



COLDWELL BANKER

U.S. VIRGIN ISLANDS

AREA REPORT

ST. THOMAS

OCTOBER 2024 | SINGLE FAMILY



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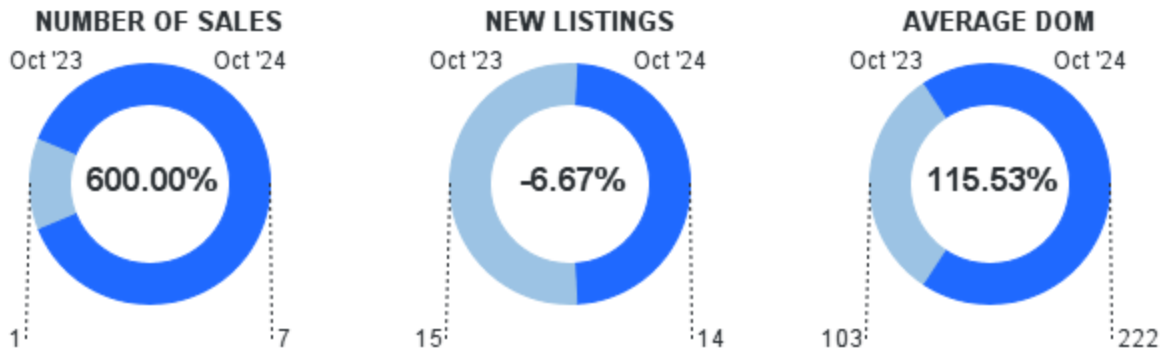


COLDWELL BANKER
ISLAND AFFILIATES

ST. THOMAS | October 2024

REAL ESTATE SNAPSHOT - Change since this time last year


Single Family



9.38% 
MEDIAN SALES PRICE
SINGLE FAMILY

46.54% 
AVERAGE SALES PRICE
SINGLE FAMILY

47.41% 
MEDIAN LIST PRICE
(SOLD LISTINGS)
SINGLE FAMILY

57.76% 
AVERAGE LIST PRICE
(SOLD LISTINGS)
SINGLE FAMILY

 Oct '23  Oct '24

AREA REPORT

ST. THOMAS

FULL MARKET SUMMARY

October 2024 | Single Family ?

	Month to Date			Year to Date		
	October 2024	October 2023	% Change	YTD 2024	YTD 2023	% Change
New Listings	14	15	-6.67% ↓	124	109	13.76% ↑
Sold Listings	7	1	600% ↑	60	69	-13.04% ↓
Median List Price (Solds)	\$995,000	\$675,000	47.41% ↑	\$744,500	\$897,000	-17% ↓
Median Sold Price	\$700,000	\$640,000	9.38% ↑	\$680,000	\$835,000	-18.56% ↓
Median Days on Market	193	103	87.38% ↑	112	124	-9.68% ↓
Average List Price (Solds)	\$1,064,857	\$675,000	57.76% ↑	\$996,813	\$1,258,892	-20.82% ↓
Average Sold Price	\$937,857	\$640,000	46.54% ↑	\$925,093	\$1,119,072	-17.33% ↓
Average Days on Market	222	103	115.53% ↑	185	184	0.54% ↑
List/Sold Price Ratio	86.7%	95%	-8.73% ↓	92.5%	91.6%	0.96% ↑

SOLD AND NEW PROPERTIES (UNITS)

October 2024 | Single Family ?

Sold Properties | Number of properties sold during the year

New Properties | Number of properties listed during the year.

UNITS
200

150

100

50

0

2019

2020

2021

2022

2023

2024

■ Sold Properties	60	97	129	91	81	60
■ New Properties	108	114	151	156	147	124
Sold Volume	\$34.51M	\$68.01M	\$108.65M	\$95.57M	\$85.21M	\$55.51M
Listing Volume	\$84.09M	\$99.75M	\$178.52M	\$213.19M	\$214.80M	\$181.43M
Median Sale Price	\$475K	\$550K	\$660K	\$860K	\$825K	\$680K

MEDIAN SALES PRICE AND NUMBER OF SALES

October 2024 | 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 2024 | Single Family ?

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

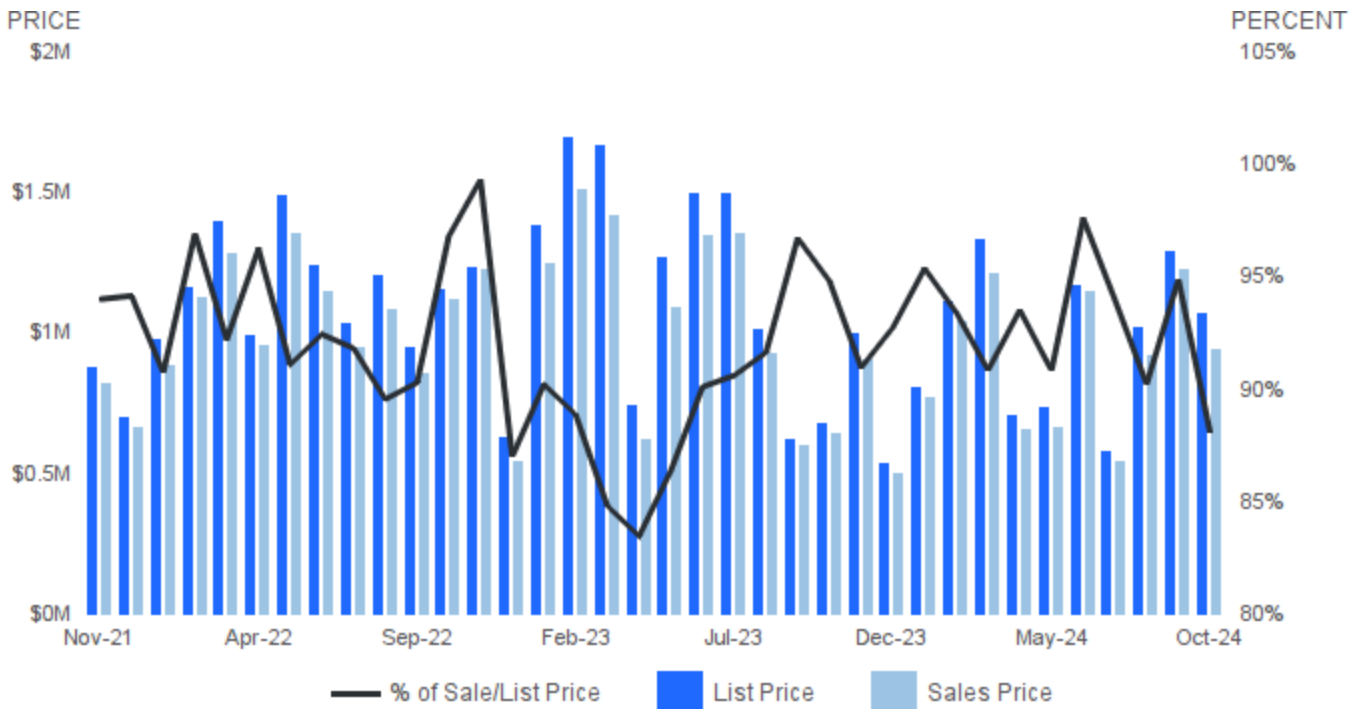
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

October 2024 | Single Family ?

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

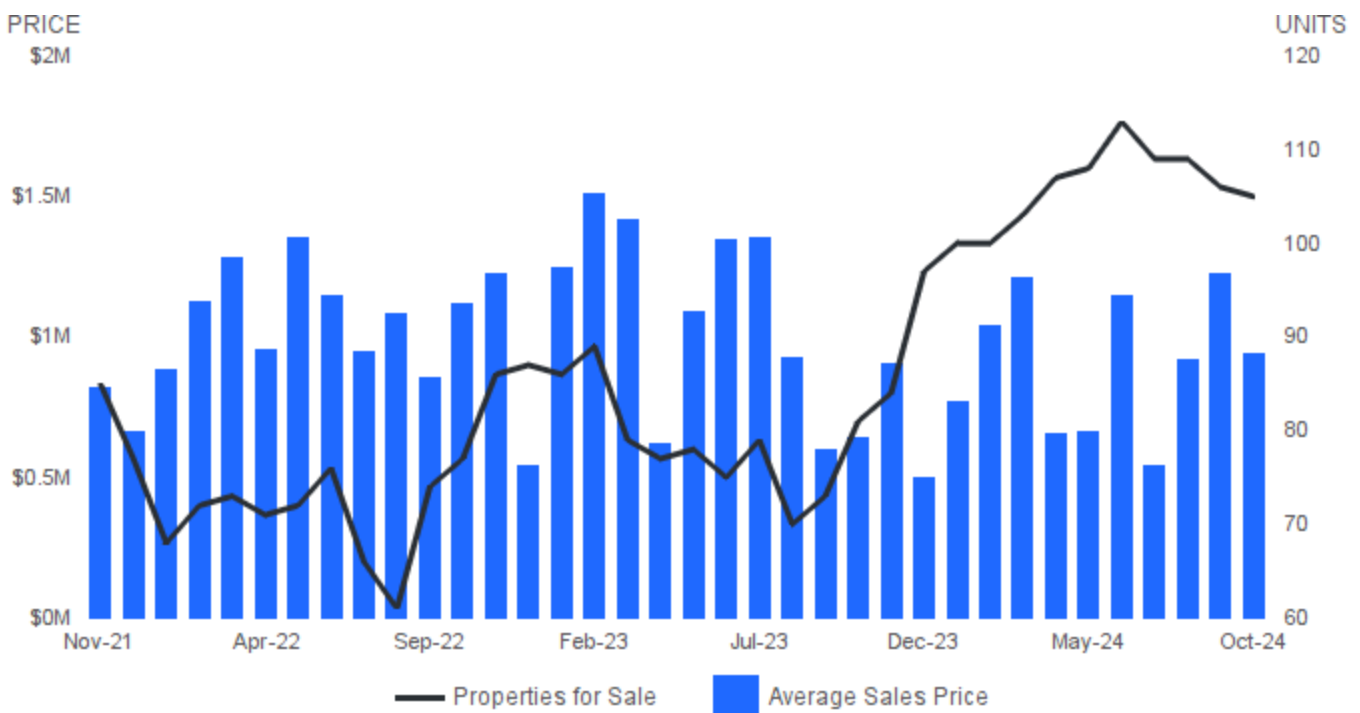


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

October 2024 | 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.

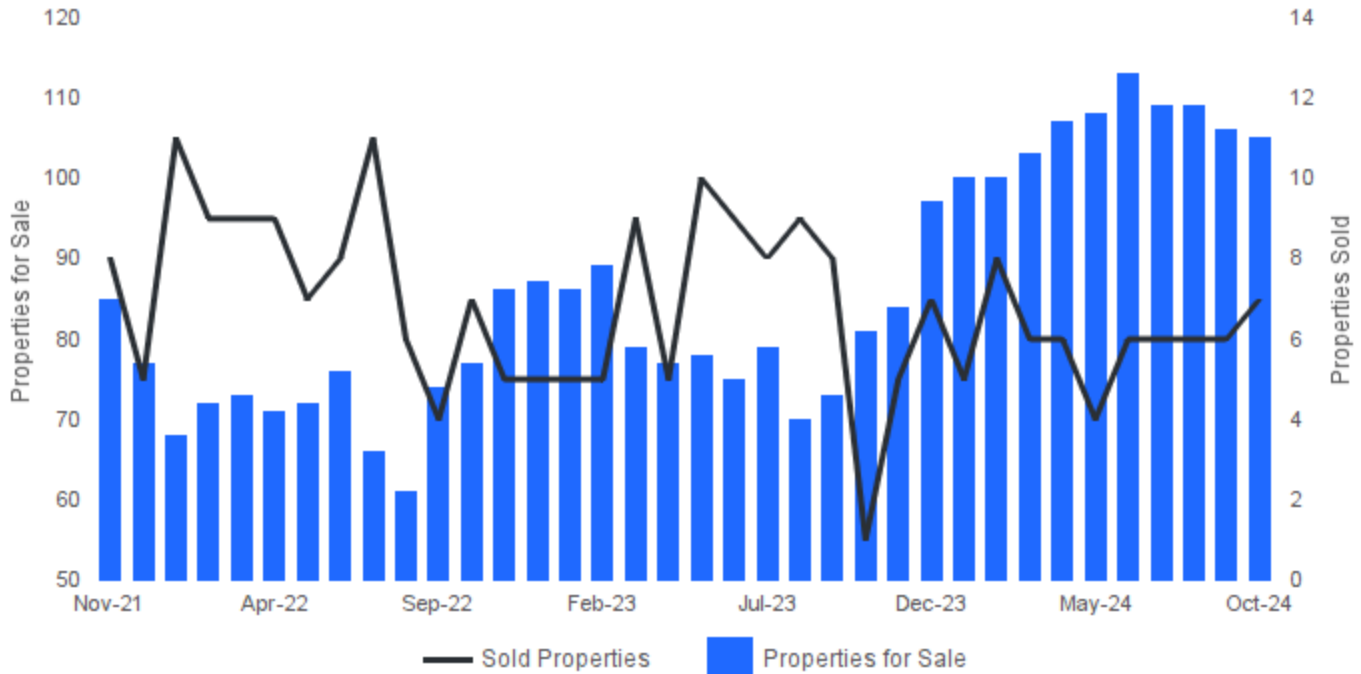


PROPERTIES FOR SALE AND SOLD PROPERTIES

October 2024 | Single Family ?

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

Sold Properties | Number of properties sold.



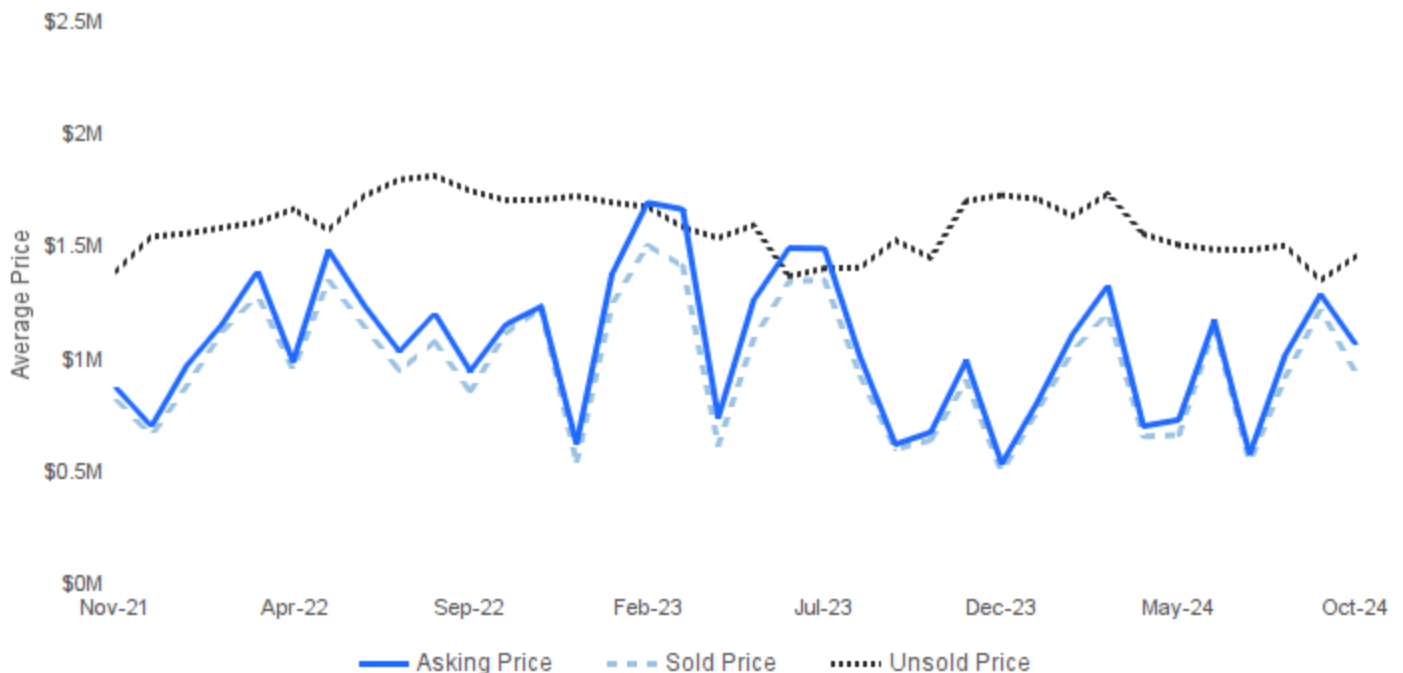
AVERAGE ASKING/SOLD/UNSOLD PRICE

October 2024 | Single Family ?

Asking Price | the average asking price of sold properties

Sold Price | the average selling price

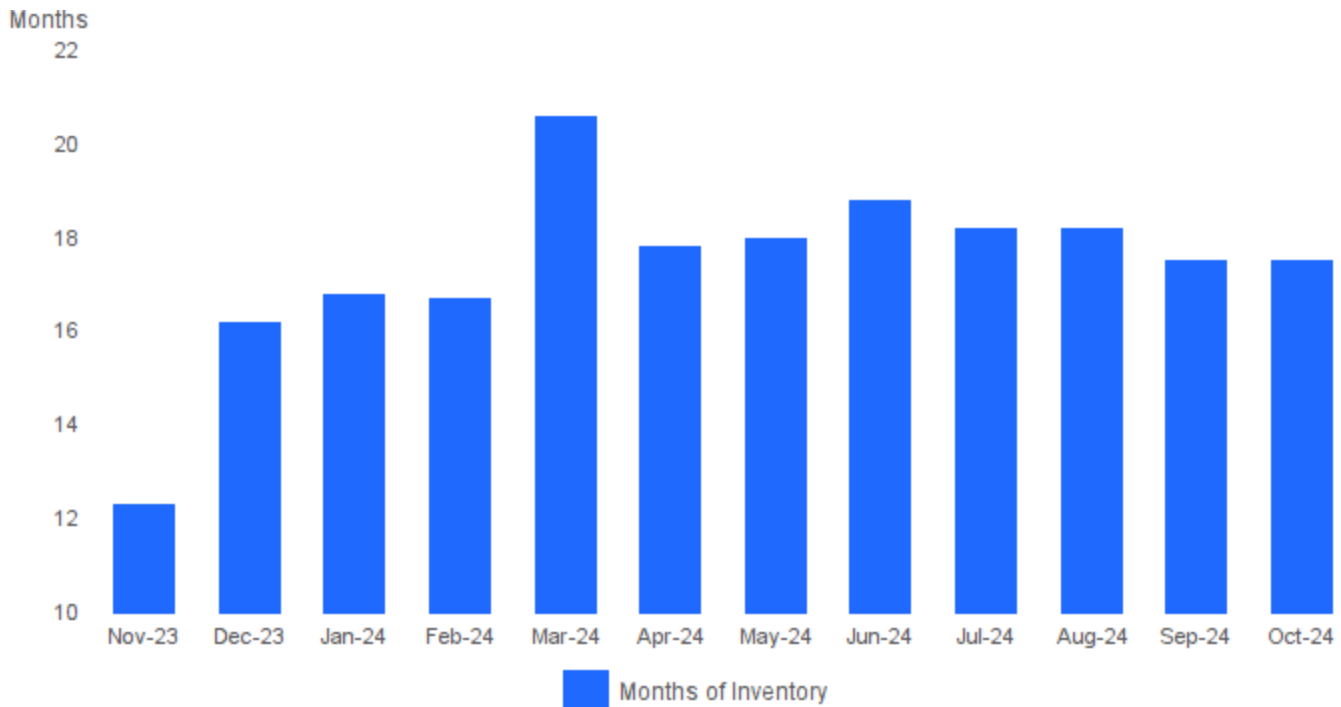
Unsold Price | the average active list price



ABSORPTION RATE

October 2024 | 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.



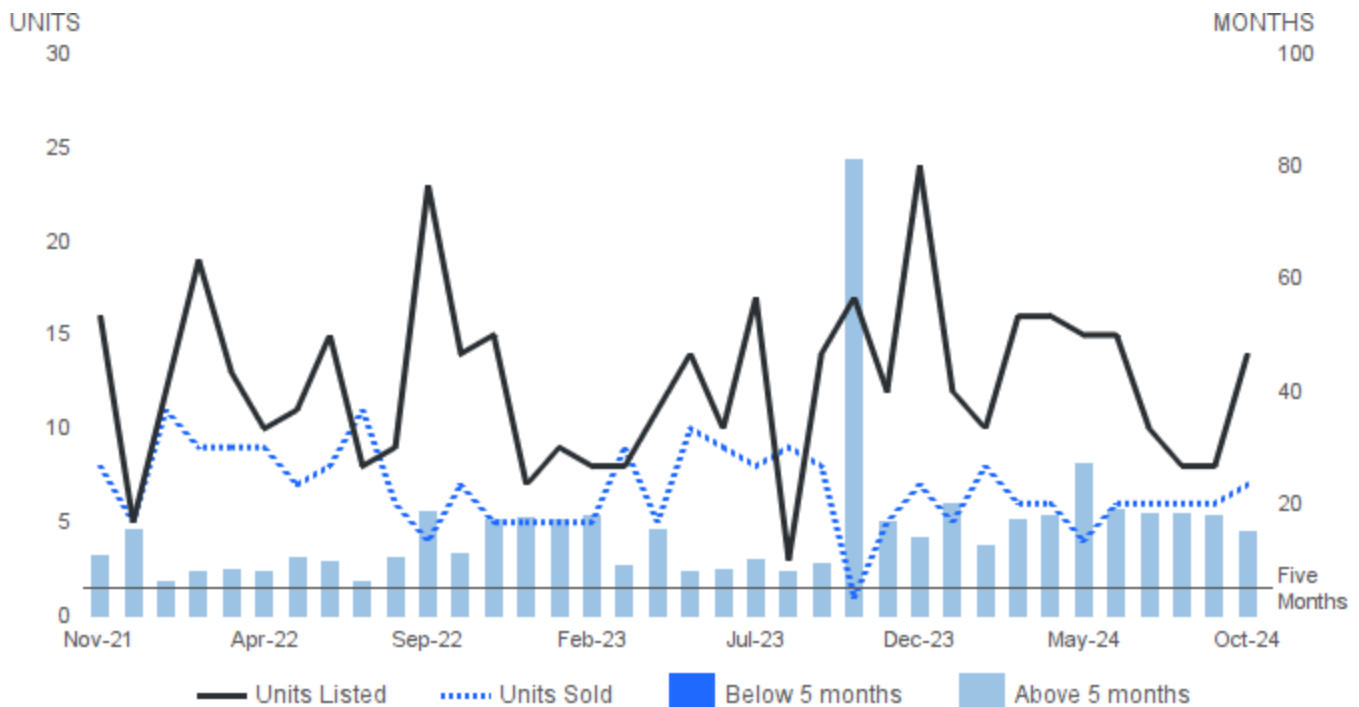
MONTHS SUPPLY OF INVENTORY

October 2024 | 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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