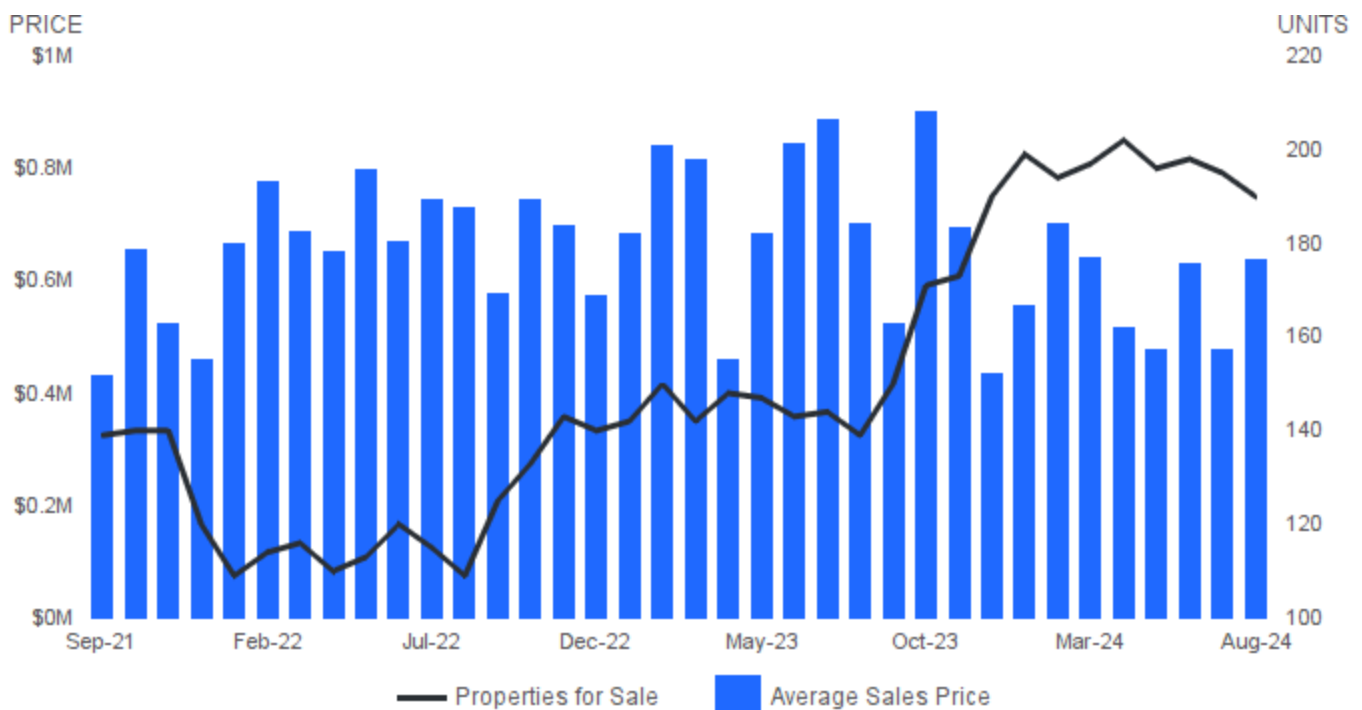


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

August 2024 | All Property Types ?

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

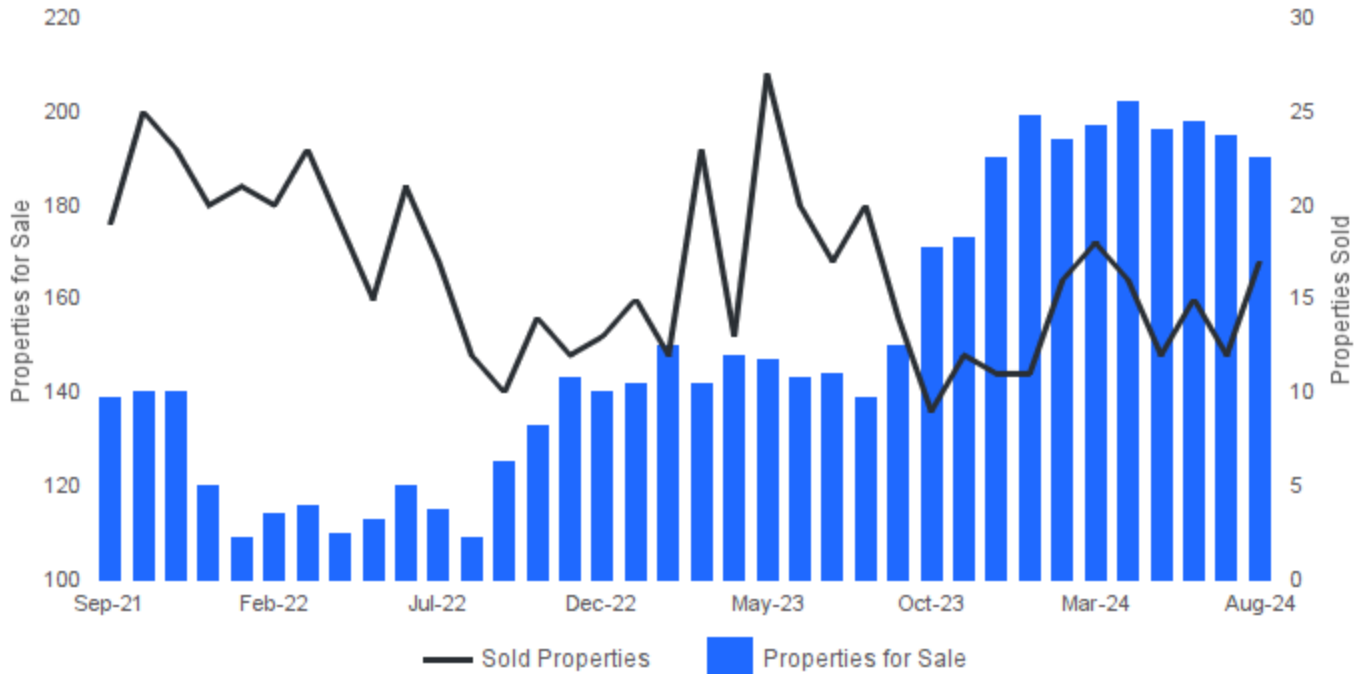
Properties for Sale | Number of properties listed for sale at the end of month.



PROPERTIES FOR SALE AND SOLD PROPERTIES

August 2024 | All Property Types ?

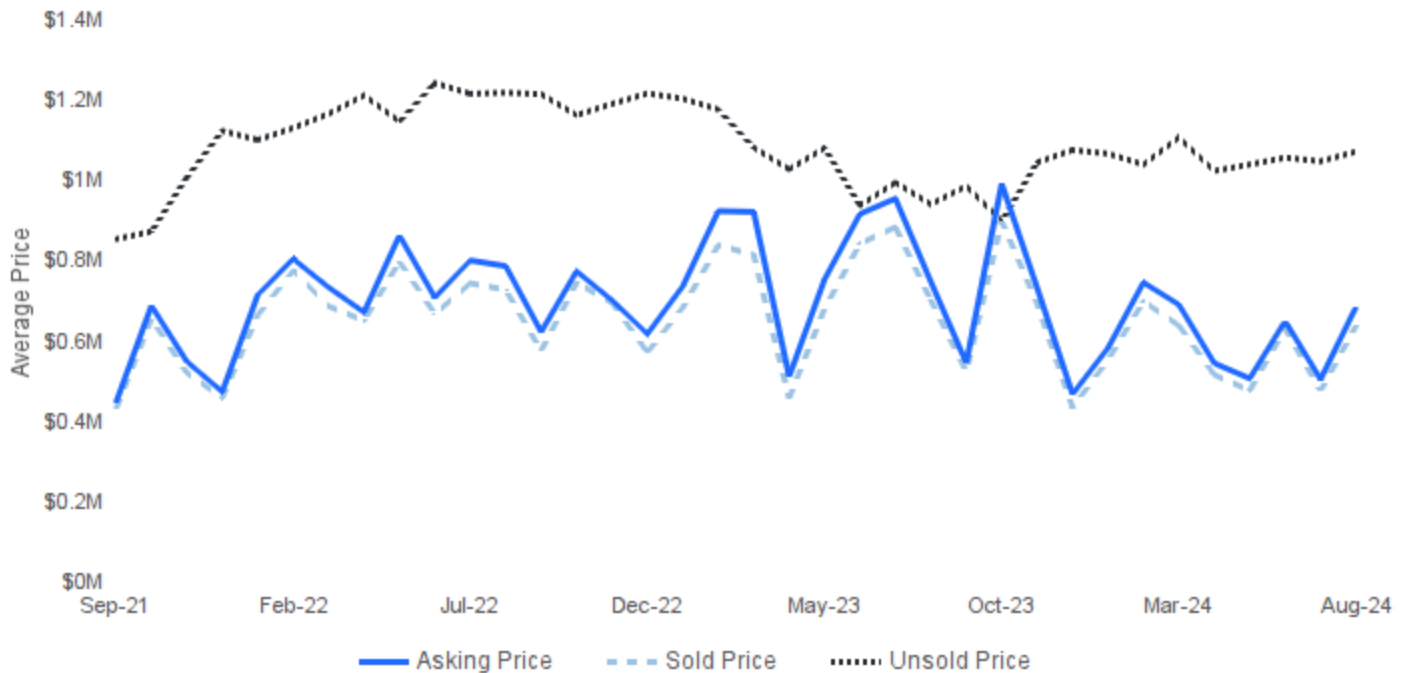
Properties for Sale | Number of properties listed for sale at the end of month.
Sold Properties | Number of properties sold.



AVERAGE ASKING/SOLD/UNSOLD PRICE

August 2024 | All Property Types ?

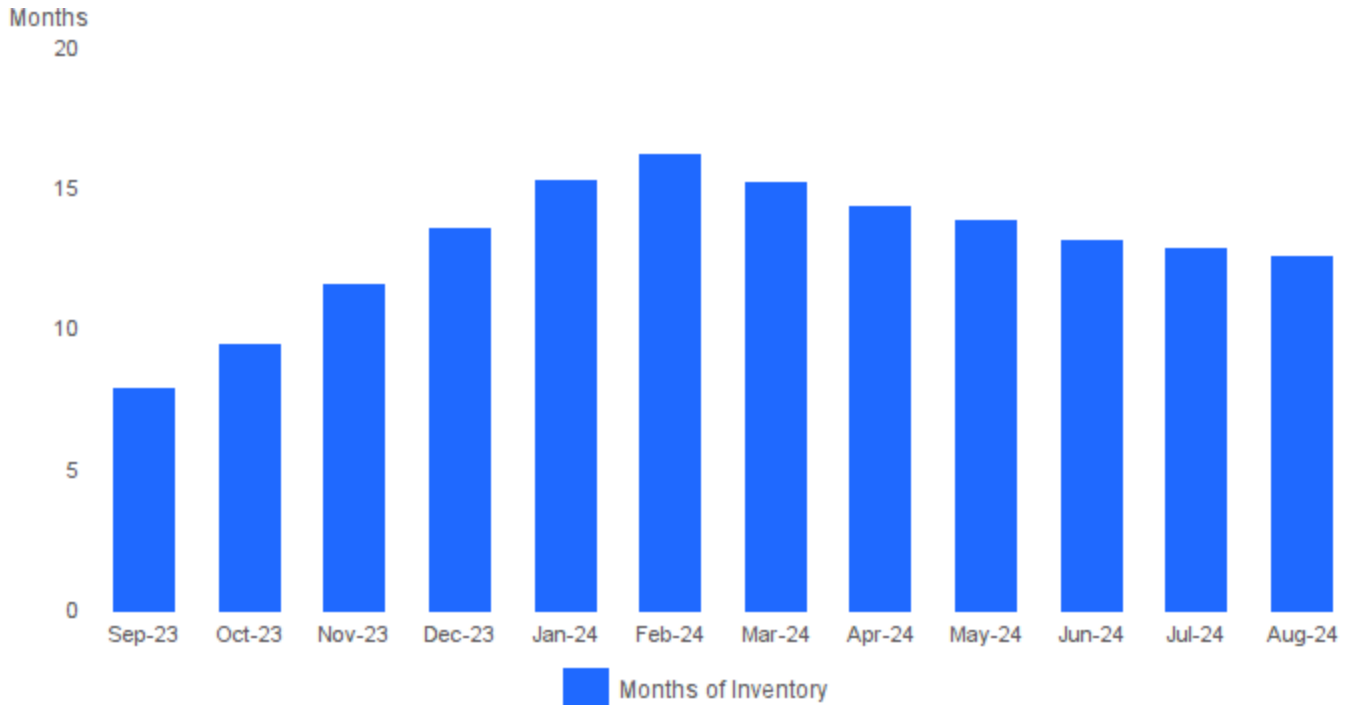
Asking Price | the average asking price of sold properties
Sold Price | the average selling price
Unsold Price | the average active list price



ABSORPTION RATE

August 2024 | 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.



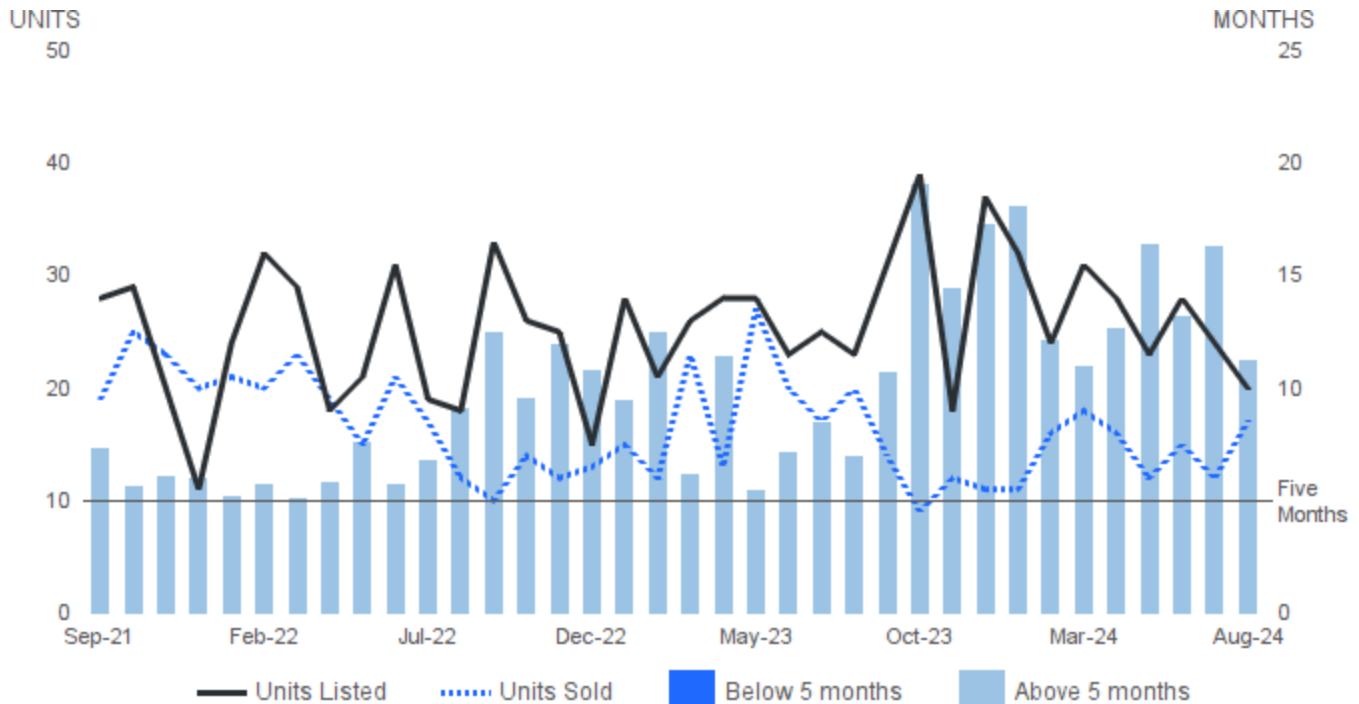
MONTHS SUPPLY OF INVENTORY

August 2024 | 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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