FROM THE DESK OF

Bry Locher

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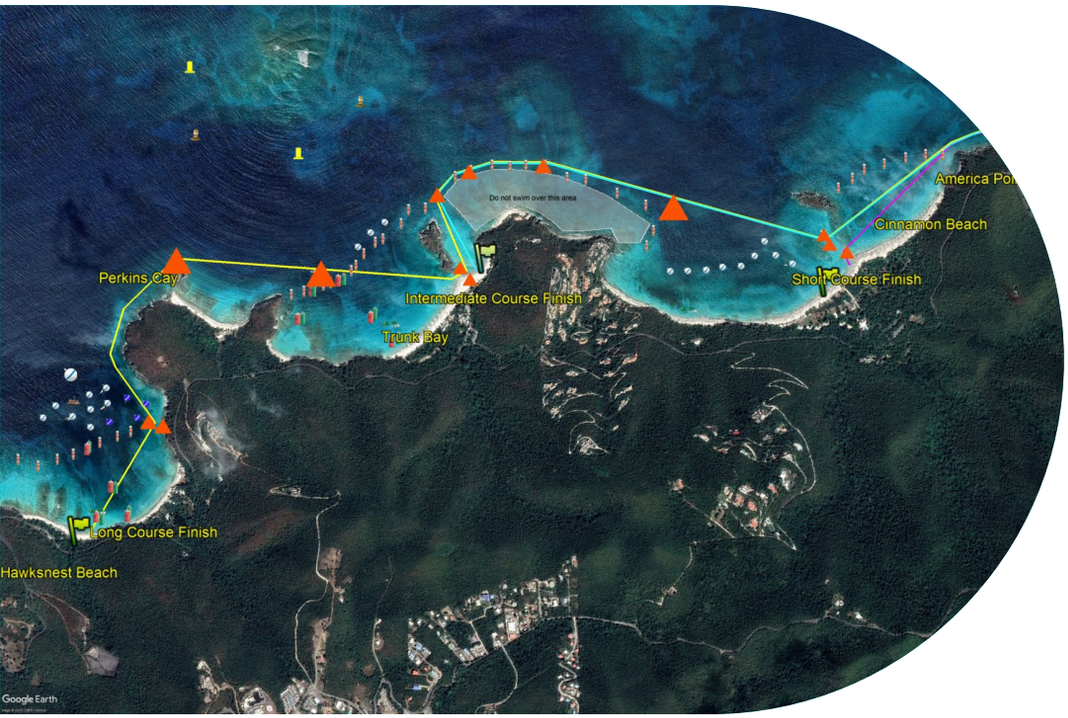
ST. THOMAS REAL ESTATE NEWS

SUNNY GREETINGS FROM ST. THOMAS!

We can't help but be overcome with electrifying energy as we await the start of this month's St. Thomas Carnival activities. Beauty pageants, food festivals, j'ouvert, street tramps, and parades – all of these and much more make April one of the best times of the year to visit St. Thomas and see the island's culture on full display. Thanks to the leap year, we are seeing Carnival activities spill into early May; you'll hear no complaints from residents or visitors, since that means the celebration will last a little longer than normal!

This month, I am sharing with you a historical bar location whose name pays homage to the island's Danish history. I'll also highlight a popular swim event that is ranked as one of the World's Top Open Water Swims plus St. Thomas Carnival 2024 kicks into high gear later this month; I'll give you all the details about this cultural extravaganza!

Visiting St. Thomas soon? If so, you're likely to start dreaming of the next chapter of your life living in our island paradise, either part-time or full-time. Single-family homes, condos, land, and commercial properties are in high demand right now; the team at Coldwell Banker St. Thomas Realty would be happy to share them with you in hopes of getting you on the path to real estate ownership in the Caribbean. Give us a call today.



SWIM FOR A GOOD CAUSE

21st Annual Beach to Beach Power Swim

Memorial Day Weekend marks one of the territory's largest fundraisers for kids' swim programs, marine conservation, education outreach, and more. The Beach to Beach Power Swim is recognized as one of the most beautiful swims in the world. Maho Bay, Cinnamon Bay, Hawksnest Bay, and Trunk Bay are the beaches included in this yearly open-water swim that draws visitors from around the world.

Organized by Friends of Virgin Islands National Park, the philanthropic, non-profit partner of the Virgin Islands National Park on St. John, USVI, this event raises funds to support several natural and cultural resource protection programs like turtle conservation, coral reef preservation, community swim lessons, and more. "We are excited to once again invite swimmers from near and far to swim from Maho to Cinnamon, or to Trunk, or the full 3.5-mile-long course to Hawksnest," said Tonia Lovejoy, Executive Director of Friends of Virgin Islands National Park. "Conceived as a fundraiser for marine protection and youth programs like Learn to Swim, it's extraordinary how this swim has grown from its inception 21 years ago." The swim is #23 on the list of the World's Top 100 Open Water Swims and #7 on the World's Top 100 Island Swims.

Swimmers can compete as an individual over one of three courses:

1. Short Course (1 mile) — Maho Beach to Cinnamon Beach
2. Intermediate Course (2.25 miles) — Maho Beach to Trunk Bay Beach
3. Long Course (3.5 miles) — Maho Beach to Hawksnest Bay Beach

Additionally, swimmers can compete as part of a 3-person team over the entire course (Maho Beach to Hawksnest Bay Beach) with relay team transition points at Cinnamon Beach and Trunk Bay Beach. In each event, swimmers can also compete in the "assisted" category using snorkel, fins, and/or exposure suits. The non-refundable registration fees for the swim will be donated to Friends of Virgin Islands National Park, a 501(c)(3) non-profit organization. Swimmers 17 & under are $30 each; adults 18+ are $65. For the relay race, the youth fee is $90; the adult fee is $195. Registration deadline is Wednesday, May 22 at 3pm, or when capacity has been reached.

The 21st Annual Beach to Beach Power Swim will take place on Sunday, May 26. Registration is from 7-7:30am and the race starts at 8am. The reception and awards ceremony will take place at Trunk Bay immediately after the race ends. To learn more, visit the event page on the Friends of Virgin Islands National Park website at www.friendsvinp.org/power-swim.

A MELTING POT OF CULTURE

for St. Thomas Carnival 2024

The 72nd Annual St. Thomas Carnival Celebration has returned with an indescribable energy! Since 1972, the revelry and celebration that Carnival brings have allowed this event to become a staple tradition in the Virgin Islands that

showcases the island's vibrant culture and spirit. This year's theme places a spotlight on what St. Thomas Carnival is all about: culture – "Join Us on A Cultural Tour Like Never Before, St. Thomas Carnival 2024!" Beauty pageants, food festivals, calypso monarch, j'ouvert, street tramps, and parades are just a few of the main events. "I'm excited to welcome everyone to join us this year," said Joseph Boschulte, Commissioner of Tourism. "We're preparing to make this the best Carnival yet, highlighting our rich culture, picturesque island, and beautiful people."

Carnival kicks off on Saturday, April 13th with the Prince and Princess pageant, followed by St. Thomas Carnival Queen Show on Saturday, April 20. The winners of these highly esteemed pageants will become prominent figures representing St. Thomas throughout the entirety of the Carnival festivities. The next round of events includes the Calypso Monarch competition on Saturday, April 27, where performers are judged on crowd participation, melody, lyrics, and overall performance.

The highly anticipated Food Fair starts at 10am on Wednesday, May 1 at Crown Bay Marina. An assortment of local street foods and drinks, arts and crafts, and live music will be on display until 5pm. This year's Food Fair Honoree is Sally George, a dedicated educator at Lockhart Elementary School for over 30 years. George founded the culturally centered retail company Karibbean Kids in 2002, specializing in cloth dolls dressed in traditional attire while incorporating local folklore. Next up is the highly anticipated foreday morning event known as J'ouvert. Seen as the official and spiritual start of Carnival, the 6am start on Thursday, May 2 is where revelers take to the streets on the waterfront dancing behind a bevy of music trucks as they party with paint, powder, water, and drinks.

All roads for Carnival lead to St. Thomas Carnival Village. Opening on April 29, this year's village is named in honor of lifelong St. Thomas resident Malvern Gumbs. A lover of music from the tender age of 6, Gumbs has transformed this lifelong love into a professional career that spans over 25 years. From music teacher to lead vocalist and arranger of the popular Spectrum Band, this award-winning musician is deserving of this honor. All 6 nights of St. Thomas Carnival Village will offer free local and international performances, with 30+ vendors selling local foods and drinks alongside fun family-friendly rides and carnival-style games.

St. Thomas Carnival culminates with the Children's and Adult Parades along Main Street in Charlotte Amalie on Friday, May 3 and Saturday, May 4, respectively. Colorful carnival costumes, majorette performers, mocko jumbie dancers, and much more will take to the parade route to entertain onlookers throughout the day. For the complete carnival schedule, visit the USVI Festivals Facebook page at www.facebook.com/USVIFestivals.

ENJOY A

Charlotte Amalie of Hesse-Kassel.

beer enthusiast to enjoy. Whether you prefer a refreshing lager on a hot day, a rich stout to savor, or a delicious cocktail made with fresh ingredients, Taphus Beer House has you covered.

Taphus Beer House has also found ways to give back to the St. Thomas community. Each month, they host First Fridays, which benefits a chosen nonprofit organization on the island. Starting at 5pm, they feature drink specials with a portion of the proceeds going to the organization. They also host an in-house raffle featuring fabulous prizes such as Virgin Islands sterling silver jewelry, Yeti Tumblers, and gift certificates.

Taphus Beer House is open six days a week from 11am to 7pm Monday through Thursday and Saturdays,

TASTE OF HISTORY

at Taphus Beer House

With over 150 craft beers and seltzers, 20 beers on draft, and a well-stocked bar, you'd be hard-pressed not to find something to raise a glass with at Taphus Beer House. Located in downtown Charlotte Amalie, this historical bar gets its unique moniker from the original name of the island's capital when it was founded in 1666. Taphus, which means *tap house* or *beer hall* in Danish, was later renamed to Charlotte Amalie after the Danish queen

Appropriately set in a 1600s Danish warehouse, Taphus Beer House is meticulously decorated in a steampunk style which pays homage to the days when pirates and privateers anchored in the harbor. The owner-designed lighting is made from upcycled brewing parts, and the cobblestone walls are made from authentic Danish brick. This iconic establishment is not just a place to grab a drink; it's a living piece of history that embodies the spirit of the island and its people with its weekly game nights and live music on the weekends.

Of course, the main attraction here is its impressive selection of beers. From local brews to international favorites, there's something for every

11am to 8pm on Fridays, and closed Sundays. Find them at 5120 Dronningens Gade, Suite 7, right off Main Street in downtown Charlotte Amalie. For more information, visit their Facebook page at www.facebook.com/taphusbeerhouse.

TAPHUS
BEER HOUSE

THIS MONTH'S FEATURED PROPERTIES

125 Nazareth • $775,000 • MLS 24-496

LUXURY

Ocean views & beachfront living! Located in the most sought after building in this condominium community, the America building is steps from the pristine shoreline of Cowpet Bay. With the amenities and lush grounds of a private resort, owners enjoy access to a private beachside pool, tennis courts, fitness center, and on-site storage. This 2 bed, 2 bath second floor residence boasts water views from the main suite and the spacious covered deck.

Listing courtesy of Marni Walters

10-1-41 Peterborg • $2,295,000 • MLS 24-264

LUXURY

Stunning down-island views and Atlantic breezes from every room of this Red Rock waterfront masterpiece. Three levels, three villas, three driveways. The beautiful custom design of the main level offers two equally spacious primary en-suites wrapped around an imported Mobalco kitchen with smart home features. Open concept living and dining areas extend through double sliding glass doors to an ultra-private negative edge pool and patio overlooking Hans Lollik.

Listing courtesy of Tara Godfrey

C35/C36 Smith Bay • $1,400,000 • MLS 24-373

CONDOMINIUM

Own a piece of paradise! Nestled along the pristine beachfront, this one bedroom unit, easily converted to two bedrooms redefines luxury living with its unique features and breathtaking surroundings. Step into a world of comfort and opulence with an upstairs spacious living/dining room and well appointed kitchen and downstairs comfortable study. Two full baths and one half bath. This unit provides a level of sophistication and versatility that exceeds expectations.

Listing courtesy of Monique Harry

3N of 3 Bakkero • $4,800/month • MLS 24-398

CONDOMINIUM

Located in a compound with four additional rental residences, this newly built 2 bedroom, 2 bath apartment home offers postcard-perfect views and spacious living. The kitchen boasts granite countertops, tile backsplash, and stainless steel appliances. The laundry room offers a washer/dryer and additional storage space. Light and bright open floor plan with bedrooms on opposite sides of the home, delivering the utmost privacy.

Listing courtesy of Marni Walters

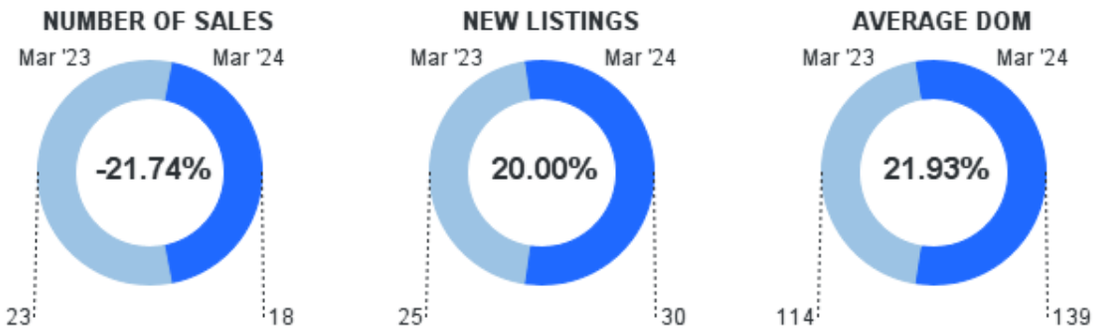
124 Nazareth • $3,500/month • MLS 24-604

CONDOMINIUM

Take advantage of an 8-month rental available at this beautiful beachfront location! Available from 4/18/24-12/31/24, this fully furnished 2 bedroom, 2 bath Anchorage Condo offers sweeping views of the Anchorage's white sandy beach, Cowpet Beach, and Cowpet Bay. Amenities include gorgeous pool, gym, A/C, washer and dryer, UV filter, auto-generator, and gated access.

Listing courtesy of Tara Godfrey

RESIDENTIAL & CONDO



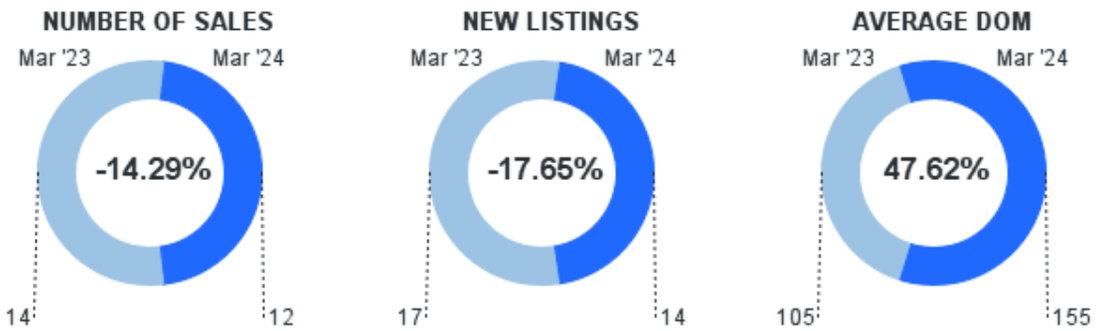
-12.90% ▼ Median Sales Price

-21.55% ▼ Average Sales Price

-6.00% ▼ Median List Price

-25.04% ▼ Average List Price

CONDOMINIUMS



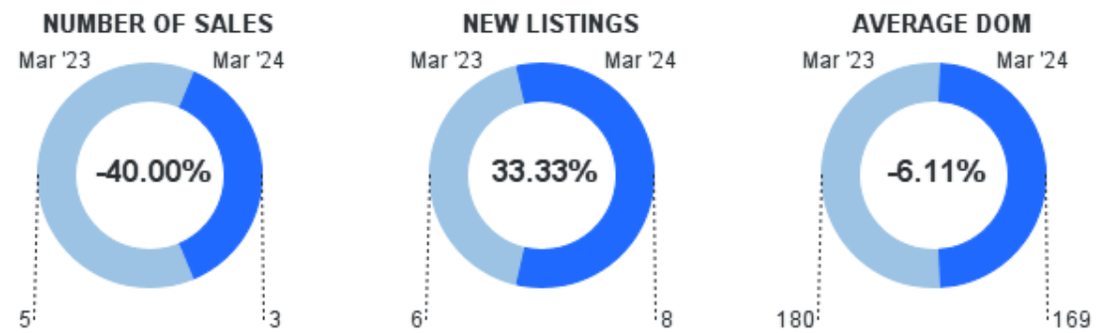
-17.71% ▼ Median Sales Price

-17.26% ▼ Average Sales Price

-18.92% ▼ Median List Price

-15.88% ▼ Average List Price

VACANT LAND



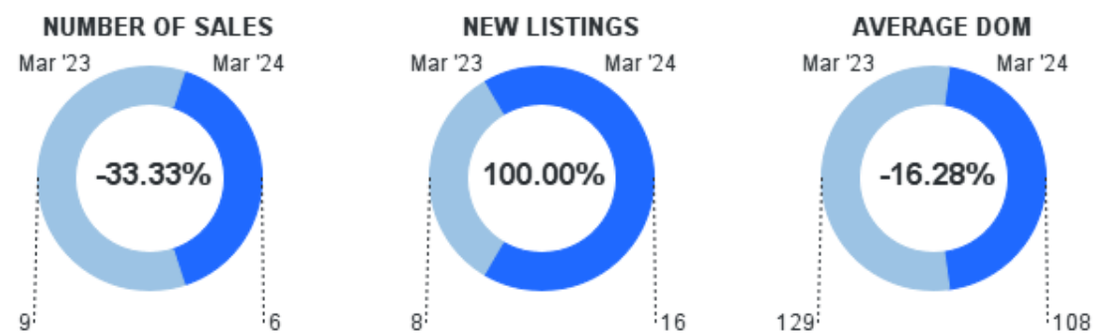
-3.01% ▼ Median Sales Price

-49.80% ▼ Average Sales Price

0.00% ▼ Median List Price

-49.49% ▼ Average List Price

RESIDENTIAL



-14.82% ▼ Median Sales Price

-14.67% ▼ Average Sales Price

0.77% ▲ Median List Price

-20.34% ▼ Average List Price

Comparison to the same period last year. Information from various sources, such as county records and the Multiple Listing Service, and it may include approximations. Although all the information is believed to be accurate, it is not guaranteed, and you should not rely on it without personal verification.

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This newsletter is written by Anquanette Gaspard. Each office is independently owned & operated.