



COLDWELL BANKER
U.S. VIRGIN ISLANDS

**AREA
REPORT**

ST. THOMAS

OCTOBER 2023 | CONDO



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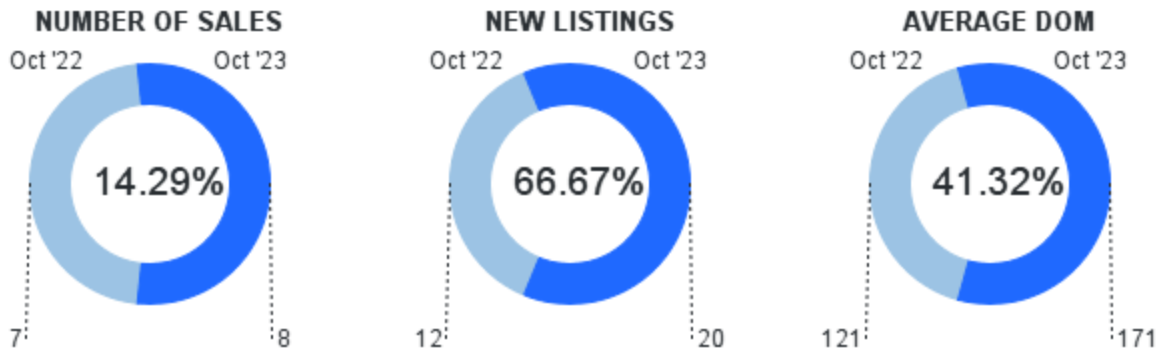



COLDWELL BANKER
ISLAND AFFILIATES

ST. THOMAS | October 2023

REAL ESTATE SNAPSHOT - Change since this time last year

Condo



73.48% 

MEDIAN SALES PRICE
CONDO

149.83% 


AVERAGE SALES PRICE
CONDO


72.06% 

MEDIAN LIST PRICE
(SOLD LISTINGS)
CONDO

161.99% 

AVERAGE LIST PRICE
(SOLD LISTINGS)
CONDO

 Oct '22

 Oct '23

AREA REPORT

ST. THOMAS

FULL MARKET SUMMARY

October 2023 | Condo ?

	Month to Date			Year to Date		
	October 2023	October 2022	% Change	YTD 2023	YTD 2022	% Change
New Listings	20	12	66.67% ↑	159	117	35.9% ↑
Sold Listings	8	7	14.29% ↑	101	91	10.99% ↑
Median List Price (Solds)	\$585,000	\$340,000	72.06% ↑	\$425,000	\$335,000	26.87% ↑
Median Sold Price	\$572,500	\$330,000	73.48% ↑	\$400,000	\$325,000	23.08% ↑
Median Days on Market	70	127	-44.88% ↓	82	88	-6.82% ↓
Average List Price (Solds)	\$1,031,875	\$393,857	161.99% ↑	\$491,837	\$389,798	26.18% ↑
Average Sold Price	\$931,875	\$373,000	149.83% ↑	\$471,668	\$379,424	24.31% ↑
Average Days on Market	171	121	41.32% ↑	121	122	-0.82% ↓
List/Sold Price Ratio	95.1%	96.6%	-1.49% ↓	96.5%	97.5%	-1.04% ↓

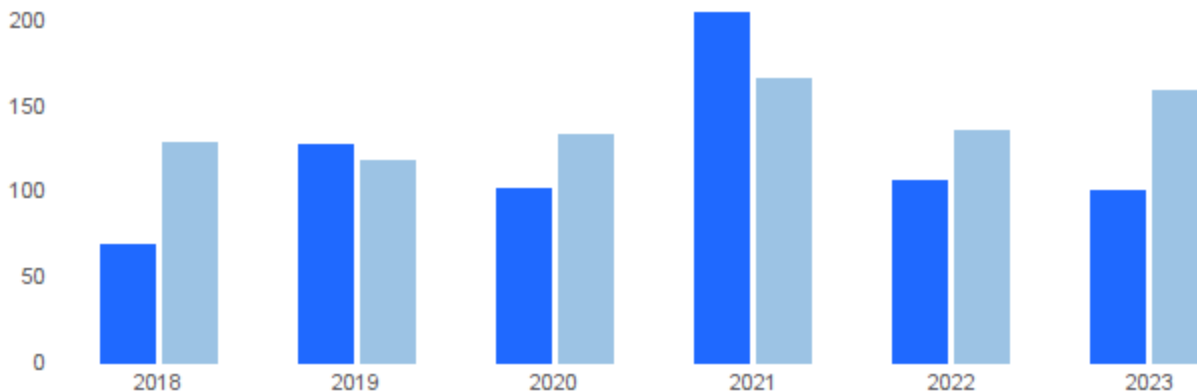
SOLD AND NEW PROPERTIES (UNITS)

October 2023 | Condo ?

Sold Properties | Number of properties sold during the year

New Properties | Number of properties listed during the year.

UNITS
250



Sold Properties	69	127	102	204	106	101
New Properties	129	118	133	166	135	159
Sold Volume	\$16.19M	\$31.93M	\$29.32M	\$71.27M	\$41.48M	\$47.64M
Listing Volume	\$35.17M	\$31.83M	\$44.37M	\$65.33M	\$55.65M	\$74.93M
Median Sale Price	\$175K	\$225K	\$248K	\$300K	\$330K	\$400K

MEDIAN SALES PRICE AND NUMBER OF SALES

October 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

October 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

October 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

October 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.

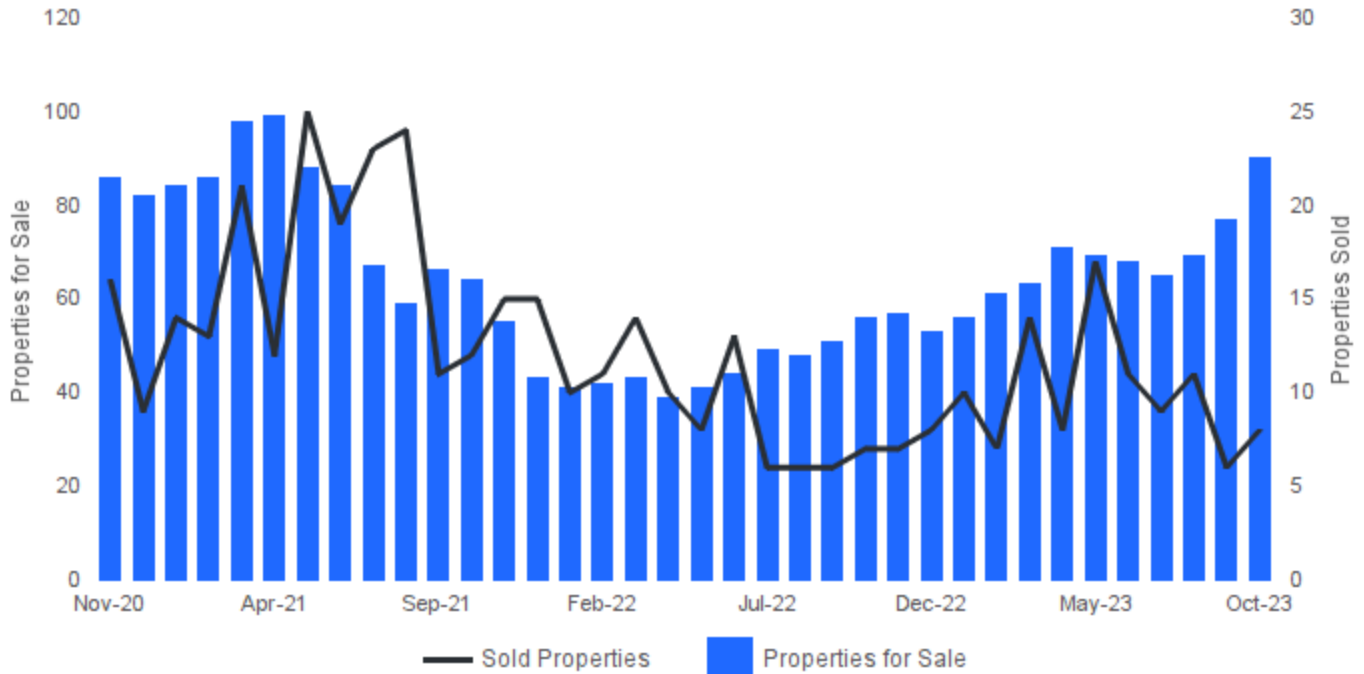


PROPERTIES FOR SALE AND SOLD PROPERTIES

October 2023 | Condo ?

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

Sold Properties | Number of properties sold.



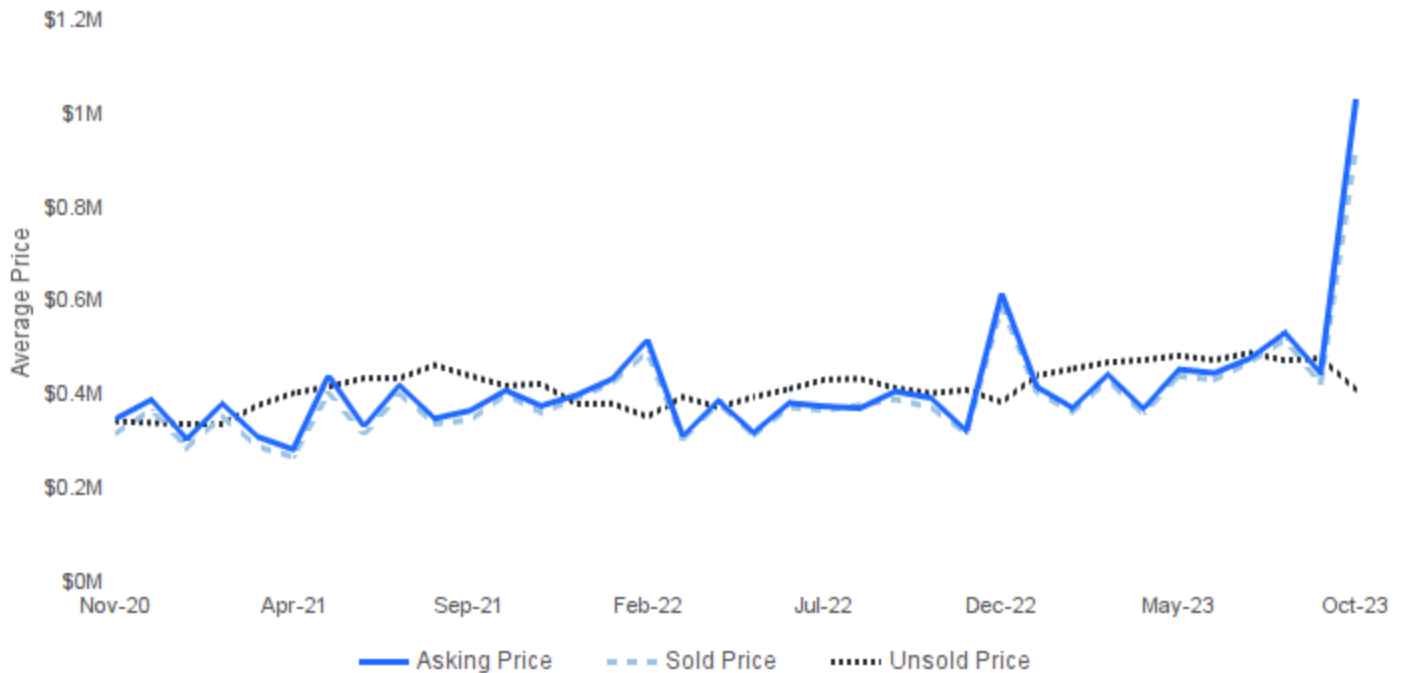
AVERAGE ASKING/SOLD/UNSOLD PRICE

October 2023 | Condo ?

Asking Price | the average asking price of sold properties

Sold Price | the average selling price

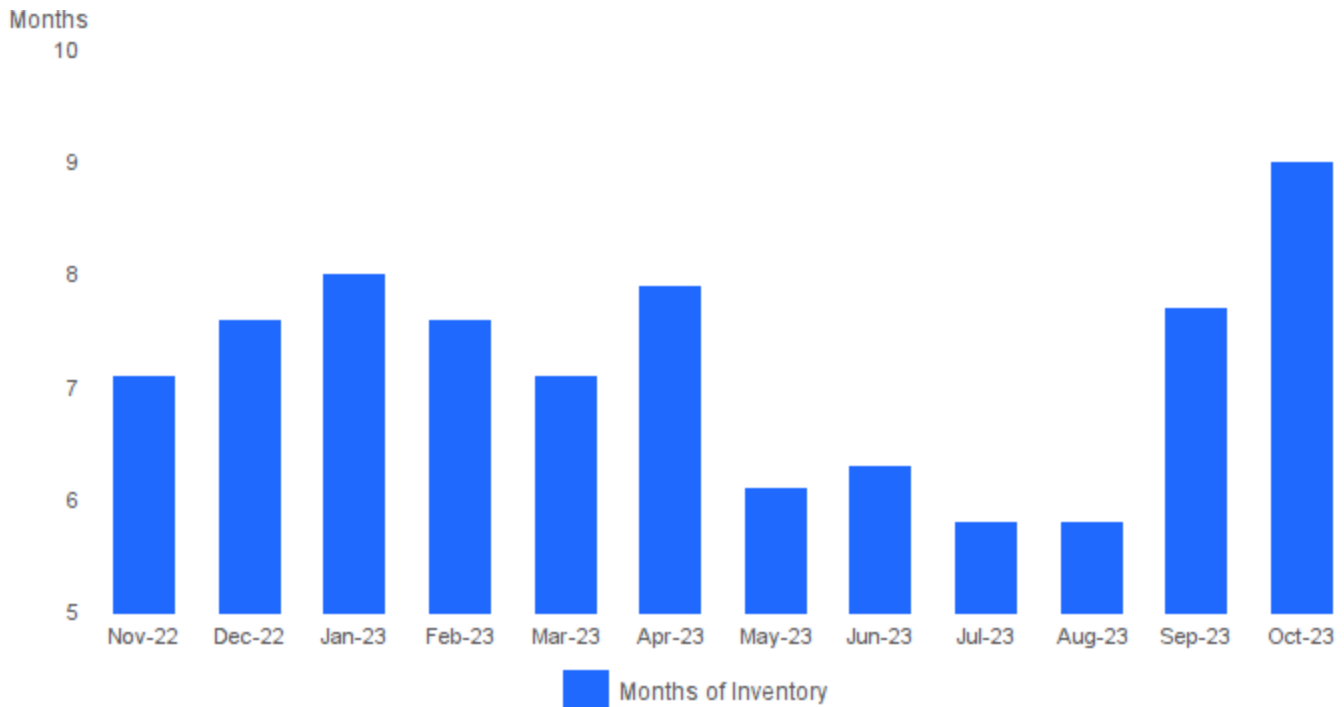
Unsold Price | the average active list price



ABSORPTION RATE

October 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.



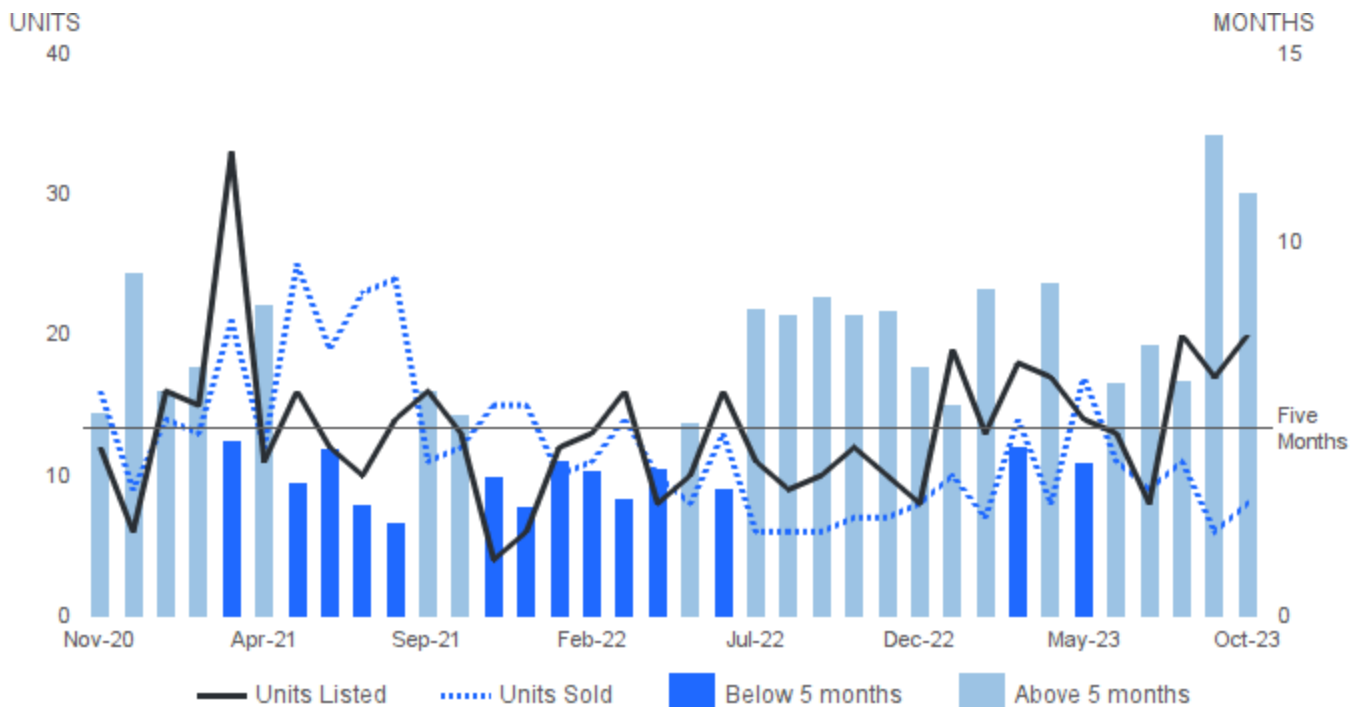
MONTHS SUPPLY OF INVENTORY

October 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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