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St. Croix Real Estate *reviews*

Featuring Real Estate Market Updates and Local News of St. Croix, USVI

AUGUST 2018



Message from Amy...

July was an active month for our St. Croix community.

Virgin Islanders commemorated the 170th anniversary of the July 3, 1848 emancipation of enslaved people on Tuesday, July 3. On St. Croix, in 1848, Moses "Buddhoe" Gottlieb led a rebellion that resulted in Danish Gov. General Peter Von Scholten to proclaim, "from this day onward all unfree in the Danish West Indies are free." Senator Positive Nelson was the organizer of the 18th Annual Emancipation Day Fort to Fort Walk to Freedom, which kicked off the celebration. Events and activities were open to the community for the duration of the day, including a quelbe tramp and a quadrille block party. Stanley and the Ten Sleepless Knights entertained at Fort Frederik with a grand quadrille dance continuing well into the night.

The traditional July 4 fireworks were the order of the evening from east to west. The Yacht club entertained their usual gathering of onlookers, joined with celebrants at the newly refurbished Duggan's Reef Restaurant. On the west end, fireworks lit up the sky at the pier. The crowds were stationed throughout the south side from the pier onto the waterfront to the Beachside Café at Sandcastle Hotel.

Christiansted came alive with the Summer Heritage Jump Up. Guardians of Culture Mocko Jumbies were a huge treat for the kids. Sweet Noise, Eddie Russell, and Central High School Jazz Band entertained the evening crowd. Local vendors offered the usual tasty treats, jewelry and crafts.

The St. Croix Botanical Garden celebrated its 22nd annual Mango Melee and marked the Garden's comeback. With hurricanes Irma and Maria in its past and Beryl's rains yet to come, it was, "just do it!" for the Garden. All of the usual activities and events were up and running for what Director of Administration and Development Amy Parker DeSorbo promised to be "the juiciest event on the island." Miss Mango Melee

was the new event for this year with three categories, Miss Mini Mango Melee for toddlers, Miss Mango Melee for adolescents, and Miss Senior Mango Melee for women over age 50. At final count, 3,000

supporters participated in this juicy event.

Students from St. Croix and St. Thomas junior highs and high schools were flying high this summer. The Organization of Black Aerospace Professionals (OBAP) trained 23 local youngsters in classroom and airplane settings this summer. The Aviation Career Education (ACE) Academy is a one-week camp with an intensive preparation for the aerospace industry. The goal of the program is to provide access to everyone. Pilots and other professionals in the industry volunteer in these summer camps across the nation to mentor the students. Not everyone wants to fly a plane. Half of the students want to be engineers. Some are interested in marketing or teaching. Some aspire to be mechanics or flight attendants. The JetBlue Foundation, Bohlke Airways and UVI were this year's OBAP ACE Academy's sponsors.

The blood moon lunar eclipse on Thursday, July 27 was the longest full moon eclipse of the century. The eclipse was not visible in North America, but the full moon illuminated the night sky and the sea sparkled in its brilliance for our local moon watchers. Now that's one more good reason to come to St. Croix!

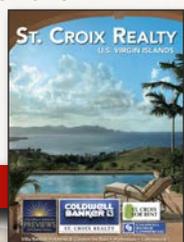
I'd love to see you all here on St. Croix. Please stop by one of our Coldwell Banker St. Croix Realty offices in Christiansted or Frederiksted and say "hello!"



Amy Land-de Wilde



This newsletter written by
Elisa McKay sistahart@earthlink.net



Amy
Amy Land-de Wilde
Regional President/Managing Broker

Dancing CLASSROOMS

St. Croix fifth-grade students from five elementary schools are learning to dance! They're dancing the merengue, fox trot, rhumba, tango, waltz and swing. It's a 10-week, 20-lesson learning experience, and they are having fun!

Dancing Classrooms is an international program that began in 1994 in New York City as a nonprofit project of the American Ballroom Theatre Company. Pierre Dulaine directed the arts program, which teaches ballroom dance to upper, elementary and middle-school students.

Rodney Lopez, the executive director of Dancing Classrooms Global, advocates learning the skills of respectful touch and respectful communication. "It's a new way, a new language between genders that the program brings to our children," explained Lopez.

The Dancing Classrooms Showcase on June 7 was a lecture demonstration instructed by teacher Valerie Geer with Pearl B. Larsen students performing at the Juanita Gardine School. "It's been a fantastic experience," she said. "The students began the program as girls and boys, and they are leaving as ladies and gentlemen. Their growth is amazing," said Geer.

The Showcase was the end-of-the-year program in preparation for the students' final performance at the Government House in Christiansted the evening of June 15.

Katie Zaytoun has been the executive director of Dancing Classrooms in the territory, since 2011. "In general, growing and serving more children is our goal," she said.

"Having supporters and sponsors, the Department of Education and the Board of Education, gives us the impetus to grow. We teach close to 5,000 students, who learn different cultures through dance," said Zaytoun. Shall we dance?

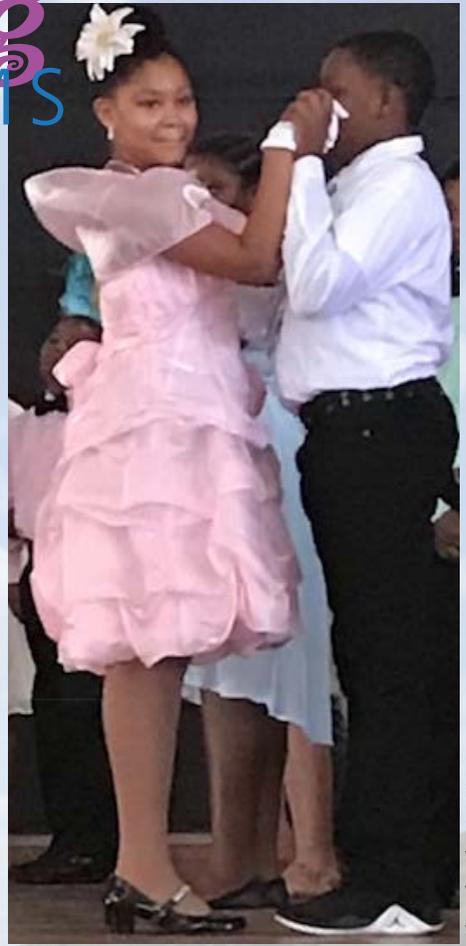


Photo by Elisa McKay

Music to touch the soul... SATURDAY NIGHT FREE CONCERTS...

The West End Arts Institute is a product of the Caribbean Museum Center for the Arts. An offshoot of the institute was the free weekly music concerts that utilized the acoustically superior musical performance space within its galleries.

Music drifted along the waterfront in downtown Frederiksted from the upstairs gallery on Saturday evenings in July at CMC Arts.

Lucien James played smooth piano music on the grand piano in the gallery overlooking Strand Street on July 14 as the musical kickoff for the museum's free weekly concerts. James played soothing laidback keyboard selections. He also plays organ and piano on Sundays for the Trinity Lutheran Church in Frederiksted.

The Eddie Russell Band was a stunning success with jazz reverberating throughout the museum on July 21. Russell's delivery was compelling with his attention to detail for each musical choice from artist to writer to title of each song. The gallery was packed to standing room, with the entire audience captive. His band performed on keyboard, bass and drums while accompanying his trumpet. Russell and his band entertain the community at the Buccaneer Terrace room on Thursday evenings and at Jazz at the Christiansted Fort on the last Friday of the month.

Mekiel Reuben and Friends played to a full room on July 28. Reuben's heady and soulful rendition of each selection was a fascinating work of musical genius. His "Friends" include the exciting sounds of the keyboard, drums and bass guitar. Reuben's approach was to surprise the audience and have them guess the title of the tunes he and his band were playing. You can hear Reuben at the Buccaneer Terrace room on Friday evenings.

The Community Foundation of the Virgin Islands sponsored this event.



Eddie Russell Band



Mekiel Reuben & Friends

Photos by Elisa McKay



Inspiring Creativity

IN VI YOUTH

Photo by Elisa McKay

The VI Youth Artworks Project was developed for teens interested in an immersion in the arts. Creative expression for 13 to 18 year old aspiring artists and youth was offered on Friday, July 27 at the Great Hall at UVI on the Albert A. Sheen Campus on St. Croix.

The event was free to participants and provided breakfast, lunch and art supplies. Art educator and expressive arts personal transformation life coach Maria "Irieha Oshun Tokun" Stiles gave the youth hands-on instructions using a variety of art supplies. Tables were filled with canvases, paints, molding clay, crayons, stencils, fabrics, markers, wire, a calabash and a flamboyant pod.

"The purpose of the workshop is to offer an alternative to the way most people see and think of art. Some see art as a drawing using pen or pencil or a painting with paint as the only medium," said Stiles.

During the course of the workshop, the students were given a triangular canvas resembling a slice of pizza. With all the choices of media at their fingertips, they were asked to create an expression of self or a representation of society.

One idea was to use art as holding on to the past. Another idea was to use art to help with critical thinking, Stiles explained.

At the end of the exercise, the students placed their triangular pieces together to form a large pie, a mandala, which is a symbol representing self. The variety of media used and the expressions of each individual's creativity came full circle to accomplish the purpose of the workshop, said Stiles.

The project was funded in part by VICA and the National Endowment for the Arts. Abdul R. Ali Consulting Service in collaboration with the VI Caribbean Cultural Center organized the project.

PROUDLY WE SERVED... VI VETERANS IN THE KOREAN WAR

Korean War Commemoration was Monday, July 30 on St. Thomas and Tuesday, July 31 at the Bromley Berkeley American Legion Hall District 10 in Frederiksted for USVI Korean War veterans. VI dignitaries, VI veterans and Korean War veterans' advocate Hannah Kim attended the premiere of the third installment of the "Proudly We Served" documentaries.

Joan Keenan is a retired educator and the producer/director of JanJay Productions. Editor Jean J. Picou and writer Roberta Knowles worked with Keenan on the Proudly We Served WWII and Vietnam War documentaries, which were produced in 2007 and 2016, respectively. Research, interviews, and video footage contributed to the making of the USVI veterans of war documentary series.

The veterans spoke openly during the interviews. Some were emotional. Discipline was high on the list of training learned in the military, said many of the veterans. We learned marketable skills that helped with employment when we returned home, said some. Another said allotments given to parents of the military men were a huge help to their families.

Kim visited the territory on her 90-day mission to visit Korean War memorials. She spoke at the screening and thanked the veterans for their service. "If you hadn't fought in Korea, I wouldn't be here," she said.

Kim lobbied Congress to enact legislation, signed by President Obama in 2009 that established July 27 as National Korean War Veterans Armistice Day.

The so-called "Forgotten War" was the term used for the Korean War. The "Proudly We Served" documentary is testament that the USVI veterans of the Korean War are not forgotten.

VI Humanities Council and the National Endowment for the Arts along with The VI Academic and Cultural Awards Endowment supported Proudly We Served VI Veterans of the Korean War documentary.



Joan Keenan

Photo by Elisa McKay

Feature Property of the Month

Welcome to 4-4A Parara!

This gorgeous home is truly island perfection! The main house open living plan embraces the island lifestyle connecting the large kitchen and living/dining area with the expansive outdoor space. The overall layout has 2 bedrooms and 2.5 baths on the main upstairs level and a fully-outfitted, separate 1-bedroom, 1-bath apartment downstairs with it's own private patio. So there's plenty of room to

stretch out and enjoy the tranquil setting overlooking sweeping views of the sparkling blue Caribbean Sea framed by beautiful green hillsides. On a clear day, our sister islands to the North are even visible! Privately located on 1.4 acres and gated from the main road, there's a very zen feeling whether enjoying a good book on the gallery from your hammock or a refreshing dip in the swimming pool. Come see what makes this property so special!

MLS 18-1176

Recently reduced to \$895,000



MORE ISLAND VALUES

ACTIVE RENTAL!



6 Villa Madeleine
EASY EAST END CONDO LIVING!
Furnished 2BR/2BA with private pool in this one-of-a-kind complex!

MLS 18-613
\$469,000

Successful franchise opportunity!

Financials & lease available with signed NDA.

MLS 16-27
\$290,000



SEARCH
MLS

WALK TO THE BEACH!



76 Green Cay. Located in the established Green Cay beach neighborhood is this 2300 sq. ft. villa fondly known as Calypso's Paradise. A few stellar attributes of this 3BR/3BA home include a swimmable sandy beach within walking distance, unobstructed Buck Island views, a lower level 1BR/1BA apartment (currently an active vacation rental), a swimming pool, easterly orientation to receive the trade winds and 2-vehicle carport—all set on an ample 1/2 acre lot. Truly an ideal island home!

MLS 18-584 **\$739,500**



ST. CROIX REAL ESTATE MARKET WATCH

CLOSED SALES COMPARISON :7/31/16-7/31/17 VERSUS 7/31/17-7/31/18

	2016-2017 SOLD	AVERAGE DAYS ON MARKET	MEDIAN SOLD PRICE	2017-2018 SOLD	AVERAGE DAYS ON MARKET	MEDIAN SOLD PRICE
Home Sales	172	275	\$280,000	142	319.5	\$279,500
Condo Sales	131	242	\$150,000	89	216	\$157,750 ↑
Land under \$39,999	44	328	\$24,250	43	412	\$25,000 ↑
Land over \$40,000	46	471	\$79,500	37	452	\$90,000 ↑
Commercial	10	422	\$192,500	14 ↑	664	\$523,500 ↑

The Good News...

CONDOS SOLD FOR 5% MORE

Through this July, compared to the same period last year.

Information from the St. Croix Multiple Listing Service * The average sales price and the average days on market could be skewed greatly by only one sale or because of the small number of annual sales.