



# COLDWELL BANKER

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## U.S. VIRGIN ISLANDS

# AREA REPORT

ST. THOMAS

DECEMBER 2024 | LOTS/ACRES



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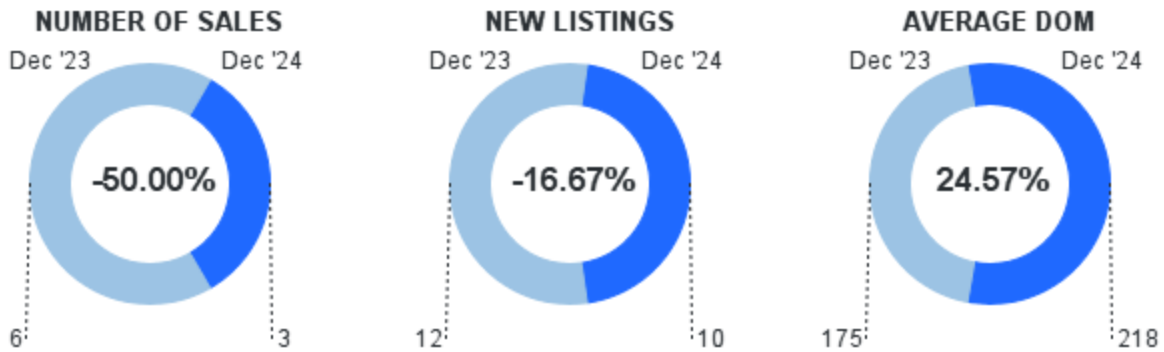


**COLDWELL BANKER**  
ISLAND AFFILIATES

# ST. THOMAS | December 2024

## REAL ESTATE SNAPSHOT - Change since this time last year

Lots/Acres



96.89%

MEDIAN SALES PRICE  
LOTS/ACRES

62.98%

AVERAGE SALES PRICE  
LOTS/ACRES

65.96%

MEDIAN LIST PRICE  
(SOLD LISTINGS)  
LOTS/ACRES

61.28%

AVERAGE LIST PRICE  
(SOLD LISTINGS)  
LOTS/ACRES

Dec '23 Dec '24

# AREA REPORT

## ST. THOMAS

### FULL MARKET SUMMARY

December 2024 | Lots/Acres ?

	Month to Date			Year to Date		
	December 2024	December 2023	% Change	YTD 2024	YTD 2023	% Change
New Listings	10	12	-16.67% <span>↓</span>	115	127	-9.45% <span>↓</span>
Sold Listings	3	6	-50% <span>↓</span>	42	62	-32.26% <span>↓</span>
Median List Price (Solds)	\$195,000	\$117,500	65.96% <span>↑</span>	\$157,500	\$157,500	0%
Median Sold Price	\$190,000	\$96,500	96.89% <span>↑</span>	\$147,500	\$143,250	2.97% <span>↑</span>
Median Days on Market	145	103	40.78% <span>↑</span>	161	163	-1.23% <span>↓</span>
Average List Price (Solds)	\$184,666	\$114,500	61.28% <span>↑</span>	\$199,791	\$346,748	-42.38% <span>↓</span>
Average Sold Price	\$168,000	\$103,083	62.98% <span>↑</span>	\$177,964	\$270,381	-34.18% <span>↓</span>
Average Days on Market	218	175	24.57% <span>↑</span>	233	206	13.11% <span>↑</span>
List/Sold Price Ratio	90.7%	91.2%	-0.55% <span>↓</span>	90.6%	86.7%	4.46% <span>↑</span>

### SOLD AND NEW PROPERTIES (UNITS)

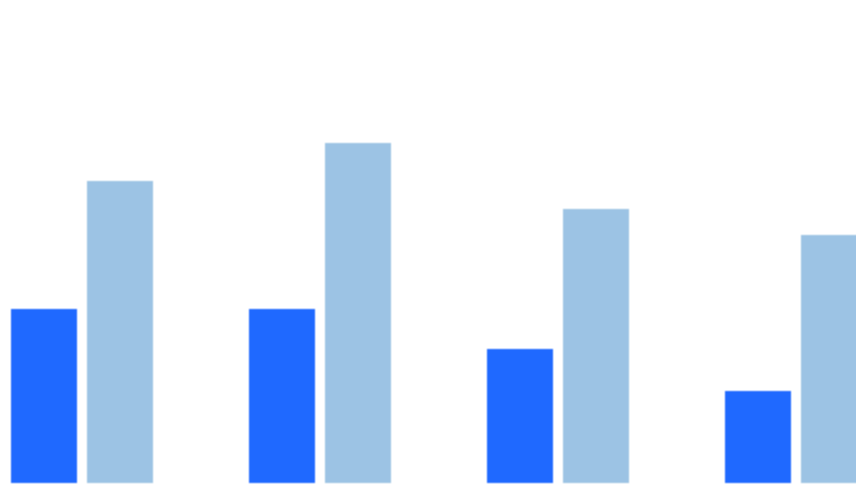
December 2024 | Lots/Acres ?

**Sold Properties** | Number of properties sold during the year

**New Properties** | Number of properties listed during the year.

UNITS  
200

150  
100  
50  
0



Sold Properties	80	80	62	42	0
New Properties	140	158	127	115	0
Sold Volume	\$14.57M	\$14.50M	\$16.76M	\$7.47M	\$0
Listing Volume	\$93.05M	\$98.95M	\$77.84M	\$68.21M	\$0
Median Sale Price	\$118K	\$120K	\$143K	\$148K	\$0

## MEDIAN SALES PRICE AND NUMBER OF SALES

December 2024 | Lots/Acres ?

**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.

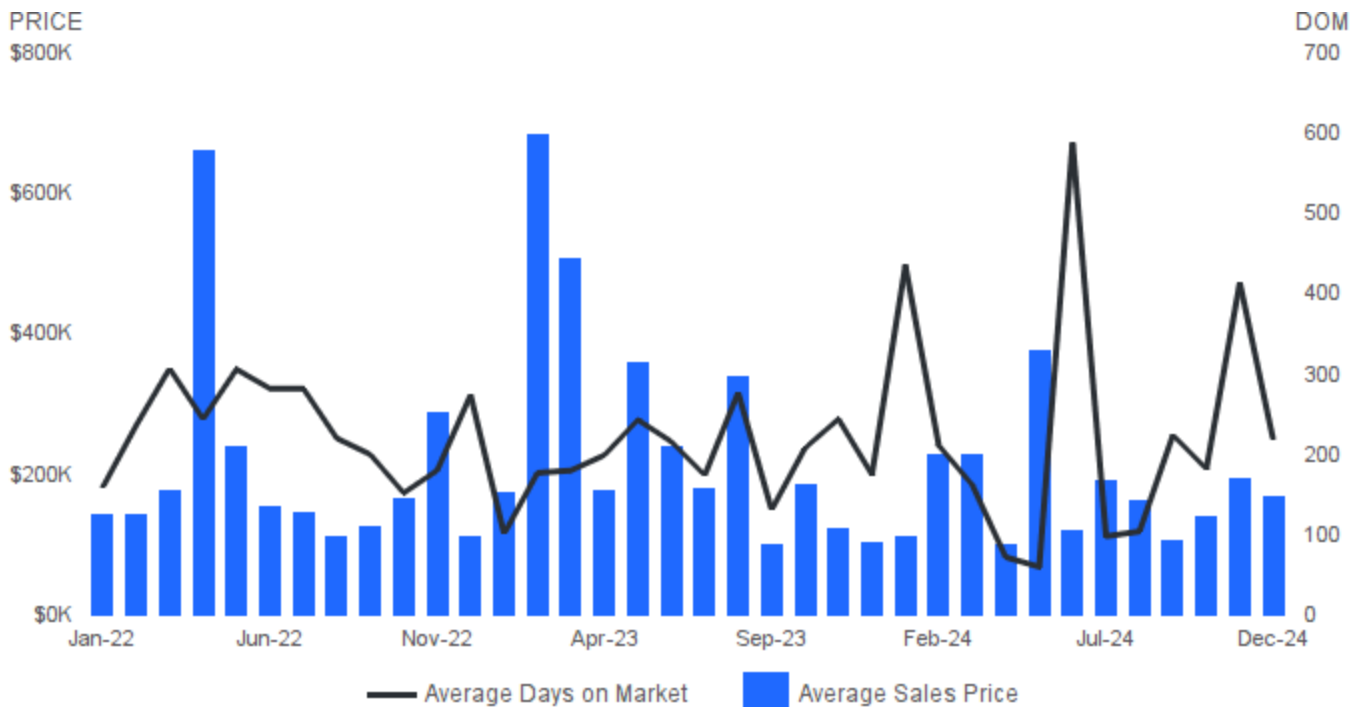


## AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

December 2024 | Lots/Acres ?

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

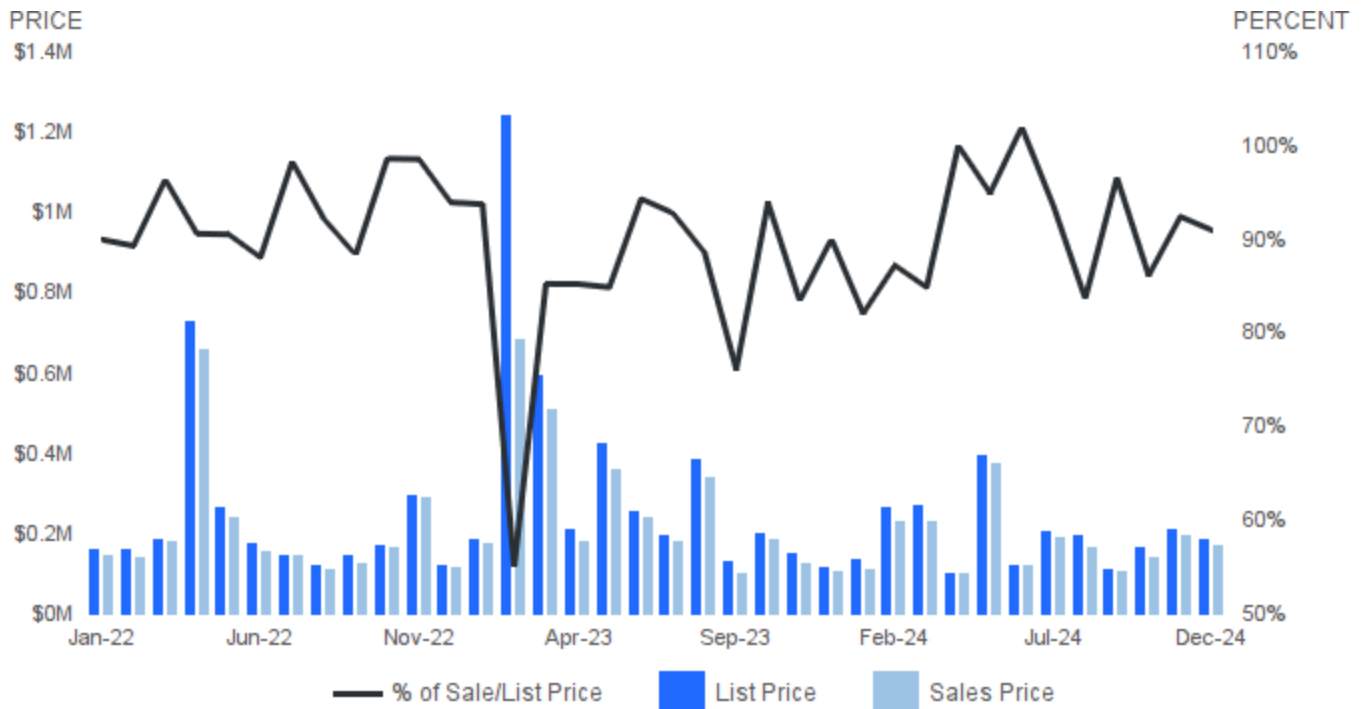
**Average Days on Market** | Average days on market for all properties sold.



# SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

December 2024 | Lots/Acres ?

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

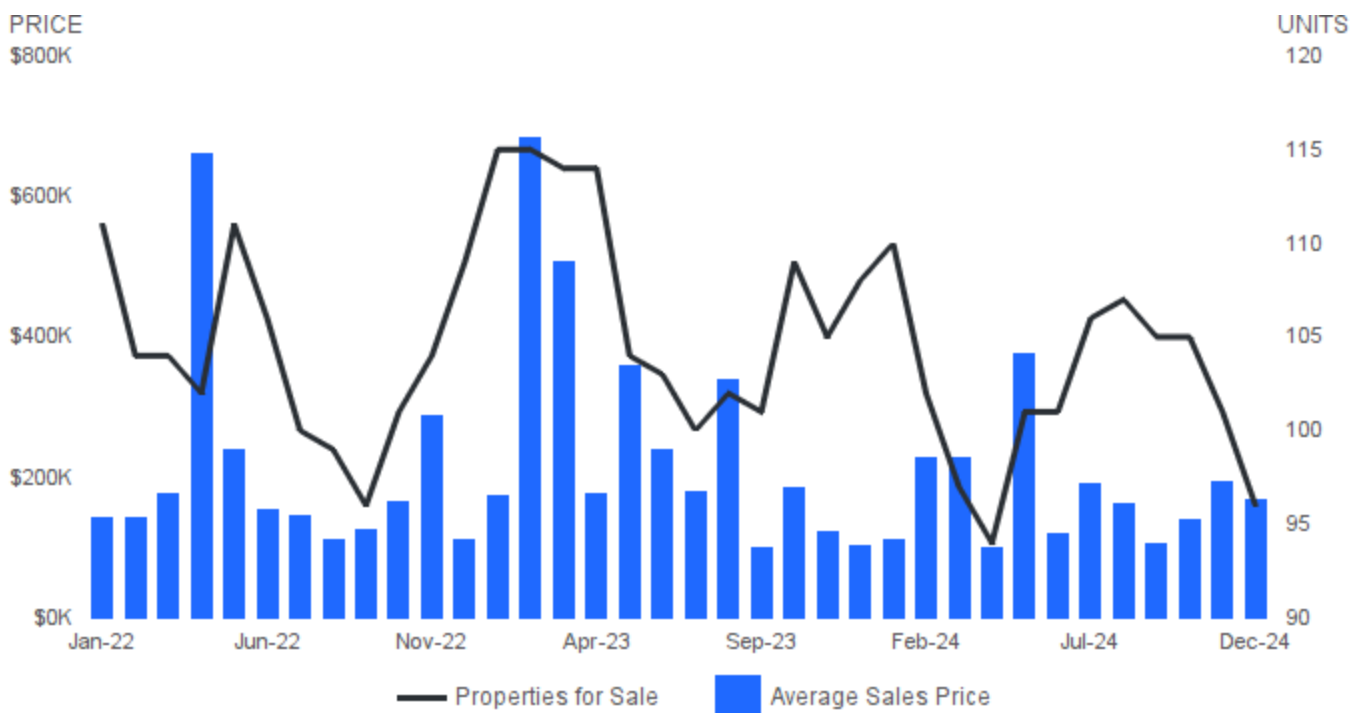


# AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

December 2024 | Lots/Acres ?

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

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

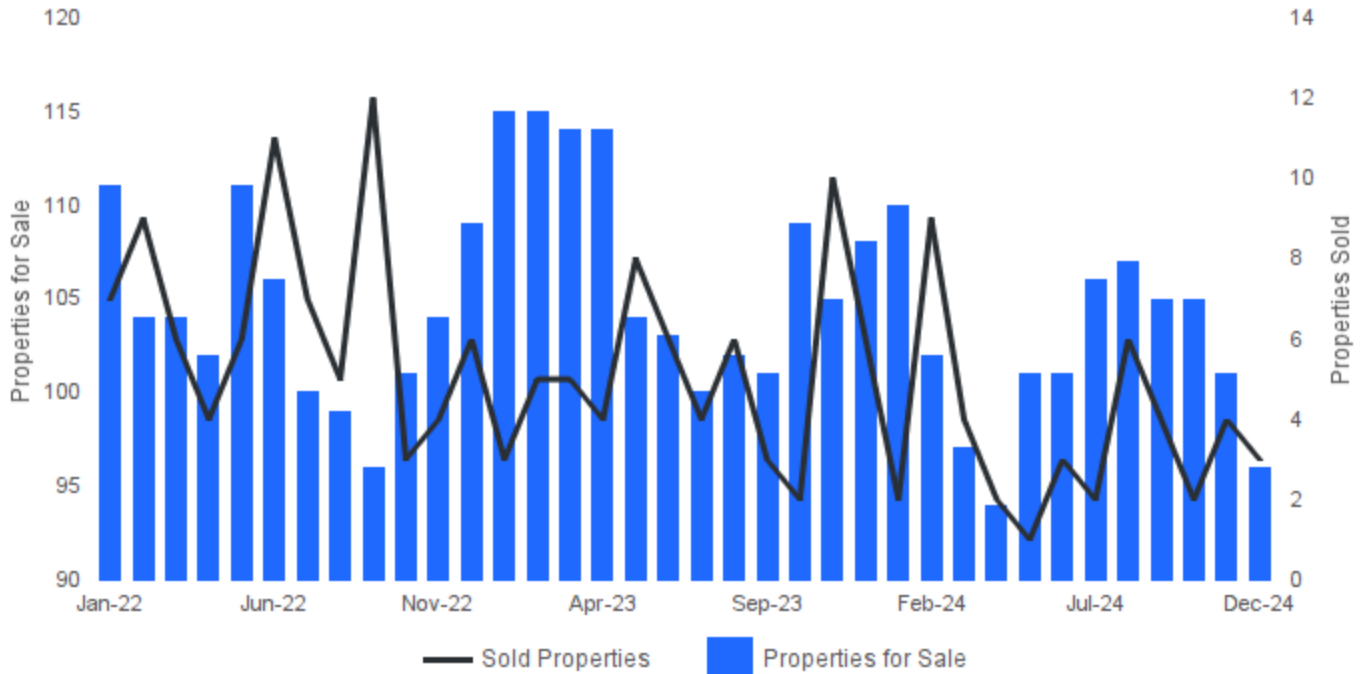


# PROPERTIES FOR SALE AND SOLD PROPERTIES

December 2024 | Lots/Acres ?

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

**Sold Properties** | Number of properties sold.



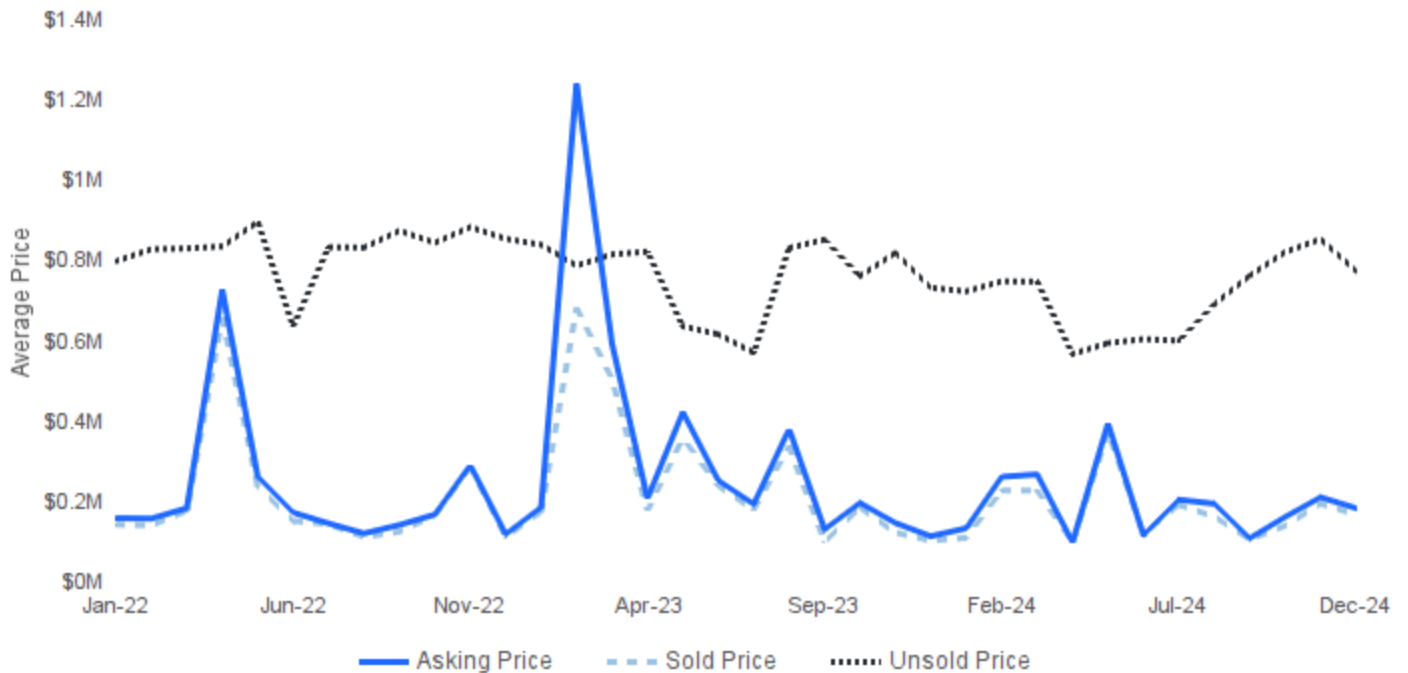
# AVERAGE ASKING/SOLD/UNSOLD PRICE

December 2024 | Lots/Acres ?

**Asking Price** | the average asking price of sold properties

**Sold Price** | the average selling price

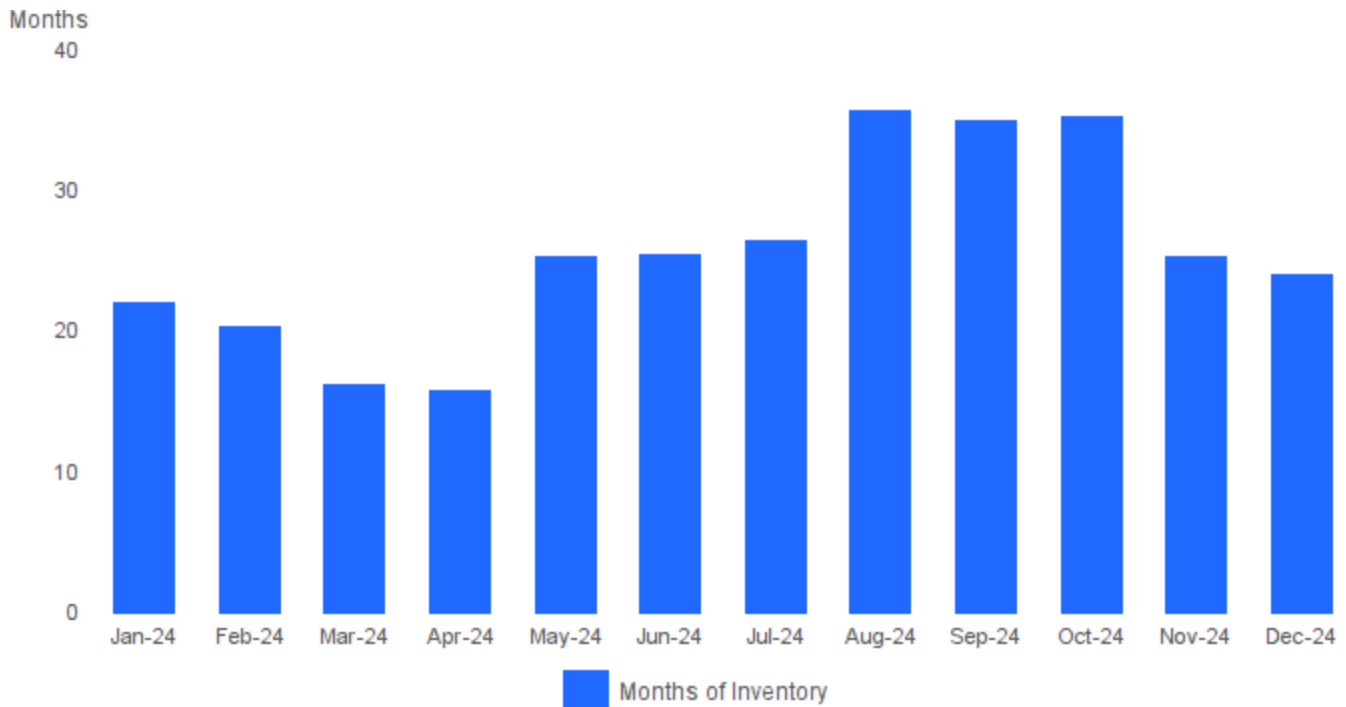
**Unsold Price** | the average active list price



# ABSORPTION RATE

December 2024 | Lots/Acres ?

**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.



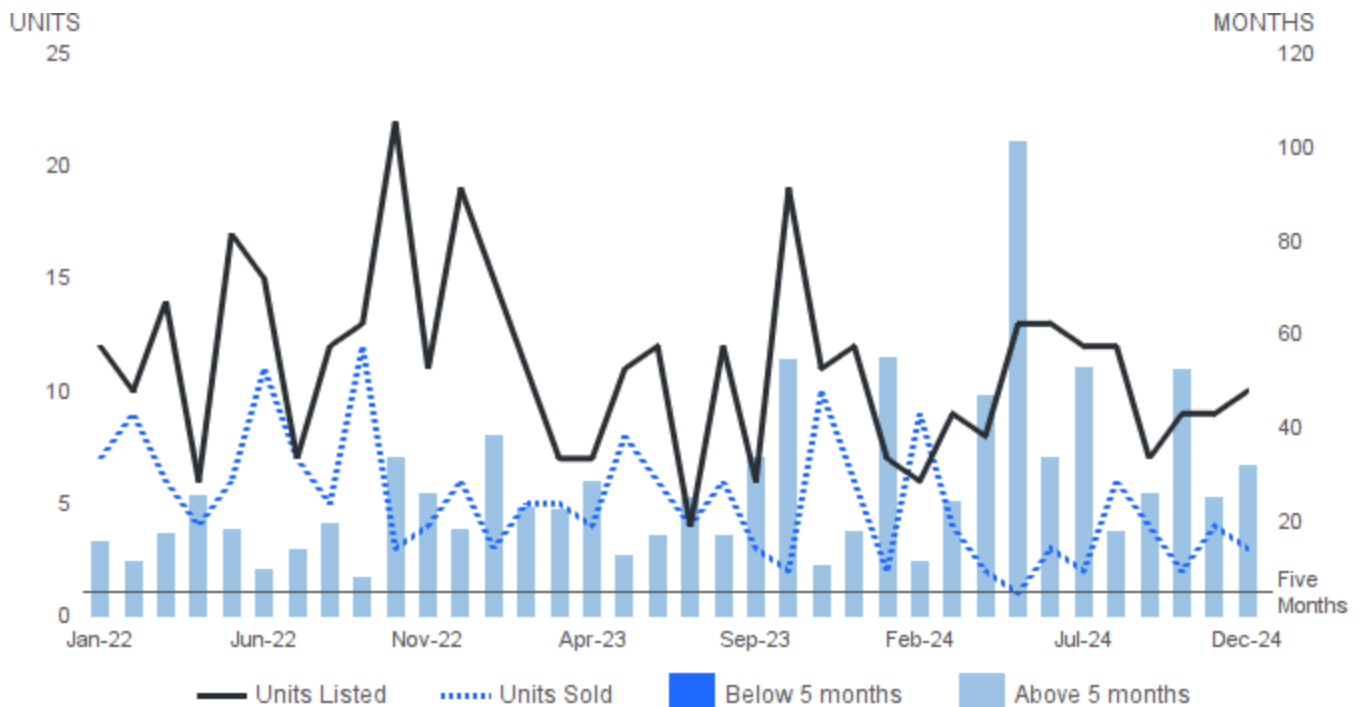
# MONTHS SUPPLY OF INVENTORY

December 2024 | Lots/Acres ?

**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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