FROM THE DESK OF

Bry Locher

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ST. CROIX REAL ESTATE NEWS

GREETINGS FROM SUNNY ST. CROIX!

There's something to be said about April on St. Croix! The occasional morning shower unleashes a burst of freshness that keeps the island flora bright and colorful. While the Easter holiday came earlier this year, we still relished in the cherished island tradition of camping on the beach over the long holiday weekend. Plus, the cool, crisp breeze throughout each day reminds us that we truly live in paradise.

This month, I am excited to share with you one of the premier sailing events in the Caribbean. Celebrating its 31st year, the St. Croix International Regatta is known to draw quite the crowd to the island's east end for fun on land and sea. You'll also learn of the latest developments around a frequent travel route from St. Croix, plus one of the island's most revered events is back to give you a delicious dose of St. Croix's cuisine. You'll discover this and much more in the pages ahead.

Still considering purchasing your own slice of paradise? Now is the perfect time! From turnkey properties and DIY developments to prime real estate to build your dream home, Coldwell Banker St. Croix Realty can help you find exactly what you're looking for. Call us today to set up an appointment. We look forward to helping you on your path to homeownership in the Caribbean!

A TOAST TO THE 24TH

Taste of St. Croix

One of St. Croix's most celebrated events is making a triumphant return for its 24th year! Taste of St. Croix returns on Thursday, April 18th to showcase St. Croix's culinary scene from a host of restaurants, caterers, private chefs, and other culinary-based businesses throughout the territory. For the past two decades, Taste of St. Croix has uniquely captured the spirit and flavor of St. Croix's hospitality industry by way of a celebration that is now recognized as one of the U.S. Virgin Islands' premier food and wine events. Over the course of three hours, guests are welcome to sample a variety of local and international tastings and savor a selection of elegant wines from around the world.

Event Director Collin Hodge has been involved with Taste of St. Croix since its inception in 2001. "I was initially brought on as a consultant for the event and soon after came on board as event coordinator," said Hodge. In 2022, the event returned to its original location, Divi Carina Bay Resort, after the property reopened following extensive renovations due to devastating damage from 2017 hurricanes Irma and Maria. Hodge shared that it feels good to be back home at Divi with Taste, and he looks forward to another successful installment of the event. This year, the event has added a five-course wine dinner as a prelude to the main event. On Wednesday, April 17th, guests can look forward to unique wines from Segura Viudas, Robert Mondavi, Elouan, and Quest, each expertly paired with food tastings courtesy of Grapetree Bay Hotel. Tickets are $250 per person and can be purchased on Eventbrite.

A 501 (c)(3) non-profit, Taste of St. Croix promotes and showcases the talent and potential of St. Croix's hospitality industry through fostering partnerships, sponsoring training and industry events, and building public awareness of service-industry importance to the socio-economic future of the U.S. Virgin Islands.

The 24th Taste of St. Croix will take place on Thursday, April 18th at Divi Carina Bay Resort from 6pm to 9pm. General admission tickets are available for purchase at $125 per person; VIP tickets are officially sold out. For more information and to purchase tickets, visit www.tasteofstcroix.com.

Taste of St. Croix
LOCALLY GROWN, INTERNATIONALLY KNOWN

ISLAND HOPPING MADE EASY

with Fly The Whale

Island hopping just got a little easier with an added route from the territory's newest airline, Fly The Whale (FTW). As of March 15th, new daily scheduled flights began operation between Henry A. Rohlsen Airport on St. Croix and San Juan Isla Grande Airport (SIG) in Puerto Rico. The 45-minute flight offers

an easy and convenient alternative for getting to all that San Juan has to offer. Approximately 7 miles from San Juan International Airport, Isla Grande Airport is just a short distance from major medical and business centers, the cruise terminal, downtown San Juan, hotels, restaurants, and sightseeing.

According to FTW, this new launch of up to three round-trip flights per day between the USVI and Puerto Rico delivers essential access to business travelers and medical and leisure tourism. “This new destination is the result of our savvy customers who were looking for a convenient and reliable service to their neighbor island, and Isla Grande achieves that,” shares David Ziemer, Fly the Whale’s Chief Operating Officer. The addition of the St. Croix-to-San Juan flight will mark the extension of Fly the Whale’s easy and stress-free flying to Puerto Rico.

FTW President Omer ErSelcuk stated, “This is a great opportunity for our valued guests to take the easy way to San Juan. Our new flights skip the big airport hassles and make getting to and from San Juan a breeze for both frequent business travelers, residents traveling for medical care, and those simply seeking a getaway to the beautiful islands of Puerto Rico and St. Croix.”

Fly the Whale is partnering with Vieques Air Link for handling at Isla Grande Airport. Vieques Air Link, the longest-standing air carrier in the region, has been in operation since 1965, offering exceptional reliability and value with over 50 flights per day between Ceiba, Vieques, and Culebra.

Since FTW's territory debut in April 2023, the airline has flown over ten thousand satisfied guests, with nine daily round-trip flights between St. Croix and St. Thomas. With a full-time scheduled airline team based in the USVI, the airline remains steadfast in its commitment to providing an exceptional customer experience built on safety, reliability, friendly service, and great comfort every time. With this newly added route, Fly The Whale is playing a vital role in boosting economic growth by re-establishing the ease and joy of travel.

To learn more about Fly The Whale and their flight schedule, visit them at www.flythewhale.com.

class rules. Minimum class size is three registered boats. With a modest entry fee of $150, payment is due at registration, with check-in no later than 8am on Thursday, April 18th. As the organizing authority, St. Croix Yacht Club reserves the right to combine, cancel, sub-divide, create, or rearrange classes.

Friday, Saturday, and Sunday will feature fast-paced racing, with a mix of spinnaker, non-spinnaker, multihull, and one-design classes running a range of courses starting at 11 a.m. These courses may include Windward/Leeward, triangle courses, or combination courses and distant courses with a combination of government and dropped marks. Back on shore, attendees will be treated

A RACE TO THE FINISH

The 31st Annual St. Croix International Regatta

One of the Caribbean's premier sailing events is poised to captivate sailors and enthusiasts alike as it gears up to celebrate its 31st year here on St. Croix. Hosted by the St. Croix Yacht Club (SCYC), the St. Croix International Regatta is a three-day sailing extravaganza that will unfold from April 19th to April 21st, promising exhilarating races on the scenic waters of St. Croix and complemented by vibrant onshore entertainment and delectable offerings from the SCYC itself.

The St. Croix International Regatta was born thanks to the vision of die-hard racer Nick Castruccio back in 1992. His dream was to host a big boat regatta in the Buck Island Channel, inviting boats from all over the Caribbean to come race in St. Croix. Teaming up with fellow sailor and entrepreneur Rob Armstrong, they enlisted Mumm's Champagne as the inaugural sponsor, giving birth to the first Mumm's Cup Regatta in October 1992. Three decades later, the regatta continues to thrive, buoyed by the steadfast dedication of volunteers, bolstered by government and local business sponsorship, and fueled by the enthusiasm of participants near and far.

The race is open to all boats with a current CSA rating for CSA classes. For one-design classes, all boats must be compliant with the governing one-design to a host of lively entertainment from performers, including Kurt Schindler, Tony Richards & Friends, and Caliche with KiKi and the Fire Dancers. Sunday Funday will feature live music from 1pm to 3pm – brought to you by skilled sailor and former Calypso King Llewellyn. The award ceremony will commence at 3pm, where all winners will be announced. For the overall prize, the winner between the Spinnaker and Jib and Main Class wins their Skipper's weight in rum! To win, registrants must be in the Cruising Class or Spinnaker Class.

To learn more about the St. Croix International Regatta, check out their website at www.stcroixyc.com.

THIS MONTH'S FEATURED PROPERTIES

4, 4-A Parara • $1,600,000 • MLS 24-460

LUXURY

Experience the epitome of island living in this meticulously crafted and thoughtfully designed estate, where luxury and resilience come together. Offering breathtaking views of Green Cay and the Caribbean, this gated estate is highlighted by the soaring, vaulted cypress ceilings and an open layout that invites in the beauty of the surroundings views. Privacy is paramount with an expansive primary suite in the main house, second suite in the pool house, private casita, and elegant one-bedroom apartment.

Listing courtesy of Bry Locher

40AB 40AA La Vallee • $415,000 • MLS 24-660

RESIDENTIAL

This North Shore home with alluring Caribbean Sea views is just awaiting renovations from that special buyer. You can live in the spacious studio while restoring the other buildings, and small potential dipping pool, to their natural state. The studio has new windows and sliding glass door. A concrete driveway lined by a stonework wall leads you to this exceptional property.

Listing courtesy of Lorine Williams & Jaileene Cintron

12 Southgate Villas • $218,000 • MLS 24-572

CONDOMINIUM

Cute little one bedroom ground floor unit just steps away from a beautiful and one of the largest on Island salt water pools. This unit comes furnished, including stackable washer/dryer. Great location just minutes from the beach, Christiansted and the Marina. Walk to Cheeseburgers and enjoy dinner and a cold one. Perfect condo to lock and leave as the complex is gated. Come by and take a look today and fall in love.

Listing courtesy of Kim & Art Compton

55 North Grapetree • $138,500 • MLS 24-480

VACANT LAND

You found it! This large, beautiful, and easily buildable lot is a dream come true for your island home. Within walking distance to the delightful white sands of Smuggler's Cove beach, and close to The Nature Conservancy's' 300 acres encompassing Jack's and Issac's Bays, this generous one-acre parcel faces east for those glorious breezes, and accessed by all paved roads. Hear the surf from the property and enjoy the vast array of blues of the Caribbean Sea.

Listing courtesy of Isabel Brady

51 ABC Company Street • $1,925,000 • MLS 23-48

COMMERCIAL

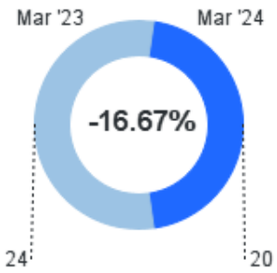
The Quin House located in the heart of Christiansted town is one of the most iconic historic properties in the U.S. Virgin Islands. While it has been restored and meticulously maintained, the property retains its historic architectural features. The property features a romantic courtyard that is enclosed by structures including open air seating and a satellite bar, street level bar with professional kitchen, and a three-story building that has commercial/restaurant space.

Listing courtesy of Amy Land-de Wilde & Kali Diaz

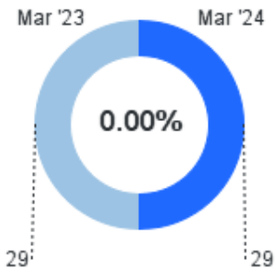
ST. CROIX REAL ESTATE
MARKET WATCH

RESIDENTIAL & CONDO

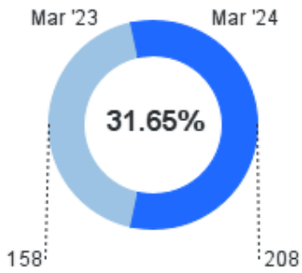
NUMBER OF SALES



NEW LISTINGS



AVERAGE DOM



23.49% ▲ Median Sales Price

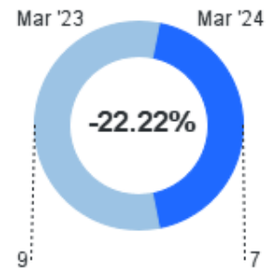
16.37% ▲ Average Sales Price

23.20% ▲ Median List Price

21.03% ▲ Average List Price

CONDOMINIUMS

NUMBER OF SALES



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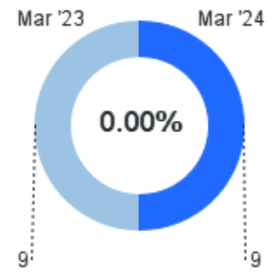

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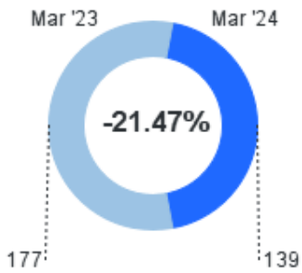


94.87% ▲ Median Sales Price

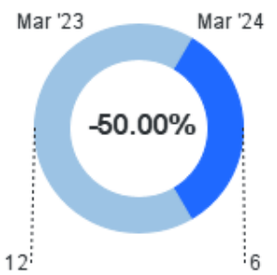
45.87% ▲ Average Sales Price

97.50% ▲ Median List Price

47.81% ▲ Average List Price

VACANT LAND

NUMBER OF SALES



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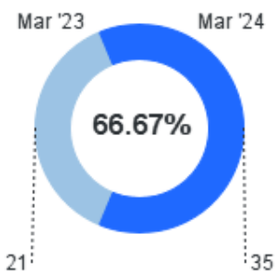

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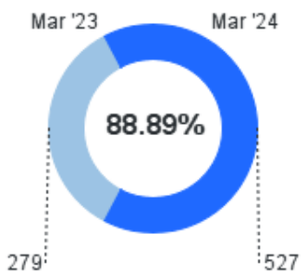


83.33% ▲ Median Sales Price

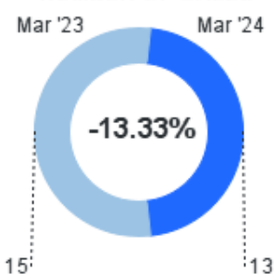
2.06% ▲ Average Sales Price

88.98% ▲ Median List Price

56.45% ▲ Average List Price

RESIDENTIAL

NUMBER OF SALES



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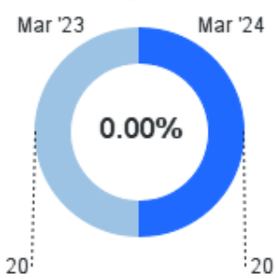
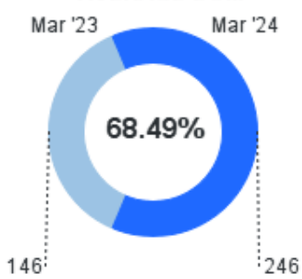


AVERAGE DOM



-5.63% ▼ Median Sales Price

6.55% ▲ Average Sales Price

-10.28% ▼ Median List Price

11.83% ▲ 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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