



COLDWELL BANKER
U.S. VIRGIN ISLANDS

AREA REPORT

ST. THOMAS

NOVEMBER 2023 | CONDO



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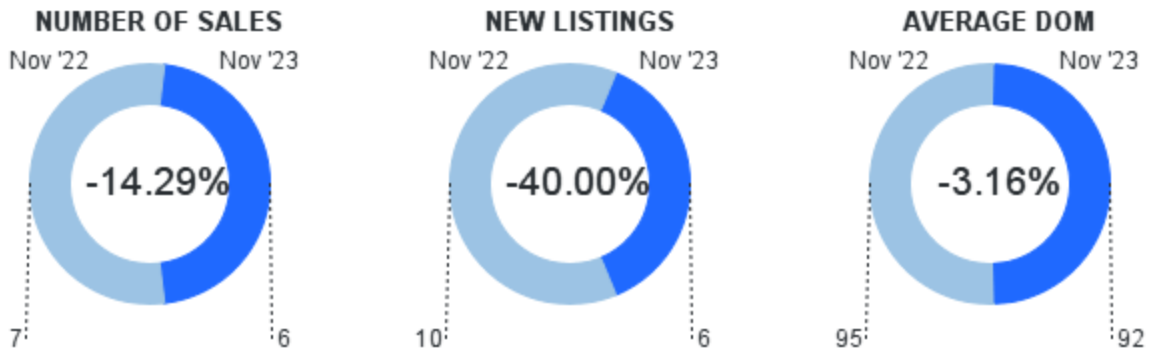


COLDWELL BANKER
ISLAND AFFILIATES

ST. THOMAS | November 2023


REAL ESTATE SNAPSHOT - Change since this time last year


Condo





71.71% 
MEDIAN SALES PRICE
CONDO

69.79% 
AVERAGE SALES PRICE
CONDO

72.79% 
MEDIAN LIST PRICE
(SOLD LISTINGS)
CONDO

67.67% 
AVERAGE LIST PRICE
(SOLD LISTINGS)
CONDO

 Nov '22  Nov '23

AREA REPORT

ST. THOMAS

FULL MARKET SUMMARY

November 2023 | Condo ?

	Month to Date			Year to Date		
	November 2023	November 2022	% Change	YTD 2023	YTD 2022	% Change
New Listings	6	10	-40% ↓	167	127	31.5% ↑
Sold Listings	6	7	-14.29% ↓	107	98	9.18% ↑
Median List Price (Solds)	\$527,000	\$305,000	72.79% ↑	\$425,000	\$329,950	28.81% ↑
Median Sold Price	\$506,550	\$295,000	71.71% ↑	\$400,000	\$322,500	24.03% ↑
Median Days on Market	90	97	-7.22% ↓	85	89	-4.49% ↓
Average List Price (Solds)	\$542,166	\$323,357	67.67% ↑	\$494,659	\$385,053	28.47% ↑
Average Sold Price	\$539,683	\$317,857	69.79% ↑	\$475,482	\$375,026	26.79% ↑
Average Days on Market	92	95	-3.16% ↓	120	120	0%
List/Sold Price Ratio	99.7%	98.6%	1.12% ↑	96.6%	97.6%	-0.93% ↓

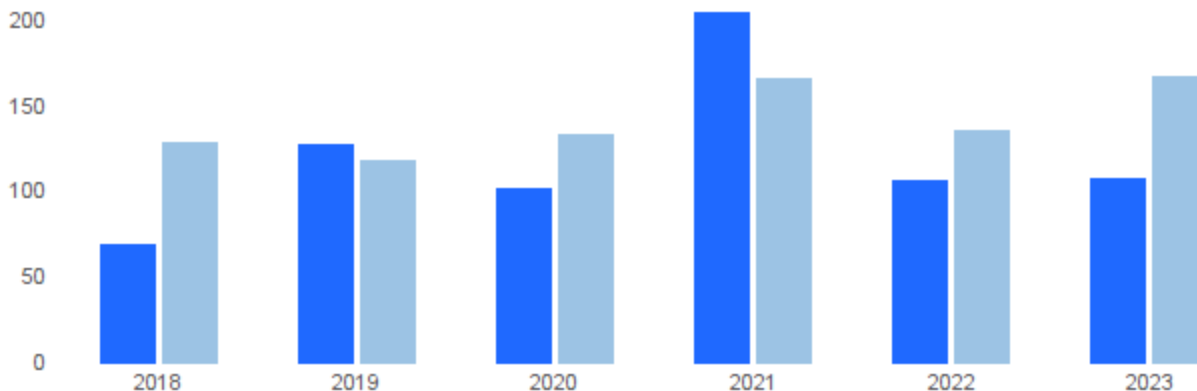
SOLD AND NEW PROPERTIES (UNITS)

November 2023 | Condo ?

Sold Properties | Number of properties sold during the year

New Properties | Number of properties listed during the year.

UNITS
250



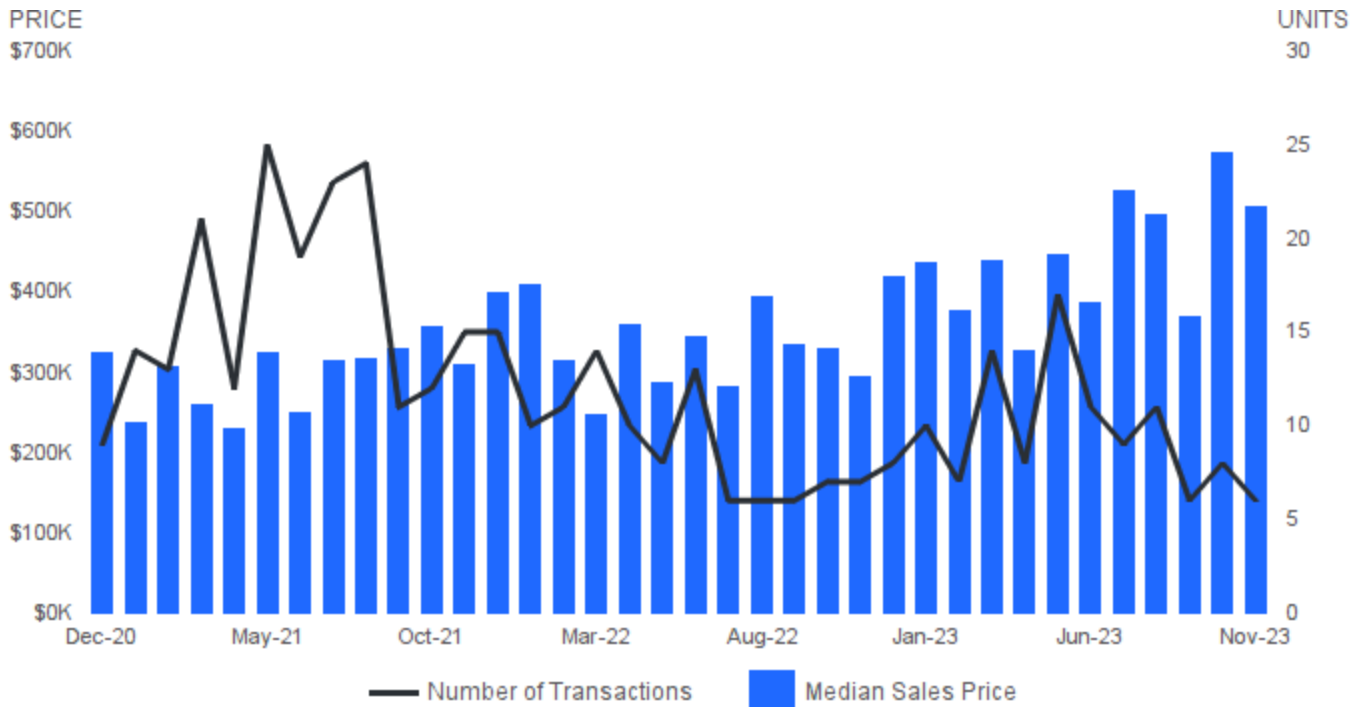
Sold Properties	69	127	102	204	106	107
New Properties	129	118	133	166	135	167
Sold Volume	\$16.19M	\$31.93M	\$29.32M	\$71.27M	\$41.48M	\$50.88M
Listing Volume	\$35.17M	\$31.83M	\$44.37M	\$65.33M	\$55.65M	\$78.87M
Median Sale Price	\$175K	\$225K	\$248K	\$300K	\$330K	\$400K

MEDIAN SALES PRICE AND NUMBER OF SALES

November 2023 | 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.

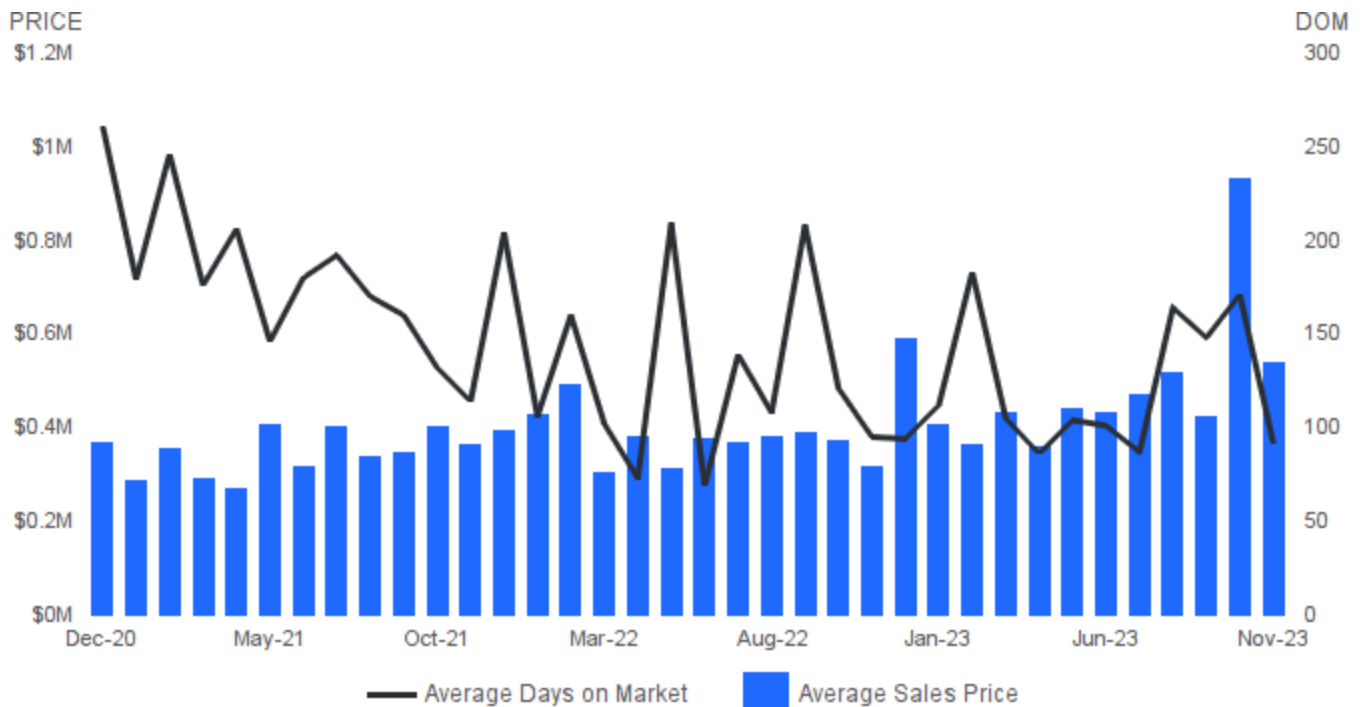


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

November 2023 | Condo ?

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

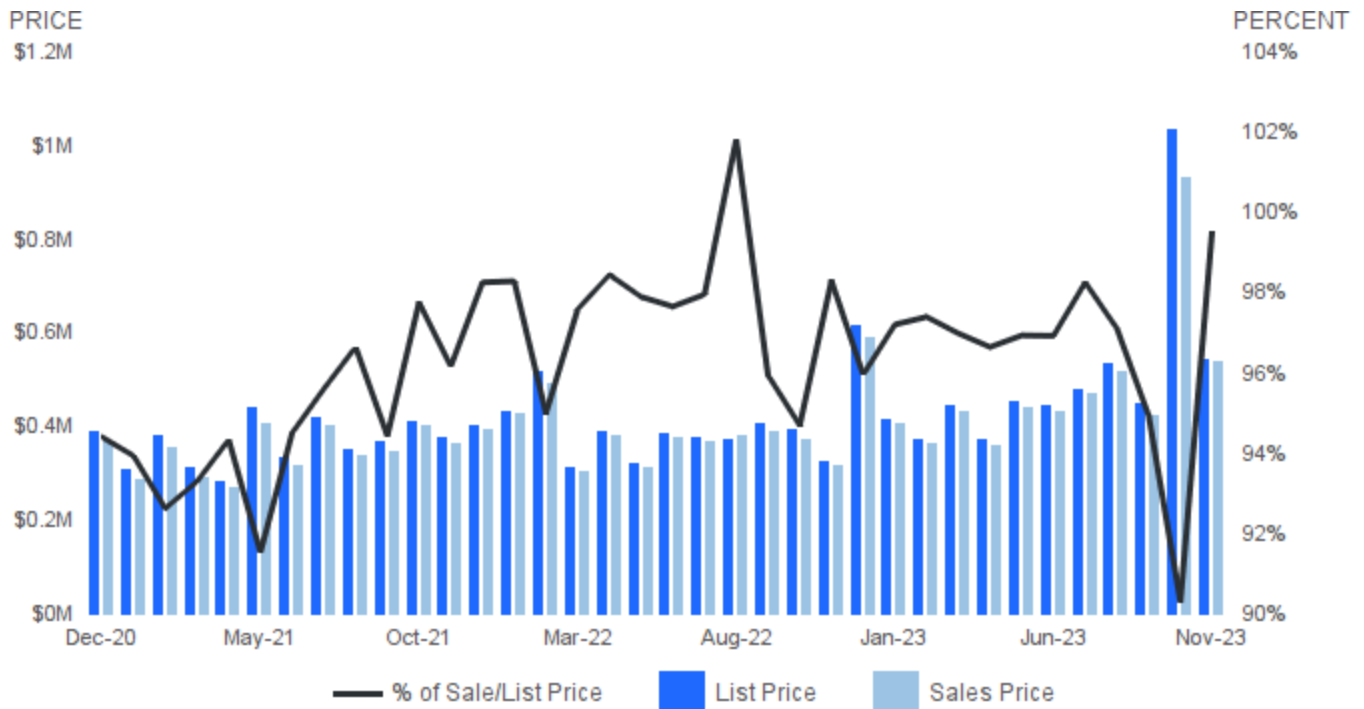
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

November 2023 | 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

November 2023 | 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.

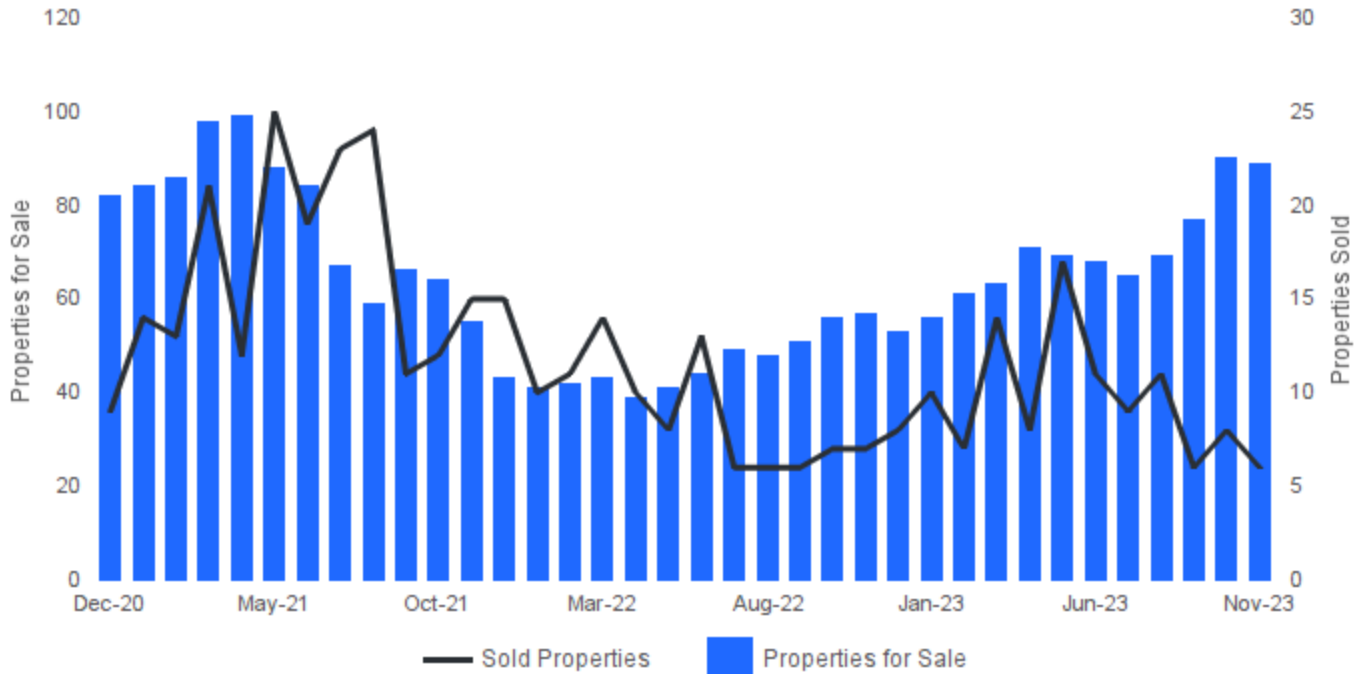


PROPERTIES FOR SALE AND SOLD PROPERTIES

November 2023 | Condo ?

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

Sold Properties | Number of properties sold.



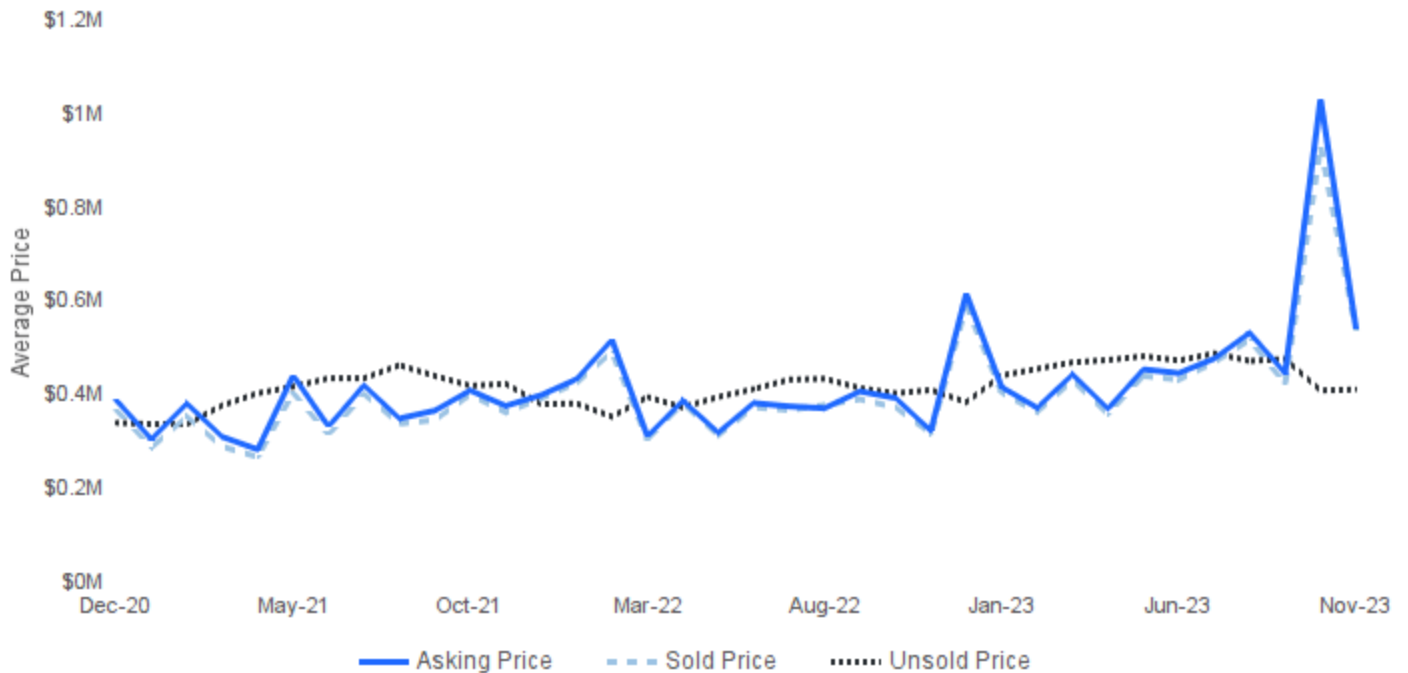
AVERAGE ASKING/SOLD/UNSOLD PRICE

November 2023 | Condo ?

Asking Price | the average asking price of sold properties

Sold Price | the average selling price

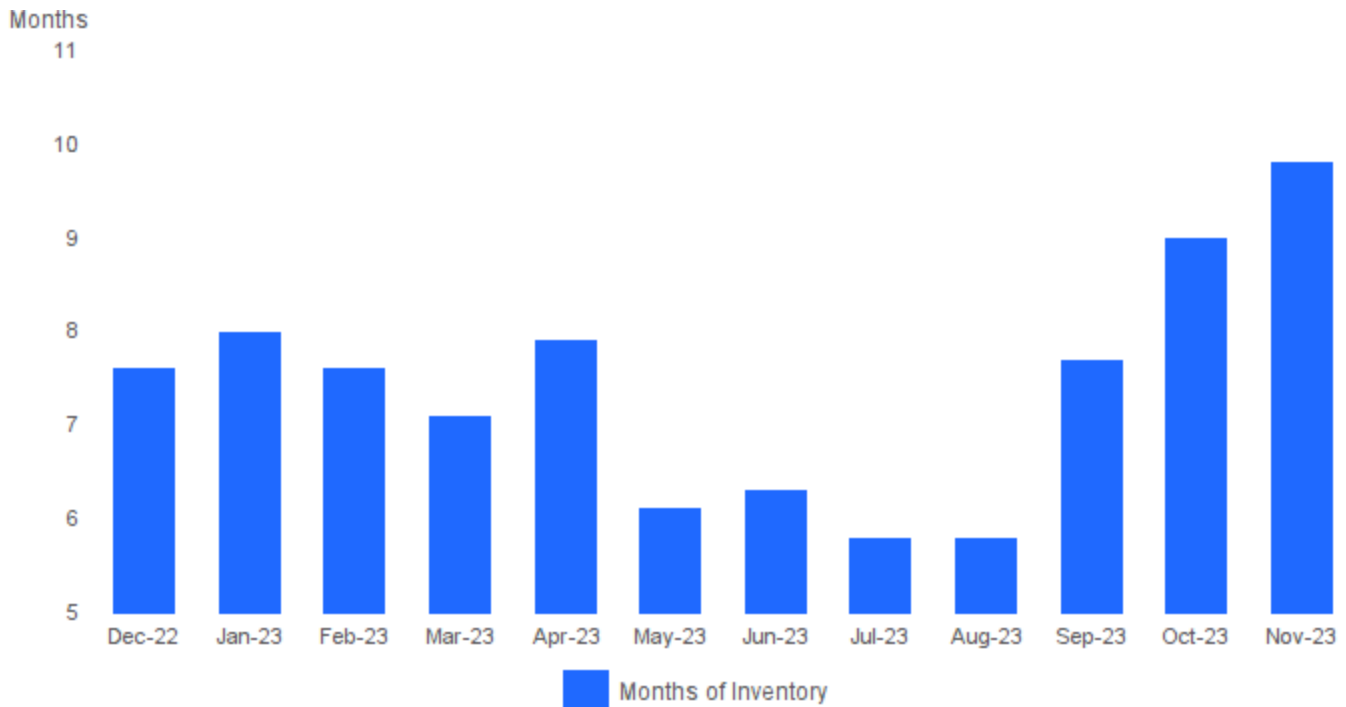
Unsold Price | the average active list price



ABSORPTION RATE

November 2023 | 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.



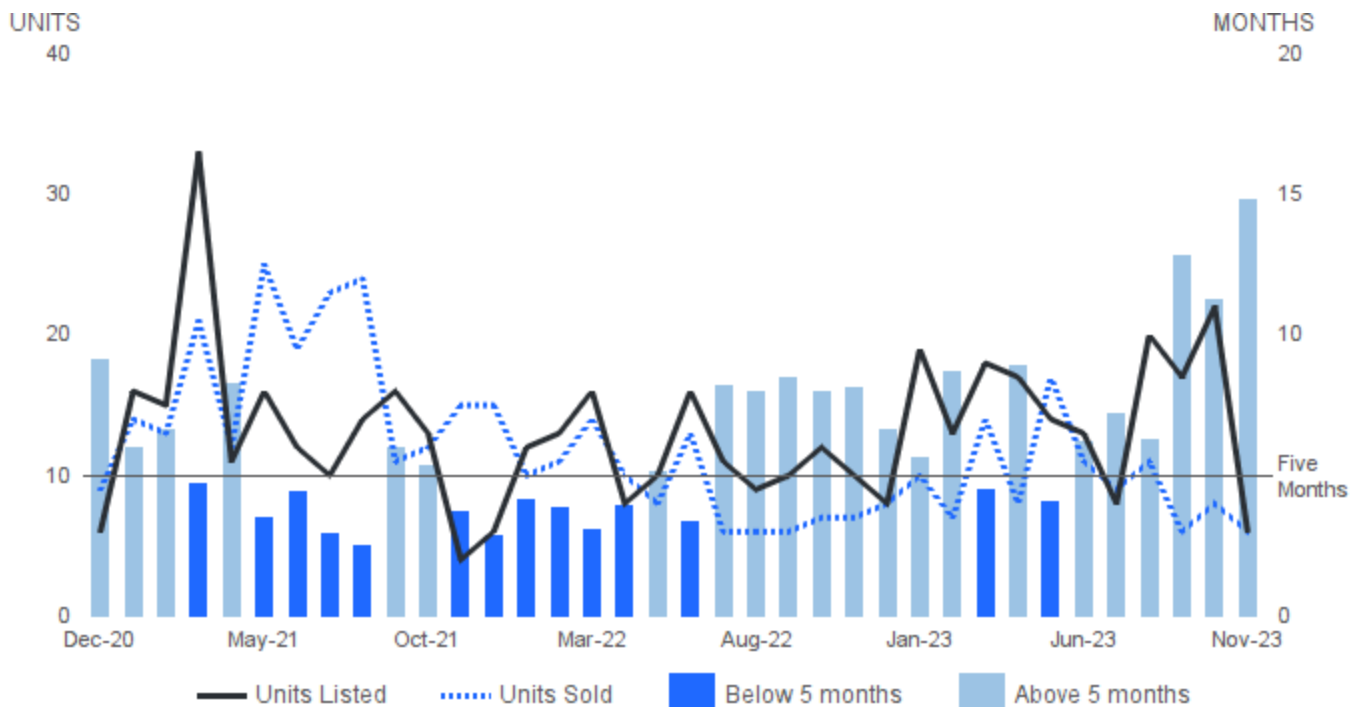
MONTHS SUPPLY OF INVENTORY

November 2023 | 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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