



# COLDWELL BANKER

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## U.S. VIRGIN ISLANDS

# AREA REPORT

ST. THOMAS

SEPTEMBER 2024 | SINGLE FAMILY



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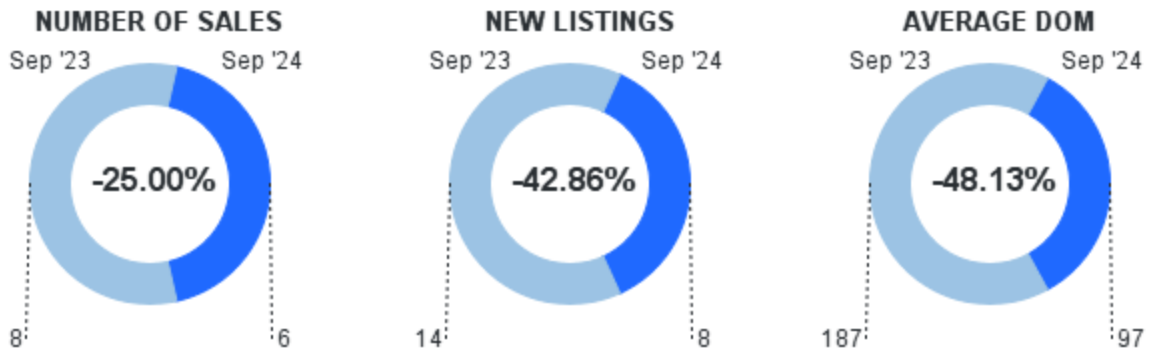


**COLDWELL BANKER**  
ISLAND AFFILIATES

# ST. THOMAS | September 2024

## REAL ESTATE SNAPSHOT - Change since this time last year

### Single Family



21.81%

**MEDIAN SALES PRICE**  
SINGLE FAMILY

103.72%

**AVERAGE SALES PRICE**  
SINGLE FAMILY

15.01%

**MEDIAN LIST PRICE  
(SOLD LISTINGS)**  
SINGLE FAMILY

107.67%

**AVERAGE LIST PRICE  
(SOLD LISTINGS)**  
SINGLE FAMILY

Sep '23 Sep '24

# AREA REPORT

## ST. THOMAS

### FULL MARKET SUMMARY

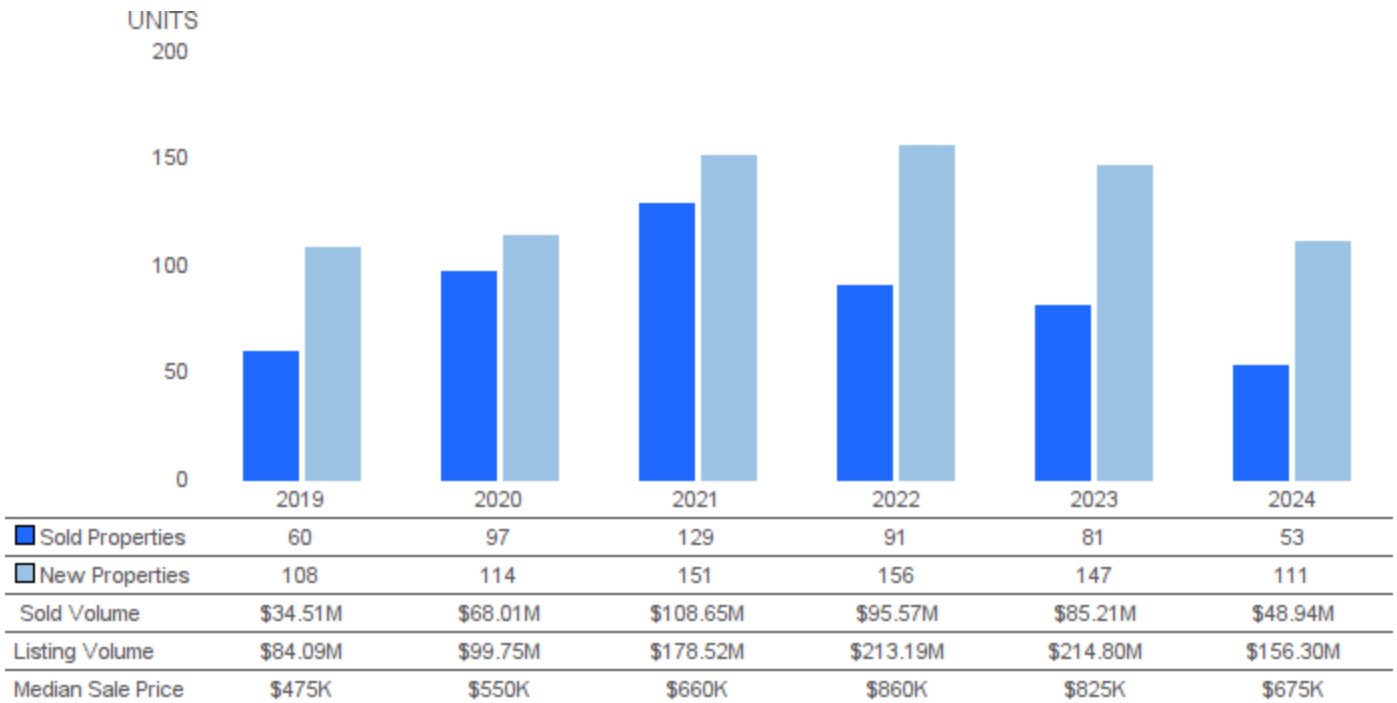
September 2024 | Single Family ?

	Month to Date			Year to Date		
	September 2024	September 2023	% Change	YTD 2024	YTD 2023	% Change
New Listings	8	14	-42.86% <span>↓</span>	111	94	18.09% <span>↑</span>
Sold Listings	6	8	-25% <span>↓</span>	53	68	-22.06% <span>↓</span>
Median List Price (Solds)	\$747,000	\$649,500	15.01% <span>↑</span>	\$730,000	\$898,000	-18.71% <span>↓</span>
Median Sold Price	\$740,000	\$607,500	21.81% <span>↑</span>	\$675,000	\$862,500	-21.74% <span>↓</span>
Median Days on Market	94	97	-3.09% <span>↓</span>	99	126	-21.43% <span>↓</span>
Average List Price (Solds)	\$1,289,650	\$620,999	107.67% <span>↑</span>	\$987,826	\$1,267,479	-22.06% <span>↓</span>
Average Sold Price	\$1,223,583	\$600,625	103.72% <span>↑</span>	\$923,407	\$1,126,117	-18% <span>↓</span>
Average Days on Market	97	187	-48.13% <span>↓</span>	180	185	-2.7% <span>↓</span>
List/Sold Price Ratio	97.2%	98%	-0.85% <span>↓</span>	93.3%	91.6%	1.85% <span>↑</span>

### SOLD AND NEW PROPERTIES (UNITS)

September 2024 | Single Family ?

**Sold Properties** | Number of properties sold during the year  
**New Properties** | Number of properties listed during the year.

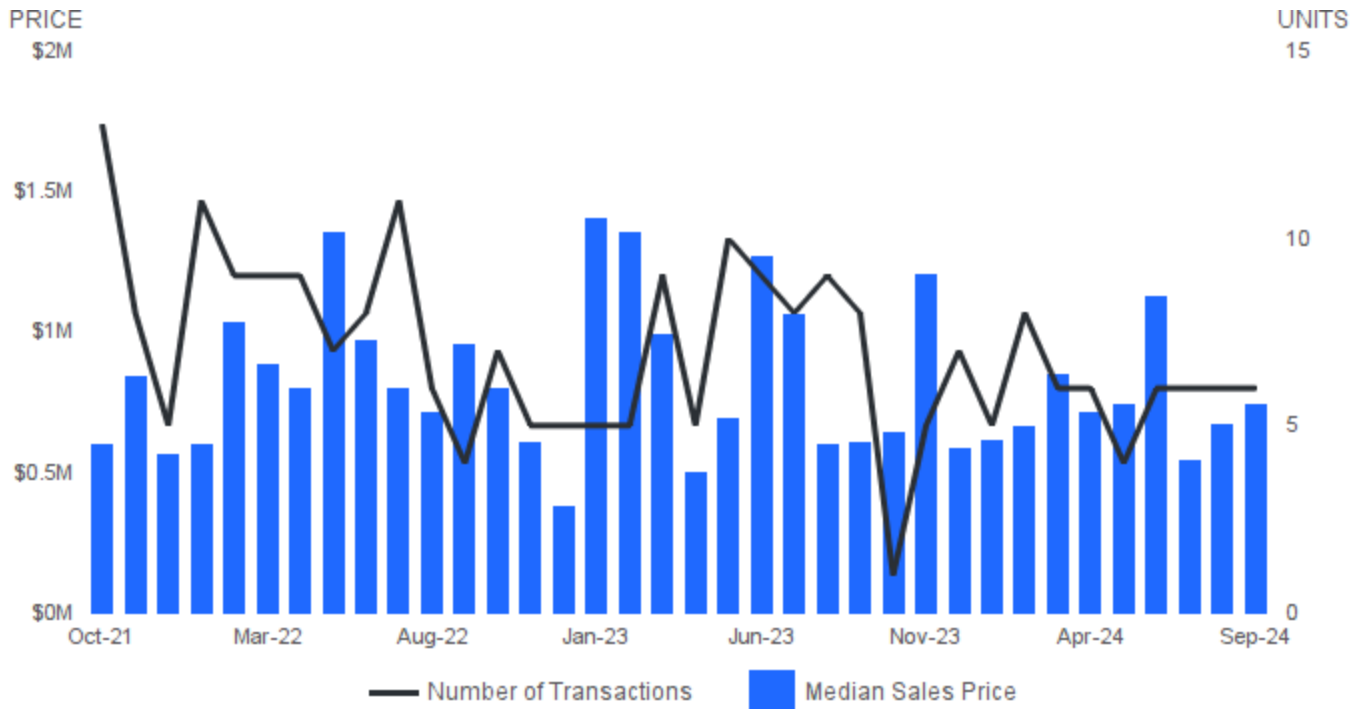


## MEDIAN SALES PRICE AND NUMBER OF SALES

September 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

September 2024 | Single Family ?

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

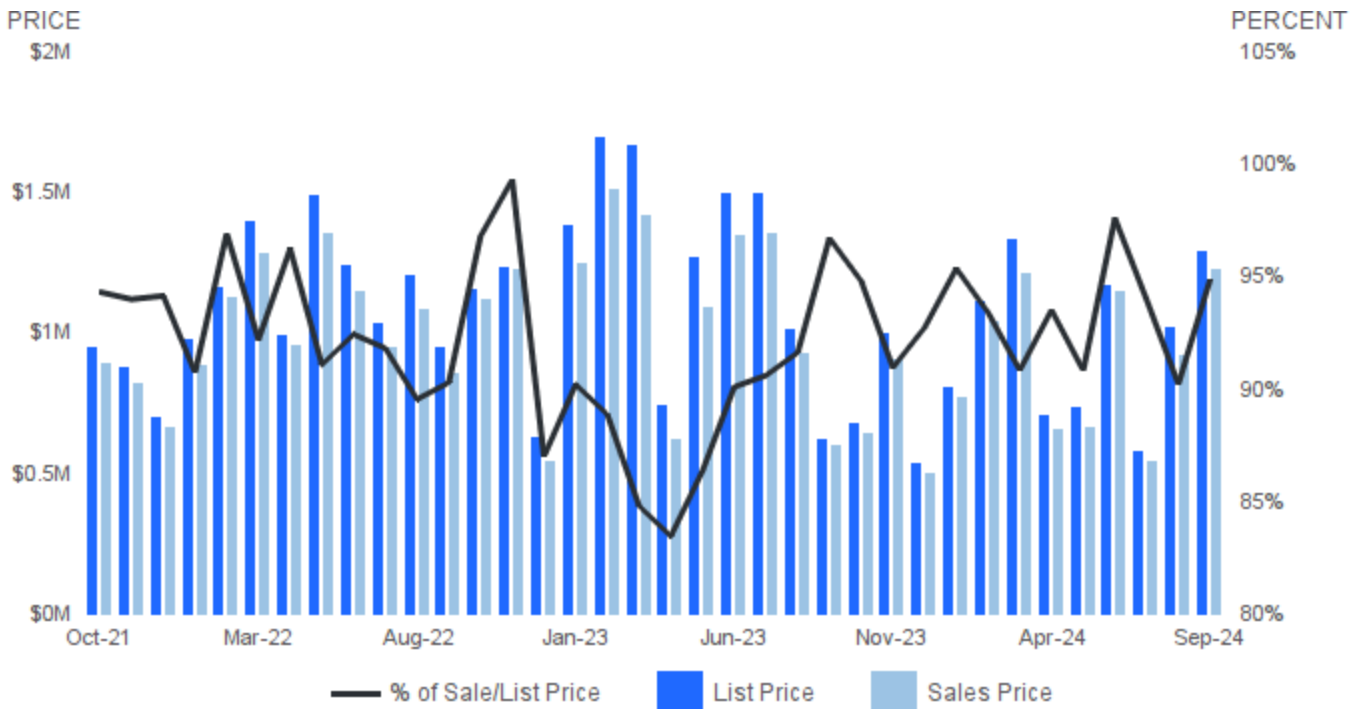
**Average Days on Market** | Average days on market for all properties sold.



# SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

September 2024 | Single Family ?

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

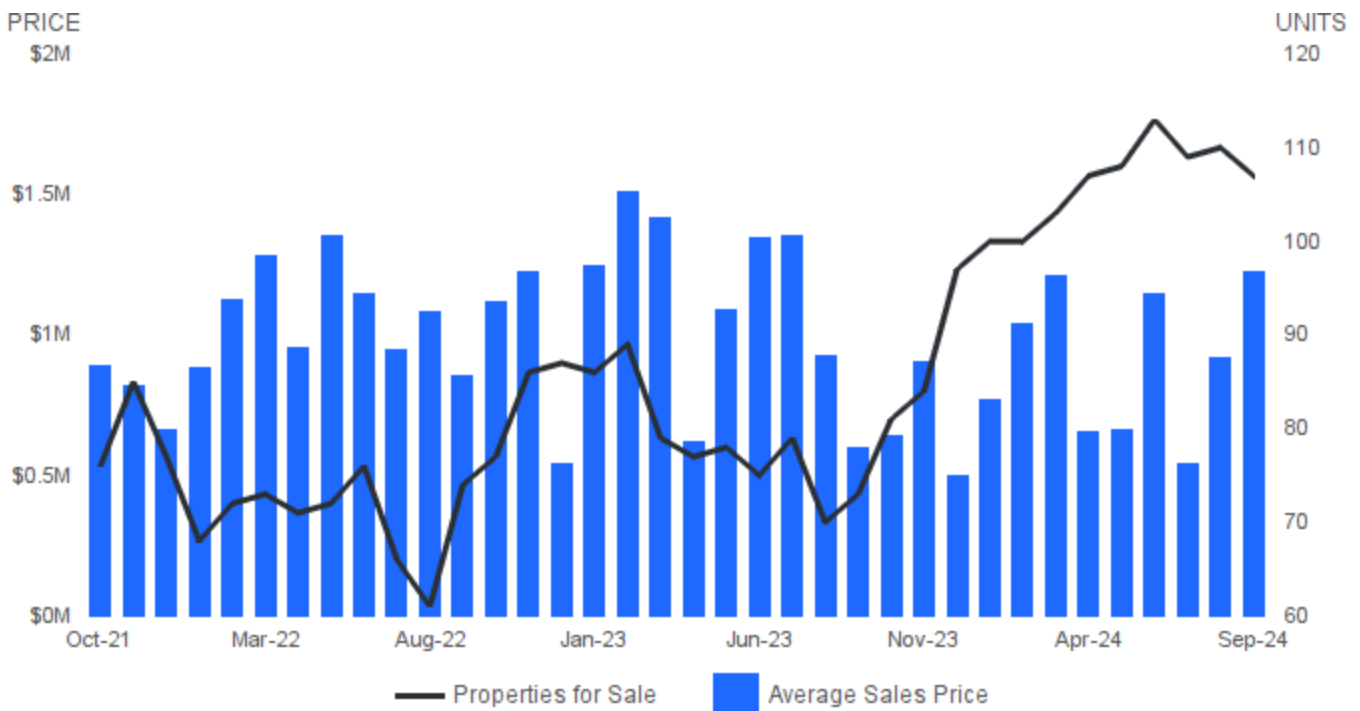


# AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

September 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.

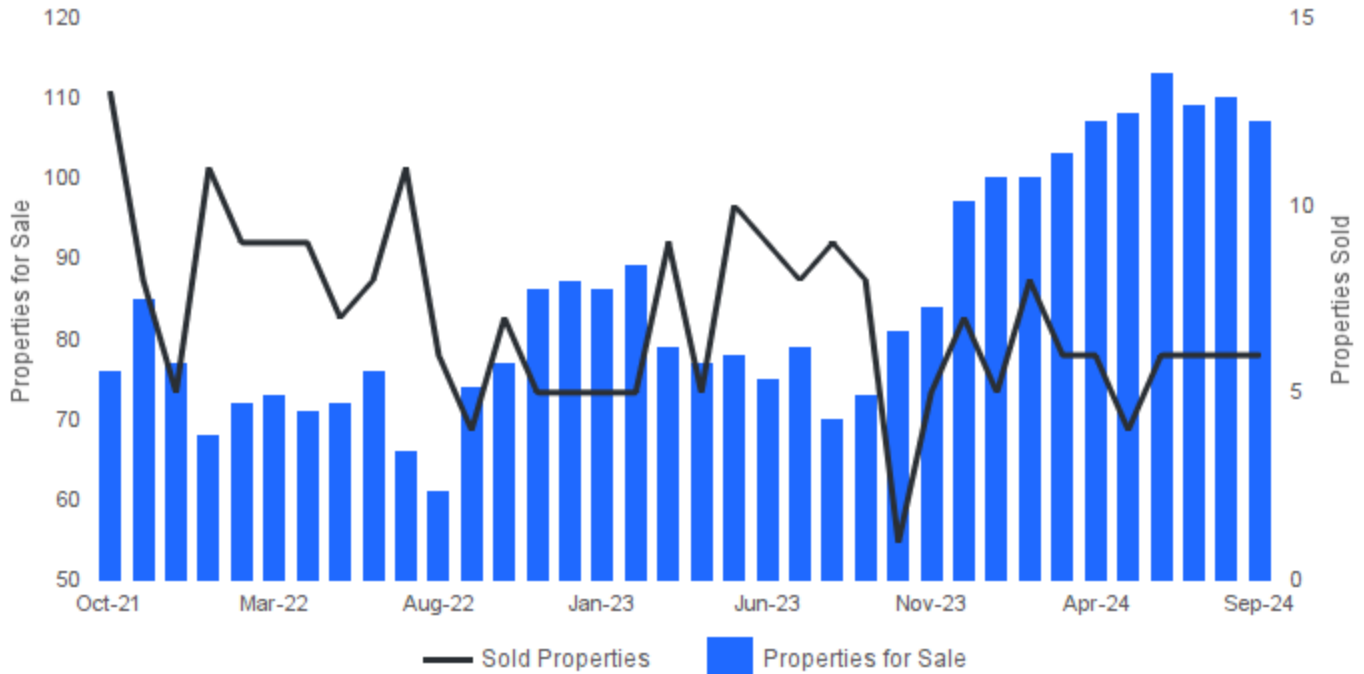


# PROPERTIES FOR SALE AND SOLD PROPERTIES

September 2024 | Single Family ?

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

**Sold Properties** | Number of properties sold.



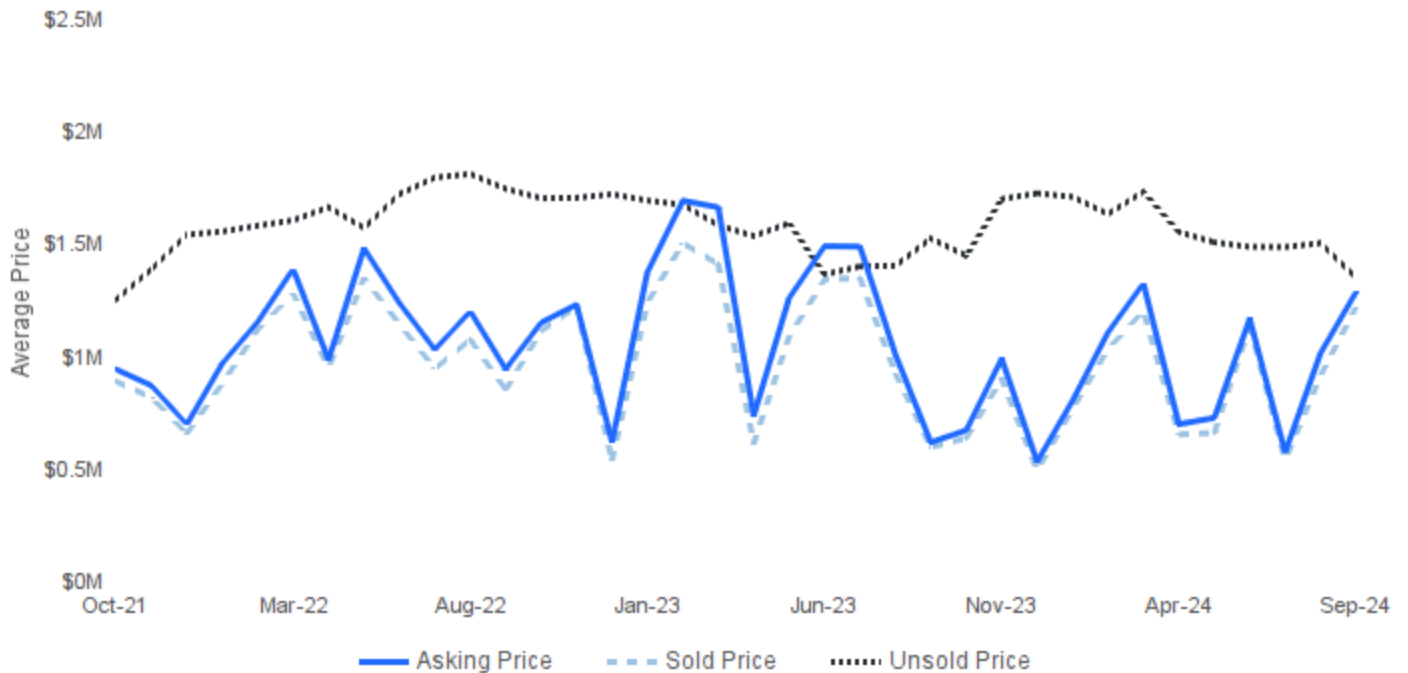
# AVERAGE ASKING/SOLD/UNSOLD PRICE

September 2024 | Single Family ?

**Asking Price** | the average asking price of sold properties

**Sold Price** | the average selling price

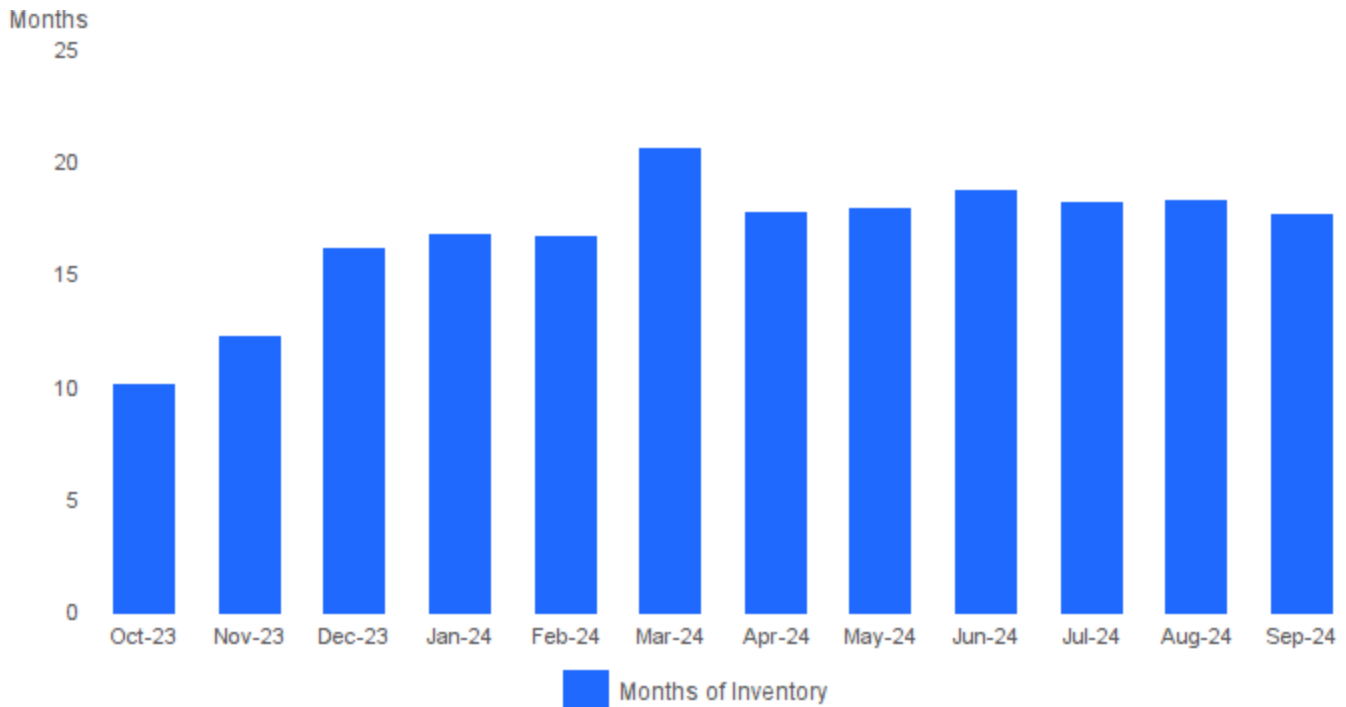
**Unsold Price** | the average active list price



# ABSORPTION RATE

September 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.



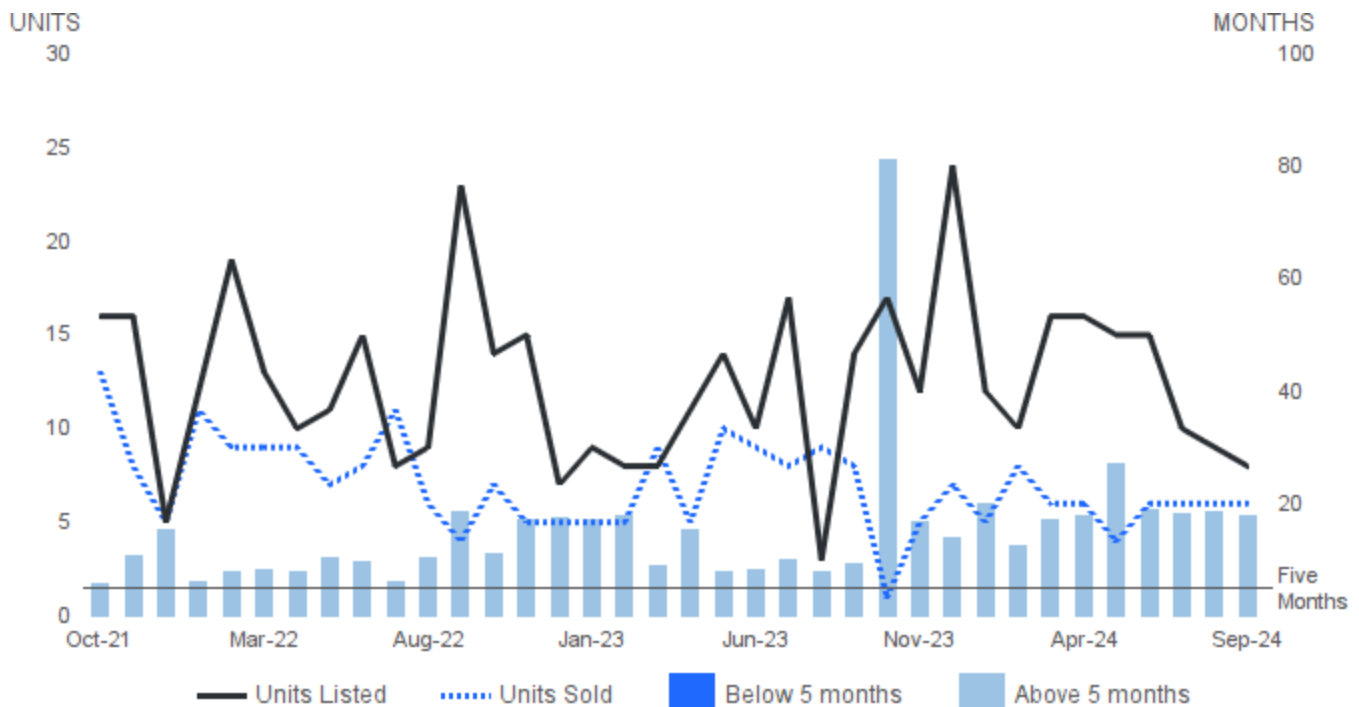
# MONTHS SUPPLY OF INVENTORY

September 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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