



COLDWELL BANKER

U.S. VIRGIN ISLANDS

AREA REPORT

ST. THOMAS

OCTOBER 2024 | LOTS/ACRES



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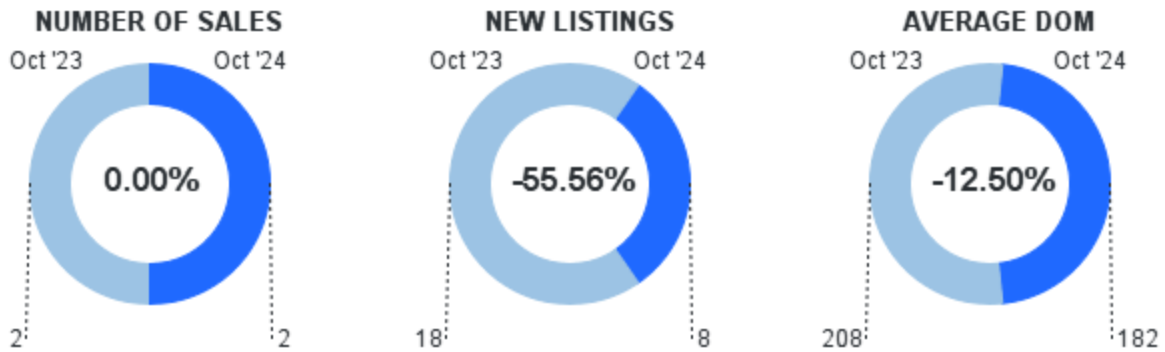


COLDWELL BANKER
ISLAND AFFILIATES

ST. THOMAS | October 2024

REAL ESTATE SNAPSHOT - Change since this time last year

Lots/Acres



-24.32% ↓

MEDIAN SALES PRICE
LOTS/ACRES

-24.32% ↓

AVERAGE SALES PRICE
LOTS/ACRES

-17.51% ↓

**MEDIAN LIST PRICE
(SOLD LISTINGS)**
LOTS/ACRES

-17.51% ↓

**AVERAGE LIST PRICE
(SOLD LISTINGS)**
LOTS/ACRES

■ Oct '23 ■ Oct '24

AREA REPORT

ST. THOMAS

FULL MARKET SUMMARY

October 2024 | Lots/Acres ?

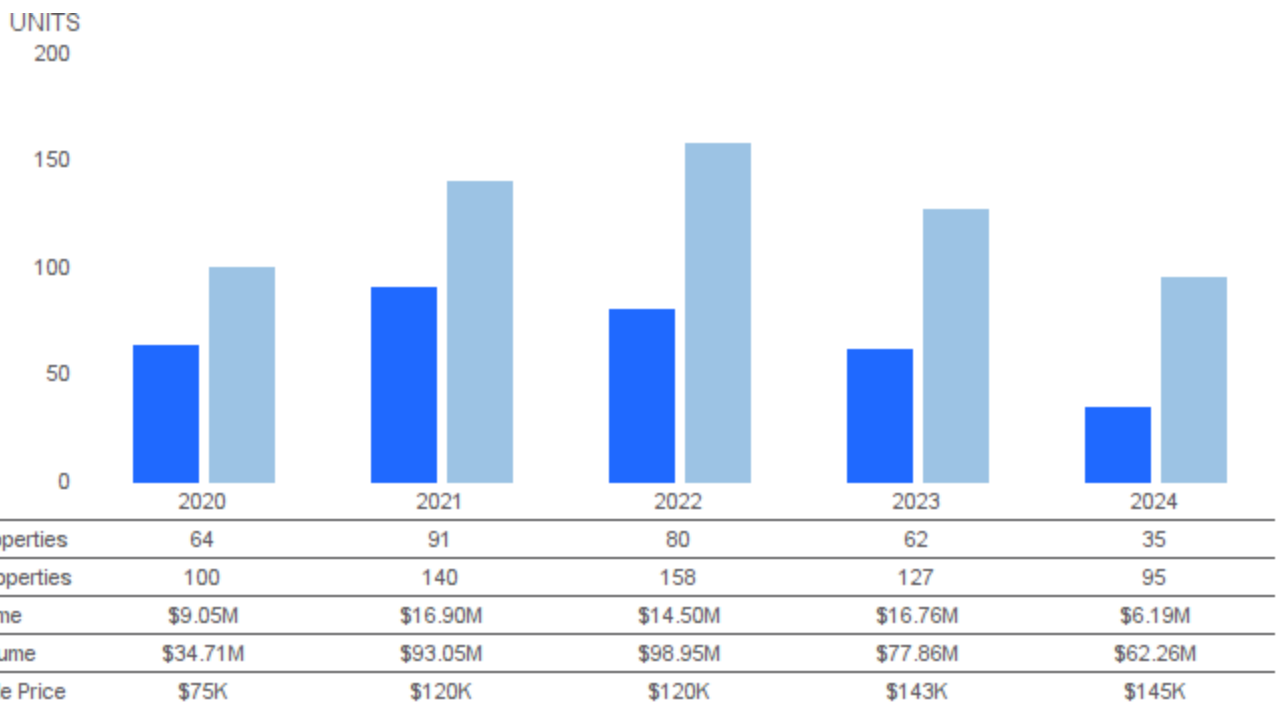
	Month to Date			Year to Date		
	October 2024	October 2023	% Change	YTD 2024	YTD 2023	% Change
New Listings	8	18	-55.56% ↓	95	103	-7.77% ↓
Sold Listings	2	2	0% ↔	35	46	-23.91% ↓
Median List Price (Solds)	\$162,500	\$197,000	-17.51% ↓	\$150,000	\$200,000	-25% ↓
Median Sold Price	\$140,000	\$185,000	-24.32% ↓	\$145,000	\$165,000	-12.12% ↓
Median Days on Market	182	208	-12.5% ↓	150	169	-11.24% ↓
Average List Price (Solds)	\$162,500	\$197,000	-17.51% ↓	\$199,807	\$420,378	-52.47% ↓
Average Sold Price	\$140,000	\$185,000	-24.32% ↓	\$176,871	\$324,242	-45.45% ↓
Average Days on Market	182	208	-12.5% ↓	213	202	5.45% ↑
List/Sold Price Ratio	85.5%	94.5%	-9.52% ↓	90.4%	87.1%	3.81% ↑

SOLD AND NEW PROPERTIES (UNITS)

October 2024 | Lots/Acres ?

Sold Properties | Number of properties sold during the year

New Properties | Number of properties listed during the year.

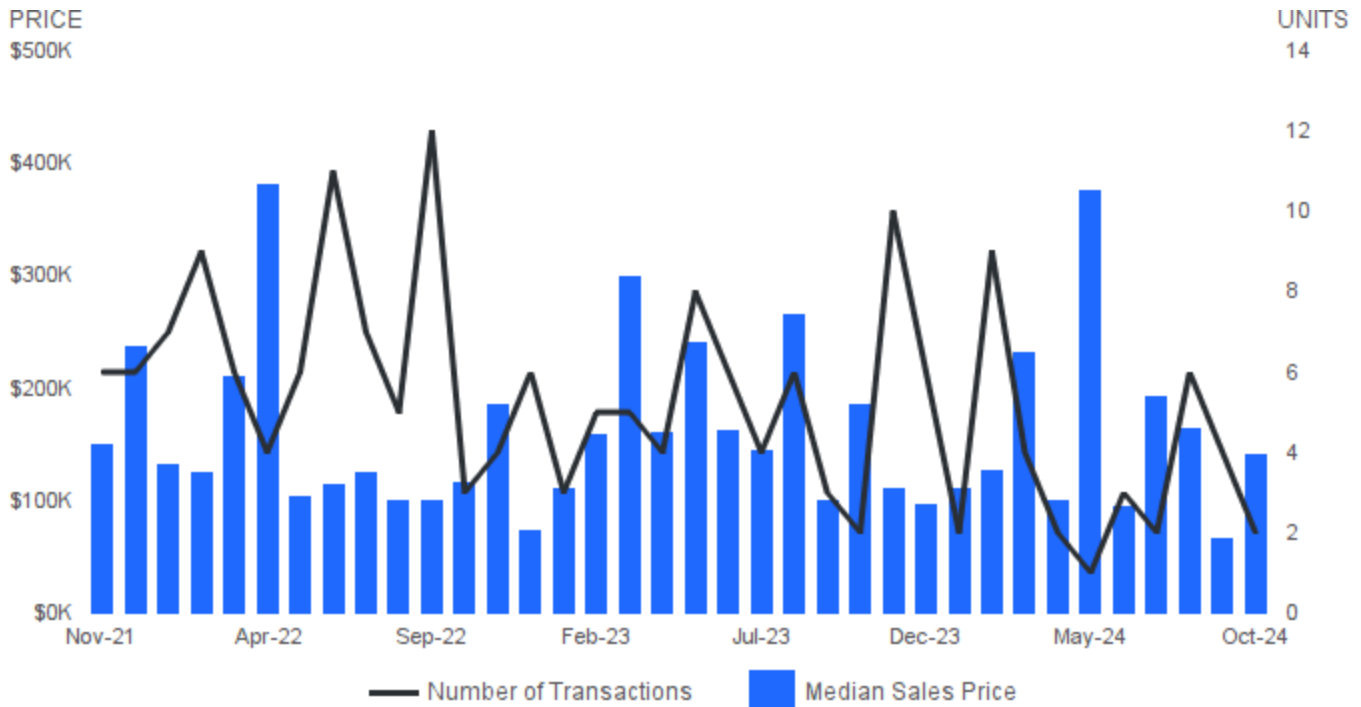


MEDIAN SALES PRICE AND NUMBER OF SALES

October 2024 | Lots/Acres ?

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 | Lots/Acres ?

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

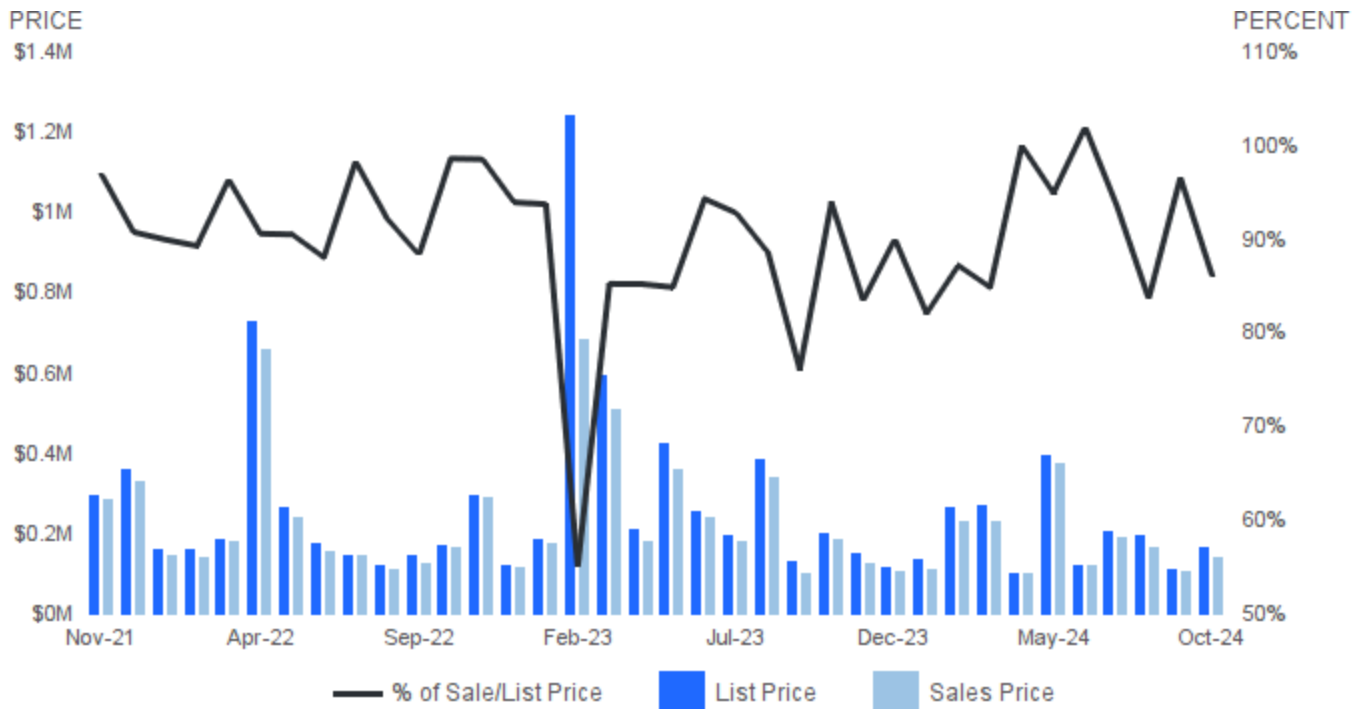
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

October 2024 | Lots/Acres ?

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

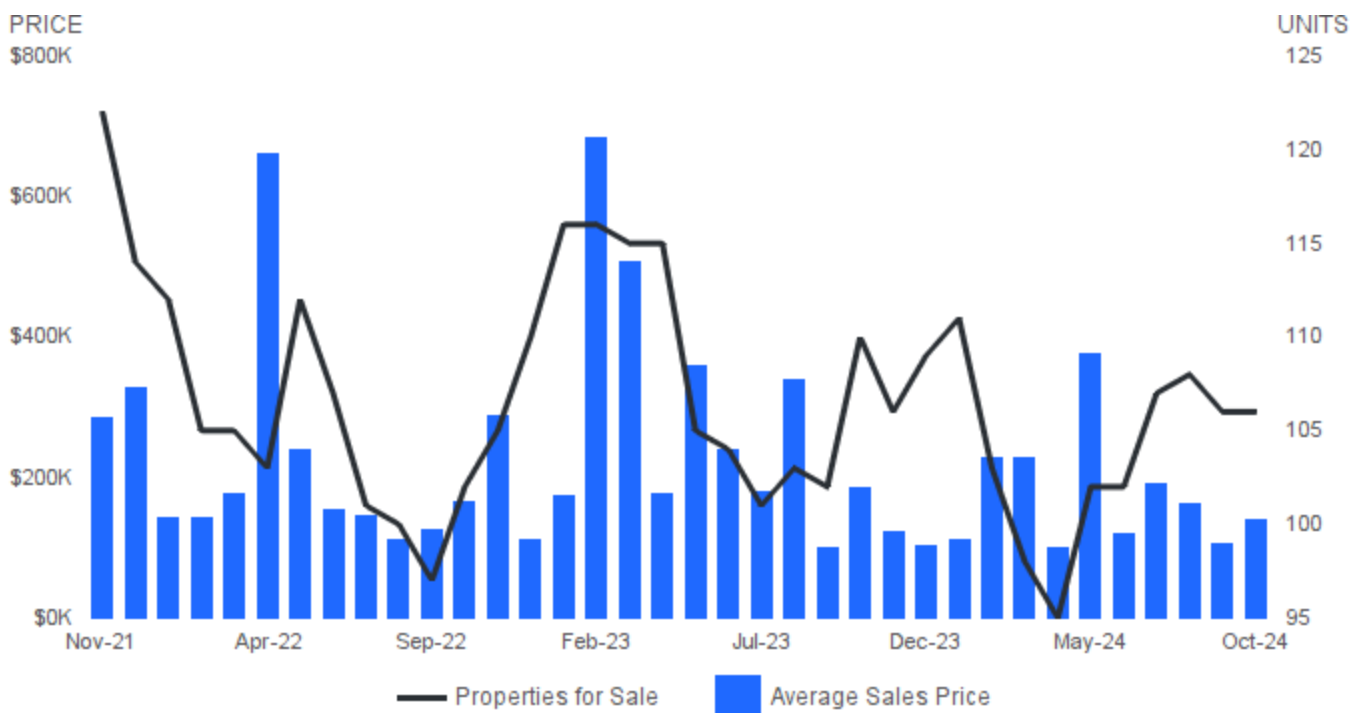


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

October 2024 | Lots/Acres ?

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

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

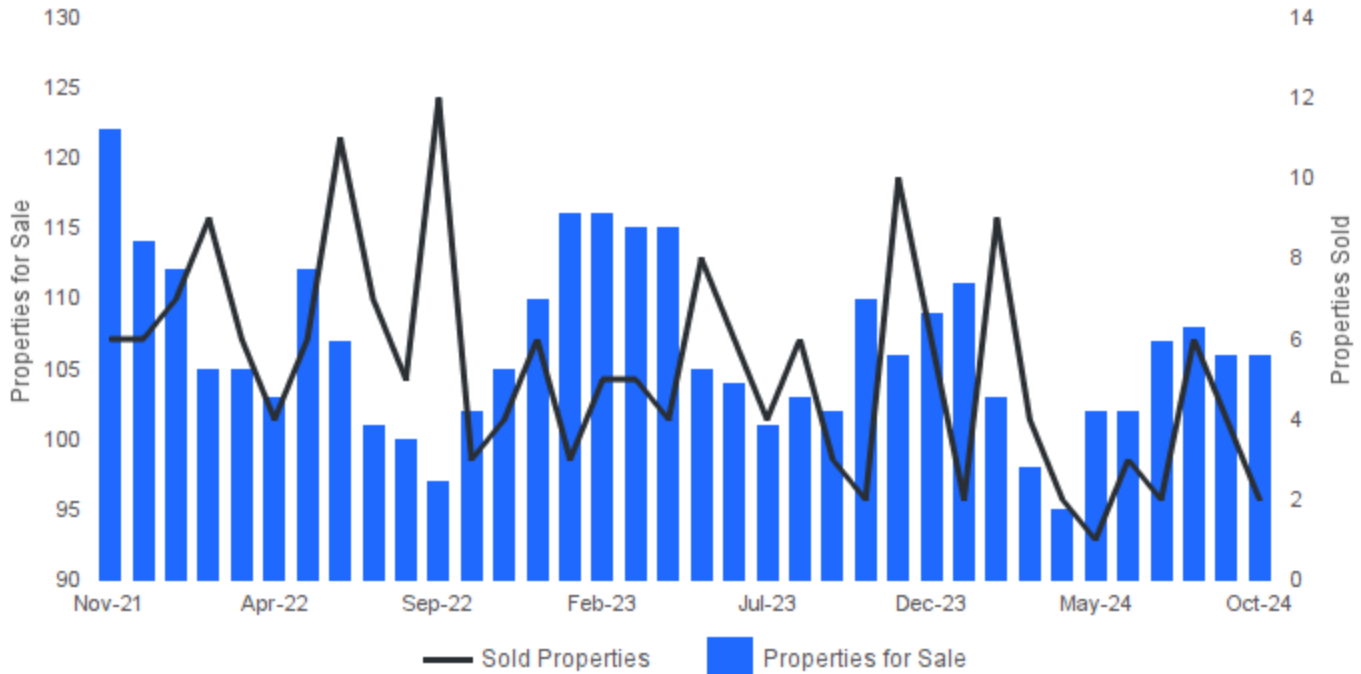


PROPERTIES FOR SALE AND SOLD PROPERTIES

October 2024 | Lots/Acres ?

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

Sold Properties | Number of properties sold.



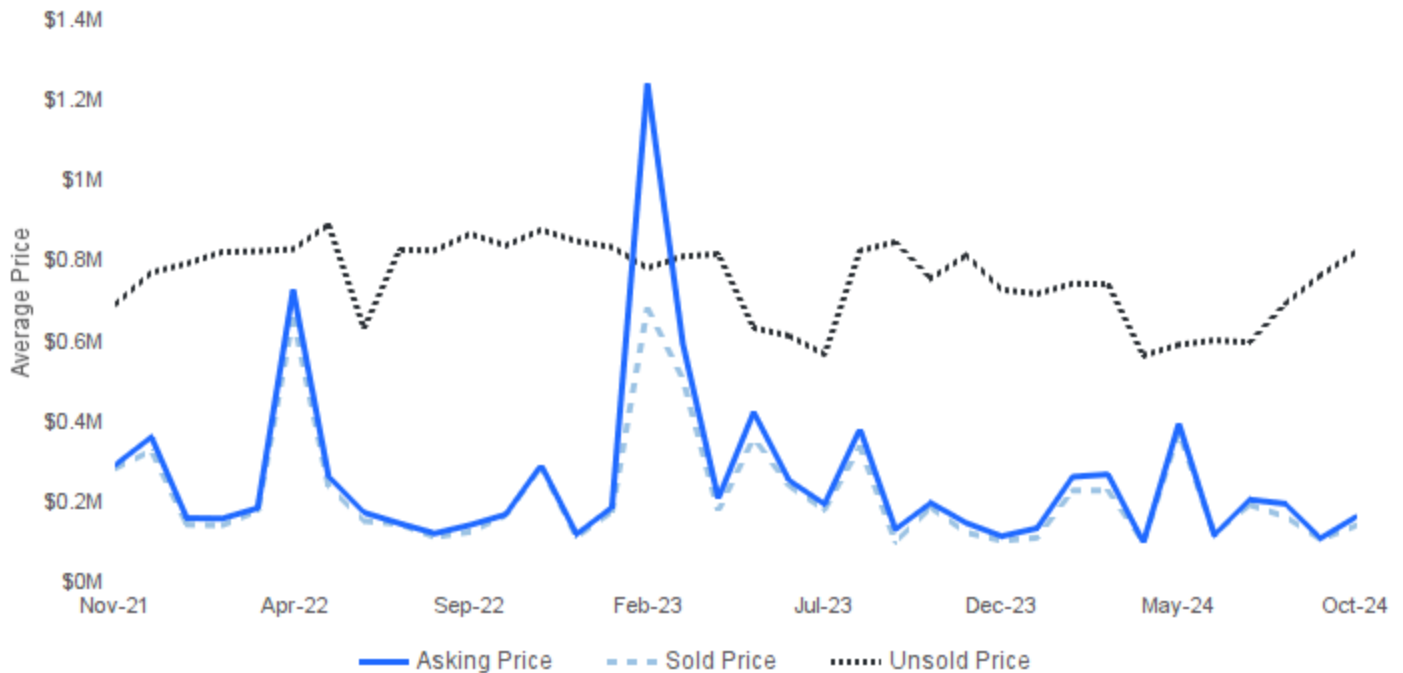
AVERAGE ASKING/SOLD/UNSOLD PRICE

October 2024 | Lots/Acres ?

Asking Price | the average asking price of sold properties

Sold Price | the average selling price

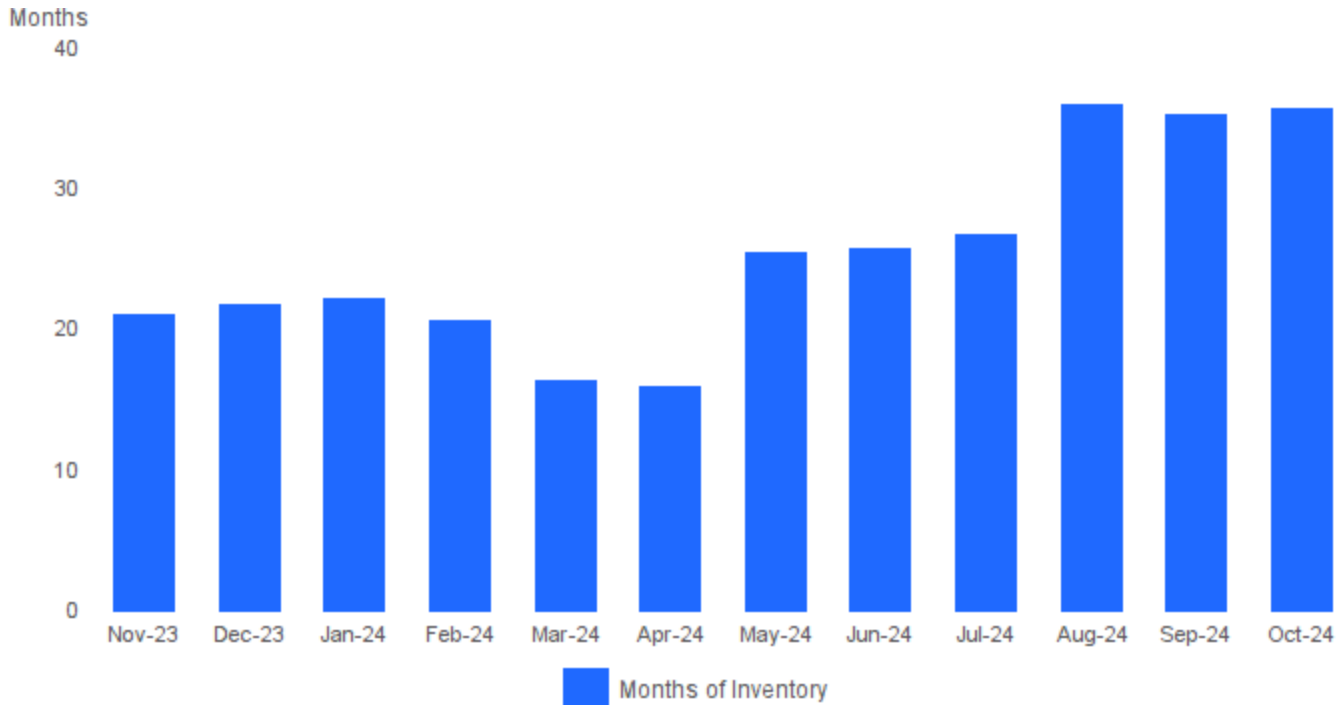
Unsold Price | the average active list price



ABSORPTION RATE

October 2024 | Lots/Acres ?

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.



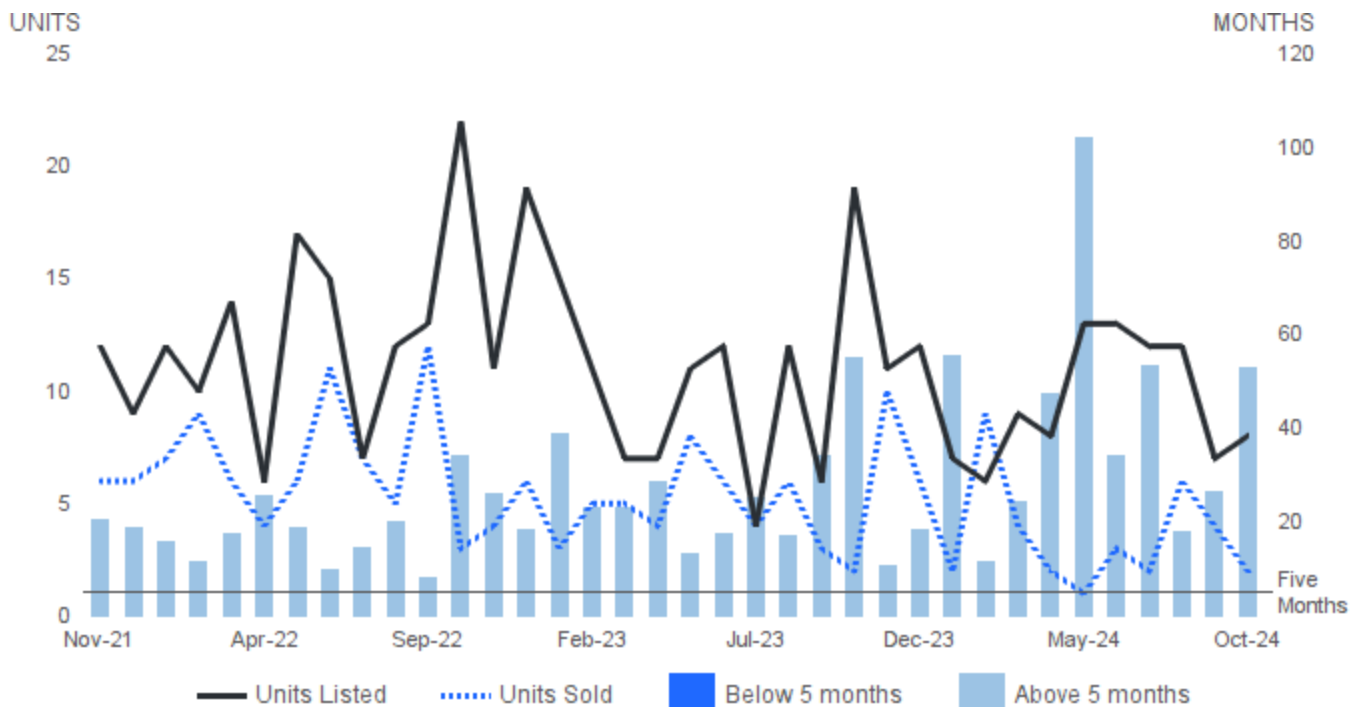
MONTHS SUPPLY OF INVENTORY

October 2024 | Lots/Acres ?

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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