



COLDWELL BANKER
ST. CROIX REALTY

ColdwellBankerVI.com
Info@ColdwellBankerVI.com
StCroixForRent.com
340-778-7000 or 340-718-7000
5030 Anchor Way Suite 12
Christiansted, VI 00820

**COLDWELL
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LUXURY**

ST. CROIX REAL ESTATE NEWS

JANUARY 2021

INTERISLAND CONNECTION

ISLAND HOP TO ST. THOMAS WITH NATIVE SON FERRY SERVICE



Photo Courtesy of Adventurer PC VI Daily



Island hopping within the US Virgin Islands has gotten a little easier thanks to Native Son Ferry Service! Established in 1977, the St. Thomas based ferry service recently launched a new weekend run between St. Thomas and St. Croix. The service operates on Fridays and Sundays, leaving the Blyden Terminal in Charlotte Amalie at 8am on Fridays and 12noon on Sundays. Within ninety minutes, passengers will arrive at Gallows Bay in St. Croix. The ferry departs St. Croix on Fridays and Sundays at 4pm.

For over five years, the inter-island commute rest solely on the seaplane and plane travel after ferry service between St. Croix and St. Thomas ended abruptly due to a damaged vessel. In 2016, the locally designed QE IV ferry service began offering trips between the two islands. The addition of Native Son Ferry Service to the commute options offers passengers additional means of traveling between St. Croix and St. Thomas with varying departure and arrival times for added flexibility. "We launched this new ferry run in late October to offer passengers an option for a day trip or weekend getaway," said Native Son spokesperson Rory Swan. In the past, Native Son would run this St. Thomas to St. Croix service for special occasions and events as a means to supplement the other ferries and airlines. Due to COVID-19 restrictions, the St. Thomas-St. Croix ferry run has a capacity of 80 passengers on The Adventurer. If there is a higher demand for passengers and cargo, Swan said they have The Express that can accommodate 130 passengers plus cargo.

One-way rates are \$75 for adults, \$60 for seniors and \$50 for children 12 and under. Round-trip rates are \$120 for adults, \$100 for seniors and \$90 for children 12 and under. For more information and to book your tickets, go to <https://www.nativesonferry.com/r-t-st-thomas-and-st-croix-any-direction/>.

*This newsletter written by Anquanette Gaspard
agaspard@cruzanfoodie.com*

Message from Bry...



Bry Locher

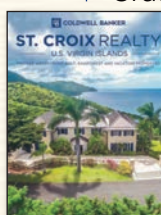
Out with the old, in with the new: Happy New Year to friends, colleagues and partners of Coldwell Banker St. Croix Realty! Here on St. Croix, we typically kick off the new year in high, festive spirits as we celebrate our Crucian Christmas Festival filled with boat parades, tree lightings, live music and local foods at our festival village and much more. Due to COVID-19, many of these festivities were held virtually thanks to the ongoing efforts by the USVI Division of Festivals to maintain the joy and warmth the island is known for during this time of year.

Despite these changes, we are excited to see visits to the island have increased significantly! The U.S. Virgin Islands recently received the prestigious "Destination of the Year" award from Caribbean Journal, a leading digital travel news publication. The territory was also acknowledged for being a model for tourism re-openings around the region with the launch of a "region-leading travel portal" and a new brand campaign for St. Croix.

This month, I am sharing a couple of new developments on the island as it relates to interisland traveling and our culinary offerings. You'll also read more about the National Historic Landmark schooner Roseway and its recent return to St. Croix offering sunset sails to the public.

If you're visiting us anytime soon, you will likely start dreaming of a life here on St. Croix either part-time or full-time. We have a number of exceptional properties we'd be happy to share with you to get you on the path to home-ownership in the Caribbean. Safety remains our top priority as we work with you to find your dream home on St. Croix. Give us a call; we'd love to hear from you.

The team and I would like to extend warm Crucian wishes to you and yours for a safe, healthy and prosperous 2021!



Bry

Bry Locher, Managing Broker
Coldwell Banker St. Croix Realty

EACH OFFICE IS INDEPENDENTLY OWNED AND OPERATED

SET SAIL AT SUNSET

On the Historic Schooner Roseway

Every November, St. Croix anticipates the arrival of World Ocean School's flagship vessel, the National Historic Landmark schooner Roseway, in the Christiansted Harbor. The World Ocean School is a non-profit organization dedicated to providing authentic, multi-day programming for students at the elementary and high school levels aboard the Roseway. She spends winters here on St. Croix where they offer educational programs to local school children. In the summer, she docks in Boston Harbor at Rowe's Wharf and along the Eastern seaboard.

In its 14th season of sailing and community engagement on St. Croix, World Ocean School offers sunset sails on the Roseway during the winter and spring months. These two-hour sails offer an opportunity for World Ocean School to open the Roseway to the public, sharing her unique role as an active National Historic Landmark. They also serve as a source of revenue for the school's ongoing educational programs. Guests of the Roseway get a chance to see and experience firsthand what it's like to hoist the sails and sail aboard a tall ship.



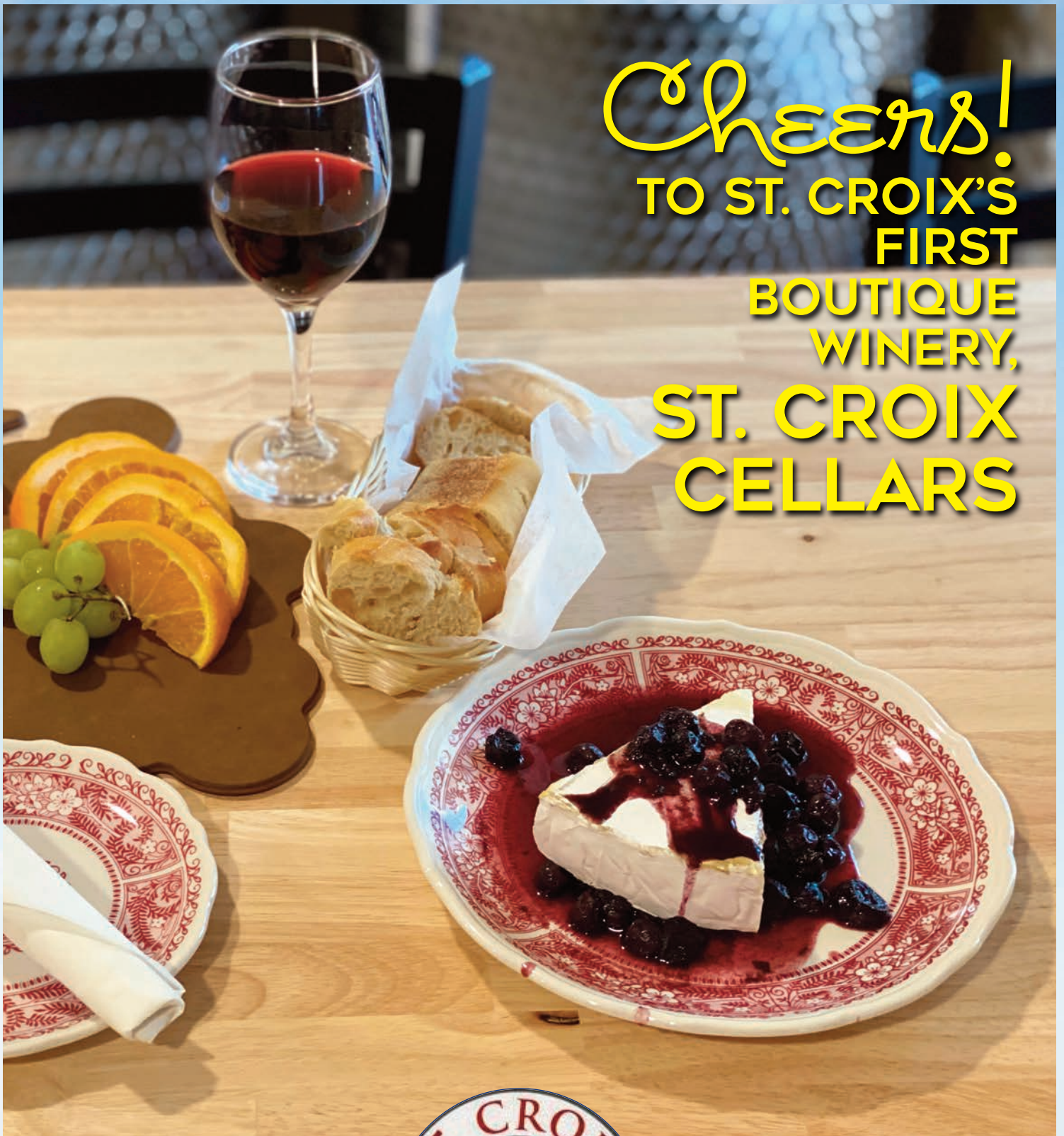
World Ocean School and the Roseway's commitment to the St. Croix community is one of the reasons why Coldwell Banker St. Croix Realty supports their programs.

One of our agents, Amy Land-de Wilde, recently raised \$1500 to help World Ocean School. "I've been involved with the organization as a donor since the beginning of their presence on the island," said Land-de Wilde. "They have made a tremendous impact on so many kids, not only teaching them nautical skills but teamwork,

organization and cooperation." As a way to further increase the impact of her donation, Land-de Wilde applied to the Schmidt Community Fund where they matched her donation dollar for dollar. The Schmidt Community Fund is the philanthropic arm of our franchise owner, Schmidt Family of Companies. It was founded in 2019, focusing on investing in youth, programs and initiatives in the communities where they live and serve.

To learn more about The Roseway and to book a sunset sail, go to <https://worldoceanschool.org/sails-cruises-and-events>.

Cheers! TO ST. CROIX'S FIRST BOUTIQUE WINERY, ST. CROIX CELLARS



With each passing year, St. Croix continues to raise the bar when it comes to elevating the food and drinks scene on island. The most recent addition to the culinary landscape is St. Croix Cellars, the island's first boutique style winery. Using exotic recipes, varietals and local fruits, STX Cellars produces a variety of wines ranging from whites including pinot grigio, riesling and chardonnay to rich red wines such as merlot, pinot noir and cabernets.

The owner René Thomas moved to St. Croix in 2005 along with her husband Derek seeking a more laidback way of life after demanding corporate careers on the mainland. When the record-breaking hurricanes of 2017 hit, they were in Michigan state and unable to make it back to St. Croix. It was during this time they decided to learn more about wine and wine making. They returned to the island in December 2017 and the dream of St. Croix Cellars quickly began forming into a reality. They received the green light to open their doors at the initial beginning stages of the COVID-19 global pandemic in 2020. However, they continued to



push through the challenges. One of the strategies put into place was hosting their production hall inside the winery's tasting room. "Our tasting room is quite cozy," said René, "but our patrons get to see the wine production firsthand, adding to the experience." With about 2000 bottles being produced yearly, each bottle is personally touched by René during the wine making process. "Wine is our passion," she said, "and it is reflected in each bottle and glass we produce."

In addition to their wine list, St. Croix Cellars offers charcuterie boards and other light bites to complement your wine experience. Their chef's creations include house made bread, soups, fresh salads and charcuterie boards featuring cured meats, fine cheeses, freshly cut fruit and raw vegetables. They are open Tuesday through Saturday from 12 noon to 7pm with their Saturday hours extended to 8pm.

For more information, visit their website at www.stcroixcellars.com or follow them on Facebook at @WINEUSVI and Instagram at @STXCellars.

RESIDENTIAL

LAND

LUXURY

CONDO

COMMERCIAL

THIS MONTH'S FEATURED PROPERTIES



122 ANNA'S HOPE | MLS 20-2066 | \$1,295,000
SPRAWLING ESTATE IN SHOYS! Recently reduced and priced to sell, enjoy the breeze, endless views and seclusion in a gated and guarded East End estate that captures the essence of St. Croix Living! This solid steel-reinforced concrete home features two bedrooms and two baths upstairs with large wrap around covered gallery to enjoy endless views. With nearly 8,000 square feet of open spacious living areas, this estate offers two bedrooms/two baths in main plus a huge one bedroom/one bath apartment w/ kitchen and extra studio apartment below! Home includes a large two-car garage plus loft and workshop space.
Listing courtesy of David Fedeles



201 CASTLE COAKLEY | MLS 20-1887 | \$419,000
Wonderful opportunity to own a home in the heart of Castle Coakley on 3 acres, convenient to businesses on Centerline Road and Sunny Isles! It's like living in the country with all of the advantages of proximity to commercial needs. Freshly painted inside, and remodeled bathroom. Completely fenced, cistern and well, R/O system, irrigation system, 2 gated entrances to the property, and many mature plants. 2 bedrooms, 1.5 bathrooms with full kitchen, laundry room, and large living room.
Listing courtesy of Chris & Christie Powers



206 GRANADA DEL MAR | MLS 20-2006 | \$259,000
Sit back and enjoy the beautiful view of the Caribbean Sea from the covered gallery of this 2BD, 2BA condo. Upgraded with new bathrooms, new furniture and a modern kitchen with granite countertops and stainless steel appliances. When you need to cool off, head down to the pool where you can relax and enjoy the amazing breeze and stunning views. The condominium complex has a back up generator and coin operated washer and dryer. Centrally located close to Christiansted, restaurants, beaches and shopping.
Listing courtesy of Sanni Craft



2-A-1 NORTH STAR | MLS 20-2178 | \$82,900
Beautiful full vista of the mountains and chrystal clear blue Caribbean Sea from this 0.71 acre homesite. Drawings for proposed driveway, flat building site, underground utilities, and gated small community. This is a dream come true! The subdivision also owns the small grassy waterfront front across the street with a small beach.
Listing courtesy of Debby Babb



ROWDY JOE'S / 71-A LA VALLEE
MLS 20-102 | \$175,000
Looking for an established, TURN-KEY, successful restaurant on the Northshore of St. Croix? Look no further! Rowdy Joe's Northshore Eatery has served patrons for nearly 11 years and continues to attract business from both island residents and tourists alike. The sale includes inventory, recipes, along with the current lease. Close to beautiful Cane Bay beach, this quirky island eatery has proven itself successful and profitable. The nearby Renaissance Hotel is expected to re-open this year translating into terrific restaurant traffic!
Listing courtesy of Brooke Cook

ST. CROIX REAL ESTATE MARKET WATCH

CLOSED SALES COMPARISON: 12/31/18-12/31/19 VERSUS 12/31/19-12/31/20

	2018-2019 SOLD	AVERAGE DAYS ON MARKET	MEDIAN SOLD PRICE	2019-2020 SOLD	AVERAGE DAYS ON MARKET	MEDIAN SOLD PRICE
Home Sales	197	249	\$312,000	164	259	\$349,450 ↑
Condo Sales	126	177	\$182,500	82	197	\$235,000 ↑
Land under \$39,999	70	335	\$27,500	75 ↑	372	\$29,000 ↑
Land over \$40,000	75	388	\$77,500	77 ↑	309	\$60,000
Commercial	16	488	\$465,000	10	411	\$350,000

The Good News...
**CONDOS
SOLD FOR
29%
MORE**
Through December 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.