



COLDWELL BANKER

U.S. VIRGIN ISLANDS

AREA REPORT

ST. THOMAS

NOVEMBER 2024 | ALL PROPERTY TYPES



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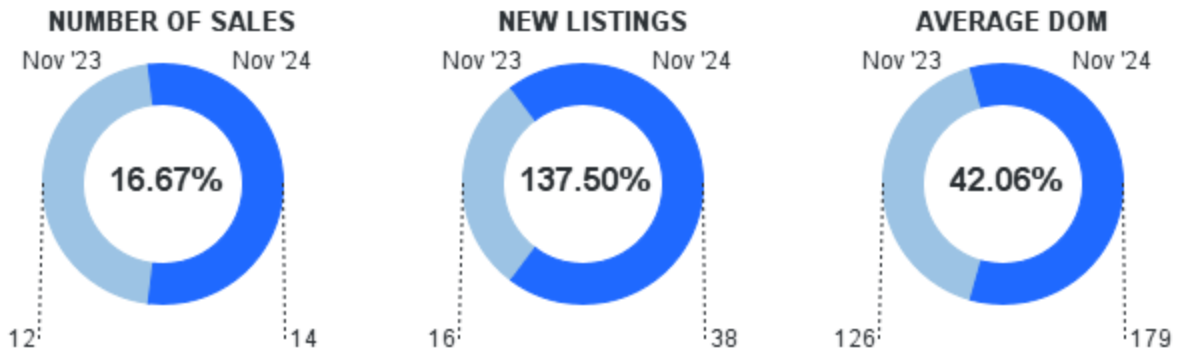


COLDWELL BANKER
ISLAND AFFILIATES

ST. THOMAS | November 2024

REAL ESTATE SNAPSHOT - Change since this time last year

All Property Types



-24.50% ↓

MEDIAN SALES PRICE
ALL PROPERTY TYPES

-23.87% ↓

AVERAGE SALES PRICE
ALL PROPERTY TYPES

-17.69% ↓

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

-19.69% ↓

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

■ Nov '23 ■ Nov '24

AREA REPORT

St. Thomas

FULL MARKET SUMMARY

November 2024 | All Property Types ?

	Month to Date			Year to Date		
	November 2024	November 2023	% Change	YTD 2024	YTD 2023	% Change
New Listings	38	16	137.5% ↑	308	288	6.94% ↑
Sold Listings	14	12	16.67% ↑	159	182	-12.64% ↓
Median List Price (Solds)	\$524,750	\$637,500	-17.69% ↓	\$495,000	\$552,500	-10.41% ↓
Median Sold Price	\$470,000	\$622,500	-24.5% ↓	\$450,000	\$532,500	-15.49% ↓
Median Days on Market	158	97	62.89% ↑	128	95	34.74% ↑
Average List Price (Solds)	\$589,107	\$733,500	-19.69% ↓	\$651,434	\$798,577	-18.43% ↓
Average Sold Price	\$528,678	\$694,425	-23.87% ↓	\$610,082	\$731,800	-16.63% ↓
Average Days on Market	179	126	42.06% ↑	168	145	15.86% ↑
List/Sold Price Ratio	89.8%	96.1%	-6.55% ↓	93.9%	94.6%	-0.78% ↓

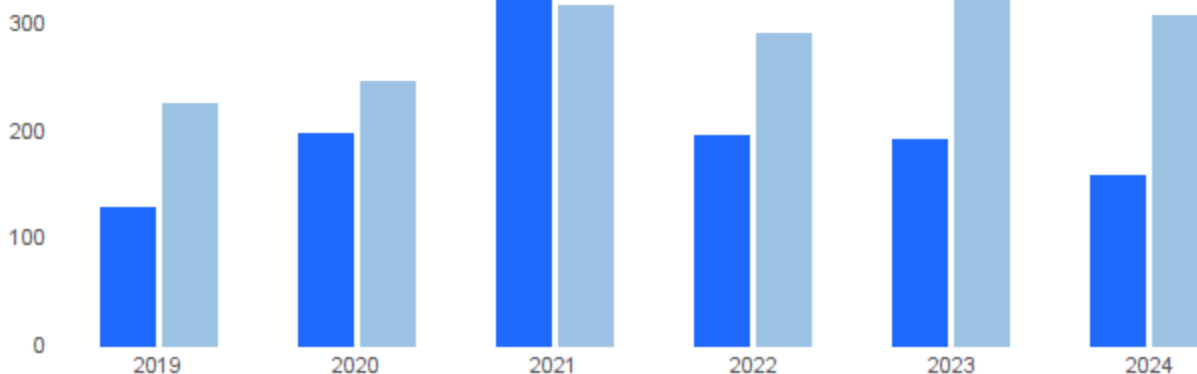
SOLD AND NEW PROPERTIES (UNITS)

November 2024 | All Property Types ?

Sold Properties | Number of properties sold during the year

New Properties | Number of properties listed during the year.

UNITS
400



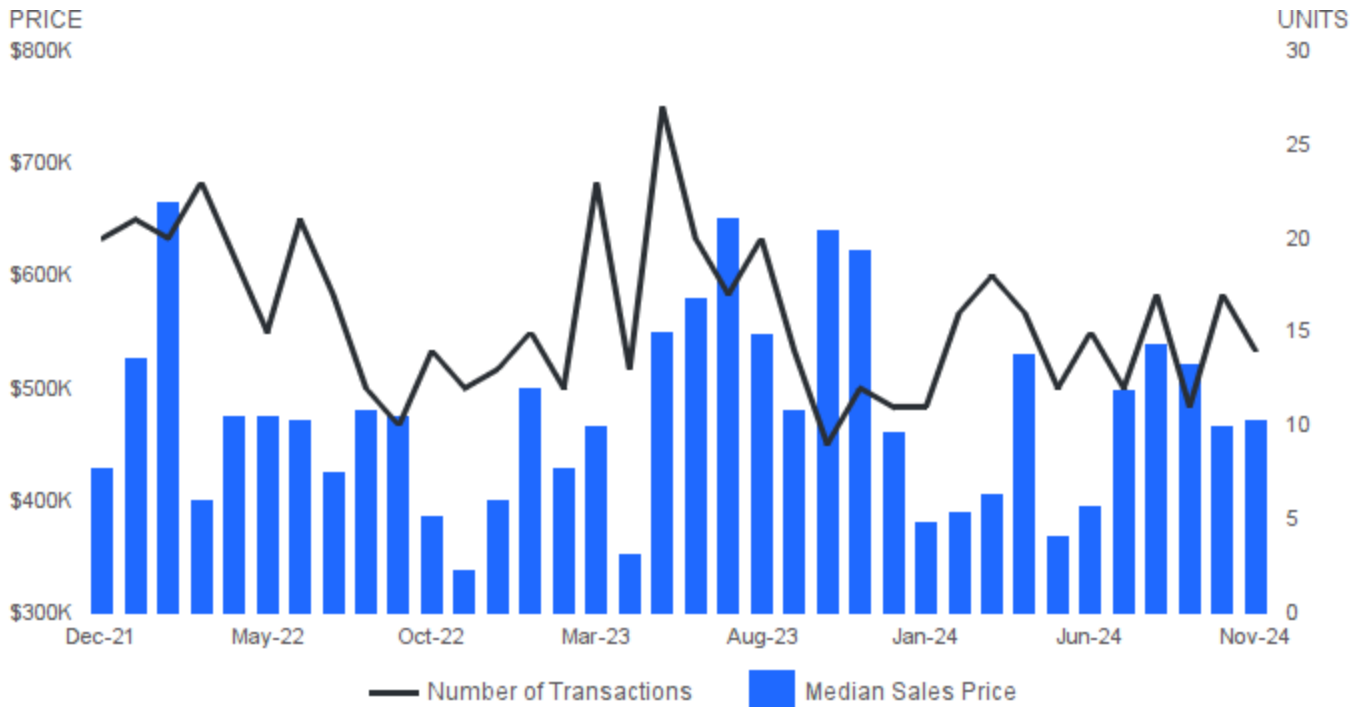
Sold Properties	129	198	332	197	193	159
New Properties	226	247	317	291	327	308
Sold Volume	\$51.25M	\$96.77M	\$179.69M	\$137.06M	\$137.97M	\$97.00M
Listing Volume	\$115.92M	\$144.13M	\$243.85M	\$268.76M	\$298.53M	\$282.28M
Median Sale Price	\$280K	\$318K	\$375K	\$460K	\$525K	\$450K

MEDIAN SALES PRICE AND NUMBER OF SALES

November 2024 | 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.

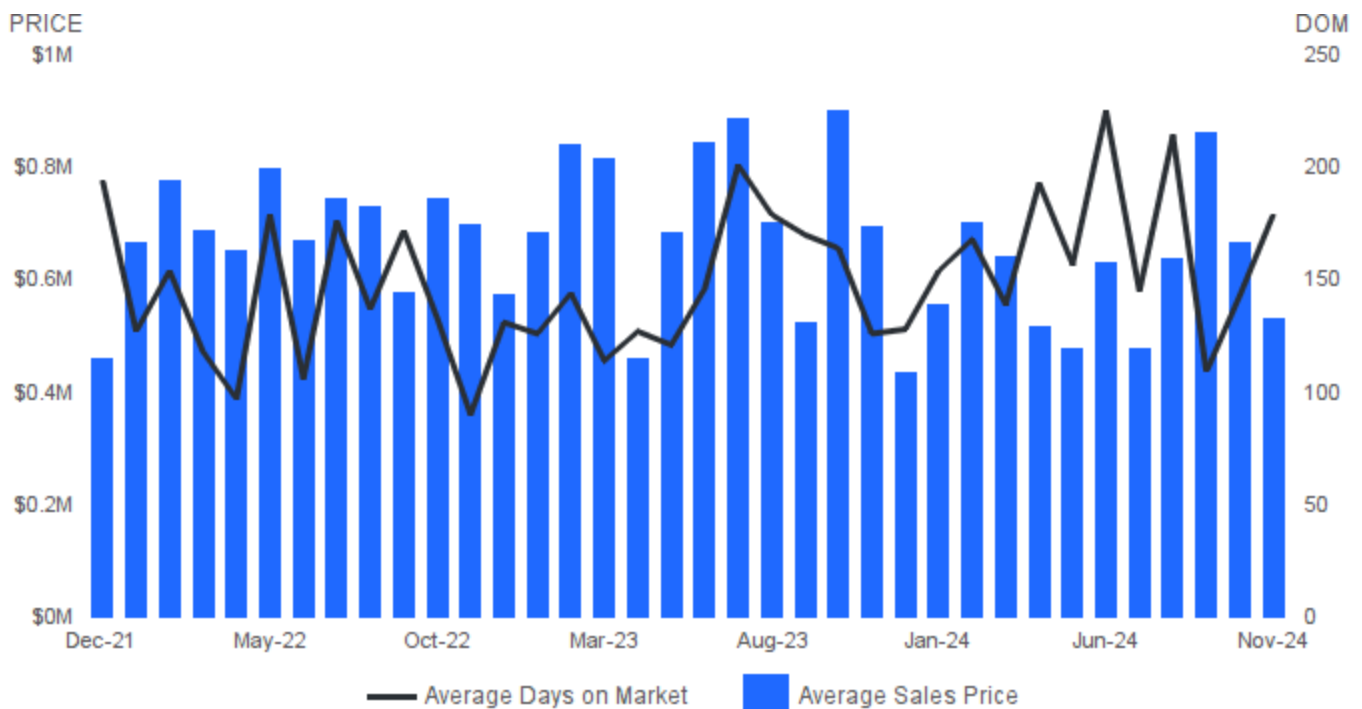


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

November 2024 | All Property Types ?

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

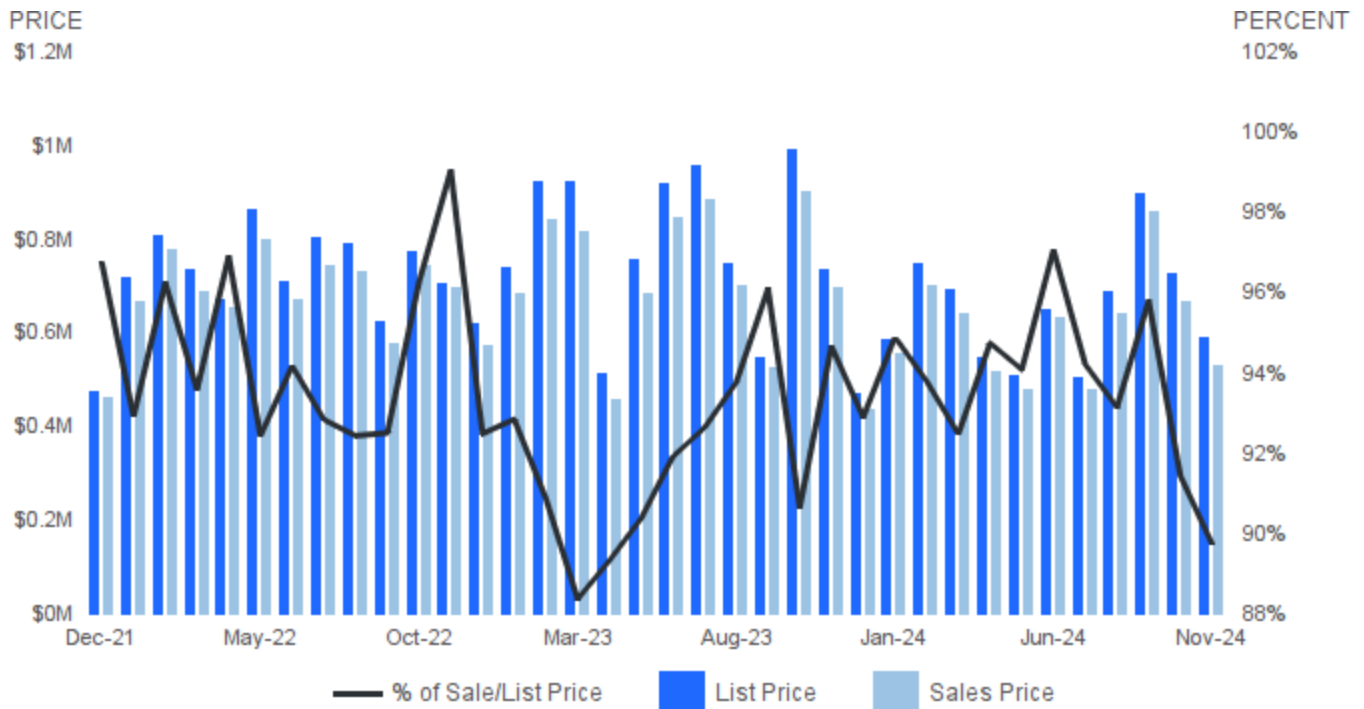
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

November 2024 | All Property Types ?

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

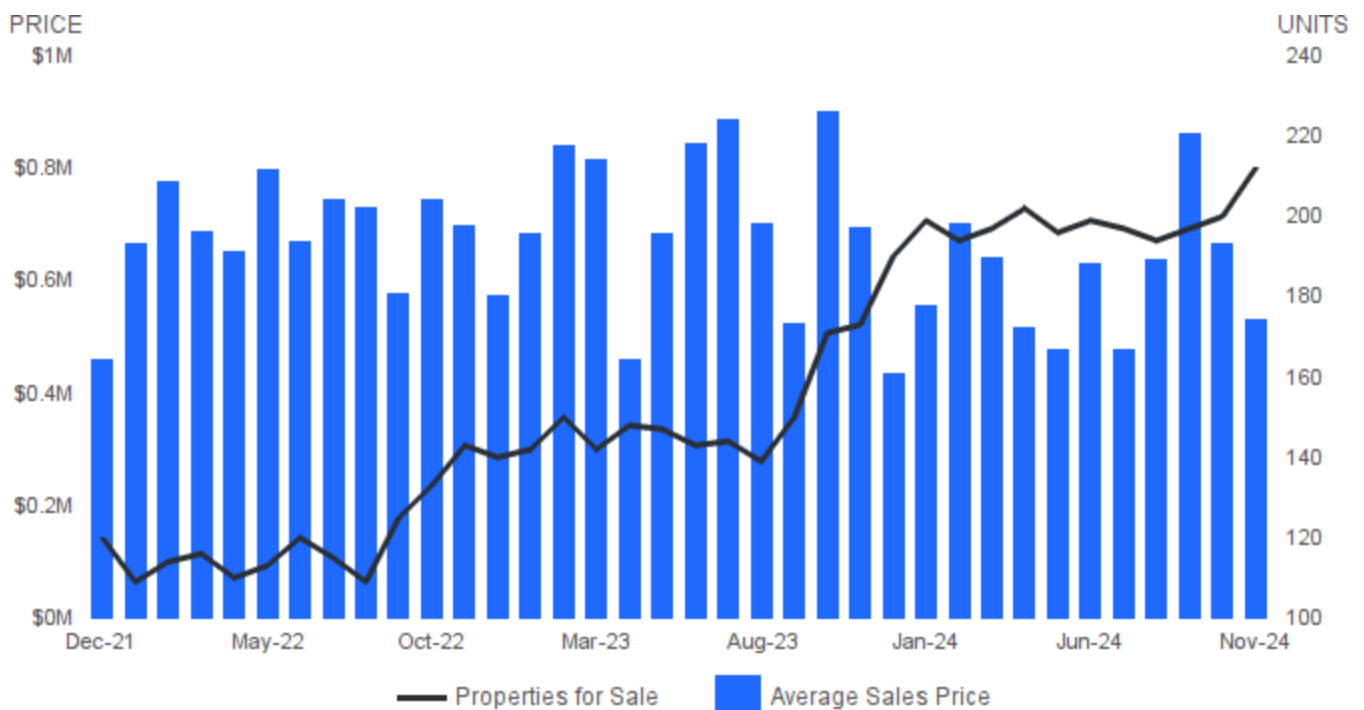


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

November 2024 | 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.

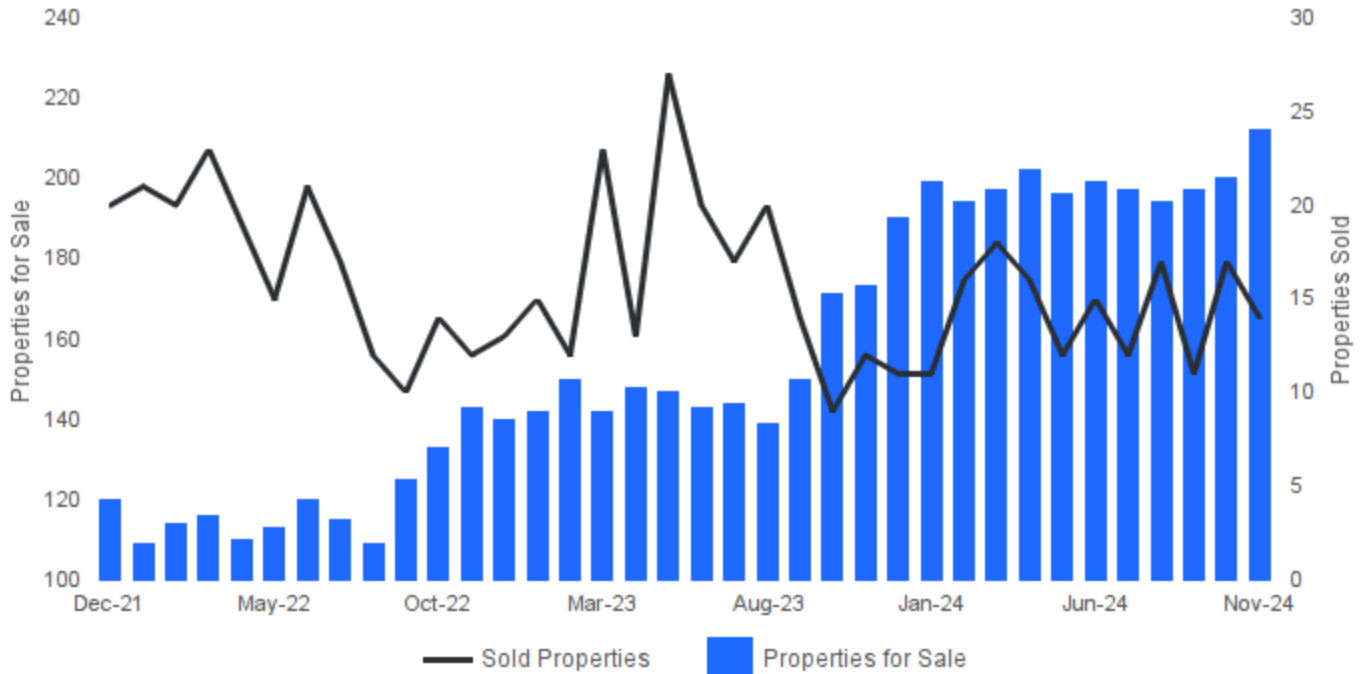


PROPERTIES FOR SALE AND SOLD PROPERTIES

November 2024 | All Property Types ?

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

Sold Properties | Number of properties sold.



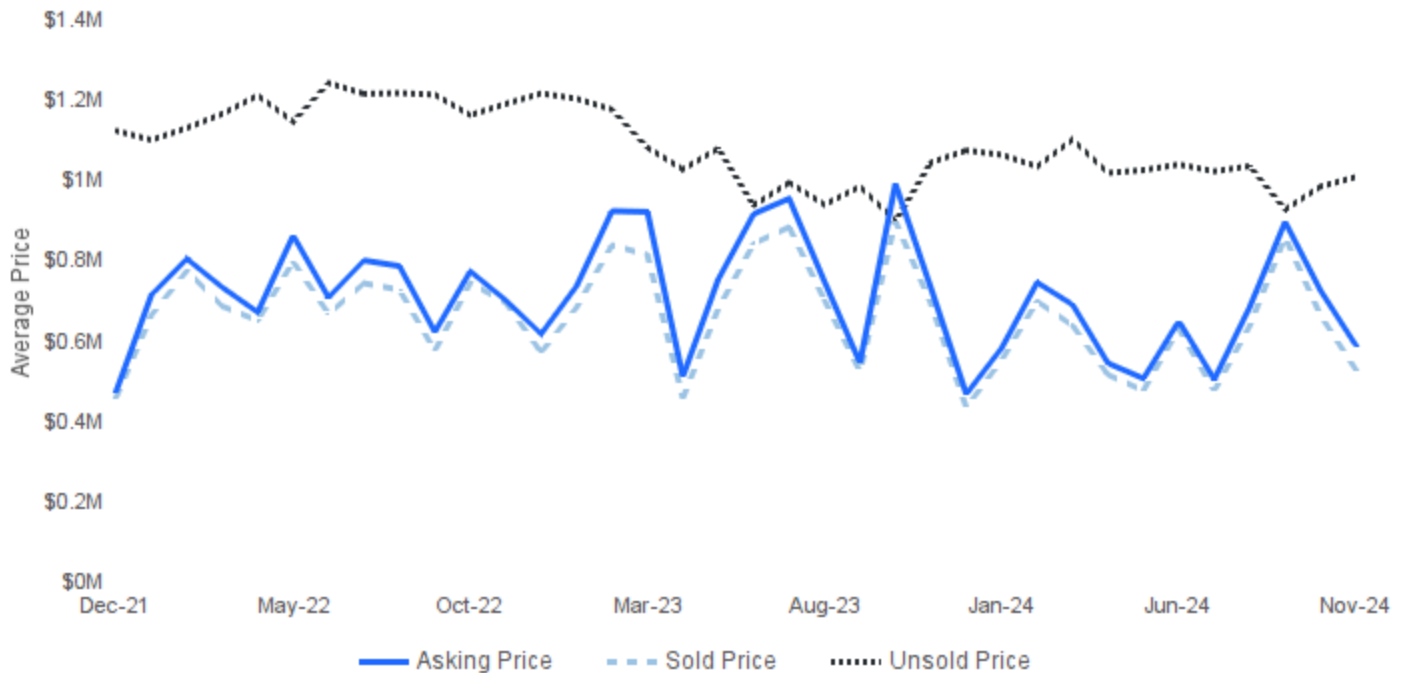
AVERAGE ASKING/SOLD/UNSOLD PRICE

November 2024 | All Property Types ?

Asking Price | the average asking price of sold properties

Sold Price | the average selling price

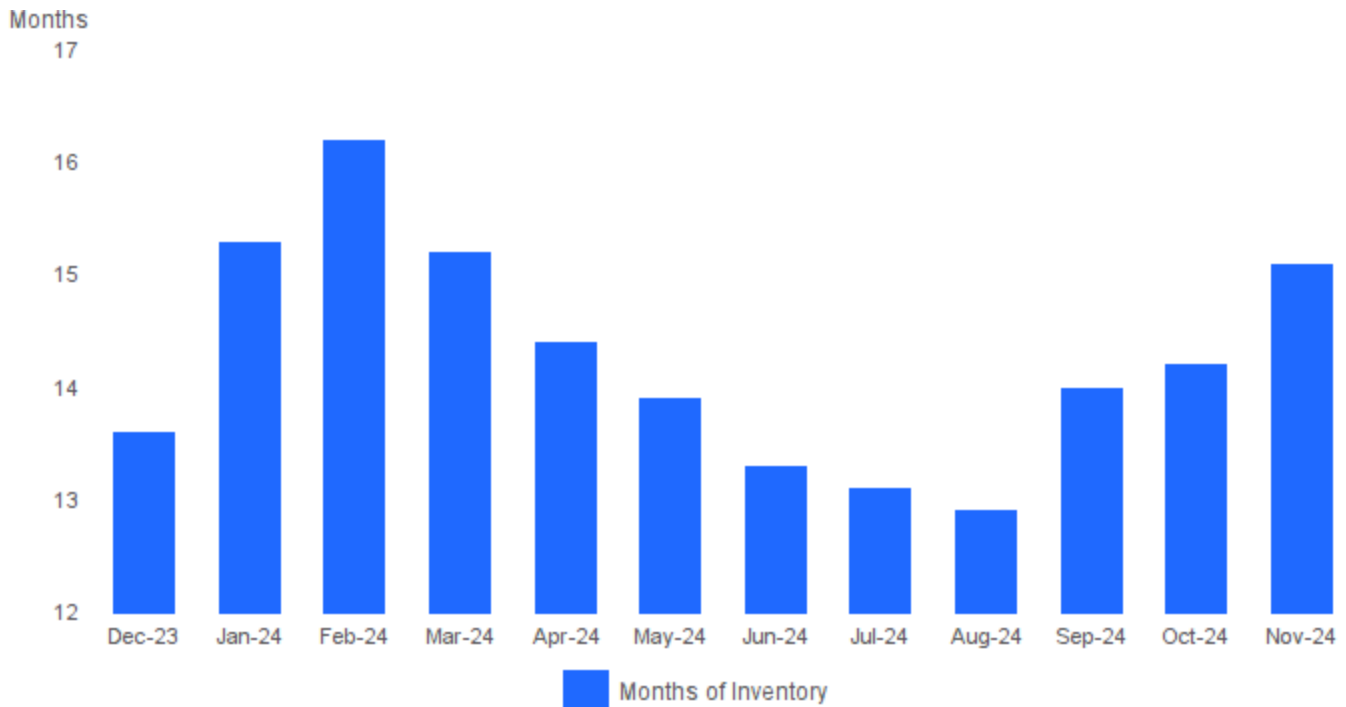
Unsold Price | the average active list price



ABSORPTION RATE

November 2024 | 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.



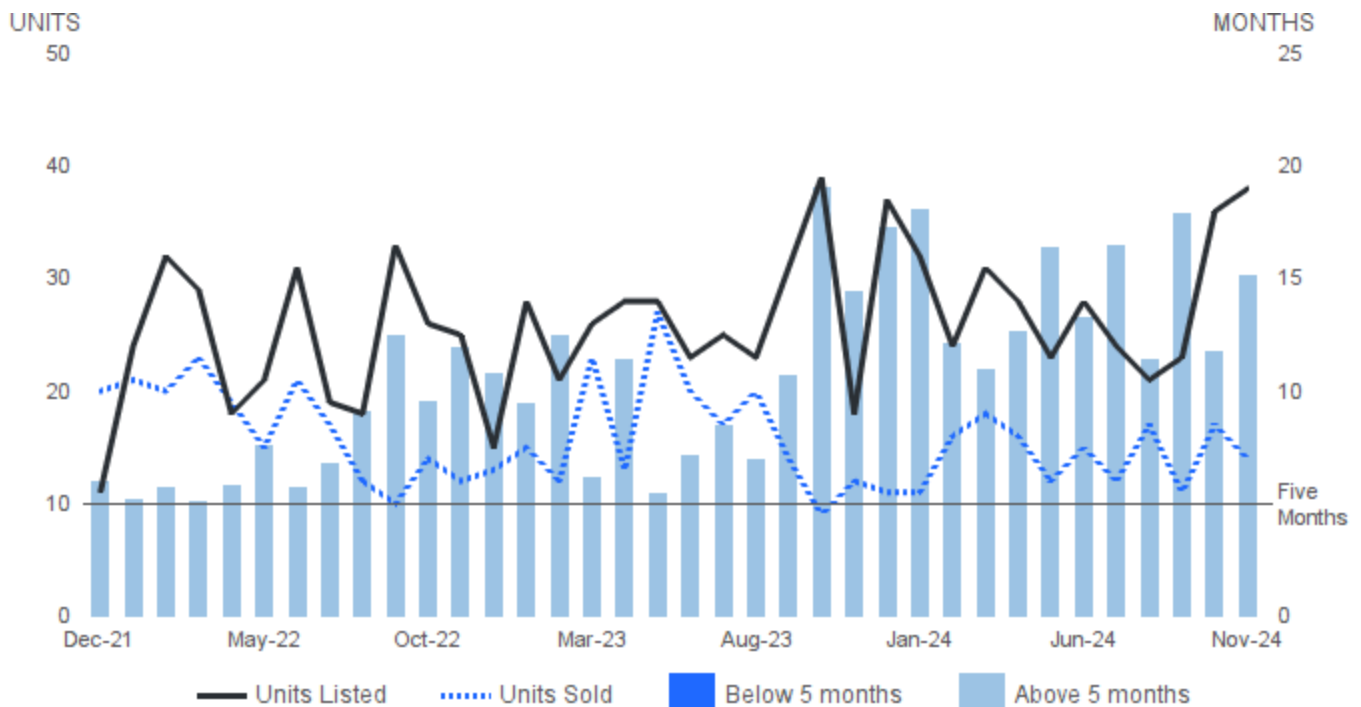
MONTHS SUPPLY OF INVENTORY

November 2024 | 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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