



# COLDWELL BANKER

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## U.S. VIRGIN ISLANDS

# AREA REPORT

ST. THOMAS

NOVEMBER 2024 | CONDO



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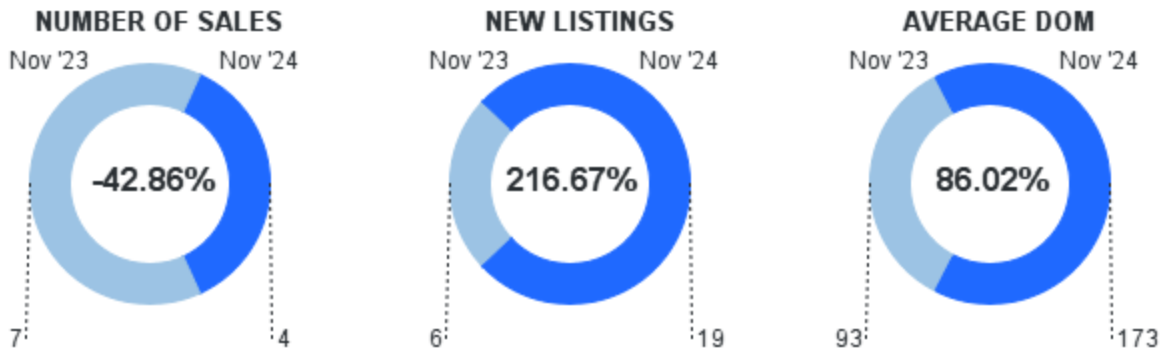


**COLDWELL BANKER**  
ISLAND AFFILIATES

# ST. THOMAS | November 2024

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

### Condo



**-43.04%** ↓

**MEDIAN SALES PRICE**  
CONDO

**-32.76%** ↓

**AVERAGE SALES PRICE**  
CONDO

**-37.93%** ↓

**MEDIAN LIST PRICE**  
**(SOLD LISTINGS)**  
CONDO

**-28.34%** ↓

**AVERAGE LIST PRICE**  
**(SOLD LISTINGS)**  
CONDO

■ Nov '23    ■ Nov '24

# AREA REPORT

## ST. THOMAS

### FULL MARKET SUMMARY

November 2024 | Condo ?

	Month to Date			Year to Date		
	November 2024	November 2023	% Change	YTD 2024	YTD 2023	% Change
New Listings	19	6	216.67% <span>↑</span>	165	167	-1.2% <span>↓</span>
Sold Listings	4	7	-42.86% <span>↓</span>	89	108	-17.59% <span>↓</span>
Median List Price (Solds)	\$360,000	\$580,000	-37.93% <span>↓</span>	\$399,000	\$430,000	-7.21% <span>↓</span>
Median Sold Price	\$327,500	\$575,000	-43.04% <span>↓</span>	\$375,000	\$408,500	-8.2% <span>↓</span>
Median Days on Market	137	92	48.91% <span>↑</span>	140	85	64.71% <span>↑</span>
Average List Price (Solds)	\$392,375	\$547,571	-28.34% <span>↓</span>	\$416,756	\$495,449	-15.88% <span>↓</span>
Average Sold Price	\$366,250	\$544,728	-32.76% <span>↓</span>	\$399,562	\$476,404	-16.13% <span>↓</span>
Average Days on Market	173	93	86.02% <span>↑</span>	155	120	29.17% <span>↑</span>
List/Sold Price Ratio	93.3%	99.6%	-6.35% <span>↓</span>	95.4%	96.7%	-1.33% <span>↓</span>

### SOLD AND NEW PROPERTIES (UNITS)

November 2024 | Condo ?

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



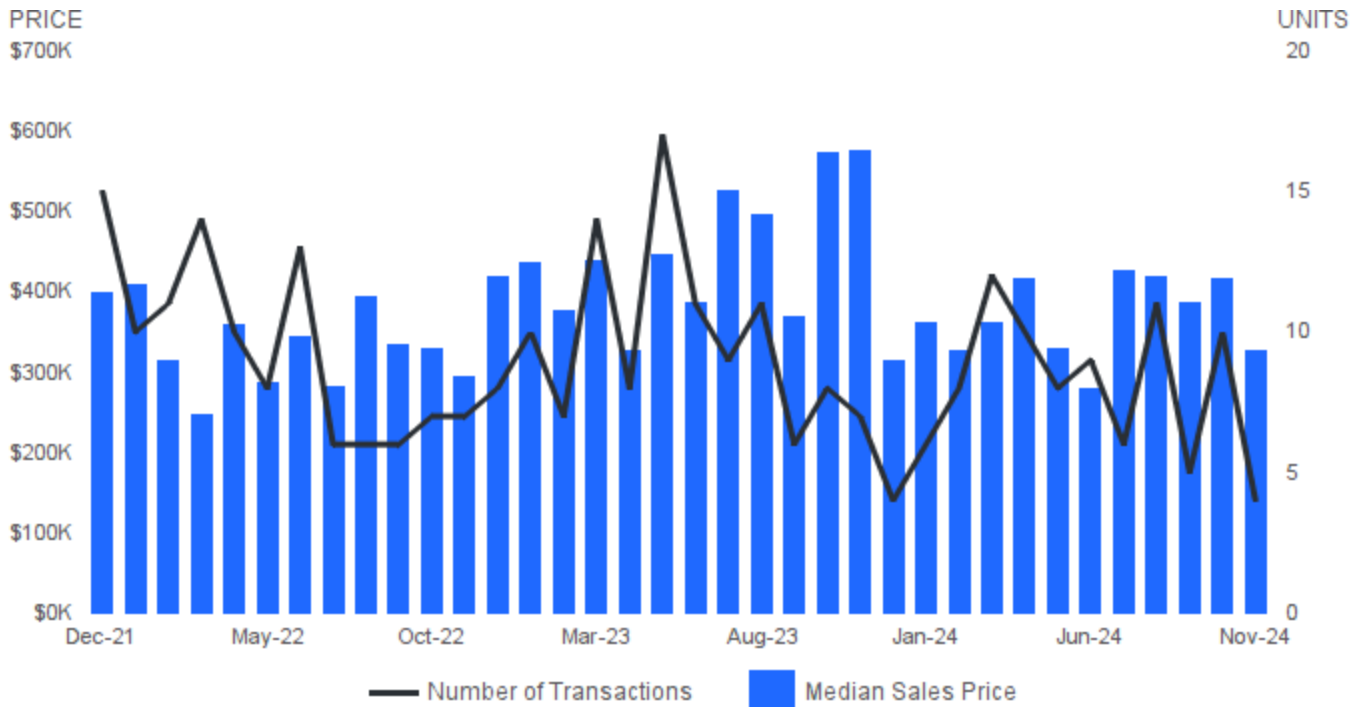
Sold Volume	\$16.74M	\$28.76M	\$71.04M	\$41.48M	\$52.76M	\$35.56M
Listing Volume	\$31.83M	\$44.37M	\$65.33M	\$55.57M	\$83.73M	\$78.91M
Median Sale Price	\$230K	\$245K	\$300K	\$330K	\$400K	\$375K

## MEDIAN SALES PRICE AND NUMBER OF SALES

November 2024 | 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.

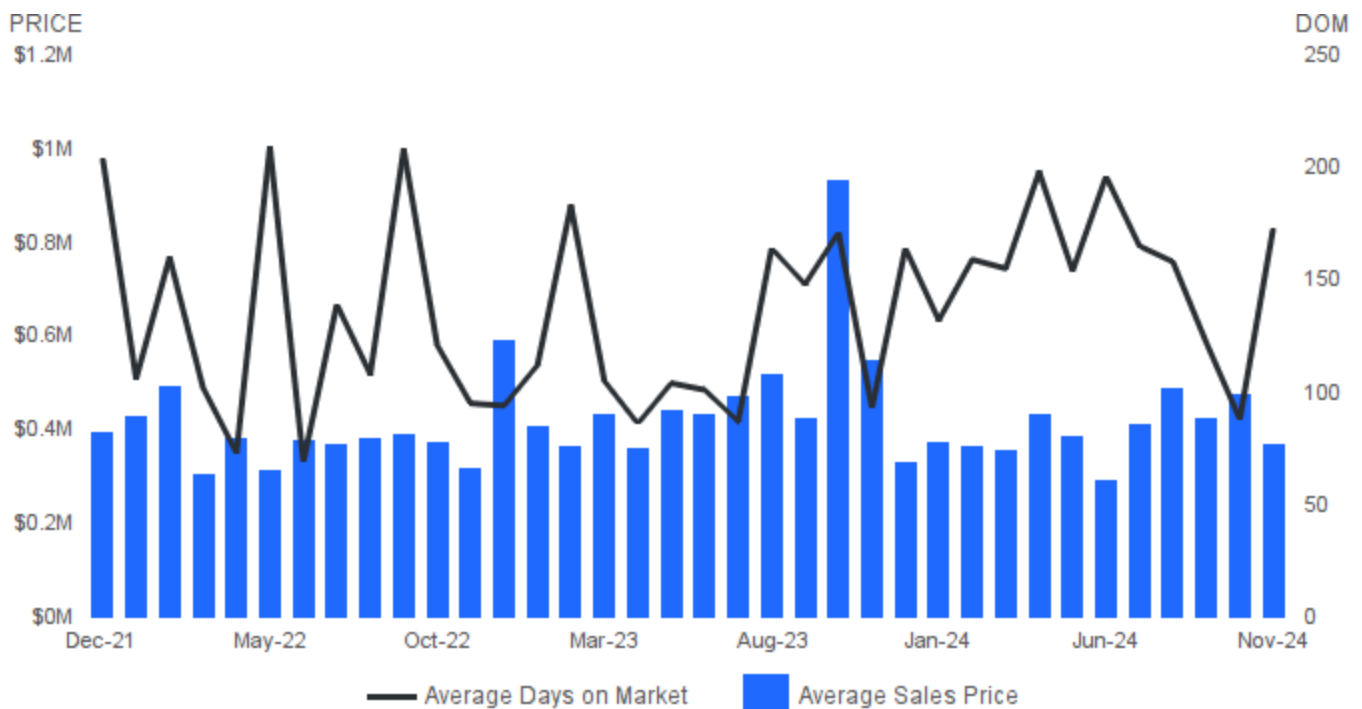


## AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

November 2024 | Condo ?

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

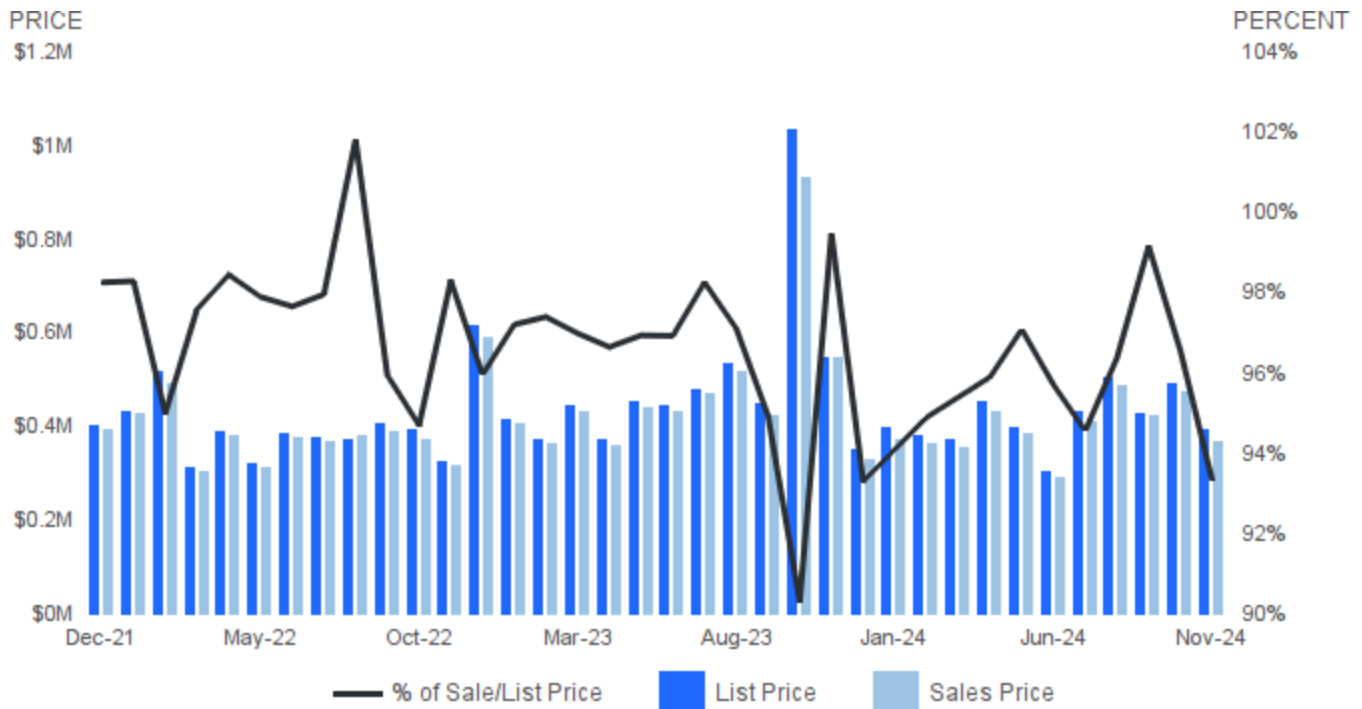
**Average Days on Market** | Average days on market for all properties sold.



# SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

November 2024 | Condo ?

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

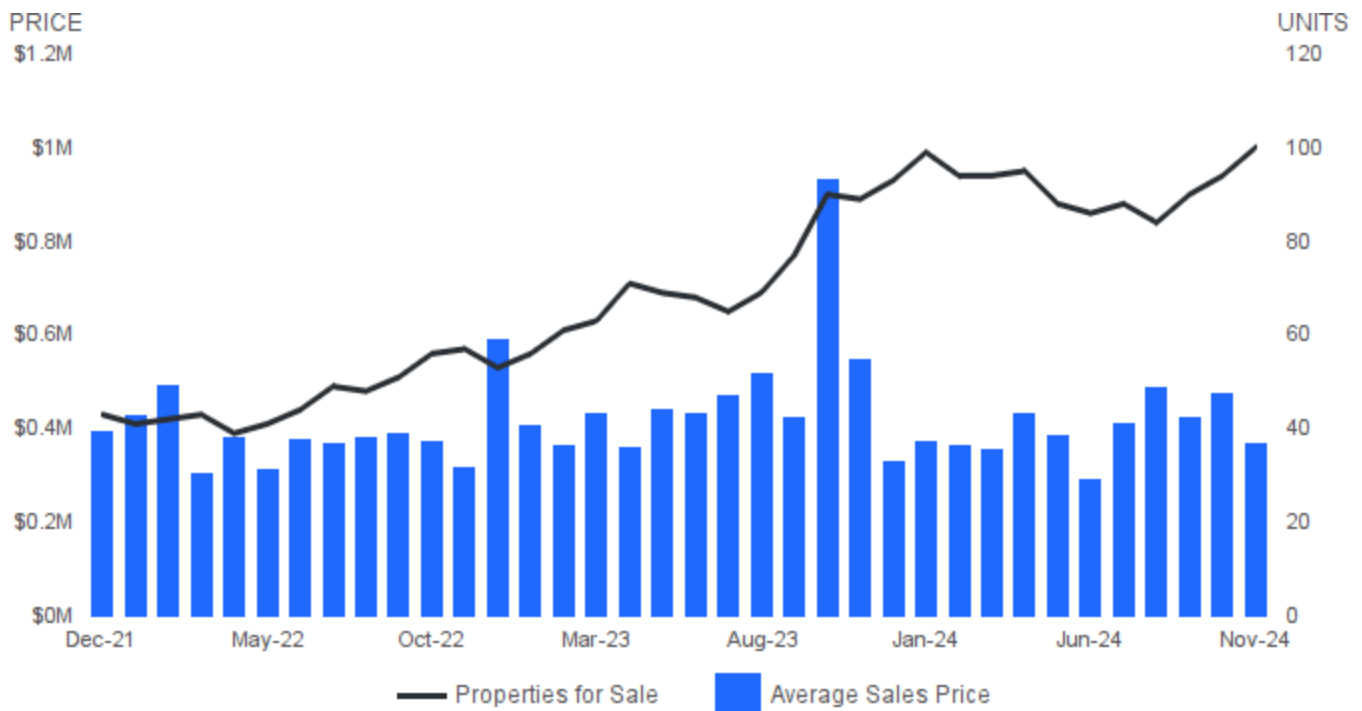


# AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

November 2024 | 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.

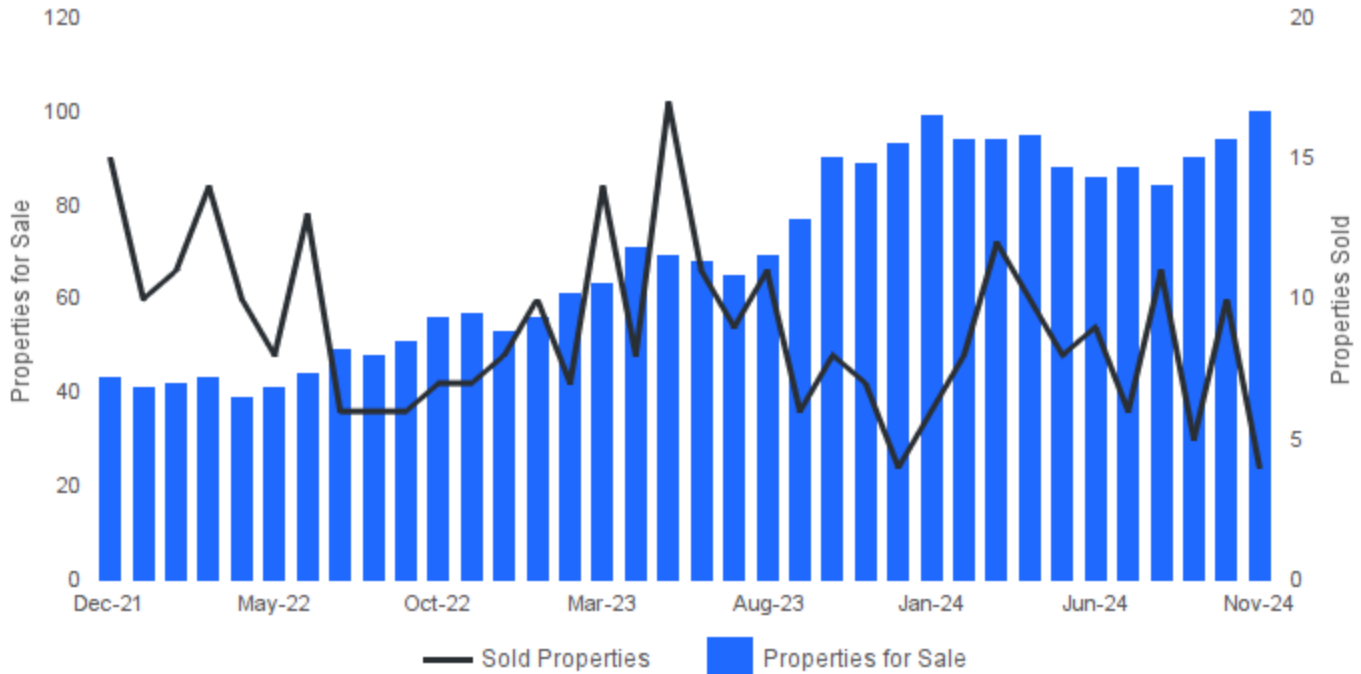


# PROPERTIES FOR SALE AND SOLD PROPERTIES

November 2024 | Condo ?

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

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



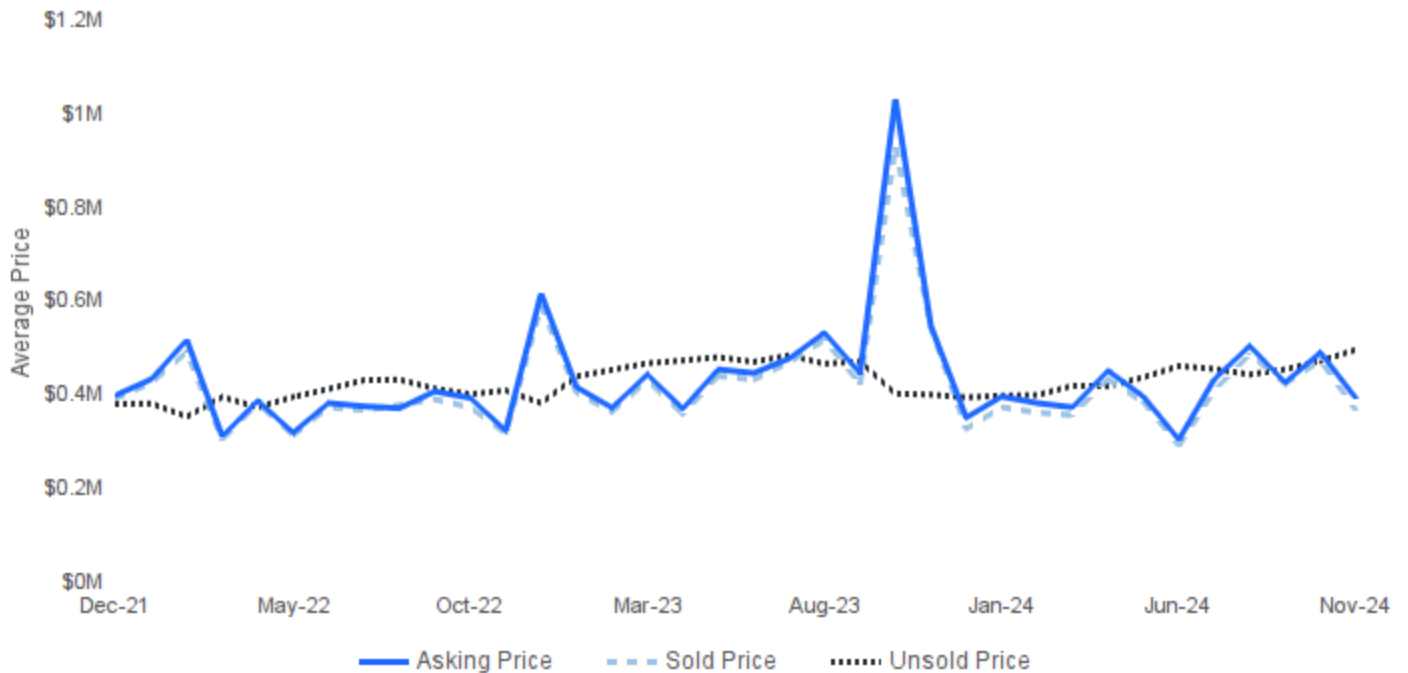
# AVERAGE ASKING/SOLD/UNSOLD PRICE

November 2024 | Condo ?

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

**Sold Price** | the average selling price

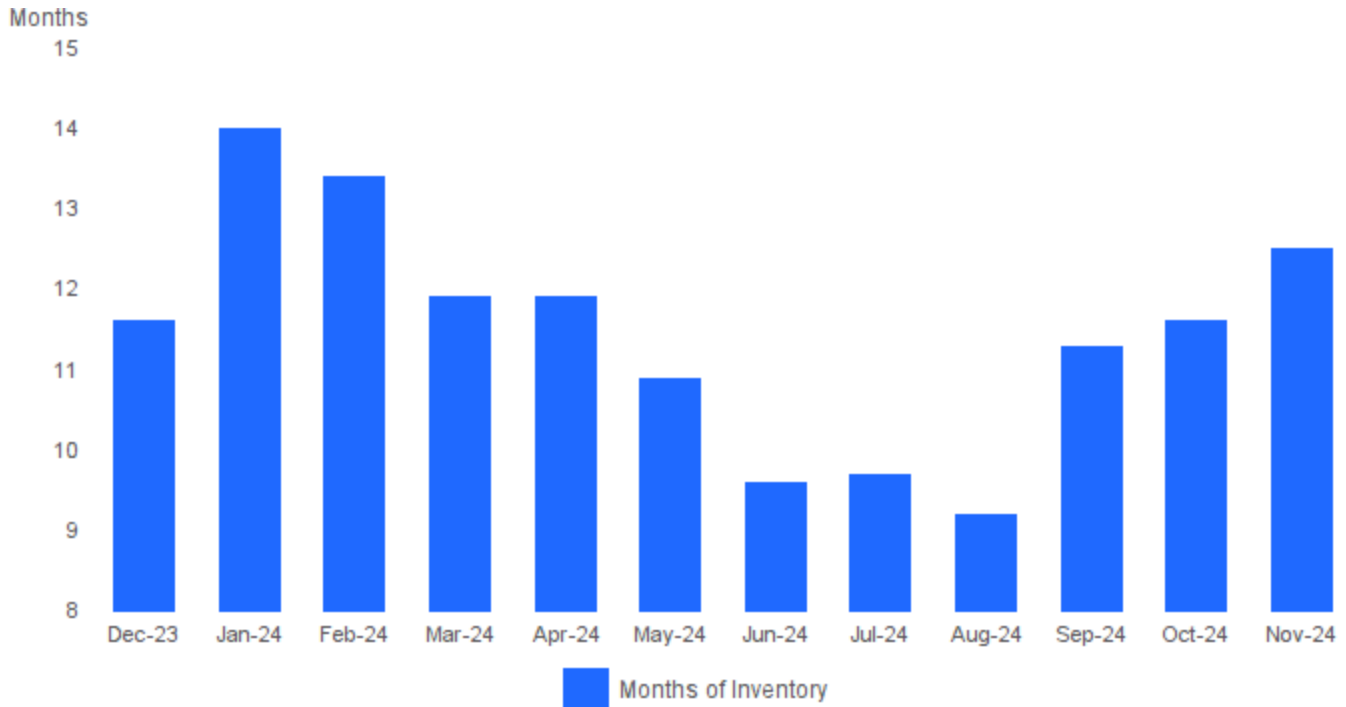
**Unsold Price** | the average active list price



# ABSORPTION RATE

November 2024 | 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.



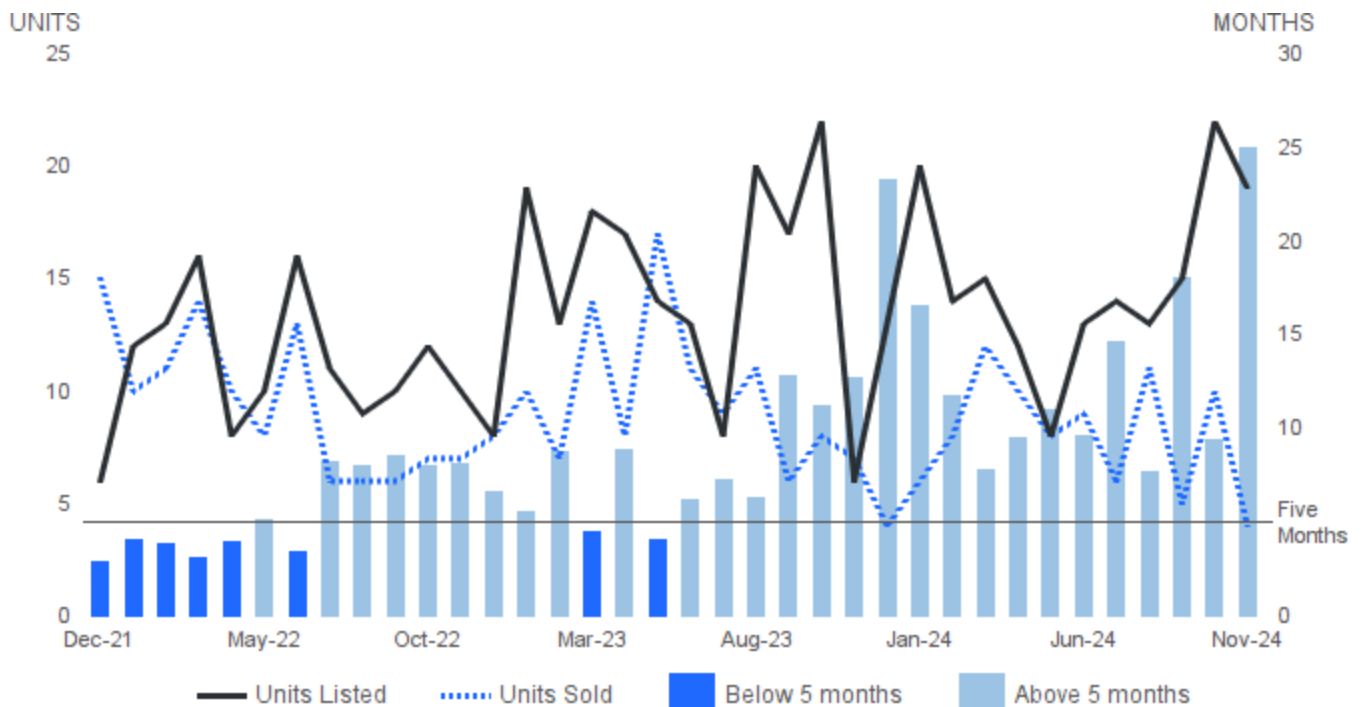
# MONTHS SUPPLY OF INVENTORY

November 2024 | 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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