COLDWELL BANKER | ST. CROIX REALTY

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FROM THE DESK OF

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ST. CROIX
REAL ESTATE NEWS

GREETINGS FROM SUNNY ST. CROIX!

We have officially entered the last quarter of 2024. It feels like it was only yesterday we were sharing Happy New Year greetings with our family, friends, and colleagues! As we anticipate the multitude of celebrations the end of the year brings, there is still so much for us to look forward to before we usher in 2025. We've experienced our fair share of heavy rains over the past few weeks; our home cisterns are overflowing with fresh rainwater and local farmers are seeing their crops flourish. Thankfully, the island has seen little activity this 2024 Atlantic Hurricane season and we're hopeful the next seven weeks will remain calm as we prepare for an exciting holiday season.

As you scroll through this month's newsletter, you'll learn about one of St. Croix's most impactful events that focuses on food security within the territory. I'll also share with you one of the island's longest running races that continues to attract athletes from all over the world. I'm also proud to share one of the island's leading non-profit organizations that has been a steadfast advocate for community empowerment and historic preservation.

There is no better than now time to visit St. Croix! If you're still considering what homeownership in the Caribbean can look like for you, let Coldwell Banker St. Croix Realty help you navigate this process. Our current listings include several exceptional properties sure to have you envisioning life's next chapter living in America's Paradise. Call us today to discuss your options and schedule a showing or two; we'd love to hear from you.

FROM NATURE'S BOUNTY: EXPLORING LOCAL FOOD SOVEREIGNTY & SECURITY AT

Bush Cook Chef Cook

In its seventh year, Bush Cook Chef Cook returns to promote local food sovereignty and security in the U.S. Virgin Islands! Spearheaded by Dale and Yvette Browne of Sejah Farm VI, this local food competition is where the island's best and brightest chefs use their creativity to prepare dishes using locally grown crops and produce available to them. With an import rate of over 95%, Dale stresses the importance of working towards getting number as close to zero as possible. "To ensure food sovereignty and security in the U.S Virgin Islands, we must learn how to own, control and consume our food as a community." This year's event is particularly important as several leading universities and agricultural agencies will participate, offering attendees a unique opportunity to learn, network, and gain insights into new farming techniques and sustainable practices.

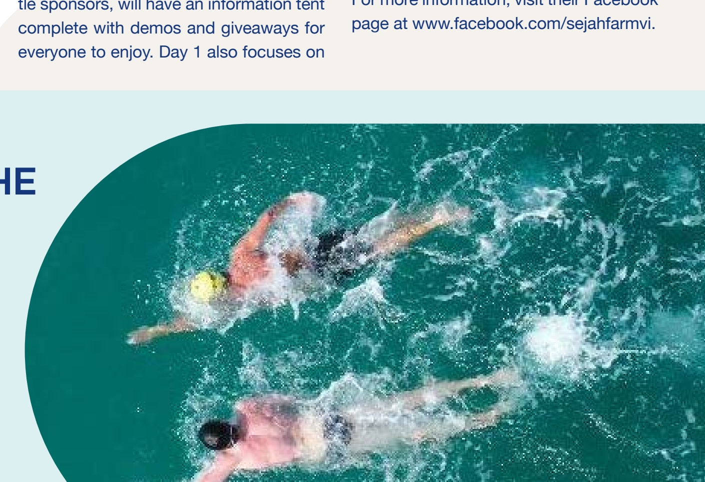
This remarkable three-day gathering of farmers, chefs, universities and agricultural agencies kicks off with a free community event on Friday, October 18 th at 9am. Family-friendly activities, food and cooking demos, elementary school cookoff, live music and school supplies giveaway are some of the fun that anchors Day 1. Viya, one of the event's title sponsors, will have an information tent complete with demos and giveaways for everyone to enjoy. Day 1 also focuses on sharing a myriad of ways to bridge the locally grown food gap between government assisted nutrition programs and local farms.

Day 2 – the main event – is the all-day cooking challenge where local restaurant owners, trained chefs and home cooks compete using only Virgin Islands locally grown ingredients and traditional cooking methods such as the coal pot, three stone setting or the pit oven. Cooking starts at 7am and food samples are served from 1pm for attendees. Tickets are $75 for adults and $25 for children 6-12 years old; those ages 5 and under are free to attend with an adult.

This year's Bush Cook Chef Cook culminates with a six-course farm-to-table dinner and coordinating cocktails prepared collaboratively with participating chefs from the weekend festivities. Attendees are free to bring their own bottles of wine, spirits and beer to elevate their farm dinner experience. Cocktail hour starts at 6pm with dinner seating from 7pm to 9pm. Advanced reservations are required due to limited seating availability. Tickets are $100 for adults; children 12 and under are $40.

Bush Cook Chef Cook takes place from Friday, October 18 th through Sunday, October 20 th on the 15-acre grounds of Sejah Farm of the Virgin Islands located at 9P Estate Castle Burke in Frederiksted. Tickets are available online at Eventbrite. For more information, visit their Facebook page at www.facebook.com/sejahfarmvi.

MAKING WAVES: CELEBRATING THE 28TH ANNUAL CORAL REEF



Swim Race

Feel the thrill build as the waves of anticipation rise for the 28th Annual Coral Reef Swim Race. Set against the stunning backdrop of sunny St. Croix, swimmers from near and far gather on the island's pristine shores to test their endurance in one of the event's one-mile, two-mile, or five-mile races. The world-famous five-mile race kicks off at Buck Island National Monument and concludes at The Buccaneer Beach &Golf Resort's Mermaid Beach – a route fondly known as "Buck to Buc." For the two-mile challenge, the starting line is the western side of Pull Point, while the one-mile race launches from the sandy shore of Shoy's Beach. Regardless of distance, all participants will finish on Buccaneer's iconic palm-fringed beach, welcomed by a lively steel pan band, r freshments, and a cheering crowd.

For nearly three decades, The Buccaneer Beach &Golf Resort has served as the event's host hotel. Steeped in history, this family-owned resort, established in the 17th century, boasts luxurious accommodations spread across a sprawling 340 acre tropical haven. Guests enjoy a range of first-class amenities, including golf, tennis, three gorgeous beaches, two freshwater pools, a kids' program, fine dining options, water sports, spa treatments, and a well-equipped fitness center. Resort owner Elizabeth Armstrong, alongside fellow swimmer Kim Sanford, established the Coral Reef Swim Race in 1995. Special discounted rates are available for race participants through the resort's exclusive Swim Race Package, requiring a two-night minimum stay and proof of race registration.

The sold-out 28th Annual Coral Reef Swim Race will be held on Sunday, November 10th . Learn more about the race at www.swimrace.com.

OUR TOWN FREDERIKSTED

RESTORE • REVITALIZE • REIMAGINE

A BEACON OF HOPE AND DEDICATION:

Our Town Frederiksted

Culture, community, and collaboration are at the core of Our Town Frederiksted, Inc. (OTF). Since its establishment in 1988, OTF has been a leading non-profit organization in Frederiksted, St. Croix, championing community empowerment and preserving the town's historical landmarks. With a clear and unwavering mission, OTF strives to:

1. Preserve the historical integrity of Frederiksted, St. Croix.

2. Revitalize Frederiksted by nurturing its people, businesses, and infrastructure.

Frederiksted is not just a town but a symbol of resilience and rebirth. Affectionately known as "Freedom City," the tow's history is woven with significant events, including the 1848 Emancipation and the 1878 Labor Riot, which sparked a transformative fire. Out of the ashes, Frederiksted was rebuilt with a distinct Victorian architectural flair. The town, originally designed by Jens Beckfor in a balanced 7x7 block grid during the 18th century, has continued to evolve, blending its rich past with a promising future.

OTF's preservation efforts are designed to protect key landmarks within the Frederiksted Historic District while educating locals and visitors alike about the town's cultural and historical significance. At the same time, the organization is equally focused on revitalization, working tirelessly to foster economic development, enhance public spaces, and improve the quality of life for residents. Recently, OTF was awarded a $100,000 grant through the 2024 USVI Housing Ecosystem Development Grant Program, funded by Enterprise Community Partners. The grant, intended to strengthen housing ecosystems and promote community growth, recognizes OTF's deep-rooted commitment to positive change in Frederiksted. "With these funds, we will be able to further our mission of restoring and revitalizing Frederiksted, ensuring that our residents have access to affordable and quality housing," said Aimee Griles-Cariño, Executive Director of OTF.

Through a range of community initiatives such as town cleanups, public meetings, and collaborative events, OTF actively engages residents in Frederiksted's transformation. An upcoming highlight is "Rhythms at Sunset," a night of live music, poetry, and local cuisine set against the breathtaking Frederiksted waterfront on Friday, October 18th from 6pm to 9pm.

To learn more about OTF's impactful work and ways to get involved, visit ourtownfrederiksted.org.

THIS MONTH'S
FEATURED PROPERTIES

134 Amma's Hope • $949,000 • MLS 24-1744

LUXURY

Welcome to an incredible opportunity in the highly sought-after Shoys neighborhood. This REO property offers breathtaking views of the Caribbean Sea, Christiansted Harbor, and the twinkling lights of town at night, creating an enchanting ambiance.Nestled on a quiet cul-de-sac within this prestigious gated community, the home is surrounded by lush tropical landscapes and is just a few minutes away from the pristine white sand and calm waters of Shoys Beach.

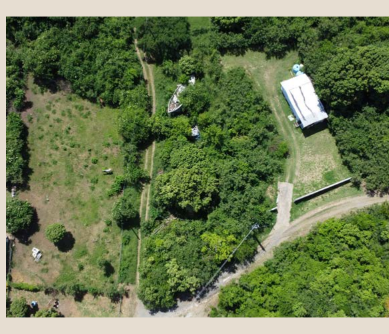
Listing courtesy of Stephen Swanson

62 Grove Place PR • $329,000 • MLS 24-1795

RESIDENTIAL

Mid Island Oasis. So sweet, so serene in this cozy and solid 2 bedroom/1 bath home with a new galley style kitchen. Quartz countertop, wood cabinets, gas stove, petite dishwasher, washer and dryer, generator. Comfy, secure gallery with cooling tropical breezes. Fully fenced, perfect for pets. Delightful relaxation corner with shade and sitting area and included picnic table. Loads of tropical plantings and fruit trees. Detached workshop/storage.

Listing courtesy of Lorine Williams & Jailee Cintron



123 Mill Harbour • $245,000 • MLS 24-1737

CONDOMINIUM

Fully renovated two-bedroom, beachfront condo that is the perfect blend of modern luxury and beachfront tranquillity! Every inch of this stunning condo has been meticulously upgraded, offering a fresh and sophisticated living experience. The gourmet kitchen is a showstopper with sleek quartz countertops, a large central island, and a unique cypress ceiling with modern lighting that adds warmth and character to the space.

Listing courtesy of Amy Land-de Wilde & Kali Diaz

248 La Vallee NB • $39,500 • MLS 24-1719

VACANT LAND

This Northshore corner lot is truly a gem! At nearly a quarter acre, the flat topography will make this a great building site, nestled in the lovely La Vallee community. With sea views if you choose to build a second story, the property is less than a mile from Cane Bay where you will find world class diving and amazing snorkeling. This plot can be financed with a local lender if necessary and is fortunately not in a flood zone.

Listing courtesy of Brooke Cook

50-E Hannah's Rest • $370,000 • MLS 24-1774

COMMERCIAL

Strategically located in a commercial zone, this renovated 3-bed, 2-bath home offers a rare live/work opportunity. It includes astudio apartment, carport, and two patios. Recent upgrades feature new windows, dual kitchens, modern appliances, updatedbathrooms, a hot water heater, water pump, and enhanced lighting.

Listing courtesy of Clinton Williams

ST. CROIX REAL ESTATE
MARKET WATCH

	Number of Sales Sep '23	Number of Sales Sep '24	Number of Sales change	New Listings Sep '23	New Listings Sep '24	New Listings change	Average DOM Sep '23	Average DOM Sep '24	Average DOM change	Median Sales Price	Average Sales Price	Median List Price	Average List Price
RESIDENTIAL & CONDO	22	26	18.18%	40	33	-17.50%	215	223	3.72%	0.71% ▲	30.84% ▲	-3.00% ▼	29.75% ▲
CONDOMINIUMS	10	8	-20.00%	14	11	-21.43%	111	158	42.34%	-7.93% ▼	-5.49% ▼	-5.38% ▼	-5.50% ▼
VACANT LAND	19	5	-73.68%	30	22	-26.67%	269	297	10.41%	-11.63% ▼	-4.13% ▼	-42.03% ▼	-19.07% ▼
RESIDENTIAL	12	18	50.00%	26	22	-15.38%	303	253	-16.50%	32.64% ▲	26.28% ▲	25.68% ▲	24.72% ▲

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.