FROM THE DESK OF

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ST. CROIX REAL ESTATE NEWS

WARM HOLIDAY GREETINGS FROM SUNNY ST. CROIX!

Can you believe we've already reached the final month of 2024? It feels like just yesterday we were ringing in the New Year, and now here we are, embracing the festive season with open arms.

December on our beautiful island brings cool Christmas breezes that gently nudge our usual 85-degree-plus days down a few notches—just enough to make the season feel a little extra special! It's the perfect weather for holiday shopping and basking in the infectious joy that fills the air this time of year.

Thanks to the heartfelt efforts of local nonprofits and community organizations, the towns of Christiansted and Frederiksted are aglow with holiday magic. Twinkling lights, glittering ornaments and festive bows adorn trees, streetlights and storefronts throughout each town is filling us all with the holiday spirit. If you're planning a trip to St. Croix this month, you're in for quite a treat. The blend of holiday charm and our signature Crucian hospitality promises a memorable and magical experience. Come join us in spreading the cheer!

As we prepare for the festive holiday season, I am excited to share two special events that occur each year. The first event is known as the official start of St. Croix's holiday season and is the perfect outing for the entire family. The other event, which is celebrating its 72nd year, proudly highlights our rich Crucian culture with a bevy of events that showcase our local music, our people and our traditions. Lastly, you'll learn about the newest pastry shop on island filled with traditional Crucian sweets and treats.

As 2024 draws to a close, I'd like to express how grateful the Coldwell Banker St. Croix Realty team is for our clients, our staff, our partners and our community. We've been honored to be part of the journey for many people to homeownership in the Caribbean; thank you for choosing us. If owning a home in the Caribbean is on your holiday wish list, let our team help you fulfill this dream with one of the property listings from our extensive collection. We'd be happy to help you on your journey to homeownership on St. Croix. Wishing everyone a happy holiday season and an even happier new year in 2025.

SAVOR TRADITIONAL CRUCIAN CONFECTIONS

at The Sweet Stuff

For classic Virgin Islands pastries steeped in history and tradition, The Sweet Stuff is the go-to spot to satisfy your sweet tooth. Local fruit tarts, Vienna cake, red grout and benyes are a small sampling of local, hard-to-find sweets found in Christiansted's newest storefront. This family-owned business began in 2013 in their home kitchen. Owner & CEO Xanthia Jacobs recalled that it all began when her daughter, Xaia Todmann, returned home from culinary school. Orders for cakes and cupcakes from friends and family were pouring in and Jacobs offered to help Todmann with the prep work. This unlocked a core childhood memory for Jacobs of when she would help her late grandmother in the kitchen. A call to her aunt in Maryland resulted in the cherished gift of her grandmother's recipes. "I tried the tarts, and they came out perfectly… made me reminisce about when I was a little girl in my grandmother's kitchen," said Jacobs. From there, The Sweet Stuff was born and quickly made a name for itself as the mainstay for traditional Crucian pastries and sweets. Jacobs proposed to the gas station near her home to start carrying their fruit tarts in guava, coconut and pineapple. It was such a hit that other gas stations, stores and restaurants placed orders for weekly deliveries of their items.

In celebration of their sixth year in business, The Sweet Stuff opened their first storefront location on June 7th in the Richmond Courtyard near downtown Christiansted. Many of the classic Crucian sweets found at The Sweet Stuff is only available at festivals, fairs and other seasonal events around the island. Thanks to this mother-daughter baking duo, you can experience these items each week with a visit to their pastry shop. One of their standout items is a dessert that ties back to St. Croix's connection to Denmark. Red grout is a guava tapioca pudding with layers of creamy tapioca pudding and guava filling. This local adaptation of Danish rødgrød–a compote in Denmark made from red currants and/or strawberries thickened with potato starch–was traditionally served on Transfer Day. It is also available in passion fruit and can be found regularly at The Sweet Stuff.

The Sweet Stuff also makes baked goods for a variety of celebrations from birthdays to anniversaries and retirement. Their Sweet Deal package includes one six-inch cake and one dozen cupcakes, or a one-quarter glam sheet cake in vanilla, chocolate, Vienna, pistachio, cream or red velvet flavors. During the month of December, they have traditional holiday treats available like sweet bread and guavaberry tarts.

Find The Sweet Stuff in bright yellow building at 130 Estate Richmond near downtown Christiansted in the Richmond Courtyard. Hours of operation are Tuesday to Thursday from 11am to 6pm. To learn more, visit their website at www.thesweetstuffvi.com or check out their Facebook page at www.facebook.com/thesweetstuffvi.

CRUCIAN TRADITIONS & CULTURE GALORE AT

72nd Annual Crucian Christmas Festival

"Keeping Our Traditions & Culture Alive, Crucian Christmas Festival 2024-2025" is the winning theme for this year's festival on St. Croix! Locals, residents and visitors alike wait patiently each year to revel in the festivities of Crucian Christmas Festival. Beauty pageants, 9 nights of the cultural village, parades, a food festival, j'ouvert, street tramps, live musical performances from local and international artists and much, much more are on hand to unfold from December 26th through January 4th.

Since 1952, the year the first Miss St. Croix Festival Queen was crowned, pageantry has been a central part of Crucian Christmas Festival. Festivities kick off with the ever-popular Prince & Princess/Duke & Duchess/Junior Miss pageants at the festival village on December 26th. This year's sole contestant for Miss St. Croix will also be crowned on stage on this night, making her one of 62 women to garner the title of Crucian Christmas Festival queen. The Calypso Monarch Competition and inaugural USVI Band Clash follow closely behind, taking place on December 27th and 28th respectively. The Band Clash will feature seven of St. Croix's favorite bands competing for a $10,000 cash prize and bragging rights for the Best Band in the land.

The Festival Village is another part of Crucian Christmas Festival that can be recognized as the glue that keeps the festivities together. Held in downtown Frederiksted, this year's village will officially open to the public on Friday, December 29th with Cultural Night where the richness of Crucian culture will be on full display. Expect live musical performances from Stanley and the Ten Sleepless Knights, RVP Band, It Is What It Is Band and international soca artist from Trinidad & Tobago, Kes the Band. With a different theme each night, there is something for everyone to enjoy. Other village highlights include Coney Island Carnival rides and games plus numerous booths serving local foods and drinks like johnny cakes & patés, conch in butter sauce with seasoned rice, souse and potato salad, sorrel, coquito, passion fruit juice and more.

This year, 2025 kicks off with an early morning dance party whose name originates from the French words "jour" and "ouvert," meaning daybreak or morning. On Wednesday, January 1st, revelers pour into the streets of downtown Frederiksted starting at 5am for j'ouvert. This spirited celebration continues into the late morning hours where people – both young and old – will dance for hours on end behind 8-feet tall music trucks as paint, water and powder cascade through the air. The next day, head to The Food, Arts and Crafts Fair on Thursday, January 2nd for a taste of authentic Crucian flavor. Here, the best Crucian chefs, cooks and artisans showcase their sharp culinary skills offering local dishes like kallaloo, red peas soup, fish & fungi, vienna cakes, tamarind stew and other delicious treats. Crucian Christmas Festival culminates with the Children and Adult Parades on January 3rd & 4th complete with bright, colorful costumes, lively music, mocko jumbie performances, quadrille dancers and unlimited vibes!

For more information about 2024-2025 Crucian Christmas Festival, visit USVI Festivals Facebook page at www.facebook.com/USVIFestivals.

A PARADE OF LIGHTS AT 2024 ST. CROIX

the objective of St. Croix Christmas Boat Parade, Inc. is to unite the community of St. Croix in commemorating the start of the Christmas season with the festive boat parade while supporting charitable children's organizations in addressing educational needs and beyond.

to shish kabobs, hot dogs and ice cold drinks. The Guardians of Culture Moko Jumbies will make a towering appearance as they parade through the streets and along the boardwalk high on their wooden stilts. Be sure to grab their attention for a quick pic with this cherished Virgin Islands cultural figure. Keep an eye out from Santa Clause donning his Virgin Islands Madras Santa suit. St. Croix Christmas Boat Parade isn't the same without his jolly presence. Be sure to stay through to the end of the parade to enjoy the illuminating fireworks show. The dazzling spectacle is always a sight to behold and the perfect way to end the festive evening filled with excitement, community spirit and holiday cheer!

Don't miss this year's St. Croix Christmas Boat Parade if you can help it! Join the festive fun on Saturday, December 14th. For more information, visit the St. Croix Christmas Boat Parade website at www.stcroixchristmasboatparade.com.

Christmas Boat Parade

Since 1994, the St. Croix Christmas Boat Parade has lit up the Christiansted Harbor with holiday cheer! This holly jolly tradition started as a heartfelt gesture from the local boating community to thank the St. Croix people for the use of the beautiful waters surrounding the island. Now in it's 24th year, it remains one of the largest attended events on St. Croix and the largest boat parade of its kind in the Caribbean. Established as a 501(c)(3) non-profit organization in 2011, This year's parade will begin promptly at 6:30pm sharp on Saturday, December 14th. Christmas themed boats will light up the Christiansted Harbor for the gathered crowds along the boardwalk with 20+ boats and vessels of varying sizes competing in categories such as "Best Lighting," "Best Music" and "Best Animation." The day kicks off long before the parade begins with downtown Christiansted abuzz with holiday magic. Enjoy gift shopping and live music at various storefronts alongside street vendors selling a delicious assortment of Crucian fare from Johnny cakes and patés

THIS MONTH'S
FEATURED PROPERTIES

10,11,12 Strand Street • $1,395,000 • MLS 24-2066

LUXURY

Discover an extraordinary estate in St. Croix--a historic in-town tropical oasis overlooking the Christiansted harbor and beautiful mountain views with multi-use possibilities. The estate, in an Enterprise Development Zone in C'sted - making it eligible for tax incentives, has a five-bedroom, four-bathroom main house, a 1700s guest cottage, a pool, solar with battery backup, and two additional lots.

Listing courtesy of Amy Land-de Wilde and Kali Diaz

1-2BB Eastern • $310,000 • MLS 24-1946

RESIDENTIAL

Two free standing houses on .27 acres. Located on highly visible Hospital Street and surrounded by properties being renovated. Both homes are 2 bedrooms and 1 bath with carports and separated by a courtyard lawn. Homes are vacant and being sold AS-IS. Concrete block construction. Lot features large lush trees and landscaping

Listing courtesy of Mindy Dice and Jen Greenberg

201 E LA Grand Princesse • $429,000 • MLS 24-2015

CONDOMINIUM

The vacation home you will never want to leave. This 2 bedroom 2 bathroom unit boasts picturesque views of our Caribbean Sea, a large private wrap-a-round gallery, remodeled and expanded kitchen and baths. The complex feels like a resort adorned with gorgeous swaying palm trees, a white sand beach and the most pristine swimming pool.

Listing courtesy of Lorine Williams and Jaileene Cintron

5IB & 5ID Teagues Bay • $92,000 • MLS 24-2022

VACANT LAND

This spectacular one acre plot is an excellent homesite for anyone looking to build on the east end of St. Croix! Facing south, stunning Caribbean Blues and refreshing breezes will greet you while the lush hillside surrounds you. This parcel sits in the sought after Teague's Bay neighborhood and a paved road takes you right up to the plot, giving you easy access when it comes time to build.

Listing courtesy of Brooke Cook

9-AA La Grande Princesse • $500,000 • MLS 24-1942

COMMERCIAL

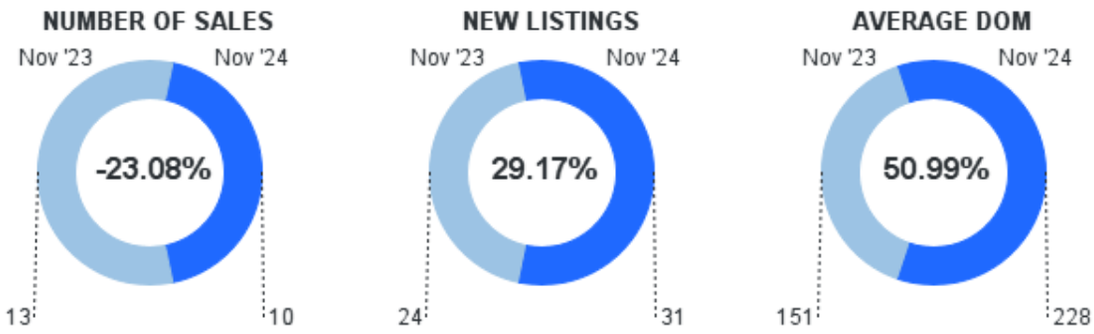
Wow, this is a great location right on a major road through the Island. This property is sitting on a 1 acre parcel with plenty of room for parking or expansion. Master bedroom has a separate entrance and bath making it very easy to live and work here. Could be many different options with close proximity to Christiansted. Come take a look and see for yourself!

Listing courtesy of Kim Compton

ST. CROIX REAL ESTATE

MARKET WATCH

RESIDENTIAL & CONDO



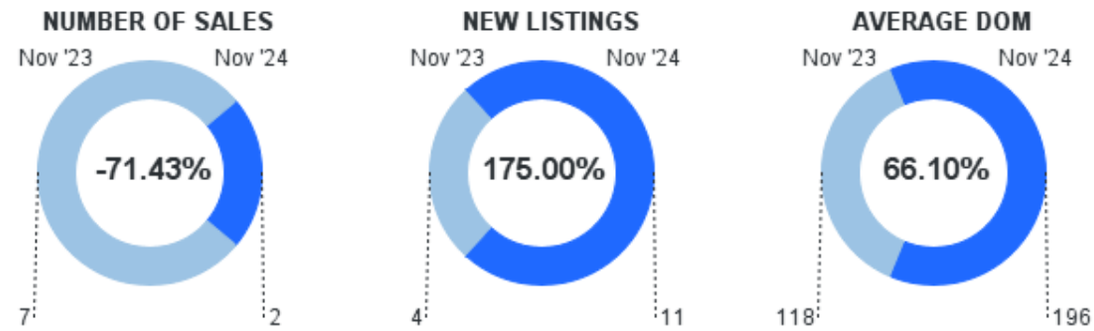
51.00% ▲ Median Sales Price

18.16% ▲ Average Sales Price

63.08% ▲ Median List Price

16.26% ▲ Average List Price

CONDOMINIUMS



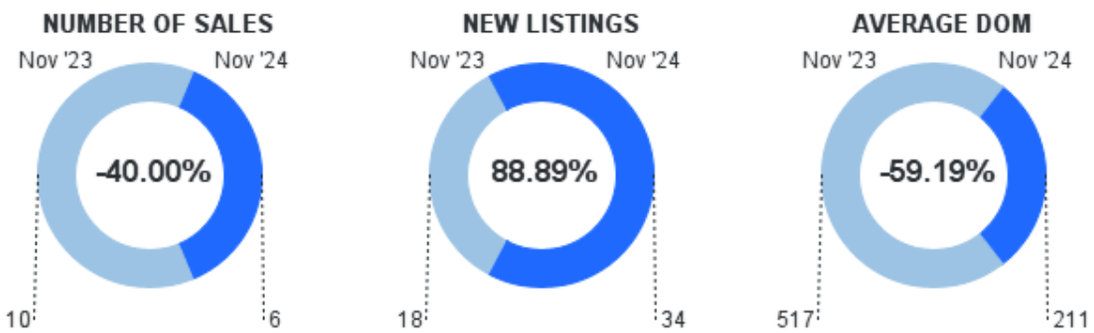
8.00% ▲ Median Sales Price

-12.83% ▼ Average Sales Price

3.34% ▲ Median List Price

-13.13% ▼ Average List Price

VACANT LAND



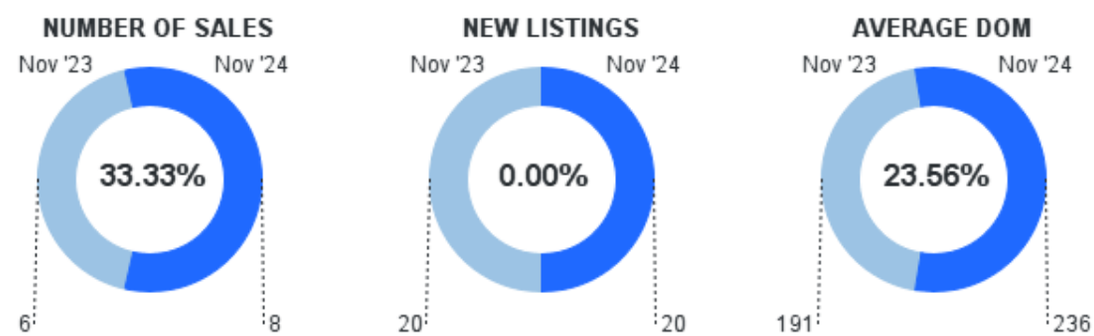
0.00% Median Sales Price

-47.19% ▼ Average Sales Price

-3.60% ▼ Median List Price

-48.18% ▼ Average List Price

RESIDENTIAL



55.78% ▲ Median Sales Price

-4.83% ▼ Average Sales Price

52.34% ▲ Median List Price

-7.82% ▼ 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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