



COLDWELL BANKER
U.S. VIRGIN ISLANDS

**AREA
REPORT**

ST. THOMAS

DECEMBER 2023 | CONDO



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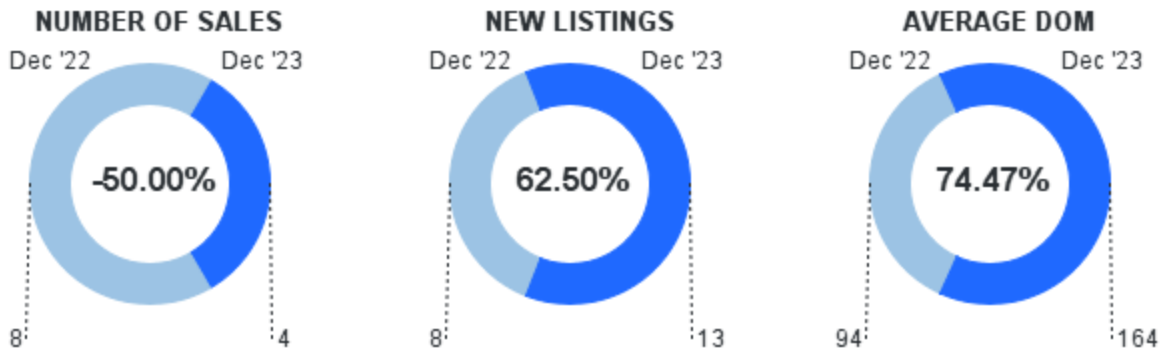


COLDWELL BANKER
ISLAND AFFILIATES

ST. THOMAS | December 2023

REAL ESTATE SNAPSHOT - Change since this time last year

Condo



-24.91% ↓

MEDIAN SALES PRICE
CONDO

-44.61% ↓

AVERAGE SALES PRICE
CONDO

-18.37% ↓

MEDIAN LIST PRICE
(SOLD LISTINGS)
CONDO

-43.04% ↓

AVERAGE LIST PRICE
(SOLD LISTINGS)
CONDO

■ Dec '22 ■ Dec '23

AREA REPORT

ST. THOMAS

FULL MARKET SUMMARY

December 2023 | Condo ?

	Month to Date			Year to Date		
	December 2023	December 2022	% Change	YTD 2023	YTD 2022	% Change
New Listings	13	8	62.5% ↑	180	135	33.33% ↑
Sold Listings	4	8	-50% ↓	112	106	5.66% ↑
Median List Price (Solds)	\$342,450	\$419,500	-18.37% ↓	\$422,500	\$335,000	26.12% ↑
Median Sold Price	\$315,000	\$419,500	-24.91% ↓	\$399,500	\$330,000	21.06% ↑
Median Days on Market	171	78	119.23% ↑	88	88	0%
Average List Price (Solds)	\$350,975	\$616,125	-43.04% ↓	\$490,289	\$402,492	21.81% ↑
Average Sold Price	\$327,500	\$591,250	-44.61% ↓	\$471,086	\$391,345	20.38% ↑
Average Days on Market	164	94	74.47% ↑	121	118	2.54% ↑
List/Sold Price Ratio	91.3%	96.6%	-5.57% ↓	96.5%	97.5%	-1.05% ↓

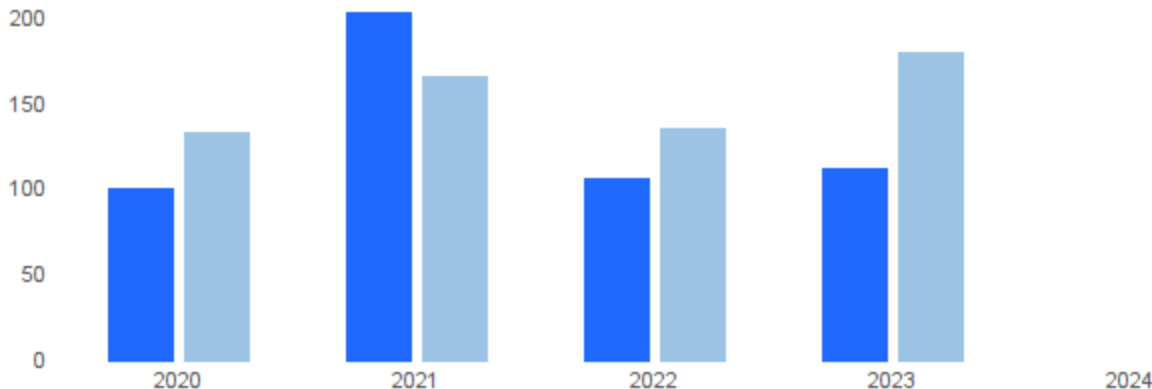
SOLD AND NEW PROPERTIES (UNITS)

December 2023 | Condo ?

Sold Properties | Number of properties sold during the year

New Properties | Number of properties listed during the year.

UNITS
250



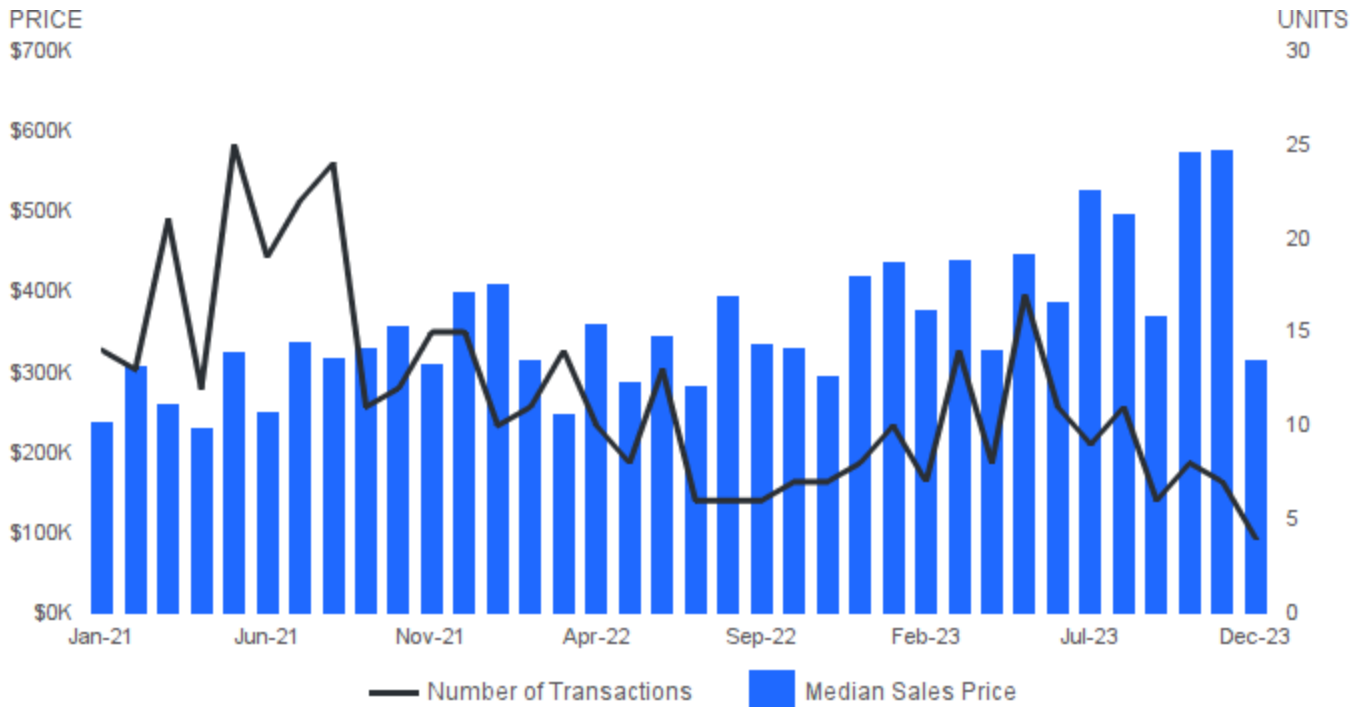
Sold Properties	101	203	106	112	0
New Properties	133	166	135	180	0
Sold Volume	\$28.76M	\$71.04M	\$41.48M	\$52.76M	\$0
Listing Volume	\$44.37M	\$65.33M	\$55.65M	\$84.25M	\$0
Median Sale Price	\$245K	\$300K	\$330K	\$400K	\$0

MEDIAN SALES PRICE AND NUMBER OF SALES

December 2023 | 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.

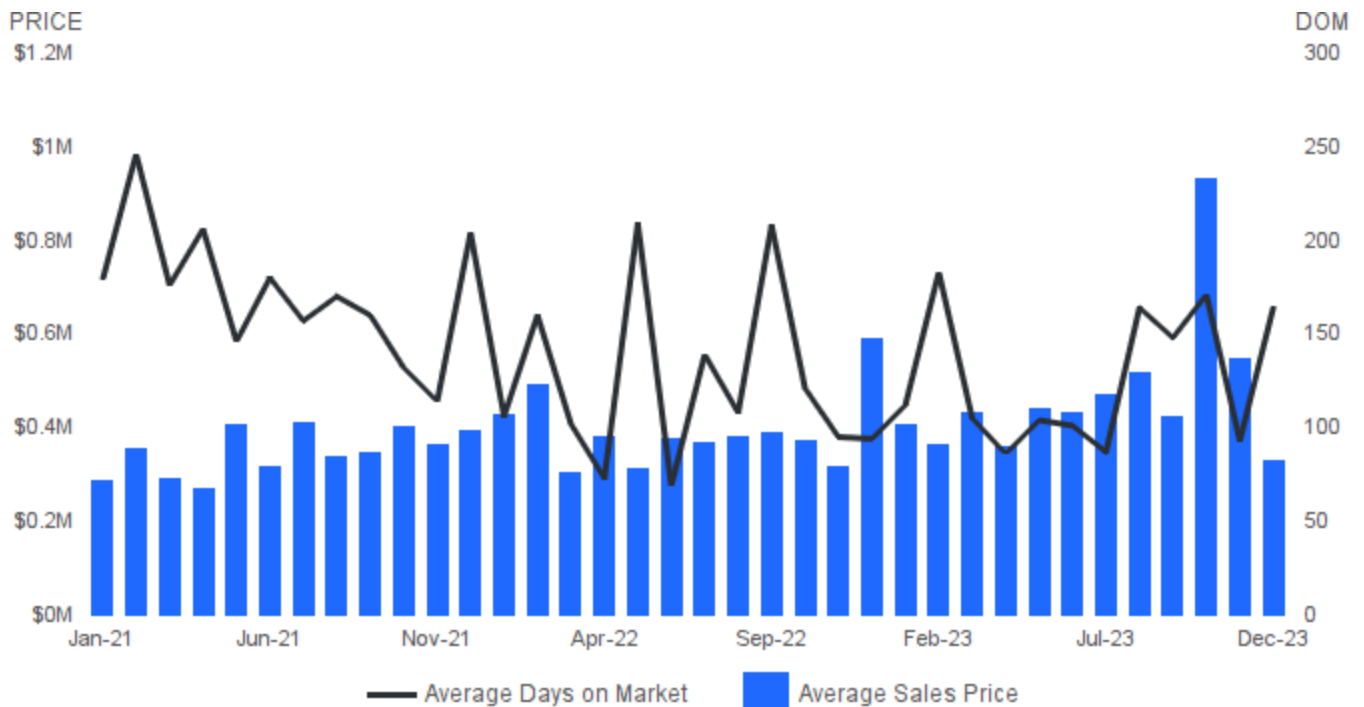


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

December 2023 | 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

December 2023 | Condo ?

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

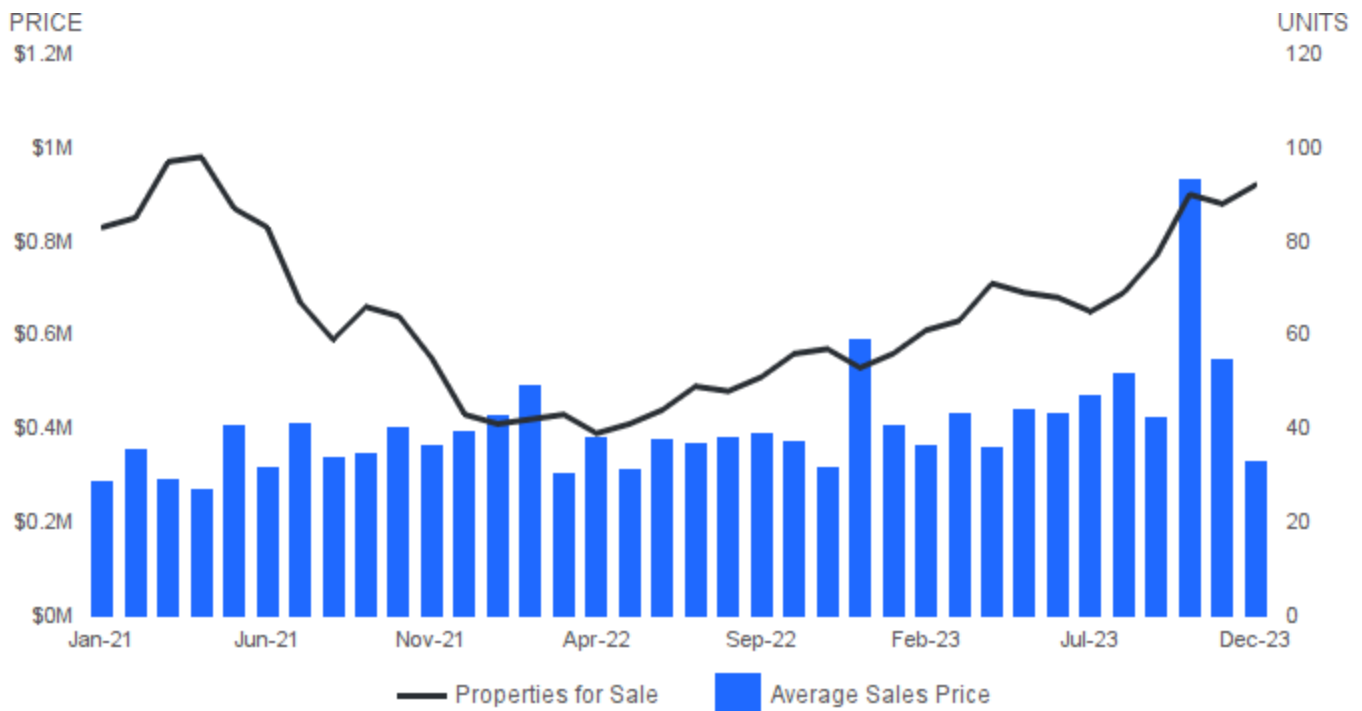


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

December 2023 | 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.

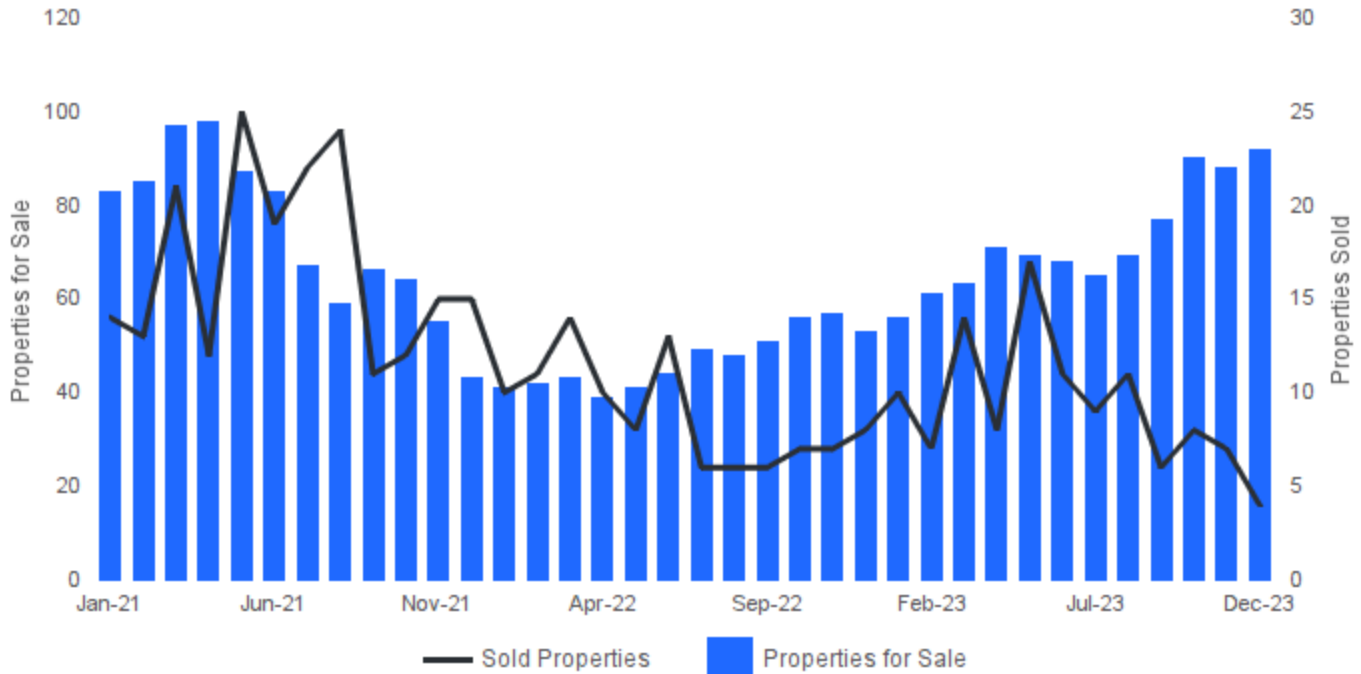


PROPERTIES FOR SALE AND SOLD PROPERTIES

December 2023 | Condo ?

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

Sold Properties | Number of properties sold.



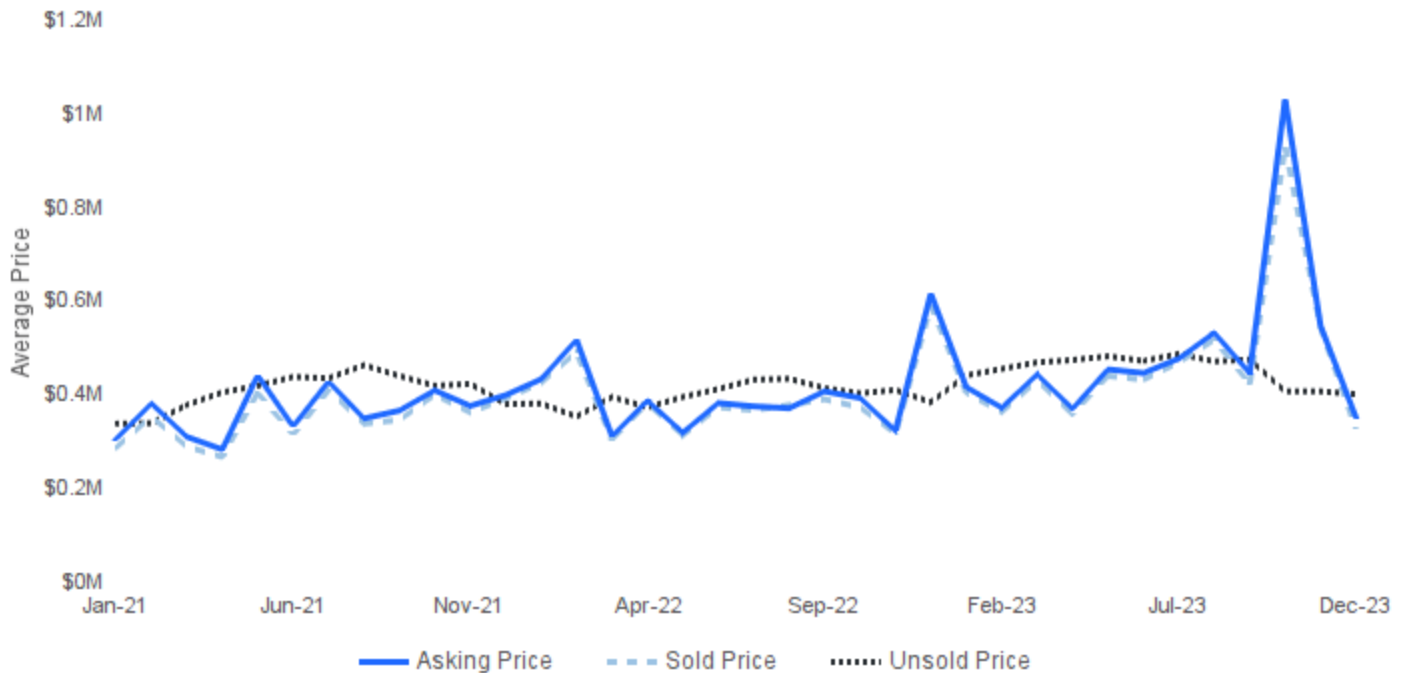
AVERAGE ASKING/SOLD/UNSOLD PRICE

December 2023 | Condo ?

Asking Price | the average asking price of sold properties

Sold Price | the average selling price

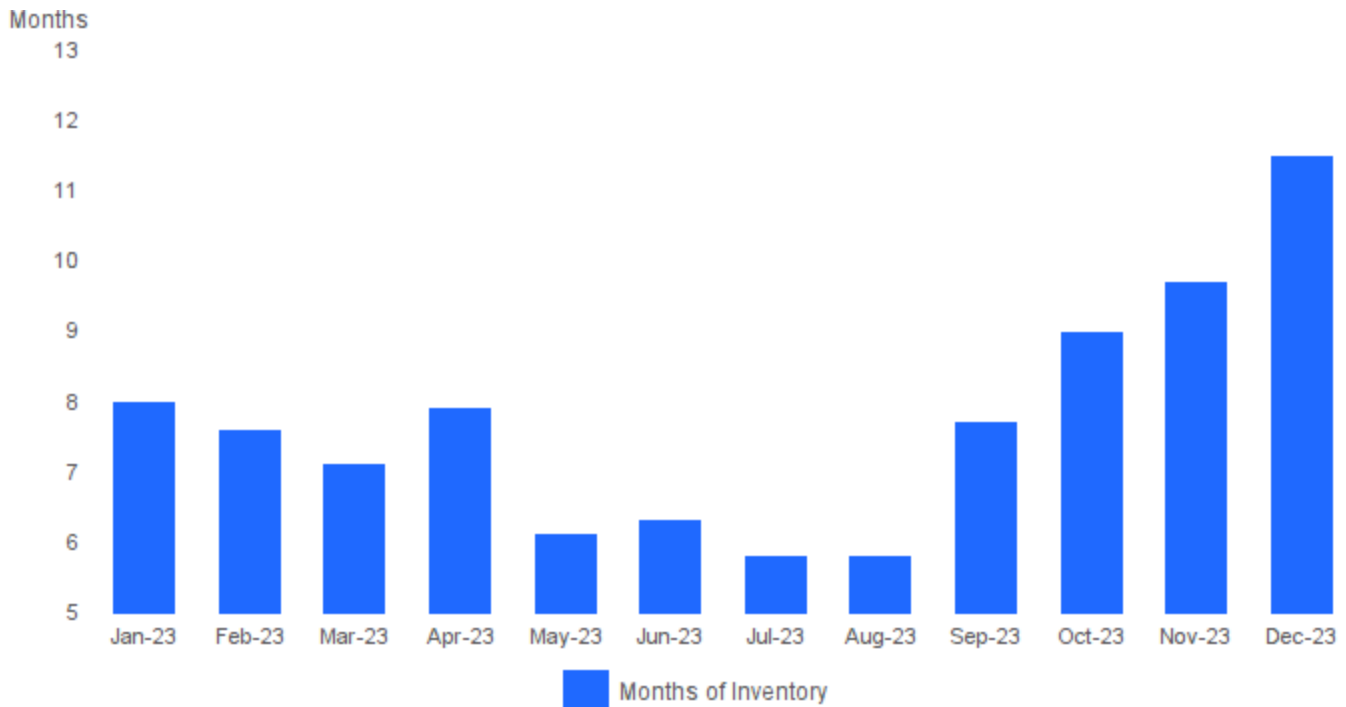
Unsold Price | the average active list price



ABSORPTION RATE

December 2023 | 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.



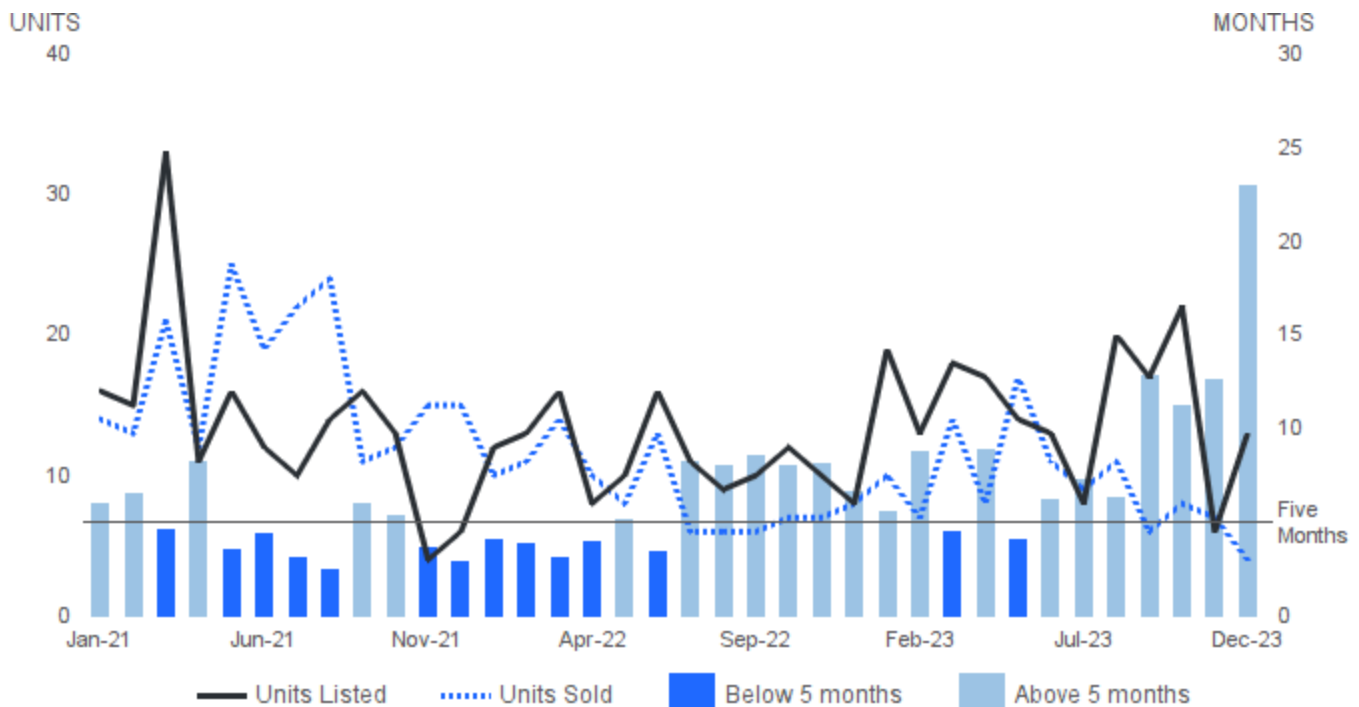
MONTHS SUPPLY OF INVENTORY

December 2023 | 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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