



COLDWELL BANKER
U.S. VIRGIN ISLANDS

AREA REPORT

ST. THOMAS

DECEMBER 2023 | ALL PROPERTY TYPES



BRYONY LOCHER

Direct: 340-778-7000

Cell: 340-227-7657

bry@coldwellbankervi.com

www.coldwellbanker.com

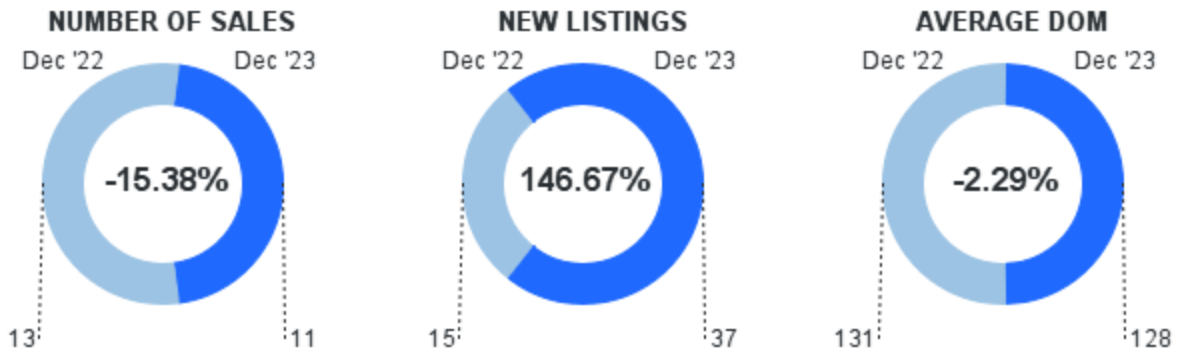


COLDWELL BANKER
ISLAND AFFILIATES

ST. THOMAS | December 2023

REAL ESTATE SNAPSHOT - Change since this time last year

All Property Types



15.29%

MEDIAN SALES PRICE
ALL PROPERTY TYPES

-23.99%

AVERAGE SALES PRICE
ALL PROPERTY TYPES

15.23%

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

-24.32%

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

Dec '22 Dec '23

AREA REPORT

St. Thomas

FULL MARKET SUMMARY

December 2023 | All Property Types ?

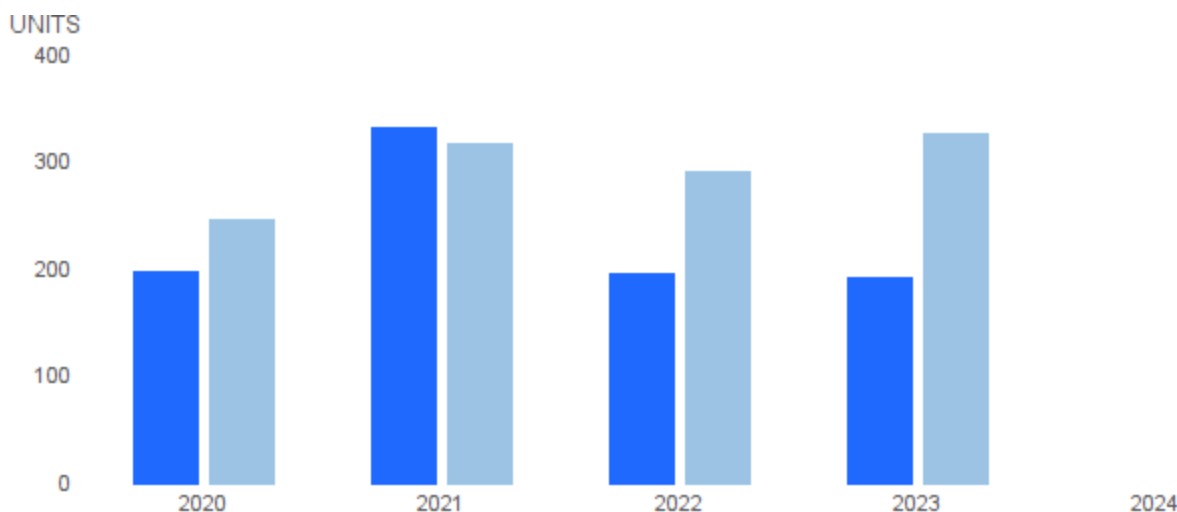
	Month to Date			Year to Date		
	December 2023	December 2022	% Change	YTD 2023	YTD 2022	% Change
New Listings	37	15	146.67% ↑	327	291	12.37% ↑
Sold Listings	11	13	-15.38% ↓	193	197	-2.03% ↓
Median List Price (Solds)	\$507,000	\$440,000	15.23% ↑	\$550,000	\$470,000	17.02% ↑
Median Sold Price	\$460,000	\$399,000	15.29% ↑	\$525,000	\$460,000	14.13% ↑
Median Days on Market	100	86	16.28% ↑	96	103	-6.8% ↓
Average List Price (Solds)	\$468,254	\$618,769	-24.32% ↓	\$779,466	\$737,538	5.68% ↑
Average Sold Price	\$435,000	\$572,307	-23.99% ↓	\$714,884	\$701,401	1.92% ↑
Average Days on Market	128	131	-2.29% ↓	144	133	8.27% ↑
List/Sold Price Ratio	92.2%	92.2%	-0.05% ↓	94.5%	96.1%	-1.68% ↓

SOLD AND NEW PROPERTIES (UNITS)

December 2023 | All Property Types ?

Sold Properties | Number of properties sold during the year

New Properties | Number of properties listed during the year.



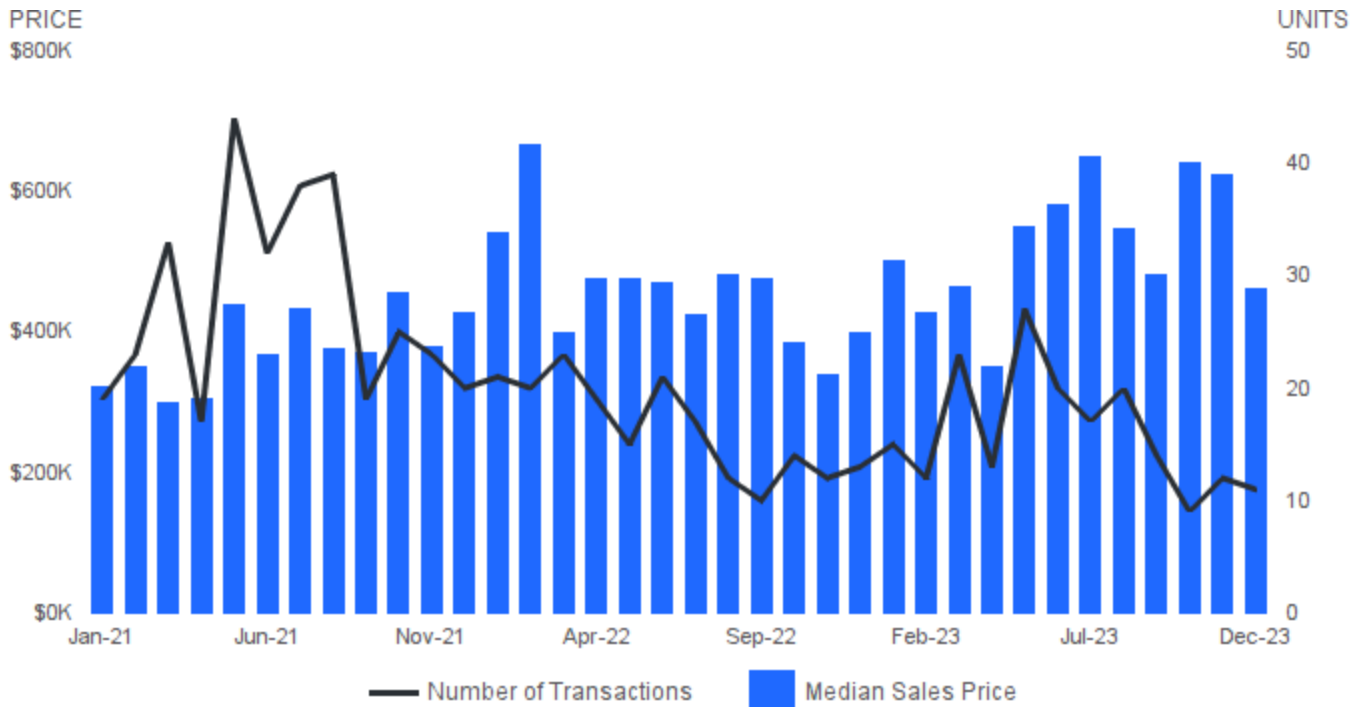
Sold Properties	198	332	197	193	0
New Properties	247	317	291	327	0
Sold Volume	\$102.08M	\$186.44M	\$138.18M	\$137.97M	\$0
Listing Volume	\$144.13M	\$244.28M	\$268.92M	\$304.22M	\$0
Median Sale Price	\$330K	\$380K	\$460K	\$525K	\$0

MEDIAN SALES PRICE AND NUMBER OF SALES

December 2023 | 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.

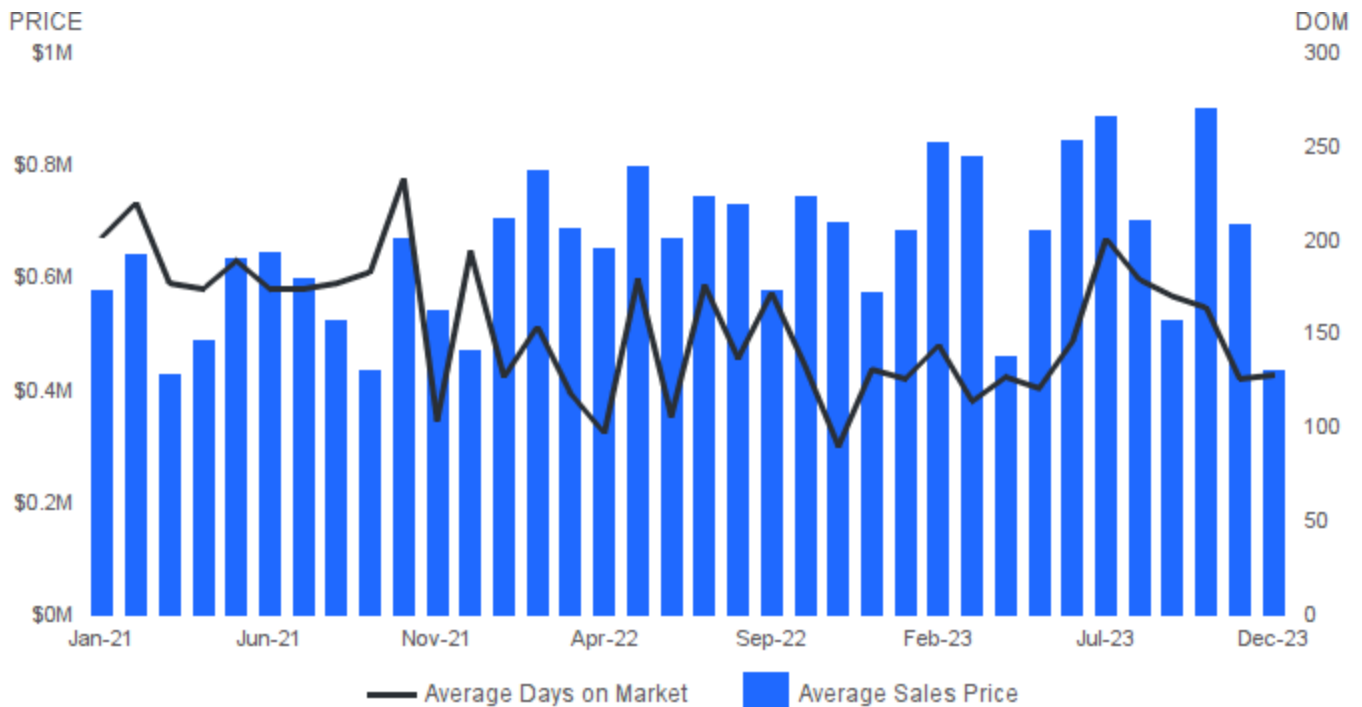


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

December 2023 | 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

December 2023 | All Property Types ?

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

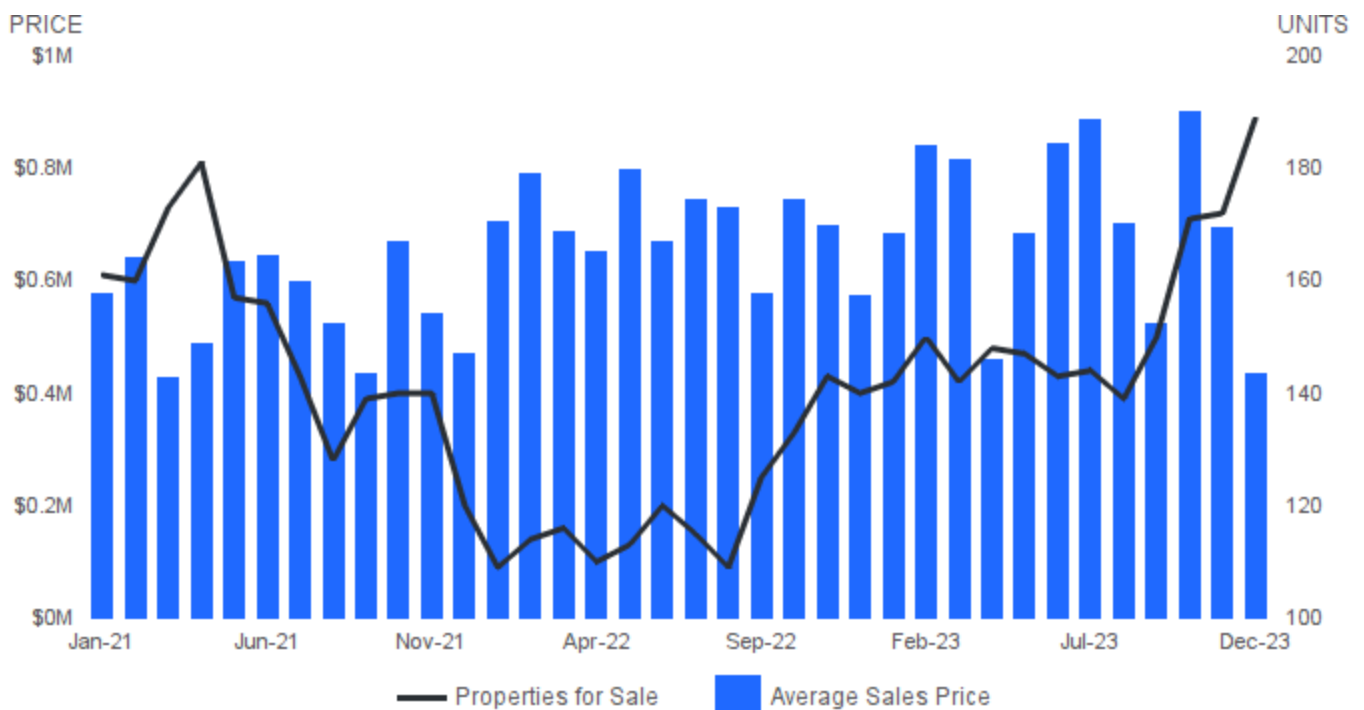


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

December 2023 | 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.

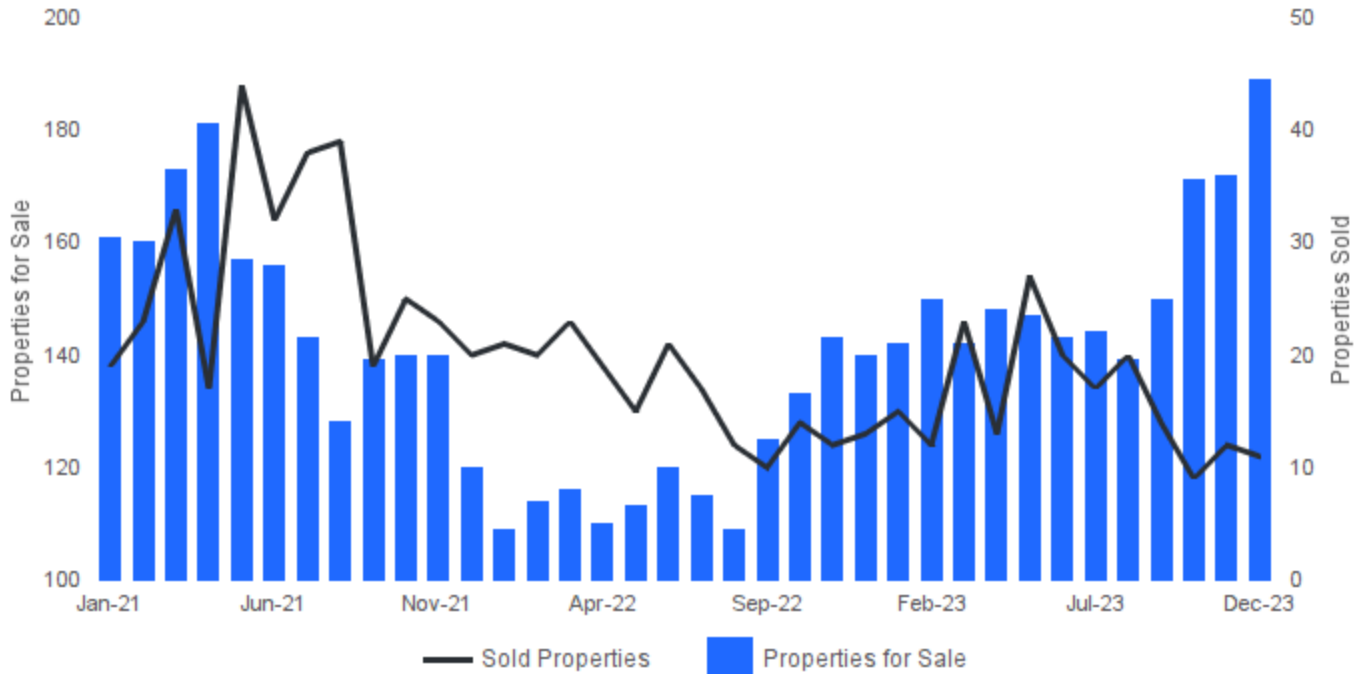


PROPERTIES FOR SALE AND SOLD PROPERTIES

December 2023 | All Property Types ?

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

Sold Properties | Number of properties sold.



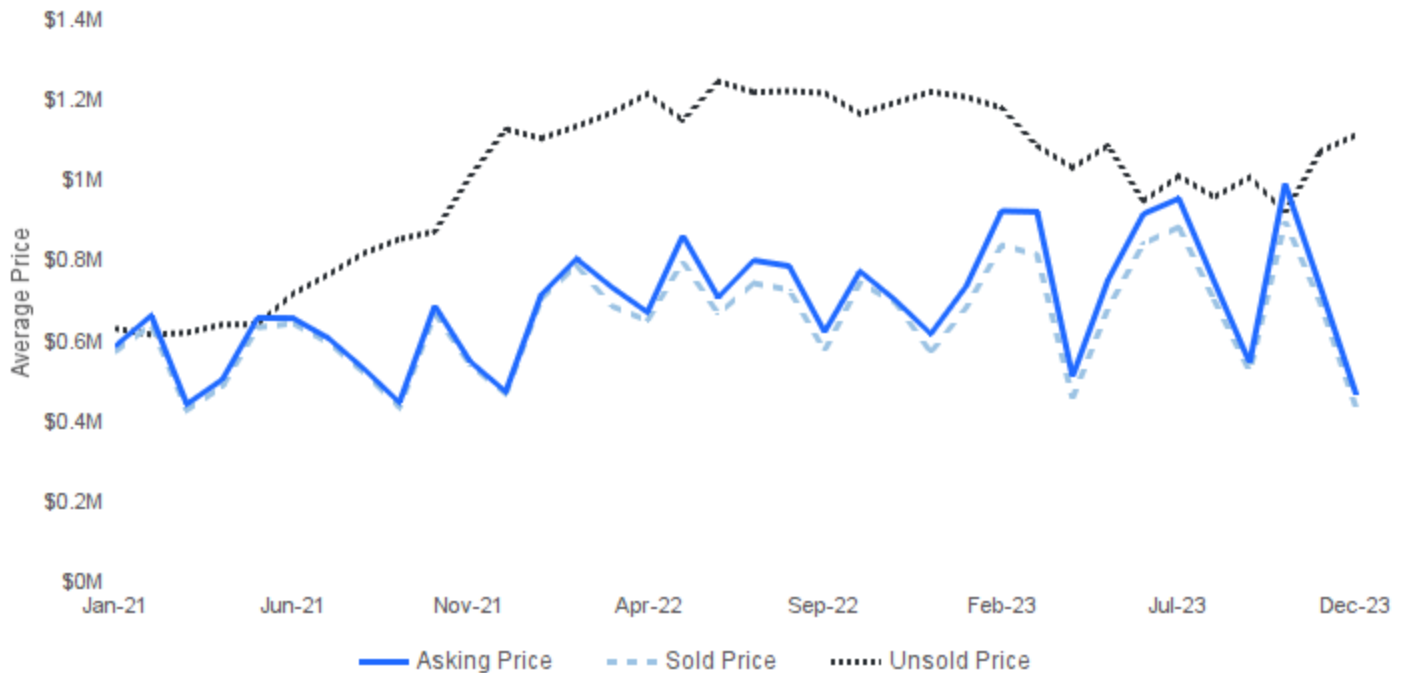
AVERAGE ASKING/SOLD/UNSOLD PRICE

December 2023 | All Property Types ?

Asking Price | the average asking price of sold properties

Sold Price | the average selling price

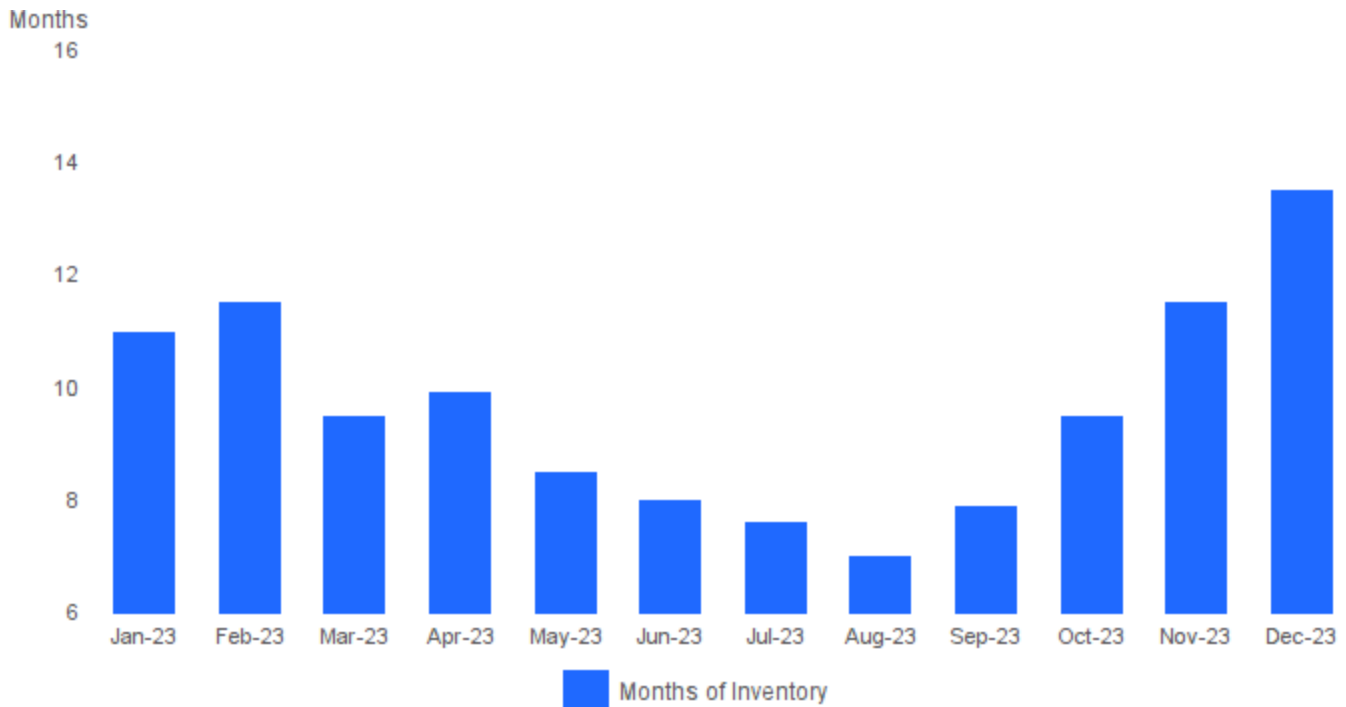
Unsold Price | the average active list price



ABSORPTION RATE

December 2023 | 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.



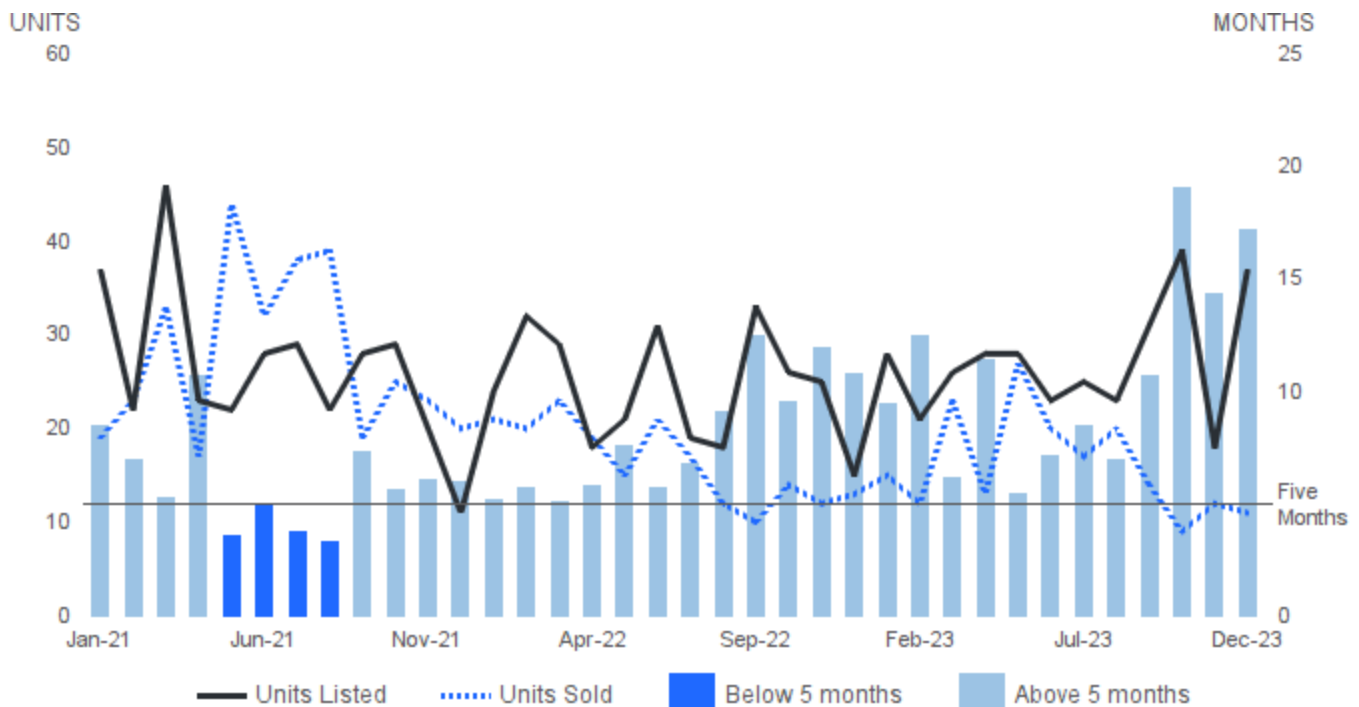
MONTHS SUPPLY OF INVENTORY

December 2023 | 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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