FROM THE DESK OF

Bry Locher

Bry Locher
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ST. THOMAS REAL ESTATE NEWS

SUNNY ST. THOMAS GREETINGS!

Warm greetings from sunny St. Thomas! We are officially in the last quarter of 2024, and it almost doesn't seem real. Does anyone else feel like we were sharing Happy New Year greetings with our family, friends, and colleagues only yesterday? 2024 seems to be zooming by but we're grateful for those smallest moments in the day to appreciate the laidback island life we've grown accustomed to. A fun-filled holiday season is right around the corner with countless things to do, events to attend and memorable moments to cherish. We've experienced heavy rains across the region these past few weeks. The hefty heaps of rain filled our home cisterns with fresh rainwater and for that, we are thankful. The end of the 2024 Atlantic Hurricane Season is drawing near and we are optimistic it will remain quiet until November 30th .

This month's newsletter highlights an amazing local teahouse considered to be one of the island's unique gems. I'll also share with you one of the most anticipated culinary events in the U.S. Virgin Islands taking place on St. Thomas in a couple weeks plus you'll learn about an excursion that delivers an unforgettable underwater adventure to beginners and novice divers alike.

Now is the perfect time to visit St. Thomas! Have you been dreaming of homeownership in the Caribbean? Let Coldwell Banker St. Thomas Realty help you find the perfect property in America's Paradise. We have several properties we'd be happy to share with you: move-in ready single and multi-family homes, fixer-upper condos, commercial buildings, and land primed for building. Give us a call today; we'd love to hear from you.

HAVE A SPOT OF TEA & MORE AT E'S GARDEN

Teahouse and Things

"All you need is love and a cup of tea!" This operating philosophy at E's Garden Teahouse and Things serves as the North Star for one of St. Thomas's hidden gems. Head to Garden Street in downtown Charlotte Amalie and enter the doors of the bright green building to experience the warm island hospitality of this unique retailer. Opened in April 2015, proprietor Judith "Miss E" Edwin opened E's Garden Teahouse and Things after retiring from her decades long career in education. An avid lover of all teas, Miss E proudly offers an assortment of local and imported tea blends, delicious bites, breathtaking artwork and ice-cold drinks.

Located in one of the territory's enterprise zones, the business participates in a government program committed to revitalizing the territory's once vital, vibrant communities. Various tax incentives, credits and exemptions are a benefit of operating a business in these distressed areas. The air-conditioned 3,500 square foot facility is a treasure trove of teas and accessories waiting to be discovered. This colorful retailer houses a bar, eatery, and local art gallery all under one roof. Over a dozen tea flavors of exotic local and international blends are available for sale by the ounce or prepackaged. Try a refreshing blend of hibiscus, coconut, pineapple, and organic rosehips in the Fruit Colada blend. Cool off with the popular raspberry hibiscus tea which, according to Miss E, is always a favorite among guests. Feeling a little peckish? E's Garden Teahouse and Things has something to curb your appetite, from freshly made sandwiches and salads, cakes, plus homemade quiches made with saltfish or vegetables like spinach and mushrooms.

E's Garden Teahouse and Things is located at 2A Commandant Gade in downtown Charlotte Amalie. They are open Monday through Friday from 10am to 4pm and Saturday from 10am to 3pm. For more information, call 340.776.2577.

A TASTING TOUR LIKE NEVER BEFORE

Taste of Two Islands 2024

Celebrate the rich culinary traditions of St. Thomas and St. John at Taste of Two Islands! This annual fundraiser supports the Virgin Islands Public Broadcasting System (WJTX) in their constant pursuit of advancing the general welfare of the Virgin Islands community through educational, cultural and public affairs programming. An unforgettable evening of food, cultural heritage, and music, Taste of Two Islands is one of the most anticipated cu-

linary events in the U.S. Virgin Islands.

A tasting tour like never before, Taste of Two Islands 2024 will be held on Saturday, November 14th at Harbor 360 in Yacht Haven Grande. Starting at 6pm, attendees are invited to celebrate the best in local cuisine and culture from the finest chefs, restaurants, and beverage purveyors across St. Thomas and St. John. From fresh seafood, flavored with local herbs and seasonings, to delectable desserts, the event highlights the creativity and expertise of the talented chefs on both islands. Attendees can sample everything from traditional Caribbean dishes to international-inspired fare, reflecting the diverse influences that shape the Virgin Island's food scene.

Beyond the food, Taste of Two Islands will feature live musical entertainment from Top Notch Band, which is sure to add to the festive atmosphere. The event also includes cultural performances, demonstrations and exhibits, giving guests a true taste of a Virgin Islands celebration. Taste of Two Islands will take place on Thursday, November 14th at Harbor 360 in Yacht Haven Grande from 6pm to 10pm. Tickets are available for purchase on Eventbrite at $125 per person. For more information and to purchase tickets, visit www.wtjx.org/taste/#TixLocation.

final decision which include weather, ocean conditions and the comfort level of all divers on the boat that day. With more than a dozen dive sites to choose from, there's no shortage of incredible underwater adventures to be had by all. Popular spots include Cow and Calf Rocks, known for their intricate rock formations, or any sites around Buck and Capella Islands. Known as a mecca for local divers, the two islands are joined by a narrow strip of sand with most of the dive sites being great options for any level of diver.

For those new to diving, the center offers Discover Scuba Diving, an introductory course designed to ease first-timers into the underwa-

EXPLORE THE WORLD BELOW AT ST. THOMAS

Dive Center

Get ready to dive into an unforgettable underwater adventure with St. Thomas Dive Center. Located on the southeast side of St. Thomas at Bolongo Bay Beach Resort, this PADI authorized facility caters to both novice and seasoned divers. Known for its crystal-clear waters and diverse marine life, St. Thomas is a diver's paradise, and St. Thomas Dive Center provides a gateway to explore it all.

Commitment to safety, personalized service, and passion for marine conservation is the foundation of all services offered by St. Thomas Dive Center. From beginners looking to get PADI certified or experienced divers eager to explore wrecks, reefs, or wall dives, the center tailors its services to meet every diver's needs.

They offer two boat dives daily, which are scheduled by advance reservation only. The AM 2 Tank Scuba Dive departs at 8:30am and returns approximately 11:45am. The PM 2 Tank Scuba Dive departs at 1pm, returning approximately 4pm. Each morning, the captain and crew decide what dive sites the AM and/or PM groups will explore. Several factors come into play before making a ter world with the help of certified instructors. Experienced divers can opt for wreck dives or even night dives, offering a new perspective on the fascinating underwater ecosystem around St. Thomas. Additionally, the center offers a variety of dive courses for those wanting to get PADI certified, brush up on their SCUBA skills or even become a rescue diver.

For more information, visit St. Thomas Dive Center's website at www.stthomasdivecenter.com.

St. Thomas Dive Center
U.S. Virgin Islands

THIS MONTH'S FEATURED PROPERTIES

3-3 Hull Bay • $5,500 • MLS 24-995

RESIDENTIAL

Stunning Rental Home in Hull Bay with spectacular views! Discover your dream rental in cool, quite Hull Bay. Offering breathtaking views of Hull Bay and Inner and Outer Brass islands, this exclusive property boasts two en-suite master bedrooms with access to the covered patio, tasteful furnishings throughout the residence, a gourmet kitchen complete with a bar that seats 4.

Listing courtesy of Marni Walters

2 Nazareth RH • $549,000 • MLS 24-752

CONDOMINIUM

Fully furnished 2/2 walk in level condo at The Anchorage:: a wonderful gated Beachfront complex on St Thomas' 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.

Listing courtesy of Tara Godfrey

C-24 Lovenlund • $3,200,000 • MLS 24-1723

CONDOMINIUM

TRANQUILITY VILLA: A Fabulous 5/5 Solid Masonry Home on 1.42 Stunning Waterfront Acres in Gated Mahogany Run. Gorgeous Gunite Waterfront Pool with Waterfall, Gazebo and Outdoor Wet Bar, Private Guest Suites, Stainless Appliances, Granite Countertops, Garage, Generator and Gym. Absolutely Amazing Views.

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

4 B Raphune • $425,000 • MLS 24-1655

RESIDENTIAL

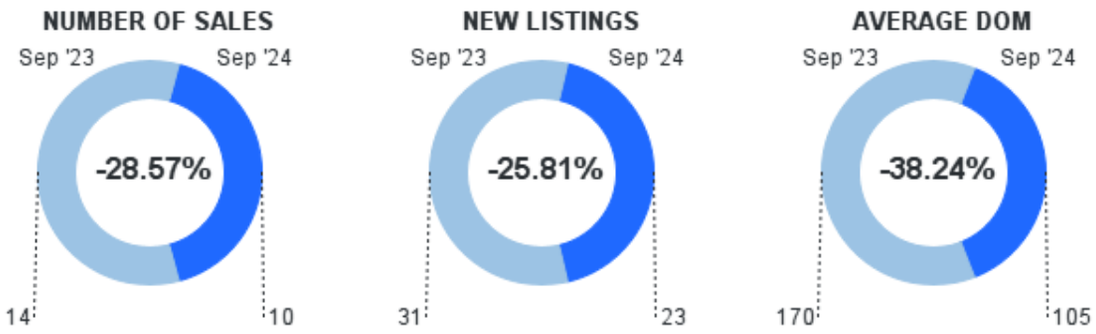
Discover this inviting 3-bedroom, 2-bathroom condo in a prime location! With low condo fees, it's perfect for easy living. Enjoy the convenience of being just a short drive from Havensight and Tutu Mall, making shopping and dining a breeze. This condo is in good condition, ready for you to move in and make it your own. Don't miss out on this fantastic opportunity!

Listing courtesy of Bry Locher

ST. THOMAS REAL ESTATE

MARKET WATCH

RESIDENTIAL & CONDO



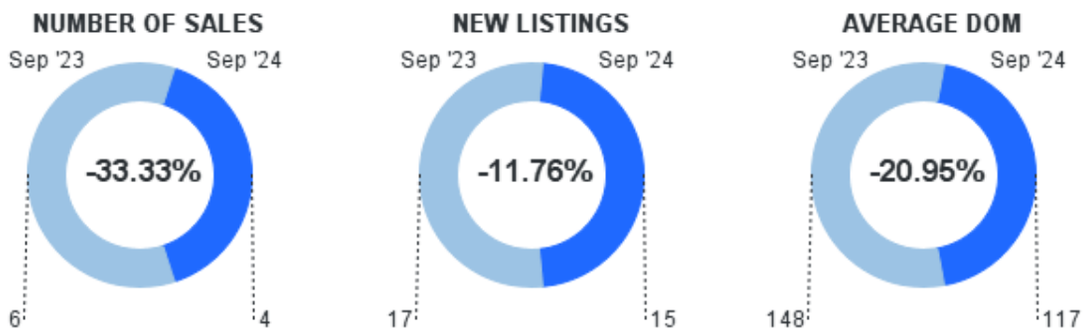
25.52% ▲ Median Sales Price

77.54% ▲ Average Sales Price

25.95% ▲ Median List Price

77.73% ▲ Average List Price

CONDOMINIUMS



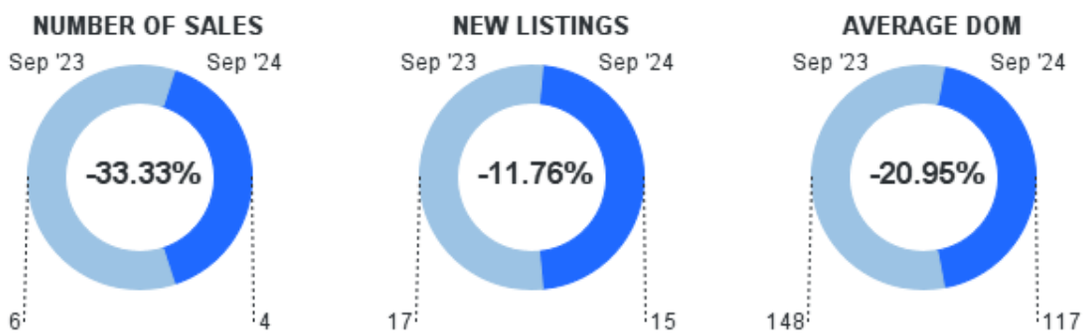
23.13% ▲ Median Sales Price

16.58% ▲ Average Sales Price

19.87% ▲ Median List Price

10.28% ▲ Average List Price

VACANT LAND



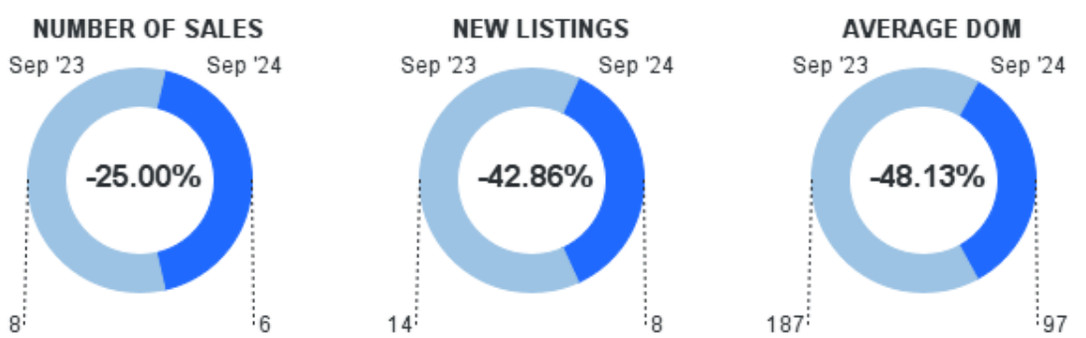
-35.00% ▼ Median Sales Price

6.00% ▲ Average Sales Price

-41.67% ▼ Median List Price

-16.43% ▼ Average List Price

RESIDENTIAL



21.81% ▲ Median Sales Price

103.72% ▲ Average Sales Price

15.01% ▲ Median List Price

107.67% ▲ 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.