



COLDWELL BANKER

U.S. VIRGIN ISLANDS

AREA REPORT

ST. THOMAS

NOVEMBER 2024 | SINGLE FAMILY



BRYONY LOCHER

Direct: 340-778-7000

Cell: 340-227-7657

bry@coldwellbankervi.com

www.coldwellbanker.com

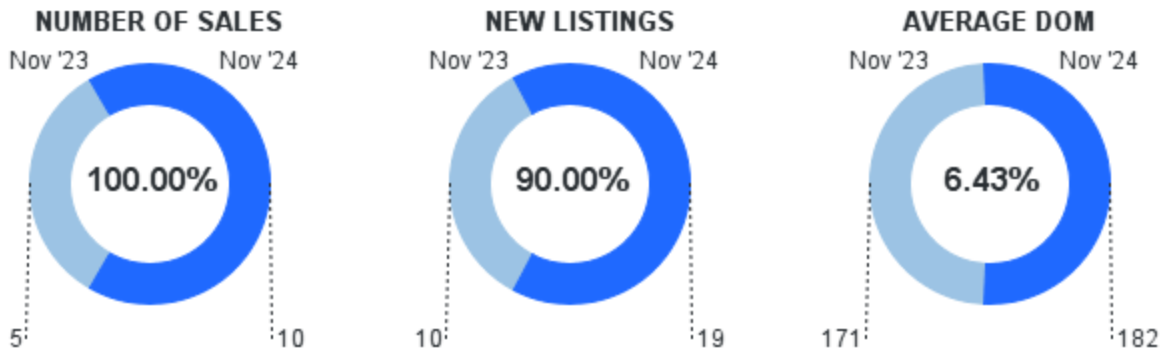


COLDWELL BANKER
ISLAND AFFILIATES

ST. THOMAS | November 2024

REAL ESTATE SNAPSHOT - Change since this time last year

Single Family



-58.33% ↓

MEDIAN SALES PRICE
SINGLE FAMILY

-34.33% ↓

AVERAGE SALES PRICE
SINGLE FAMILY

-49.21% ↓

**MEDIAN LIST PRICE
(SOLD LISTINGS)**
SINGLE FAMILY

-32.80% ↓

**AVERAGE LIST PRICE
(SOLD LISTINGS)**
SINGLE FAMILY

■ Nov '23 ■ Nov '24

AREA REPORT

ST. THOMAS

FULL MARKET SUMMARY

November 2024 | Single Family ?

	Month to Date			Year to Date		
	November 2024	November 2023	% Change	YTD 2024	YTD 2023	% Change
New Listings	19	10	90% ↑	143	121	18.18% ↑
Sold Listings	10	5	100% ↑	70	74	-5.41% ↓
Median List Price (Solds)	\$609,500	\$1,200,000	-49.21% ↓	\$727,500	\$898,000	-18.99% ↓
Median Sold Price	\$500,000	\$1,200,000	-58.33% ↓	\$650,000	\$862,500	-24.64% ↓
Median Days on Market	158	153	3.27% ↑	114	126	-9.52% ↓
Average List Price (Solds)	\$667,800	\$993,800	-32.8% ↓	\$949,811	\$1,240,981	-23.46% ↓
Average Sold Price	\$593,650	\$904,000	-34.33% ↓	\$877,744	\$1,104,540	-20.53% ↓
Average Days on Market	182	171	6.43% ↑	185	183	1.09% ↑
List/Sold Price Ratio	88.4%	91.2%	-3.07% ↓	91.9%	91.6%	0.35% ↑

SOLD AND NEW PROPERTIES (UNITS)

November 2024 | Single Family ?

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 2024 | 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.

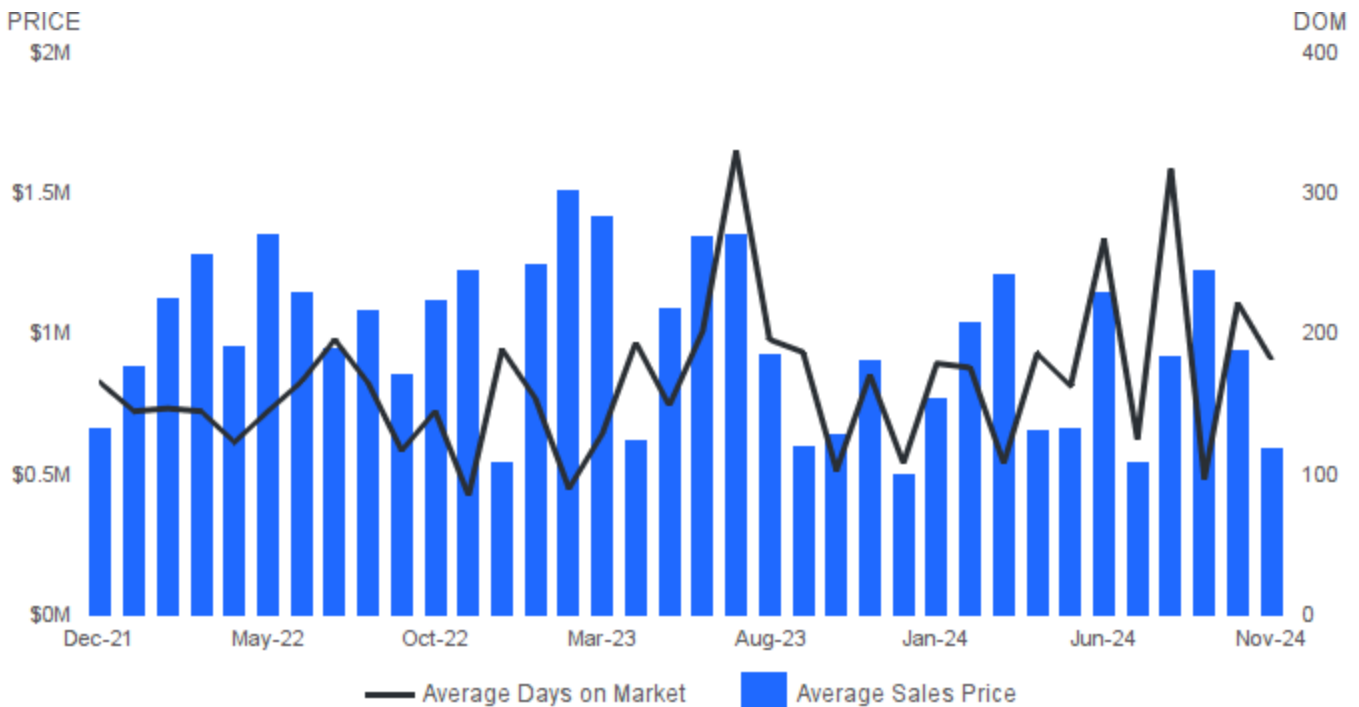


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

November 2024 | Single Family ?

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

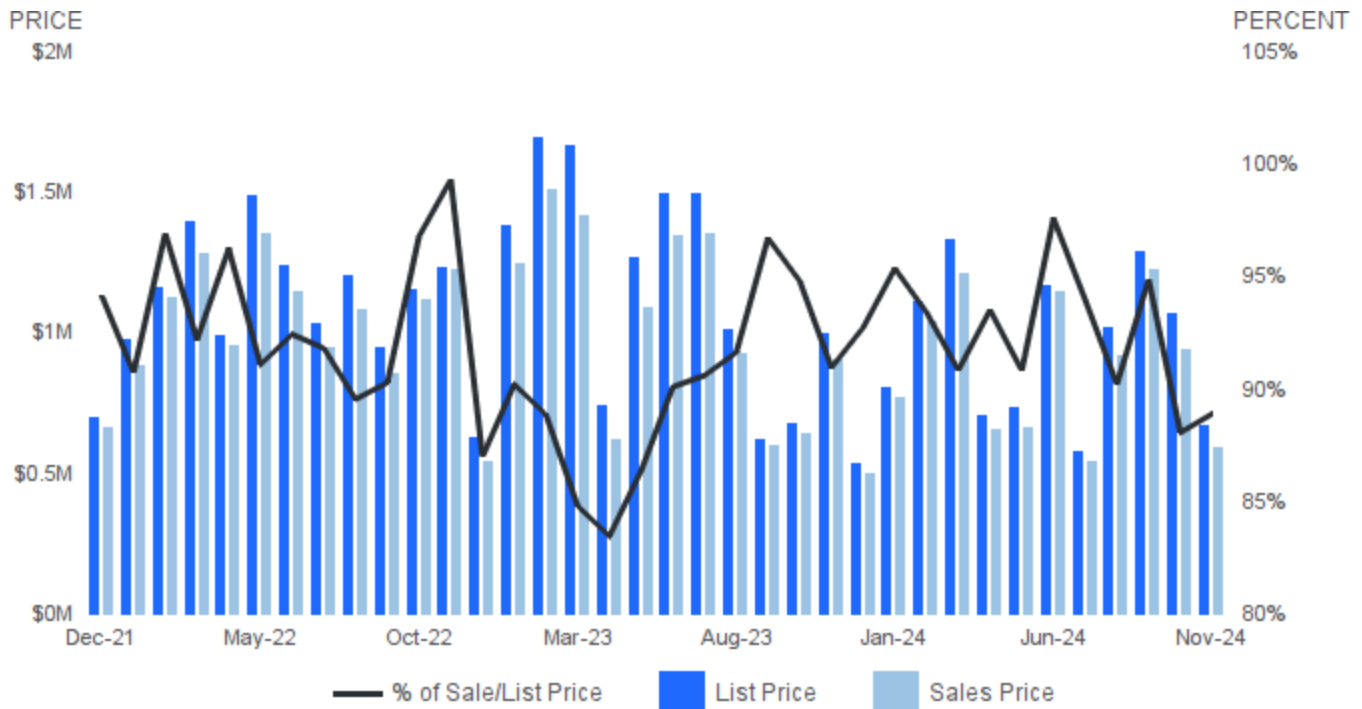
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

November 2024 | Single Family ?

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

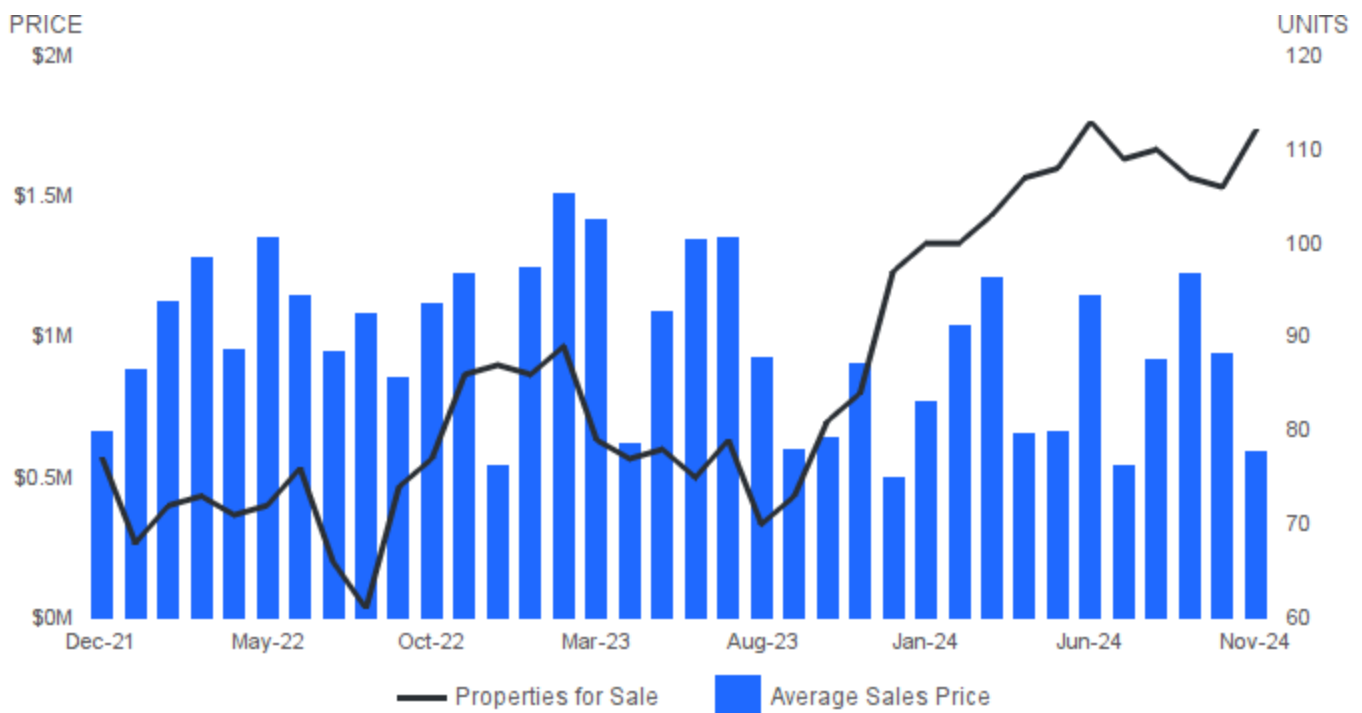


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

November 2024 | 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.

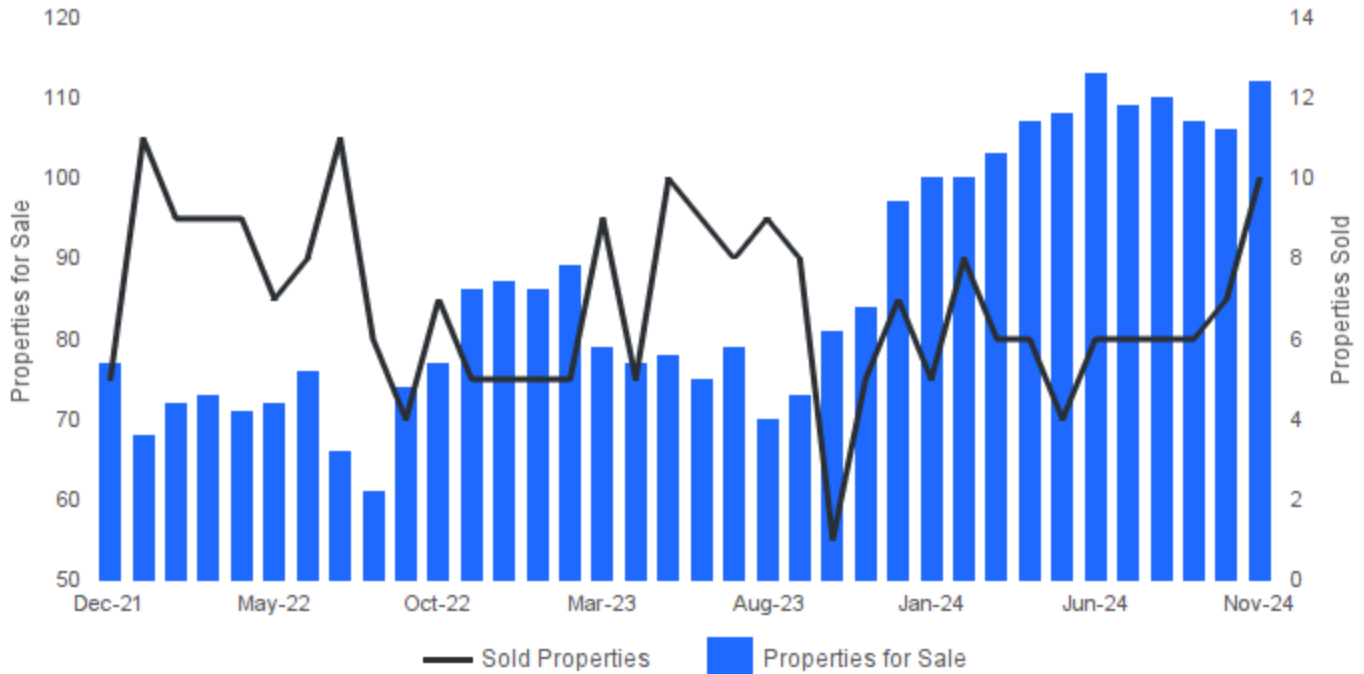


PROPERTIES FOR SALE AND SOLD PROPERTIES

November 2024 | Single Family ?

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

Sold Properties | Number of properties sold.



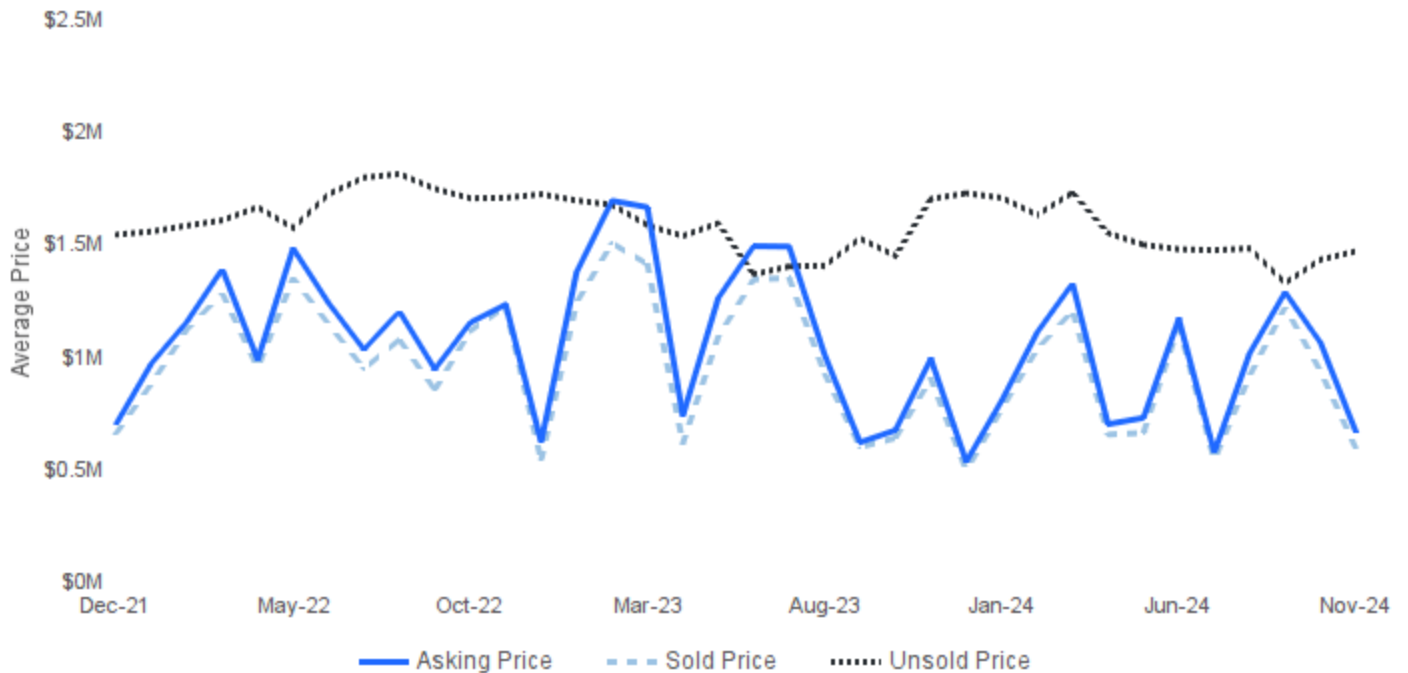
AVERAGE ASKING/SOLD/UNSOLD PRICE

November 2024 | Single Family ?

Asking Price | the average asking price of sold properties

Sold Price | the average selling price

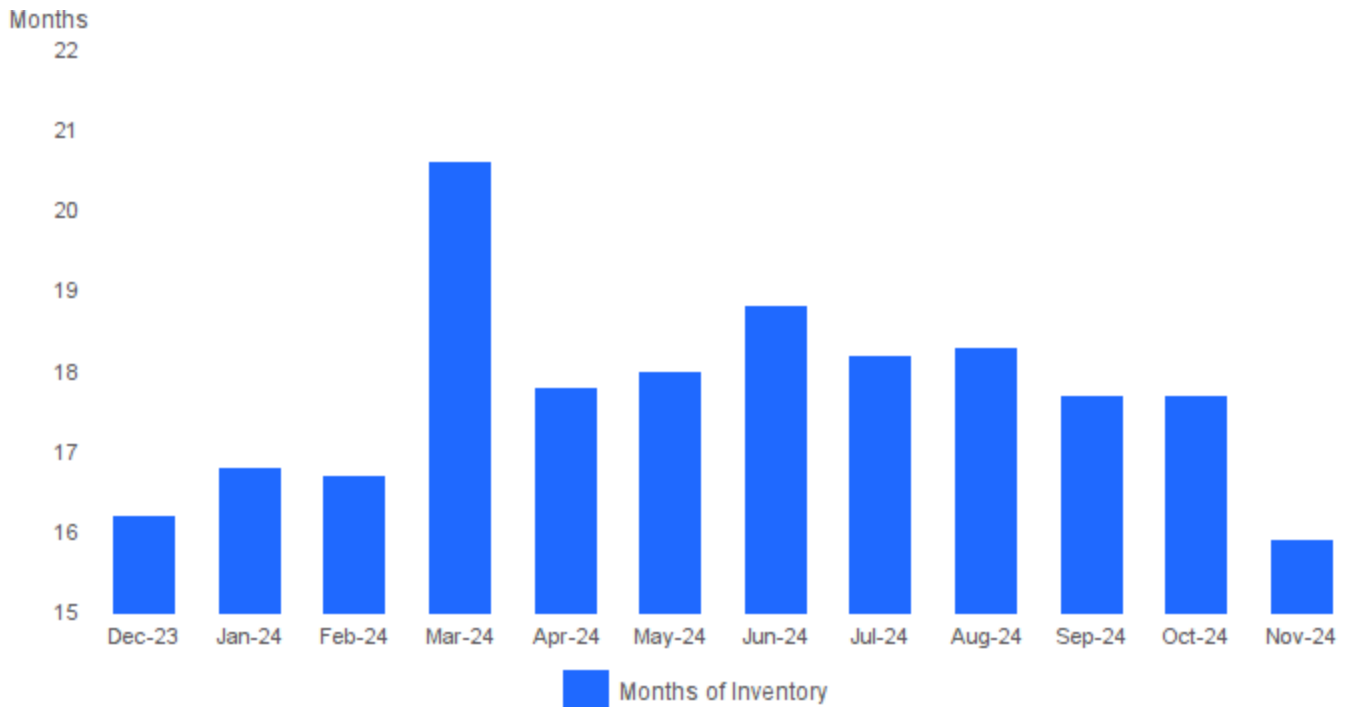
Unsold Price | the average active list price



ABSORPTION RATE

November 2024 | 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.



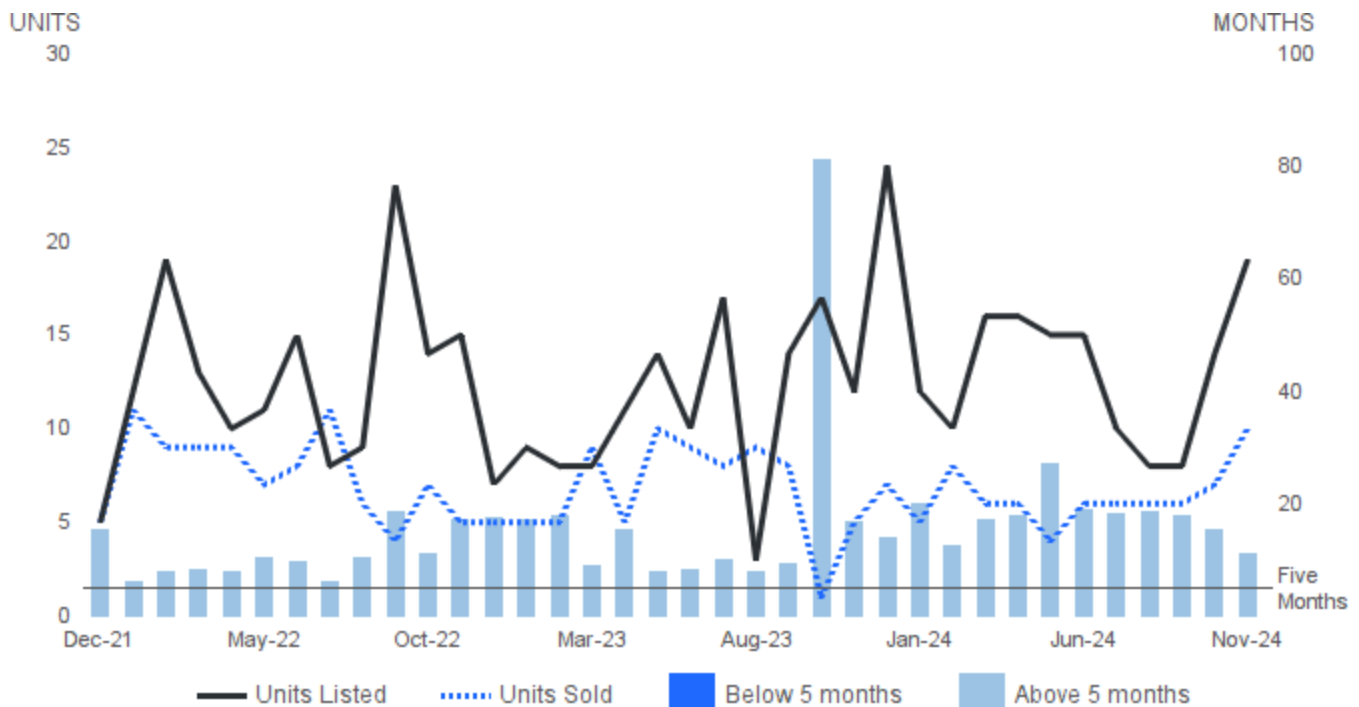
MONTHS SUPPLY OF INVENTORY

November 2024 | 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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