



COLDWELL BANKER

U.S. VIRGIN ISLANDS

AREA REPORT

ST. THOMAS

OCTOBER 2024 | CONDO



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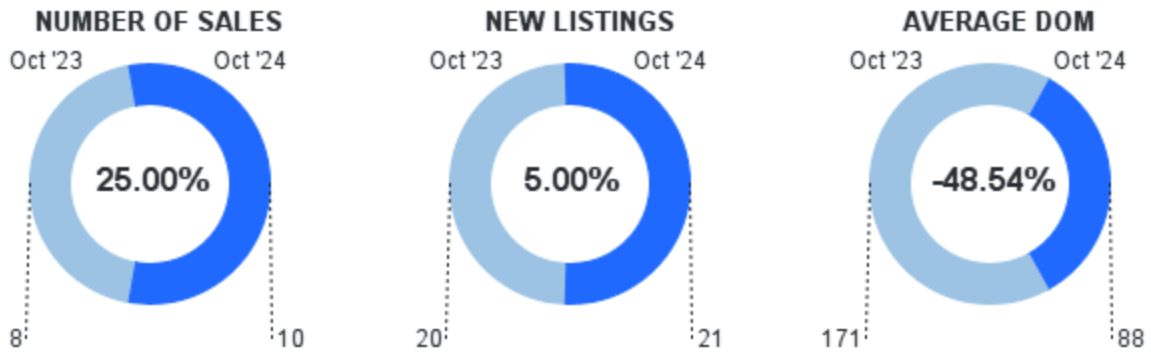


COLDWELL BANKER
ISLAND AFFILIATES

ST. THOMAS | October 2024

REAL ESTATE SNAPSHOT - Change since this time last year

Condo



-27.16% ↓

MEDIAN SALES PRICE
CONDO

-49.20% ↓

AVERAGE SALES PRICE
CONDO

-25.73% ↓

MEDIAN LIST PRICE
(SOLD LISTINGS)
CONDO

-52.48% ↓

AVERAGE LIST PRICE
(SOLD LISTINGS)
CONDO

■ Oct '23

■ Oct '24

AREA REPORT

ST. THOMAS

FULL MARKET SUMMARY

October 2024 | Condo ?

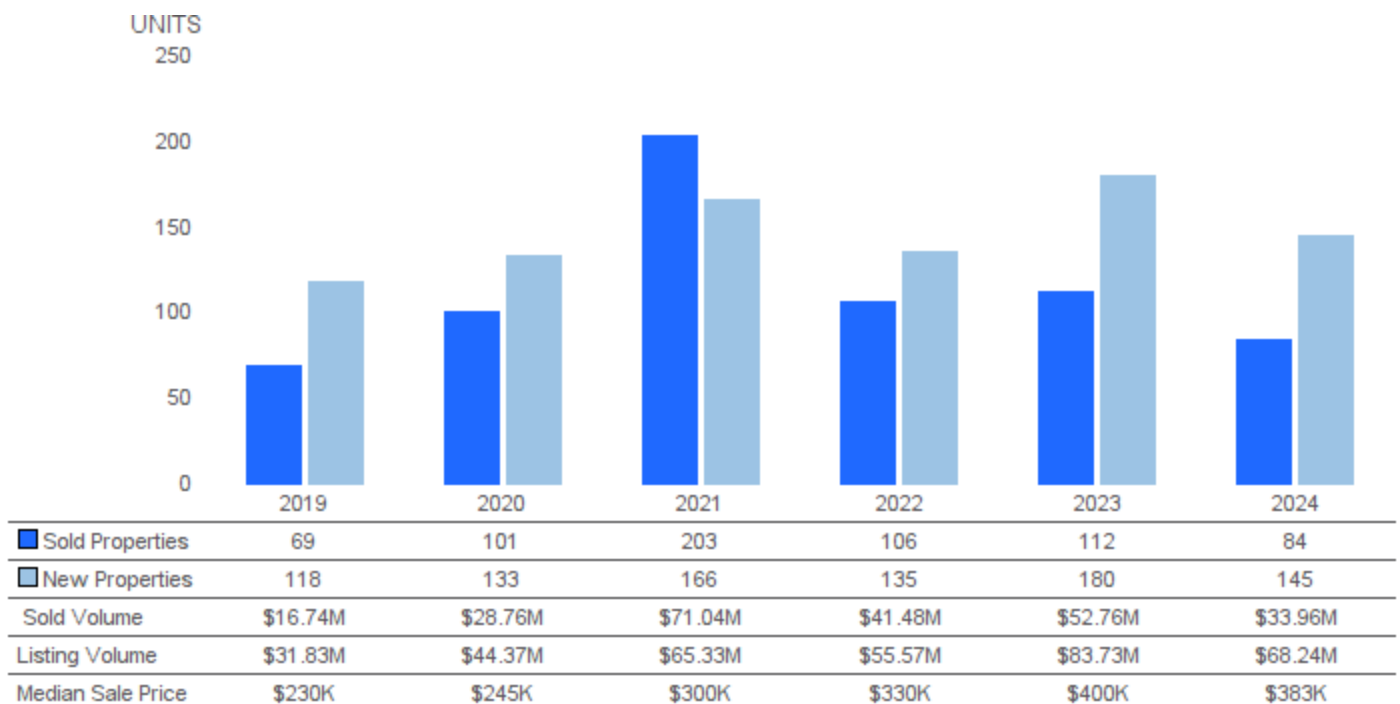
	Month to Date			Year to Date		
	October 2024	October 2023	% Change	YTD 2024	YTD 2023	% Change
New Listings	21	20	5% ↑	145	159	-8.81% ↓
Sold Listings	10	8	25% ↑	84	101	-16.83% ↓
Median List Price (Solds)	\$434,500	\$585,000	-25.73% ↓	\$399,500	\$425,000	-6% ↓
Median Sold Price	\$417,000	\$572,500	-27.16% ↓	\$382,500	\$400,000	-4.38% ↓
Median Days on Market	74	70	5.71% ↑	136	82	65.85% ↑
Average List Price (Solds)	\$490,300	\$1,031,875	-52.48% ↓	\$420,914	\$491,837	-14.42% ↓
Average Sold Price	\$473,420	\$931,875	-49.2% ↓	\$404,238	\$471,668	-14.3% ↓
Average Days on Market	88	171	-48.54% ↓	154	121	27.27% ↑
List/Sold Price Ratio	95.9%	95.1%	0.81% ↑	95.6%	96.5%	-0.89% ↓

SOLD AND NEW PROPERTIES (UNITS)

October 2024 | Condo ?

Sold Properties | Number of properties sold during the year

New Properties | Number of properties listed during the year.

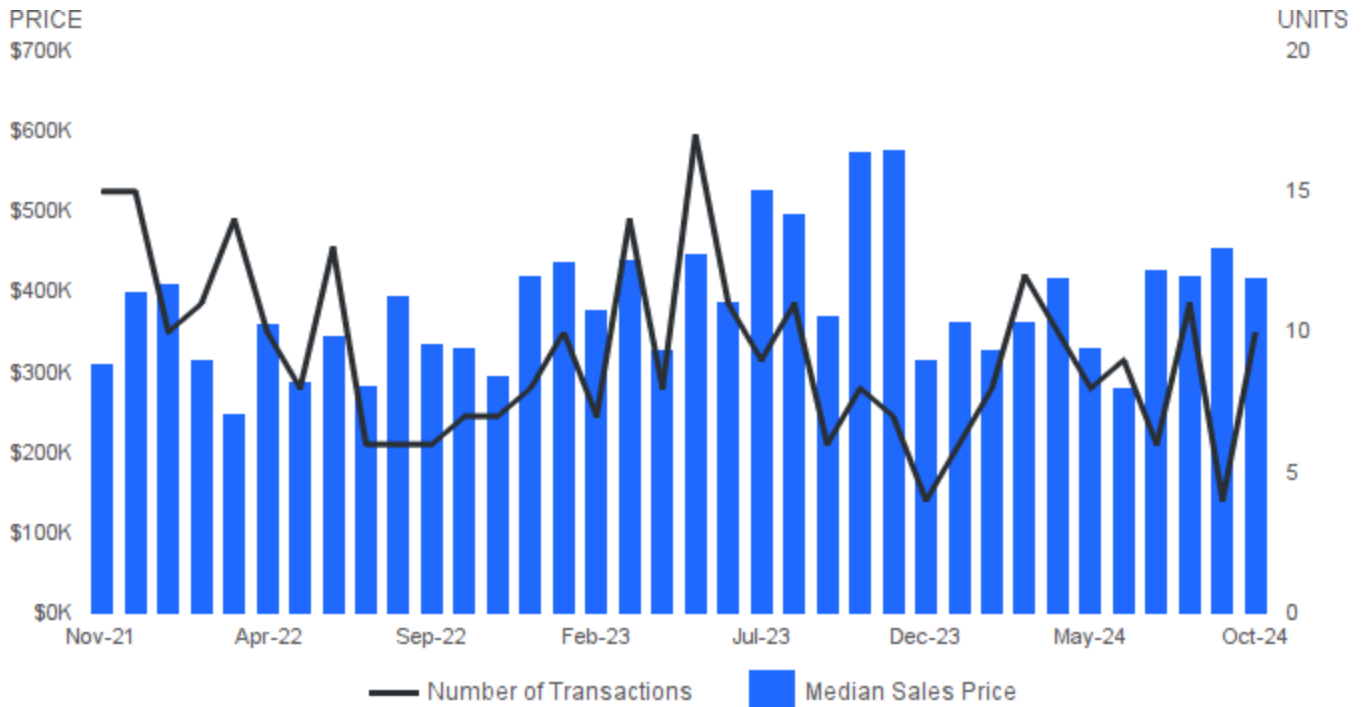


MEDIAN SALES PRICE AND NUMBER OF SALES

October 2024 | 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 2024 | Condo ?

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

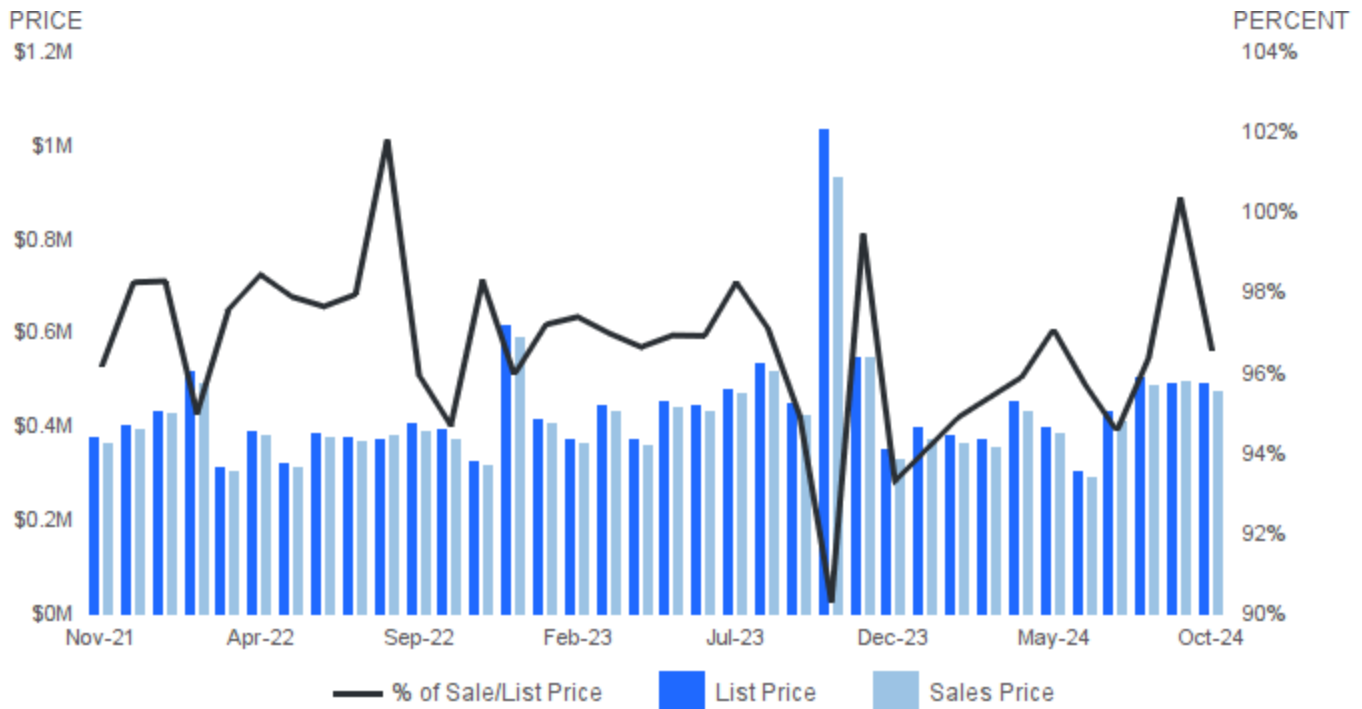
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

October 2024 | Condo ?

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

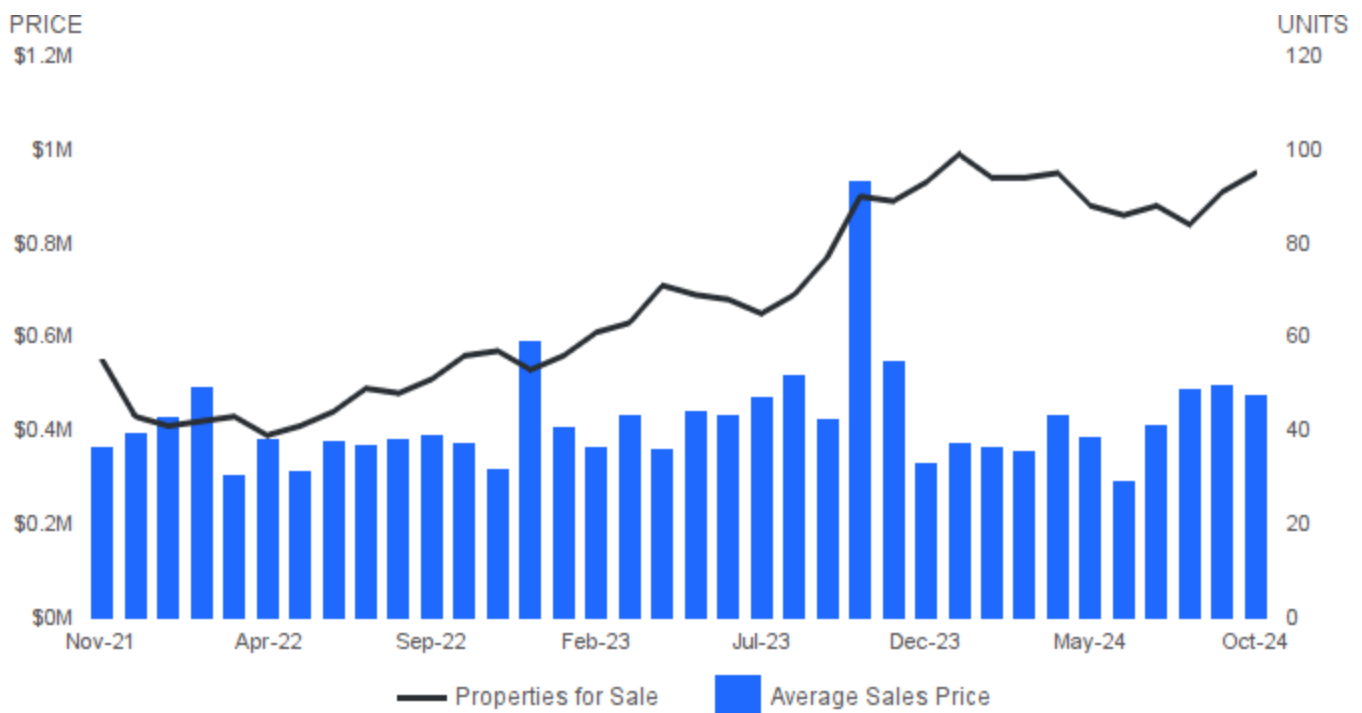


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

October 2024 | 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.

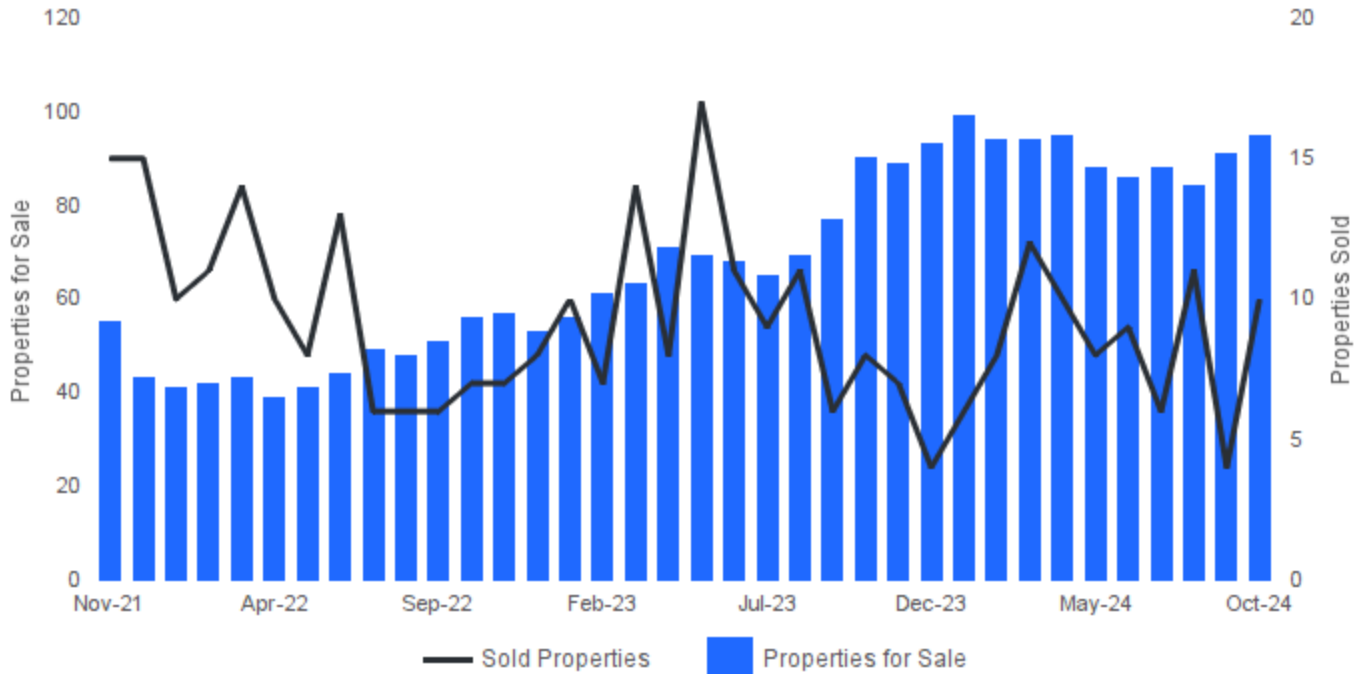


PROPERTIES FOR SALE AND SOLD PROPERTIES

October 2024 | Condo ?

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

Sold Properties | Number of properties sold.



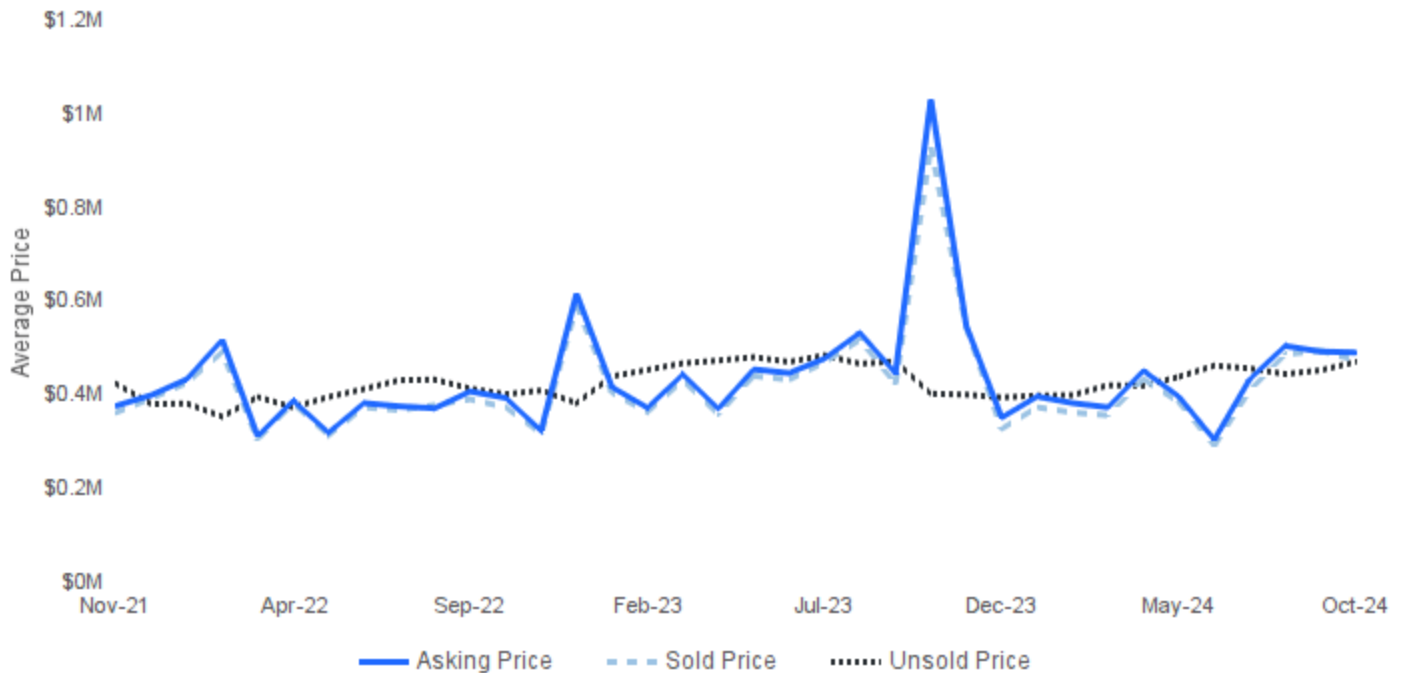
AVERAGE ASKING/SOLD/UNSOLD PRICE

October 2024 | Condo ?

Asking Price | the average asking price of sold properties

Sold Price | the average selling price

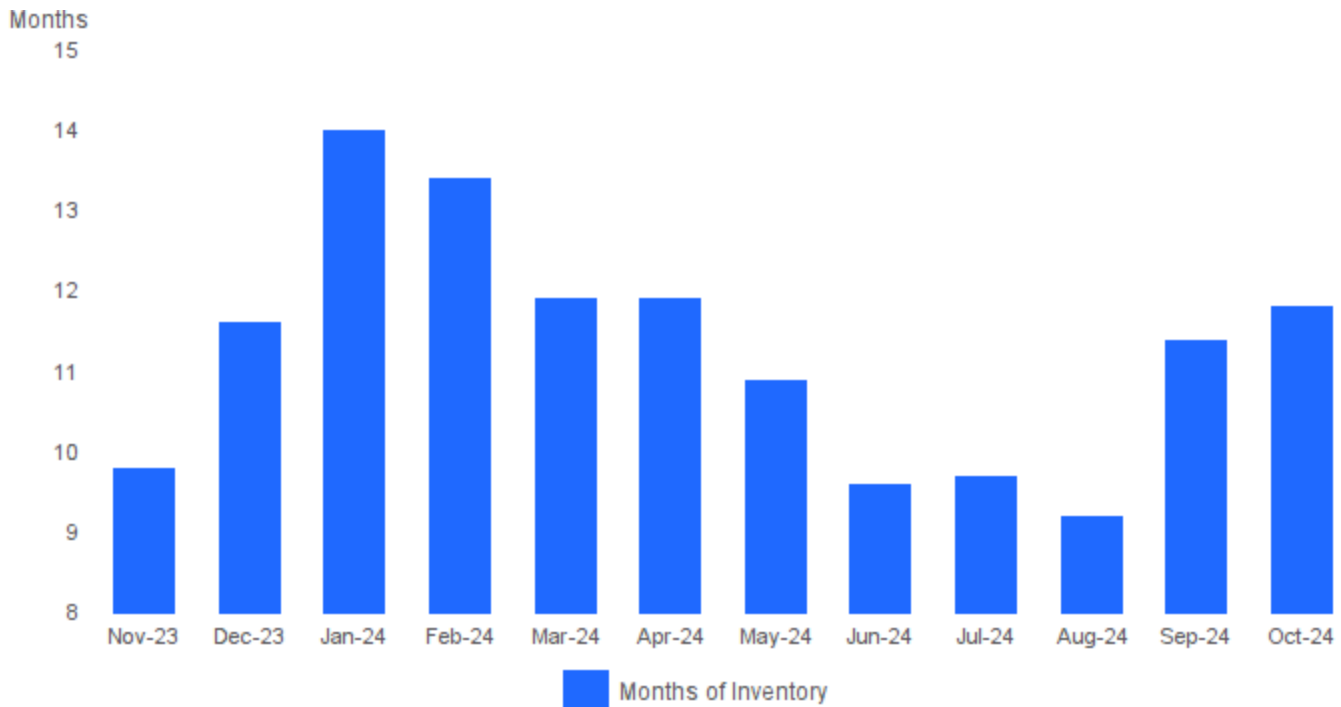
Unsold Price | the average active list price



ABSORPTION RATE

October 2024 | 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.



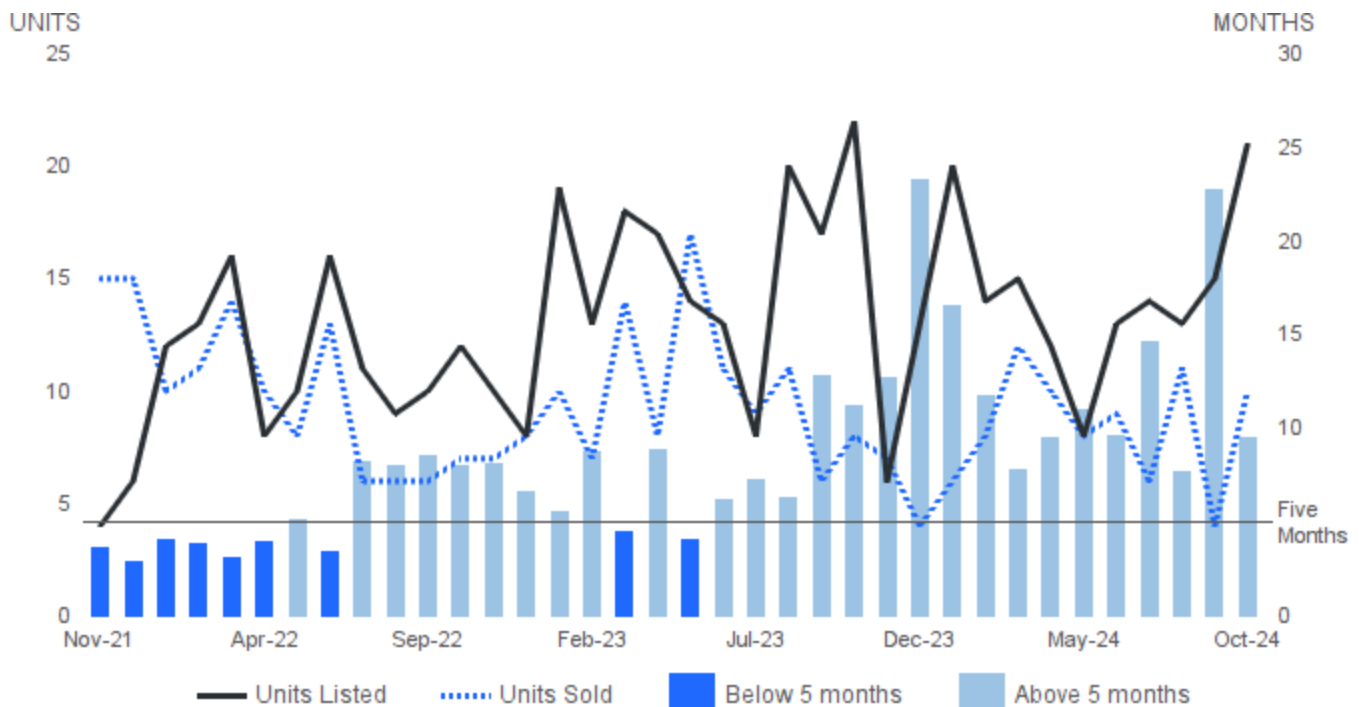
MONTHS SUPPLY OF INVENTORY

October 2024 | 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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