FROM THE DESK OF

Bry Locher

Bry Locher
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ST. CROIX REAL ESTATE NEWS

GREETINGS FROM SUNNY ST. CROIX!

It's hard to believe that we have less than two months to go in 2024. Many people on island and abroad are shocked by how quickly time has flown by. Here on St. Croix, we have so much to be thankful for: the end of the 2024 Atlantic Hurricane season (November 30), an abundance of rain to keep our island lush and green and a steady flow of visitors discovering the magic of the island, to name a few. As I look ahead to the coming weeks heading into 2025, I can't help but reflect on the simple things that makes this time of year a joyful one – family & friends, good health, good cheer, longstanding traditions, and a place to call home.

One of the biggest things I've been thankful for recently is the return of St. Croix's cherished seasonal events. This month, I am sharing details about the 2024-2025 Art Thursday season. I also highlight a festival that is all about one of the world's most resourceful fruits and offers a weekend of fun for the family! Finally, you'll learn about one of the island's farmers markets out east end that showcases the locally grown, farm fresh goods of St. Croix.

Are weather temperatures dropping where you are? If so, now is the perfect time to visit St. Croix! Our thriving real estate market combined with the exceptional properties we have available means your dreams of homeownership in the Caribbean is closer than you think. Give us a call to discuss your options and schedule a showing or two; we'd love to hear from you.

ART, MUSIC, AND COMMUNITY; DISCOVER ST. CROIX'S

Art Thursday Art Walk

For over 25 years, Art Thursday has been one of the island's most cherished events. Held on the third Thursday of each month from November through May, the event transforms Christiansted's historic streets into a cultural hub, showcasing the island's artistic talent and fostering community spirit. Local & visiting artists, store owners, restauranteurs and the public would come together for this monthly art walk to celebrate the arts from 5pm to 8pm. The 2024-2025 season holds great meaning due to a recent loss in the St. Croix artist community. This year's Art Thursday events are held in honor of Jan Mitchell of Mitchell Larsen Studio who passed on September 7, 2024. Friend, artist, icon, leader and beloved member of the St. Croix community, Larsen showcased her world-class expertise with handmade glass art pieces ranging from ornaments to plates and custom designed platters.

Music, refreshments and a celebration of ART in the St. Croix community remains at the heart of Art Thursday. During Art Thursday, galleries, studios and boutiques open their doors to display a range of artwork by local and visiting artists. From fine art and handcrafted jewelry to pottery and photography, the event celebrates various art forms that reflect St. Croix's rich cultural heritage. At Art Thursday, attendees can discover the stories behind the island's thriving art scene, meet the makers and take a piece of St Croix back home.

More than just an art walk, Art Thursday in St. Croix is a community celebration that brings people together to support local talent, celebrate the island's creativity and experience the vibrant culture of the Virgin Islands. The scheduled dates for Art Thursday 2024-2025 season are November 21st, December 19th, January 16th, February 20th, March 20th, April 17th and May 15th. Be sure to stop by and visit the multitude of art galleries, jewelry stores, boutiques and restaurants while exploring the streets of downtown Christiansted from 5pm to 8pm. For more information, visit their Facebook page at www.facebook.com/Artthursday.

Barbara Gelardi

CELEBRATE ALL THINGS COCONUT AT

the Crucian Coconut Festival

Get ready to celebrate, refresh, and rediscover at the 2024 Crucian Coconut Festival on St. Croix! Hosted by St. Croix Farmers in Action, Inc., this extraordinary festival is dedicated to exploring the many ways coconuts can help rejuvenate St. Croix's economy. Over three fun-filled days, the festival promises an array of activities centered around the remarkable coconut,

with engaging exhibits on the benefits and versatility of coconut farming. Coconuts are among the world's most versatile fruits, producing a range of byproducts enjoyed worldwide.

Beyond celebrating coconuts, the Crucian Coconut Festival strengthens community bonds, providing a safe and family-friendly space to support local entrepreneurs, small businesses and farmers. In 2022, the festival added the fine art exhibit and cocktail reception on the opening night. Curated by Lucien Downes, this year's exhibit will highlight the creativity, inspiration, and the boundless imagination of St. Croix's local artists. Visions of Tomorrow" Aspiring Artists & Student Art Showcase will feature the St. Croix Schools Children's Art Walk with pieces from various school students across the island. Score one of many amazing items from the silent auction and enjoy delicious hors d'oeuvres and live jazz music by the Eddie Russell Jazz Ensemble.

Day 1 kicks off with an immersive educational and demonstration day! Starting at 11 a.m., attendees can dive into a fun-filled learning experience showcasing the incredible versatility of coconuts. Expect a variety of hands-on presentations, from crafting coconut-based utensils and creating delicious coconut-inspired dishes to exploring different types of coconut trees and using coconut compost.

Day 2 brings the excitement of Coconut & More Family Day! Guests will enjoy live demonstrations of traditional coconut palm weaving, transforming leaves into intricate grasshoppers, hats, and birds. The crowd-favorite Coconut Recyclable Fashion Show will push the boundaries of creativity, featuring unique looks crafted primarily from coconut materials by talented local artists. Don't miss the Guardians of Culture Mocko Jumbies, who will dazzle with their high-energy dance performances, showcasing incredible agility and skill.

A wide array of vendors will be on-site, offering an abundance of coconut-inspired crafts, local foods, and tasty treats for purchase. The family activity center promises plenty of fun for kids, with games, arts and crafts, a petting zoo, a book mobile and more. Don't miss the fan-favorite Coconut Jelly Scooping Contest—a lively, laughter-filled competition where speed is key! Attendees will be on the edge of their seats as contestants race to scoop their way to victory and claim the title in this entertaining event.

The Crucian Coconut Festival will kick off with the Fine Art Exhibition & VIP Coconut Cocktail Reception at Estate Bethlehem Sugar Factory on Friday, November 29th from 6pm to 9pm. Tickets are available on Eventbrite at $35 per person or $60 for a couple. The main festival event will on take place on Saturday, November 30th and Sunday, December 1st from 11am to 6pm; $10 entry fee for adults, $5 for children ages 5-12 and $5 for seniors. For more information, visit www.cruciancoconutfestival.net or check out their Facebook page at www.facebook.com/cruciancoconutfestival

FRESH FINDS AND LOCAL FLAVORS AWAIT AT

Southgate Corner Farmers Market

Get an early start on Saturday mornings and head east to stock up on locally grown and harvested goods at Southgate Corner Farmers Market. Take your pick from produce, fresh & preserved fruit, fresh baked goods, local honey, farm fresh eggs and much more. For almost 15 years, the market has opened every Saturday morning rain or shine, welcoming customers from 9am to 12pm to support local farmers and artisans with a variety of goods.

Weekly updates on the market's Facebook page share details about which farmers and vendors will be there each Saturday and what products they're bringing. Chris and Christie Powers, local Realtors with Coldwell Banker St. Croix Realty, help manage the page, keeping the community informed and excited for market day. "We got involved with the market because we're neighbors and want people on island to have access fresh juices. STX Local Eggs bring their farm-fresh eggs by the dozen, and Fiddlewood Farm showcases their artisanal goat cheese in flavors such as cranberry, French herb, black pepper, and a seasonal mango favorite. Bramble Bites adds unique finds like avocado salad dressing and breadfruit muffins, along with refreshing juices from local fruits like carambola, guava, and golden apple.

for the first time. "I recently brought some mamey apple to share and many people at the market had never tried it before since it's not as popular on island as it once was." Along with his wonderful humor, Chichester always has some unique agricultural surprise on hand each week.

Find Southgate Corner Farmers Market at the intersection of East End Road, just west of Cheeseburger in Paradise and near to healthy, locally grown fruit, produce and other items produced locally." As residents of St. Croix for over 20 years, they understand the importance of supporting local agriculture and believe the market embodies the spirit of the island.

Shoppers can expect a lineup of 7 to 12 vendors each week. Tico's Garden offers an array of fruits and vegetables like lettuce, mustard greens, spinach, eggplants, dragon fruit, and eggfruit, with specials like their soursop and eggfruit ice creams and

Another sweet find at the market comes from beekeeper and certified arborist, Errol Chichester. Thanks to his 3-acre fruit orchard and apiary, he harvests honey and a variety of native, tropical, and sub-tropical fruits that are available for purchase each week at the market. "I really enjoy coming to the market because we're like a little family, plus everything found here is locally grown and/or produced," shared Chichester. Sharing with others is also important to him being that he regularly brings fruits from his farm for marketgoers to experience, often

Southgate Baptist Church. Look for the lively lot full of activity every Saturday. For more information, visit the market's Facebook page at https://www.facebook.com/groups/1173503619716087/ or search "Southgate Corner Farmers' Market."

THIS MONTH'S
FEATURED PROPERTIES

22 All for the Better • $984,000 • MLS 24-1898

LUXURY

Perfectly situated to maximize the magnificent sea views and capture the tropical breezes, this 3/3 hillside home has been completely and beautifully remodeled, including the pool deck and outdoor shower! Travertine tile throughout, except laundry room. The open space concept of the large great room is perfect for entertaining, with gorgeous views from every window. Beautifully landscaped to create a tropical oasis!

Listing courtesy of Chris and Christie Powers

81-E Whim • $329,000 • MLS 24-1856

RESIDENTIAL

Beautiful 3B/2B house completely fenced at the end of a cul-de-sac with a bonus room that can be converted into a fourth bedroom. The newly added master bathroom is a spacious addition. Sold ''As Is'' ''Where Is''.

Listing courtesy of Jeanette Davila

12 Southgate Courtyard • $200,000 • MLS 24-1748

CONDOMINIUM

Cute one bedroom ground floor unit just steps away from a beautiful and one of the largest on Island salt water pools. This unit comes furnished, including stackable washer/dryer. Great location just minutes from the Beach, Christiansted and the Marina. Walk to Cheeseburgers and enjoy dinner and a cold one. Perfect condo to lock and leave as the complex is gated. Come by and take a look today and fall in love. Oh, and did I mention it was on an episode of Caribbean Life, how cool is that!

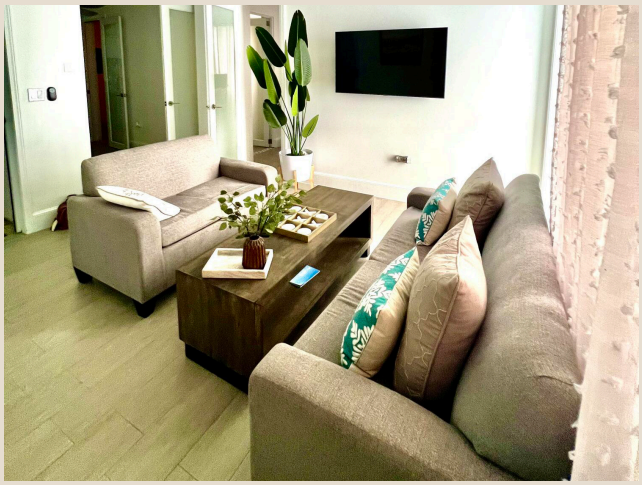
Listing courtesy of Art and Kim Compton

Polly's Strand Street • $220,000 • MLS 24-1431

VACANT LAND

Polly's at the Pier, St. Croix's Neighborhood Cafe! A renowned culinary gem that has captured the hearts of locals and visitors alike. Known far and wide, Polly's is more than just a restaurant--it's a must-visit destination on St. Croix and a favorite spot for locals. Situated in a prime location, this beloved eatery is among the first stops for cruise ship passengers, a major add value to an already booming establishment. Polly's at the Pier isn't just about the location; it's about the experience.

Listing courtesy of Amy Land-de Wilde and Kali Diaz



31 Apt 1 King Street • $2,200 • MLS 24-607

RESIDENTIAL

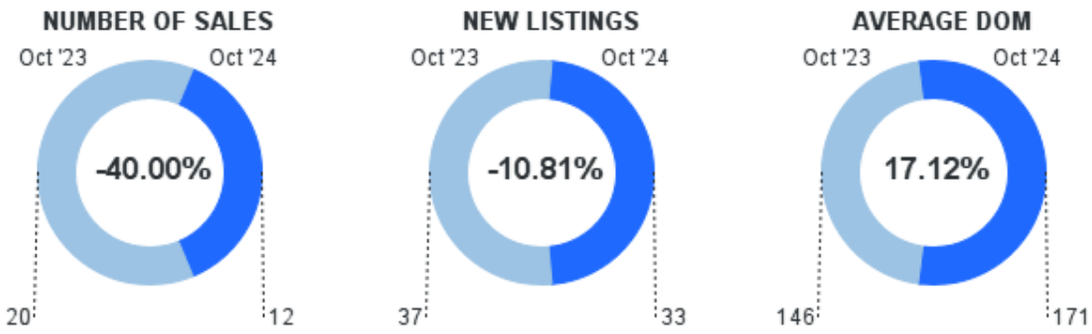
Beautiful recently renovated furnished 2 bedroom 1 bath apartment in Christiansted. Primely located close to restaurants, beaches, and shopping. Enjoy the views and breeze of town from your porch. TV in each bedroom, air conditioned throughout and in unit washer/dryer. Water and internet included in rent, tenant is responsible for setting up and paying WAPA.

Listing courtesy of Mindy Dice and Jen Greenberg

ST. CROIX REAL ESTATE

MARKET WATCH

RESIDENTIAL & CONDO



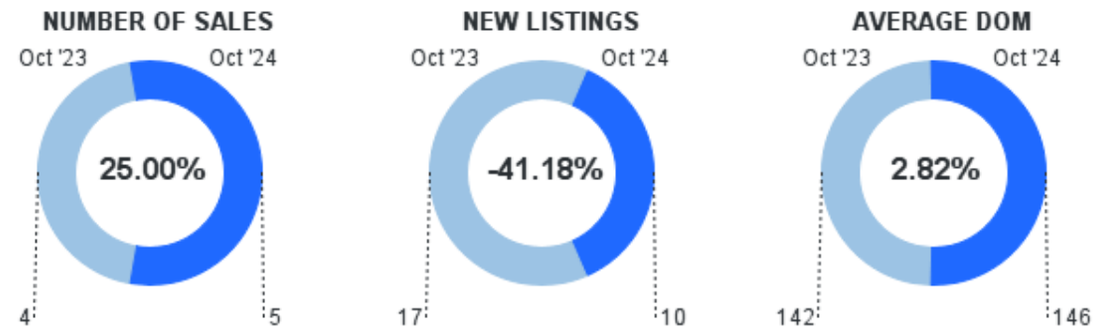
5.56% ▲ Median Sales Price

-18.07% ▼ Average Sales Price

9.49% ▲ Median List Price

-15.70% ▼ Average List Price

CONDOMINIUMS



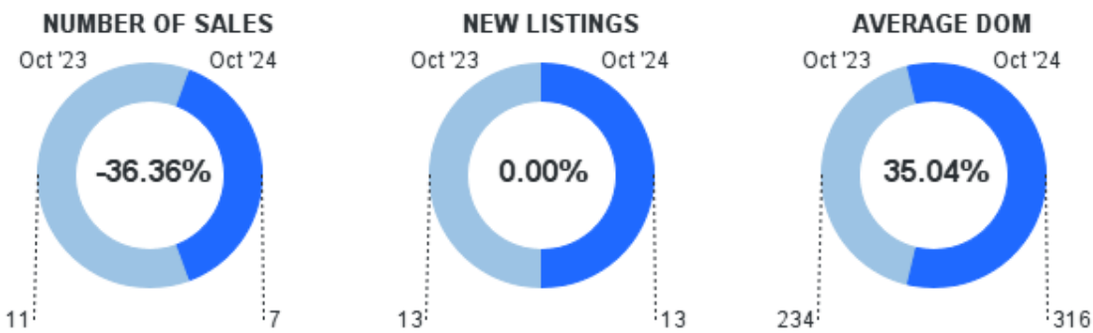
-11.47% ▼ Median Sales Price

-11.83% ▼ Average Sales Price

-12.18% ▼ Median List Price

-13.73% ▼ Average List Price

VACANT LAND



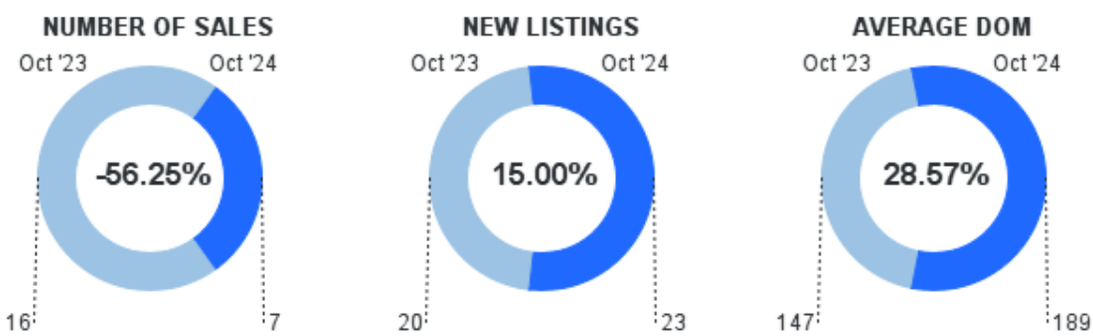
-7.50% ▼ Median Sales Price

0.93% ▲ Average Sales Price

-18.37% ▼ Median List Price

-27.13% ▲ Average List Price

RESIDENTIAL



55.43% ▲ Median Sales Price

-8.24% ▼ Average Sales Price

67.96% ▲ Median List Price

-3.66% ▼ 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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