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St. Croix Real Estate reviews

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

JANUARY 2019

Dancin' in the Streets!

Stanley and the Ten Sleepless Knights opened the holiday season on December 1. TSK and Virgin Islands Council on the Arts teamed up to bring Christmas to the Dorsch. It was a fundraising effort to assist with the cost of upkeep to the historic Frederick Dorsch Center on Strand Street in Frederiksted. The event was a family evening with something for everyone. There were vendors selling arts and crafts and local food. Bounce houses kept the children entertained and Santa and his elves were on hand with gifts for the youngsters. There were fire dancers and mocko jumbies. And, of course, Stanley and the Ten Sleepless Knights entertained into the night!



Stanley and TSK on Strand Street.

Strand Street in downtown Christiansted was jumping with the legendary TSK keeping the shoppers enthralled by their local sounds of calypso and quelbe. Crucian Gold jewelers and 17/64 Kitchen + Bar partnered to bring holiday cheer to the retail district. Not everyone knew about this treat, so many were surprisingly stopped in their footsteps to move and dance, shopping bags in hand. It was an afternoon to savor - an early holiday pleasure.

Sunset Jazz in their annual tribute to TSK moved back to their waterfront venue in the Verne Richards Veterans Memorial Park on Friday, December 21. The beachfront streets of Frederiksted were packed with everyone from east-to-west and west-to-west. It was 'Stanley dem' serenading the community and the community was open and receptive to their offerings. There was dancing in the streets! It's the Crucian Christmas Festival celebration with the one and only Stanley and the Ten Sleepless Knights to kick it off!

Message from Amy...

December was holiday time... a time for giving.

Toys were distributed to children in 18 housing communities in the United States Virgin Islands territory December 2-4. The VI Hotel and Tourism Association and St. Croix Hotel and Tourism Association worked with the Puerto Rico branch of the Marine Toys for Tots Foundation to distribute \$30,000 worth of toys to almost 1,800 children in housing communities across the territory. "It is truly humbling to have the support of our members and partner organizations in community outreach," said Lisa Hamilton, VI Hotel and Tourism Association president. This partnership happens annually to provide toys to children in need, according to a press release.

The David C. Canegata Ballpark's recreation center was the venue for the first of three Christmas parties for children from 5 to 8 p.m. on December 12 as the kickoff of Governor Mapp's Christmas parties. Gifts were given to children ages 2 through 12 with games and prizes and food and drinks for all.

Students from St. Croix schools have been crafting holiday cards since 1999 to raise funds to benefit Court Appointed Special Advocates for Children, Inc. (CASA) The annual fundraiser for CASA continues to be a significant initiative, said Gail Shearer, CASA executive director. CASA has been serving abused and neglected children living in the foster care system on St. Croix since 1994. Public, private and parochial school students have created the holiday greeting cards with Caribbean themes.

We welcome you to our Coldwell Banker St. Croix Realty offices in Christiansted and Frederiksted. Come see us soon!

Happy New Year!



Amy Land-de Wilde

Amy

Amy Land-de Wilde
Regional President/Managing Broker

This newsletter written by Elisa McKay sistahart@earthlink.net



This Year's St. Croix Boat Parade was the

BEST EVER!

The annual Christmas Boat Parade sailed around to the watching eyes of a throng of community folks surrounding the harbor. The lawn by the Christianvaern Fort, the boardwalk, hotels on both sides of the waterfront and restaurants – all were perfect vantage points to view this spectacular event.

There were twenty boats registered to sail or motor around the harbor showing off their best display of decorations and colorful lights, each one more lavish than the next. There was the bikini-clad Frosty the Snow Woman, Santa and his reindeer and many other spectacles of lights reflecting off the water.

About 60 volunteers organize the St. Croix Boat Parade each year serving on 19 different committees. St. Croix Christmas Boat Parade chairperson Sal Sanpere was the grand marshal of the parade this year.

There were children everywhere, squealing with delight at every turn of every boat circling around the harbor throughout the evening.

Participating vessels included three major categories – powerboats, sailboats and catamarans.

The Schooner Roseway set sail with partygoers aboard getting a close-up view of the parade as they celebrated with wine and appetizer pairings.

Hotel on the Cay welcomed many who chose to take the short ferry ride to watch the festival of boats from the beach and other selected areas at the resort.

The anticipated fireworks display was impressive with colors and intensity and volume. They were bold and loud, festive and lengthy to the delight of everyone. The grand finale continued for several minutes. And when all thought it was over, it began again and then, again. It was a festive way to kick off the season.

Toys for tots, Boy Scouts, Caribbean Centers for Boys and Girls of the Virgin Islands, Special Olympics Virgin Islands and Court Appointed Special Advocates for Children, Inc. will benefit from the event.



Photo by Elisabeth McKay

COQUITO FESTIVAL

IN ITS 11TH YEAR ON ST. CROIX

The Coquito Festival is one of many cultural traditions showcased on St. Croix. The La Reine Chicken Shack hosts the event every year to crowds of people tasting and buying the rum and coconut milk cocktails.

Bully and the Kafooners entertained onstage and mocko jumbies pranced around the venue performing for the crowd. Vendors sold jewelry and clothing and many other items. Bouncy houses delighted the children.

The festival attracted locals, who tasted and made purchases for themselves and for gifts. Visitors enjoyed the fun; they sampled and bought bottles to take back on their return home.

Coquito followers are serious about what they like in the drink and why they like it. Some prefer the original, while others search for the unique and unusual. The newest this year was the lemongrass, while the old standbys of coffee, chocolate, or pistachio got raves from the tasters.

Preferences abound from a strong rum taste to a spicy cinnamon or nutmeg flavor. Some like it thick, while others like the smooth, creamy texture. There are so many variations that keep the tasters coming back for more.

Bottle prices ranged from the regular Cruzan Rum size for \$25 to the smaller pint-size version for \$5. Festival attendees were seen walking to their cars with a bottle or two under each arm.

The rum and coconut drink is a Puerto Rican punch with a recipe that has traversed across the Caribbean Sea to St. Croix and enjoyed by all. It is similar to eggnog, yet to most palates... better tasting and easier to make.

Coquito is more than just a strong and delicious drink. It's traditional to holidays and festivities. It just ran its 11th festival year on St. Croix - Cheers!



Photo by Joan Keenan



Photo by Elisa McKay

Queen Rachelle Jn-Baptiste is Miss St. Croix 2018-2019

Rachelle Jn-Baptiste was crowned the 66th Miss St. Croix Queen at the packed Divi Casino Ballroom on Sunday December 16.

Patrice Shannon, 23, and Rachelle Jn-Baptiste, 22, moved confidently throughout the pageant's six categories. It was Jn-Baptiste who captured the title by winning in all the categories.

"We were looking since April for contestants and it's been a struggle," said Jason Gardener chairperson of the pageant. Shannon was presented as contestant number one and Jn-Baptiste as contestant number two; both prepared to shine before the well-wishers at the Festival Queen Pageant.

Both contestants worked hard with Gardner of JG Management and with their respective coaches, said Gardener.

Shannon relocated from Antigua to St. Croix five years ago and is employed at Williams Chiropractic as a doctor's assistant, who sings to her patients to lift their spirits.

She is enrolled at the University of the Virgin Islands majoring in process technology.

Jn-Baptiste moved to St. Croix at

the age of five. She is a product of the St. Croix public schools, which she said prepared her academically and artistically.

Jn-Baptiste performed in several theatrical productions and worked as a production assistant in a local movie, "Preciosa."

She is completing requirements for a bachelor of arts degree in humanities with a focus in fine arts for both Caribbean and international theater. She has volunteered at UVI's Cooperative Extension Services in the 4-H program for 13 years and the Children Youth and Families at Risk program for nine.

Jn-Baptiste reigns over the Crucian Christmas Festival 2018-2019, which kicked off December 23 with the Prince and Princess show at the St. Croix Educational Complex. For the next year, she will be the ambassador representing the island of St. Croix. Her win also brought her \$5,000 plus many gifts.

Shannon came in as first runner-up and won \$2,500, a gold pendant and a Cardow watch.

Feature Property of the Month



The King House

The King House... an elegant beachfront estate located in the gated Shoys enclave that has old world charm mended with upscale finishes and designed to embrace the best of Caribbean living. The 4-bedroom, 4-bath residence has a 10,000-gallon, salt-water swimming pool and ample outdoor living space that sits on almost three acres. The King House is located on a sandy, crescent shaped beach that is shaded by large coconut palms and is in a protected cove allowing for calm waters. Gorgeous architectural features include mahogany doors and windows, granite countertops throughout kitchen and bathrooms, natural coral stone entry, historic Danish brick accents and Tailor tile flooring. All of the amenities of the famed Buccaneer Hotel are nearby for tennis and golf activities as well as restaurants, a spa, palm-lined beaches and other social activities like live music and wine tastings. Christiansted town, schools and shopping are all nearby as well, making this a very convenient location.

MLS 17-1714 **\$3,900,000**

MORE ISLAND VALUES



26C Prospect Hill

The sunsets are magnificent from this 2.5-acre West End homesite! Located on a knolltop allows for easy building with fabulous views! Some of the best beaches in the Caribbean are located just a short distance away.

MLS 18-404 **\$219,000**

29 All for the Better

This moderately sloped, 0.82-acre homesite located in the quiet All for the Better neighborhood on the East End offers privacy and Caribbean Sea views. Located minutes to downtown Christiansted, fine dining, the Green Cay marina and gorgeous sandy beaches.



MLS 18-1892 **\$55,000**

COMING SOON!

Villa Madeleine Condo



This charming 2-bedroom/2-bath condo has straight-on Caribbean Sea views and a private pool! Entering the villa you are welcomed by classic cathedral ceilings, the blues of the Caribbean Sea and a wall of French doors that open to a private pool deck. The kitchen was updated with granite countertops complimented with elegant glass-tiled backsplash and custom cabinetry. Both the master and guest bedroom suites have upgraded bathrooms with granite counters and new cabinetry. The suites are privately located on either side of the pool and open directly to the coral stone veranda. The beauty of the Villa Madeleine condos is that you have the amenities of condo living, yet the complete privacy of your own home. Enjoy catching some rays lounging on a float in your pool or heating up the grill for alfresco dining - all in complete privacy! Villa Madeleine is a short drive to white sandy beaches with great diving, golfing and marinas.

\$399,000

ST. CROIX REAL ESTATE MARKET WATCH

CLOSED SALES COMPARISON :12/31/16-12/31/17 VERSUS 12/31/17-12/31/18

	2016-2017 SOLD	AVERAGE DAYS ON MARKET	MEDIAN SOLD PRICE	2017-2018 SOLD	AVERAGE DAYS ON MARKET	MEDIAN SOLD PRICE
Home Sales	156	310	\$280,000	202 ↑	293	\$272,500
Condo Sales	107	226	\$145,000	110 ↑	207	\$166,000 ↑
Land under \$39,999	47	363	\$25,000	59 ↑	351	\$25,000
Land over \$40,000	45	511	\$83,500	57 ↑	390	\$79,000
Commercial	11	665	\$422,000	12 ↑	394	\$512,500 ↑

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...

**29%
MORE
HOMES
SOLD**

**Through this
December, compared
to the same period
last year.**