



**COLDWELL BANKER**  
**U.S. VIRGIN ISLANDS**

**AREA  
REPORT**

**ST. THOMAS**

OCTOBER 2023 | SINGLE FAMILY



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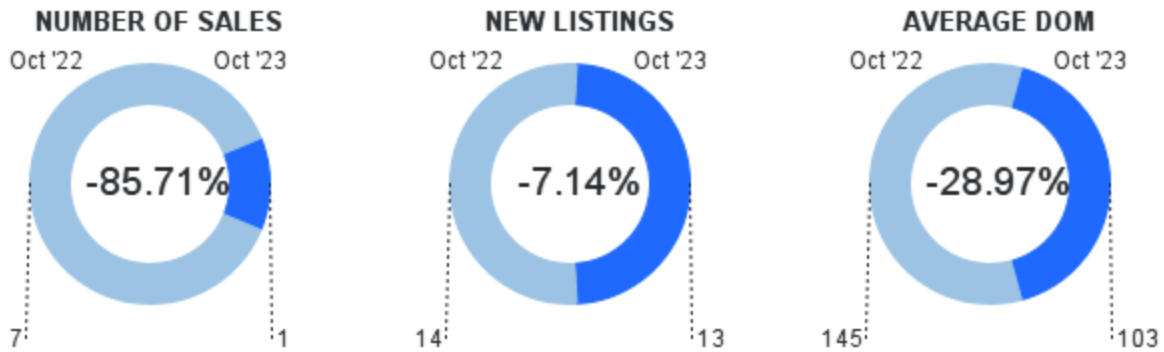


**COLDWELL BANKER**  
**ISLAND AFFILIATES**

# ST. THOMAS | October 2023

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

### Single Family



**-19.90%** ↓

**MEDIAN SALES PRICE**  
SINGLE FAMILY

**-42.71%** ↓

**AVERAGE SALES PRICE**  
SINGLE FAMILY

**-15.52%** ↓

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

**-41.51%** ↓

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

■ Oct '22    ■ Oct '23

# AREA REPORT

## ST. THOMAS

### FULL MARKET SUMMARY

October 2023 | Single Family ?

	Month to Date			Year to Date		
	October 2023	October 2022	% Change	YTD 2023	YTD 2022	% Change
New Listings	13	14	-7.14% <span>↓</span>	107	134	-20.15% <span>↓</span>
Sold Listings	1	7	-85.71% <span>↓</span>	68	81	-16.05% <span>↓</span>
Median List Price (Solds)	\$675,000	\$799,000	-15.52% <span>↓</span>	\$896,000	\$950,000	-5.68% <span>↓</span>
Median Sold Price	\$640,000	\$799,000	-19.9% <span>↓</span>	\$830,000	\$870,000	-4.6% <span>↓</span>
Median Days on Market	103	118	-12.71% <span>↓</span>	118	120	-1.67% <span>↓</span>
Average List Price (Solds)	\$675,000	\$1,154,128	-41.51% <span>↓</span>	\$1,234,685	\$1,152,417	7.14% <span>↑</span>
Average Sold Price	\$640,000	\$1,117,174	-42.71% <span>↓</span>	\$1,098,764	\$1,084,635	1.3% <span>↑</span>
Average Days on Market	103	145	-28.97% <span>↓</span>	169	152	11.18% <span>↑</span>
List/Sold Price Ratio	95%	99.4%	-4.46% <span>↓</span>	91.8%	95.3%	-3.69% <span>↓</span>

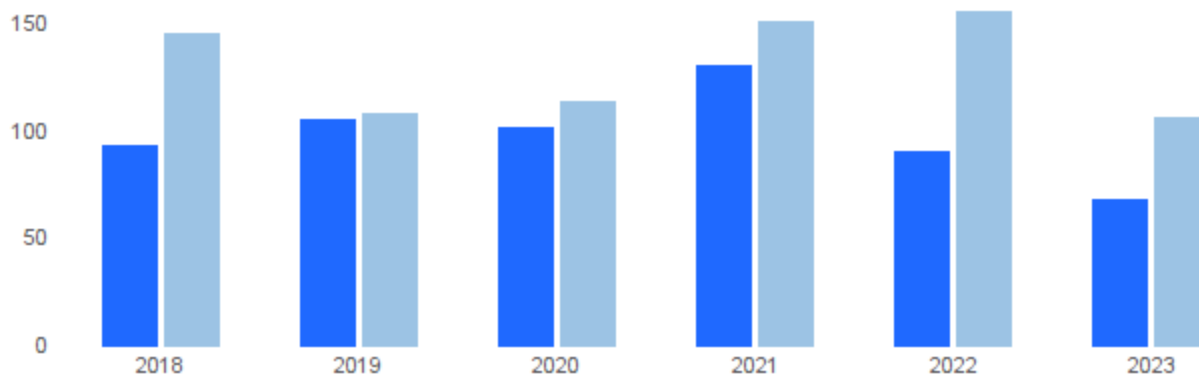
### SOLD AND NEW PROPERTIES (UNITS)

October 2023 | Single Family ?

**Sold Properties** | Number of properties sold during the year

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

UNITS  
200



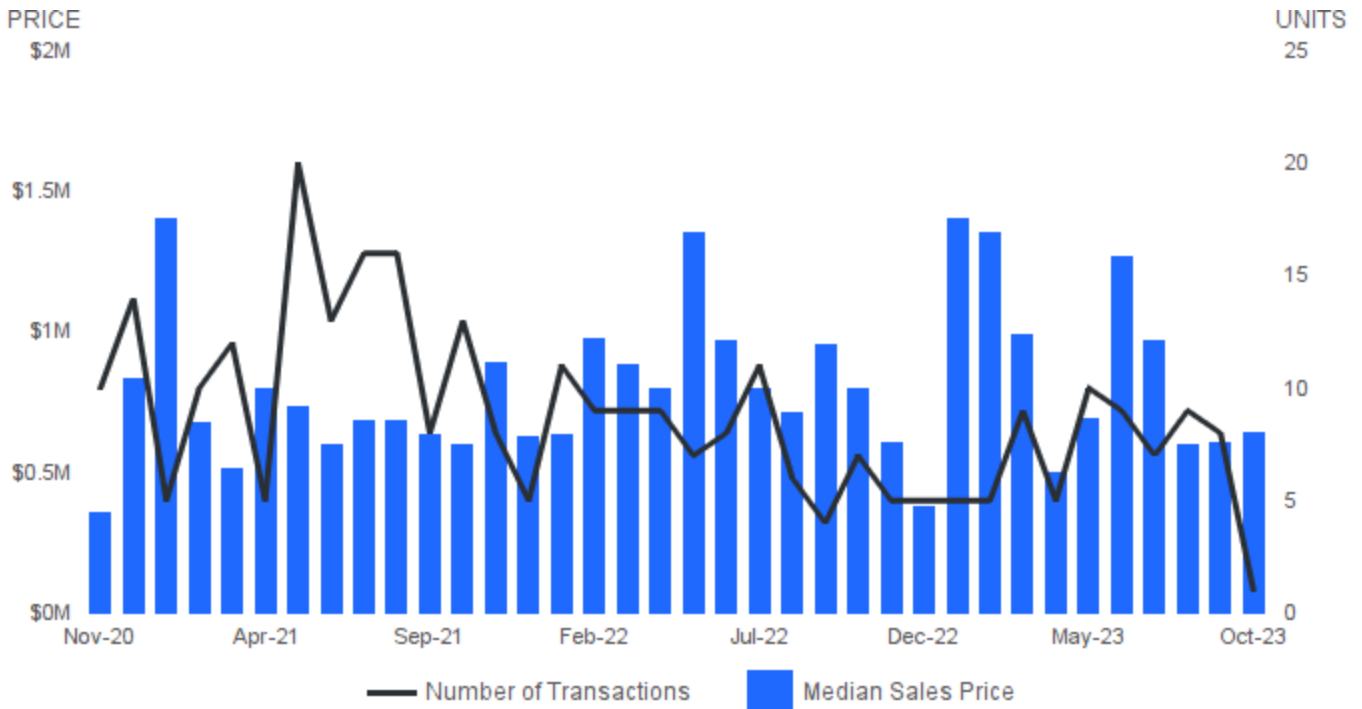
Sold Properties	93	106	102	131	91	68
New Properties	146	108	114	151	156	107
Sold Volume	\$56.45M	\$68.75M	\$75.60M	\$118.34M	\$96.69M	\$74.72M
Listing Volume	\$93.75M	\$84.09M	\$99.75M	\$179.50M	\$213.30M	\$142.92M
Median Sale Price	\$395K	\$430K	\$594K	\$675K	\$860K	\$830K

## MEDIAN SALES PRICE AND NUMBER OF SALES

October 2023 | 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.

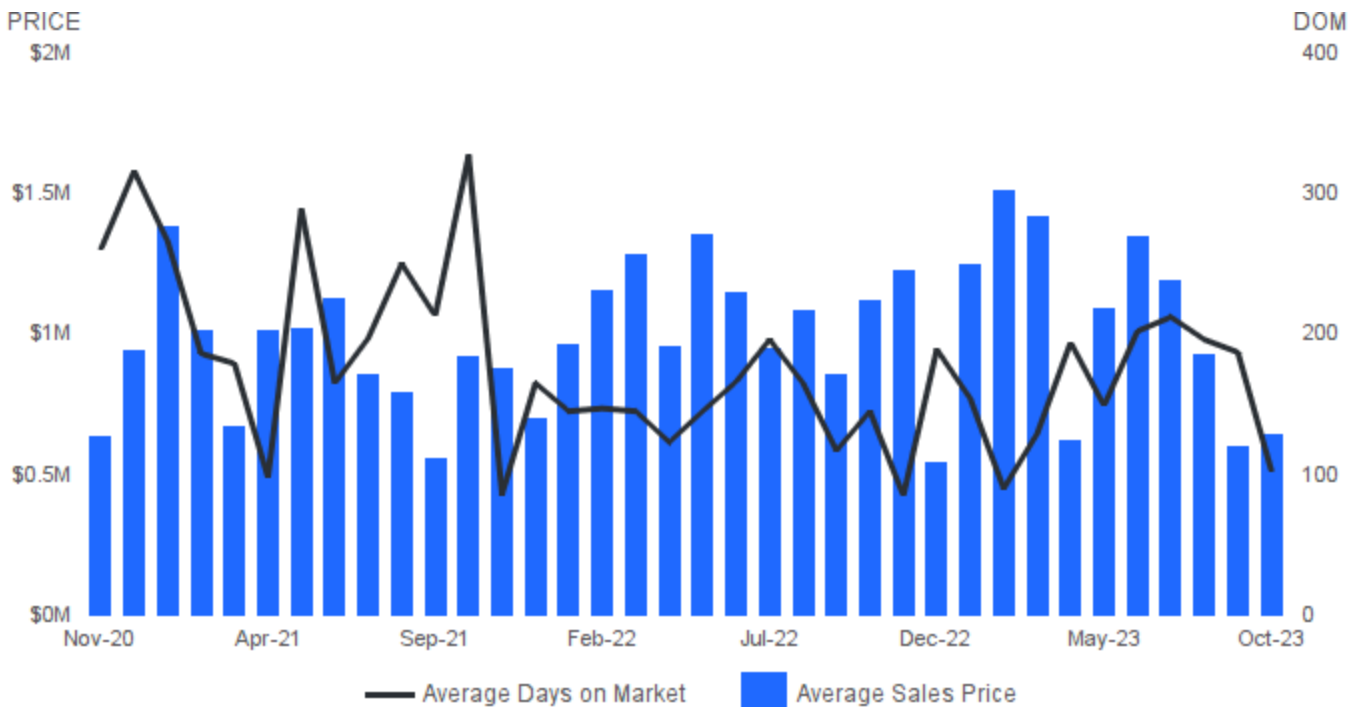


## AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

October 2023 | Single Family ?

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

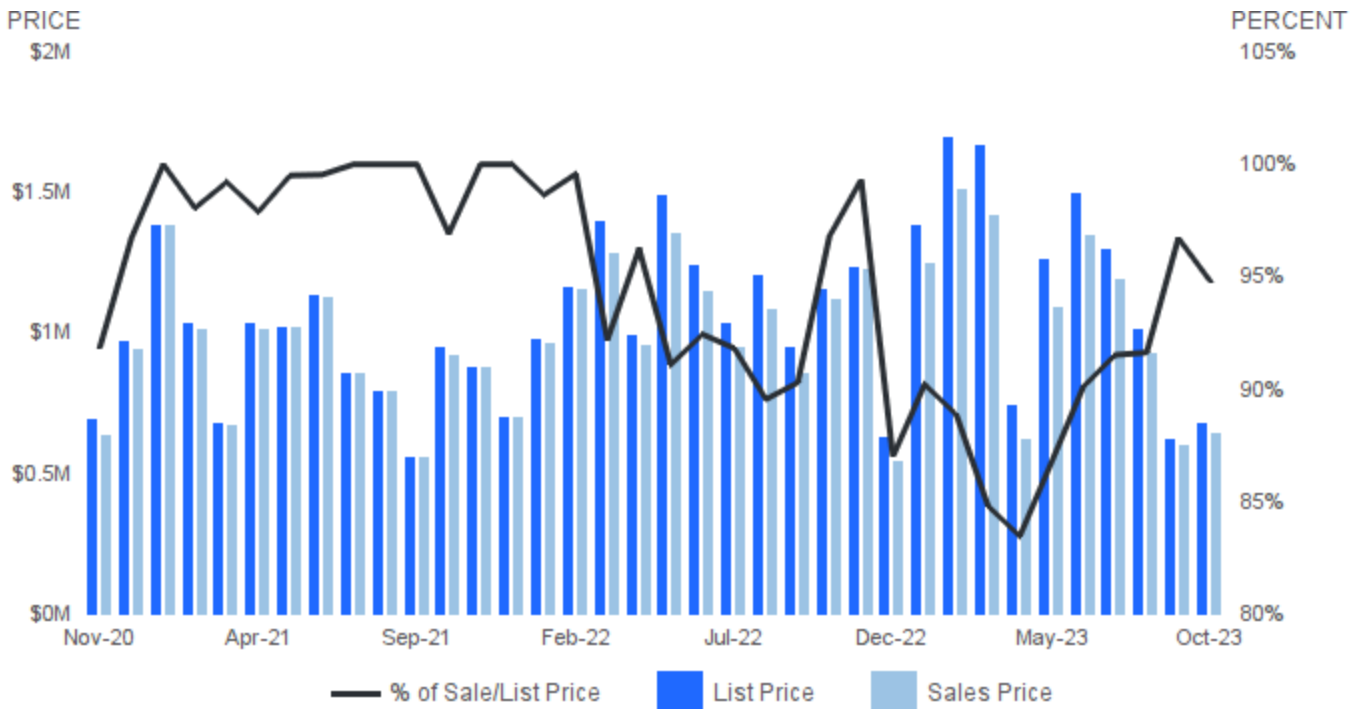
**Average Days on Market** | Average days on market for all properties sold.



# SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

October 2023 | 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

October 2023 | 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.

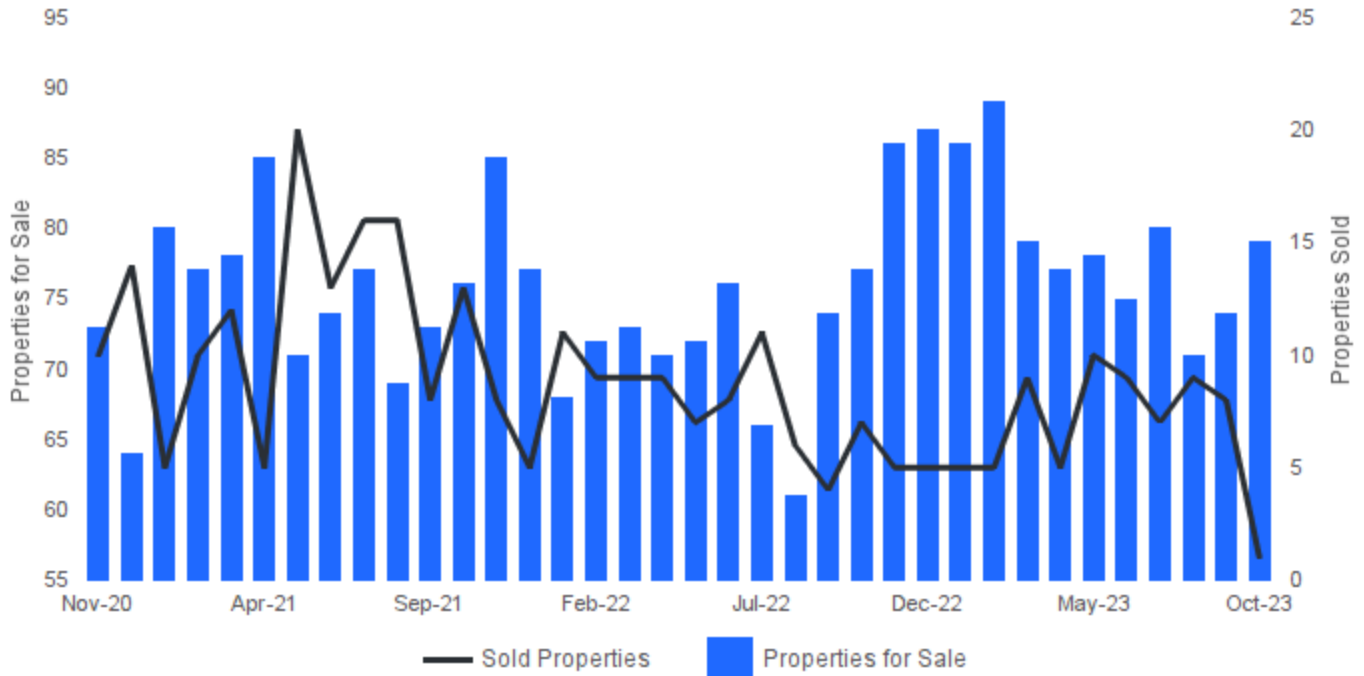


# PROPERTIES FOR SALE AND SOLD PROPERTIES

October 2023 | Single Family ?

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

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



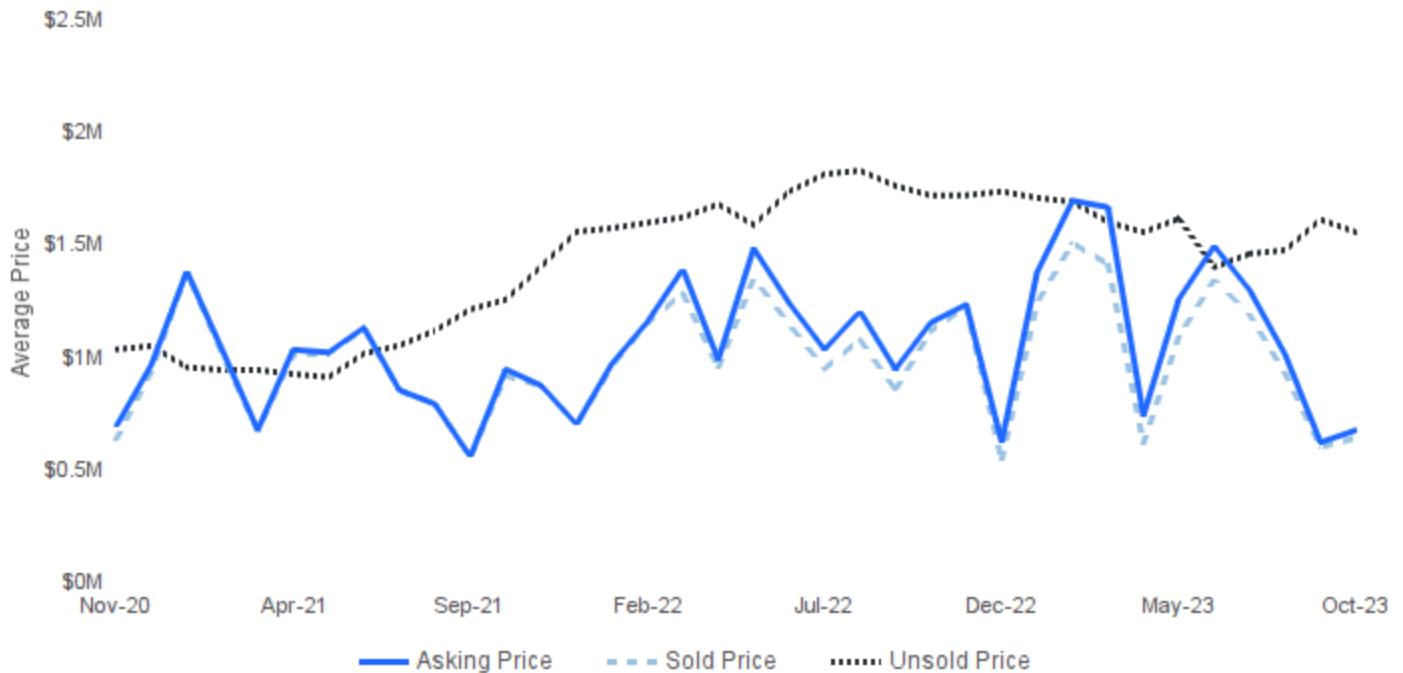
# AVERAGE ASKING/SOLD/UNSOLD PRICE

October 2023 | Single Family ?

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

**Sold Price** | the average selling price

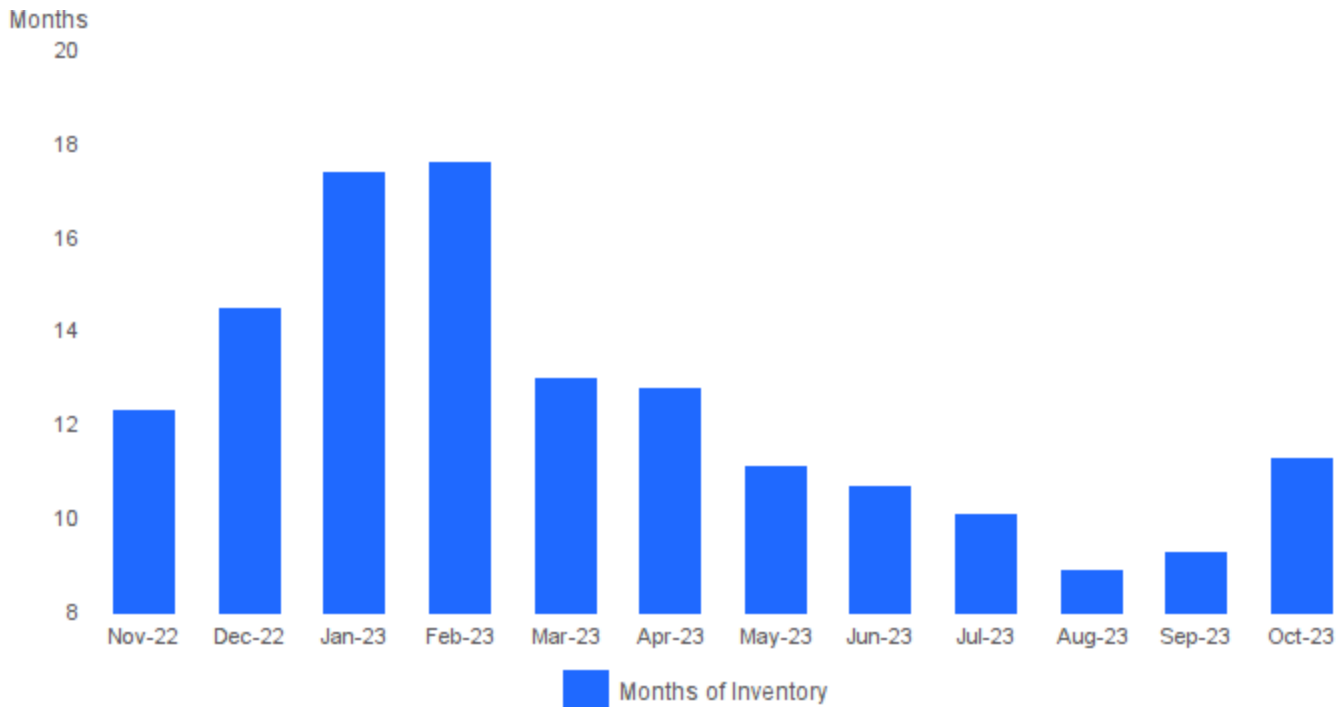
**Unsold Price** | the average active list price



# ABSORPTION RATE

October 2023 | 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.



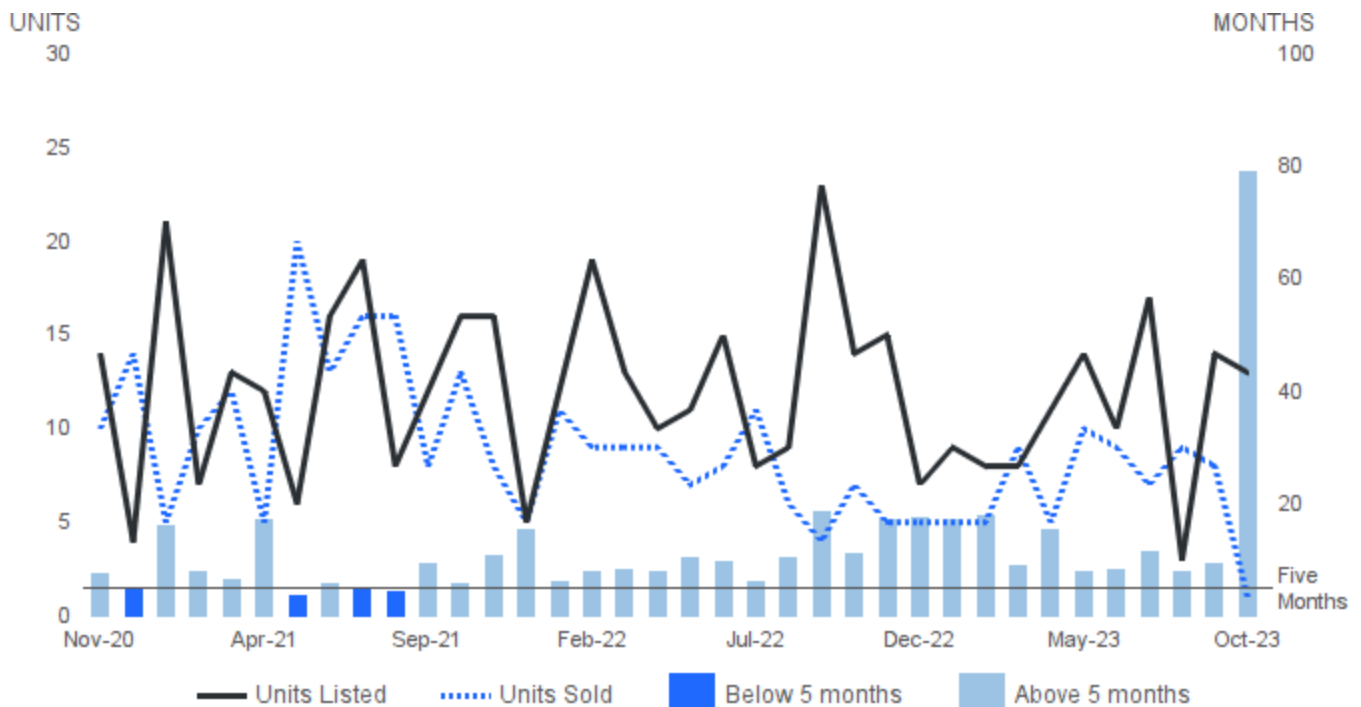
# MONTHS SUPPLY OF INVENTORY

October 2023 | 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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