



COLDWELL BANKER
U.S. VIRGIN ISLANDS

**AREA
REPORT**

ST. THOMAS

SEPTEMBER 2024 | LOTS/ACRES



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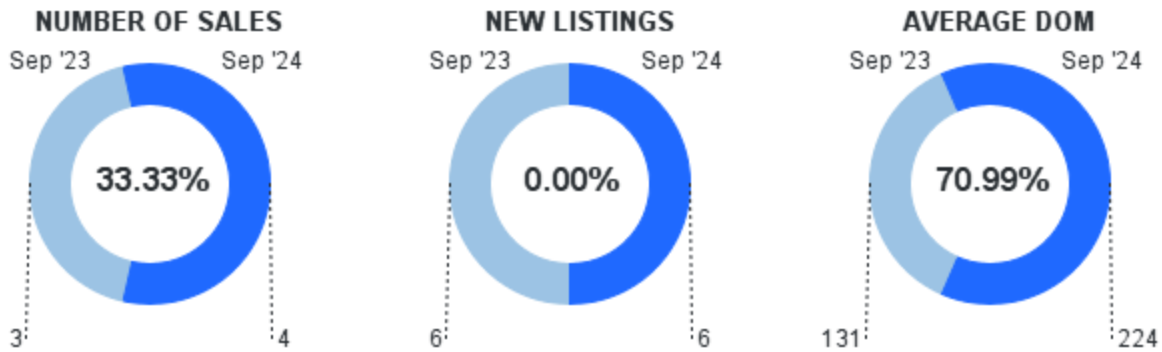


COLDWELL BANKER
ISLAND AFFILIATES

ST. THOMAS | September 2024

REAL ESTATE SNAPSHOT - Change since this time last year

Lots/Acres



-35.00% ↓

MEDIAN SALES PRICE
LOTS/ACRES

6.00% ↑

AVERAGE SALES PRICE
LOTS/ACRES

-41.67% ↓

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

-16.43% ↓

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

■ Sep '23

■ Sep '24

AREA REPORT

ST. THOMAS

FULL MARKET SUMMARY

September 2024 | Lots/Acres ?

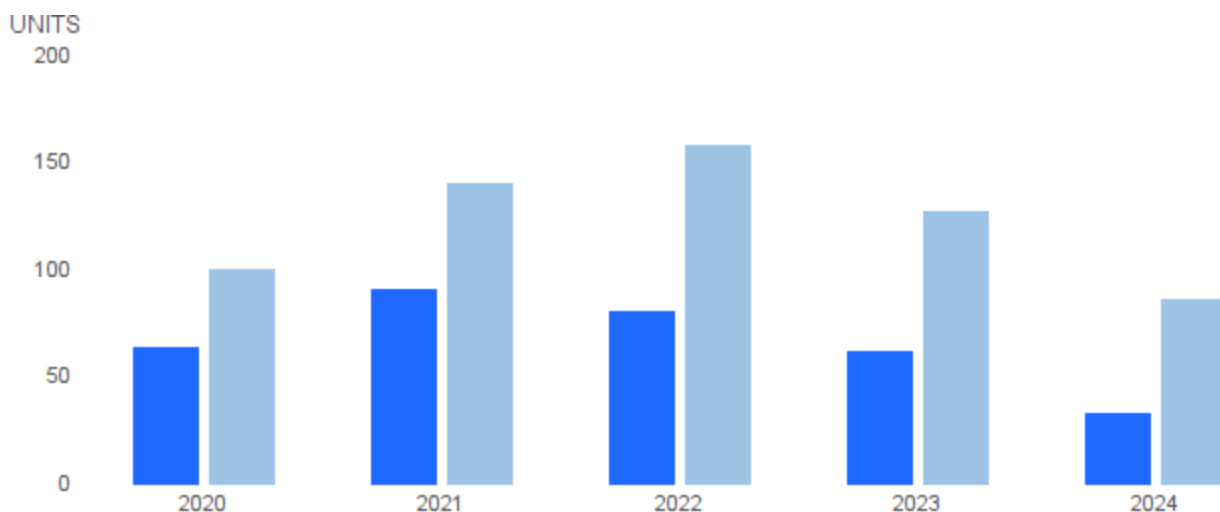
	Month to Date			Year to Date		
	September 2024	September 2023	% Change	YTD 2024	YTD 2023	% Change
New Listings	6	6	0%	86	85	1.18% ↑
Sold Listings	4	3	33.33% ↑	33	44	-25% ↓
Median List Price (Solds)	\$70,000	\$120,000	-41.67% ↓	\$149,800	\$200,000	-25.1% ↓
Median Sold Price	\$65,000	\$100,000	-35% ↓	\$145,000	\$165,000	-12.12% ↓
Median Days on Market	229	148	54.73% ↑	150	169	-11.24% ↓
Average List Price (Solds)	\$109,750	\$131,333	-16.43% ↓	\$202,068	\$430,531	-53.07% ↓
Average Sold Price	\$106,000	\$100,000	6% ↑	\$179,106	\$330,571	-45.82% ↓
Average Days on Market	224	131	70.99% ↑	215	202	6.44% ↑
List/Sold Price Ratio	93.8%	80%	17.19% ↑	90.7%	86.8%	4.56% ↑

SOLD AND NEW PROPERTIES (UNITS)

September 2024 | Lots/Acres ?

Sold Properties | Number of properties sold during the year

New Properties | Number of properties listed during the year.



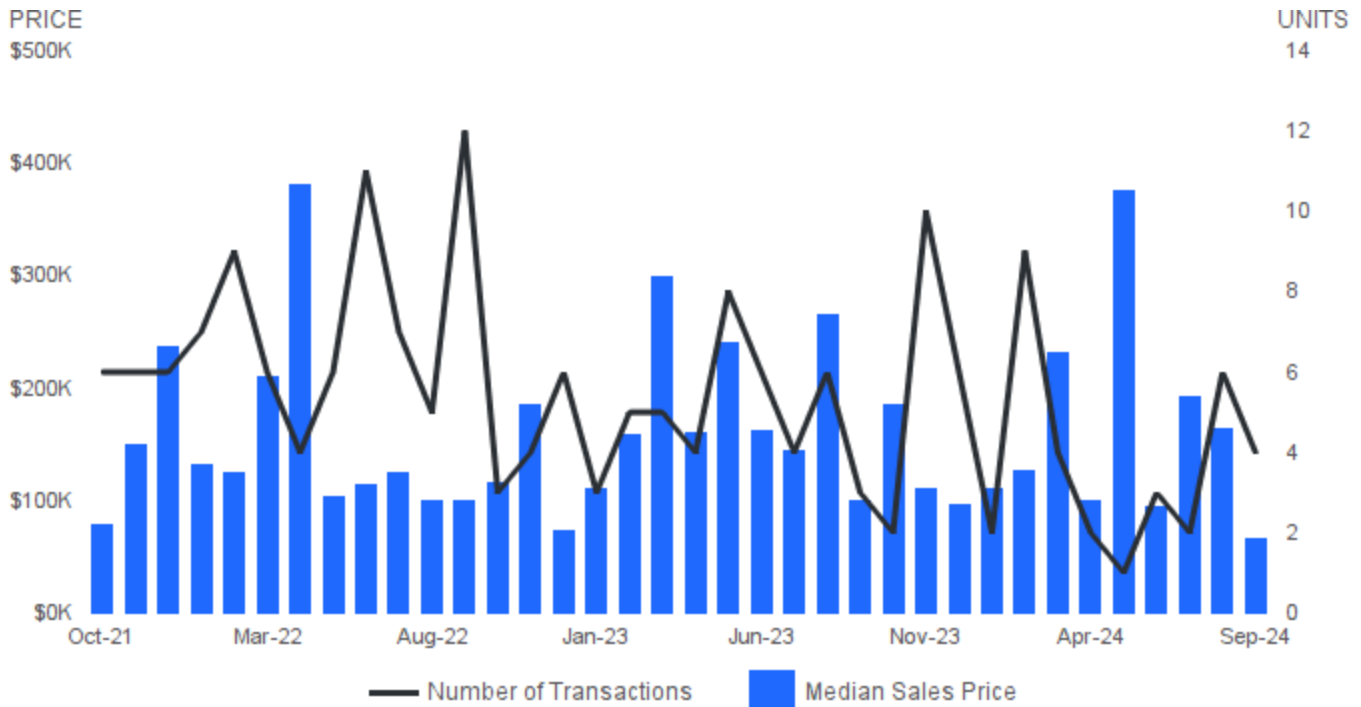
Sold Properties	64	91	80	62	33
New Properties	100	140	158	127	86
Sold Volume	\$9.05M	\$16.90M	\$14.50M	\$16.76M	\$5.91M
Listing Volume	\$34.71M	\$93.05M	\$98.95M	\$77.86M	\$53.23M
Median Sale Price	\$75K	\$120K	\$120K	\$143K	\$145K

MEDIAN SALES PRICE AND NUMBER OF SALES

September 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.

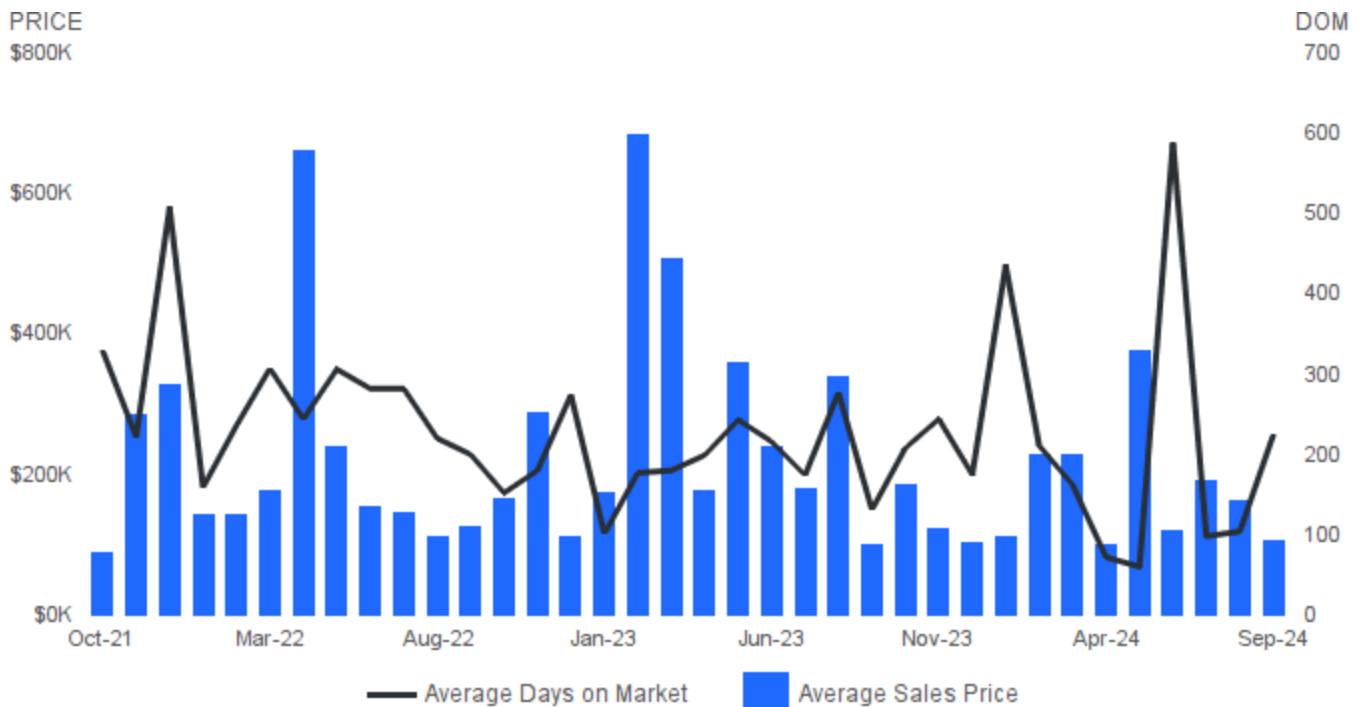


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

September 2024 | Lots/Acres ?

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

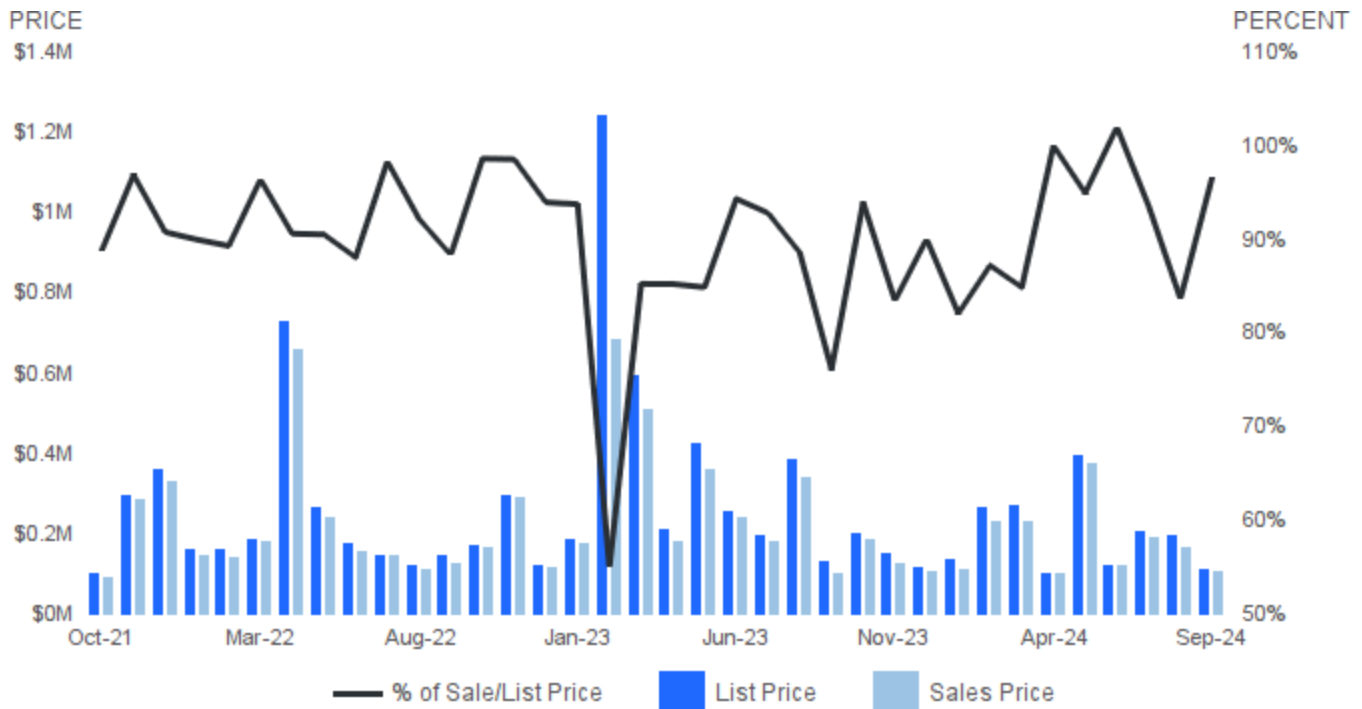
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

September 2024 | Lots/Acres ?

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

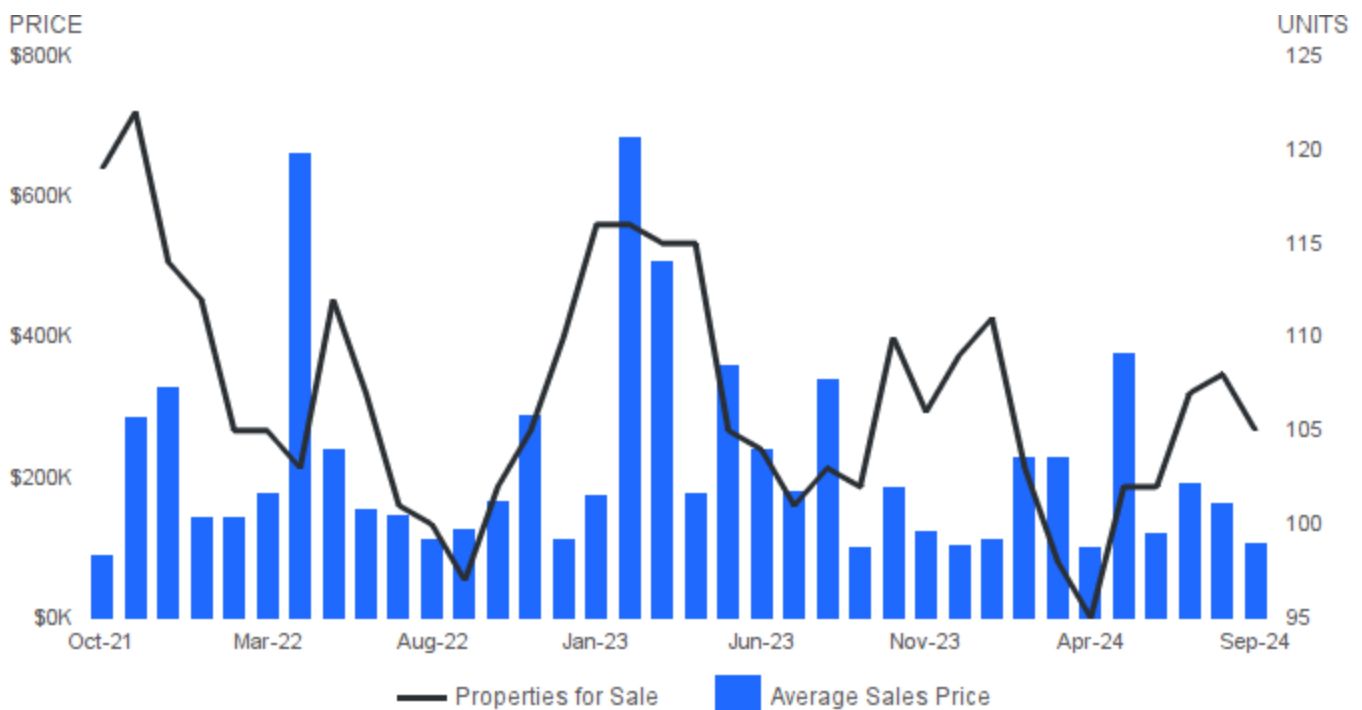


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

September 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.

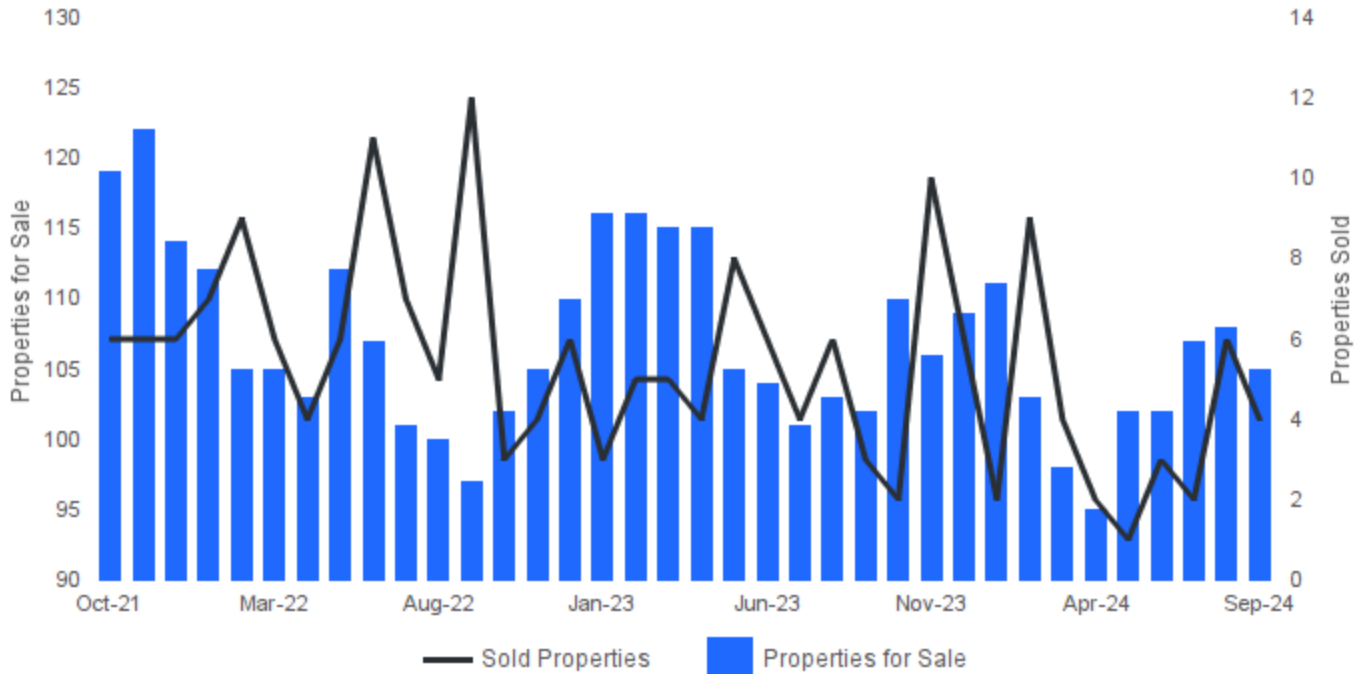


PROPERTIES FOR SALE AND SOLD PROPERTIES

September 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

September 2024 | Lots/Acres ?

Asking Price | the average asking price of sold properties

Sold Price | the average selling price

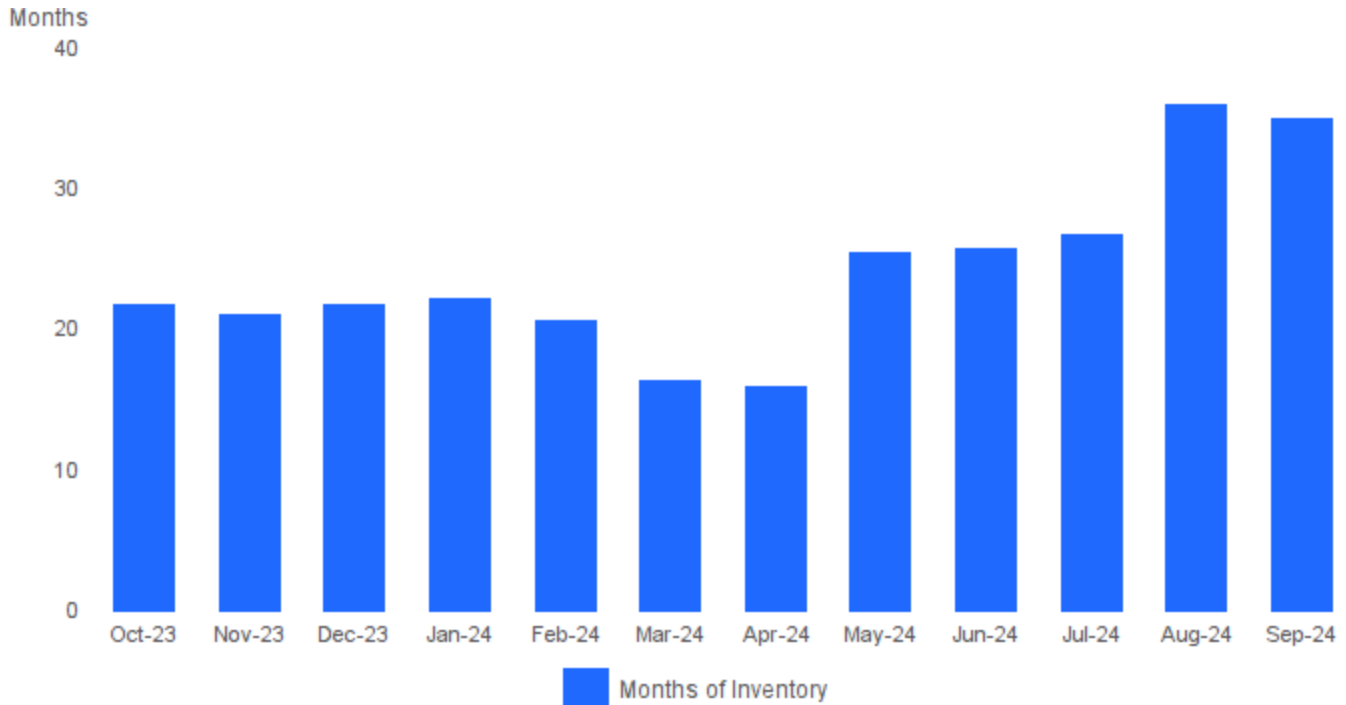
Unsold Price | the average active list price



ABSORPTION RATE

September 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.



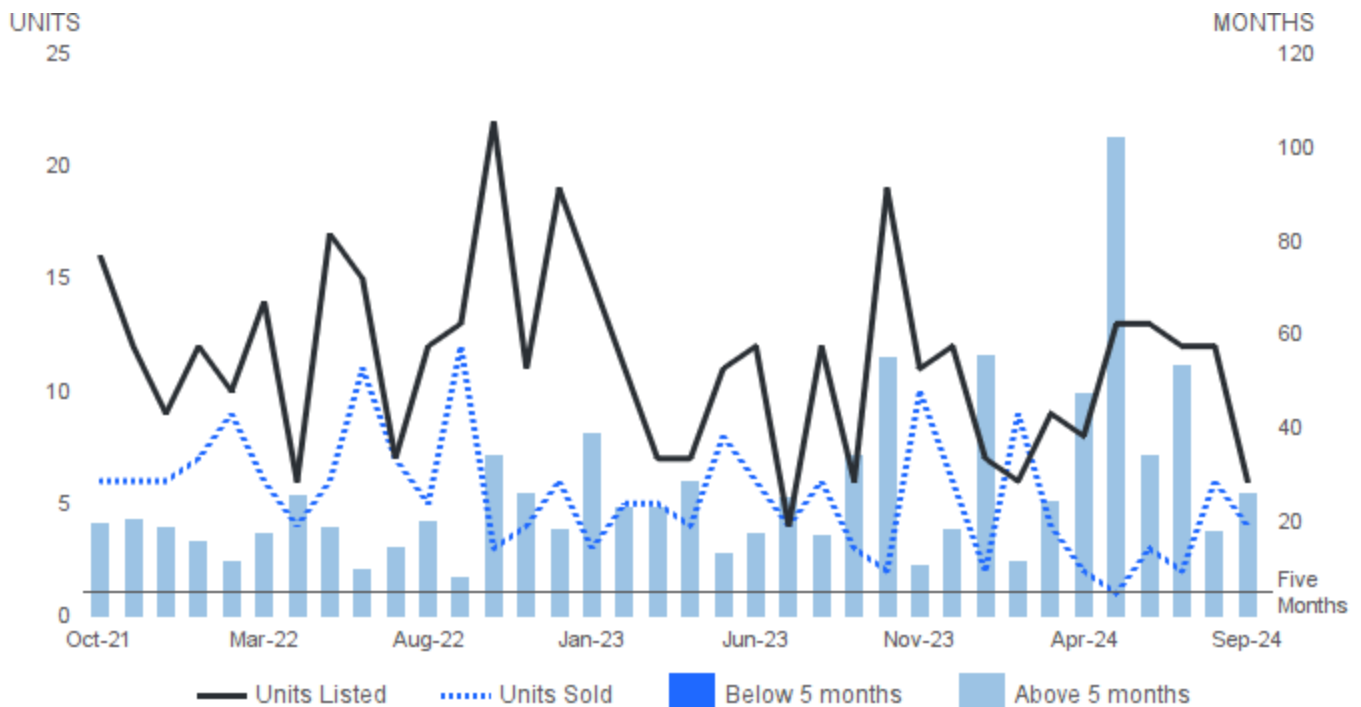
MONTHS SUPPLY OF INVENTORY

September 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.



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