



COLDWELL BANKER

U.S. VIRGIN ISLANDS

AREA REPORT

ST. THOMAS

DECEMBER 2024 | ALL PROPERTY TYPES



BRYONY LOCHER

Direct: 340-778-7000

Cell: 340-227-7657

bry@coldwellbankervi.com

www.coldwellbanker.com

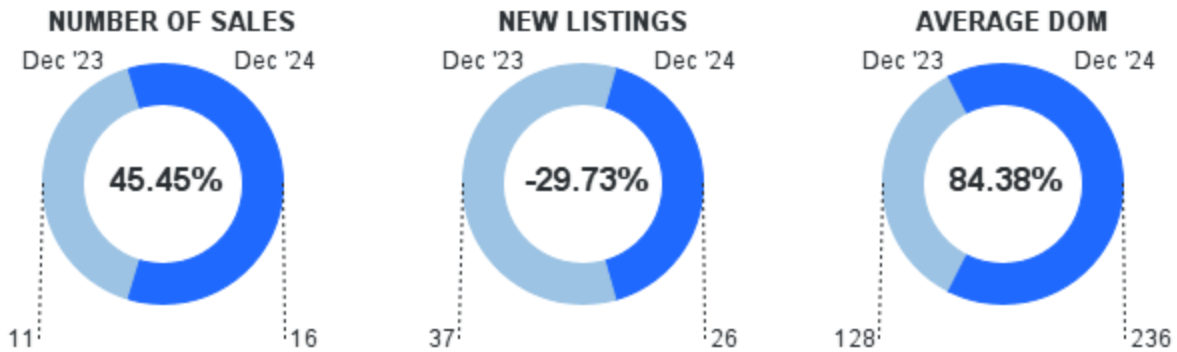


COLDWELL BANKER
ISLAND AFFILIATES

ST. THOMAS | December 2024

REAL ESTATE SNAPSHOT - Change since this time last year

All Property Types



1.63%

MEDIAN SALES PRICE
ALL PROPERTY TYPES

13.34%

AVERAGE SALES PRICE
ALL PROPERTY TYPES

-5.82%

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

14.96%

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

Dec '23 Dec '24

AREA REPORT

St. Thomas

FULL MARKET SUMMARY

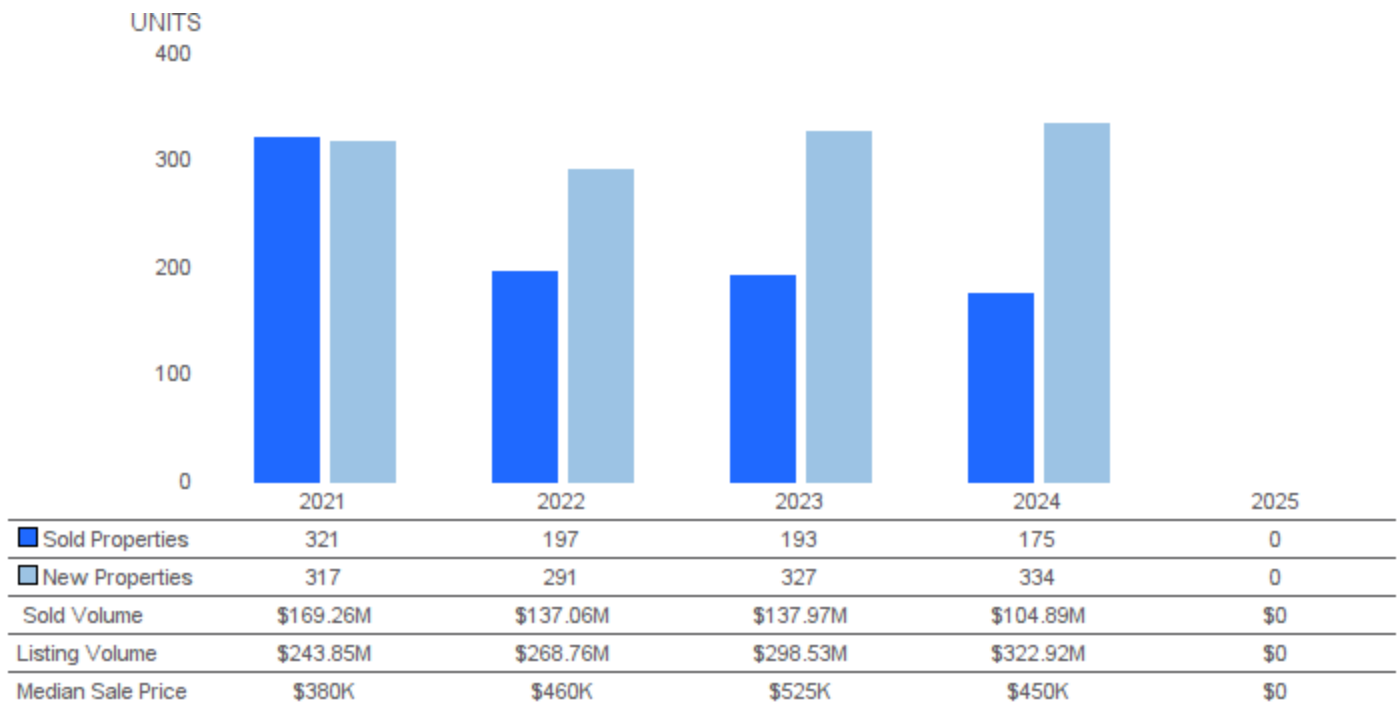
December 2024 | All Property Types ?

	Month to Date			Year to Date		
	December 2024	December 2023	% Change	YTD 2024	YTD 2023	% Change
New Listings	26	37	-29.73% ↓	334	327	2.14% ↑
Sold Listings	16	11	45.45% ↑	175	193	-9.33% ↓
Median List Price (Solds)	\$477,500	\$507,000	-5.82% ↓	\$495,000	\$550,000	-10% ↓
Median Sold Price	\$467,500	\$460,000	1.63% ↑	\$450,000	\$525,000	-14.29% ↓
Median Days on Market	202	100	102% ↑	130	96	35.42% ↑
Average List Price (Solds)	\$538,312	\$468,254	14.96% ↑	\$641,092	\$779,750	-17.78% ↓
Average Sold Price	\$493,031	\$435,000	13.34% ↑	\$599,381	\$714,884	-16.16% ↓
Average Days on Market	236	128	84.38% ↑	174	144	20.83% ↑
List/Sold Price Ratio	92.4%	92.2%	0.22% ↑	93.7%	94.5%	-0.79% ↓

SOLD AND NEW PROPERTIES (UNITS)

December 2024 | All Property Types ?

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



MEDIAN SALES PRICE AND NUMBER OF SALES

December 2024 | 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.

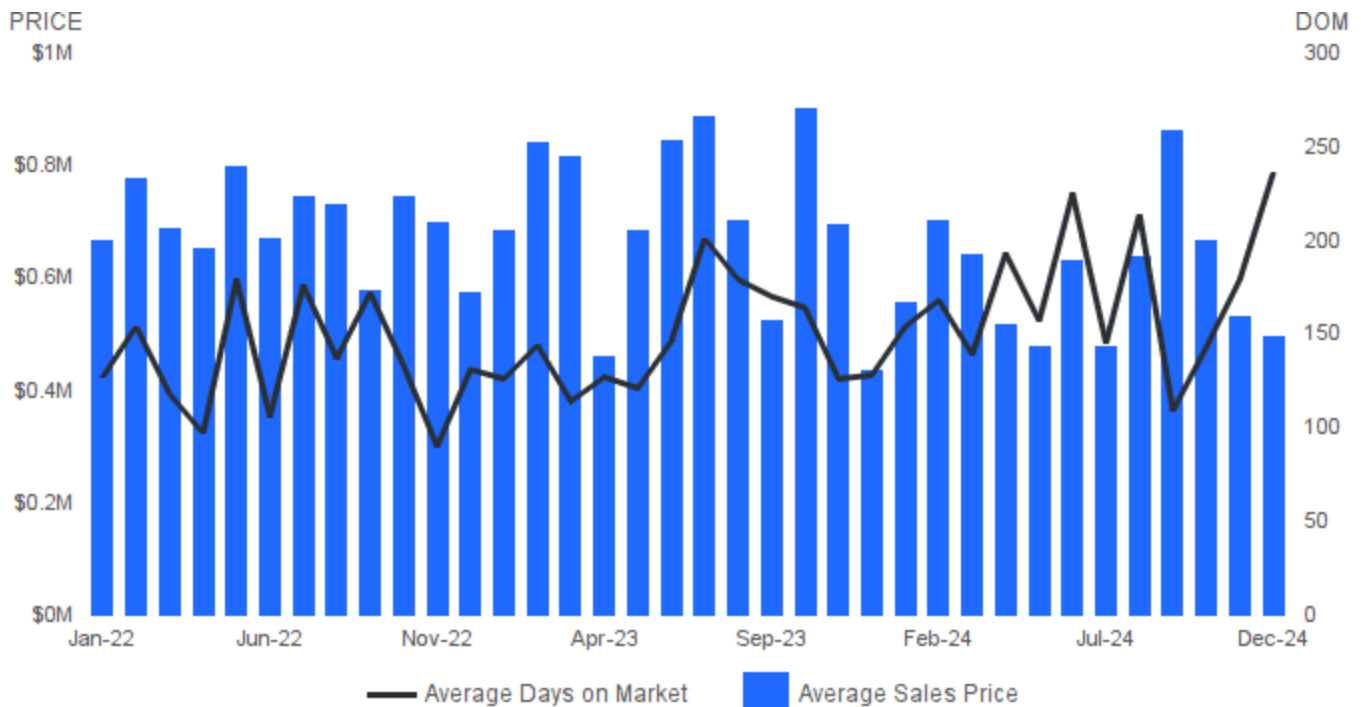


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

December 2024 | All Property Types ?

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

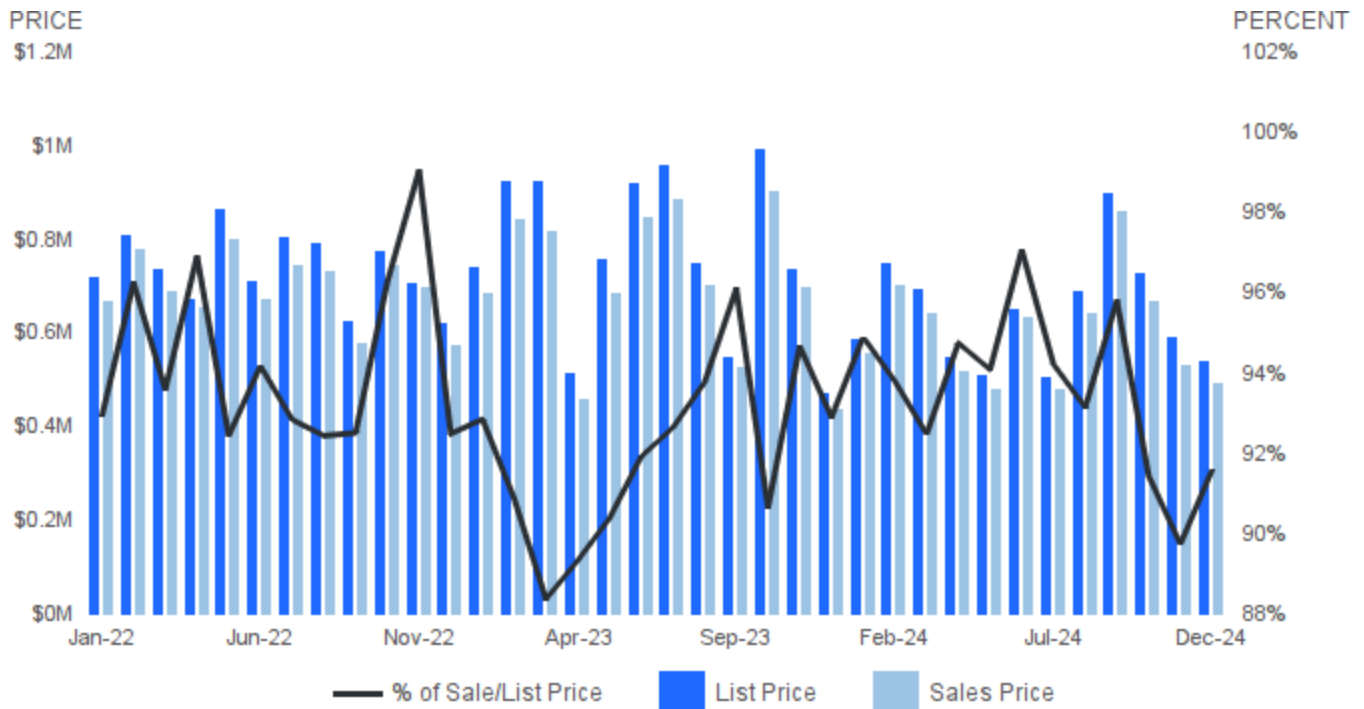
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

December 2024 | All Property Types ?

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

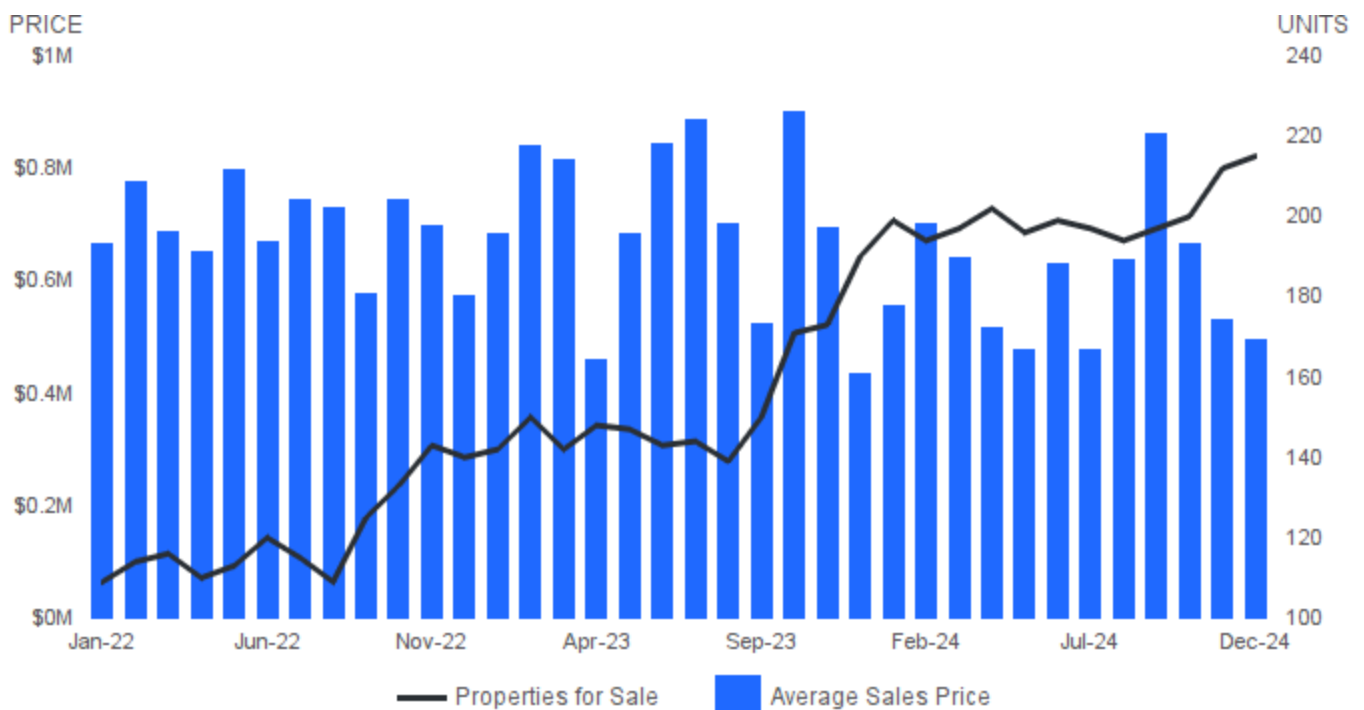


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

December 2024 | 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.

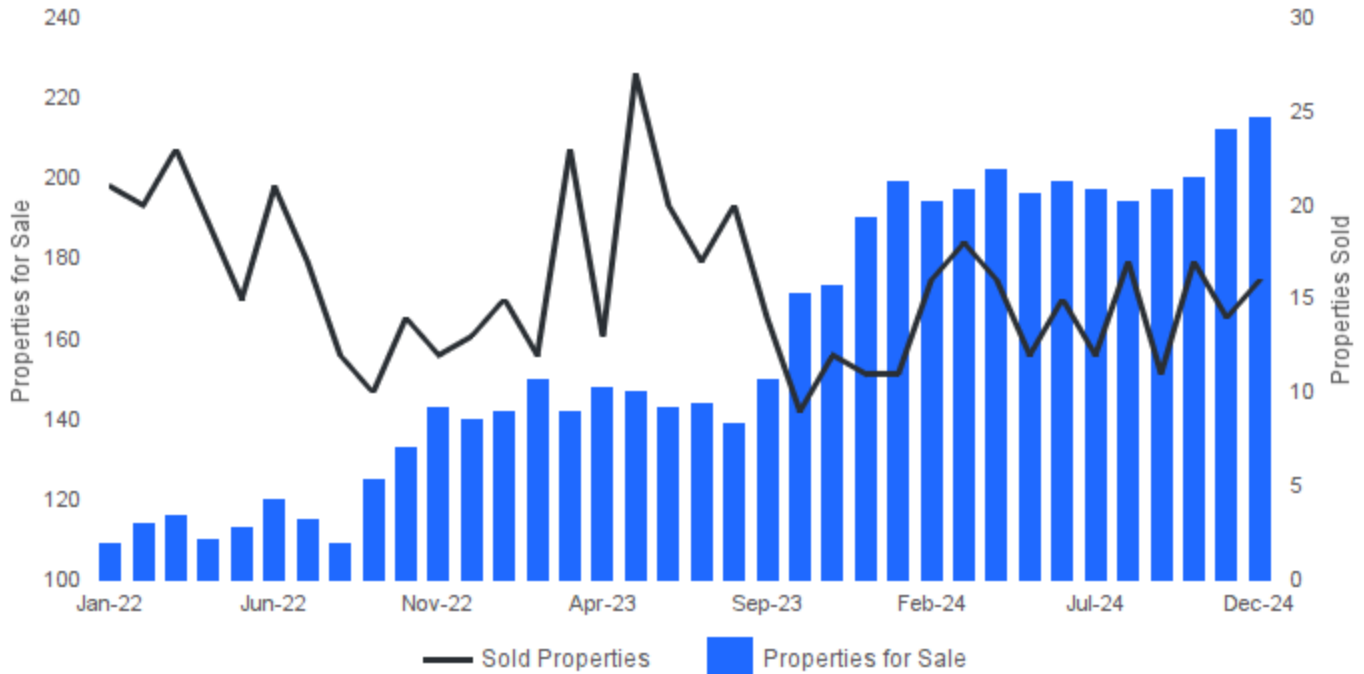


PROPERTIES FOR SALE AND SOLD PROPERTIES

December 2024 | All Property Types ?

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

Sold Properties | Number of properties sold.



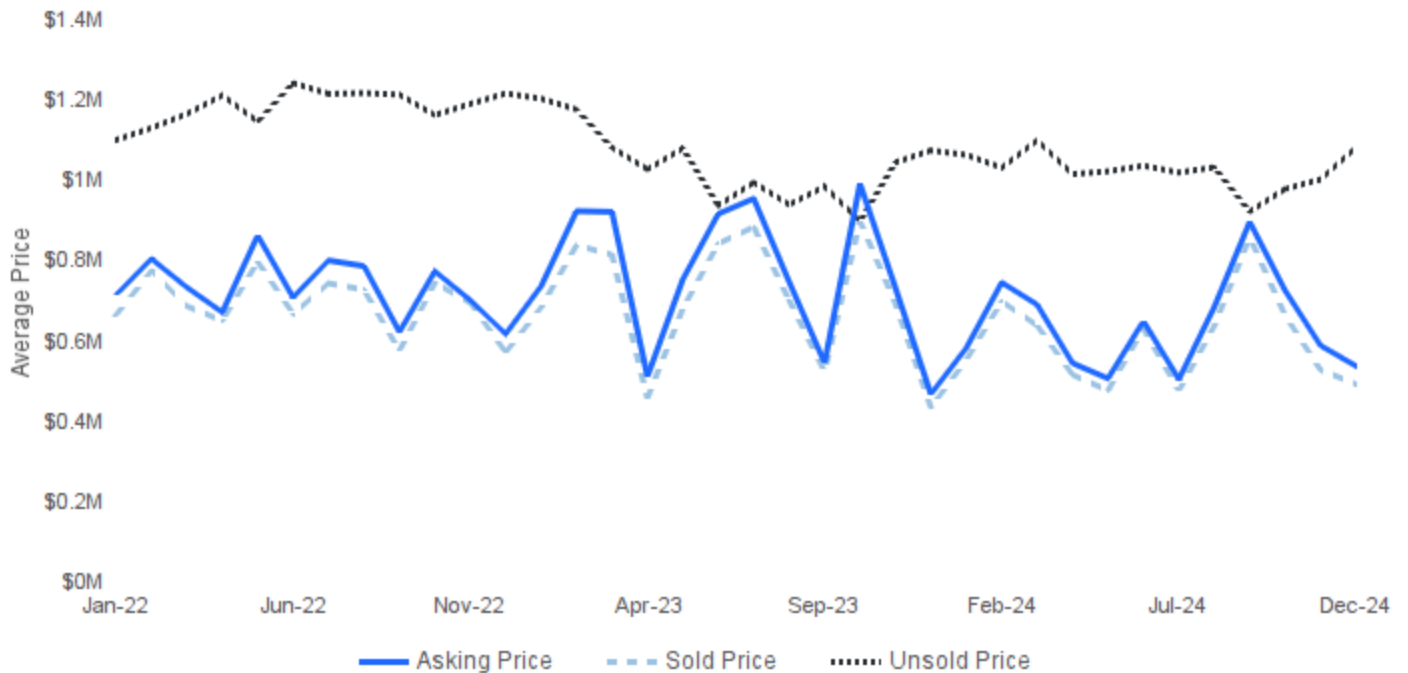
AVERAGE ASKING/SOLD/UNSOLD PRICE

December 2024 | All Property Types ?

Asking Price | the average asking price of sold properties

Sold Price | the average selling price

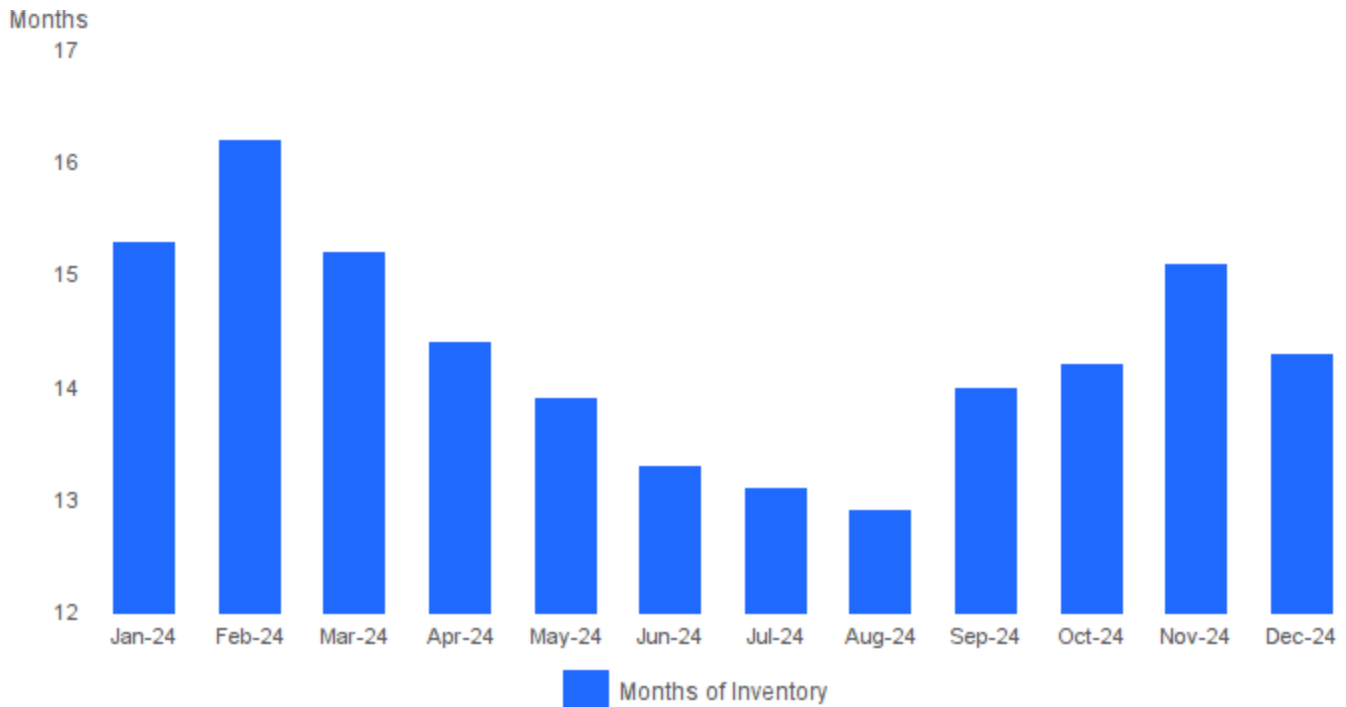
Unsold Price | the average active list price



ABSORPTION RATE

December 2024 | 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.



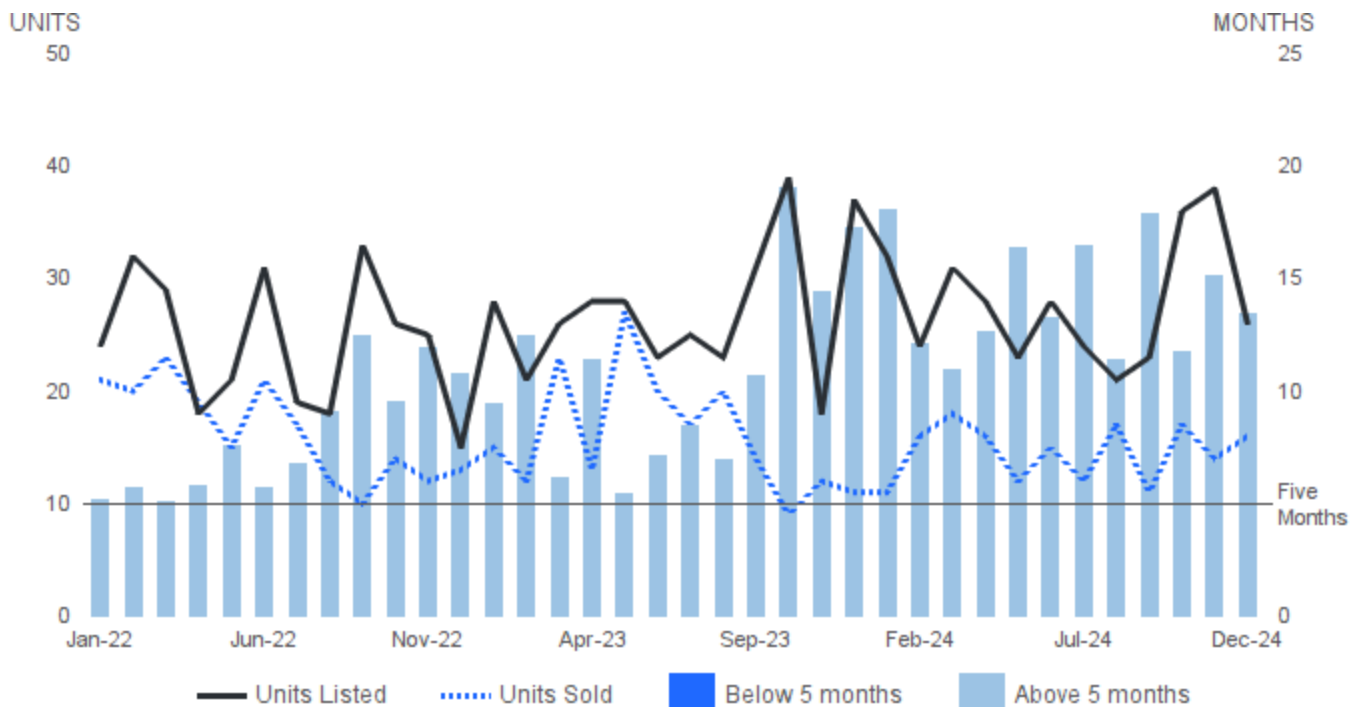
MONTHS SUPPLY OF INVENTORY

December 2024 | 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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