



COLDWELL BANKER
U.S. VIRGIN ISLANDS

AREA REPORT

ST. THOMAS

OCTOBER 2023 | ALL PROPERTY TYPES



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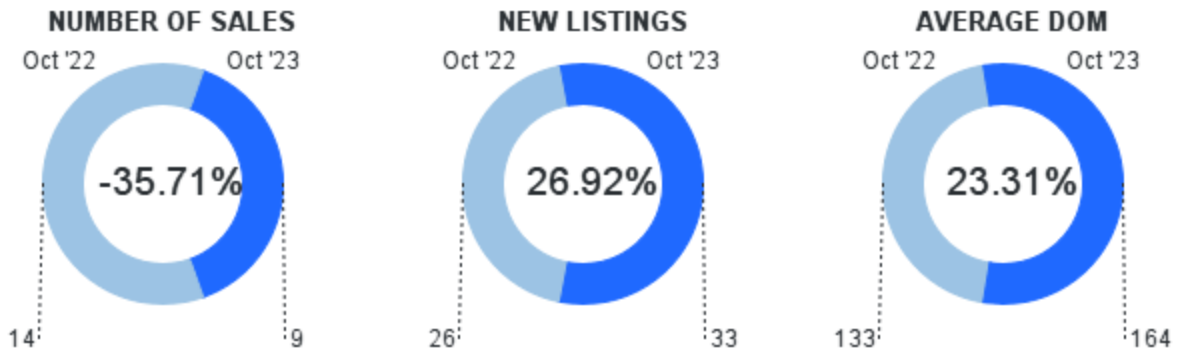


COLDWELL BANKER
ISLAND AFFILIATES

ST. THOMAS | October 2023

REAL ESTATE SNAPSHOT - Change since this time last year

All Property Types



66.23%

MEDIAN SALES PRICE
ALL PROPERTY TYPES

20.72%

AVERAGE SALES PRICE
ALL PROPERTY TYPES

68.96%

MEDIAN LIST PRICE
(SOLD LISTINGS)
ALL PROPERTY TYPES

28.20%

AVERAGE LIST PRICE
(SOLD LISTINGS)
ALL PROPERTY TYPES

Oct '22 Oct '23

AREA REPORT

St. Thomas

FULL MARKET SUMMARY

October 2023 | All Property Types ?

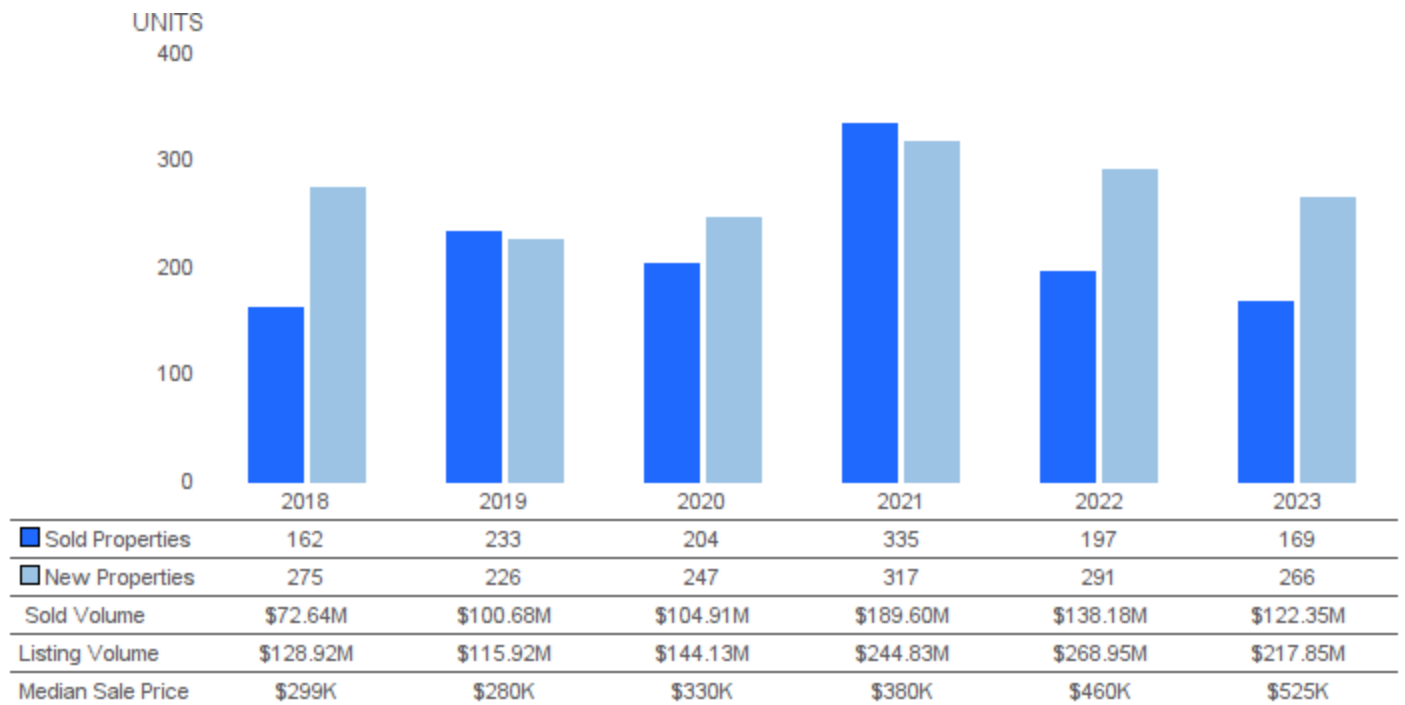
	Month to Date			Year to Date		
	October 2023	October 2022	% Change	YTD 2023	YTD 2022	% Change
New Listings	33	26	26.92% ↑	266	251	5.98% ↑
Sold Listings	9	14	-35.71% ↓	169	172	-1.74% ↓
Median List Price (Solds)	\$675,000	\$399,500	68.96% ↑	\$550,000	\$490,000	12.24% ↑
Median Sold Price	\$640,000	\$385,000	66.23% ↑	\$525,000	\$475,000	10.53% ↑
Median Days on Market	81	122	-33.61% ↓	94	106	-11.32% ↓
Average List Price (Solds)	\$992,222	\$773,992	28.2% ↑	\$790,734	\$748,939	5.58% ↑
Average Sold Price	\$899,444	\$745,087	20.72% ↑	\$723,991	\$711,529	1.75% ↑
Average Days on Market	164	133	23.31% ↑	141	136	3.68% ↑
List/Sold Price Ratio	95.1%	98%	-2.95% ↓	94.6%	96.5%	-1.95% ↓

SOLD AND NEW PROPERTIES (UNITS)

October 2023 | All Property Types ?

Sold Properties | Number of properties sold during the year

New Properties | Number of properties listed during the year.

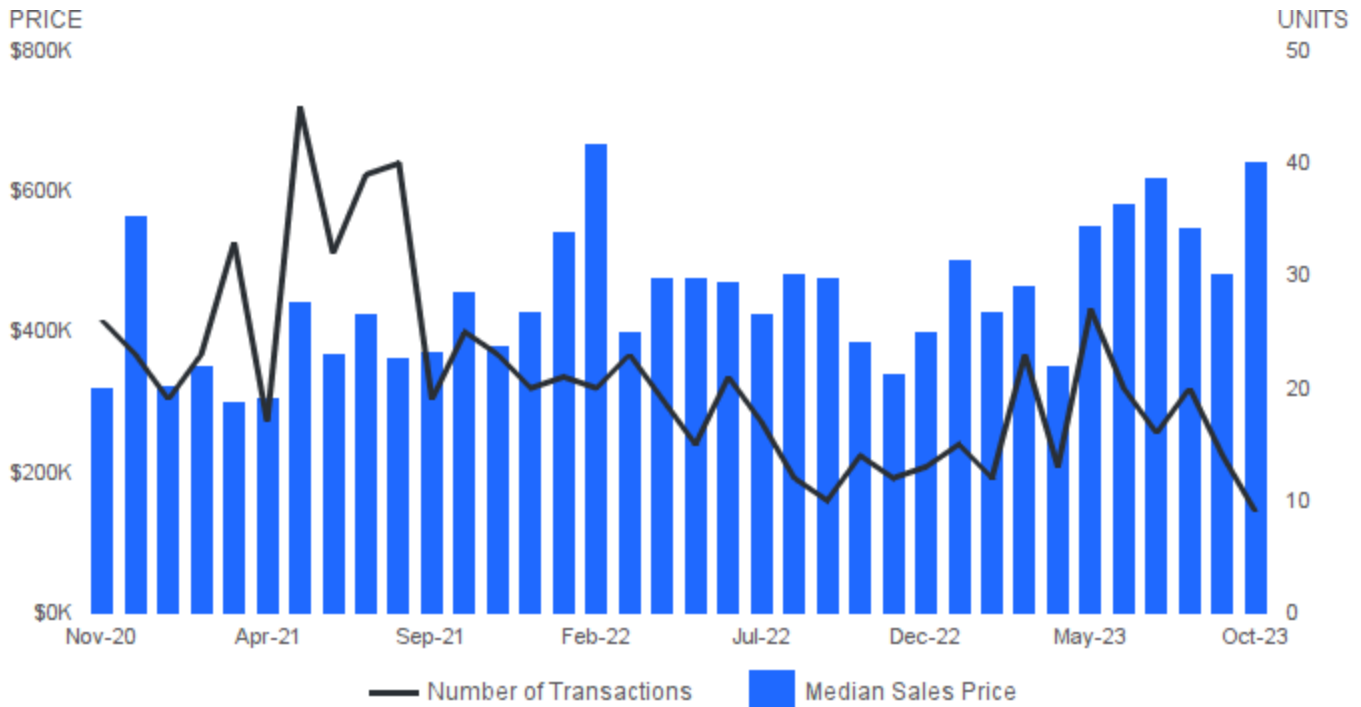


MEDIAN SALES PRICE AND NUMBER OF SALES

October 2023 | 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.

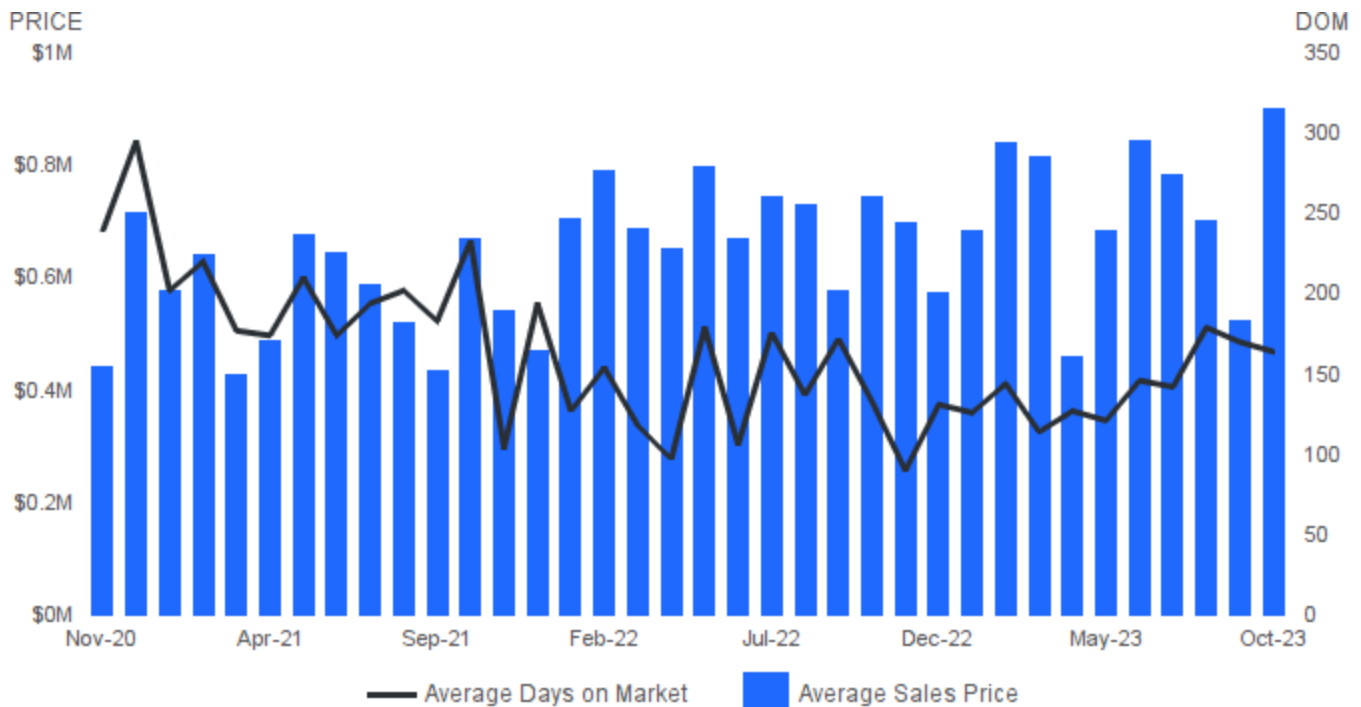


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

October 2023 | All Property Types ?

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

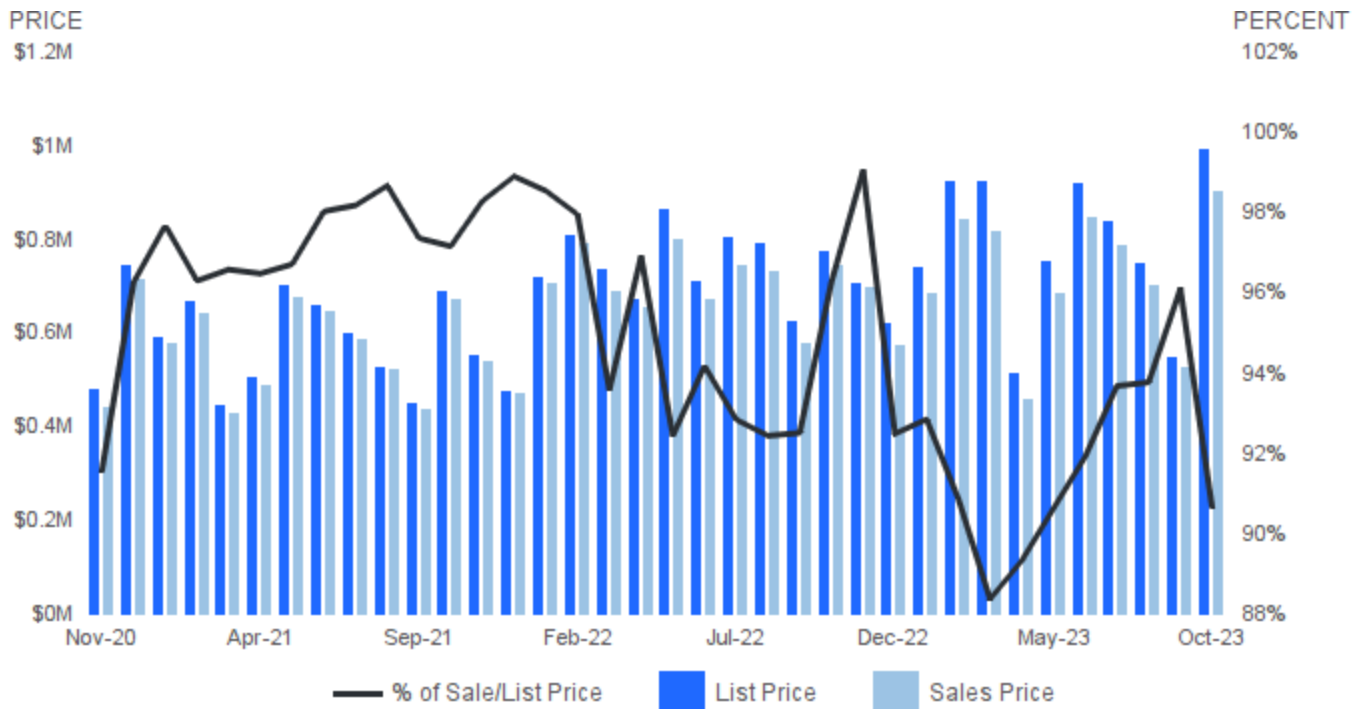
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

October 2023 | All Property Types ?

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

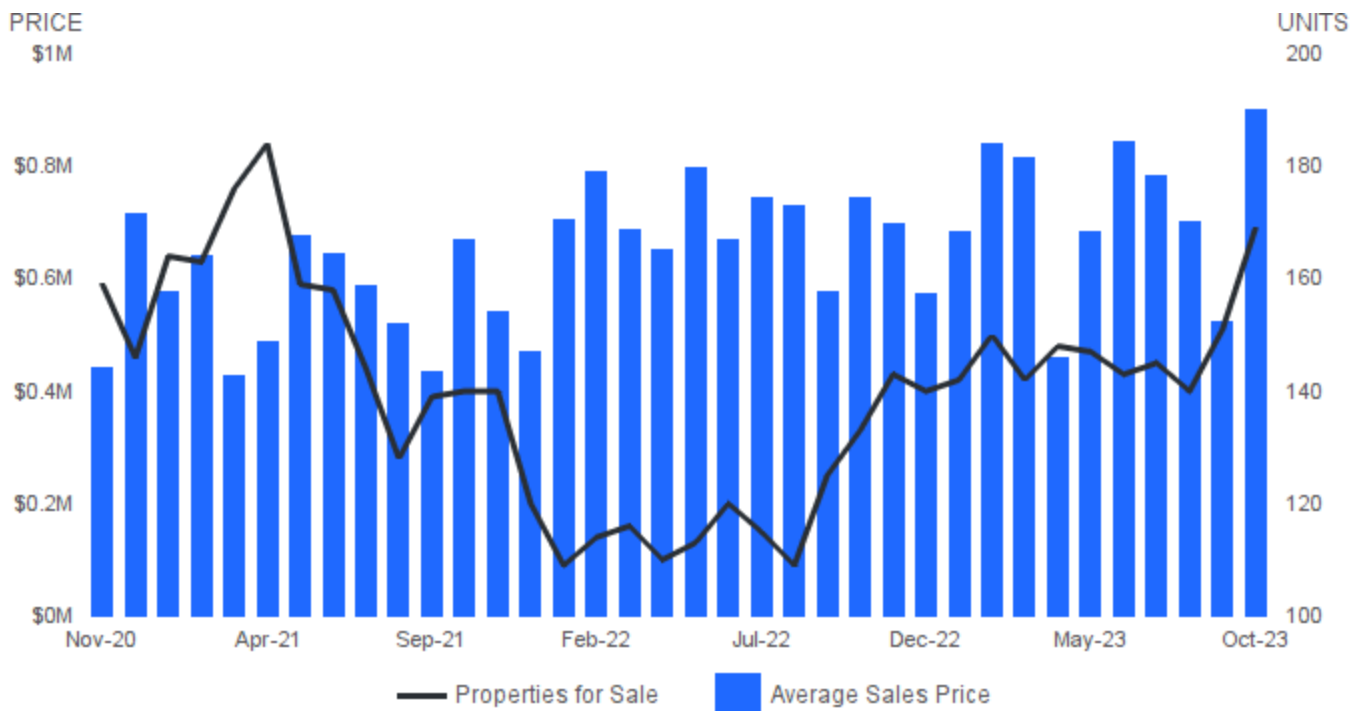


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

October 2023 | 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.

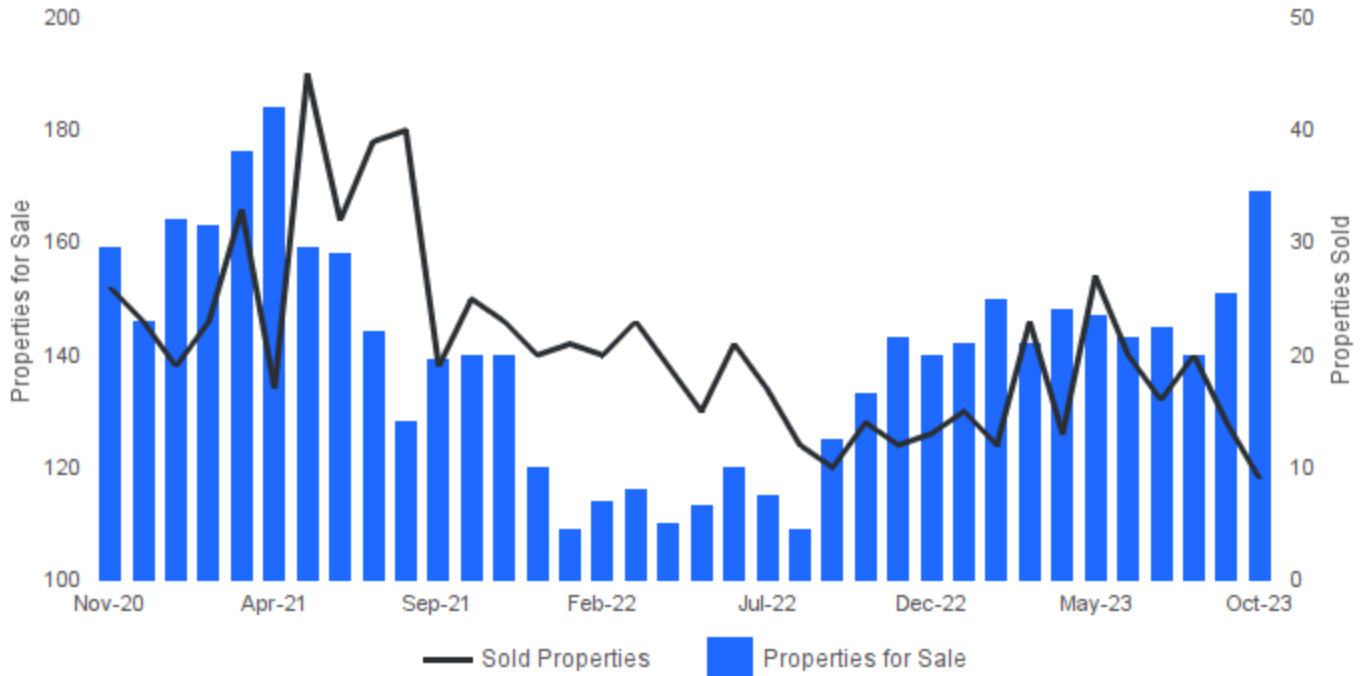


PROPERTIES FOR SALE AND SOLD PROPERTIES

October 2023 | All Property Types ?

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

Sold Properties | Number of properties sold.



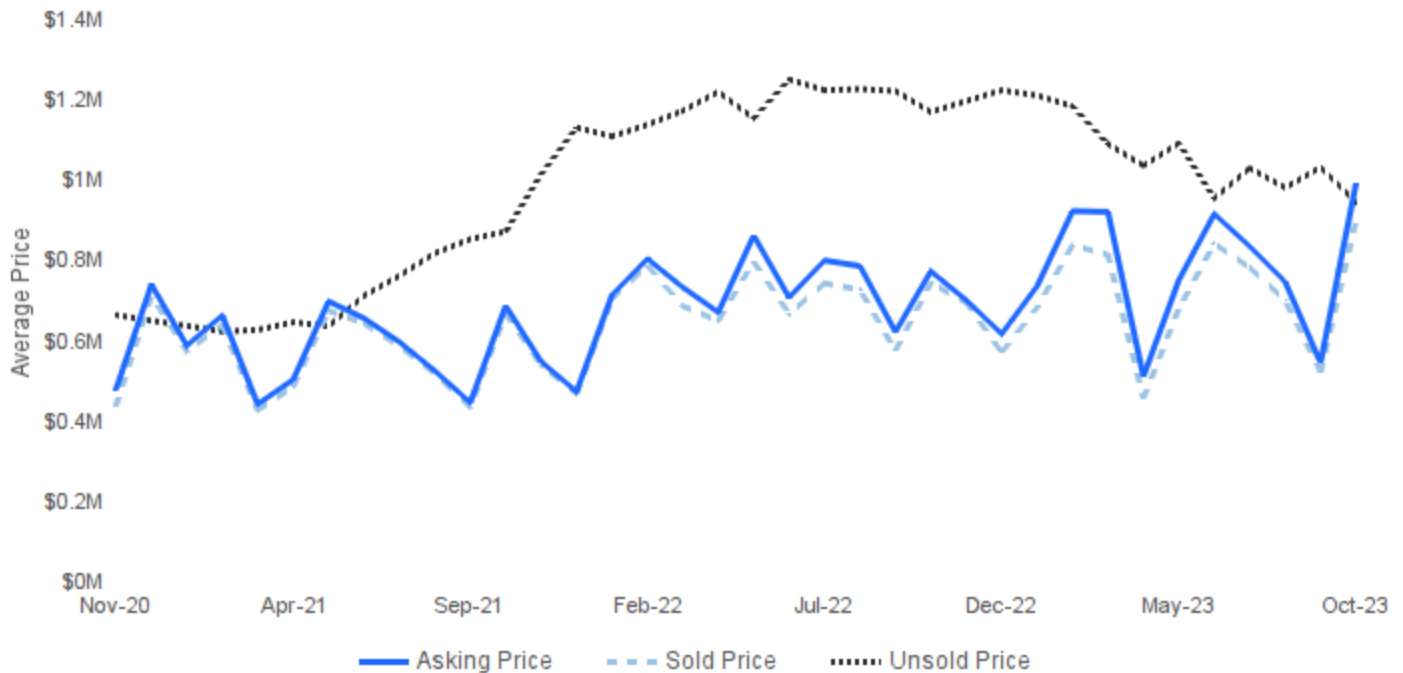
AVERAGE ASKING/SOLD/UNSOLD PRICE

October 2023 | All Property Types ?

Asking Price | the average asking price of sold properties

Sold Price | the average selling price

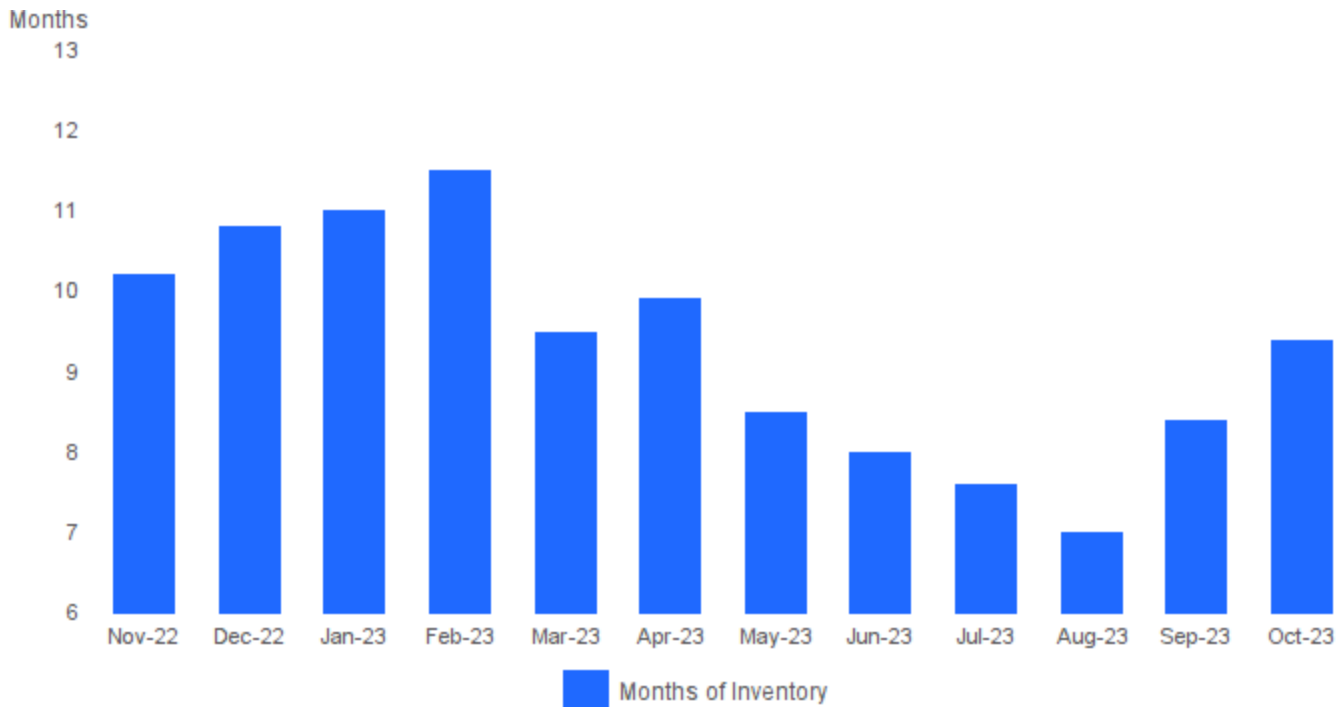
Unsold Price | the average active list price



ABSORPTION RATE

October 2023 | 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.



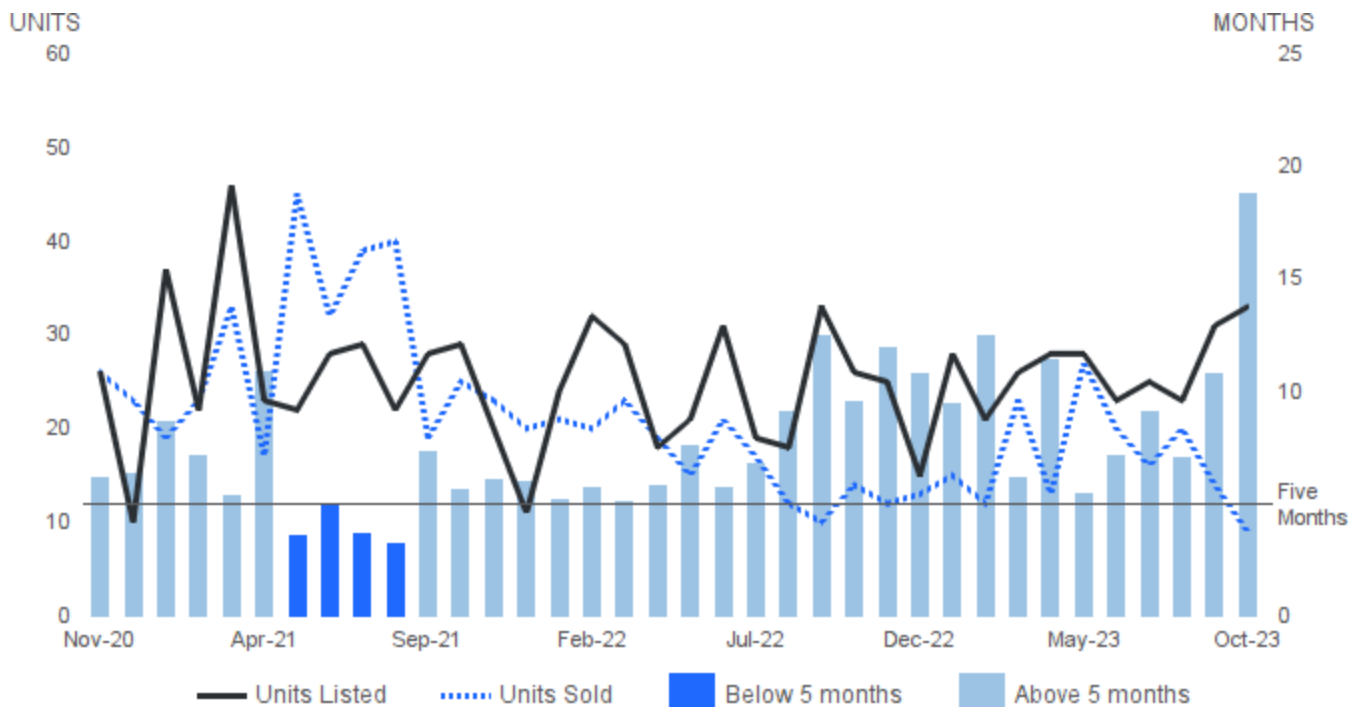
MONTHS SUPPLY OF INVENTORY

October 2023 | 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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