FROM THE DESK OF

Bry Locher

Bry Locher
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Coldwell Banker St. Thomas Realty

ST. THOMAS REAL ESTATE NEWS

GREETINGS FROM SUNNY ST. THOMAS!

We're feeling the heat here on the island, with temperatures reaching record highs, much like many other places around the globe. The occasional rain showers offer a brief respite from the scorching heat, and we welcome the frequent trips to one of our award-winning beaches around the island for a quick dip to cool off. According to Expedia, St. Thomas has emerged as the top trending Caribbean destination for summer travel. With our unspoiled beaches, rolling hills, vibrant culture, and renowned duty-free shopping, it's no wonder why visitors are flocking to our beautiful island!

I am excited to share with you the newest happenings on St. Thomas in this month's newsletter. A fierce and fiery culinary competition on the beach is sure to add some extra heat to our summer fun, plus you'll also learn about the island's glass recycling program that's making a huge impact on the local ecosystem. Finally, a new business is committed to rejuvenating bodies one treatment at a time with a combination of nutrition, wellness, and infusion therapy.

If you're in the market for a new home in the Caribbean, let our Coldwell Banker St. Thomas Realty team help you find the perfect place! We have several properties to share with you, ranging from single- and multi-family homes to sea-view condos and high-traffic commercial buildings. We even have land primed for building your slice of paradise. The sky is the limit on St. Thomas! Give us a call today; we'd love to hear from you.

REFRESH, REJUVENATE, AND REVITALIZE

with Island IV

At Island IV, a comprehensive suite of treatments is designed to address your total well-being, maintaining balance as the keystone to wellness. Their nutrition and wellness injection and infusion therapy services help target your body's individual needs, allowing you to tap into that internal glow and feel like the best version of yourself.

Injecting vitamins and nutrients directly into the bloodstream intravenously is what IV therapy is all about. Developed in the 1830s by Scottish physician Thomas Latta amidst the cholera epidemic in Great Britain, it has since seen radical developments, championed by Dr. John Myers and Dr. Alan R. Gaby. Today, IV therapy offers relief for patients with varying conditions, such as migraines, fatigue, upper respiratory tract infections, and athletic performance, to name a few.

Greg Bowen had the novel idea to bring IV therapy to the U.S. Virgin Islands upon relocating to St. Thomas with his family. When he realized there were no outpatient infusion therapy centers, he saw it as a perfect business opportunity. As a registered nurse, Bowen's initial idea was to offer IV therapy as a hangover cure, using infusions and IV hydrations. "It was a natural leap living on an island bathed in sun, rum, and fun," said Bowen. Then, when his wife was diagnosed with cancer, the business objective took a turn, and his oncology nursing skills kicked in. Bowen used vitamin C infusions to provide her with comfort throughout her cancer treatments.

Today, Island IV offers a combination of treatments that cover a wide range of needs. The hydration pack replenishes the body instantly to offer a quick recovery from dehydration and jet lag; the immune boost includes a blend of IV fluids, vitamins, and antioxidants that can help cleanse the body and supercharge the immune system to fight off illness. Their concierge services and wedding packages are premium services offered where the IV therapy comes to you to infuse, revive, and restore after your big day or other festivities.

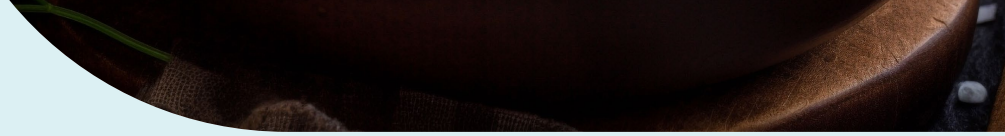
To learn more about Island IV and their services, visit their website at www.island-iv.com or call 340.727.0220.

FUN AND FLAVOR MEETS FIERY COMPETITION

at the 2024 Virgin Islands Chili Cook-Off

Brewers Bay will be bubbling over on Sunday, August 4th for the 2024

Virgin Islands Chili Cook-Off! Hosted by the Tropical Adventure Group, this popular culinary competition is sure to deliver a day of fun, flavor, and fiery competition, as chili aficionados from across the islands showcase their best recipes.



The return of the VI Chili Cook-Off, back for the first time since 2019, reignites a tradition that has been a highlight of St. Thomas summers since 1984. This year's showdown is expected to draw a large crowd of residents and visitors alike, all eager to sample a delicious variety of chili styles along the stunning backdrop of Brewers Bay.

Attendees of the 2024 VI Chili Cook-Off will be treated to a host of activities, including a chili-tasting competition, live music performances, visits from local vendors, and activities for all ages. Contestants will compete in several categories such as Best Traditional Chili, Best Vegetarian Chili, and the coveted People's Choice Award. An added element of this year's event is a separate salsa and Bring Your Best competition, which will decide which restaurant has the best appetizer on the island. "We're thrilled to bring the Chili Cook-Off to St. Thomas," said Event Coordinator Heath George. "Previous chili cook-offs held at Brewers have always been about community, creativity, and, of course, great food, and this new event looks to build on that legacy. We can't wait to see what our contestants cook up this year and to welcome everyone to Brewers Bay for a day of family-friendly fun."

Attendees will be able to taste the variety of chili entries and vote for their favorites. Cash and experience prizes will be awarded to competition winners. Proceeds from this year's event will benefit St. Thomas Rescue, one of the largest rescue services in the Caribbean delivering front-line services locally from strategically positioned hubs based around St. Thomas.

The 2024 VI Chili Cook-Off will be held on Sunday, August 4th at Brewers Bay Beach near the University of the Virgin Islands campus. Admission is free and parking will be available. When parking is full, a shuttle service will operate from Crown Bay Center to Brewers Bay Beach.

For more information about the VI Chili Cook-Off, please visit their Facebook page at www.facebook.com/VIChiliCookoff.

Rotary
Club of St.Thomas East
ECO

sandbags, which are then distributed during hurricane season.

While there is a willingness and a desire to do more, cost considerations and maintenance issues have prevented officials from taking the necessary steps to acquire an industrial-size glass crusher. Therefore, the club is seeking funds to expand. "We're asking for donations so that the club can accept more glass. There's a $10 million EPA Community Change Grant that's only available to nonprofits, so EcoClub works with Island Green and the V.I. Conservation Society, and Compost Connections to form a coalition," the environmental manager said.

CRUSHING GLASS WASTE

with the St. Thomas Rotary Eco Club

Glass recycling efforts on St. Thomas have taken hold, and thankfully, there's no end in sight. While the territory has faced challenges as it relates to waste disposal and recycling, the St. Thomas Rotary Eco Club has worked tirelessly with other government entities and organizations to make a sizable dent in the glass waste on island.

Ten tons of glass have been diverted from the island's landfill by way of a donated glass crusher and word-of-mouth promotion. According to Environmental Manager Doug White, the volume of glass has been steadily increasing, and that's strictly by word of mouth. Volunteers have increased the processing of bottles and jars from twice a month to once a week. Thanks to a grant from the Community Foundation of the Virgin Islands, the machinery was purchased and then donated by the University of the Virgin Islands Marine Science Advisory Service. 107 volunteer man-hours later, the St. Thomas Glass Recycling Program has produced 314.5 cubic feet of crushed glass in a little under 6 months since October 1st, 2023. The result of the crusher's grinding efforts is a fine sand-like byproduct that the EcoClub uses to make

Drop off for glass bottles and jars is at Red Hook Plaza on the upper level every month on the first and third Saturdays from 10:30am to noon. To learn more about St. Thomas Rotary Eco Club, visit their website at www.sttrotaryeasteco.org.

THIS MONTH'S FEATURED PROPERTIES

7B Bolongo • $315,000 • MLS 24-1228

CONDOMINIUM

Located in the gated, residential condominium community of Regatta Point Villas and Sea Cliff Villas, LOCATION, LOCATION, LOCATION drives the splendor of this 2-bed, 2-bath home. Enjoy breathtaking views of the Caribbean Sea, and a plethora of amenities including three pools, pickleball & tennis courts, basketball, owners rooftop patio and entertainment center, generator, and a private gate to Bolongo Bay beach and multiple restaurants.

Listing courtesy of Marni Walters

2 Nazareth • $549,000 • MLS 24-752

CONDOMINIUM

Fully furnished 2 bed, 2 bath walk-in level condo at The Anchorage, a wonderful gated Beachfront complex on St Thomas's East End. The complex offers a beachside pool, fitness center, tennis courts, automatic generator, and UV water filtration systems. Easy access to Red Hook, restaurants, shops, ferries, and more! An excellent residential opportunity OR long- or short-term rental investment. Take a look today!

Listing courtesy of Tara Godfrey

C35/C36 Smith Bay • $1,200,000 • MLS 24-373

CONDOMINIUM

Own a piece of paradise! Nestled along the pristine beachfront, this one bedroom unit, easily converted to two bedrooms, redefines luxury living with its unique features and breathtaking surroundings. Step into a world of comfort and opulence with an upstairs spacious living/dining room and well appointed kitchen and downstairs comfortable study. Two full baths and one half bath. This unit provides a level of sophistication and versatility that exceeds expectations.

Listing courtesy of Monique Harry

10-1-41 Peterborg • $2,295,000 • MLS 24-264

LUXURY

Stunning down-island views and Atlantic breezes from every room of this Red Rock waterfront masterpiece. Three levels, three villas, three driveways. The beautiful custom design of the main level offers two equally spacious primary en-suites wrapped around an imported Mobalco kitchen with smart home features. Open concept living and dining areas extend through double sliding glass doors to an ultra-private negative edge pool and patio overlooking Hans Lollik.

Listing courtesy of Tara Godfrey

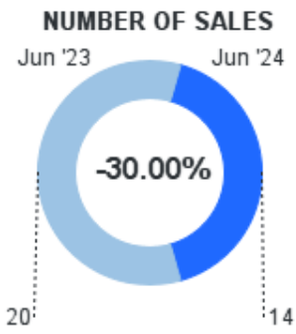
7-O Nazareth • $6,100,000 • MLS 23-2139

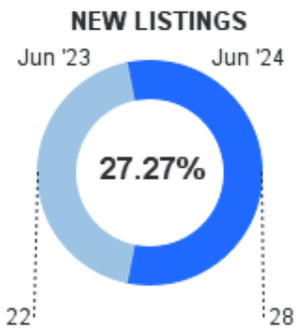
LUXURY

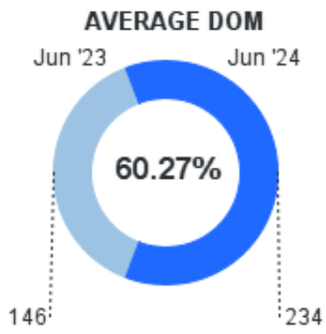
Discover the epitome of luxury living in the exclusive gated community of Water Point. This haven offers a lifestyle of unparalleled elegance with a white sand beach, tennis court, dock, and breathtaking views of the Caribbean. Inside the main house, sophistication meets comfort. The living, dining, and family room create inviting spaces for relaxation and entertainment. The primary suite, accompanied by 3 additional bedrooms, ensures privacy and comfort for the whole family.

Listing courtesy of Monique Harry

RESIDENTIAL & CONDO







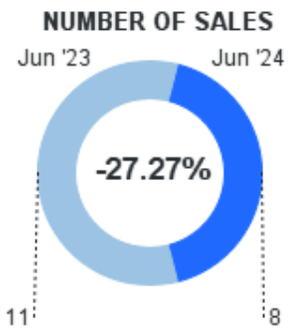
-20.78% ▼ Median Sales Price

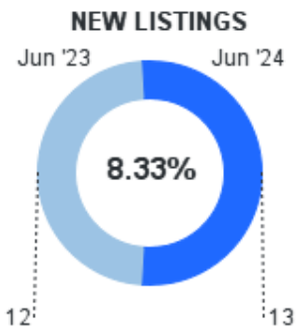
-22.96% ▼ Average Sales Price

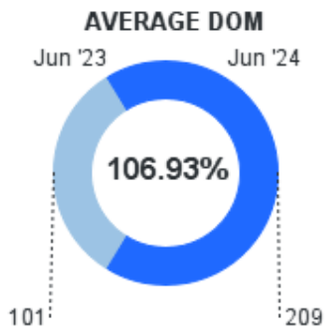
-20.65% ▼ Median List Price

-27.14% ▼ Average List Price

CONDOMINIUMS







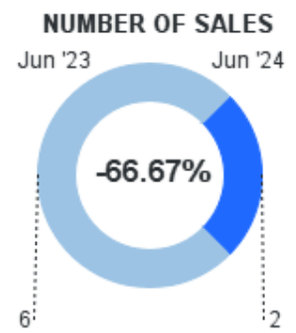
-32.81% ▼ Median Sales Price

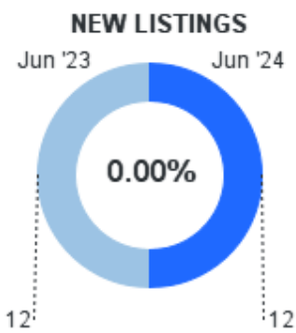
-35.09% ▼ Average Sales Price

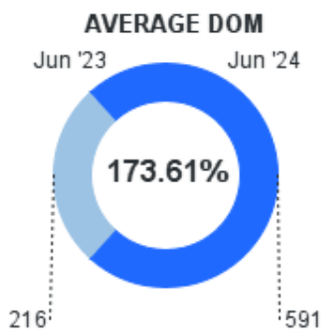
-37.36% ▼ Median List Price

-34.46% ▼ Average List Price

VACANT LAND







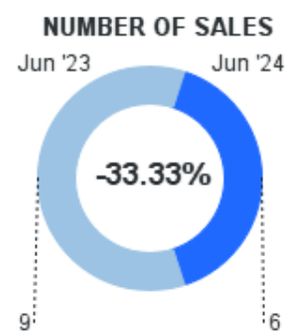
-17.83% ▼ Median Sales Price

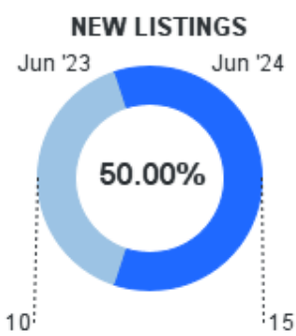
-44.62% ▼ Average Sales Price

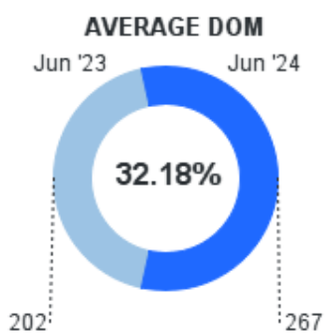
-31.93% ▼ Median List Price

-49.15% ▼ Average List Price

RESIDENTIAL







-11.07% ▼ Median Sales Price

-15.15% ▼ Average Sales Price

-19.41% ▼ Median List Price

-21.67% ▼ 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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This newsletter is written by Anquanette Gaspard. Each office is independently owned & operated.