



COLDWELL BANKER

U.S. VIRGIN ISLANDS

AREA REPORT

ST. THOMAS

SEPTEMBER 2024 | CONDO



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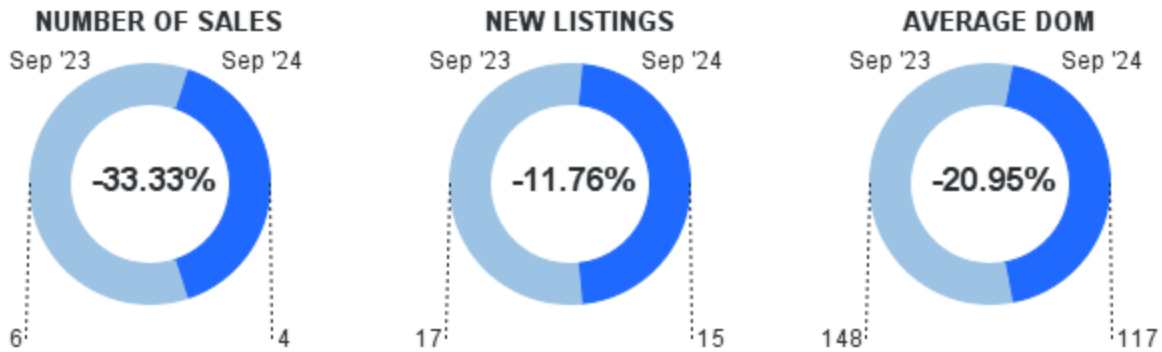


COLDWELL BANKER
ISLAND AFFILIATES

ST. THOMAS | September 2024

REAL ESTATE SNAPSHOT - Change since this time last year

Condo



23.13%

MEDIAN SALES PRICE
CONDO

16.58%

AVERAGE SALES PRICE
CONDO

19.87%

MEDIAN LIST PRICE
(SOLD LISTINGS)
CONDO

10.28%

AVERAGE LIST PRICE
(SOLD LISTINGS)
CONDO

Sep '23 Sep '24

AREA REPORT

ST. THOMAS

FULL MARKET SUMMARY

September 2024 | Condo ?

	Month to Date			Year to Date		
	September 2024	September 2023	% Change	YTD 2024	YTD 2023	% Change
New Listings	15	17	-11.76% ↓	123	139	-11.51% ↓
Sold Listings	4	6	-33.33% ↓	74	93	-20.43% ↓
Median List Price (Solds)	\$464,500	\$387,500	19.87% ↑	\$399,000	\$425,000	-6.12% ↓
Median Sold Price	\$452,500	\$367,500	23.13% ↑	\$377,500	\$400,000	-5.63% ↓
Median Days on Market	110	97	13.4% ↑	140	83	68.67% ↑
Average List Price (Solds)	\$492,225	\$446,333	10.28% ↑	\$411,537	\$445,382	-7.6% ↓
Average Sold Price	\$494,000	\$423,750	16.58% ↑	\$394,890	\$432,081	-8.61% ↓
Average Days on Market	117	148	-20.95% ↓	163	117	39.32% ↑
List/Sold Price Ratio	99.8%	94.5%	5.56% ↑	95.6%	96.6%	-1.06% ↓

SOLD AND NEW PROPERTIES (UNITS)

September 2024 | Condo ?

Sold Properties | Number of properties sold during the year

New Properties | Number of properties listed during the year.

UNITS

250

200

150

100

50

0

2019

2020

2021

2022

2023

2024

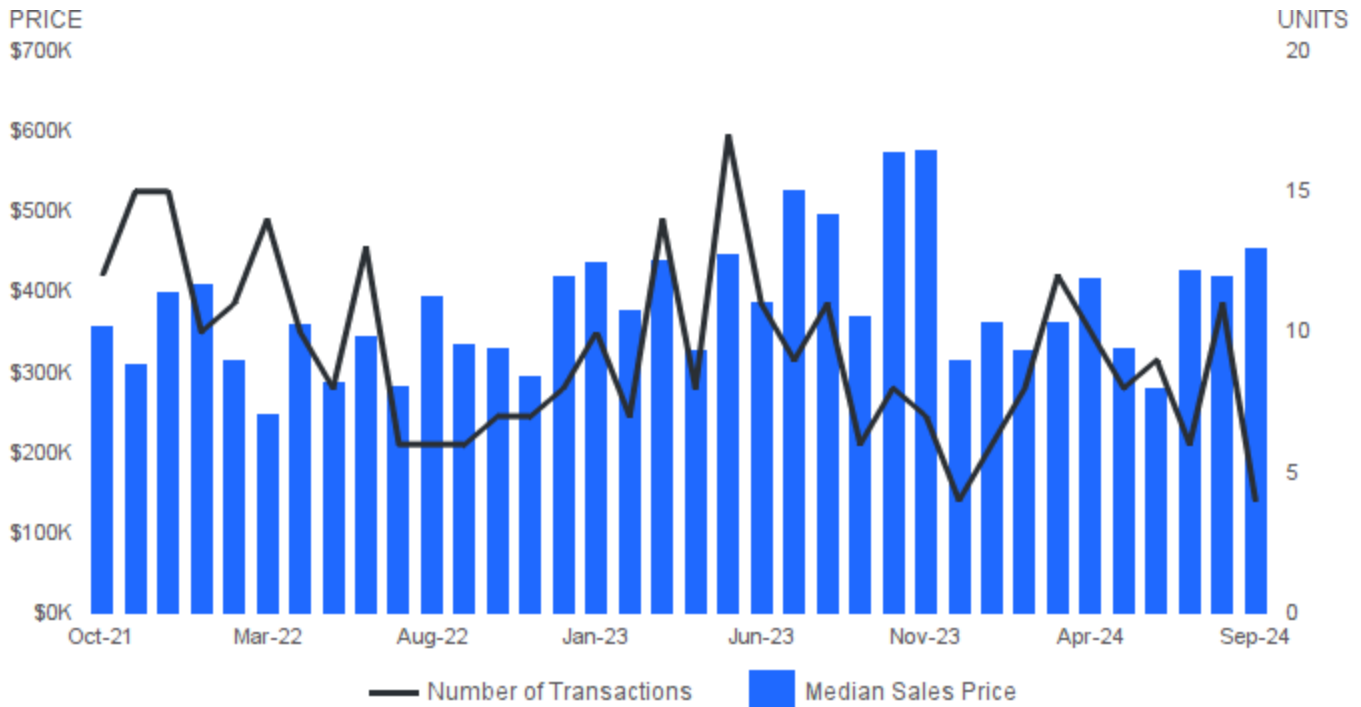
■ Sold Properties	69	101	203	106	112	74
■ New Properties	118	133	166	135	180	123
Sold Volume	\$16.74M	\$28.76M	\$71.04M	\$41.48M	\$52.76M	\$29.22M
Listing Volume	\$31.83M	\$44.37M	\$65.33M	\$55.61M	\$83.73M	\$56.65M
Median Sale Price	\$230K	\$245K	\$300K	\$330K	\$400K	\$378K

MEDIAN SALES PRICE AND NUMBER OF SALES

September 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

September 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

September 2024 | Condo ?

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

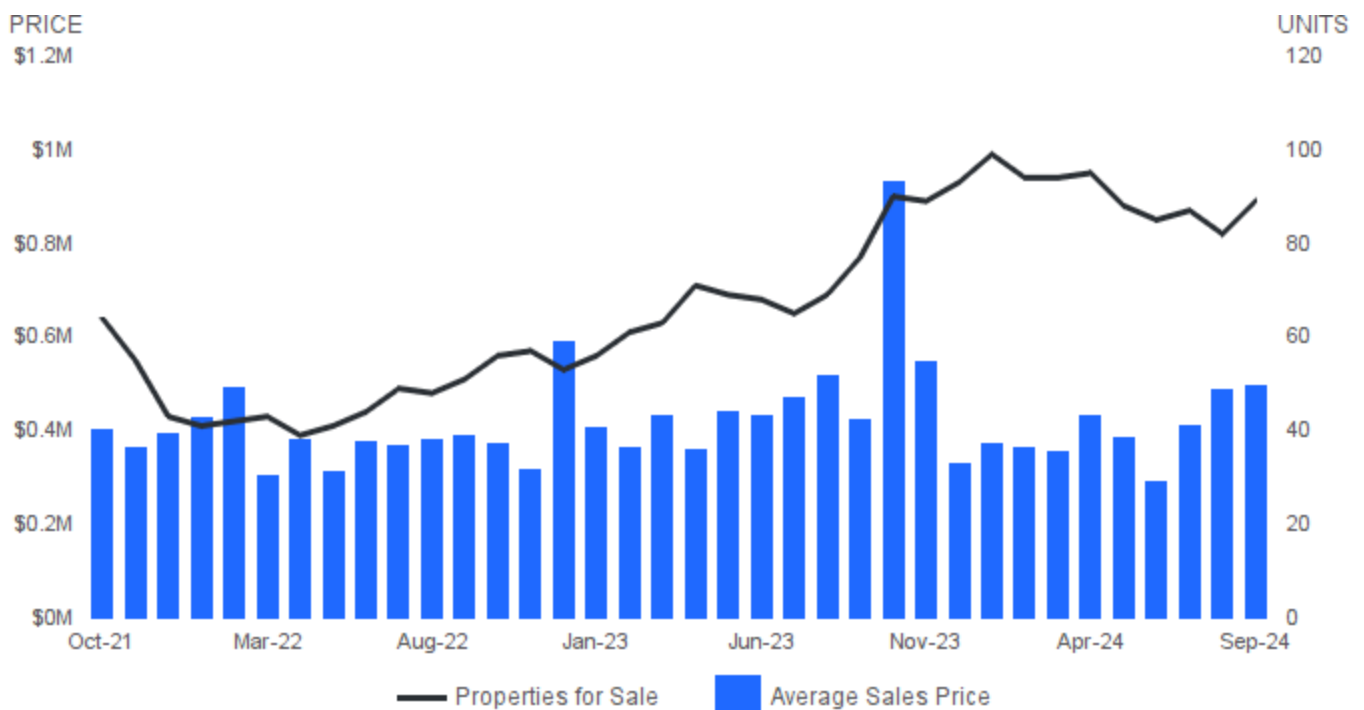


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

September 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.

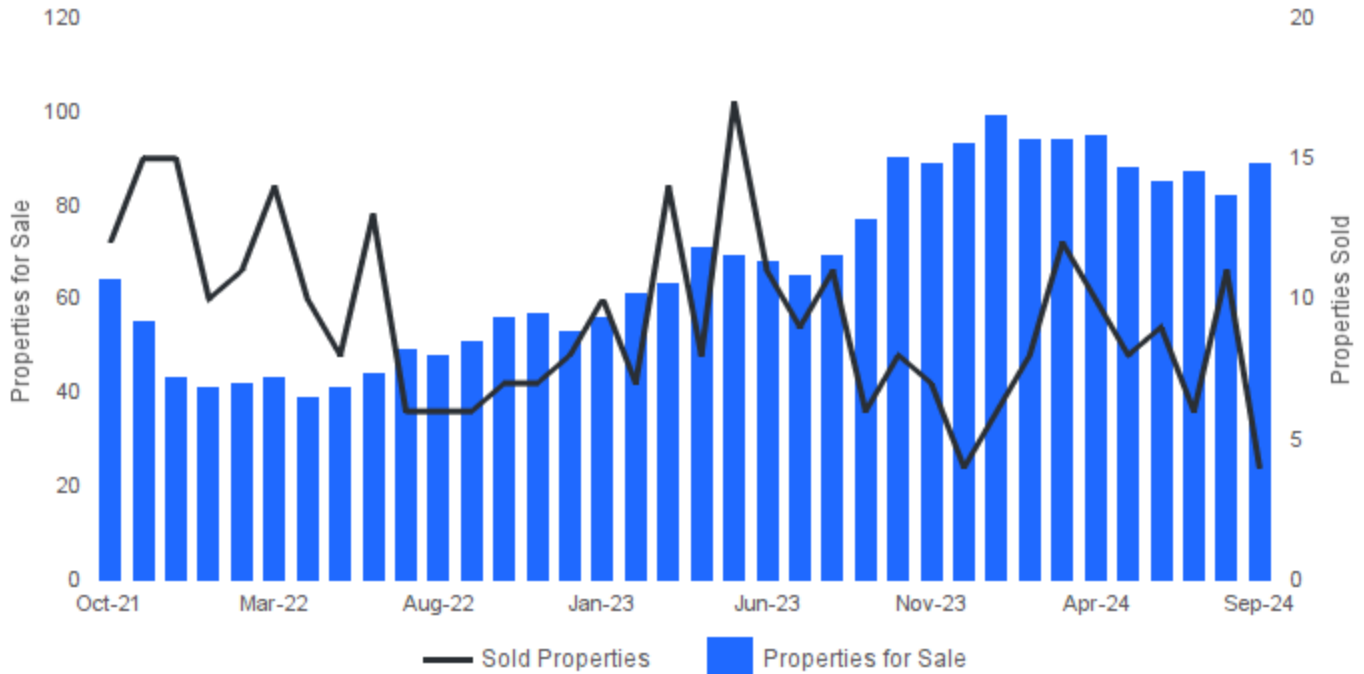


PROPERTIES FOR SALE AND SOLD PROPERTIES

September 2024 | Condo ?

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

Sold Properties | Number of properties sold.



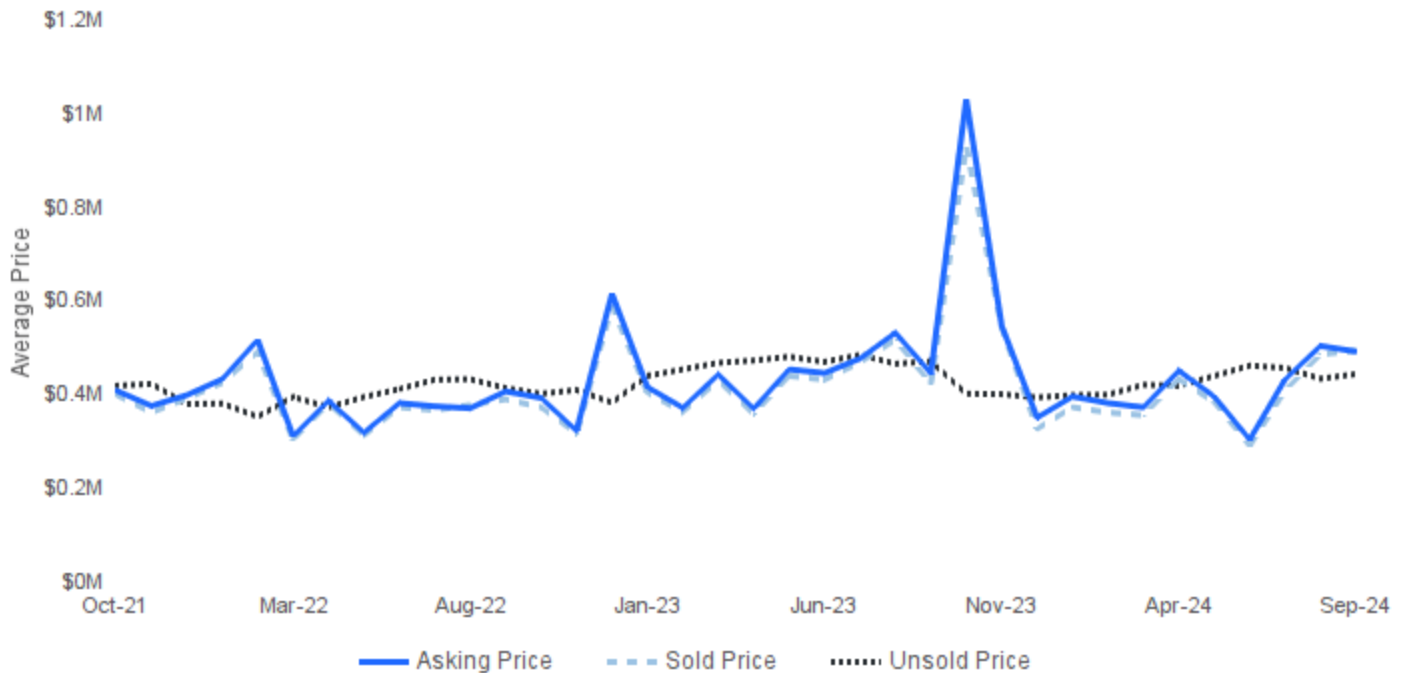
AVERAGE ASKING/SOLD/UNSOLD PRICE

September 2024 | Condo ?

Asking Price | the average asking price of sold properties

Sold Price | the average selling price

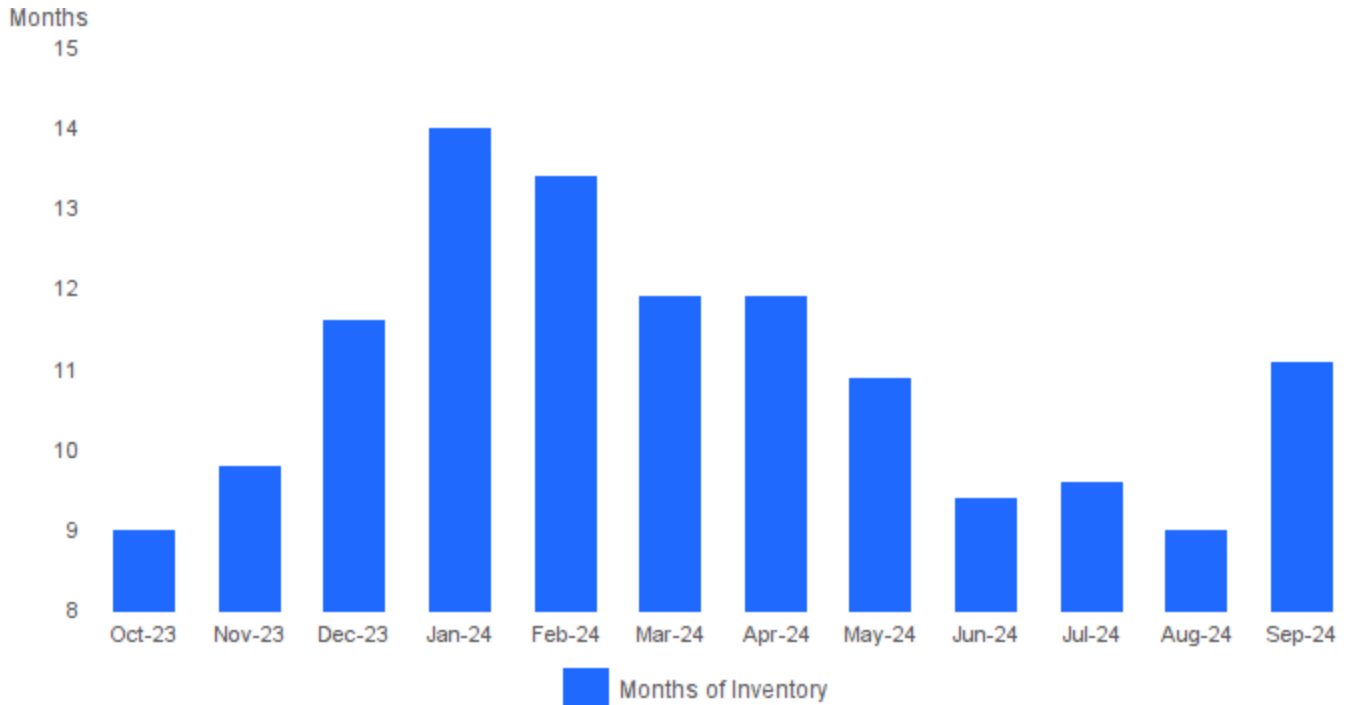
Unsold Price | the average active list price



ABSORPTION RATE

September 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.



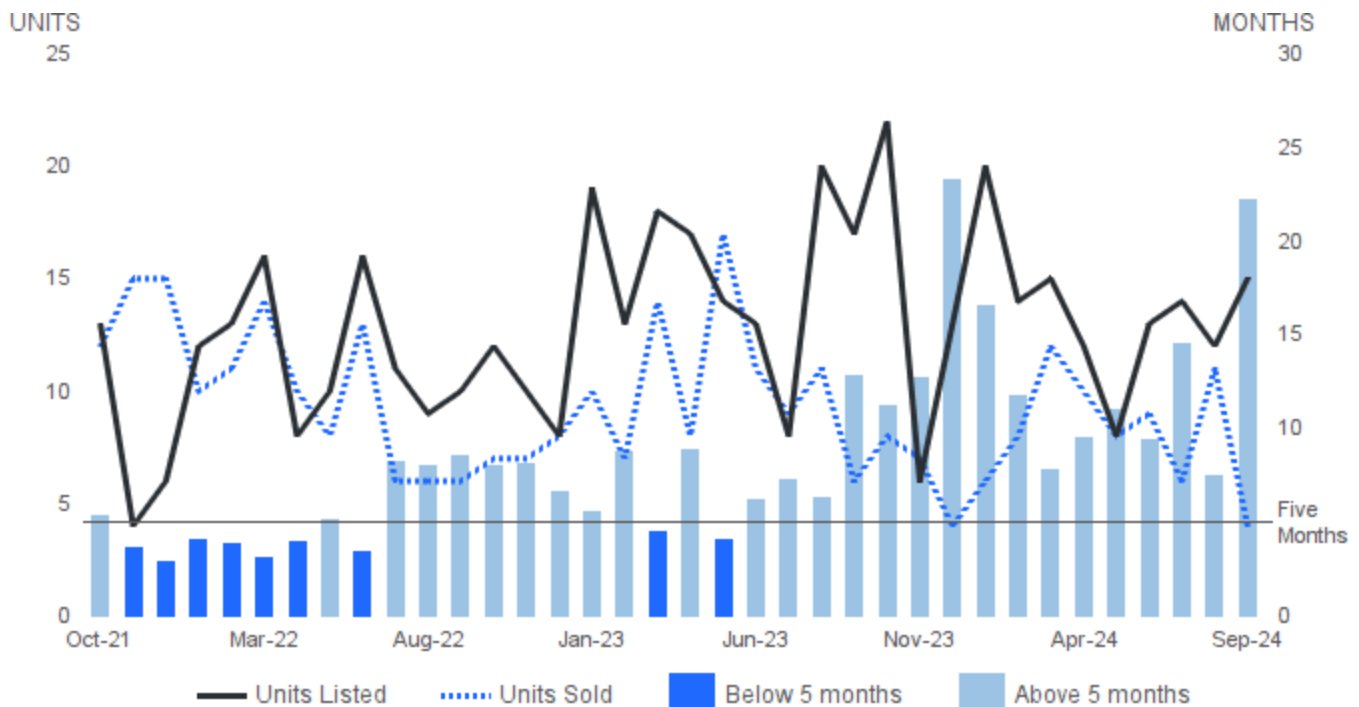
MONTHS SUPPLY OF INVENTORY

September 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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