



**COLDWELL BANKER**  
**U.S. VIRGIN ISLANDS**

**AREA  
REPORT**

**ST. THOMAS**

NOVEMBER 2023 | SINGLE FAMILY



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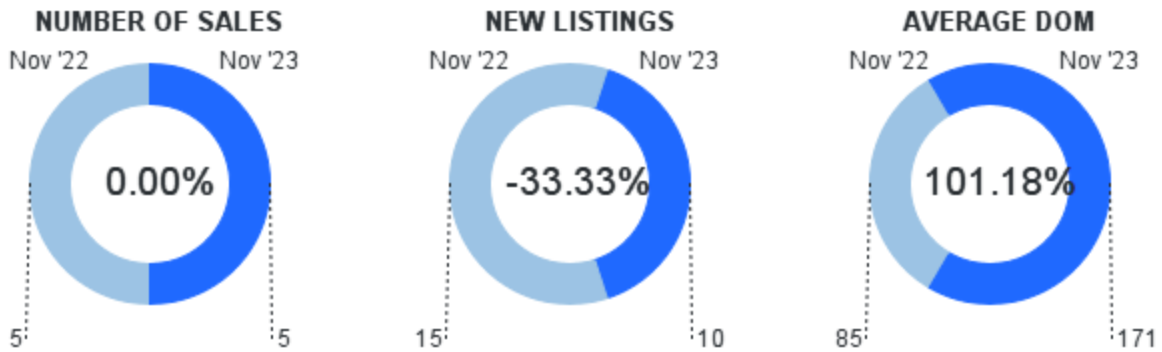


**COLDWELL BANKER**  
**ISLAND AFFILIATES**

# ST. THOMAS | November 2023

## REAL ESTATE SNAPSHOT - Change since this time last year

### Single Family



97.37%

MEDIAN SALES PRICE  
SINGLE FAMILY

-26.24%

AVERAGE SALES PRICE  
SINGLE FAMILY

108.70%

MEDIAN LIST PRICE  
(SOLD LISTINGS)  
SINGLE FAMILY

-19.47%

AVERAGE LIST PRICE  
(SOLD LISTINGS)  
SINGLE FAMILY

Nov '22 Nov '23

# AREA REPORT

## ST. THOMAS

### FULL MARKET SUMMARY

November 2023 | Single Family ?

	Month to Date			Year to Date		
	November 2023	November 2022	% Change	YTD 2023	YTD 2022	% Change
New Listings	10	15	-33.33% ↓	121	149	-18.79% ↓
Sold Listings	5	5	0%	74	86	-13.95% ↓
Median List Price (Solds)	\$1,200,000	\$575,000	108.7% ↑	\$898,000	\$937,500	-4.21% ↓
Median Sold Price	\$1,200,000	\$608,000	97.37% ↑	\$862,500	\$866,000	-0.4% ↓
Median Days on Market	153	72	112.5% ↑	126	119	5.88% ↑
Average List Price (Solds)	\$993,800	\$1,234,000	-19.47% ↓	\$1,240,237	\$1,157,161	7.18% ↑
Average Sold Price	\$904,000	\$1,225,600	-26.24% ↓	\$1,104,540	\$1,092,831	1.07% ↑
Average Days on Market	171	85	101.18% ↑	183	148	23.65% ↑
List/Sold Price Ratio	91.2%	91.2%	0%	91.7%	95.1%	-3.55% ↓

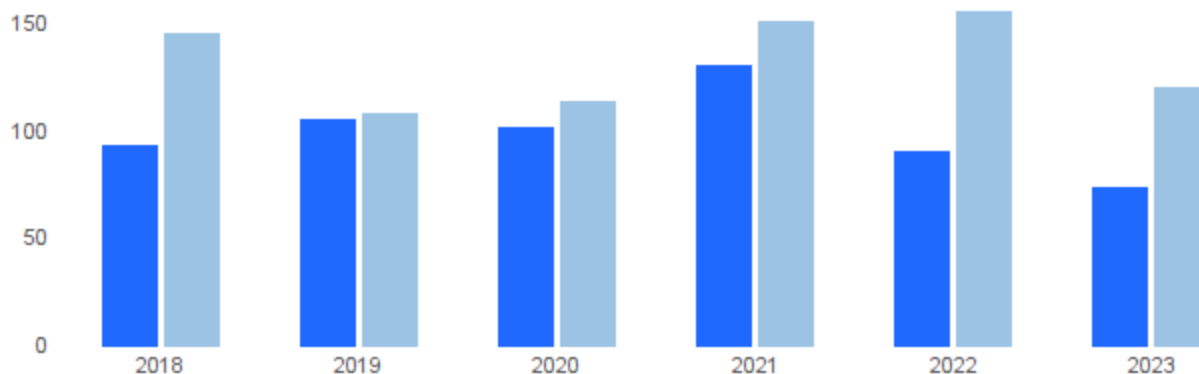
### SOLD AND NEW PROPERTIES (UNITS)

November 2023 | Single Family ?

**Sold Properties** | Number of properties sold during the year

**New Properties** | Number of properties listed during the year.

UNITS  
200



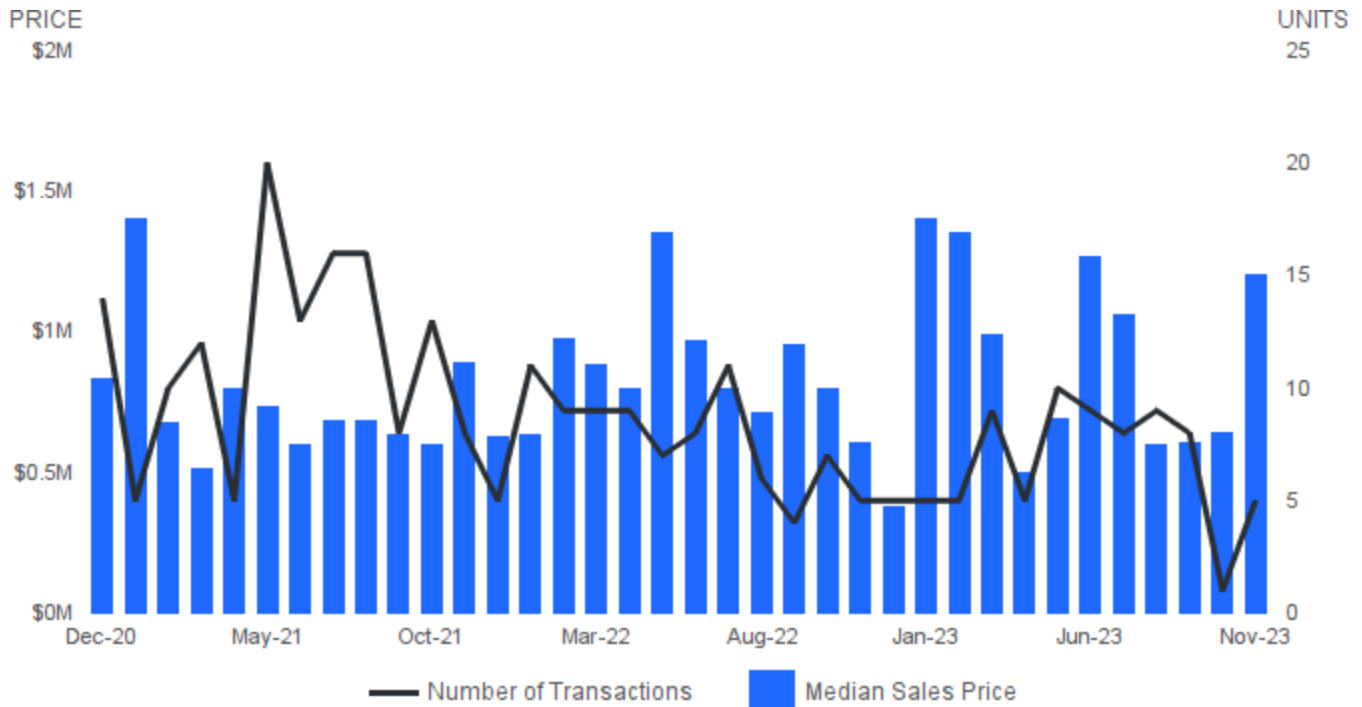
Sold Properties	93	106	102	131	91	74
New Properties	146	108	114	151	156	121
Sold Volume	\$56.45M	\$68.75M	\$75.60M	\$118.34M	\$96.69M	\$81.74M
Listing Volume	\$93.75M	\$84.09M	\$99.75M	\$178.95M	\$213.30M	\$180.22M
Median Sale Price	\$395K	\$430K	\$594K	\$675K	\$860K	\$863K

## MEDIAN SALES PRICE AND NUMBER OF SALES

November 2023 | 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.

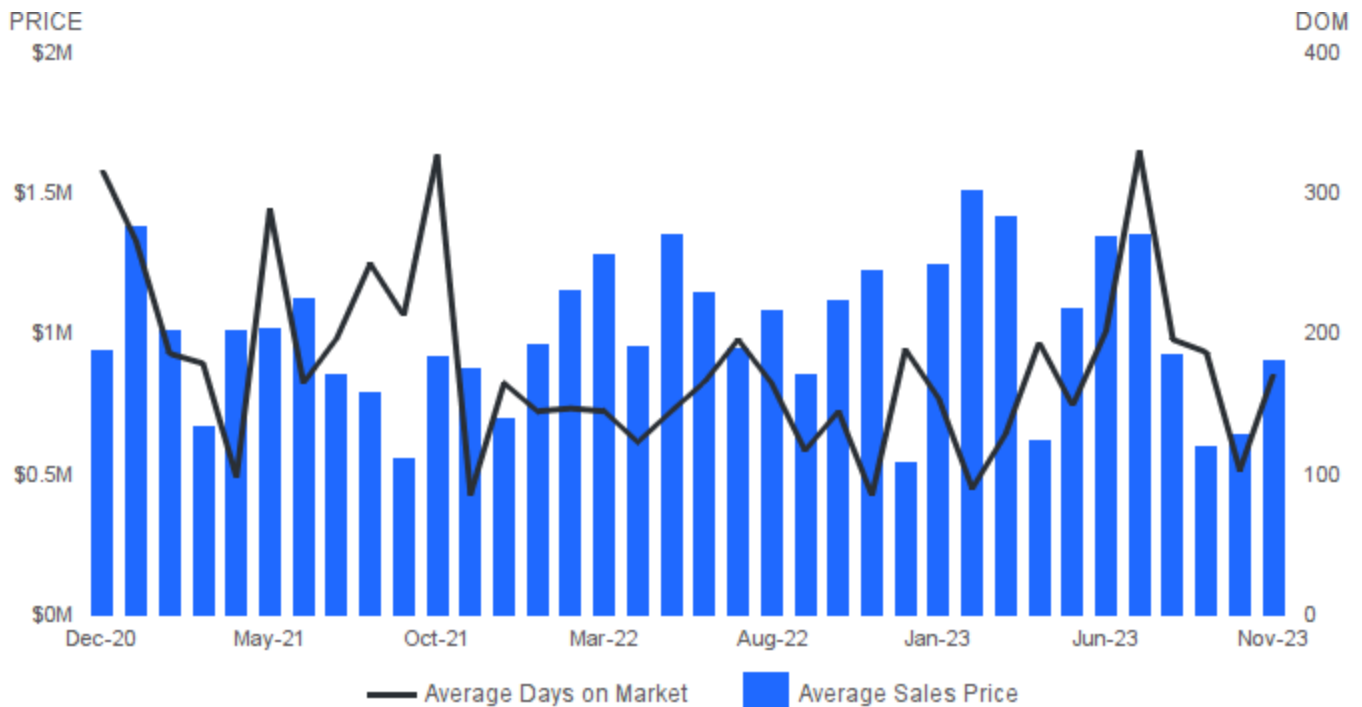


## AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

November 2023 | 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

November 2023 | Single Family ?

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

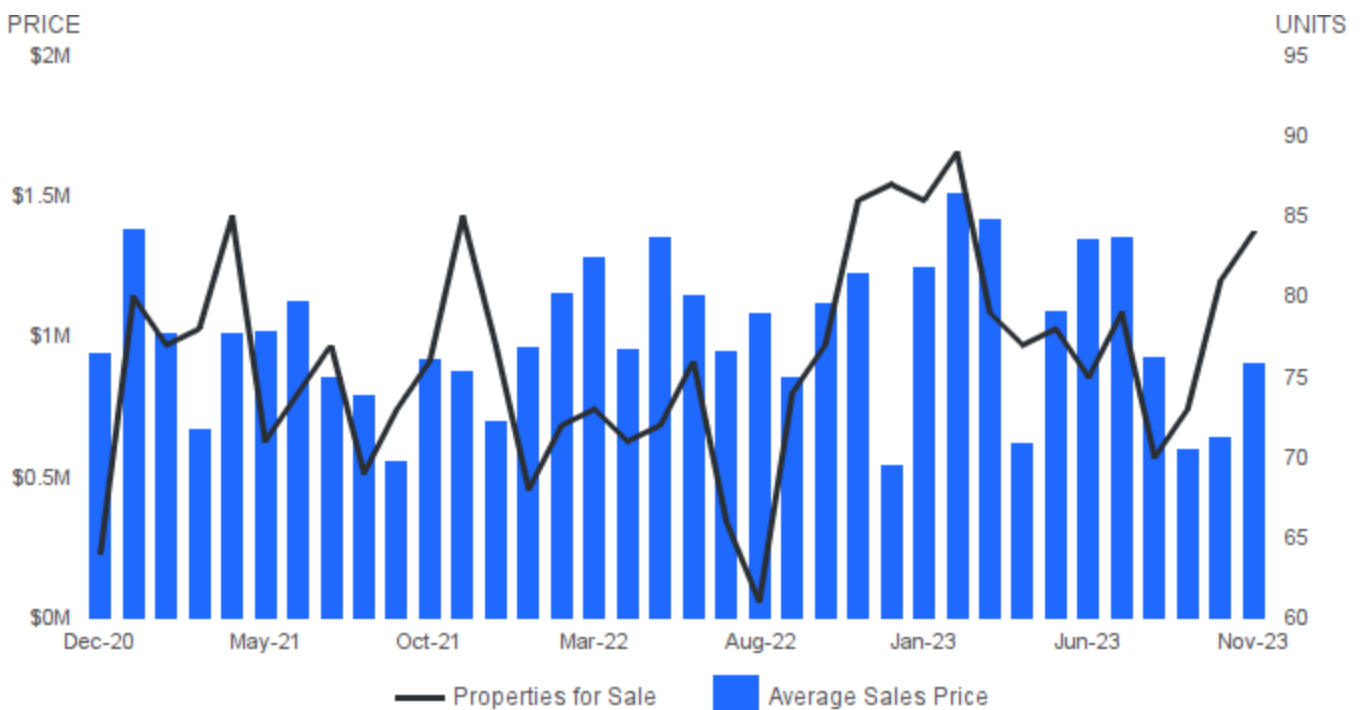


# AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

November 2023 | 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.

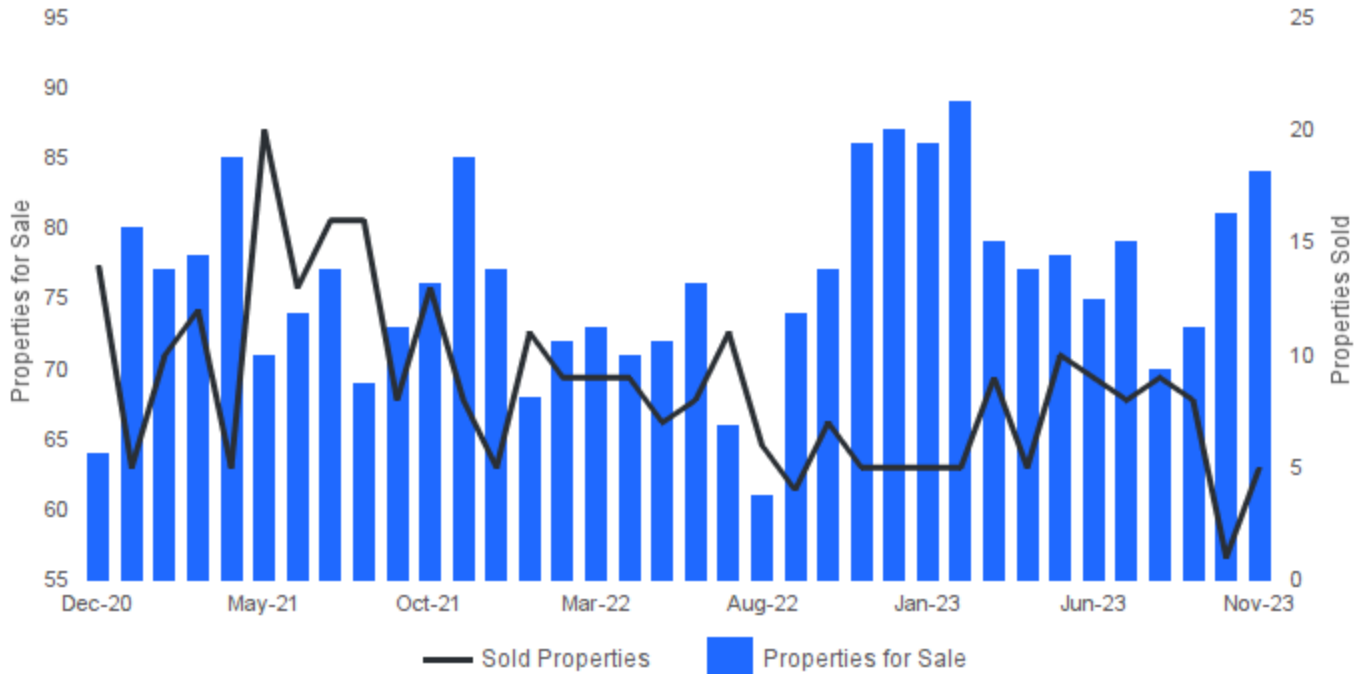


# PROPERTIES FOR SALE AND SOLD PROPERTIES

November 2023 | Single Family ?

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

**Sold Properties** | Number of properties sold.



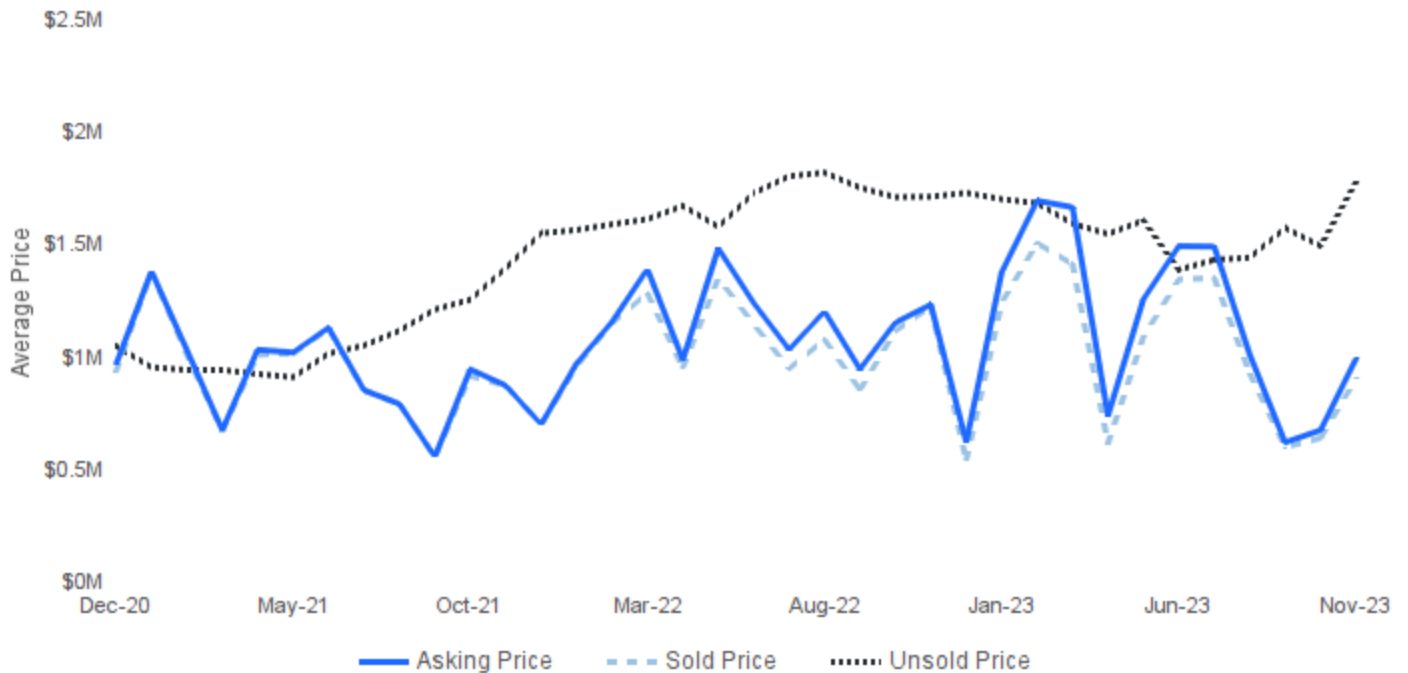
# AVERAGE ASKING/SOLD/UNSOLD PRICE

November 2023 | Single Family ?

**Asking Price** | the average asking price of sold properties

**Sold Price** | the average selling price

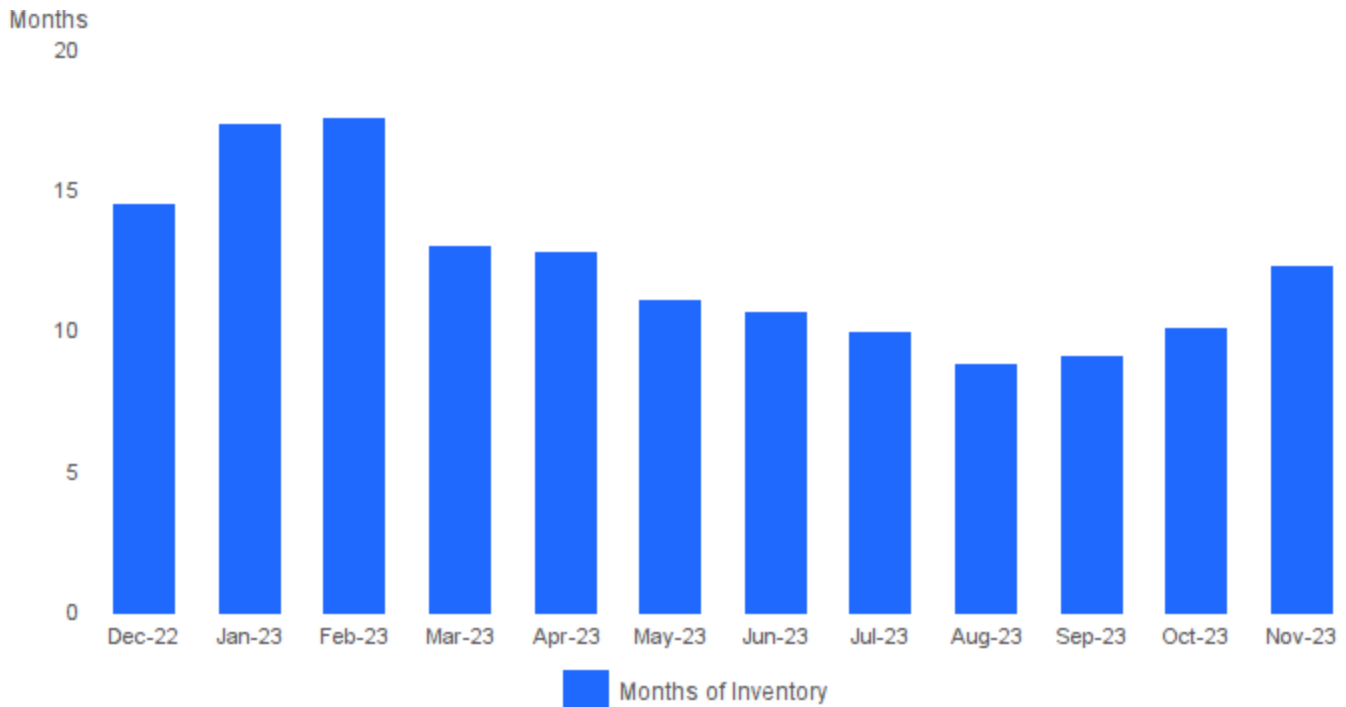
**Unsold Price** | the average active list price



# ABSORPTION RATE

November 2023 | 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.



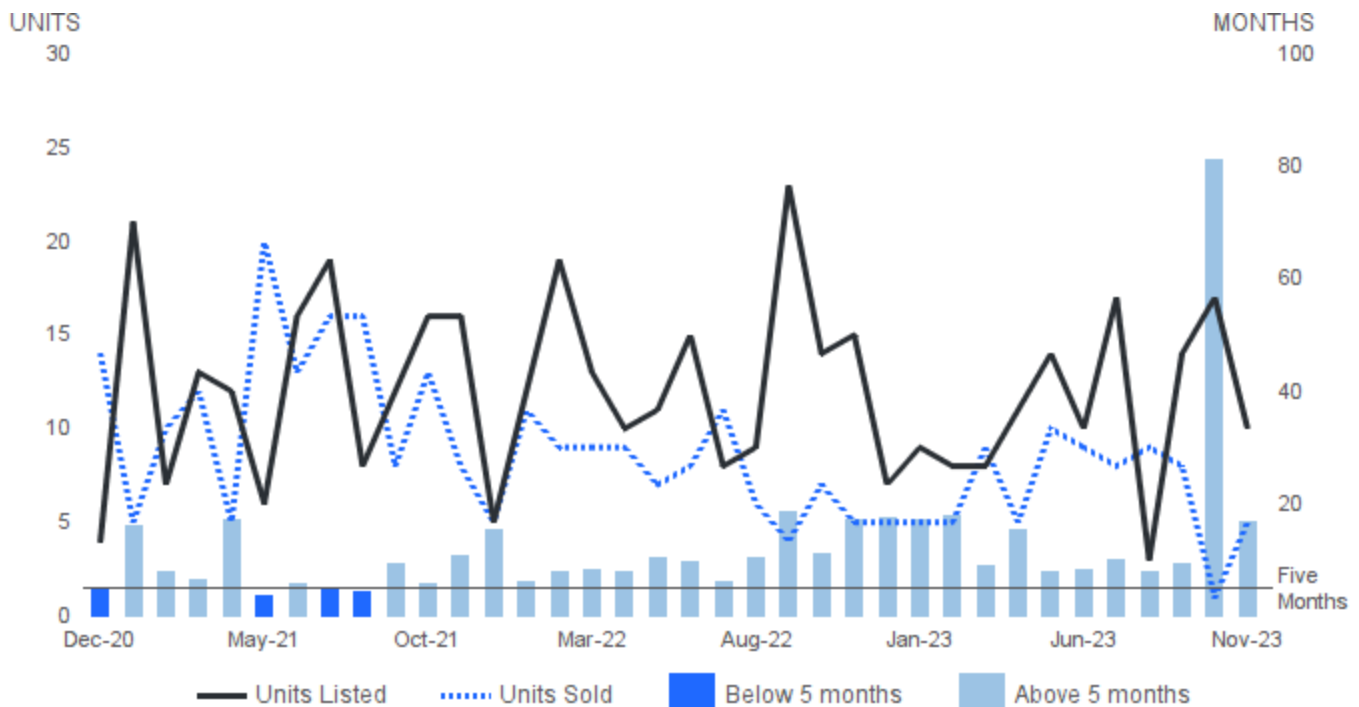
# MONTHS SUPPLY OF INVENTORY

November 2023 | 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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