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ST. CROIX REAL ESTATE NEWS

FEBRUARY 2022



FINE DINING, FLIP FLOPS AND FANTASTIC VIEWS AT GOAT STX

Flip-flops meet fine dining at Goat, Soup and Whiskey on St. Croix! Opened December 10th, 2019, GOAT STX became the newest addition to the Goat, Soup & Whiskey restaurant family spearheaded by owner Scotty Jackson. Each year, Jackson would vacation on St. Croix with his family once their Keystone, Colorado location slowed down and before the Put-in-Bay, Ohio location reopened in the summer. After enough visits to the island, Jackson realized he had discovered the perfect location for the third Goat, Soup & Whiskey restaurant. Between St. Croix's tranquility and beauty coupled with the warm, welcoming local culture, the only thing left to do was to find the right spot for the restaurant. After a lengthy search, Jackson settled on the restaurant space right above the pool located in Coakley Bay Condominiums.

With a made-to-order menu and friendly service, it's no wonder this seasonal restaurant has become a beloved favorite for visitors and locals. Open from December to April, the restaurant's open air seating restaurant boasts breathtaking views of Buck Island and the illuminating waters surrounding St. Croix's East End. Enjoy daily lunch and dinner specials, hand-cut steaks, fresh seafood, pasta, a variety of salads and sandwiches for lunch plus three house made soups to choose from. The Goat Curry Soup and the Oxtail Stew are two crowd pleasing favorites that never last too long when on the menu. The drink menu features handcrafted cocktails from their Ohio location along with new ones made with locally sourced ingredients. For example, the ever-popular Banana Bliss blender cocktail is made with fresh local organic bananas from Ridge to Reef Farm.

The GOAT STX is open for lunch, dinner and takeout every day except Wednesday. Sunday Brunch takes place from 10am to 2pm with lunch and dinner following. Daily happy hour from 3-5pm offers \$2 off all cocktails, \$2.50 beers and \$4 well drinks. Reservations are highly recommended for this popular East End eatery located in Coakley Bay Condominiums. Call 340.773.3333 and visit their Facebook page for daily specials at www.facebook.com/TheGoatSTX.

*This newsletter written by Anquanette Gaspard
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Message from Bry...



Bry Locher

It's almost impossible to describe the buzzing energy on St. Croix during the month of February! Crisp, tropical breezes are accompanied by cooler temps in the mornings and clear, blue skies in the afternoon. We've had unusually cool weather these past few weeks with an increase in rain showers leaving behind vibrant rainbows that brighten up the day. The impact of COVID-19 has tempered down a bit, allowing eased travel restrictions to the territory. St. Croix continues to see record numbers of visitors to the island thanks to the harsh winter storms in the mainland. With hotel occupancy at an all-time high, many visitors are making plans to travel to our perfect island paradise up to three months in advance! Between our beautiful beaches, ideal 83° weather, world-class cuisine and friendly people, it's no wonder St. Croix remains a sought-after destination for many.

This month, I am sharing with you one of the island's seasonal restaurants that focuses on combining casual comfort with fine dining while offering some of the best water views. Learn about Christiansted's newest art gallery welcoming Virgin Islanders and visitors to the space to witness the rich cross-cultural experience of the USVI and beyond. Let's not forget about Frederiksted – there are always new happenings taking place on St. Croix's west side. A community led project spearheaded by community leaders, business owners and private citizens resulted in one of the biggest collaborations the island has ever witnessed!

If homeownership in the Caribbean is one of your new year resolutions, let our team of helpful agents at Coldwell Banker St. Croix Realty make it happen! There are several exceptional St. Croix properties we'd be happy to share with you. Safety remains our top priority as we work with you during these extraordinary times to find the perfect Caribbean property. Give us a call today; we'd love to hear from you.



Bry

Bry Locher,
Regional Sales Director, Managing Broker
Coldwell Banker St. Croix Realty

EACH OFFICE IS INDEPENDENTLY OWNED AND OPERATED

Let's Play!

FREDERIKSTED PLAYGROUND GETS FRESH NEW LOOK



On February 1st, 2022, Midre Cummings Park & Playground in Frederiksted officially opened to the public. The soft opening welcomed members of the St. Croix community to experience the renovated outdoor space. Named for former Major League Baseball player Midre Cummings, this native son played for several major league baseball teams during the 1990s, ultimately winning the 2001 World Series with the Arizona Diamondbacks as an outfielder and pinch hitter against the New York Yankees.

Children First St. Croix is the organization that spearheaded the project. Created under

THE GOALS OF THE MIDRE CUMMINGS PARK & PLAYGROUND RENOVATION ARE TO:

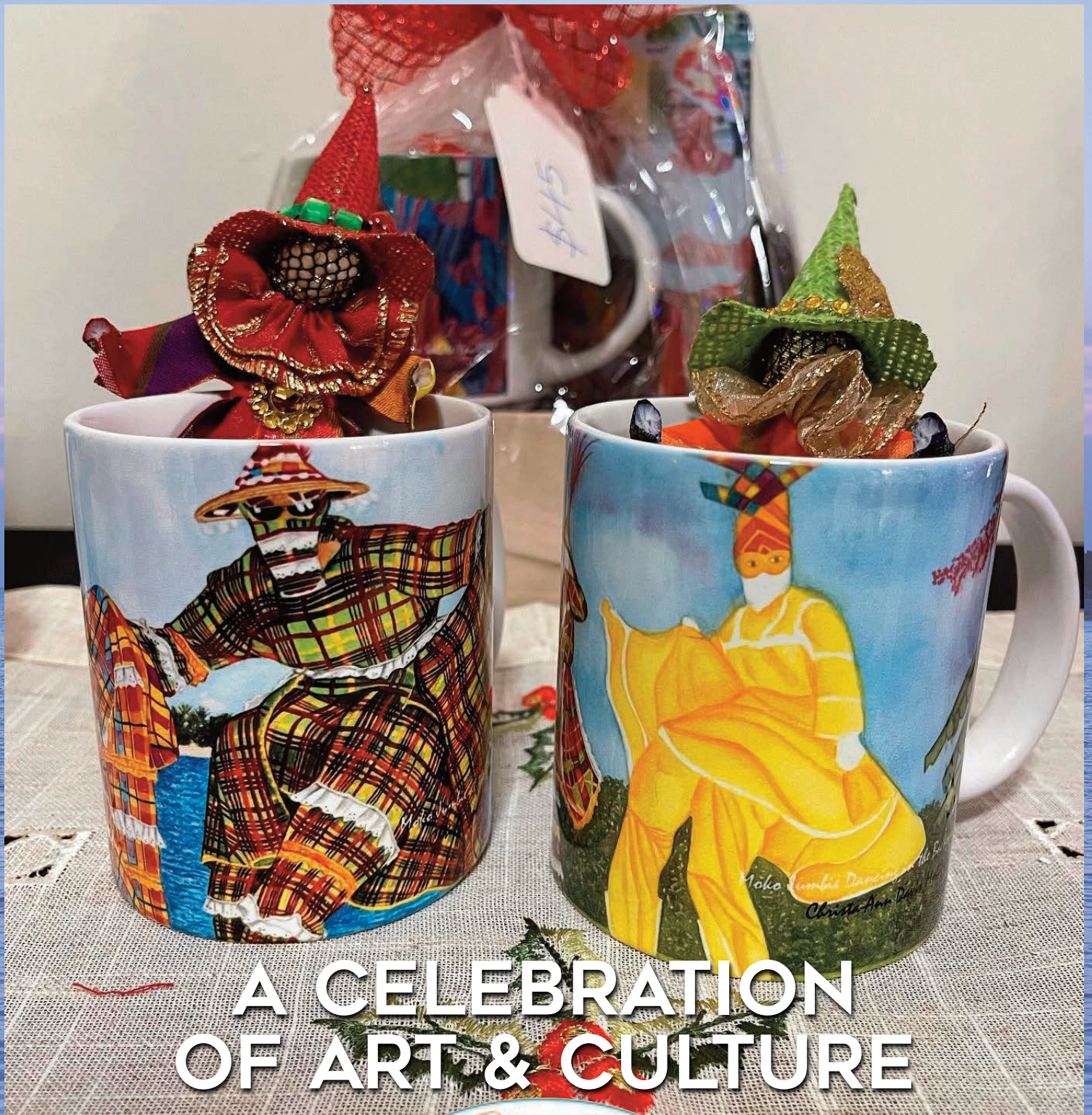
- ☺ Deepen community engagement and investment in local public spaces
- ☺ Develop a destination park that draws visitors from other parts of the island, contributing to the economic development of the Frederiksted area
- ☺ Create a safe play space dedicated to children of all abilities
- ☺ Create a space for community members to gather, socialize and even exercise



the non-profit organization, St. Croix Educational Initiative, the committee members consist of community leaders who were dedicated to designing, fundraising and building a state-of-the-art community playground. The park was built by Play by Design, a New York-based manufacturer of community playground equipment. They regularly partner with community volunteers across the United States to produce custom-designed play structures for toddlers, preschool and school-aged children.

A huge undertaking, the park was 100% funded by donations and built 100% by volunteers from local organizations, businesses and private citizens, including a few Coldwell Banker St. Croix Realty agents. Even the park's namesake, Midre Cummings himself, volunteered his time to get the park ready for inspection without anyone initially knowing he was present.

Midre Cummings Park & Playground is open daily from 8:30 am to 6:00 pm. The official grand opening is scheduled to take place in late February; official date and time to be announced. For up-to-date information about the project, please visit the Children First Project Facebook page at <https://www.facebook.com/ChildrenFirstStCroix>.



A CELEBRATION OF ART & CULTURE

Say hello to St. Croix's newest art gallery! Christa's Art Gallery in downtown Christiansted features artwork and products from local artist Christa-Ann Davis Molloy that distinctly captures the rich cross-cultural experience of the USVI and beyond. A daughter of the Caribbean, Christa-Ann was born in Trinidad but has lived on St. Croix for almost 30 years. She became interested in art and design from age 11, sketching in pencil. Far from your conventional artist, her pieces are designed to take individuals on a journey rich in history and culture. The gallery acts as a carefully commissioned space where her cultural artwork can be on display for Virgin Islanders and visitors to appreciate and ultimately purchase the pieces that speaks the most to them. "Every piece I paint should tell a story to someone," said Christa-Ann. "I want my art to create words."

At Christa's Art Gallery, you are sure to be spellbound



by paintings and sketches highlighting mocko jumbies, quadrille dancers, carnival masqueraders, steelpan drummers, historical buildings, local and Caribbean scenes, and notable events. "I've aimed to be a photo-realist painter with main interests in visual art, watercolor, oil, acrylic, and ink in black and white and color." At Christa's Art Gallery, one will also find her artwork depicted on items such as mugs, canteens, shower curtains, coasters, umbrellas, throw pillows and bags.

The gallery hosts regular sip and paint events where attendees can create their own artwork. Art kits are also available for purchase to craft one-of-a-kind creations in the comfort of your own home. If nothing in the gallery sparks your interest, customized and commissioned works are available upon request.

Christa's Art Gallery is located at 57 Company Street in Christiansted. For more information, visit the website at www.christaart.com or call 340.713.9959.

THIS MONTH'S FEATURED PROPERTIES



110 ANNA'S HOPE | \$3,200,000

Pure Caribbean Luxury. This elegant knolltop estate with sweeping views from Christiansted to Buck Island in the preeminent gated community on St. Croix sits on 1.59 acres. The long driveway lined with manicured hedges gently guides you to the top of one of the highest points in Buccaneer Bay Estates. An elegant koi pond leads you to the expansive pool deck, perfect for entertaining. The primary bedroom suite enjoys privacy in a separate wing adjoining the substantial library. Three upstairs bedrooms all lead to a covered gallery that runs the length of the home and provides stunning views. The lower level 1BD apartment has private access separate from the main house.

Listing courtesy of Bry Locher

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133 ENFIELD GREEN | MLS 22-137 | \$595,000

Gorgeous south shore views and great proximity to the water are found at 133 Enfield Green. This 3BD, 2BA home features a spacious patio and swimming pool along with a large separate storage space with rooftop deck boasting lovely breezes and views as well. Enjoy the open concept of the kitchen, dining and living rooms. Convenient to the airport and a short drive to several beautiful west end beaches. Lush landscaping and mature fruit trees can be found. With a little elbow grease this home can be your island oasis or a wonderful investment property!

Listing courtesy of Brooke Cook and Bry Locher



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304 SUGAR BEACH | MLS 21-1423 | \$249,000

Rare 1BD Sugar Beach unit with large gallery has expansive Caribbean Sea views and refreshing West Indian trade winds. The gallery is like a second living room. Central AC and washer/dryer in unit. Great for full time residents or rental property. Sugar Beach is like a resort. Right on a sandy beach, pristine pool with sun and shade nestled beside a historic sugar mill, several tennis courts and a large common/game room for that occasional rainy day. Great Christiansted dining and boardwalk are only minutes away, as well as tennis and golf.

Listing courtesy of Lorine Williams

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THE INN ON STRAND STREET | MLS 22-152 | \$3,700,000

Excellent opportunity to own a turnkey hotel in the heart of downtown Frederiksted overlooking the Caribbean Sea. The hotel is comprised of 35 guest rooms, each with an efficiency kitchen. High quality German impact windows and doors line the sea side balconies. Solid, poured concrete construction including a concrete roof and large cistern. The property is outfitted with electronic locks to allow for an AirBnB Hotel with self check or could be run as a full service hotel with lobby receptionist. Sale includes two additional parcels with historic structures for renovation or expansion.

Listing courtesy of David Fedeles



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123 CATHERINE'S HOPE MLS 21-1755 | \$79,000

This is the one! Breathtaking views of the Caribbean Sea and the St. Croix Yacht Club harbor. Watch the boats go by! Neighborhood with paved road! This 0.5-acre lot is perfect for a Caribbean dream home!

Listing courtesy of Kelly Odom



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ST. CROIX REAL ESTATE MARKET WATCH

CLOSED SALES COMPARISON: 1/31/20-1/31/21 VERSUS 1/31/21-1/31/22

	2020-2021 SOLD	AVERAGE DAYS ON MARKET	MEDIAN SOLD PRICE	2021-2022 SOLD	AVERAGE DAYS ON MARKET	MEDIAN SOLD PRICE
Home Sales	168	258	\$352,500	218 ↑	272	\$499,500 ↑
Condo Sales	90	210	\$231,975	158 ↑	195	\$256,250 ↑
Land under \$39,999	75	344	\$29,000	53	437	\$29,000
Land over \$40,000	81	289	\$60,000	138 ↑	388	\$86,000 ↑
Commercial	10	406	\$437,500	23 ↑	387	\$489,000 ↑

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.

The Good News...
**HOMES
MEDIAN
PRICE
INCREASED
42%**
Through January,
compared to the same
period last year.