



COLDWELL BANKER

U.S. VIRGIN ISLANDS

AREA REPORT

ST. THOMAS

SEPTEMBER 2024 | ALL PROPERTY TYPES



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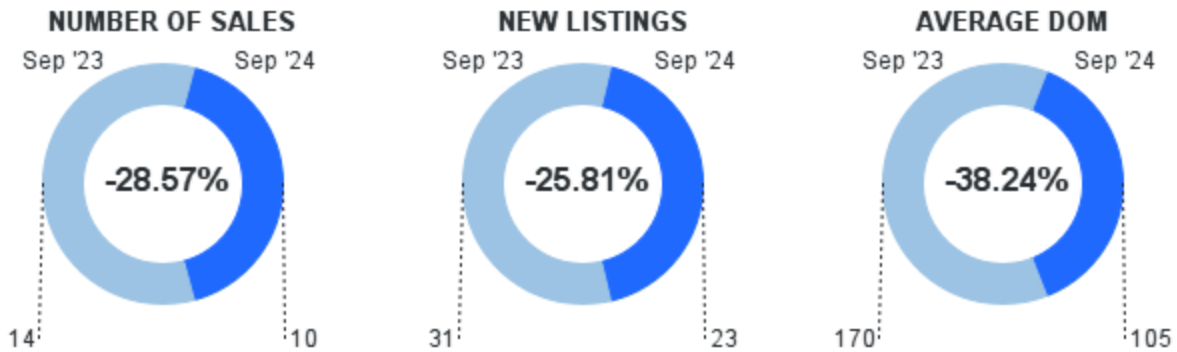


COLDWELL BANKER
ISLAND AFFILIATES

ST. THOMAS | September 2024

REAL ESTATE SNAPSHOT - Change since this time last year

All Property Types



25.52%

MEDIAN SALES PRICE
ALL PROPERTY TYPES

77.54%

AVERAGE SALES PRICE
ALL PROPERTY TYPES

25.95%

MEDIAN LIST PRICE
(SOLD LISTINGS)
ALL PROPERTY TYPES

77.73%

AVERAGE LIST PRICE
(SOLD LISTINGS)
ALL PROPERTY TYPES

Sep '23 Sep '24

AREA REPORT

St. Thomas

FULL MARKET SUMMARY

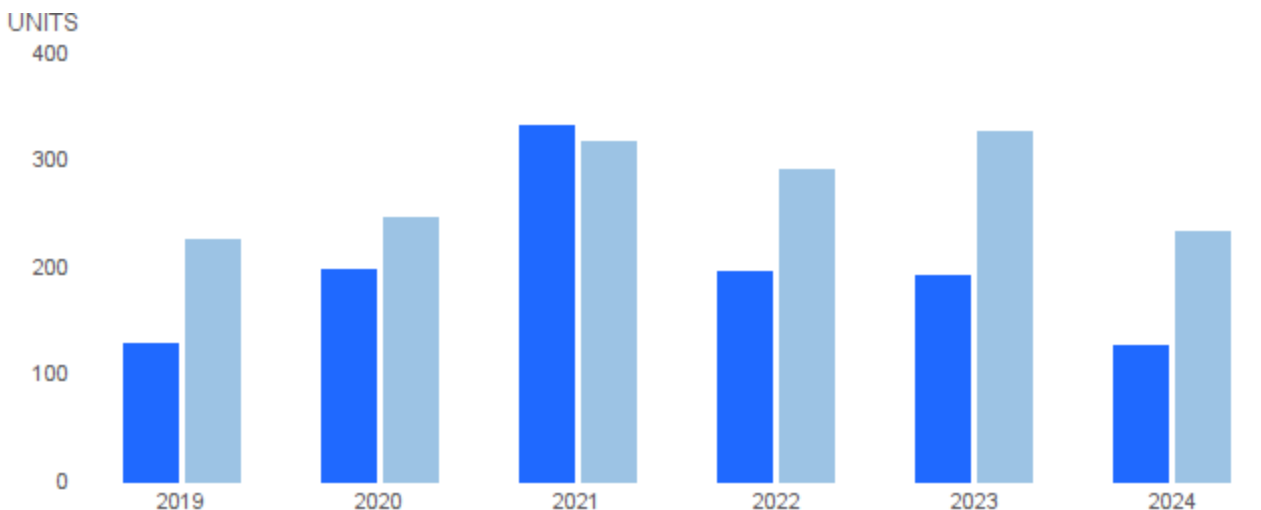
September 2024 | All Property Types ?

	Month to Date			Year to Date		
	September 2024	September 2023	% Change	YTD 2024	YTD 2023	% Change
New Listings	23	31	-25.81% ↓	234	233	0.43% ↑
Sold Listings	10	14	-28.57% ↓	127	161	-21.12% ↓
Median List Price (Solds)	\$614,000	\$487,500	25.95% ↑	\$490,000	\$550,000	-10.91% ↓
Median Sold Price	\$602,500	\$480,000	25.52% ↑	\$450,000	\$525,000	-14.29% ↓
Median Days on Market	94	97	-3.09% ↓	127	96	32.29% ↑
Average List Price (Solds)	\$970,680	\$546,142	77.73% ↑	\$652,036	\$792,603	-17.73% ↓
Average Sold Price	\$931,750	\$524,821	77.54% ↑	\$615,452	\$725,214	-15.14% ↓
Average Days on Market	105	170	-38.24% ↓	171	146	17.12% ↑
List/Sold Price Ratio	98.2%	96.5%	1.76% ↑	94.6%	94.5%	0.15% ↑

SOLD AND NEW PROPERTIES (UNITS)

September 2024 | All Property Types ?

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



■ Sold Properties	129	198	332	197	193	127
■ New Properties	226	247	317	291	327	234
Sold Volume	\$51.25M	\$96.77M	\$179.69M	\$137.06M	\$137.97M	\$78.16M
Listing Volume	\$115.92M	\$144.13M	\$243.85M	\$268.80M	\$298.53M	\$212.95M
Median Sale Price	\$280K	\$318K	\$375K	\$460K	\$525K	\$450K

MEDIAN SALES PRICE AND NUMBER OF SALES

September 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.

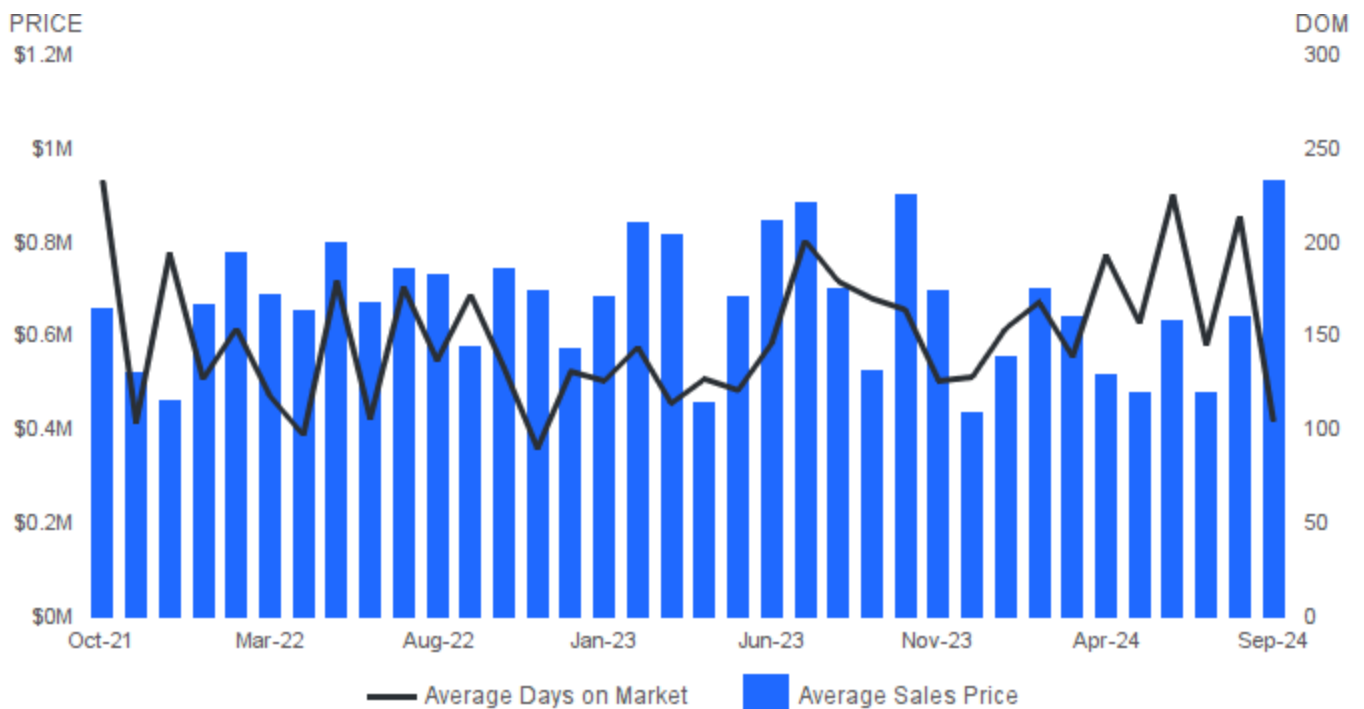


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

September 2024 | All Property Types ?

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

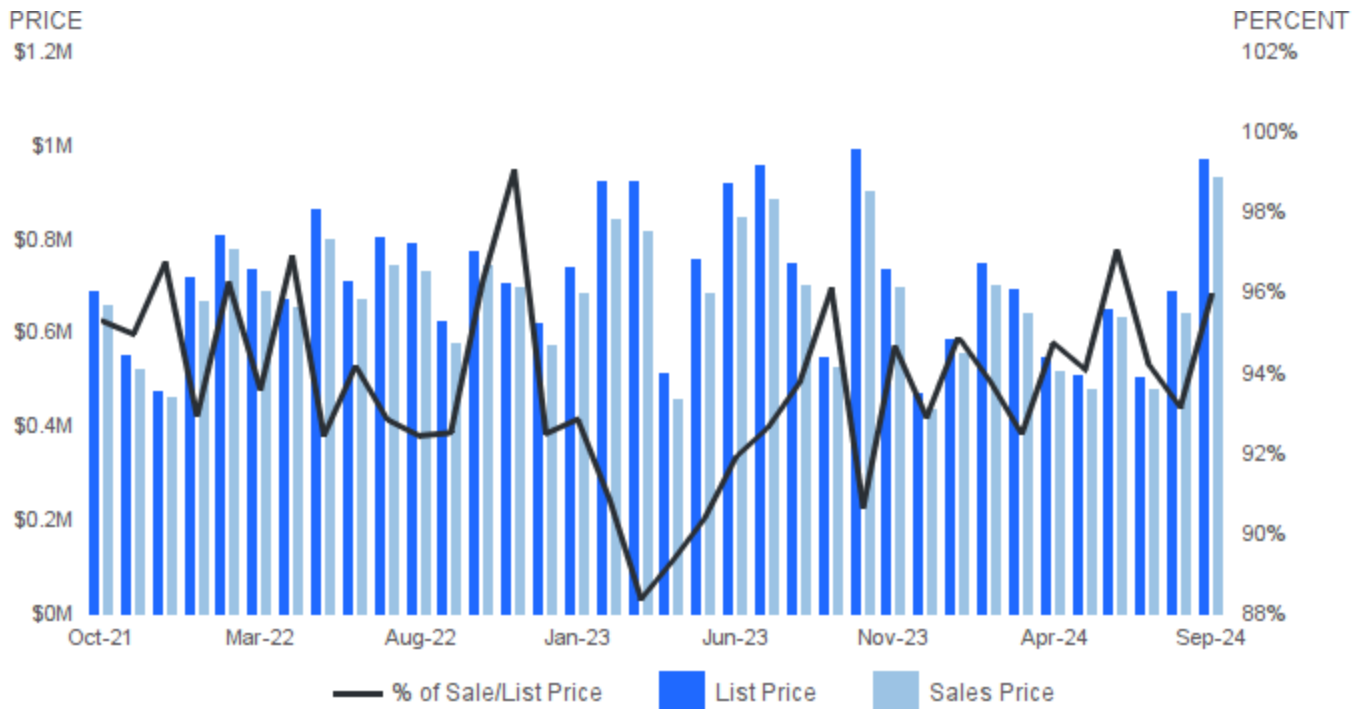
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

September 2024 | All Property Types ?

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

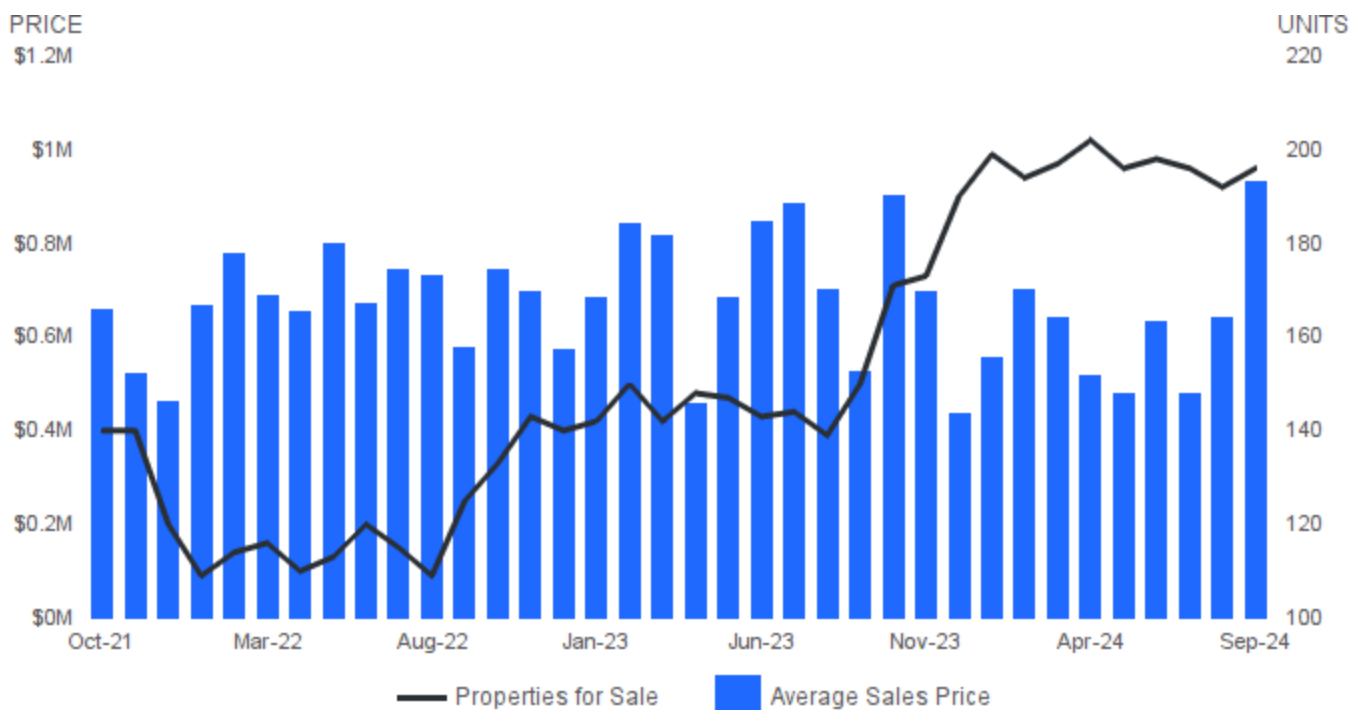


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

September 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.

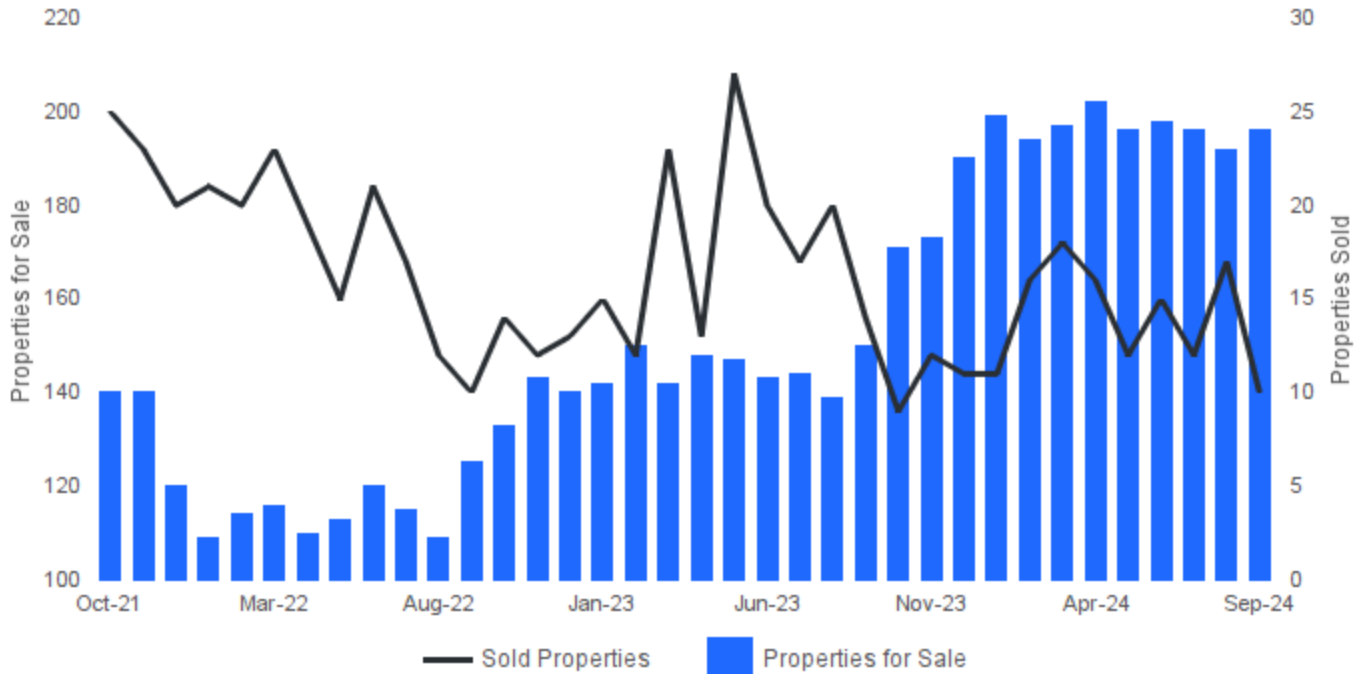


PROPERTIES FOR SALE AND SOLD PROPERTIES

September 2024 | All Property Types ?

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

Sold Properties | Number of properties sold.



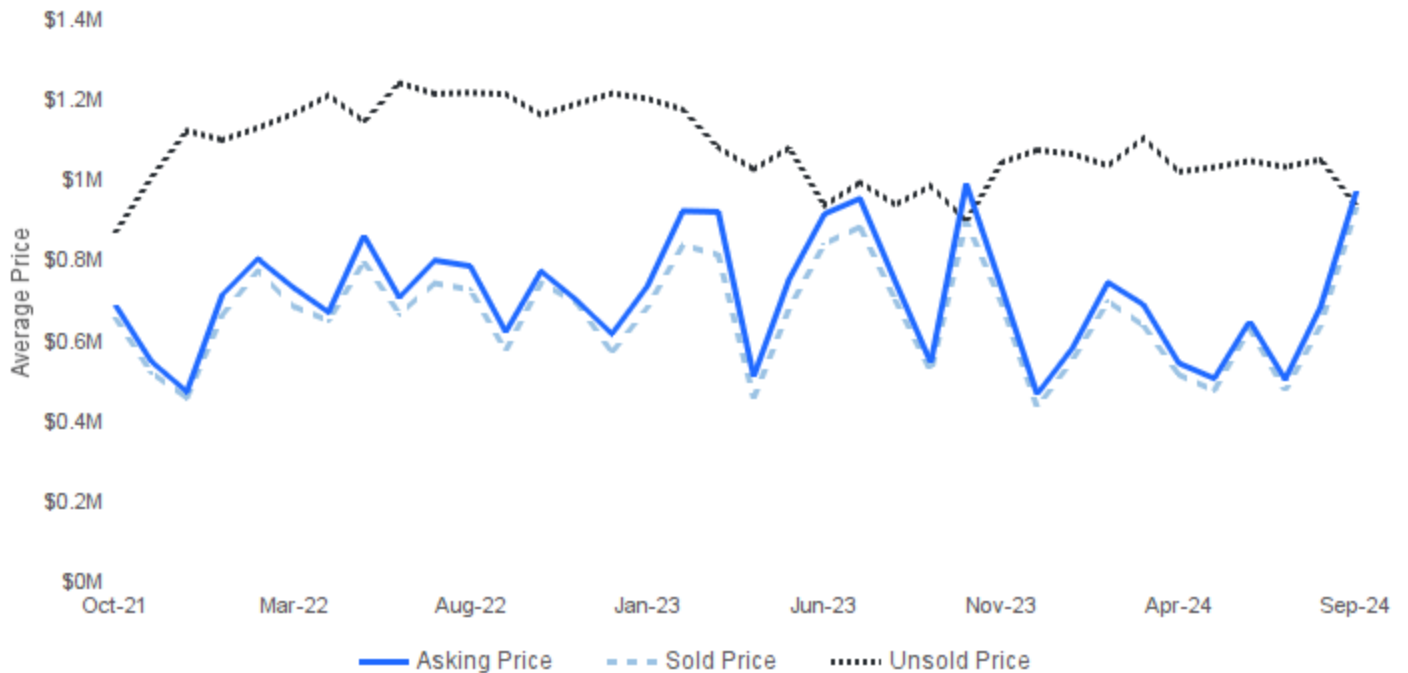
AVERAGE ASKING/SOLD/UNSOLD PRICE

September 2024 | All Property Types ?

Asking Price | the average asking price of sold properties

Sold Price | the average selling price

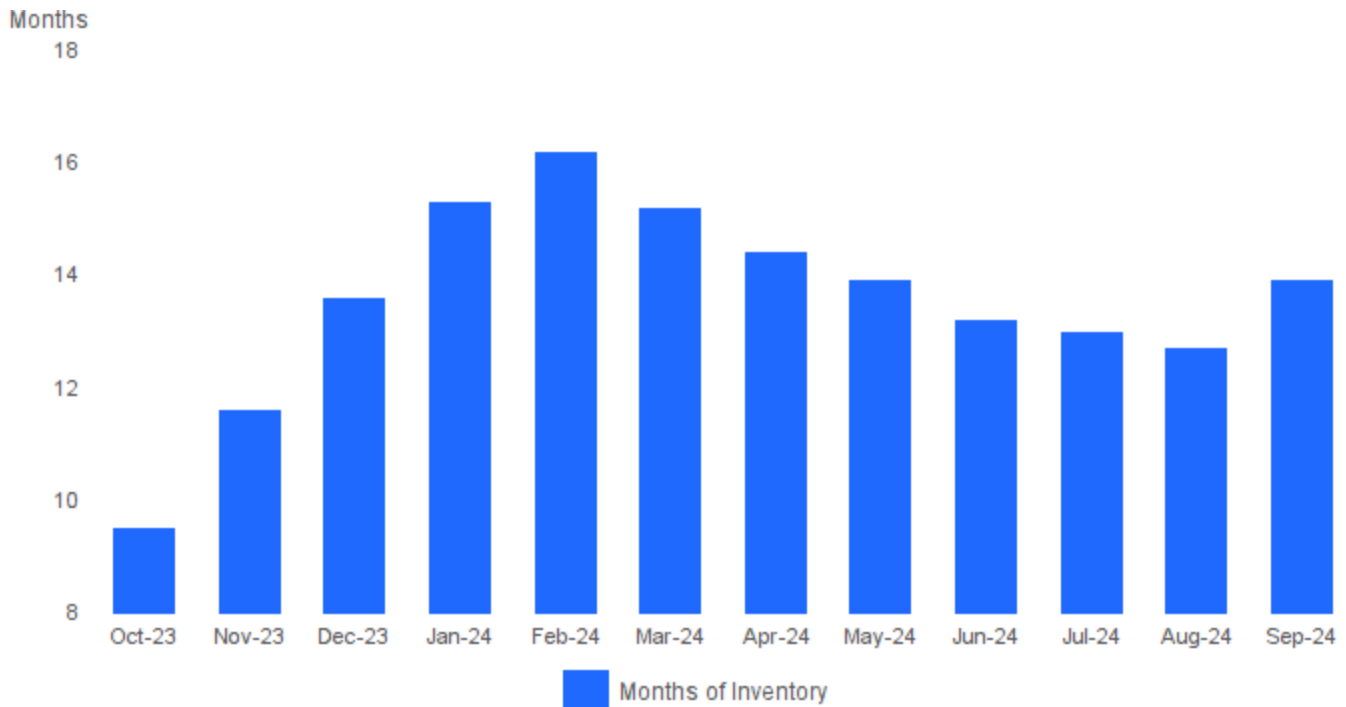
Unsold Price | the average active list price



ABSORPTION RATE

September 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.



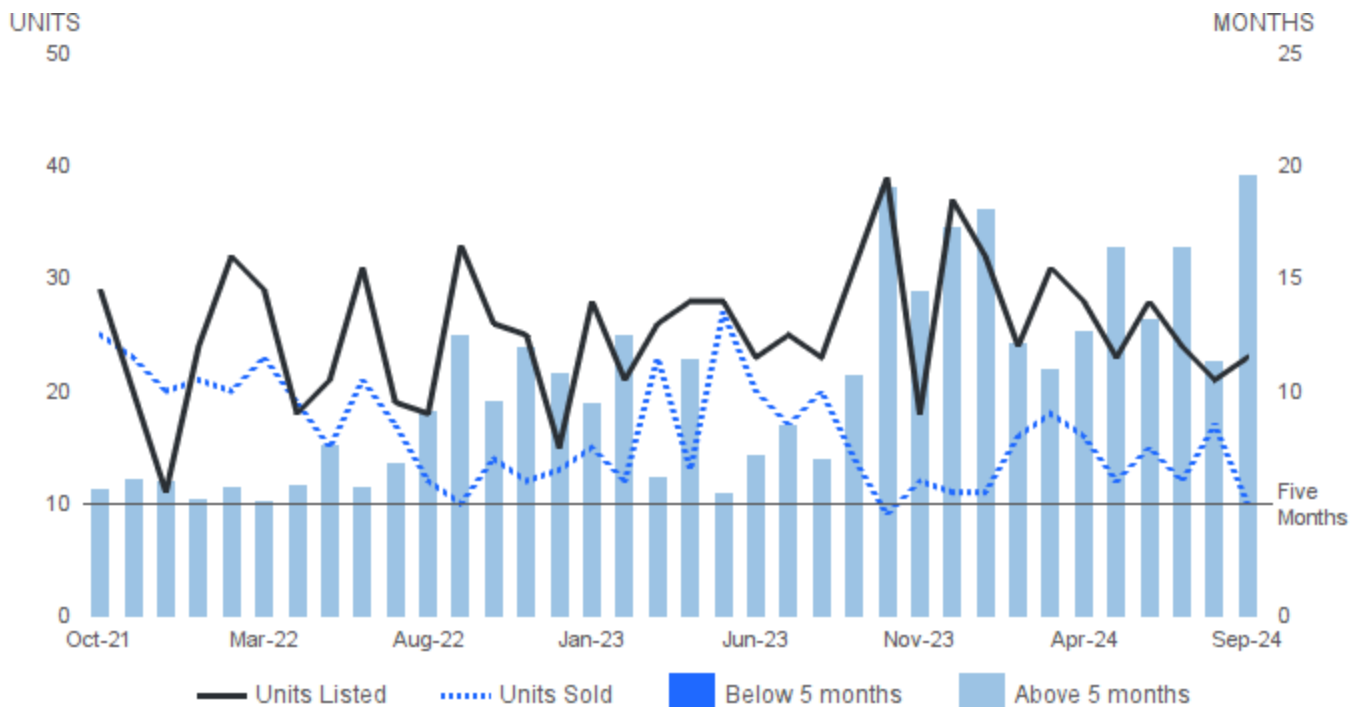
MONTHS SUPPLY OF INVENTORY

September 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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