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GLOBAL
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ST. CROIX REAL ESTATE NEWS

DECEMBER 2020



SERVING THE UNDERSERVED

THE COLLECTIVE COLLABORATION INC.

CB STX Realty agents present a donation check to TCCI. From left to right: Jill Cherubin, Isabel Brady, Amy Crespo, Judy Lambert, and Sheanoy Encarnacion, Vice President of The Collective Collaboration, Inc.

The people of St. Croix never cease to amaze the Coldwell Banker St Croix Realty team with their outpouring of love and giving spirit to the underserved people within the community. When CB St. Croix Realty agents learned about a new organization established to help the homeless and mentally ill members of the community, finding ways to help them achieve their goals became a top priority. Founded by Karen Dickenson, The Collective Collaboration Inc.'s (TCCI) mission is to support the homeless and mentally challenged community of St. Croix by providing them with food, housing, and reconnecting them with their families. Currently, there aren't any facilities on island to help this underserved group.

TCCI's hands-on approach and impassioned efforts to assist these individuals echoed loudly among the CB STX Realty team. In turn, TCCI was recognized as an organization to be supported in any way possible. \$1700 has been raised among the CB St. Croix Realty agents to assist the organization with a number of initiatives including allocating food for their daily meal distribution, day-to-day operational expenses and purchasing essential sanitation items. "The contribution from Coldwell Banker St. Croix Realty was a huge help for us in organizing our community Thanksgiving dinner," said Ms. Dickenson. "The private and public sector partnerships are what drives the community to solve the social issues we face here on St. Croix. Working together allows us to create meaningful solutions to problems we continually face here." This work is not for the faint of heart; the drive of Ms. Dickenson and the volunteers of The Collective Collaboration is a testament to what the St. Croix community is all about – helping one another in any way possible. Additionally, the Schmidt Family Fund matched \$1000 of the team's donations, leaving a grand total of \$2700 donated to date. To learn more about TCCI and the work they are doing, visit their Facebook page.

*This newsletter written by Anquanette Gaspard
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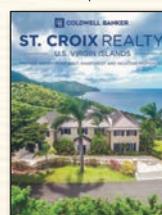
Bry Locher

Message from Bry...

Here on St. Croix, the crisp, cool breeze and slight drop in our typical 85-degree plus temperatures means that December is officially here! We can hear warm greetings among the local community of 'Season's Greetings' and 'Happy Holidays' and glimpse a flurry of holiday decorations in the form of banners, festive lights, garlands and ribbons. While 2020 has felt like a never-ending year, it's exciting to see a heaping dose of holiday cheer sprinkled throughout the St. Croix community despite the challenges the global pandemic has presented.

This month, I am sharing more of the community outreach and charitable contributions from our CB St. Croix Realty team. Now more than ever we understand the importance of lending a helping hand to a neighbor in need. Believe it or not, we are still seeing new businesses open on island. A new restaurant in downtown Frederiksted is adding to the city's dynamic atmosphere. You'll learn more about this open-air dining establishment in the coming pages.

I want to take a moment to wish everyone a happy holiday season and an even happier new year. If you'll be traveling to St. Croix during this time, I welcome you to experience the magic of the holidays on St. Croix; it's unlike anywhere else in the world. While you're here, you'll probably begin envisioning yourself living here either part-time or full-time. We'd love to share a few properties with you to get you on the path to homeownership in the Caribbean. Give us a call; we'd love to hear from you.



Bry

Bry Locher, Managing Broker
Coldwell Banker St. Croix Realty

EACH OFFICE IS INDEPENDENTLY OWNED AND OPERATED

CB STX REALTY AGENT **STEPHEN SWANTON** RECEIVES **GOOD NEIGHBOR AWARD** FOR CHARITY WORK



Stephen Swanton

Giving back is at the core of Coldwell Banker St. Croix Realty's overall mission and values. Many of our agents are active within the St. Croix community donating time, money and resources to various charities and non-profit organizations on island. This past September, our agent Stephen Swanton was recognized for the work he does with one of St. Croix's well-known organizations, Virgin Islands Triathlon Federation. Swanton won the Good Neighbor Award awarded by the St. Croix Board of Realtors. Launched in 2020, this quarterly award program recognizes one applicant per quarter as the winner of the award; the winner receives a \$1000 donation to their supported charity. Upon completing the award application for consideration, Swanton had to compile testimonials from the charity. VI Triathlon Board of Directors submitted a testimonial that shared how Swanton has used his love of community and leadership skills to touch the lives and exert positive influence on many underserved children on St. Croix.

Virgin Islands Triathlon Federation's mission is to serve youth in the community through multi-sport. Through education, clinics, camps and events, they engage the community's youth to instill habits of health, fitness and recreation. As an accomplished triathlete,

a certified triathlon coach and elite cyclist, Swanton has been involved with VI Triathlon since 2015 and has been a board member for the last four years. "I have found that participation in sport not only instills habits of health, fitness and recreation, but also develops a sense of good sportsmanship and mental fortitude that carries into many facets of life," said Swanton. "This organization welcomed me with open arms and made me feel at home on St. Croix since coming here in 2015."

Virgin Islands Triathlon Federation was awarded \$1,000 from the St. Croix Board of Realtors on behalf of Stephen. As an added bonus the Coldwell Banker Schmidt Family of Companies matched the donation through their Schmidt Community Fund (<https://www.schmidtcommunityfund.org/>). Swanton pointed out how helpful the award has been, especially during a time when most of the organization's fundraising efforts have been put on hold due to COVID-19. "We allocated the donation to Junior-Tri VI program and hope to begin hosting events for our junior athletes as soon as it is safe to do so." For more information on the VI Triathlon Federation, visit <https://vitf.org/>.

FREDERIKSTED'S NEWEST RESTAURANT OPENS IN A CHERISHED LOCATION



69 KING STREET in Frederiksted – once home to Pier 69 – was touted as the place to be in the downtown area. Live music, great food and drinks plus an electrifying atmosphere attracted a melting pot of people to its doors. When it closed in 2016, downtown Frederiksted lost that energy.

November 2020 introduced a fresh new take on fine dining in Frederiksted when Six Nine Restaurant & Bar opened its doors with its open-air and outdoor dining concept. The owner Emily Weston was initially nervous about opening in the midst of a global pandemic but decided to rely on the one thing that set the restaurant apart from others on island. “We have a large outdoor dining space with an open-air concept, which is the preferred method when dining during COVID-19 times,” said Weston.

The lease for the space was signed a few weeks before the effects of the pandemic hit. While the timing



wasn't perfect, it allowed Weston and her team to perfect the vision and build out of Six Nine. As the owner of Tap Deck Bar & Billiards and the sunset charter business, Lyric Sails, Weston was committed to bringing a fine dining atmosphere back to Frederiksted.

The restaurant boasts a menu that specializes in great steaks, fresh local seafood, homemade pastas, desserts, a well-crafted wine list and fantastic cocktails. They are open Tuesday through Saturday for lunch and dinner. Lunch hours are from 12 noon to 3pm, dinner 6pm to 9pm. On Sundays, the brunch menu is available from 11am to 4pm with classic favorites like French toast, omelets and Belgian waffles. The menu also features a few specialty dishes like shrimp and grits topped with mango butter, lobster carbonara and their 69 Specialty fried chicken.

For more information, visit their website at <https://sixninesix.com/>.

THIS MONTH'S FEATURED PROPERTIES

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19 PROSPERITY | MLS 20-1961 | \$2,950,000

Once-in-a-lifetime gracious home. Exquisitely designed, impeccably maintained. This is a palatial home that still has an intimacy for easy living. Majestic living room and dining area flow out to the covered gallery perched over the sweeping view of the Caribbean and the sparkling pool. Designer kitchen with customized features, recently remodeled with all new travertine tiles, new bathroom cabinets and fixtures along with exquisite custom mahogany built-ins. All bedrooms are air conditioned. Up the grand highly polished hardwood staircase are 4 bedroom suites, each with a lovely view and private outdoor gallery and amazing views.

Photography by Reiki Anduze

Listing courtesy of Lorine Williams

95 CLAIRMONT | MLS 20-1969 | \$649,000

Nestled in the green hills on St. Croix's North Shore and overlooking the Caribbean Sea, this house is all about the views! With 5.5KW solar system and net metering, you don't have to worry about high electric bills. Six bedrooms. The living, dining and kitchen area has a great open layout and the kitchen opens up to a covered deck with a pizza oven! Close to beaches and some of the best diving in the world! This home has great bones! Just waiting for the right buyer.

Listing courtesy of Sanni Craft



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77 LONG REEF | MLS 20-2057 | \$92,000

Updated walk-in first floor efficiency condo with a palm tree-lined patio and peak-a-boo views of town and the clear blue sea. Tastefully decorated, fully furnished and split AC makes this unit perfect to move into or rent out immediately. Expanded shelving in kitchen doubles the useable space of most units. Gated complex is conveniently located just west of Christiansted and includes a large pool, lush landscaping and onsite laundry.

Listing courtesy of Bry Locher



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201 LA VALLEE | MLS 20-1973 | \$125,000

Views of the sparkling turquoise ocean and the islands of St. Thomas, St. John & BVI from the 0.44 acre lot. Sandy beaches, multiple restaurants and diving are nearby.

Listing courtesy of Jeannette Davila



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28, 30, 31 HANNAH'S REST MLS 20-2017 | \$650,000

Large commercial building with high ceilings, easily accessed from the highway. Currently used as a manufacturing facility with an office area in the front. Three commercially-zoned lots are included. Plot 28 with structure-.5 acres; Plot 30 1.3 acres; Plot 31 1.3 acres. Clear remainder of the lots for use or sell one or both of them to recoup a portion of your investment.

Listing courtesy of Diane Burns



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ST. CROIX REAL ESTATE MARKET WATCH

CLOSED SALES COMPARISON: 11/30/18-11/30/19 VERSUS 11/30/19-11/30/20

	2018-2019 SOLD	AVERAGE DAYS ON MARKET	MEDIAN SOLD PRICE	2019-2020 SOLD	AVERAGE DAYS ON MARKET	MEDIAN SOLD PRICE
Home Sales	193	257	\$276,000	170	256	\$352,000 ↑
Condo Sales	133	178	\$185,000	80	184	\$230,500 ↑
Land under \$39,999	80	322	\$27,750	71	381	\$29,000 ↑
Land over \$40,000	78	376	\$75,000	68	340	\$54,500
Commercial	17	477	\$480,000	10	411	\$350,000

The Good News...
HOMES SOLD FOR 28% MORE

Through November 2020, 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.