



COLDWELL BANKER
U.S. VIRGIN ISLANDS

AREA REPORT

ST. THOMAS

NOVEMBER 2023 | ALL PROPERTY TYPES



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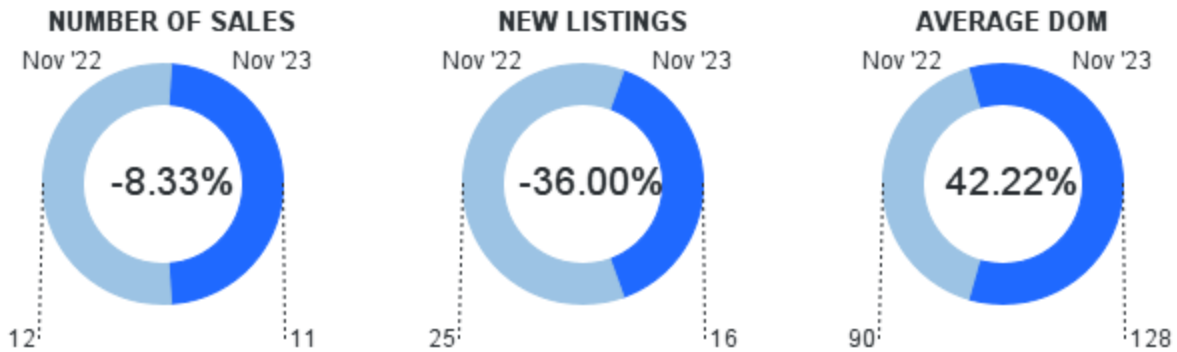


COLDWELL BANKER
ISLAND AFFILIATES

ST. THOMAS | November 2023

REAL ESTATE SNAPSHOT - Change since this time last year

All Property Types



98.52%

MEDIAN SALES PRICE
ALL PROPERTY TYPES

1.32%

AVERAGE SALES PRICE
ALL PROPERTY TYPES

74.95%

**MEDIAN LIST PRICE
(SOLD LISTINGS)**
ALL PROPERTY TYPES

6.36%

**AVERAGE LIST PRICE
(SOLD LISTINGS)**
ALL PROPERTY TYPES

Nov '22 Nov '23

AREA REPORT

St. Thomas

FULL MARKET SUMMARY

November 2023 | All Property Types ?

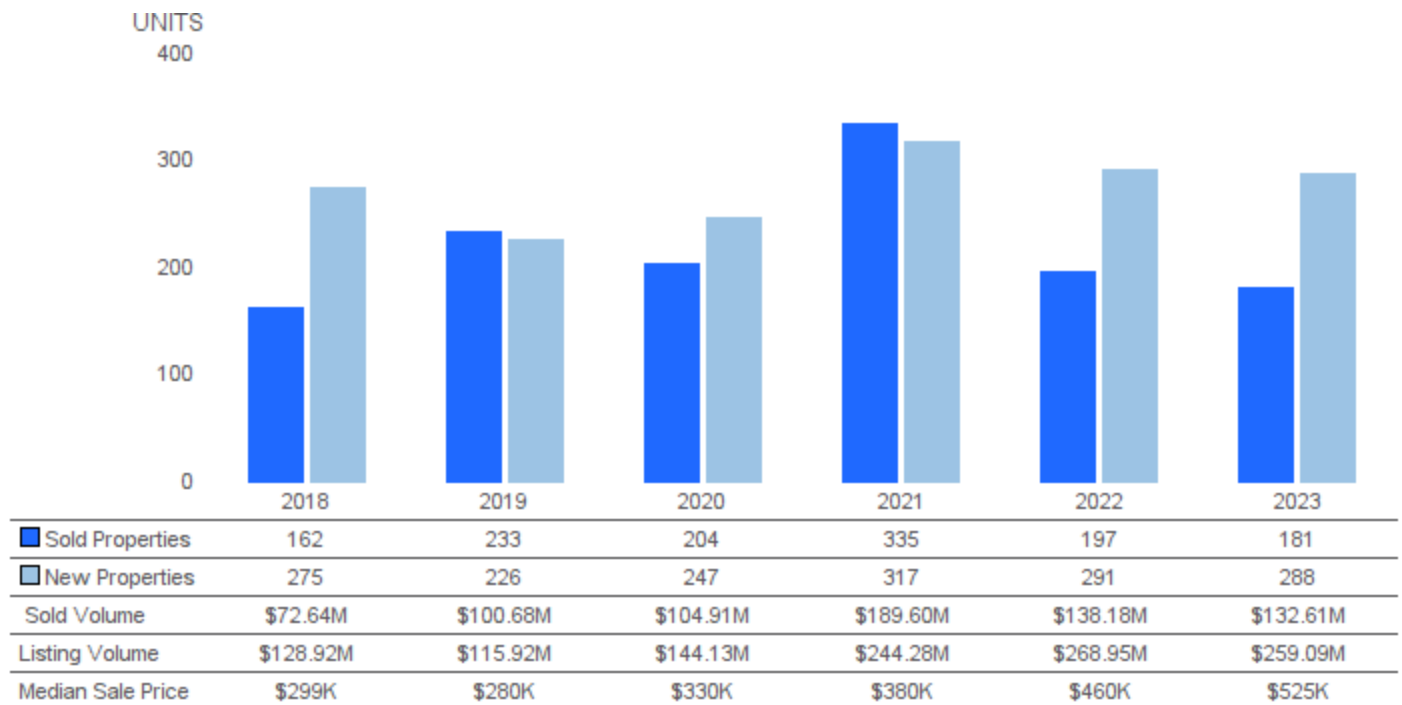
	Month to Date			Year to Date		
	November 2023	November 2022	% Change	YTD 2023	YTD 2022	% Change
New Listings	16	25	-36% ↓	288	276	4.35% ↑
Sold Listings	11	12	-8.33% ↓	181	184	-1.63% ↓
Median List Price (Solds)	\$695,000	\$397,250	74.95% ↑	\$550,000	\$472,500	16.4% ↑
Median Sold Price	\$670,000	\$337,500	98.52% ↑	\$525,000	\$469,750	11.76% ↑
Median Days on Market	92	84	9.52% ↑	94	105	-10.48% ↓
Average List Price (Solds)	\$747,454	\$702,791	6.36% ↑	\$799,481	\$745,929	7.18% ↑
Average Sold Price	\$705,281	\$696,083	1.32% ↑	\$732,666	\$710,522	3.12% ↑
Average Days on Market	128	90	42.22% ↑	146	133	9.77% ↑
List/Sold Price Ratio	95.8%	95.5%	0.34% ↑	94.6%	96.4%	-1.85% ↓

SOLD AND NEW PROPERTIES (UNITS)

November 2023 | All Property Types ?

Sold Properties | Number of properties sold during the year

New Properties | Number of properties listed during the year.

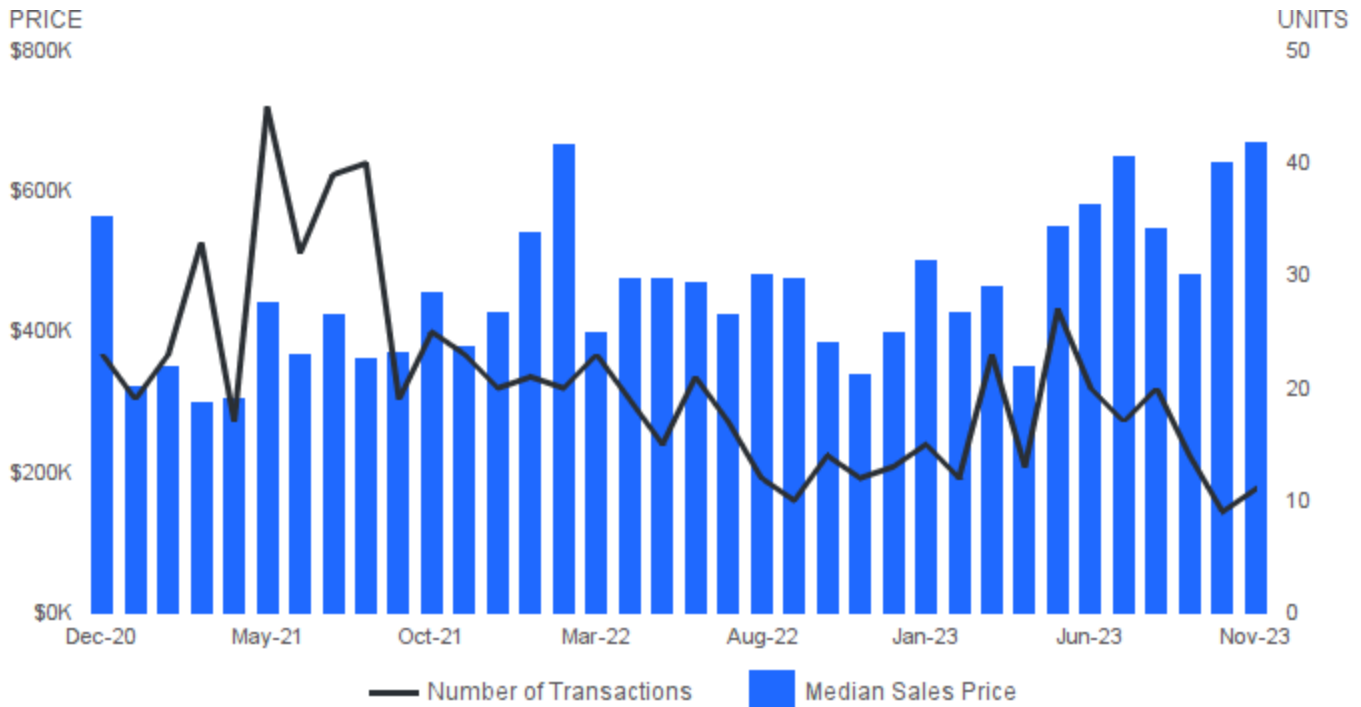


MEDIAN SALES PRICE AND NUMBER OF SALES

November 2023 | All Property Types ?

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.

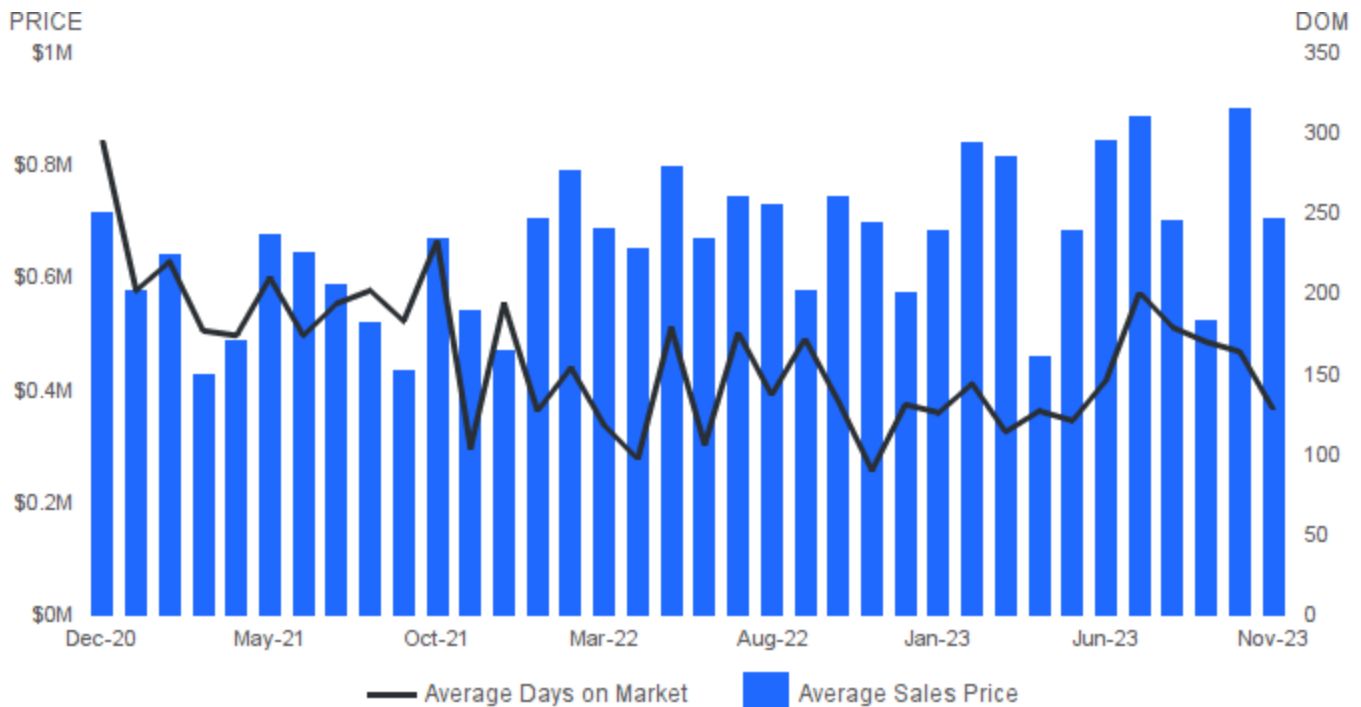


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

November 2023 | All Property Types ?

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

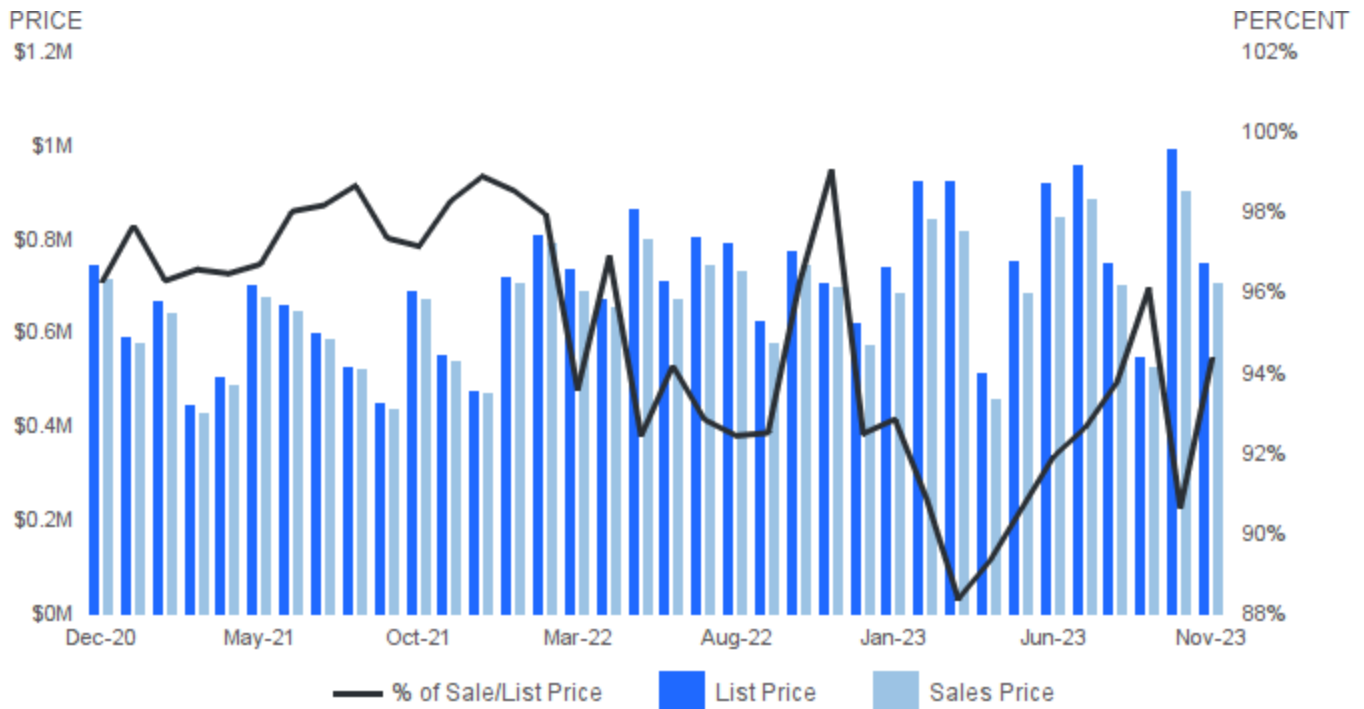
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

November 2023 | All Property Types ?

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

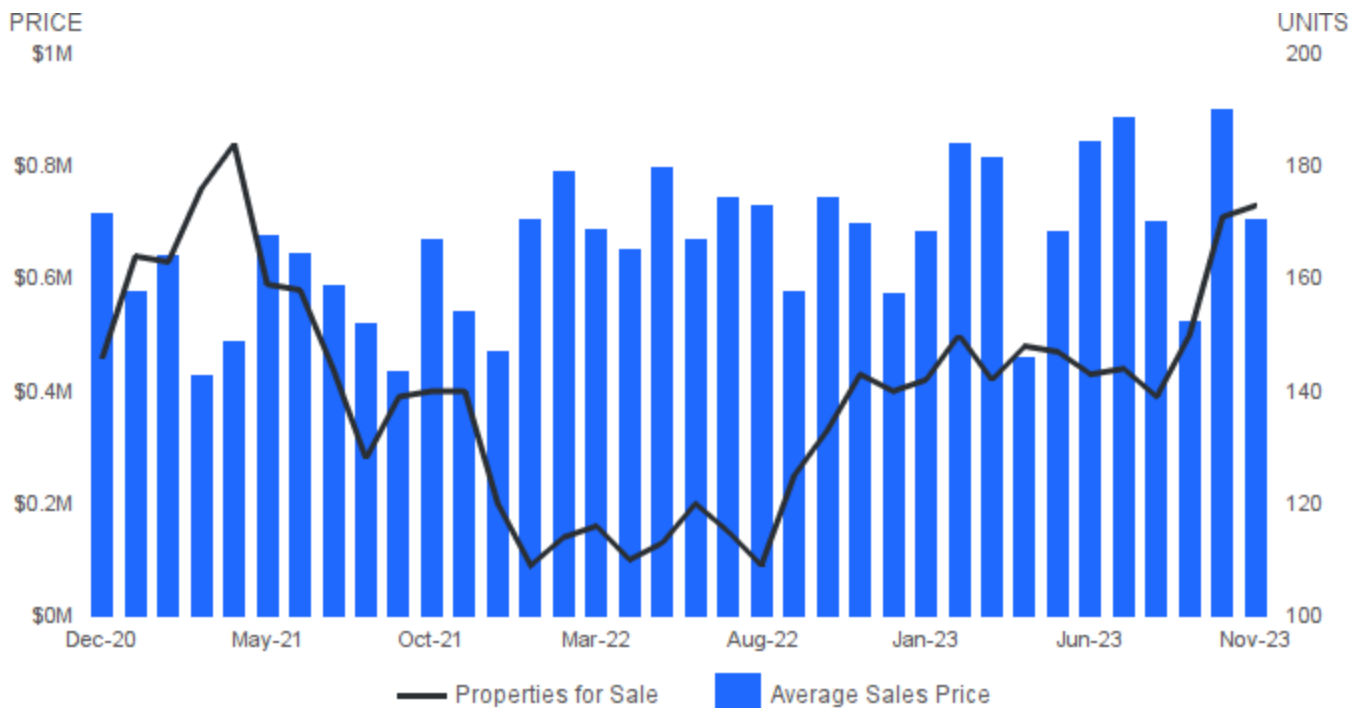


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

November 2023 | All Property Types ?

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

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

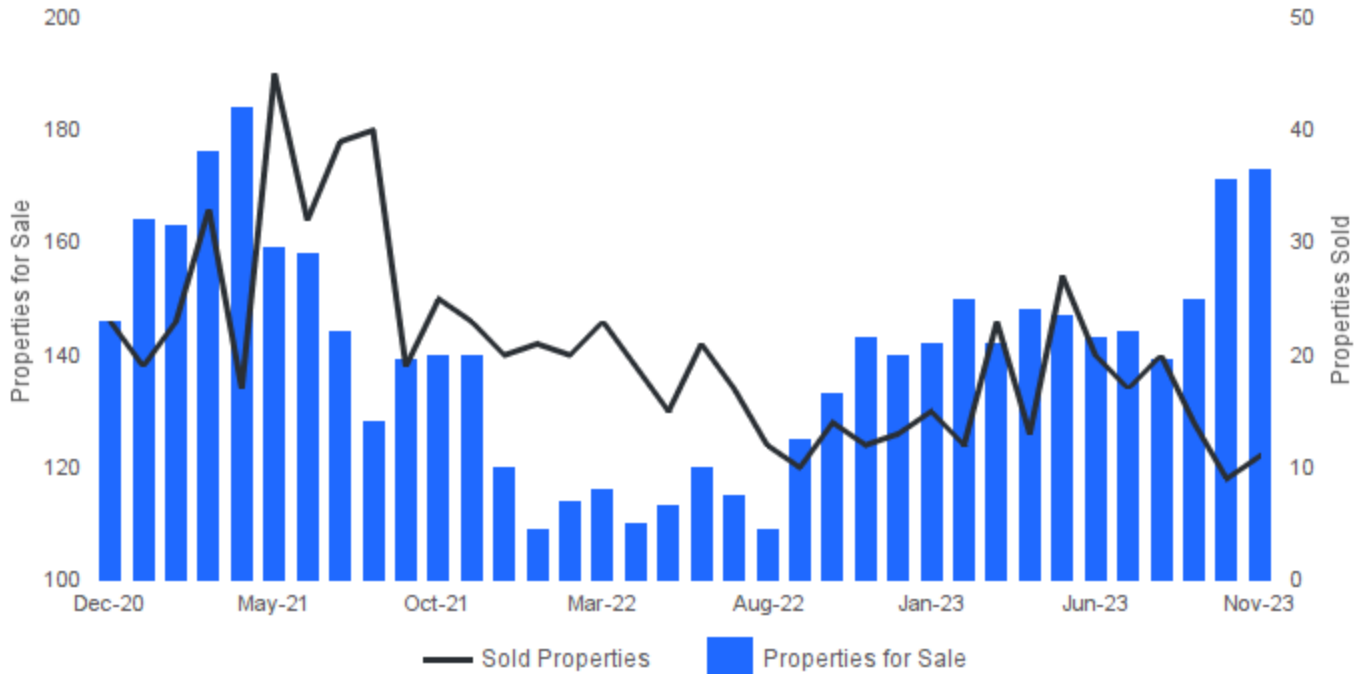


PROPERTIES FOR SALE AND SOLD PROPERTIES

November 2023 | All Property Types ?

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

Sold Properties | Number of properties sold.



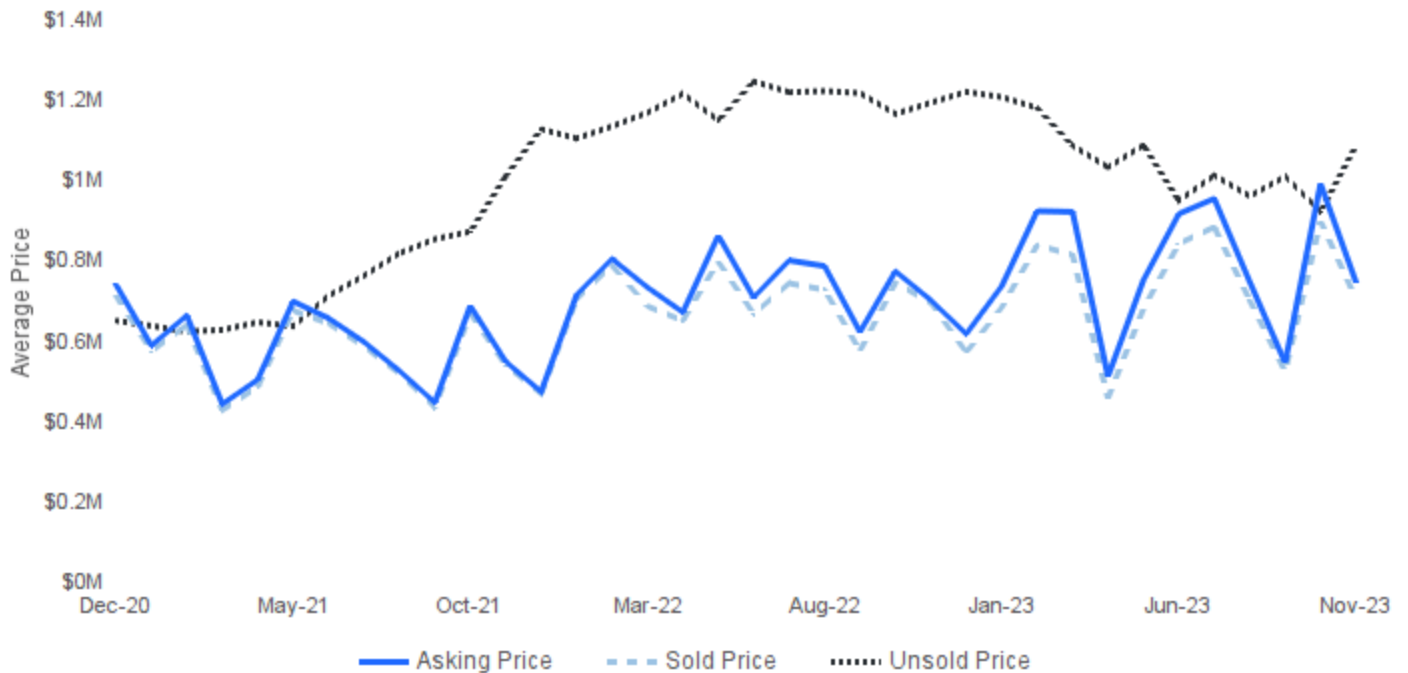
AVERAGE ASKING/SOLD/UNSOLD PRICE

November 2023 | All Property Types ?

Asking Price | the average asking price of sold properties

Sold Price | the average selling price

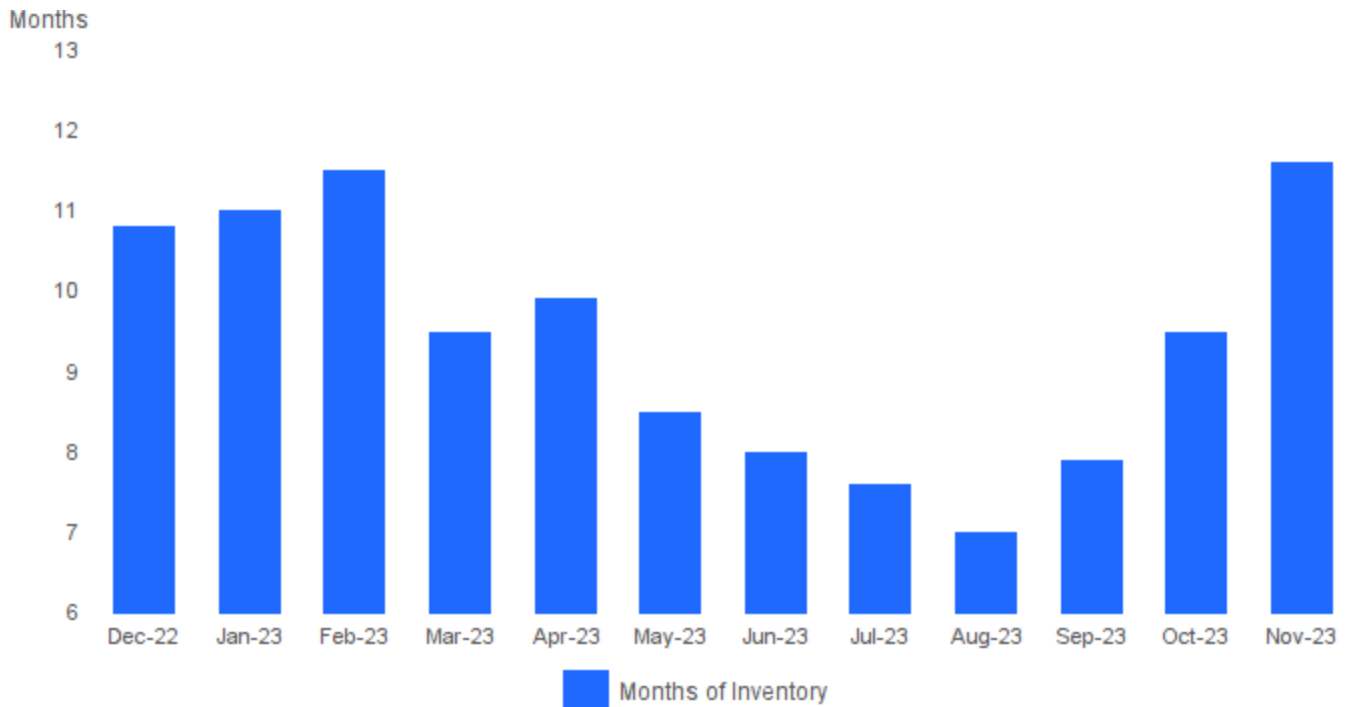
Unsold Price | the average active list price



ABSORPTION RATE

November 2023 | All Property Types ?

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.



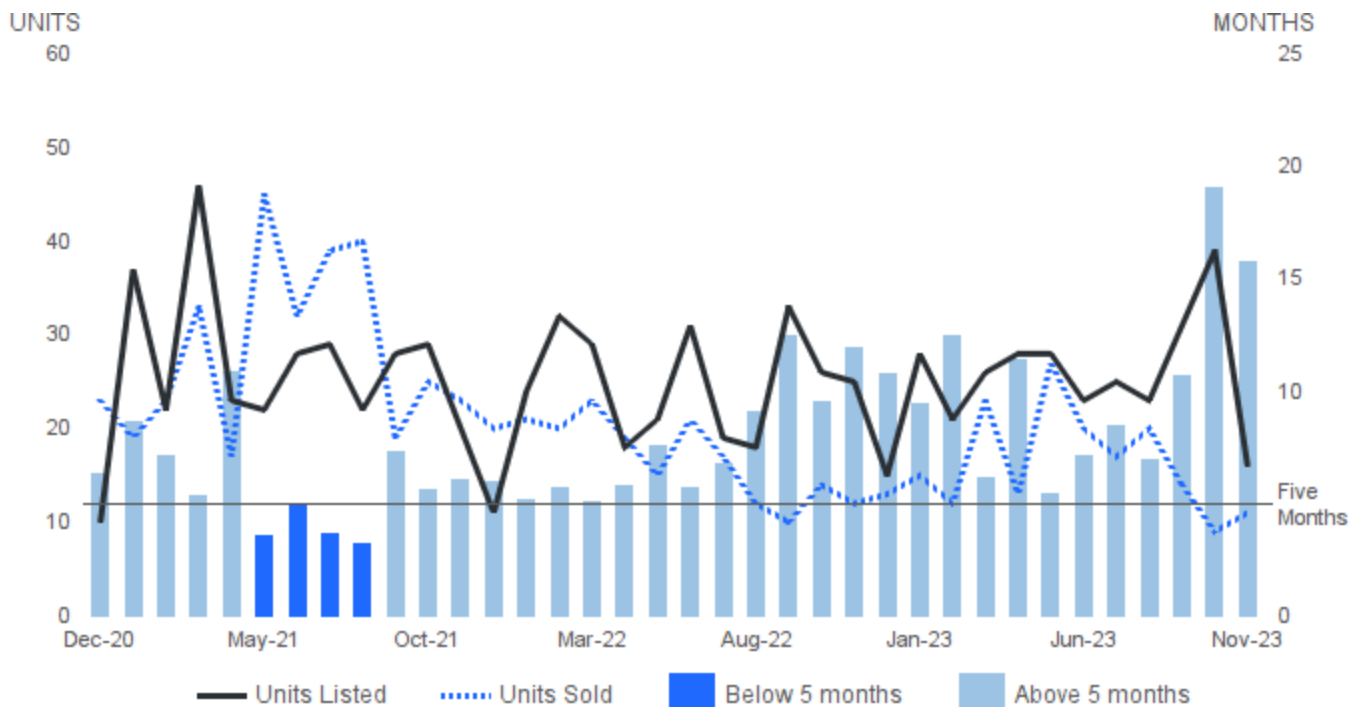
MONTHS SUPPLY OF INVENTORY

November 2023 | All Property Types ?

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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