



COLDWELL BANKER
U.S. VIRGIN ISLANDS

**AREA
REPORT**

ST. THOMAS

DECEMBER 2023 | SINGLE FAMILY



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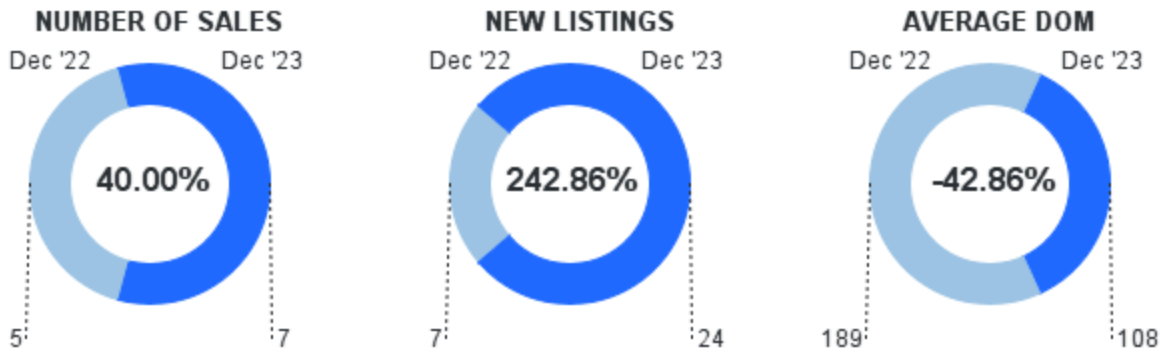


COLDWELL BANKER
ISLAND AFFILIATES

ST. THOMAS | December 2023

REAL ESTATE SNAPSHOT - Change since this time last year

Single Family



53.95% 

MEDIAN SALES PRICE
SINGLE FAMILY

-8.41% 

AVERAGE SALES PRICE
SINGLE FAMILY

21.28% 

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

-14.08% 

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

 Dec '22  Dec '23

AREA REPORT

ST. THOMAS

FULL MARKET SUMMARY

December 2023 | Single Family ?

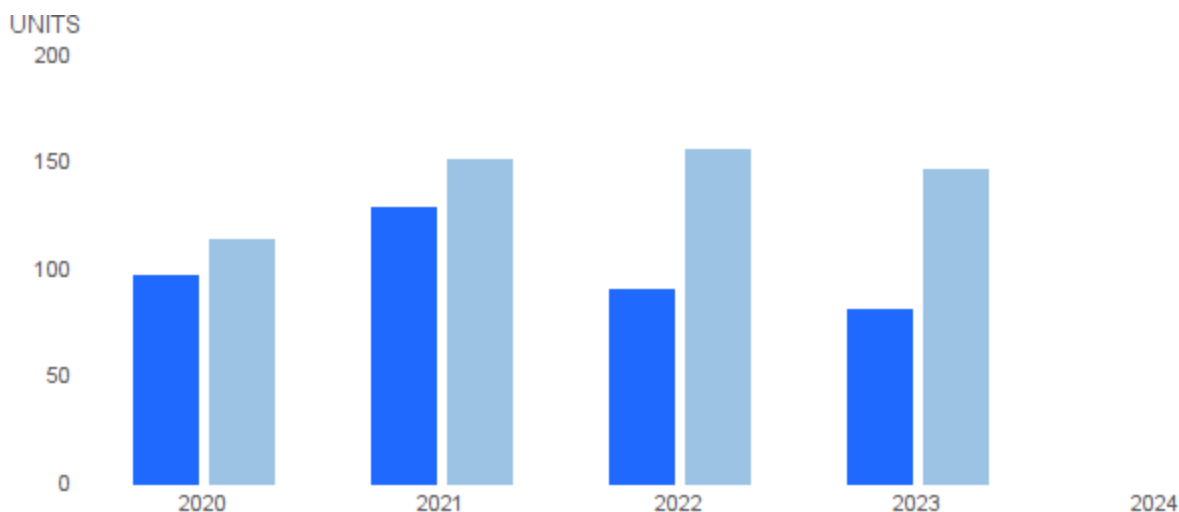
	Month to Date			Year to Date		
	December 2023	December 2022	% Change	YTD 2023	YTD 2022	% Change
New Listings	24	7	242.86% ↑	147	156	-5.77% ↓
Sold Listings	7	5	40% ↑	81	91	-10.99% ↓
Median List Price (Solds)	\$570,000	\$470,000	21.28% ↑	\$850,000	\$890,000	-4.49% ↓
Median Sold Price	\$585,000	\$380,000	53.95% ↑	\$825,000	\$860,000	-4.07% ↓
Median Days on Market	88	162	-45.68% ↓	113	120	-5.83% ↓
Average List Price (Solds)	\$535,271	\$623,000	-14.08% ↓	\$1,179,314	\$1,127,811	4.57% ↑
Average Sold Price	\$496,428	\$542,000	-8.41% ↓	\$1,051,987	\$1,062,565	-1% ↓
Average Days on Market	108	189	-42.86% ↓	176	150	17.33% ↑
List/Sold Price Ratio	92.7%	85.2%	8.81% ↑	91.8%	94.5%	-2.9% ↓

SOLD AND NEW PROPERTIES (UNITS)

December 2023 | Single Family ?

Sold Properties | Number of properties sold during the year

New Properties | Number of properties listed during the year.



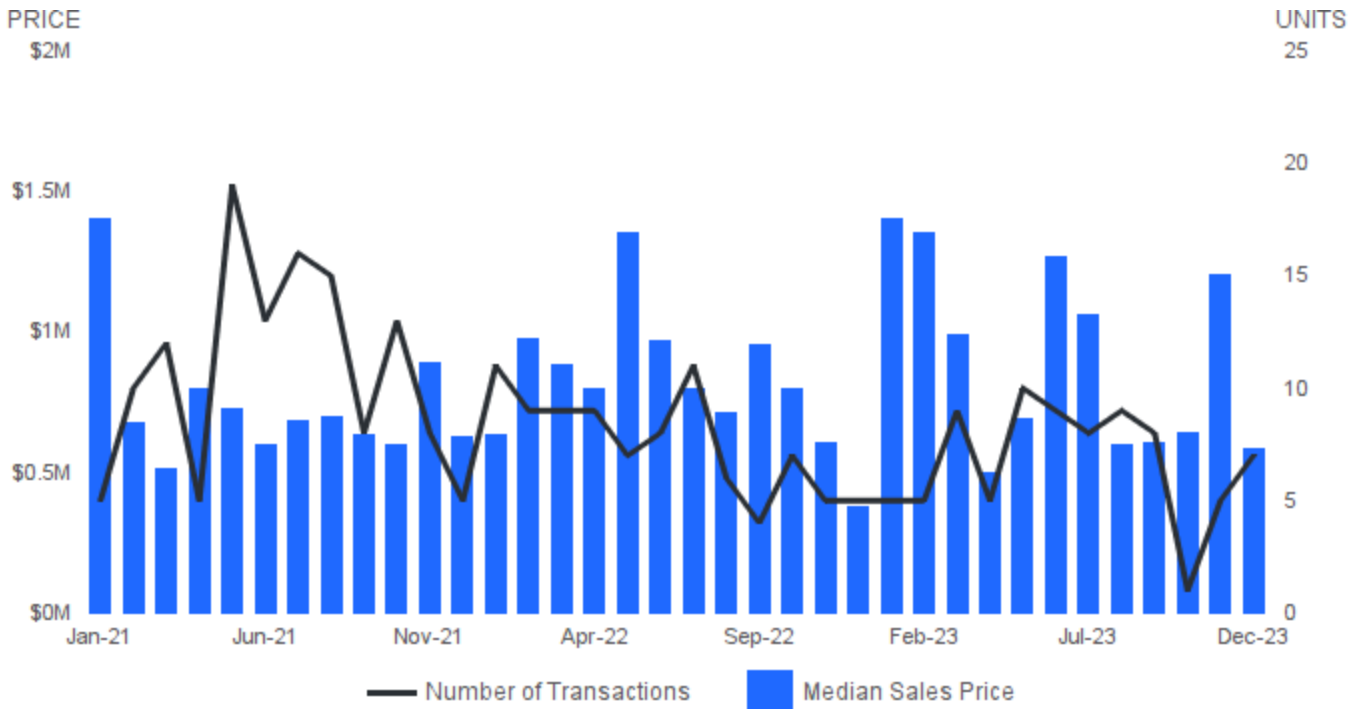
Sold Properties	97	129	91	81	0
New Properties	114	151	156	147	0
Sold Volume	\$73.32M	\$115.40M	\$96.69M	\$85.21M	\$0
Listing Volume	\$99.75M	\$178.95M	\$213.27M	\$219.97M	\$0
Median Sale Price	\$595K	\$675K	\$860K	\$825K	\$0

MEDIAN SALES PRICE AND NUMBER OF SALES

December 2023 | 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

December 2023 | 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

December 2023 | Single Family ?

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

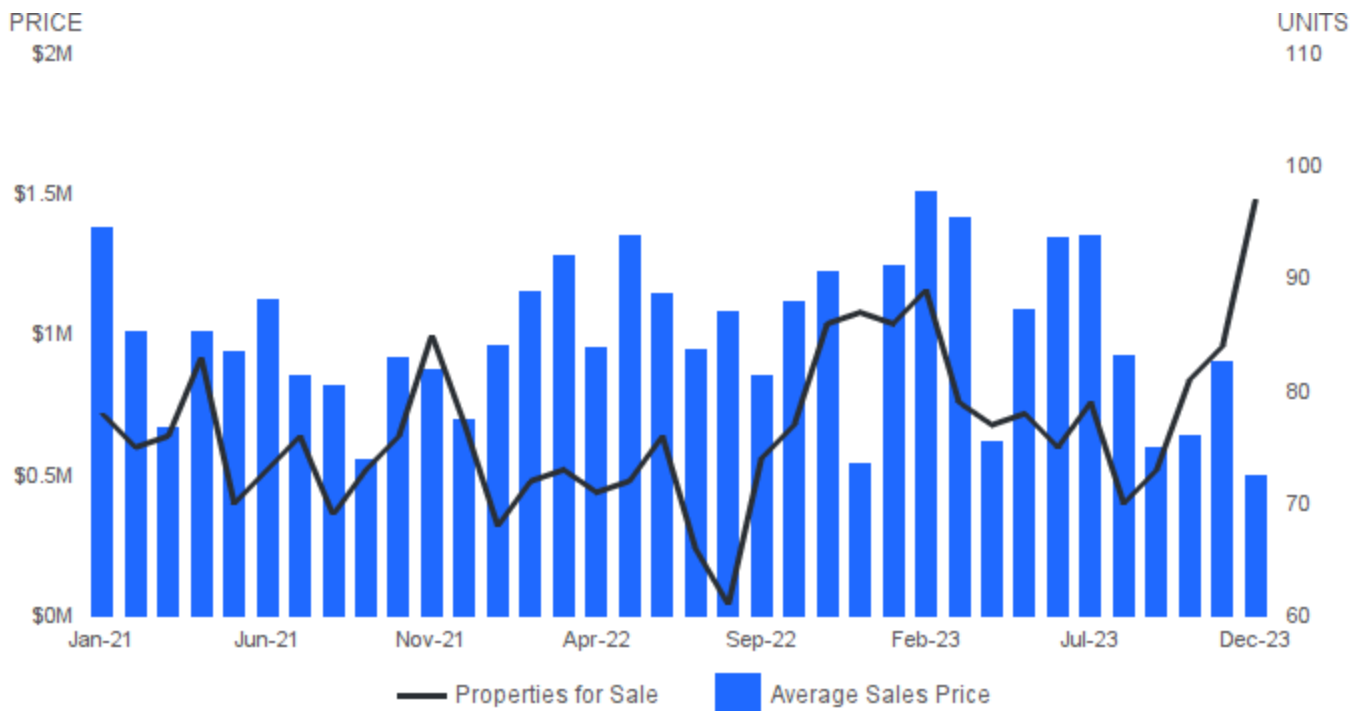


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

December 2023 | 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.

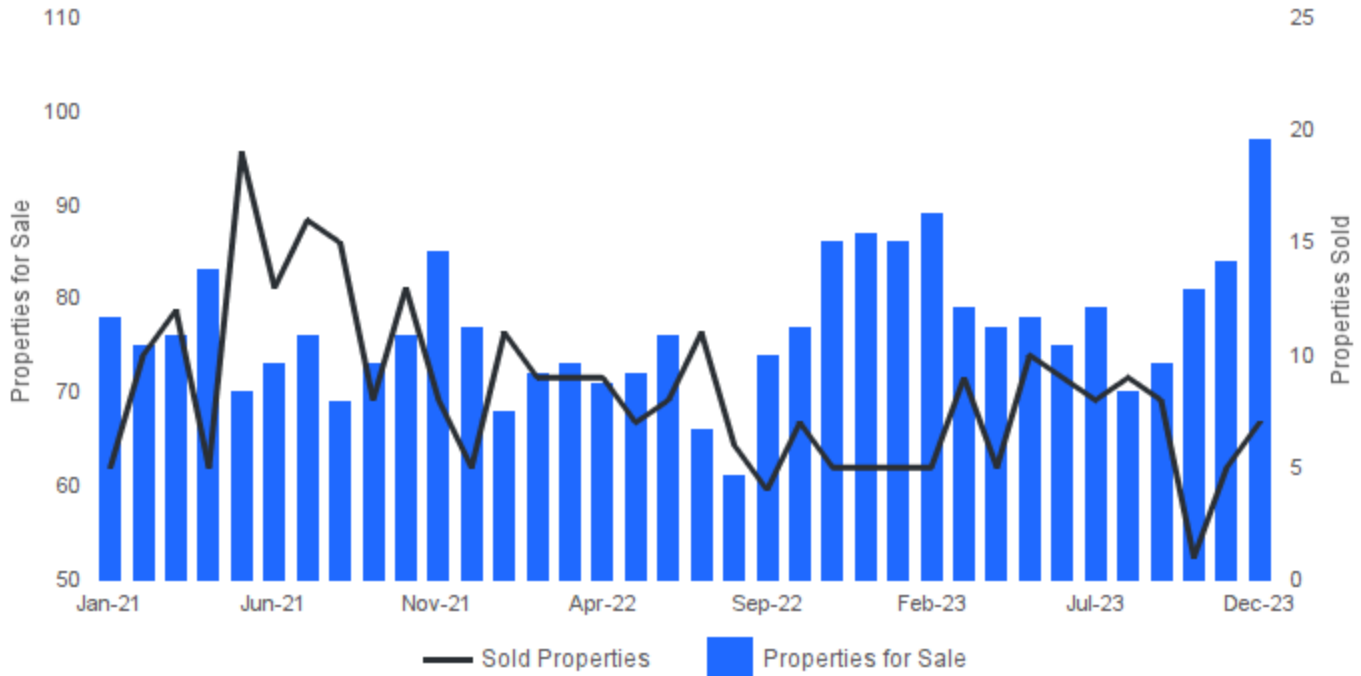


PROPERTIES FOR SALE AND SOLD PROPERTIES

December 2023 | Single Family ?

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

Sold Properties | Number of properties sold.



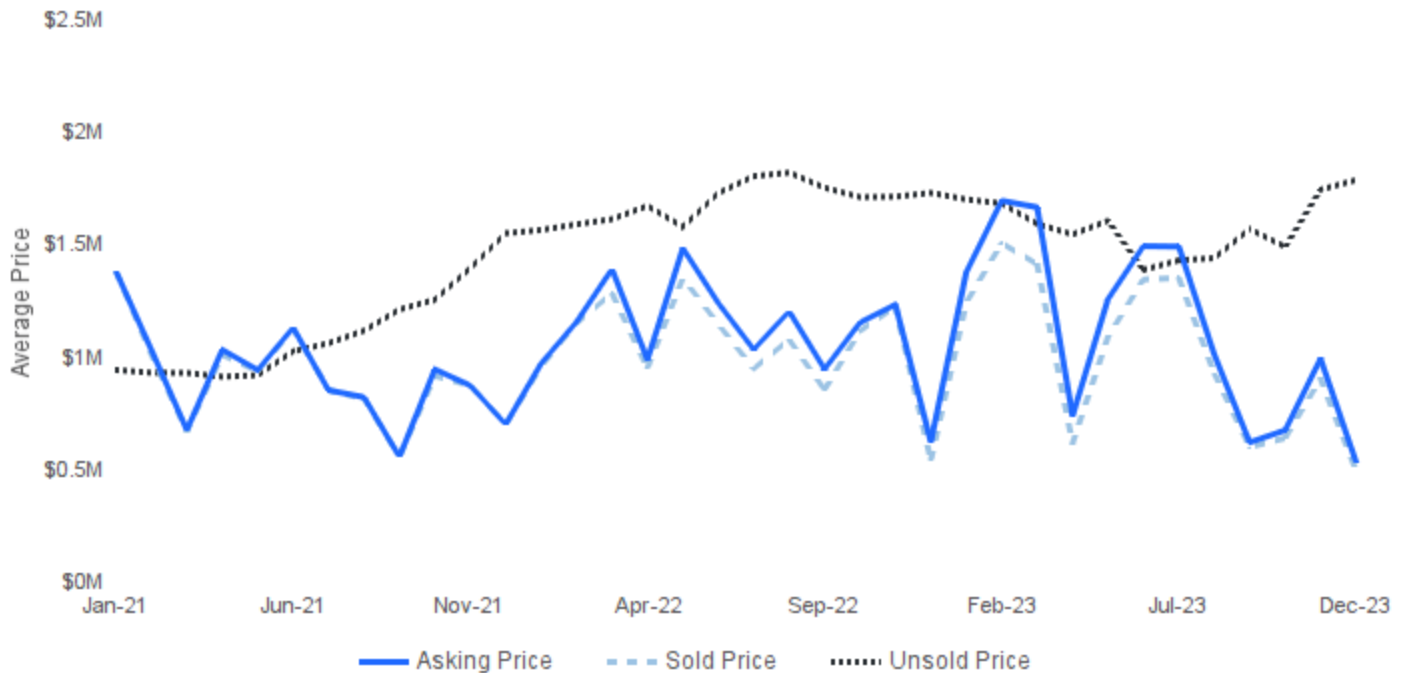
AVERAGE ASKING/SOLD/UNSOLD PRICE

December 2023 | Single Family ?

Asking Price | the average asking price of sold properties

Sold Price | the average selling price

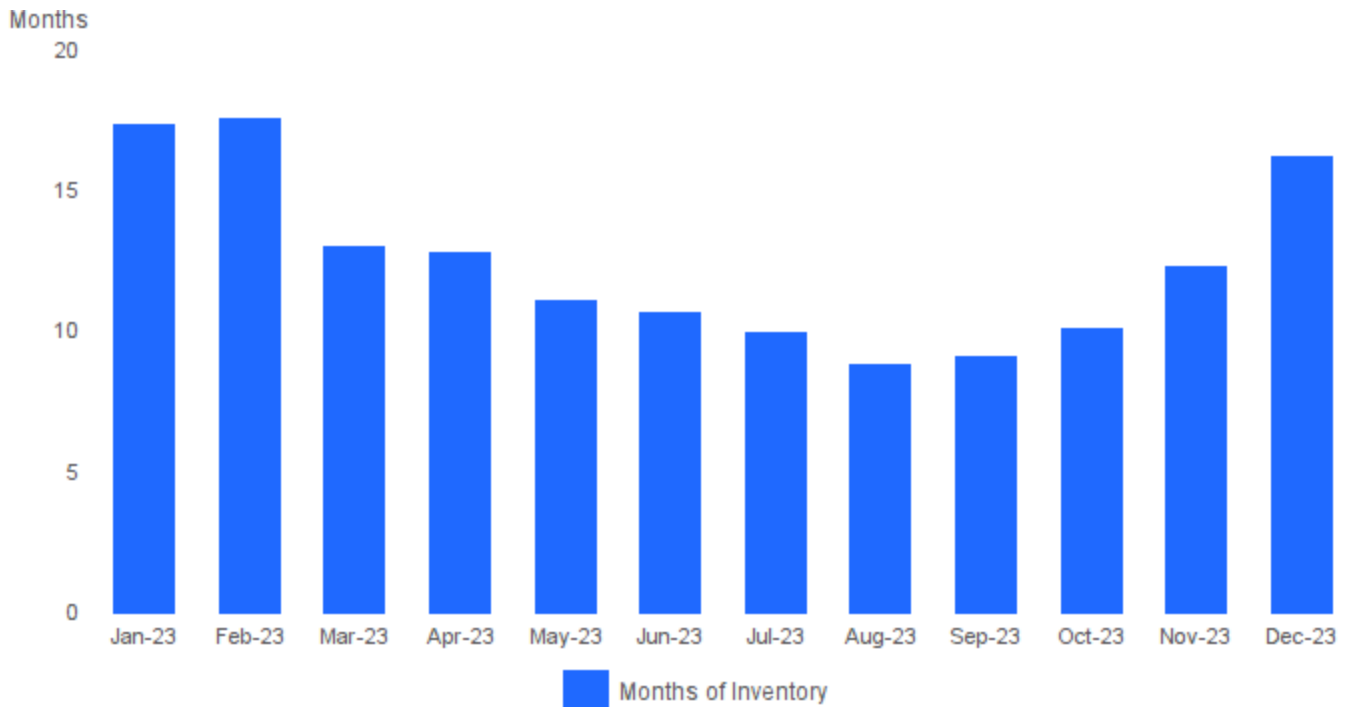
Unsold Price | the average active list price



ABSORPTION RATE

December 2023 | 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.



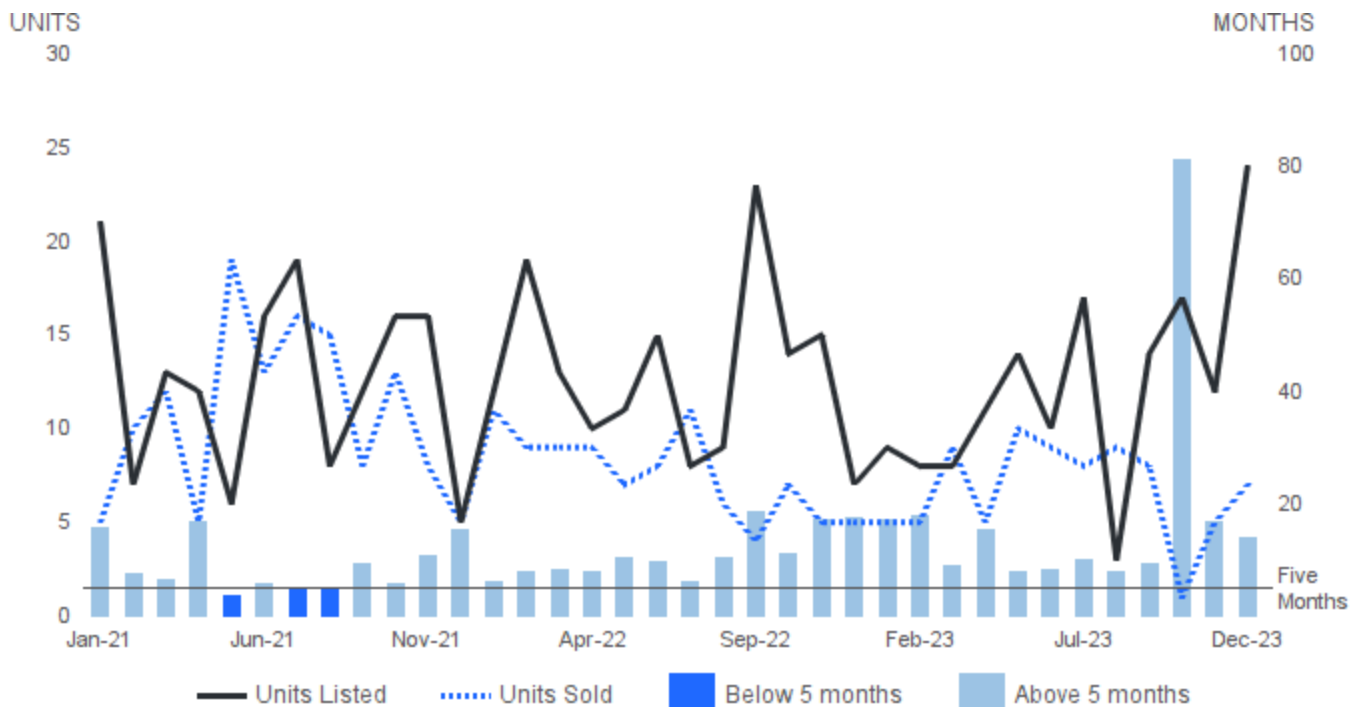
MONTHS SUPPLY OF INVENTORY

December 2023 | 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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