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# ST. CROIX REAL ESTATE NEWS

DECEMBER 2019



*S.C.U.B.A boat Reliance in the boat parade. Submitted by gotostcroix.com*

## St Croix Christmas Boat Parade

### GET IN THE HOLIDAY SPIRIT!

One of St. Croix's favorite ways to celebrate the holiday season is by attending the annual boat parade in downtown Christiansted. It's the largest attended event on St. Croix! This year's parade is on Saturday, Dec. 14 and promises to be bigger and better than ever.

Gather near the boardwalk for the best vantage points. The parade loop starts behind Protestant Cay, travels through Christiansted Harbor and along the boardwalk. Don't be late—parade regulars have been known to stake out their spot hours in advance! Others opt for a VIP viewing experience at one of the many boardwalk restaurants.

This year's parade Grand Marshal is Governor Albert Bryan, Jr. Governor Bryan will greet the crowd from a DPNR boat around twilight before the parade starts. The boat parade gets started at approximately 6:30 p.m. with Santa Claus leading the way! We're not revealing how Santa is getting to St. Croix but we're sure he'll make a splash.

Preparation for the parade begins over the summer by volunteer committees that coordinate navigation, safety, entertainment, advertising, judging, clean-up and more. According to parade Co-Chair Trish Rhodes, "We couldn't do this event without the volunteers. It's a community effort."

Rhodes says that the top priority for the boaters is safety. Christiansted Harbor can be challenging to navigate, especially when you factor in darkness, the glare of lights from other decorated boats, and trying to keep boats in line. Fortunately, the participants will have plenty of help along the parade route thanks to the US Coast Guard, US Coast Guard Auxiliary, DPNR, National Park Service, and VIPD Blue Lighting.

As soon as the boat parade ends the grand finale begins with fireworks lighting up the sky. The boardwalk promises to be lively all day with shopping, dining and holiday music. After the parade Santa and his elves will walk through Christiansted handing out candy canes.

The annual boat parade runs solely on donations. After expenses, all monies left over are divided among seven St. Croix children's charities. Tax-deductible donation information is available on the parade's web site, [www.stcroixchristmasboatparade.com](http://www.stcroixchristmasboatparade.com).

*This newsletter written by Jennifer Burns [jennifer.burns@amplivi.com](mailto:jennifer.burns@amplivi.com)*



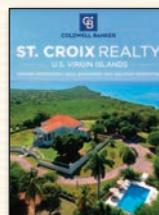
### Message from Bry...

*Bry Locher*

Happy December! This time of year takes on a special quality no matter where you are, but on St. Croix the holidays are especially magical. Even if you didn't look at the calendar you'd still know it's December in St. Croix, thanks to the refreshing Christmas winds and blooming Ginger Thomas trees. Our territory's official flower ushers in the holiday season with their bright yellow trumpet-shaped flowers on every roadside and hillside across the island.

There are so many different ways to explore St. Croix, it's impossible to recommend just one. Hike our amazing trails for breathtaking viewpoints, discover local art, immerse yourself in the music or try something new from our thriving restaurant scene. You can do it all, or you can do nothing at all on one of our world-class beaches. Any time of year is a great time to experience the beauty of our island.

It's gratifying to reflect on the progress we've made this year, and I am equally excited about the year ahead. To those of you who we've helped find your island home, we thank you for your trust and confidence. If you are considering making St. Croix your home, we invite you to make our Coldwell Banker Offices in Christiansted and Frederiksted the starting point in your search. We'd love to meet you and show you all the ways St. Croix inspires us.



*Bry*

Bry Locher, Managing Broker  
Coldwell Banker St. Croix Realty

EACH OFFICE IS INDEPENDENTLY OWNED AND OPERATED

# ROSEWAY RETURNS TO ST. CROIX



Photo Courtesy of World Ocean School

**F**or the past 14 years, the schooner *Roseway* has spent the winter months in St. Croix – and not for R&R. This 84-year-old year old vessel, measuring 137' in sparred length, is working as hard as she was in her heyday. Now, she's giving back to St. Croix in ways that are beyond measure.

*Roseway* is operated by World Ocean School based in Boston, Massachusetts. Their mission is to provide students with hands-on experiences aboard the ship that build character, life skills, and inspire a career in the maritime industry.

World Ocean School Executive Director Eden Leonard says that while *Roseway* is docked at Gallows Bay this winter, her crew is working with students at Claude O. Markoe Elementary School in Frederiksted. "Every student will spend a minimum of five days aboard *Roseway* which is then complemented by classroom experience, building upon their time aboard the ship," says Leonard.

World Ocean School offers high school students the opportunity to participate in a one-semester maritime academy, learning about careers on the water in St. Croix and beyond. Leonard adds, "We want to build opportunities for these students by giving them the skills and confidence to pursue a career in the maritime industry. Charter companies, shipping companies, tug boats, and more...they all have a need, everything from repairing to operating ships. There is demand in the maritime industry."

When *Roseway* isn't working with students, she has a full calendar of special events. Wine Down Wednesdays and sunset sails on Christmas Eve, Boxing Day, New Year's Day, and Valentine's Day are just some of the special events planned for the season. In addition, *Roseway* hosts a sunset sail Sunday through Friday from 4:00 p.m. to 6:00 p.m. on days when there is no special event scheduled. You can also board *Roseway* for a front-row seat in the St. Croix Christmas Boat Parade on Saturday, December 14.

*Roseway* is only here through March, so your opportunity to climb aboard this historic ship is limited. Attend a sunset sail or other special event and you'll be helping to support *Roseway's* mission. World Ocean School is a non-profit 501(c)(3) organization so a portion of each ticket is tax deductible. World Ocean School also accepts donations, and of course everyone can help by spreading the word about the charitable work that World Ocean School and *Roseway* are doing in our community. Welcome back, *Roseway!*

# Crucian Christmas Festival

**A FULL MONTH OF EVENTS  
CELEBRATING THE BEST OF ST. CROIX**

It's December, and that means that St. Croix's Crucian Christmas Festival preparations are in full swing. There's something for everyone during the month-long celebration of music, culture and pageantry! The new USVI Division of Festivals has planned events that showcase the island's unique heritage, diverse culture, vibrant arts scene and delicious food. While the Festival Village and parades are in Frederiksted, there are many other events happening across the island. Take a look:

Sunday, December 1: **Crucian Coconut Festival**, Estate Bethlehem Sugar Factory

Friday, December 6: **"Ah Glow in the Park" Traditional Inkberry Christmas Tree Lighting**, Christiansted

Saturday, December 7: **Junior Calypso Competition**, John H. Woodson School

Saturday, December 7: **Cruzan Latin-Caribbean Pig Roast Festival**, La Reine Chicken Shack

Sunday, December 8: **Prince & Princess Competition**, John H. Woodson Auditorium

Saturday, December 14: **Christiansted Boat Parade**, Christiansted Boardwalk

Sunday, December 15: **Soca Monarch Preliminaries**, Starlight Lounge

Friday, December 20: **Jump Up – Festival Edition**, Downtown Christiansted

Saturday, December 21: **WTJX & Ten Sleepless Knights Crucian Christmas Serenade**, Frederiksted

Saturday, December 21: **Coquito Festival**, La Reine Chicken Shack

Saturday, December 21: **Miss St. Croix Festival Queen Pageant**, Island Center for the Performing Arts

Saturday, December 21: **All White Party**, balter Restaurant

Sunday, December 22: **WTJX & Ten Sleepless Knights Crucian Christmas Serenade**, Christiansted

Thursday, December 26: **Opening of Frederiksted Festival Village**

Friday, December 27: **Calypso Monarch Competition**, Island Center for the Performing Arts

Friday, December 27: **"A Cultural Glow for the World to See" Lantern Parade**, Christiansted

Saturday, December 28: **Sweet Bread and Jam Breakfast Fête**, Christiansted Bypass

Saturday, December 28: **Latin Night**, Frederiksted Festival Village

Sunday, December 29: **Cultural Night**, Frederiksted Festival Village

Monday, December 30: **Reggae Night**, Frederiksted Festival Village

Tuesday, December 31: **Girl Power**, Frederiksted Festival Village

Wednesday, January 1: **J'ouvert**, Frederiksted

Thursday, January 2: **Food, Arts & Crafts Fair**, Frederiksted

Thursday, January 2: **Soca Monarch Finals**, Frederiksted Festival Village

Friday, January 3: **Children's Parade**, Frederiksted

Saturday, January 4: **Adult's Parade**, Frederiksted

Sunday, January 5: **Jou'Day**, Christiansted Bypass

Monday, January 6: **Crucian Rican Breakfast**, Christiansted

# THIS MONTH'S FEATURED PROPERTIES

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## 19&20 COTTON VALLEY | MLS 19-1806 | \$1,975,000

PARADISE FOUND! Your search is over, paradise is here at this stunning two home estate located on more than 150 feet of secluded beach on St. Croix's East End. With a total of 5BR and 4 full plus 2 1/2 BA's this home has panoramic views with Buck Island as its centre-piece and is sure to delight even the most discerning of home buyers. Professionally designed and recently renovated, this home is move-in ready with no detail overlooked. The split-level saline pool anchors these two magnificent homes and parallels the ocean, affording dynamic views. Expansive patios and deck allow for true alfresco living that is perfect for entertaining guests.

*Listing courtesy of David Fedeles*

## 303 COTTON VALLEY | MLS 19-1616 | \$339,000

Check out this GEM. Delightful 2BD, 2BA home tucked among attractive and lush landscaping with a fenced in backyard patio for outside entertaining. Updated kitchen and bathroom, cathedral ceilings in the sunny living room and a front porch for relaxing in the evening. Located in popular and convenient Cotton Valley. Only minutes from the beach, great night life spots, convenient to many restaurants and only 15 minutes to golf and tennis and more beaches at the beautiful world class Buccaneer Hotel. (NO hurricane damage even with a Cat 5 storm)

*Listing courtesy of Lorine Williams*

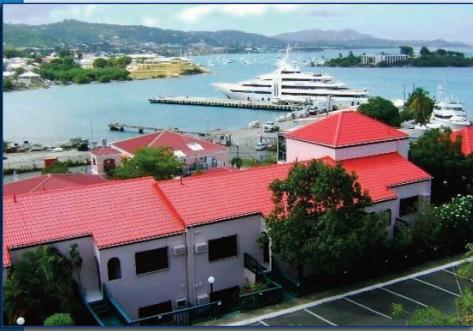


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## 209 SCHOONER BAY | MLS 19-1583 | \$329,000

Spacious 2-story corner unit with 2 galleries overlooking the breathtaking Caribbean sea! Nice corian kitchen with updated appliances. Recently painted with trac lighting. Spiral staircase to 2nd floor master suite and gallery. Awesome view overlooking historic Christiansted Harbor! Convenient Gallows Bay location. Walk to restaurants, bank, post office & shops or take a short ferry ride to Hotel on the Cay for white sandy beaches. Successful long term rental. Whole unit back-up generators are being custom designed for the entire complex! Full time maintenance staff.

*Listing courtesy of Joe & Sharon Thayer*



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## 58 TURNER'S HOLE

MLS 19-1788 \$47,000

Panoramic sea view from this hillside lot. Good building site. Paved road with power nearby. Combine with plot #60 for a really nice building site with access from below and above. 0.45 Acres.



## 60 TURNER'S HOLE

MLS 19-1789 \$89,000

Wonderful East End building site facing the east, overlooking Turner Hole Bay and out to Grapetree Bay. Combine with plot 58 for a superb home site. 0.42 Acres.

*Listing courtesy of Pamela Hunt McFadden and Jill Cherubin*

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## 1A QUEEN ST. | MLS 19-1696 | \$799,000

This charming property in the Historic Center of Christiansted, has five fully appointed, newly renovated and uniquely decorated in-demand rental units. The street level also features a corner store with large windows and an adjacent storage/laundry room. The Top floor has 2 vaulted ceiling units, a 2BD owners unit with amazing views and a large 1BD, which can be easily combined. This property would make a great Bed and Breakfast or continue as individual rental units. If you are interested in buying both 1A and 2 Queen Street together, the seller is offering the two properties for \$1,499,000.

*Listing courtesy of Sanni Craft*



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## ST. CROIX REAL ESTATE MARKET WATCH

CLOSED SALES COMPARISON :11/30/17-11/30/18 VERSUS 11/30/18-11/30/19

	2017-2018 SOLD	AVERAGE DAYS ON MARKET	MEDIAN SOLD PRICE	2018-2019 SOLD	AVERAGE DAYS ON MARKET	MEDIAN SOLD PRICE
Home Sales	200	293	\$266,500	192	256	\$274,000 ↑
Condo Sales	113	218	\$167,500	132 ↑	178	\$185,000 ↑
Land under \$39,999	51	383	\$25,000	78 ↑	325	\$28,250 ↑
Land over \$40,000	58	443	\$83,250	76 ↑	372	\$75,000
Commercial	13	600	\$625,000	17 ↑	477	\$480,000

The Good News...  
**CONDOS SOLD FOR 10% MORE**

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.

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