



COLDWELL BANKER

U.S. VIRGIN ISLANDS

AREA REPORT

ST. THOMAS

NOVEMBER 2024 | LOTS/ACRES



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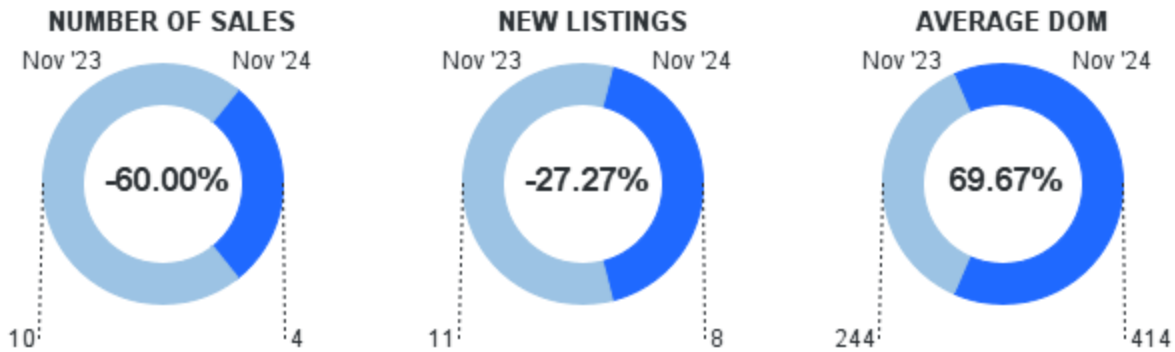


COLDWELL BANKER
ISLAND AFFILIATES

ST. THOMAS | November 2024

REAL ESTATE SNAPSHOT - Change since this time last year

Lots/Acres



43.18%

MEDIAN SALES PRICE
LOTS/ACRES

58.54%

AVERAGE SALES PRICE
LOTS/ACRES

23.81%

MEDIAN LIST PRICE
(SOLD LISTINGS)
LOTS/ACRES

43.15%

AVERAGE LIST PRICE
(SOLD LISTINGS)
LOTS/ACRES

Nov '23 Nov '24

AREA REPORT

ST. THOMAS

FULL MARKET SUMMARY

November 2024 | Lots/Acres ?

	Month to Date			Year to Date		
	November 2024	November 2023	% Change	YTD 2024	YTD 2023	% Change
New Listings	8	11	-27.27% ↓	104	115	-9.57% ↓
Sold Listings	4	10	-60% ↓	39	56	-30.36% ↓
Median List Price (Solds)	\$182,000	\$147,000	23.81% ↑	\$150,000	\$163,500	-8.26% ↓
Median Sold Price	\$157,500	\$110,000	43.18% ↑	\$145,000	\$151,000	-3.97% ↓
Median Days on Market	433	168	157.74% ↑	172	168	2.38% ↑
Average List Price (Solds)	\$211,000	\$147,400	43.15% ↑	\$200,955	\$371,632	-45.93% ↓
Average Sold Price	\$195,000	\$123,000	58.54% ↑	\$178,730	\$288,306	-38.01% ↓
Average Days on Market	414	244	69.67% ↑	234	209	11.96% ↑
List/Sold Price Ratio	92%	82.3%	11.79% ↑	90.6%	86.3%	5.03% ↑

SOLD AND NEW PROPERTIES (UNITS)

November 2024 | Lots/Acres ?

Sold Properties | Number of properties sold during the year

New Properties | Number of properties listed during the year.

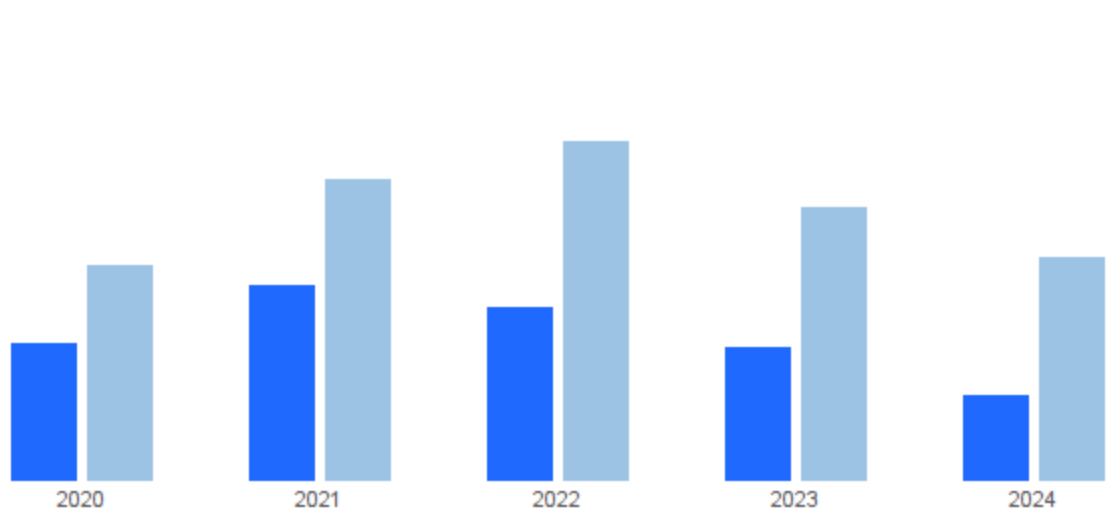
UNITS
200

150

100

50

0



■ Sold Properties	64	91	80	62	39
■ New Properties	100	140	158	127	104
Sold Volume	\$9.05M	\$16.90M	\$14.50M	\$16.76M	\$6.97M
Listing Volume	\$34.71M	\$93.05M	\$98.95M	\$77.86M	\$64.41M
Median Sale Price	\$75K	\$120K	\$120K	\$143K	\$145K

MEDIAN SALES PRICE AND NUMBER OF SALES

November 2024 | Lots/Acres ?

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 | Lots/Acres ?

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

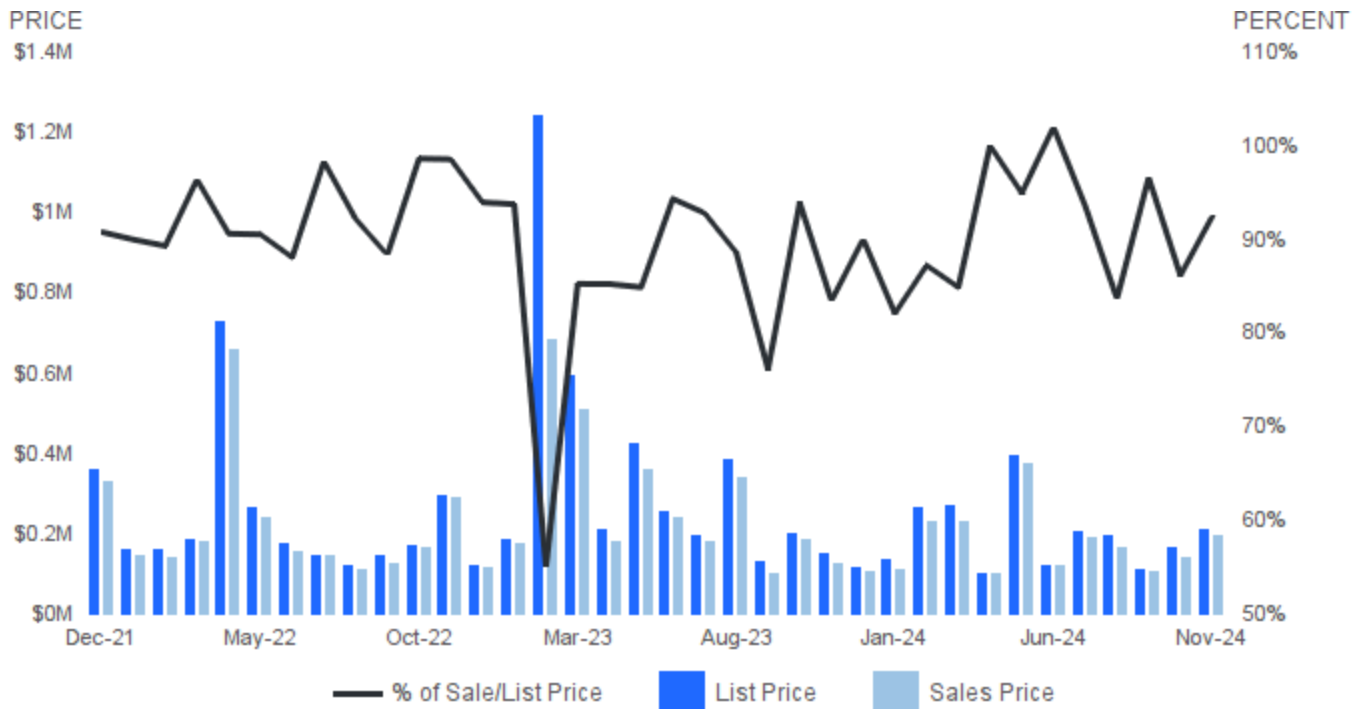
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

November 2024 | Lots/Acres ?

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

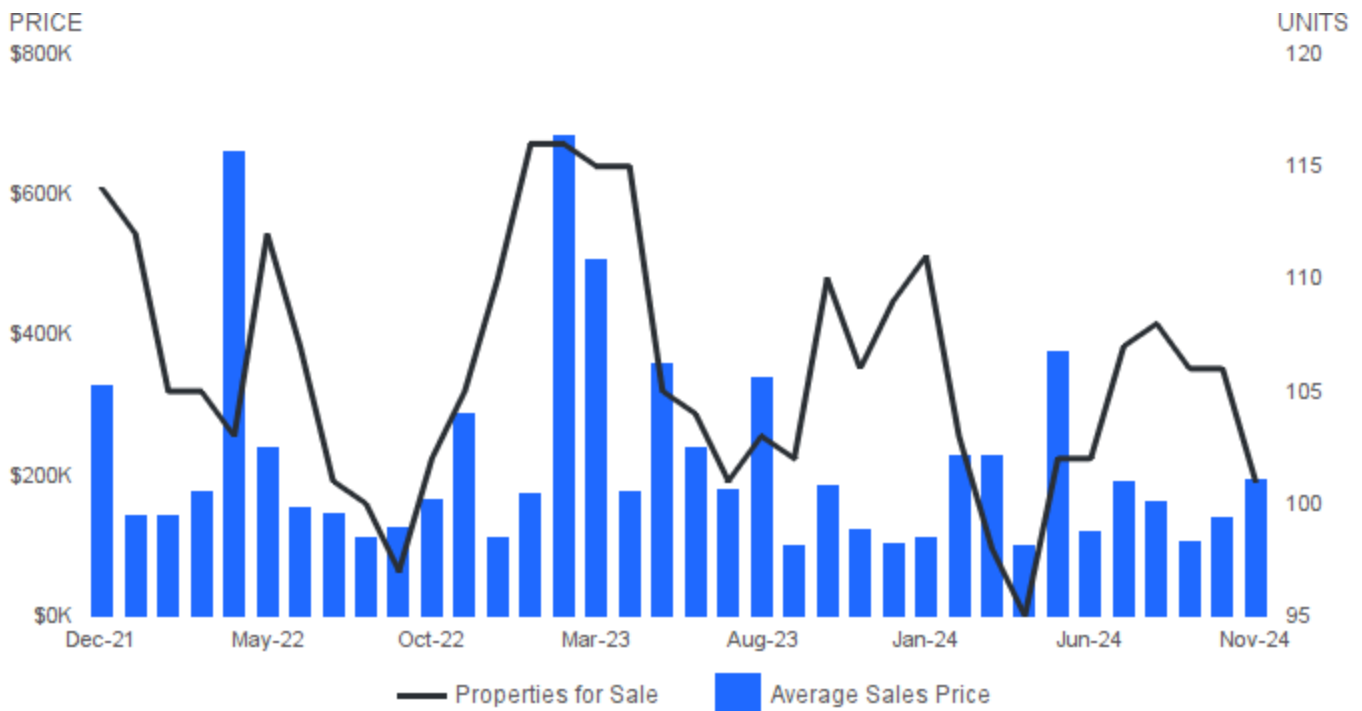


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

November 2024 | Lots/Acres ?

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

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

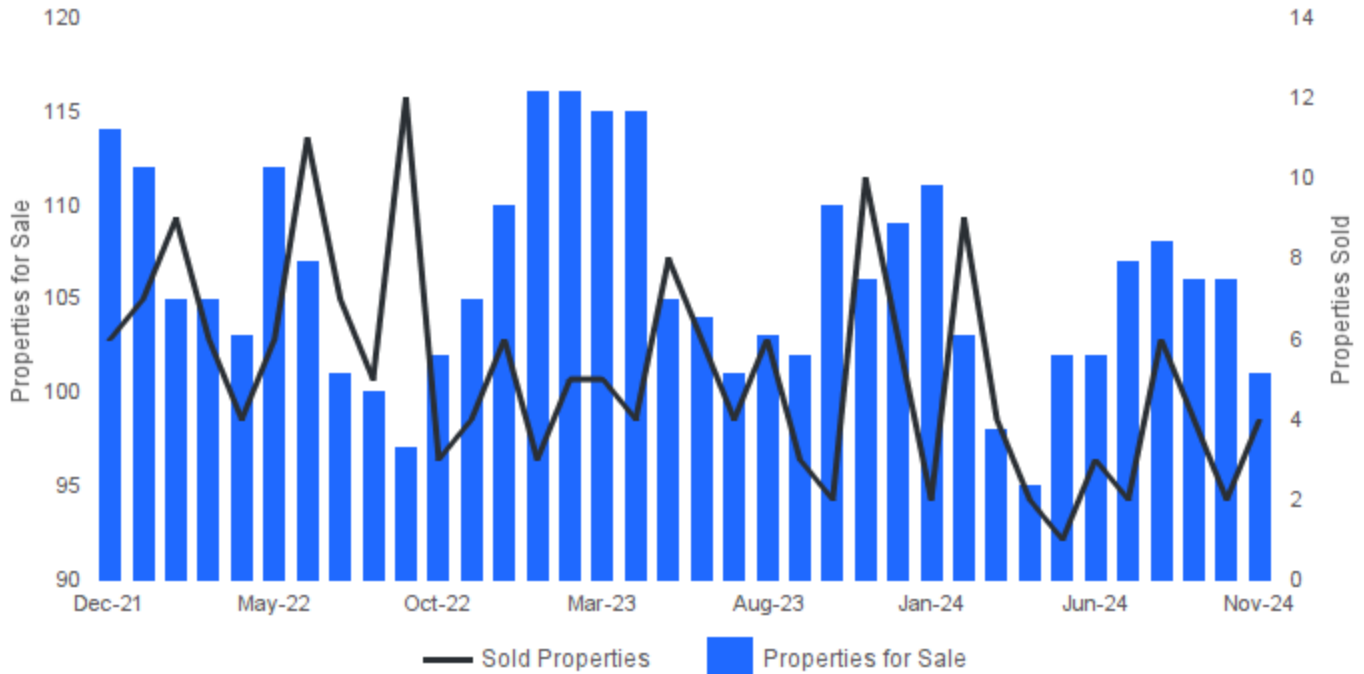


PROPERTIES FOR SALE AND SOLD PROPERTIES

November 2024 | Lots/Acres ?

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

Sold Properties | Number of properties sold.



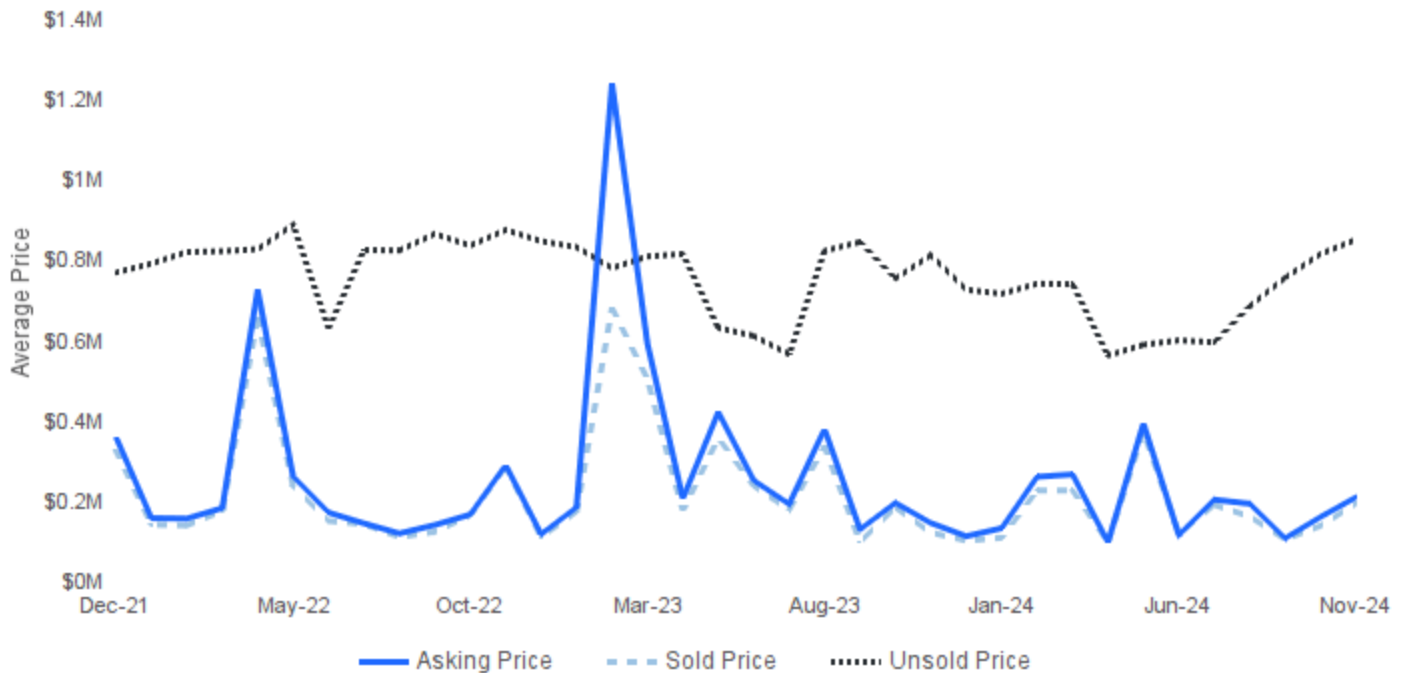
AVERAGE ASKING/SOLD/UNSOLD PRICE

November 2024 | Lots/Acres ?

Asking Price | the average asking price of sold properties

Sold Price | the average selling price

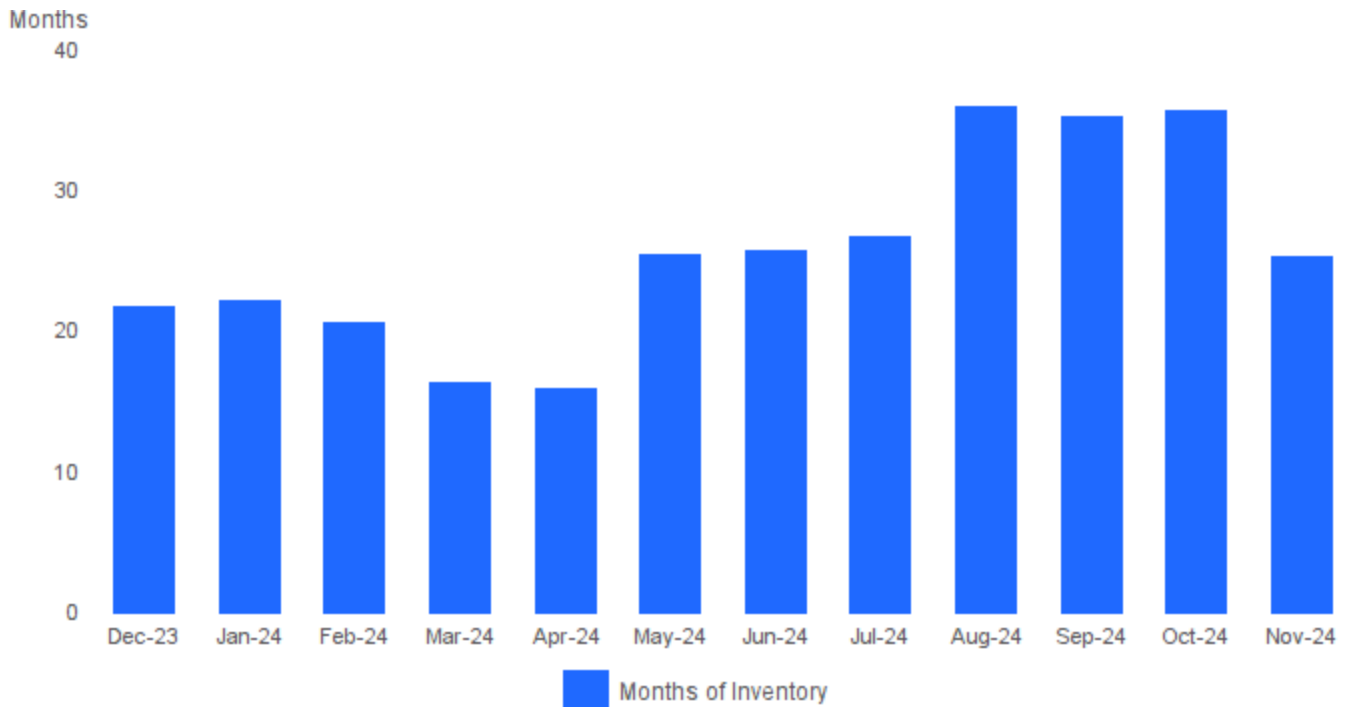
Unsold Price | the average active list price



ABSORPTION RATE

November 2024 | Lots/Acres ?

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.



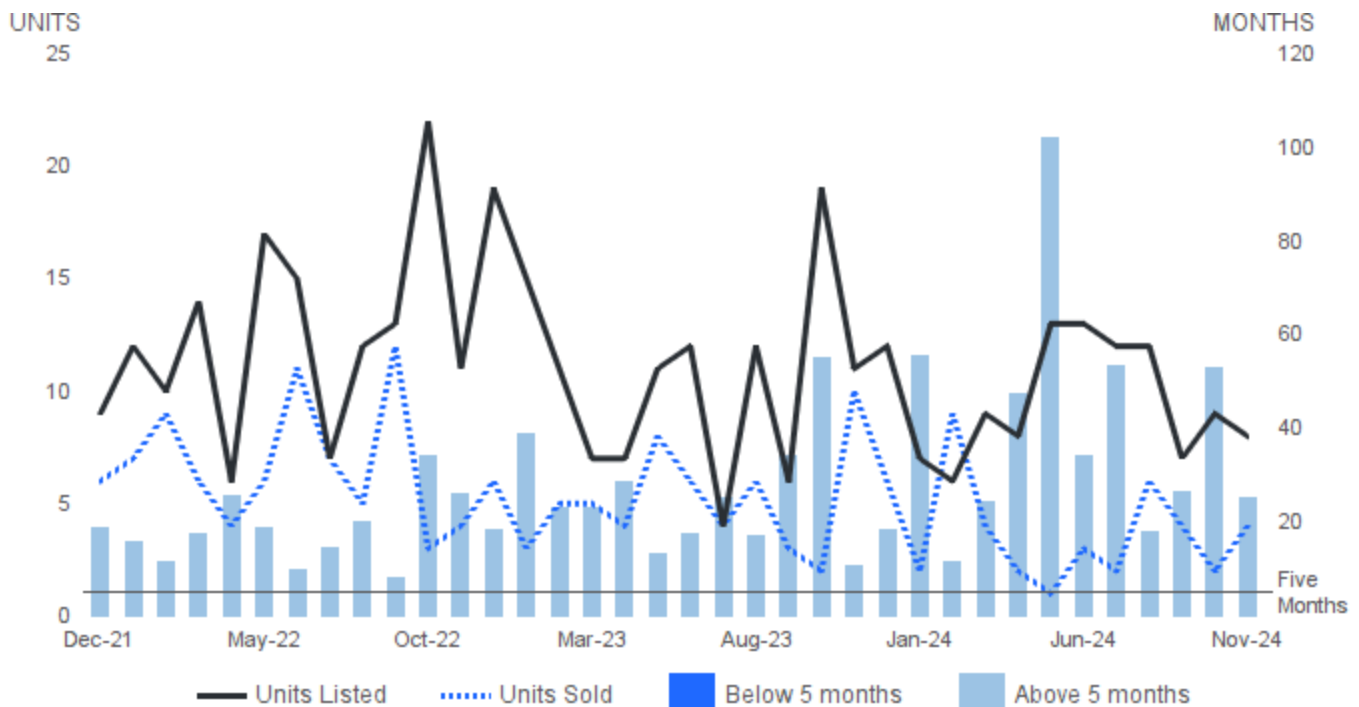
MONTHS SUPPLY OF INVENTORY

November 2024 | Lots/Acres ?

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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