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**COLDWELL
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GLOBAL
LUXURY

ST. CROIX REAL ESTATE NEWS

MAY 2021



Photos by Anquanette Gaspard

FEED THE TARPON... IT'S FUN!

*on
Christiansted
Boardwalk*

Any visit to St. Croix will always result with a visit or two to the Christiansted Boardwalk. With mesmerizing views of turquoise waters and clear blue skies, it's no wonder this location is a favorite of visitors and locals alike. One view that surprises many visitors on their leisurely stroll along the boardwalk is the large schools of fish found swimming in the waters beside them. These large-eyed silver fish are called tarpon; they congregate along the boardwalk lying in wait for someone to throw them food scraps. You name it, they eat it: chicken wing bones, pizza crust, nachos, burger buns, French fries and so much more. Tarpons are best described as bottom feeder fish, hovering around docks, boardwalks and charter boats in hopes of catching unwanted leftovers.

When the food scraps are thrown into the water, these widemouthed game fish race through the waters at breakneck speeds to get first dibs at the food. Don't be surprised when they jump out the water to catch the food before it even hits the water! Because of the spectacular show they put on for their viewers, this activity is a beloved pastime for many along the boardwalk.

Their pronounced dorsal fin slicing through the water's surface lends to their intimidating size. Not to worry though as tarpons are not a danger to humans, feeding mostly on crabs, needlefish and other mid-water prey. Next time you're on St. Croix and grab a meal along the Christiansted Boardwalk, be sure to toss the remaining scraps on your plate to the tarpon in the nearby waters below. They'll be thankful for the snack and you get a free show in return!

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



Bry Locher

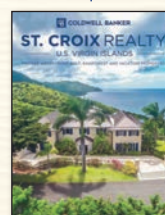
Greetings from sunny St. Croix! It seems like summer is making an early appearance here on the island with average temps around 85 degrees. Rain showers are welcomed with open arms during this hotter-than-normal weather and the visit frequency to our picturesque beaches have increased tenfold now that the weekend curfew has been lifted. As restrictions continue to lessen throughout the territory, we remain diligent and steadfast as we continue to face the challenges of the ongoing pandemic. Travel to the island remains at an all-time high with visitors coming from all over the mainland to get a small taste of the island's captivating energy.

This month's newsletter features two fun-filled activities that are a must for anyone visiting St. Croix. I also have the honor of introducing you to an amazing Crucian woman whose life goal is focused on women empowerment and the act of "Girlfriendism."

If a visit to our shores is in your near future, I can only imagine that you will fall in love with this island paradise. After that, it's hard to quiet the endless dreams of Caribbean life; that's where Coldwell Banker St. Croix Realty comes in! The current real estate market includes a number of stunning properties we'd be happy to show you during your stay. Give us a call today and let us work together to find your dream home on St. Croix.

Bry

Bry Locher, Managing Broker
Coldwell Banker St. Croix Realty



EACH OFFICE IS INDEPENDENTLY OWNED AND OPERATED

EMPOWERING WOMEN THROUGH FASHION, FITNESS, BUSINESS & MORE *with Khnuma Simmonds*

Introducing Khnuma Simmonds, a 3rd generation Crucian woman whose pride for her heritage runs deep. This woman of many hats has made her life's work focused on women empowerment and is passionate about her island home, the people and the community as a whole. In 2011, Simmonds opened a women's boutique called My Girlfriend's Closet (MGC) with a mission in mind to "empower women through fashion, faith and friendship."

In creating this welcoming environment for women of all backgrounds, Simmonds offered exclusive art and fashion items at her store. "I wanted MGC to have a high end feel while being this open, welcoming and comforting safe space for women," said Simmonds.

Over time, the word that best described the vibe and feeling of MGC was "Girlfriendism," the art of being a girlfriend whose empowerment serves other women in friendship, business and beyond. Simmonds recently launched a "Girlfriendism Campaign" in August 2020 which includes six different businesses under the Girlfriendism umbrella: fashion, fitness, wellness, business, travel and H.O.P.E. "Girlfriendism is the business that encompasses all of my many hats," she said, "with each piece coming together to complete my vision of women empowerment."



My Girlfriend's Closet is the fashion piece and Sokh Caribbean Dance Fitness is the fitness arm. Simmonds leads weekly dance classes that focus more on what makes women beautiful and less on how many calories are burned. Through the rhythms of Kizomba (Angolan music), reggae, soca, calypso and bachata, women are encouraged to get comfortable in their own skin. The wellness piece incorporates Simmonds mental health work and experience working with

domestic violence survivors. Equipped with a B.A. in Communications and a M.A. in Education Guidance and Counseling, Simmonds creates wellness sessions centered on care, purpose and mindfulness. On the business side, the emphasis is on women interested in entrepreneurship where "women are coached in identifying their purpose and attaining their vision."

The nonprofit piece of the Girlfriendism umbrella is H.O.P.E. which stands for Helping Ordinary People Every Day to be extraordinary through the arts and creative expression. The nonprofit supports those who suffer trauma as a result of domestic and sexual violence by using the arts to reduce stress.

Simmonds' upcoming Girlfriendism Retreat will take place July 30 to Aug 1, culminating on National Girlfriend Day (August 1). Various workshops will cover all sectors of girlfriendism and will be led by local and visiting women professionals.

"Highlighting local women-owned businesses while collaborating with women in business both locally and nationally is the epitome of Girlfriendism," said Simmonds. Ultimately, the goal is to take Girlfriendism from a local concept to a global vision. It's clear that Simmonds is well on her way to doing so and bringing those in the community along with her. To learn more, visit

www.girlfriendism.com.



Girlfriends Afternoon: A private sunset social held at Khnuma Simmonds's My Girlfriend's Closet Boutique where women sipped, shopped & shared.

EAT & BUY



at St. Croix's Farmer's Market

Agriculture has long been at the heart of St. Croix's identity dating as far back as the 1600s. The fruitful bounties of food yielded from the Earth have steadily fed generations of families with an assortment of fresh fruits and vegetables. This is why when the COVID-19 pandemic made its way to the island's shores, it rocked the agriculture community to its core. Every Wednesday and Saturday for as long as many can remember, people would head to Estate La Reine Farmer's Market to purchase their weekly share of lettuce, tomatoes, provisions, fresh farm eggs, herbs, spices and more. When the global pandemic placed many activities on hold, the farmer's market was directly affected due to its close-range proximity among vendors. There

was no space to allow social distancing, farmers crops were going to waste and regular market attendees were desperate for their farm fresh produce.

With increased calls and reasonable concern from farmers and residents, the VI Department of Agriculture, with advice from the Police Department and Health Department, relocated the farmer's market to a spacious location to ensure health and safety of the community. Now residents and visitors can experience St. Croix's vibrant agricultural offerings every Saturday from 5am until 12 noon. Here is where you go to discover a new fruit or try one-of-a-kind foods. Sugar cane juice, locally made pepper sauce, cakes, sweet treats and local fruits and vegetables are

available for purchase. As the saying goes, "the early bird catches the worm" so be sure to arrive by 8am to get the best of the various items on sale before it's all gone.

Market goers can also catch a glimpse of longtime traditions like spotting hot, fresh bread baked in a metal drum or seeing long stalks of sugar cane hand cut with a machete. Grab a Crucian breakfast plate from one of the vendors. Saltfish, johnny cake, cucumbers and spinach will keep bellies full well past lunch time and wash it all down with a cup of our local bush tea. Don't miss out on visiting St. Croix's farmer's market located at the Rudolph Shulterbrandt Agricultural Complex located at #1 Estate Lower Love. *Open Saturdays from 5am to 12 noon.*

THIS MONTH'S FEATURED PROPERTIES



2A PROSPECT HILL | MLS 21-529 | \$1,850,000

Modern villa feeling in a lush, well-appointed compound with impeccable old world landscaping. Designer details in this renovated home take full advantage of the gorgeous west facing sea views and large 3.8-acre lot immediately across the road from the water. The renovation utilizes outdoor spaces and includes two master suites, a third guest bedroom, large sun room, and an art studio or office. Relax on the elevated deck nestled in a huge tree, dine alfresco to the soothing sounds of the fountain, cut fresh orchids for your table, or wander through your own fruit orchard. The pool has been ordered and prepaid. Enjoy solar power and backup generator.

Listing courtesy of Diane Burns

58 ELIZA'S RETREAT | MLS 21-558 | \$349,000

Sweeping views and partly built, this half-acre lot is the first lot on your right as you drive through the gate to Spyglass Hill.



Great property located in the hills just five minutes drive from Christiansted. Comes with building plans. Lower level (garage) is 551 sq. ft. and the first floor is 2,493 sq. ft. Cistern capacity is 24,300.

Listing courtesy of Sanni Craft



109 GRANADA DEL MAR | MLS 21-658 | \$239,000

BEACHSIDE BLISS! Enjoy gorgeous sea views from this 2BR/2BA walk out level unit at Granada Del Mar. The gallery with Northern exposure is the perfect place to take in the sunrise, sip your morning coffee, and enjoy the cooling trade winds from this waterfront condo complex complete with pool and sandy beach. This well-maintained unit features central AC, electric range and dishwasher. There are plenty of storage options and with low monthly condo fees, a central location, and onsite maintenance/management this is an ideal investment property.

Listing courtesy of David Fedeles



REM 6 LITTLE LA GRANGE

MLS 21-614 | \$425,000

360 degree views from this large ridge top parcel of land! Over 32 acres. Views of the Caribbean Sea and the lush greenery of the West End. The potential for development is endless with gently sloping terrain.

Listing courtesy of Kelly Odom



9-A & B CHRISTIANSTED | MLS 21-477 | \$459,000

HISTORICAL BUILDING in prime downtown Christiansted. High traffic location just past Sunday Market Square and the Post Office. Retail space + 1-car garage downstairs is currently leased to Abdullah's. Upstairs has a vacant 3-bedroom, 2-bath apartment with balconies overlooking Company Street. This apartment will require a full renovation. Property is being Sold 'As Is.'

Listing courtesy of Sharon & Joe Thayer



ST. CROIX REAL ESTATE MARKET WATCH

CLOSED SALES COMPARISON: 4/30/19-4/30/20 VERSUS 4/30/20-4/30/21

	2019-2020 SOLD	AVERAGE DAYS ON MARKET	MEDIAN SOLD PRICE	2020-2021 SOLD	AVERAGE DAYS ON MARKET	MEDIAN SOLD PRICE
Home Sales	167	231	\$312,000	185 ↑	279	\$415,000 ↑
Condo Sales	108	167	\$209,500	110 ↑	205	\$231,975 ↑
Land under \$39,999	63	367	\$28,000	83 ↑	388	\$29,000 ↑
Land over \$40,000	70	405	\$69,375	95 ↑	310	\$64,600
Commercial	10	605	\$325,000	10	421	\$422,500 ↑

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...
HOMES SOLD FOR 33% MORE

Through April, compared to the same period last year.