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ST. CROIX REAL ESTATE NEWS

JUNE 2022

UNCOVER A SLICE OF CRUCIAN CULTURE AT



Eden South

An unexpected oasis of divine and authentic Crucian treats awaits you at Eden South. A collection of t-shirts hanging on a line at the entrance is the undeniable landmark that indicates your arrival at the right location. This locally owned gift shop located in historic downtown Christiansted is committed to doing its part to preserve the culture of St. Croix.

Owner Mariel J. de Chabert-Percy opened the doors of Eden South in December 2016, but the origins of the business began almost a decade before from her home. Originally built in the 1800s, the building was formerly the historic home her husband's grandfather built and where his mother and aunts grew up. Today, Eden South is dedicated to offering the best time-honored traditions of St. Croix. Their product lines – culturally authentic as described by de Chabert-Percy – are made only from in-season, locally sourced fruit and prepared in small batches for consistent quality. Jams and jellies, hot sauce and syrups, t-shirts, tote bags, books about island culture and history plus local artwork and photography can be found stacked on tables and lining the shelves of the store. De Chabert-Percy is the artist and designer of the store's t-shirt line which features local recipes including the one-pot kallaloo stew and the ever-popular guavaberry liqueur. Additionally, the Crucian Spoken Word t-shirt provides the pronunciation of general terms and phrases in English, Scottish/Irish and Crucian. All items are conveniently packaged to help customers enjoy and express Crucian culture, wherever they may be.

Eden South is located at #3 Company Street next to Company House Hotel. It is open Monday to Friday from 10am to 4pm and Saturday from 10am – 3pm. For more information, call 340.713.1003.

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



Bry Locher

It's hard to believe that we are halfway through 2022! Time is flying by at a breakneck speed, and St. Croix has been experiencing a host of changes in the past few weeks. The biggest change of all – the U.S. Virgin Islands Travel Screening Portal has been discontinued! After two years since its implementation, domestic travelers to the territory are no longer required to receive approval to enter America's Paradise! However, federal guidelines and restrictions continue to apply to all international travel, including travel from the British Virgin Islands. June also marks the official start of the 2022 Atlantic hurricane season. We're already seeing some activity in the warm waters; combined with the lack of rain, we can only expect this activity to continue. It's why we are doing everything in our power to prepare ourselves for whatever may come our way. In the meantime, we are increasing our beach visits tenfold while continuing to welcome waves of new and repeat visitors to our shores.

This month, I am sharing the return of one of St. Croix's most revered events and giving the inside scoop on where to go for a slice of Crucian culture. You'll also learn about a thrilling on-the-water excursion that many visitors and residents have touted as an enjoyable experience for all.

If you are still considering making the move to paradise, let Coldwell Banker St. Croix Realty turn that dream into a reality. We'd be happy to share our wide-ranging collection of property listings with you as we help you on your journey to homeownership in the Caribbean. Give us a call today!



Bry

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

EACH OFFICE IS INDEPENDENTLY OWNED AND OPERATED

Taste of St. Croix

LOCALLY GROWN INTERNATIONAL KNOWN



CHEERS TO THE RETURN OF TASTE OF ST. CROIX


One of St. Croix's most celebrated events is making its triumphant return! The 22nd Taste of St. Croix returns on Thursday, June 23rd to showcase St. Croix's culinary scene from a myriad of restaurants, caterers, private chefs and a host of other culinary-based businesses throughout the territory. Since 2001, Taste of St. Croix has uniquely captured the spirit and flavor of the hospitality industry of St. Croix in a celebration that is now heralded as one of the premier food and wine events in the US Virgin Islands. For three hours, guests can sample a variety of local and international tastings while indulging on elegant wines from around the world. After a two-year hiatus because of a global pandemic, this highly anticipated event is a welcomed sight for many as it indicates that the world is reopening.

Event Director Collin Hodge has been part of Taste of St. Croix since its inception over 20 years ago. "I was initially brought on as a consultant for the event and soon after came on board as event coordinator," said Hodge. Now in its 22nd installment, this year's Taste of St. Croix showcase will be broadcasted live on Caribbeanfoodnetworktv.com. "We began our partnership with Caribbean Food Network during the pandemic to highlight the island's culinary scene virtually," Hodge expressed his excitement about working with the network to showcase Taste of St.

Croix in its original glory on a much grander scale. The event also returns to its original location at Divi Carina Bay Resort which re-opened in February 2022 after crippling damage caused from hurricanes Irma and Maria in 2017.

A 501 (c)(3) non-profit, Taste of St. Croix promotes and showcases the talent and potential of St. Croix's hospitality industry through fostering partnerships, sponsoring training and industry events, and building public awareness of service-industry importance to the socio-economic future of the U.S. Virgin Islands. This year's proceeds will benefit two crucial organizations that serve the St. Croix community: Lighthouse Mission and Women's Coalition of St. Croix.

The 22nd Taste of St. Croix will take place on Thursday, June 23rd at Divi Carina Bay Resort from 6pm to 9pm. General admission and VIP tickets are available for purchase; \$95 and \$175 per person, respectively. Due to CDC and local health guidelines, a maximum of 500 tickets will be sold. For more information and to purchase tickets, visit www.tasteofstcroix.com. Please note that proof of COVID vaccination or a negative COVID test 24 hours prior to the event may be required dependent upon USVI Department of Health guidance based on the territory's positivity rate leading up to this event.

A photograph showing three people on a white boat, likely a Pursuit boat, pulling a large marlin from the water. The man in the foreground is wearing a blue cap and a patterned shirt, and is using a yellow glove to hold the fish. Two other people, a woman and a man, are also on the boat, smiling and watching the catch. The background shows a blue ocean and distant mountains under a clear sky.

FISH ON

*with
Captain
Cook Charters*

Get hooked on world-class offshore sport fishing on St. Croix with Captain Cook Charters! Since 2016, Captain Colt Cook and his seasoned crew has offered half-day and full-day fishing charters aboard their 33-foot long sportfisher boat, Hook n' Cook. Made by Pursuit Boats, Hook n' Cook is used exclusively for offshore fishing of mahi-mahi, wahoo, tuna and marlin. Inshore trips are also available as the company uses spinning or fly-fishing tackle to catch tarpon, snook, bonefish, snapper, mackerel and jacks. With accommodations for up to 6 people, offshore trips are available in 4-, 6-, 8- and 10-hour durations departing from Green Cay Marina on the island's east end.

For as long as he could remember, Captain Cook has always considered fishing as a way of life. "I've always had a passion for salt water and marine life and knew I wanted to fish for a living," said Cook. His love for the ocean steered him to the University of Texas at Austin where he earned a bachelor's and master's degree in Marine Biology. His vast

marine world knowledge, many years of experience and countless hours logged on ships of all sizes is what sets Captain Cook apart. A scuba diving and free diving enthusiast, Captain Cook puts his heart and soul into making sure that each group has an unforgettable experience. He shared that there's a high possibility that each charter will catch something. "We go out on each trip with a plan and use various methods to get some fish on the line."

Beyond the catch, Captain Cook and his crew offer free, professional fish cleaning services. Once they've cleaned and bagged the charter's catch, a hot grill or pan is all that stands between guests and their dinner. If an adventure trip is more your speed, Captain Cook Charters offers on-the-water outings that consist of snorkeling, sunset booze cruises and barhopping. Let them know what kind of trip you want, and they will make it happen!

To learn more about Captain Cook Charters, visit their website at www.stcroixfishingadventures.com or call 979.216.7018.

THIS MONTH'S FEATURED PROPERTIES



156 JUDITH'S FANCY | MLS 22-885 | \$1,099,000

Spacious, well maintained home in the lovely gated community of Judith's Fancy. This home has large bedrooms, large kitchen, and huge living and dining room. Updated bathrooms, new windows, brand new roof, and fresh paint inside and out. Multiple balconies and patios provide lots of options for entertaining outside. You will find a sparkling blue pool just off the living room, two large mango trees, a fenced yard with a new sliding gate and a two-car garage, a rare thing to find. Downstairs you will find the cute 1BD apt. Judith Fancy perfect for beach walks, hiking, riding bikes and it's central to everything. A peak-a-boo sea view just adds the charm of this airy home.

Listing courtesy of Debby Babb

13A QUEEN STREET | MLS 22-523 | \$249,000

Great townhouse in the heart of the Historic Frederiksted town. Never before offered. Great in-town living. Conveniently located near restaurants, beaches, and shopping. Short stroll to the scenic Frederiksted pier and the new Midre Cummings Park. Small lot is great for low maintenance lawn care, and off-street parking right at your front door. Fenced for your privacy and security. Inside is surprisingly spacious with 3 bedrooms, 2.5 baths.

Home is being sold "As Is."

Listing courtesy of Lorine Williams



225 MILL HARBOUR | MLS 22-813 | \$229,000

Beautiful 2B/2B second floor unit with two enclosed porches in a gated community. Condo includes a new dishwasher, stove, air conditioner in guest bedroom, and toilets. The stackable washer/dryer and refrigerator were recently added. A new dishwasher is pending installation, and the unit has metal hurricane shutters. The complex has a pool, sandy beach and a restaurant on site. Motivated seller.

Listing courtesy of Jeannette Davila

2 PARARA
MLS 22-753
\$69,500
0.67 acres

3 PARARA
MLS 22-752
\$69,500
0.823 acres

11 PARARA
MLS 22-751
\$79,500
0.829 acres

These East End homesites have gentle slopes, sea views and vibrant greenery. The gentle slope makes it less costly to build your island retreat. The higher elevation not only allows for nice views, but also a cooling sea breeze year round. Estate Parara offers privacy, serenity and convenience.

Listings courtesy of David Fedeles



53A&B KING STREET | MLS 22-708 | \$1,700,000

Fantastic opportunity to develop in downtown Frederiksted on high traffic King Street, with very good foot and car visibility. Two story historic property and a charming courtyard with additional buildings offer a multitude of possibilities. The upper level offers large rooms with high ceilings, a historic brick oven, 2 full restrooms and large covered gallery overlooking King Street. Peek-a-boo sea view from the back. Multiple lower level units, most of which are currently rented month to month. Sold as is.

Listing courtesy of Diane Burns

ST. CROIX REAL ESTATE MARKET WATCH

MAY 2022 • ALL PROPERTY TYPES

	May 2022	May 2021	% Change	YTD 2022	YTD 2021	% Change
New Listings	45	31	45.16% ↑	183	150	22% ↑
Sold Listings	40	37	8.11% ↑	155	154	0.65% ↑
Median Sold Price	\$378,000	\$429,000	-11.89% ↓	\$359,000	\$315,000	6.37% ↑
Average Days on Market	302	269	12.27% ↑	234	248	-5.65% ↓
List/Sold Price Ratio	94.7%	97.8%	-3.23% ↓	95.6%	96.8%	-1.24% ↓

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 warranted and you should not rely on it without personal verification.

The Good News...
INVENTORY IS UP!
There were
45% MORE LISTINGS

in May, compared to the same period last year.

RESIDENTIAL

LUXURY

CONDO

LAND

COMMERCIAL