



COLDWELL BANKER

U.S. VIRGIN ISLANDS

AREA REPORT

ST. THOMAS

DECEMBER 2024 | CONDO



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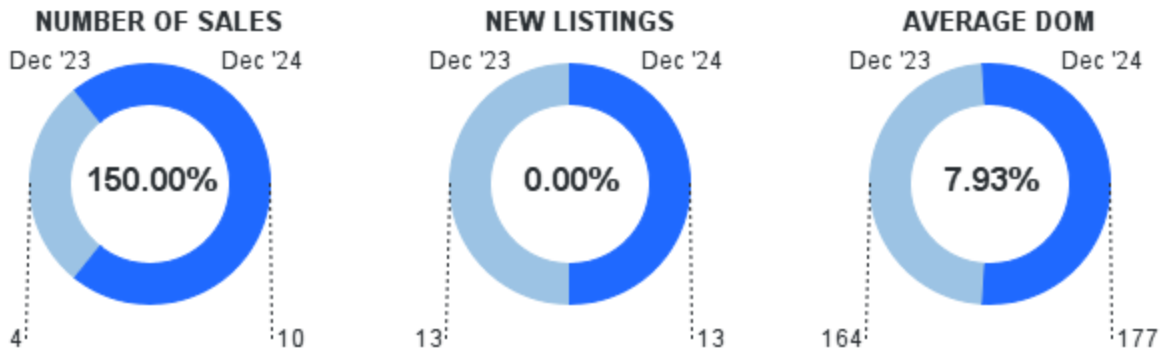


COLDWELL BANKER
ISLAND AFFILIATES

ST. THOMAS | December 2024

REAL ESTATE SNAPSHOT - Change since this time last year

Condo



-5.56% ↓

MEDIAN SALES PRICE
CONDO

-1.88% ↓

AVERAGE SALES PRICE
CONDO

-3.05% ↓

MEDIAN LIST PRICE
(SOLD LISTINGS)
CONDO

-1.53% ↓

AVERAGE LIST PRICE
(SOLD LISTINGS)
CONDO

■ Dec '23 ■ Dec '24

AREA REPORT

ST. THOMAS

FULL MARKET SUMMARY

December 2024 | Condo ?

	Month to Date			Year to Date		
	December 2024	December 2023	% Change	YTD 2024	YTD 2023	% Change
New Listings	13	13	0%	178	180	-1.11% ↓
Sold Listings	10	4	150% ↑	99	112	-11.61% ↓
Median List Price (Solds)	\$332,000	\$342,450	-3.05% ↓	\$395,000	\$422,500	-6.51% ↓
Median Sold Price	\$297,500	\$315,000	-5.56% ↓	\$360,000	\$399,500	-9.89% ↓
Median Days on Market	124	171	-27.49% ↓	133	88	51.14% ↑
Average List Price (Solds)	\$345,600	\$350,975	-1.53% ↓	\$409,568	\$490,289	-16.46% ↓
Average Sold Price	\$321,350	\$327,500	-1.88% ↓	\$391,662	\$471,086	-16.86% ↓
Average Days on Market	177	164	7.93% ↑	157	121	29.75% ↑
List/Sold Price Ratio	93.1%	91.3%	2.03% ↑	95.1%	96.5%	-1.37% ↓

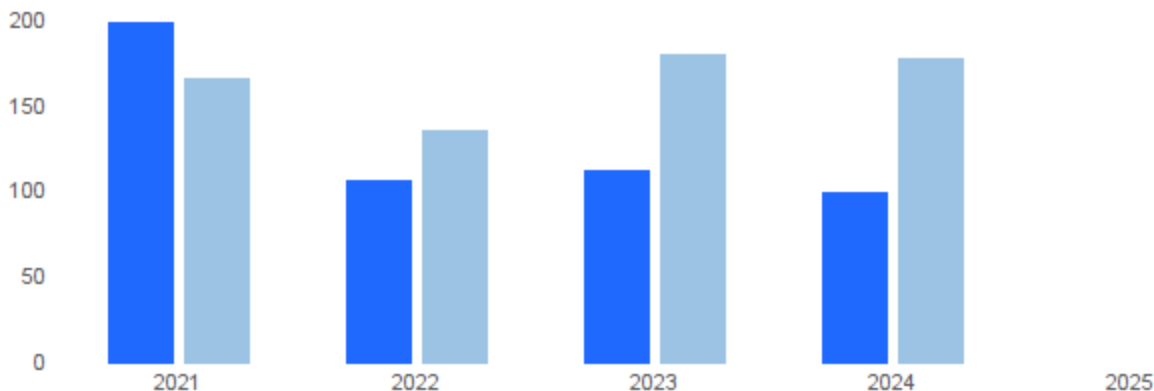
SOLD AND NEW PROPERTIES (UNITS)

December 2024 | Condo ?

Sold Properties | Number of properties sold during the year

New Properties | Number of properties listed during the year.

UNITS
250



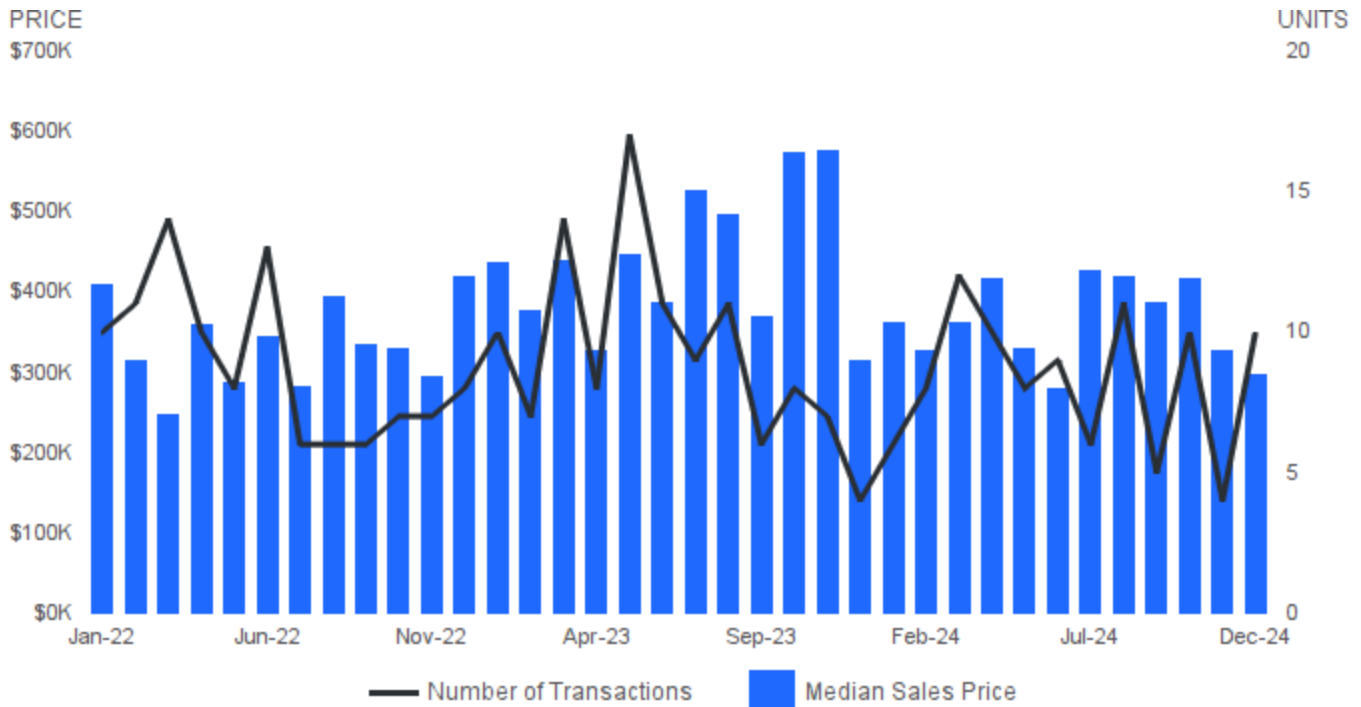
Sold Properties	199	106	112	99	0
New Properties	166	135	180	178	0
Sold Volume	\$70.30M	\$41.48M	\$52.76M	\$38.77M	\$0
Listing Volume	\$65.33M	\$55.57M	\$83.73M	\$83.97M	\$0
Median Sale Price	\$305K	\$330K	\$400K	\$360K	\$0

MEDIAN SALES PRICE AND NUMBER OF SALES

December 2024 | 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 2024 | Condo ?

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

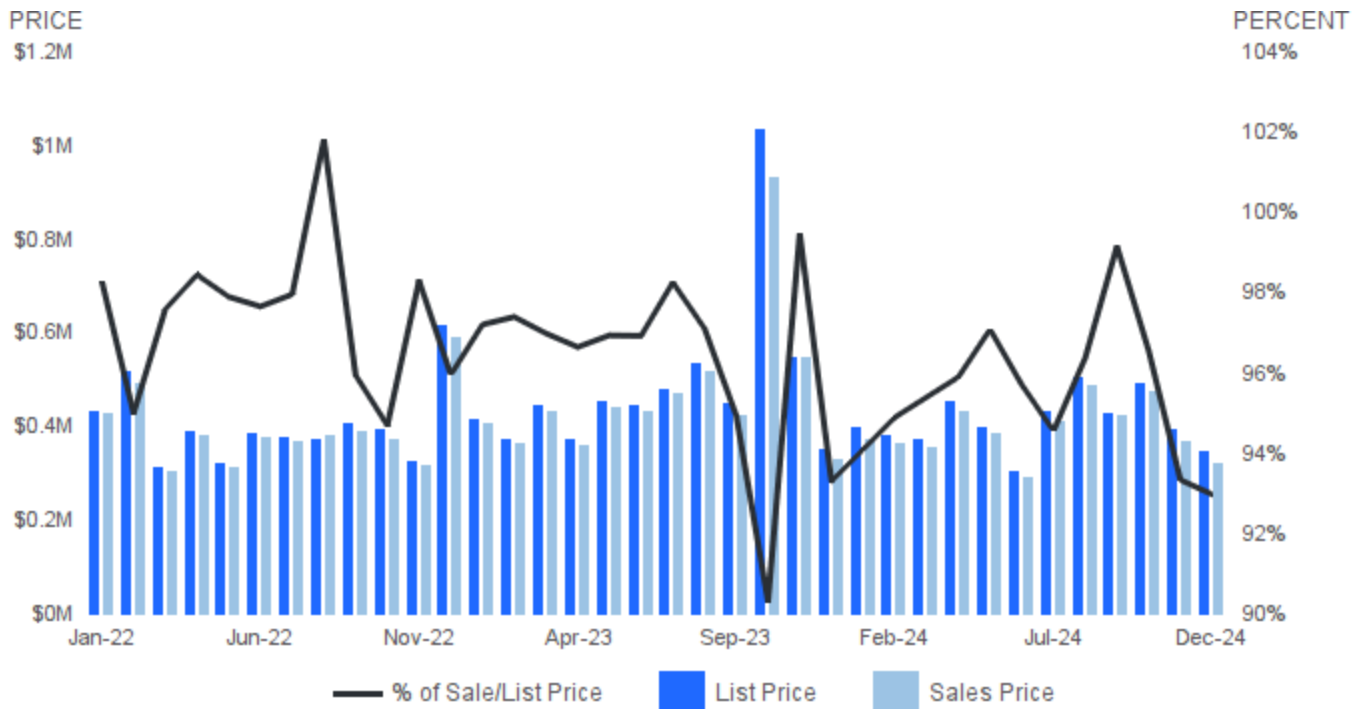
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

December 2024 | Condo ?

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

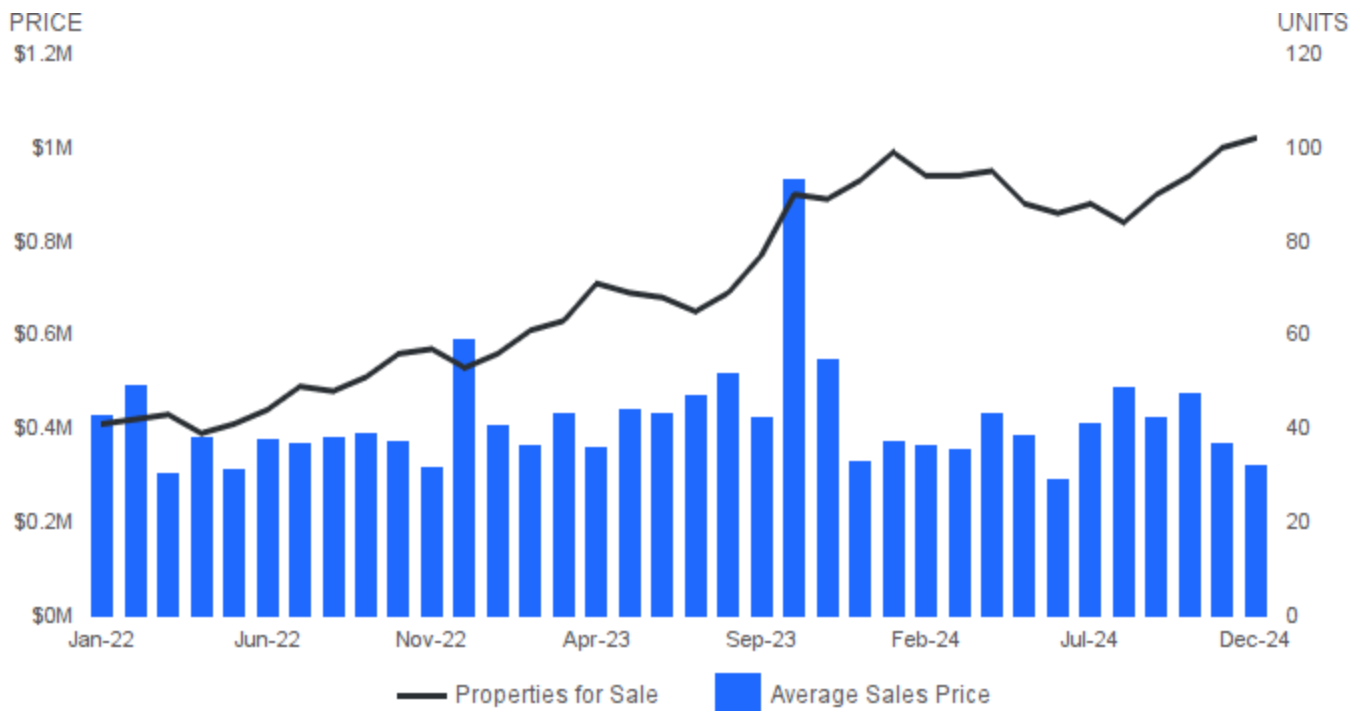


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

December 2024 | 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.

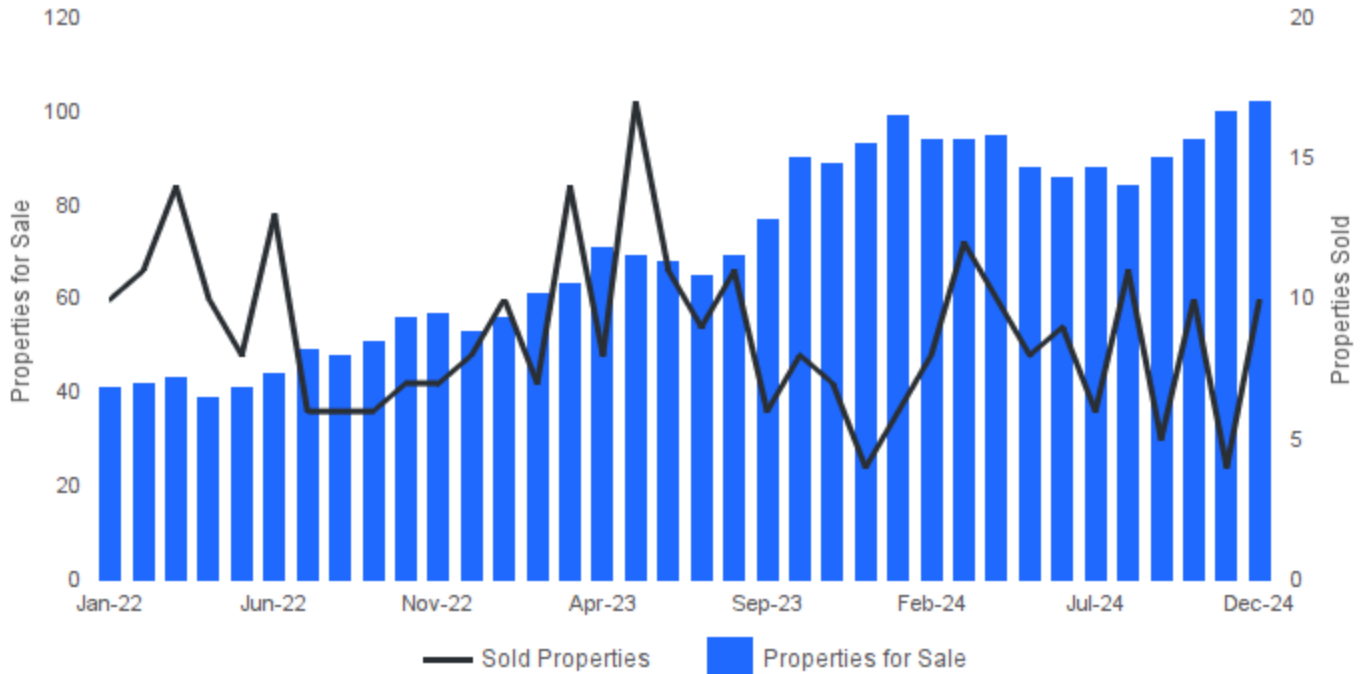


PROPERTIES FOR SALE AND SOLD PROPERTIES

December 2024 | Condo ?

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

Sold Properties | Number of properties sold.



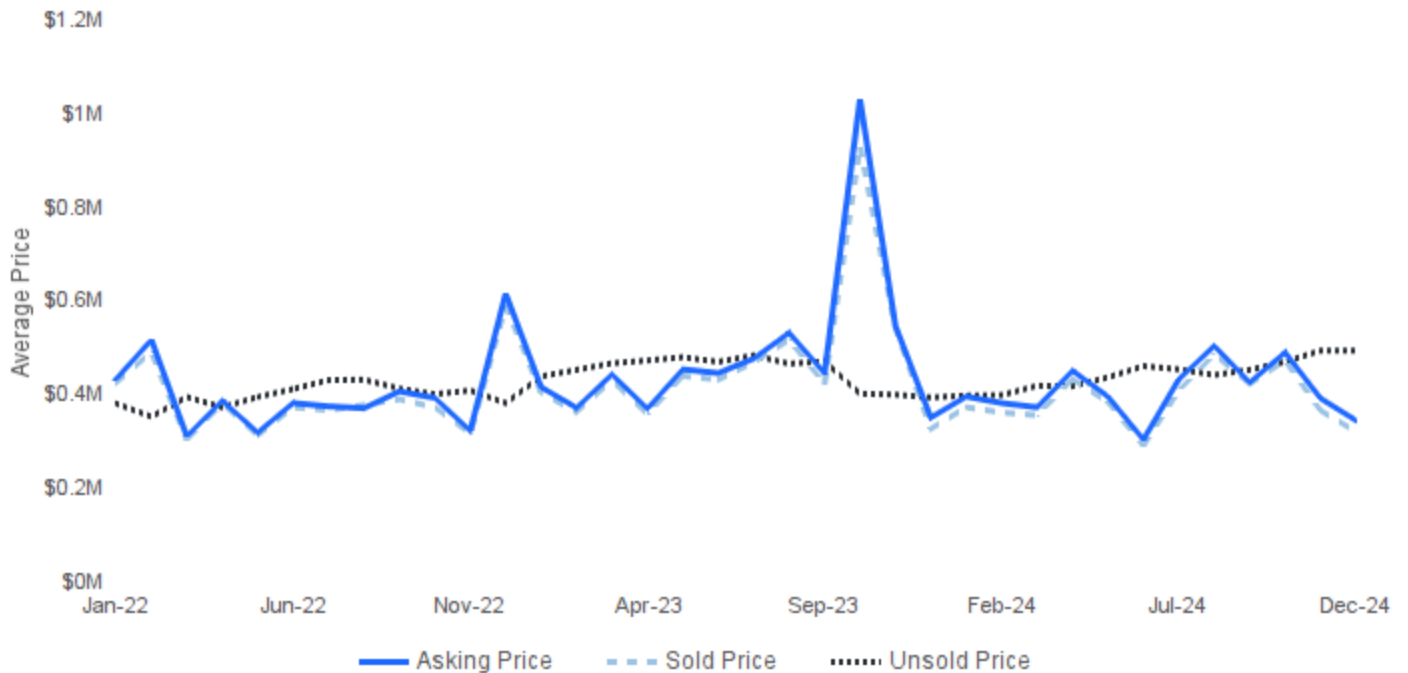
AVERAGE ASKING/SOLD/UNSOLD PRICE

December 2024 | Condo ?

Asking Price | the average asking price of sold properties

Sold Price | the average selling price

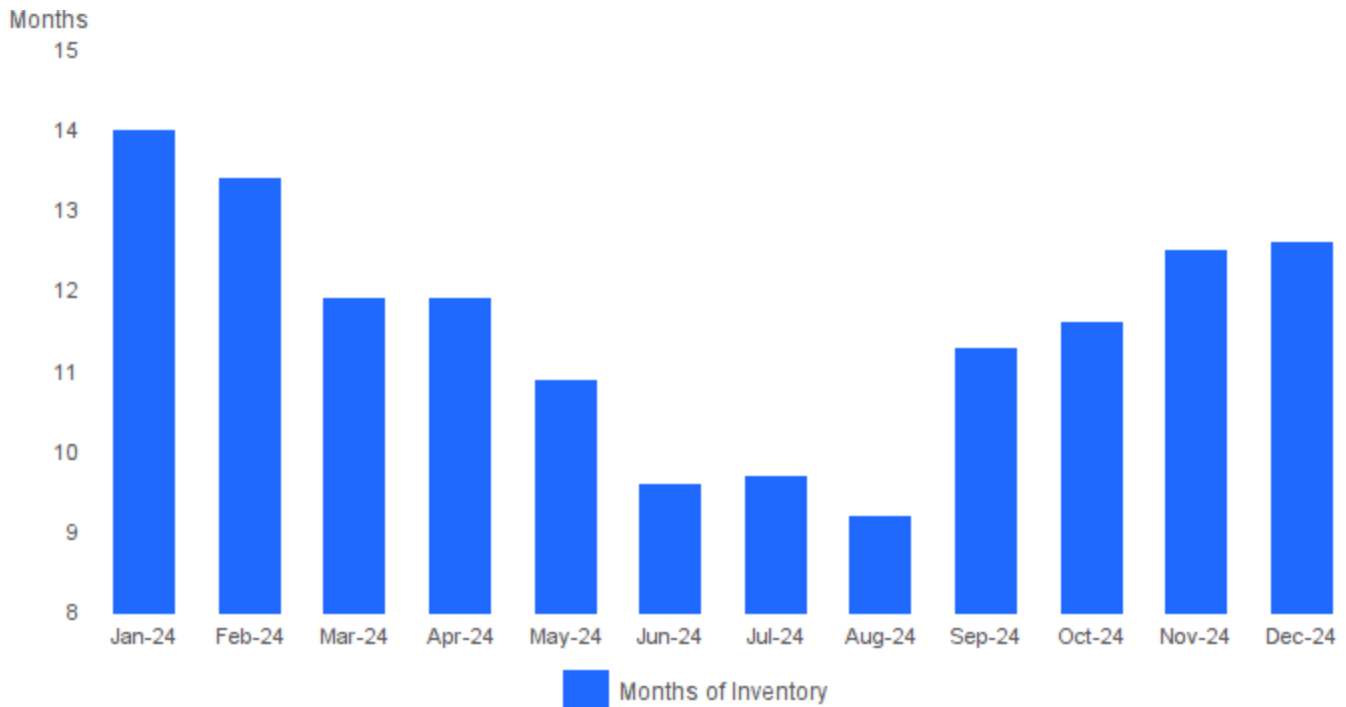
Unsold Price | the average active list price



ABSORPTION RATE

December 2024 | 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.



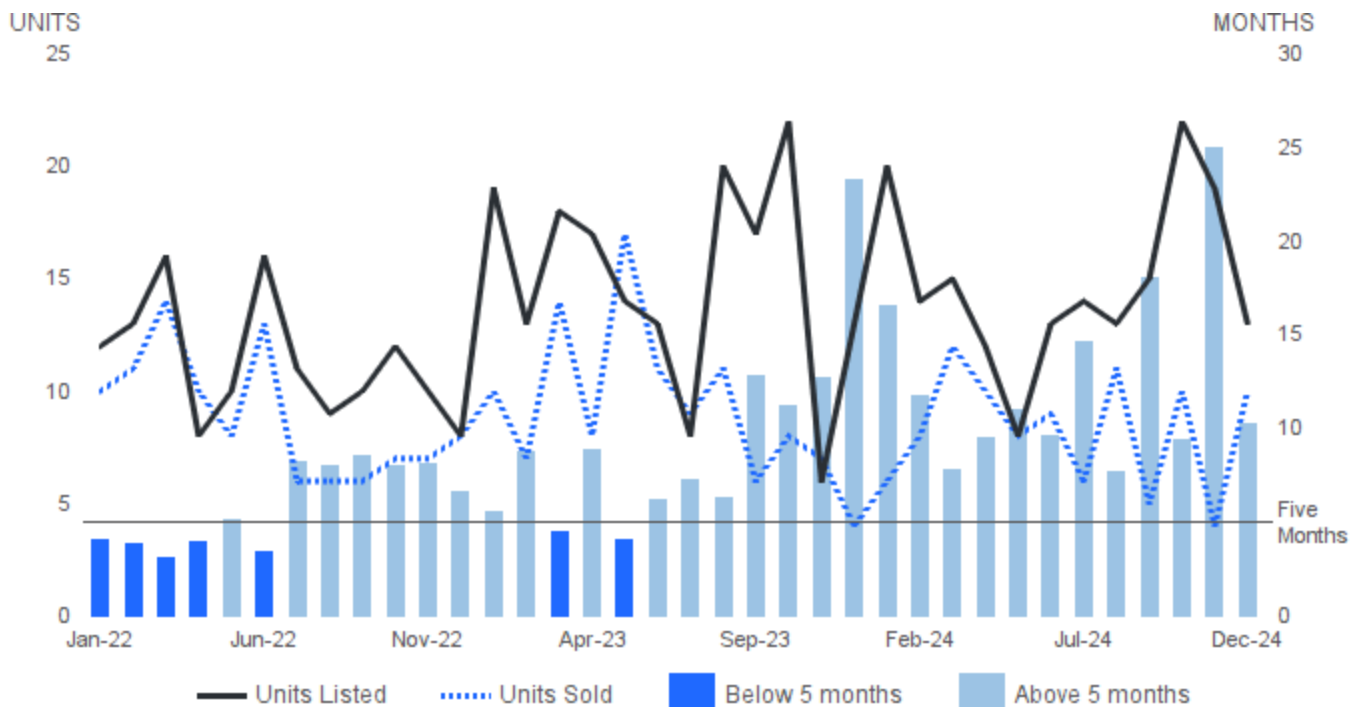
MONTHS SUPPLY OF INVENTORY

December 2024 | 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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