



COLDWELL BANKER



AREA REPORT

ST. THOMAS

SEPTEMBER 2023 | CONDO



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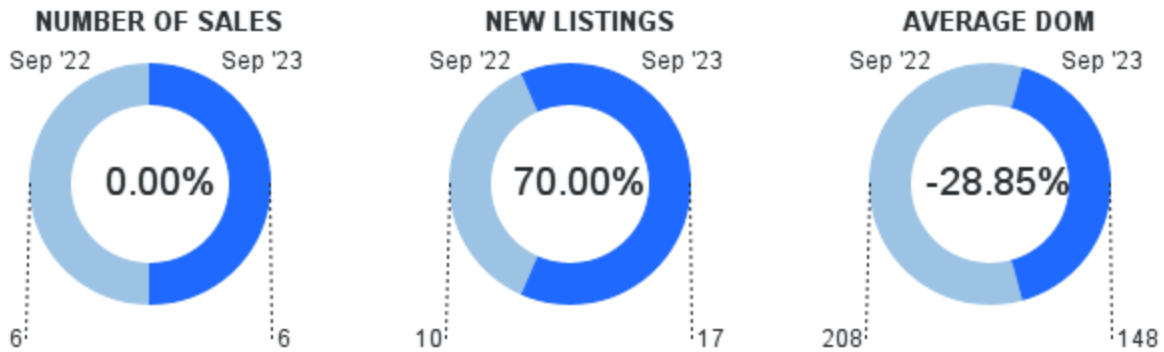


COLDWELL BANKER
ISLAND AFFILIATES

ST. THOMAS | September 2023


REAL ESTATE SNAPSHOT - Change since this time last year


Condo



9.70% 
MEDIAN SALES PRICE
CONDO

8.47% 
AVERAGE SALES PRICE
CONDO

6.91% 
MEDIAN LIST PRICE
(SOLD LISTINGS)
CONDO

9.62% 
AVERAGE LIST PRICE
(SOLD LISTINGS)
CONDO

 Sep '22  Sep '23

AREA REPORT

ST. THOMAS

FULL MARKET SUMMARY

September 2023 | Condo ?

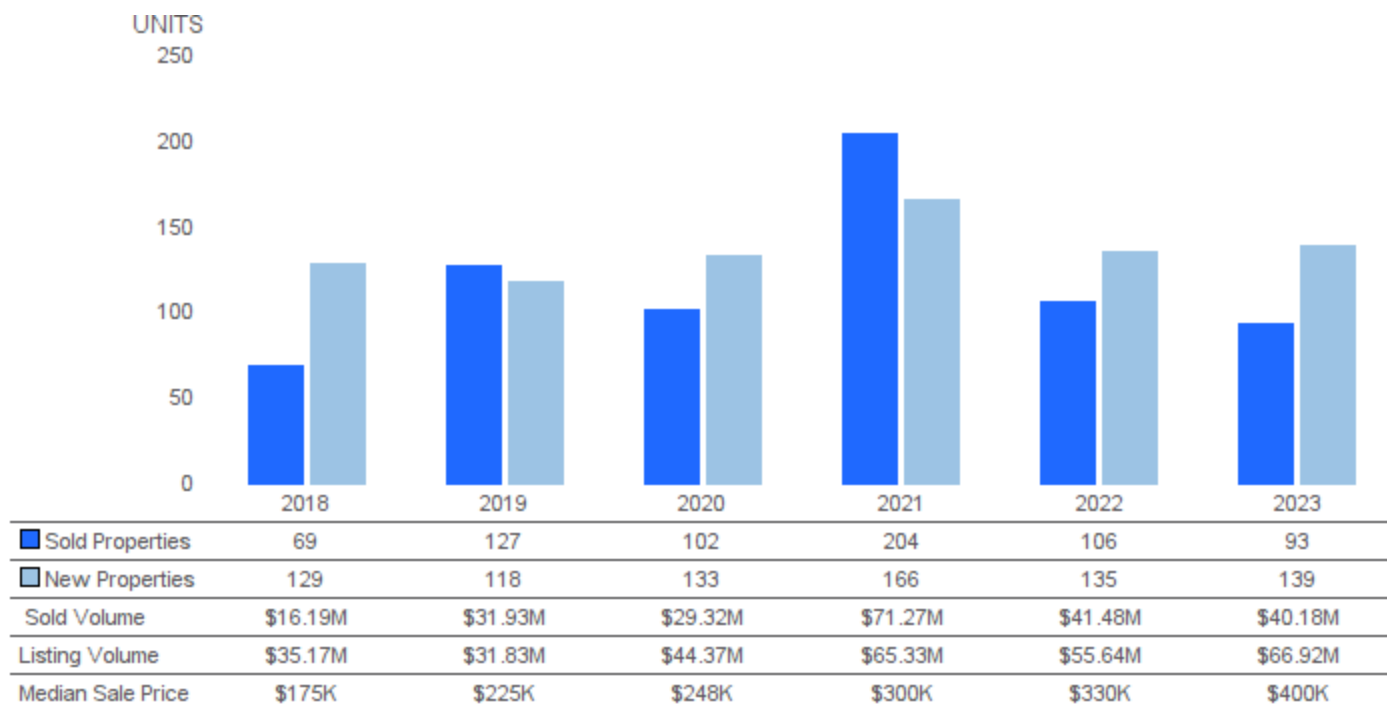
	Month to Date			Year to Date		
	September 2023	September 2022	% Change	YTD 2023	YTD 2022	% Change
New Listings	17	10	70% ↑	139	105	32.38% ↑
Sold Listings	6	6	0% ↔	93	84	10.71% ↑
Median List Price (Solds)	\$387,500	\$362,450	6.91% ↑	\$425,000	\$329,950	28.81% ↑
Median Sold Price	\$367,500	\$335,000	9.7% ↑	\$400,000	\$322,500	24.03% ↑
Median Days on Market	97	207	-53.14% ↓	83	84	-1.19% ↓
Average List Price (Solds)	\$446,333	\$407,150	9.62% ↑	\$445,382	\$389,460	14.36% ↑
Average Sold Price	\$423,750	\$390,666	8.47% ↑	\$432,081	\$379,959	13.72% ↑
Average Days on Market	148	208	-28.85% ↓	117	122	-4.1% ↓
List/Sold Price Ratio	94.5%	95%	-0.53% ↓	96.6%	97.6%	-1% ↓

SOLD AND NEW PROPERTIES (UNITS)

September 2023 | Condo ?

Sold Properties | Number of properties sold during the year

New Properties | Number of properties listed during the year.

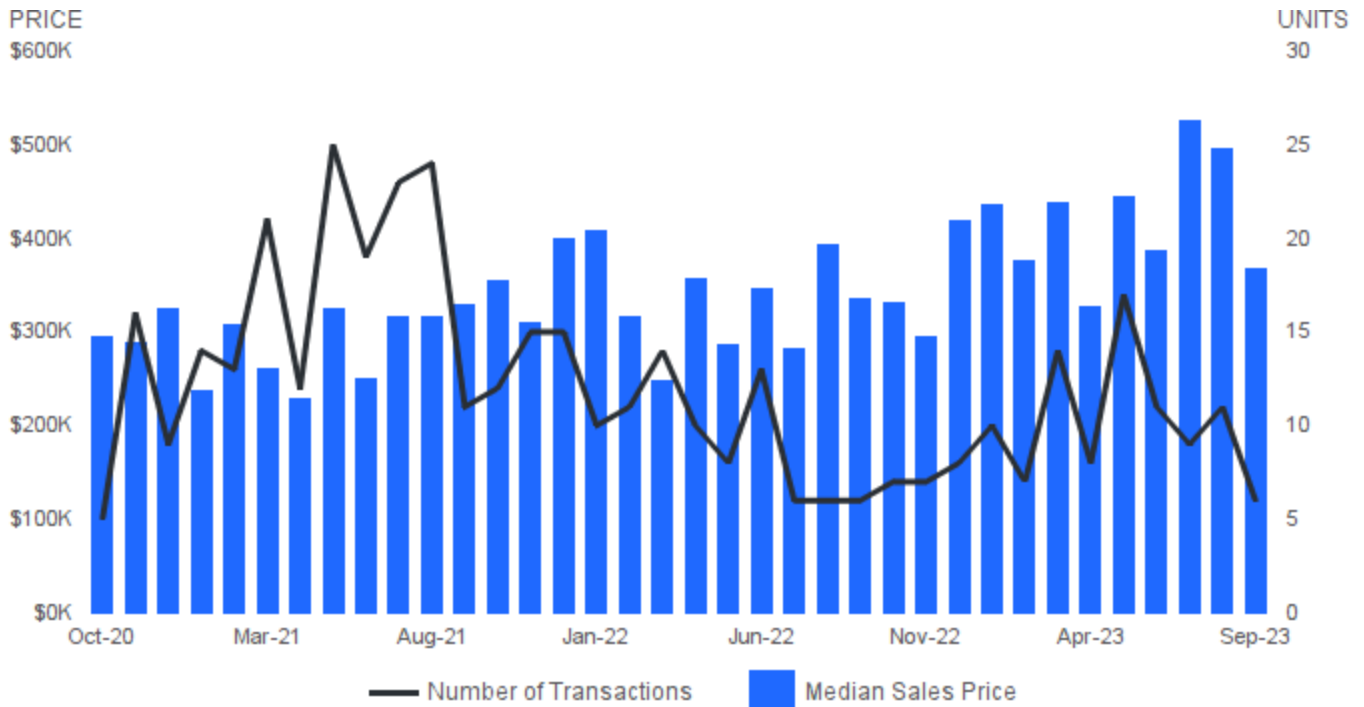


MEDIAN SALES PRICE AND NUMBER OF SALES

September 2023 | 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.

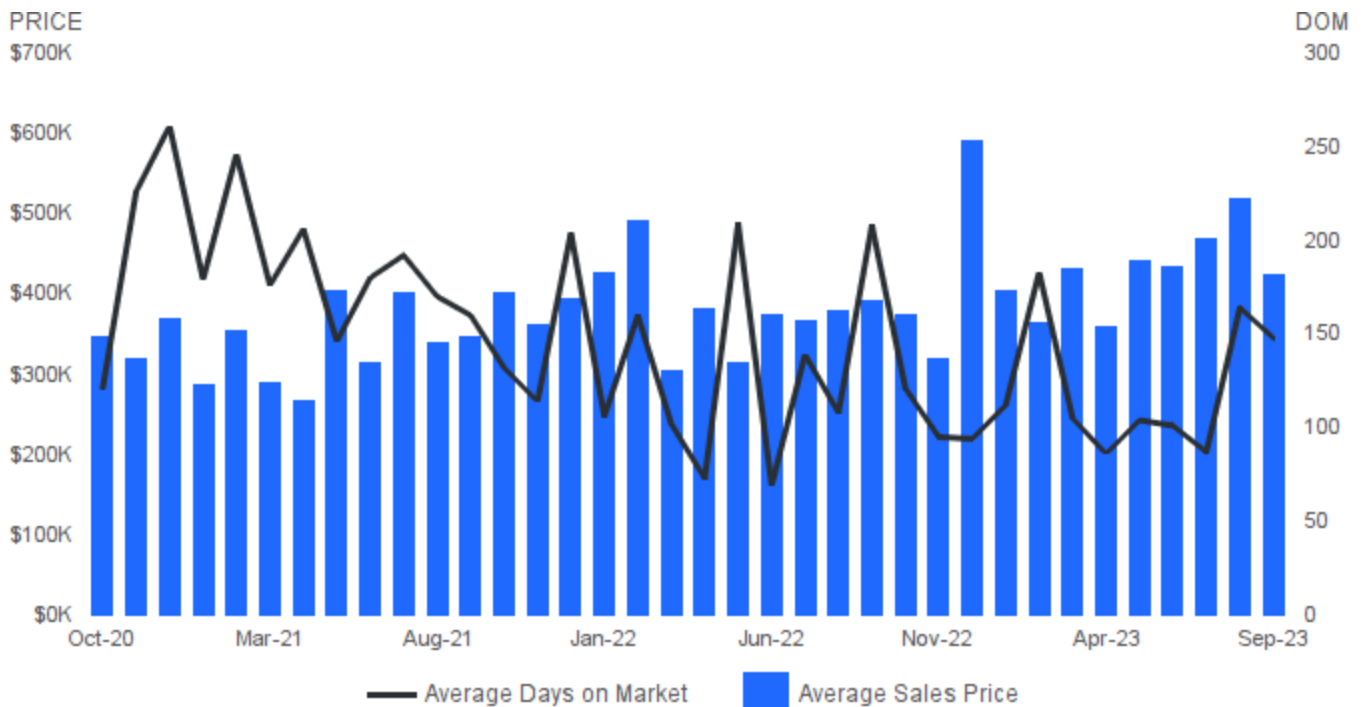


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

September 2023 | 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

September 2023 | Condo ?

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

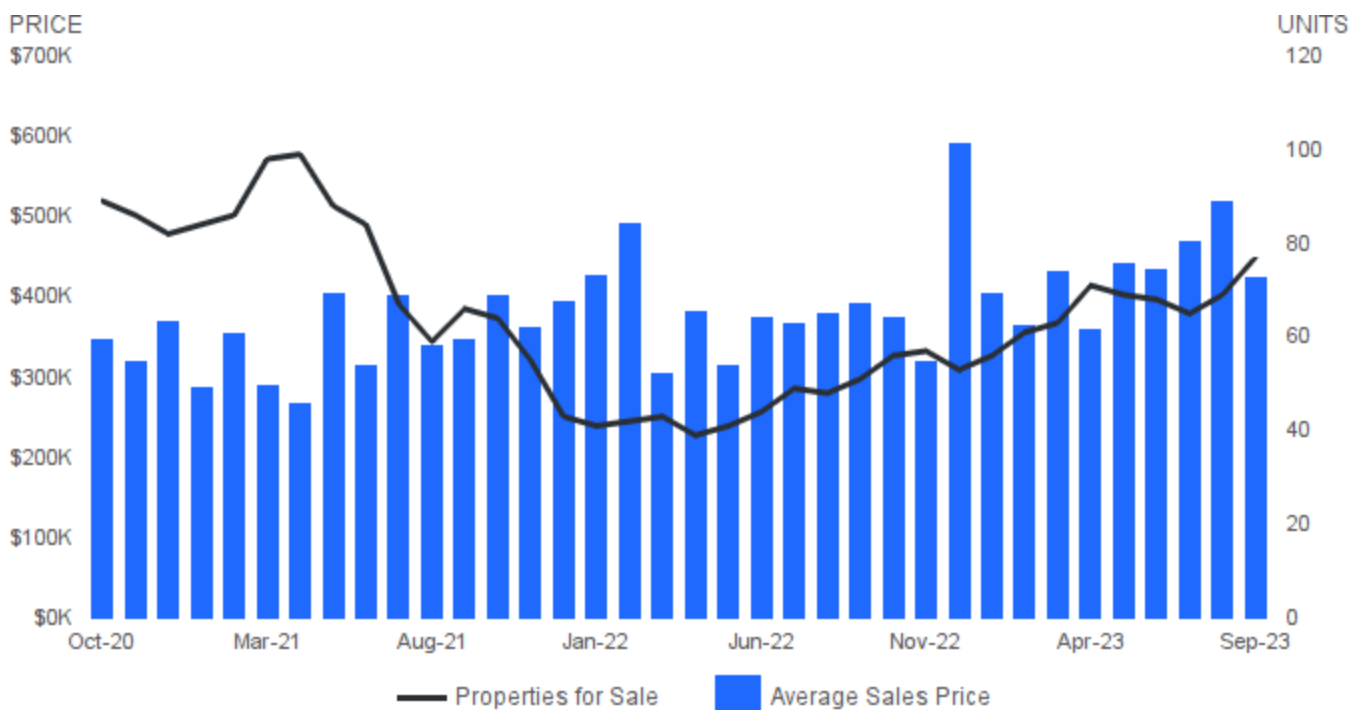


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

September 2023 | 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.

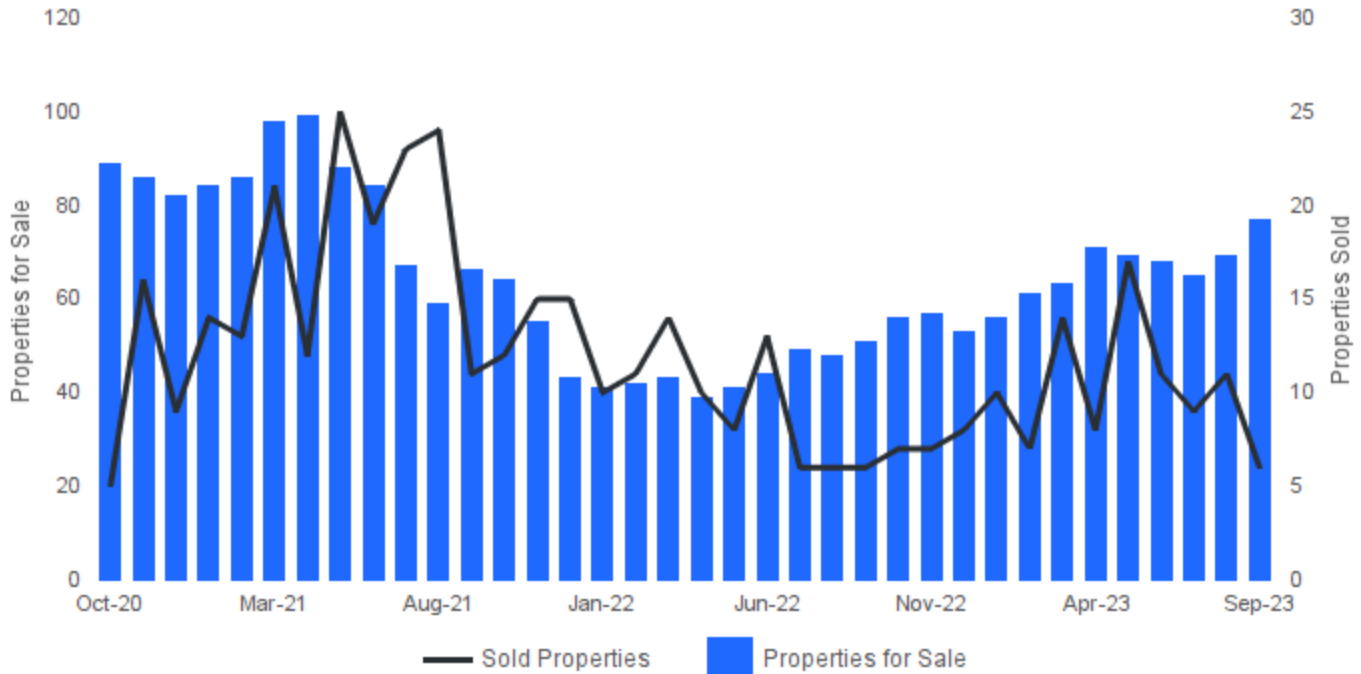


PROPERTIES FOR SALE AND SOLD PROPERTIES

September 2023 | Condo ?

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

Sold Properties | Number of properties sold.



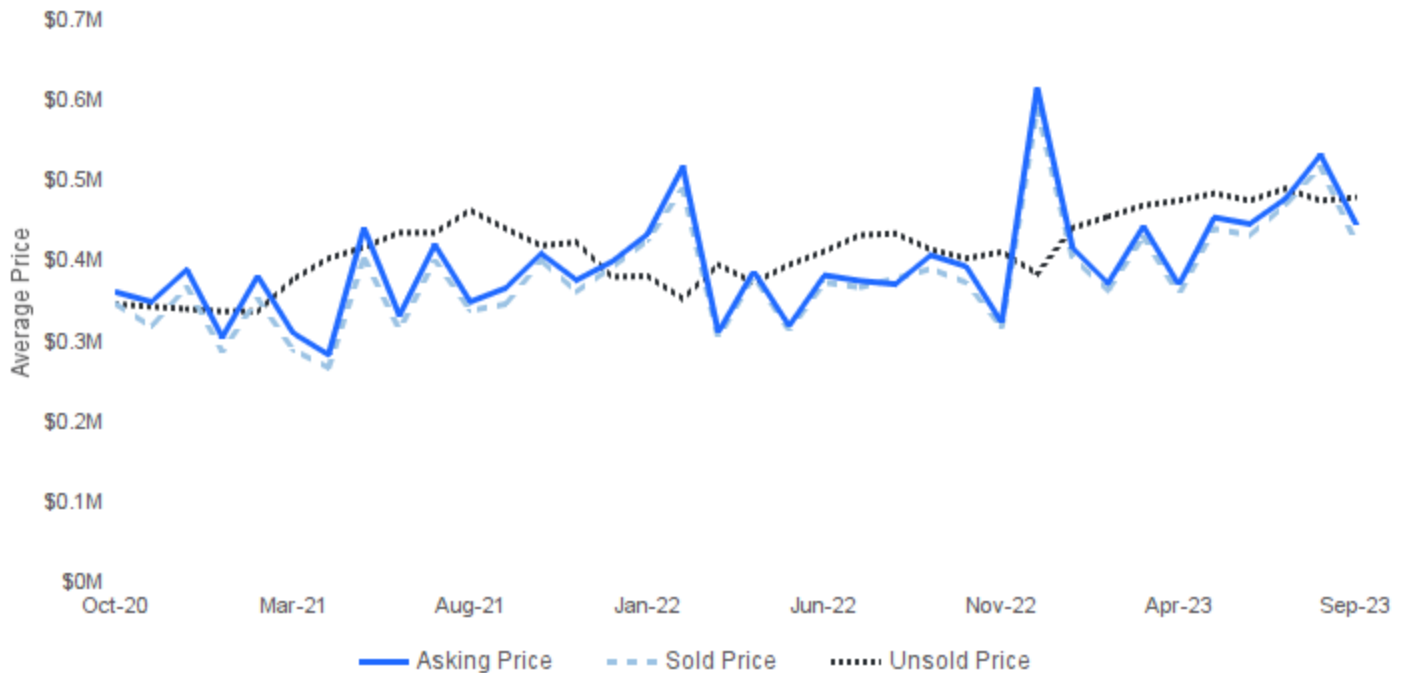
AVERAGE ASKING/SOLD/UNSOLD PRICE

September 2023 | Condo ?

Asking Price | the average asking price of sold properties

Sold Price | the average selling price

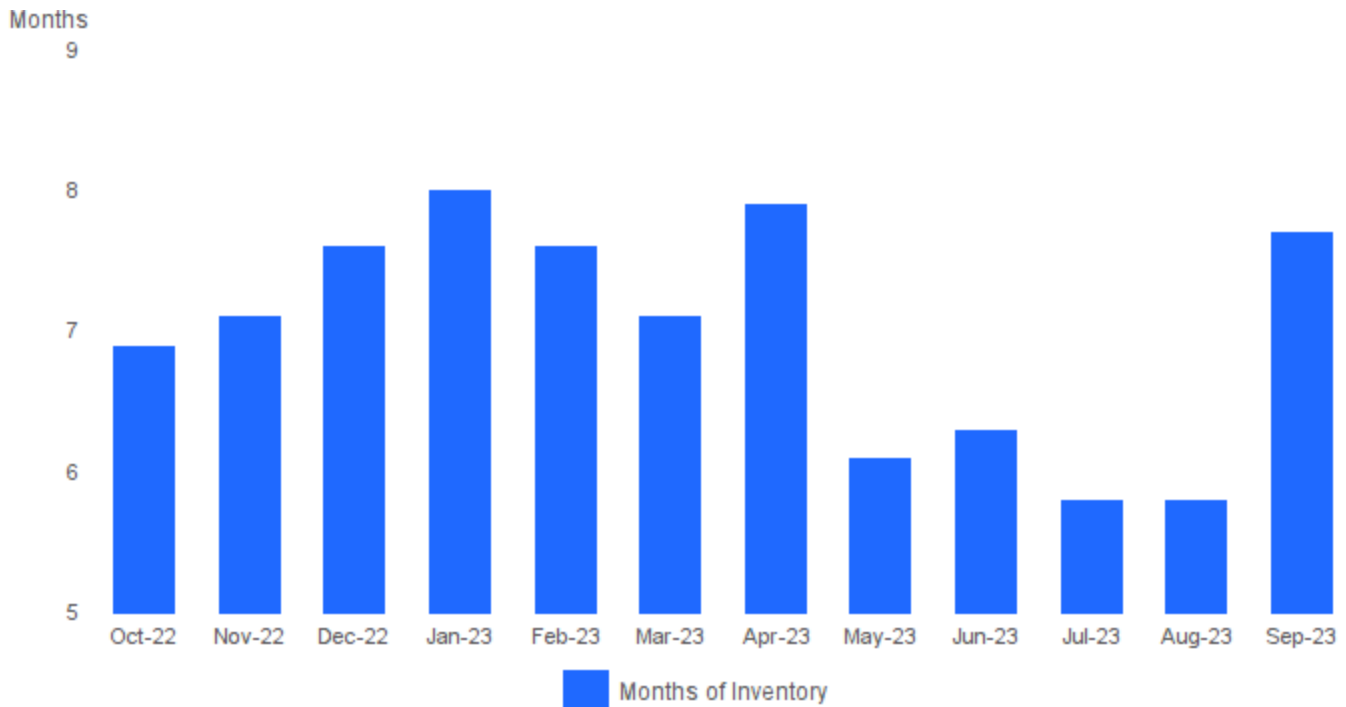
Unsold Price | the average active list price



ABSORPTION RATE

September 2023 | 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.



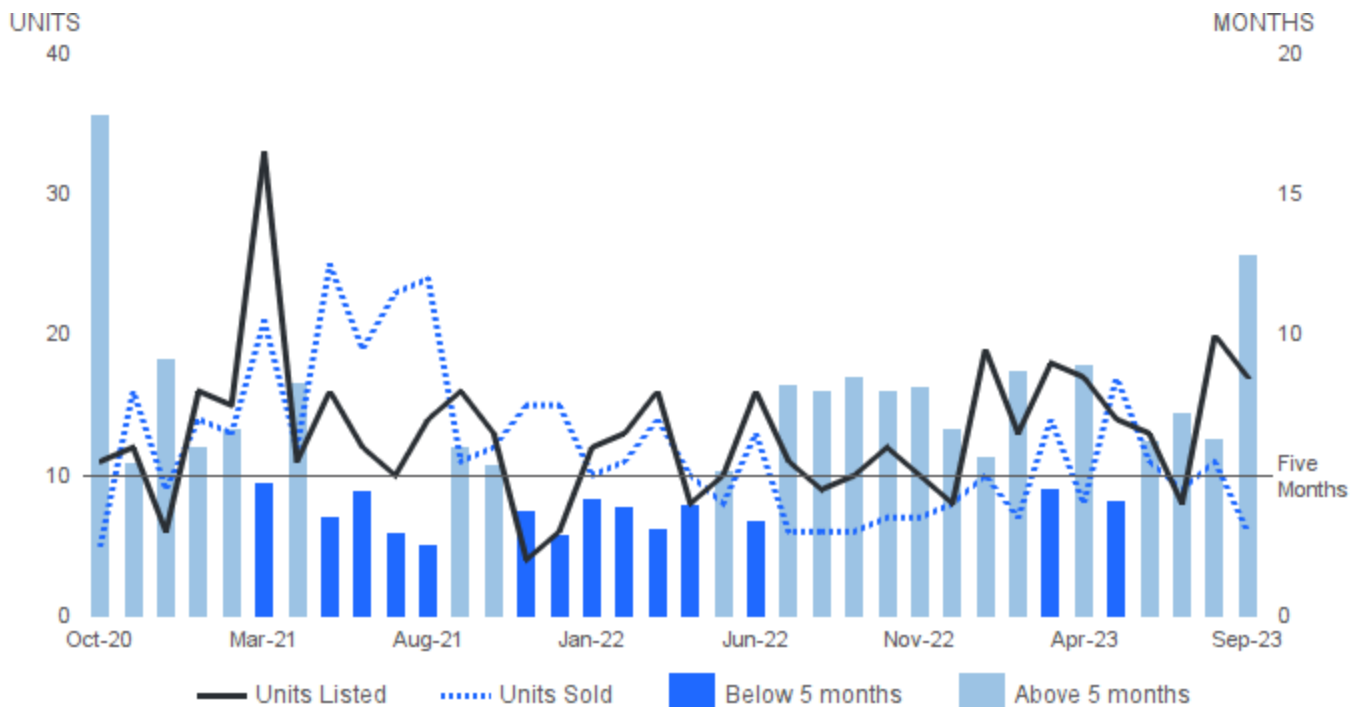
MONTHS SUPPLY OF INVENTORY

September 2023 | 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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