



COLDWELL BANKER

U.S. VIRGIN ISLANDS

AREA REPORT

ST. THOMAS

DECEMBER 2024 | SINGLE FAMILY



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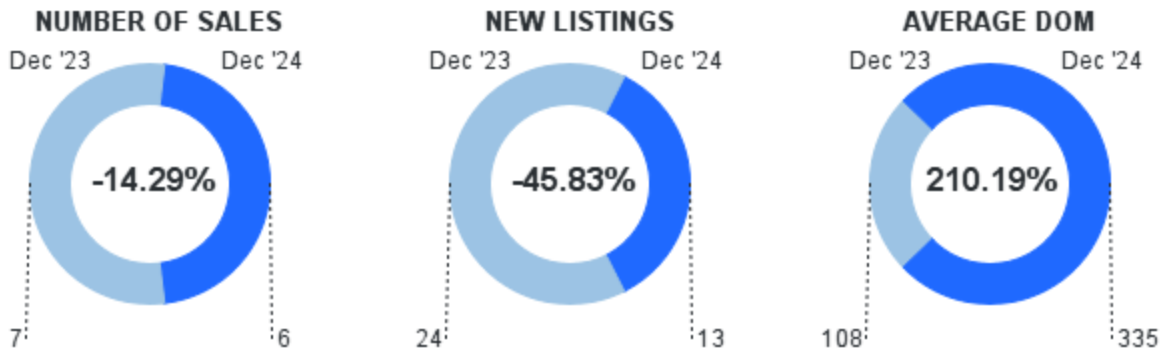


COLDWELL BANKER
ISLAND AFFILIATES

ST. THOMAS | December 2024

REAL ESTATE SNAPSHOT - Change since this time last year

Single Family



11.11%

MEDIAN SALES PRICE
SINGLE FAMILY

56.95%

AVERAGE SALES PRICE
SINGLE FAMILY

25.79%

MEDIAN LIST PRICE
(SOLD LISTINGS)
SINGLE FAMILY

60.57%

AVERAGE LIST PRICE
(SOLD LISTINGS)
SINGLE FAMILY

Dec '23 Dec '24

AREA REPORT

ST. THOMAS

FULL MARKET SUMMARY

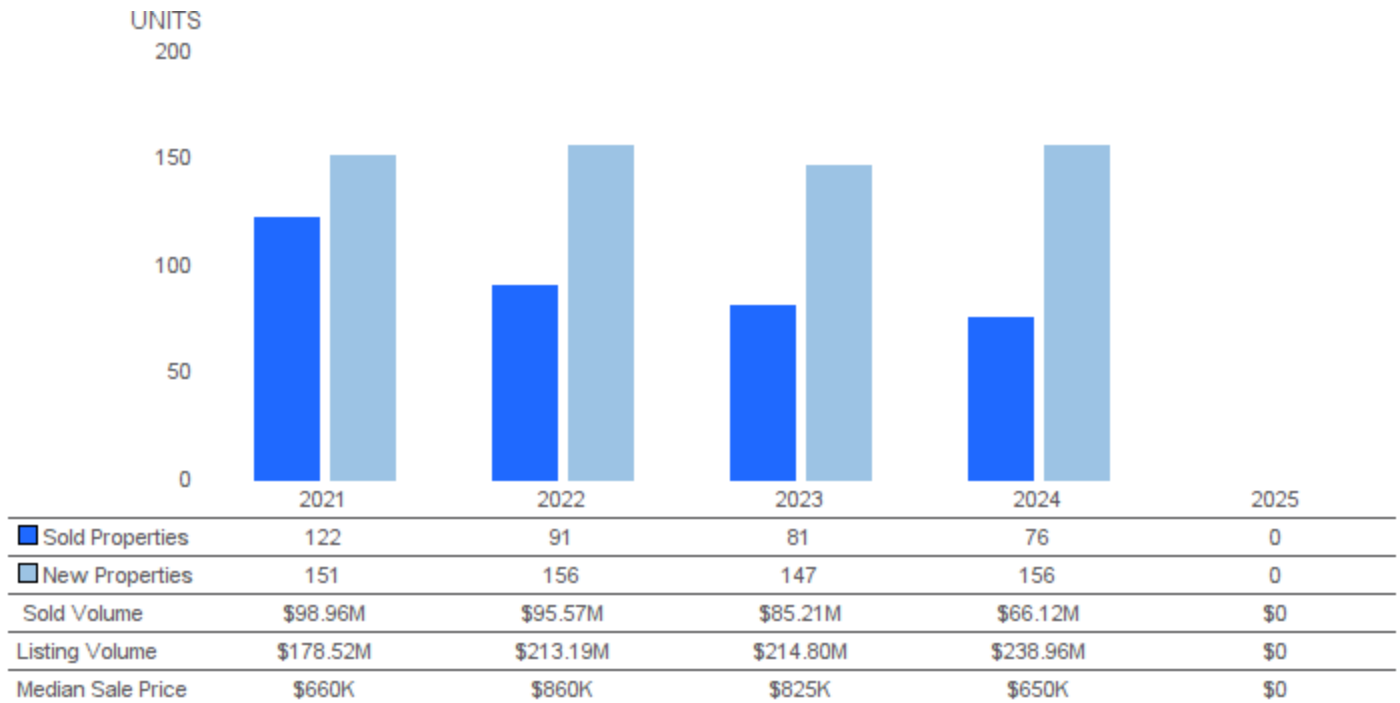
December 2024 | Single Family ?

| | Month to Date | | | Year to Date | | |
|----------------------------|---------------|---------------|------------------------|--------------|-------------|------------------------|
| | December 2024 | December 2023 | % Change | YTD 2024 | YTD 2023 | % Change |
| New Listings | 13 | 24 | -45.83% ↓ | 156 | 147 | 6.12% ↑ |
| Sold Listings | 6 | 7 | -14.29% ↓ | 76 | 81 | -6.17% ↓ |
| Median List Price (Solds) | \$717,000 | \$570,000 | 25.79% ↑ | \$725,000 | \$880,000 | -17.61% ↓ |
| Median Sold Price | \$650,000 | \$585,000 | 11.11% ↑ | \$650,000 | \$825,000 | -21.21% ↓ |
| Median Days on Market | 337 | 88 | 282.95% ↑ | 117 | 113 | 3.54% ↑ |
| Average List Price (Solds) | \$859,500 | \$535,271 | 60.57% ↑ | \$942,681 | \$1,179,993 | -20.11% ↓ |
| Average Sold Price | \$779,166 | \$496,428 | 56.95% ↑ | \$869,961 | \$1,051,987 | -17.3% ↓ |
| Average Days on Market | 335 | 108 | 210.19% ↑ | 197 | 176 | 11.93% ↑ |
| List/Sold Price Ratio | 91.2% | 92.7% | -1.66% ↓ | 91.9% | 91.7% | 0.19% ↑ |

SOLD AND NEW PROPERTIES (UNITS)

December 2024 | Single Family ?

Sold Properties | Number of properties sold during the year
New Properties | Number of properties listed during the year.



| | | | | | |
|-------------------|-----------|-----------|-----------|-----------|-----|
| Sold Properties | 122 | 91 | 81 | 76 | 0 |
| New Properties | 151 | 156 | 147 | 156 | 0 |
| Sold Volume | \$98.96M | \$95.57M | \$85.21M | \$66.12M | \$0 |
| Listing Volume | \$178.52M | \$213.19M | \$214.80M | \$238.96M | \$0 |
| Median Sale Price | \$660K | \$860K | \$825K | \$650K | \$0 |

MEDIAN SALES PRICE AND NUMBER OF SALES

December 2024 | 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.

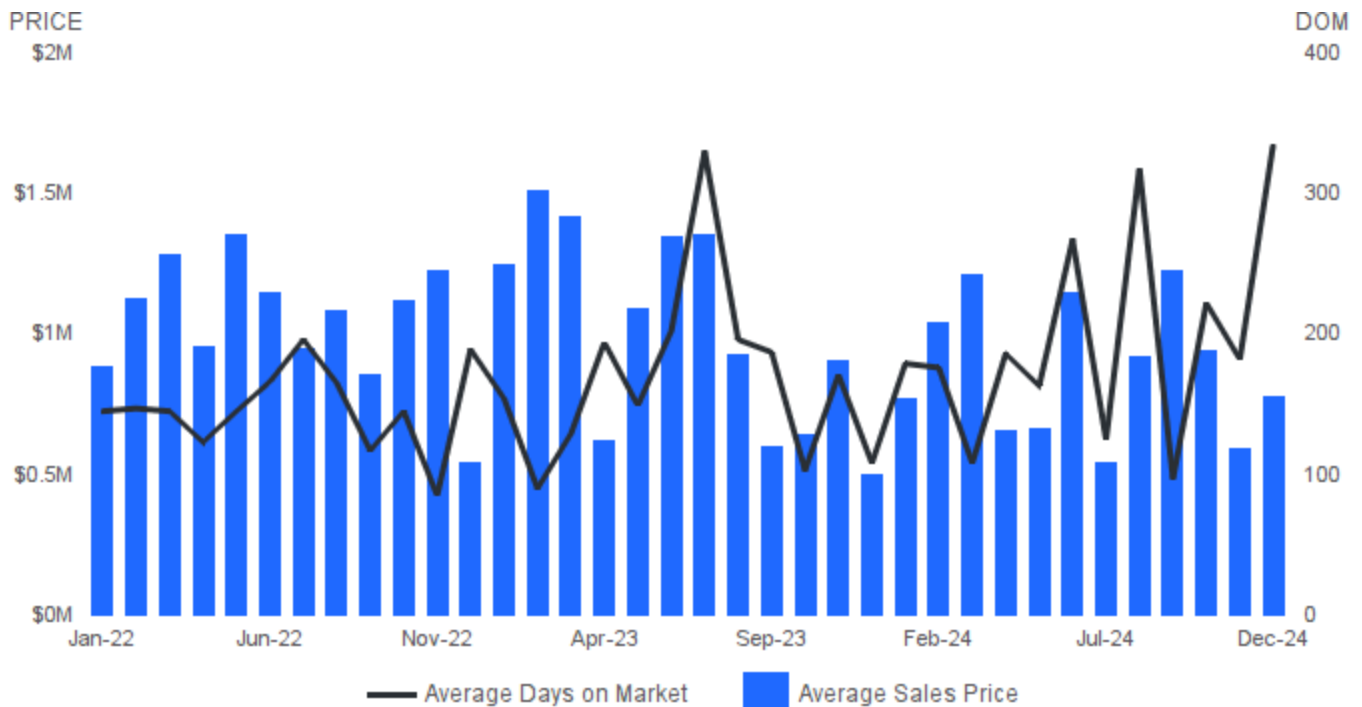


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

December 2024 | Single Family ?

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

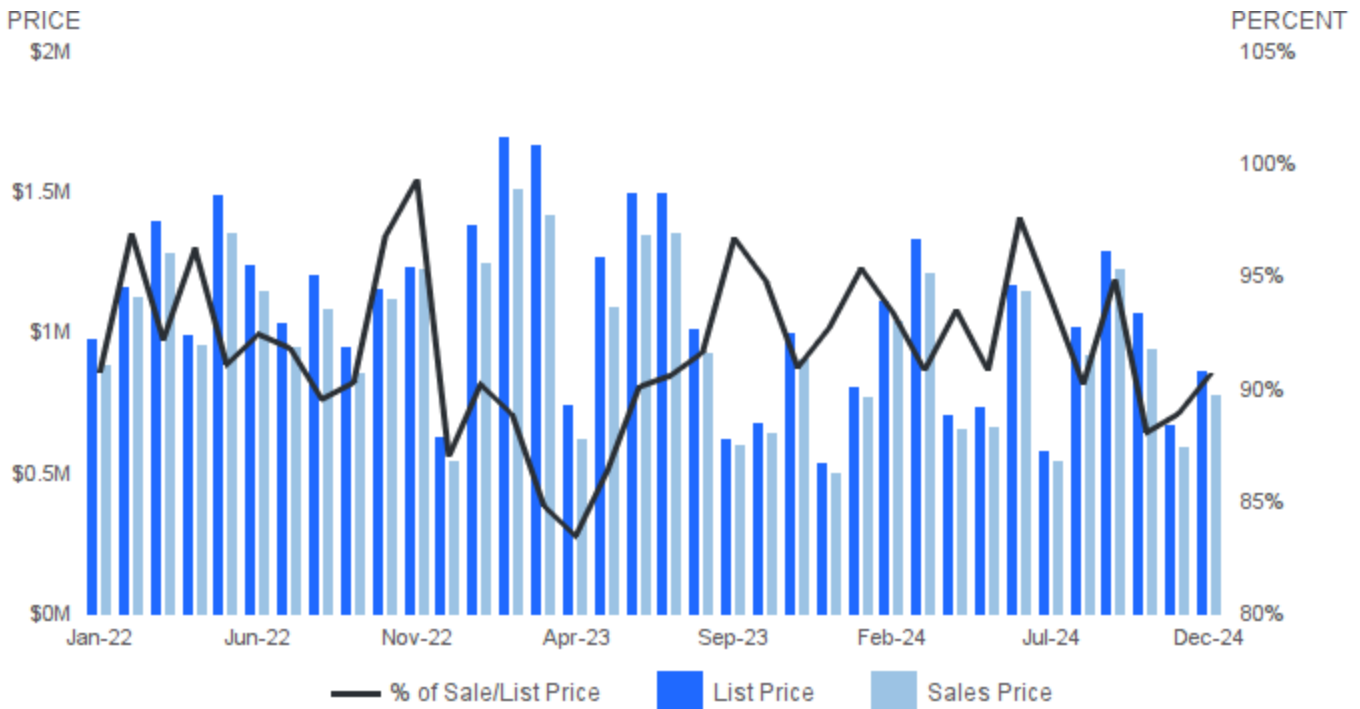
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

December 2024 | Single Family ?

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

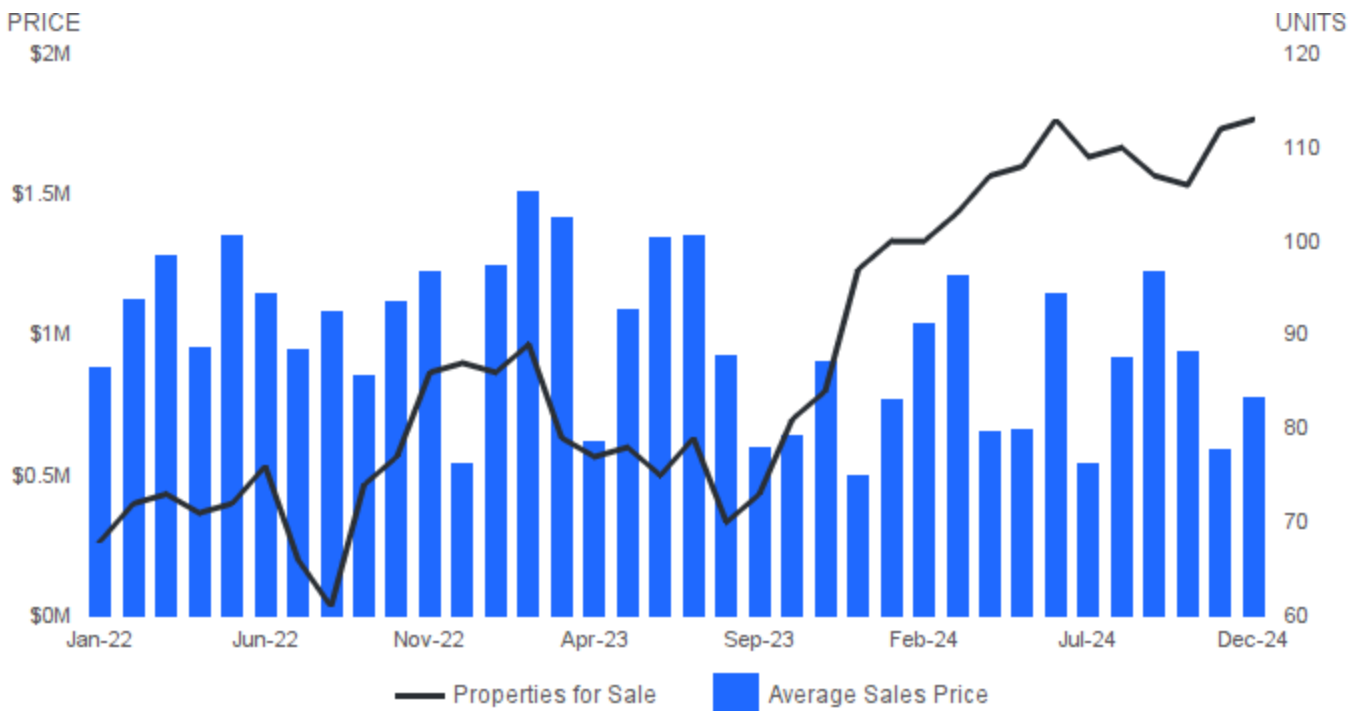


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

December 2024 | 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.

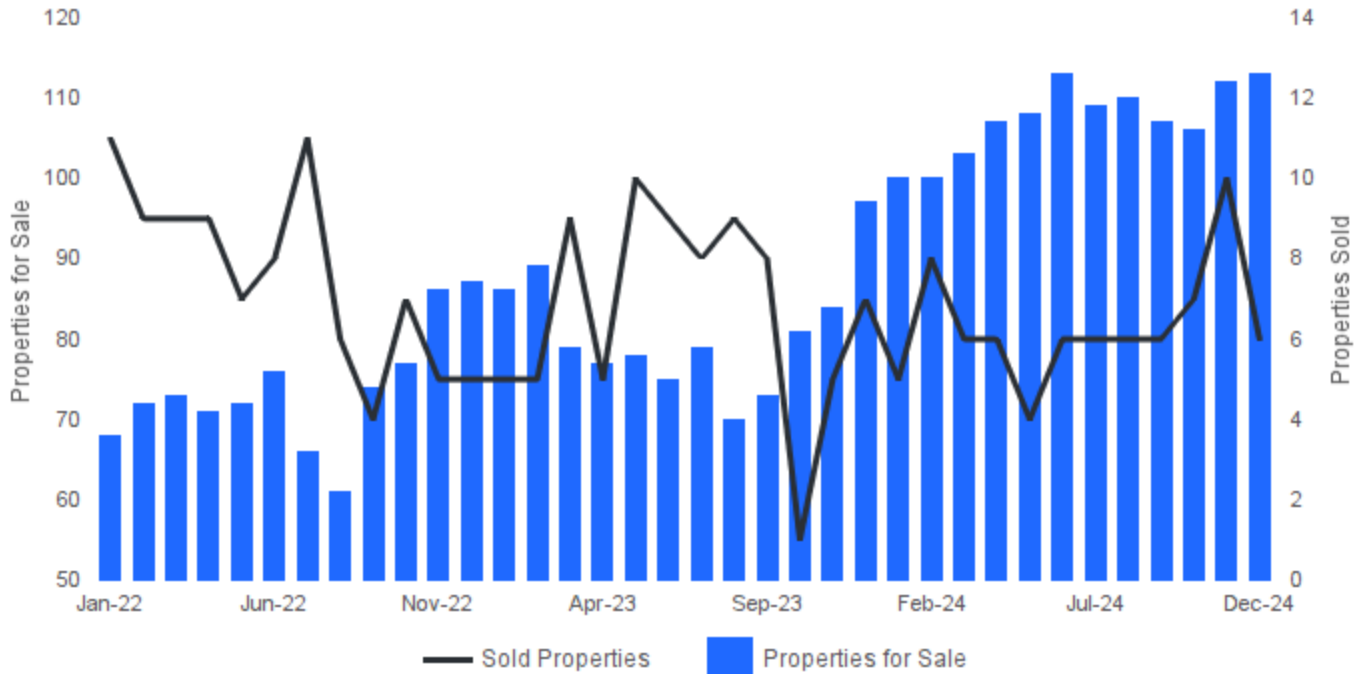


PROPERTIES FOR SALE AND SOLD PROPERTIES

December 2024 | Single Family ?

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

Sold Properties | Number of properties sold.



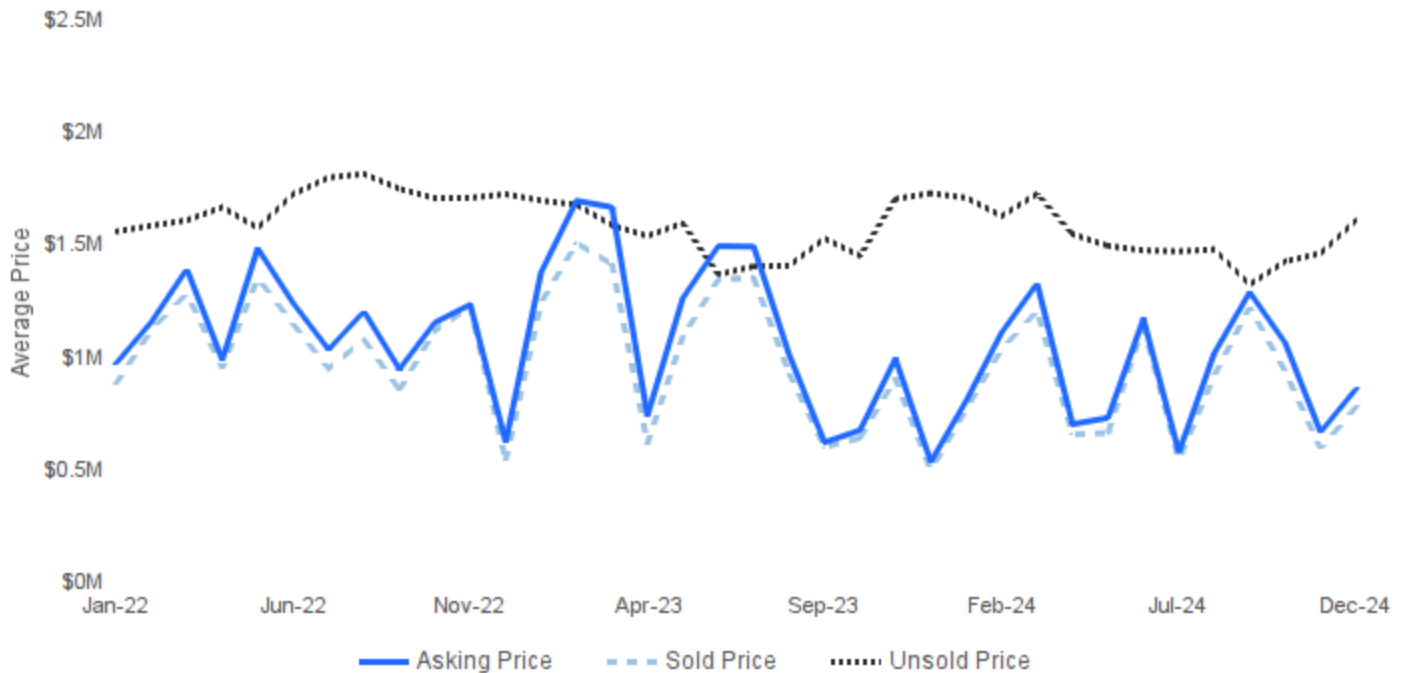
AVERAGE ASKING/SOLD/UNSOLD PRICE

December 2024 | Single Family ?

Asking Price | the average asking price of sold properties

Sold Price | the average selling price

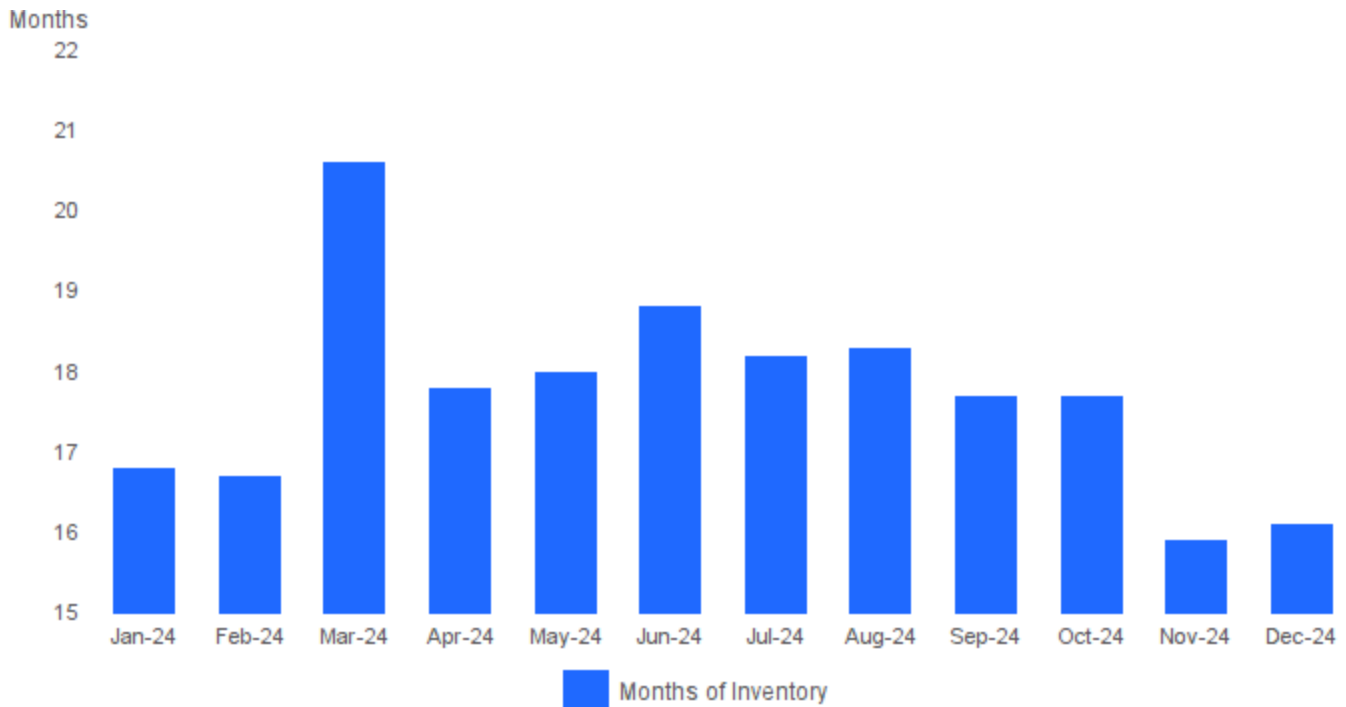
Unsold Price | the average active list price



ABSORPTION RATE

December 2024 | 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.



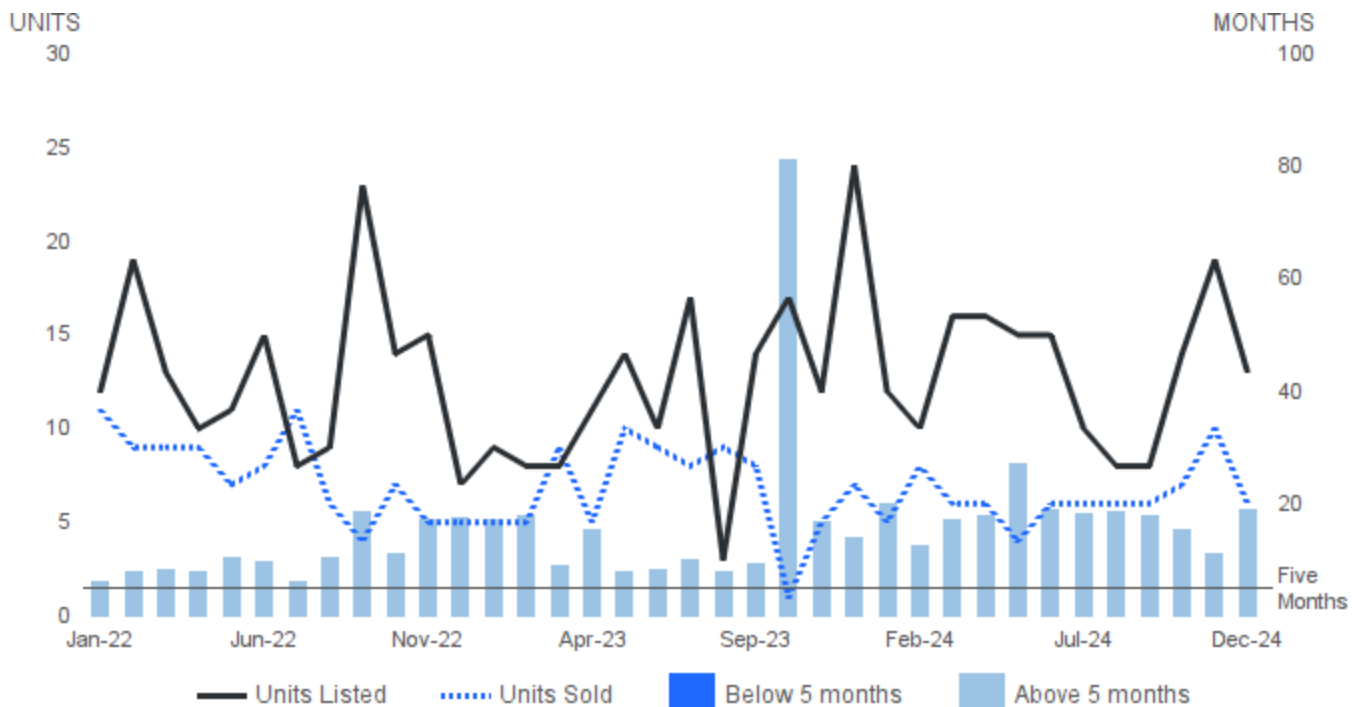
MONTHS SUPPLY OF INVENTORY

December 2024 | 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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