FROM THE DESK OF

Bry Locher

Bry Locher
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ST. THOMAS REAL ESTATE NEWS

SUNNY ST. THOMAS GREETINGS!

Greetings from sunny St. Thomas!! With Labor Day festivities in our rear-view mirror, the month of September usually indicates summer is officially over – St. Thomas weather tells a different story. With average highs of 90°F, lush green hills, and the crystal-clear waters of your pristine beaches calling, summer vibes are still going strong. We are currently at the height of the Atlantic hurricane season, keeping a close eye on all movement in the surrounding warmer-than-normal waters. While we typically breathe a collective sigh of relief by late September, we're staying prepared for whatever may come our way between now and November 30th .

This month, I shine a light on one of St. Thomas's revered landmarks plus you'll learn about one of the island's hidden gems for craft beer aficionados. Lastly, I'll share with you where you can drink in the view at the island's most popular attraction and try the world-famous beverage that has attracted more than 7 million people since opening its doors.

Are you making plans to travel our way this upcoming holiday season? Don't forget that Coldwell Banker St. Thomas Realty remains committed to helping you own a piece of paradise. While you're here, let us show you what could be your best purchase yet! We have a variety of properties currently available ranging from residential homes and condos to successful commercial properties and vast plots of land. Give us a call; we'd love to hear from you.

GET YOUR FILL OF SMALL BATCH CRAFT BEER AT

Frenchtown Brewing

Since 2015, Frenchtown Brewing has been creating authentic, island hopped beer in the quaint fishing village town of Frenchtown. Bearing the namesake of the neighborhood it calls home, Frenchtown Brewing is known for its locally produced small batch, tap only brews using their generous application of science, passion and craftsmanship which produces unique, small-batch beers that reflect both local culture and the island's natural bounty.

Founded by Kevin Brown, beer lover and homebrewer turned professional, his passion and commitment to brewing exceptional craft beer is unlike any you may find in the Virgin Islands. Drawing inspiration from both Caribbean flavors and classic brewing techniques, Kevin and his team craft a rotating selection of beers that are beloved by residents and visitors who are beer enthusiasts and craft brew lovers.

Their standout brews include their flagship Hop Alley IPA, a well-balanced hop-forward beer with tropical fruit notes of citrus, passion fruit, and tangerine, and the Frenchie Farmhouse Saison, a crisp, refreshing ale with a golden cloudy color and hints of spices—perfect for the warm Caribbean climate. Frenchtown Brewing also experiments with seasonal and limited-edition brews, incorporating local ingredients to give their beers a taste of the island.

Frenchtown Brewing is located at 24A Honduras in the Frenchtown Mall Building Pie Whole and Rum Shandy. Look for the signs that say, "Hop Alley." The brewery and tasting room are open Monday through Thursday from 11am to 5pm and Friday from 11am to 6:30pm; closed on weekends. Stop in for a tour and get a flight of their beers on tap. They also offer refillable stainless-steel growler and 32oz crowler fills for those wanting to enjoy their brews on the go. To learn more about Frenchtown Brewing, visit their website at www.frenchtownbrewing.com.

DISCOVERING THE WORLD FAMOUS

Mountain Top

For more than 50 years, Mountain Top has

been the premier tourist attraction on St. Thomas and the reason is clear! Guests are captivated by the stunning panoramic views of over 15 neighboring islands from its expansive observation deck perched 1500 feet above sea level. As the highest accessible point on the island, this world-famous destination draws visitors from every corner of the globe, excited to see its stunning scenery firsthand, shop for souvenirs and sip on the legendary banana daiquiri.

Stationary maps are strategically positioned throughout the site for easy identification of Magens Bay, Hans Lollik, Little Tobago, Jost Van Dyke, Tortola, St. John, Thatch Cay, and other neighboring islands. The roundabout area features several life-size pirate statues in various poses which make for great photo opportunities. In the center of the roundabout is a gigantic replica of a classic Cruzan Rum bottle. In additional to the spectacular views, Mountain Top is home one of the island's largest duty-free shopping areas. Visitors can find almost anything they're looking for – from locally made crafts and souvenirs, quality sportswear, swimwear, luxury items like jewelry and locally made spirits like Cruzan Rum.

No visit to Mountain Top is complete without trying the world-famous banana daiquiri, which is said to have been invented here in the 1950s by a British sea captain. Captain George Soule set sail throughout the Caribbean on a quest to find the ultimate Caribbean cocktail. Mixing Cruzan Rum, fresh bananas, sugar cane extract, lime juice and a homemade secret banana liqueur, Capt. Soule created the now world-famous Banana Daiquiri. This refreshing cocktail has become a must for visitors seeking to cool down while enjoying the refreshing island breeze at the famous site. To date, over 7 million daiquiris have been sold with no chance of slowing down anytime soon. FUN FACT: The world-famous banana daiquiris at Mountain Top are made exclusively with Cruzan Rum.

World Famous Mountain Top is open seven days a week from 9am to 5pm and there is no admission fee to visit the site. To learn more about this top-rated attraction, visit their website at www.mountaintopvi.com or call 340.774.2400.

was stripped away during recent renovations.

Today, it houses a museum showcasing artifacts that tell the story of the island's history, including its colonial past, the impact of slavery, and the island's eventual transfer from Danish to American control in 1917. Sweeping panoramic views of the Charlotte Amalie harbor can be seen from the fort's roof and is a must see with every visit.

Fort Christian is in downtown Charlotte Amalie right outside of Emancipation Garden. It is open Monday through Friday from 9am to 3pm. For

FORT CHRISTIAN: A HISTORIC GEM

of the USVI

As the oldest standing structure in the U.S. Virgin Islands, Fort Christian is a historical Dano-Norwegian fort located in Charlotte Amalie. It was named after King Christian V of Denmark and was erected between 1672 and 1678 on a peninsula with a rocky outcrop in the bay. The fort served as a defensive stronghold, protecting the island from pirates and European powers vying for control in the Caribbean. Its strategic location overlooking the harbor made it an essential site for both military and economic purposes. played a crucial role in defense and governance and has served in various capacities throughout its history including a town center, a government building, and even a jail.

The fort was originally constructed as a bastion with a red brick exterior complete with 21 buildings and structures. It was later expanded and modified to accommodate the community's needs. The Fort's exterior, which can be seen from outside the walls, presents a striking contrast with sections of its walls painted red and others whitewashed. The red iron oxide paint, applied in 1874 when the Fort served as a municipal building, stands out against the original grey-white mortar, which is still visible in areas where the red paint

more information, call 340.714.3678.

THIS MONTH'S FEATURED PROPERTIES

3-3 Hull Bay • $5,000 • 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

101 Smith Bay EE • $449,000 • MLS 24-1579

CONDOMINIUM

CARIBBEAN BEACHFRONT LIVING at Sapphire Beach Resort and Marina on St Thomas. Enjoy superior privacy and easy marina access from this ground floor corner unit with wrap around patio garden. Additional sliding glass doors for extra natural light and beachy breezes. Lovely updated interior, delightfully furnished and fully appointed. Ready for your immediate occupancy.

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

7-O Nazareth • $6,100,000 • MLS 23-2139

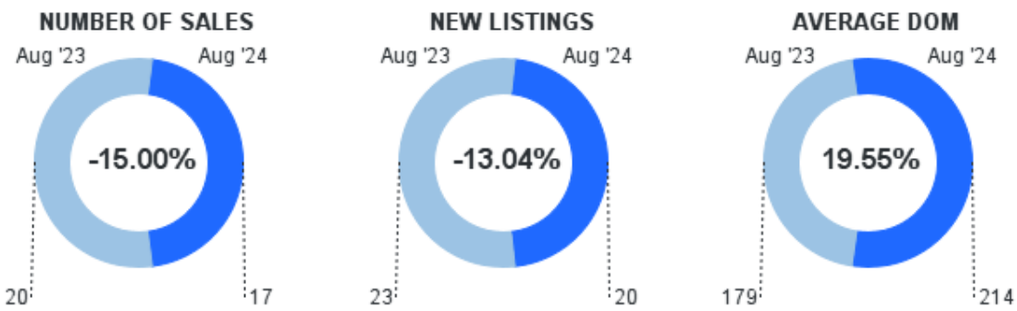
RESIDENTIAL

Discover the epitome of luxury living in the exclusive gated community of Water Point. This haven offers a lifestyle of unparalleled elegance with a white sand beach, tennis court, dock, and breathtaking views of the Caribbean Sea. Step inside the main house, where sophistication meets comfort. This exquisite property seamlessly blends indoor and outdoor living seamlessly.

Listing courtesy of Monique Harry

ST. THOMAS REAL ESTATE
MARKET WATCH

RESIDENTIAL & CONDO



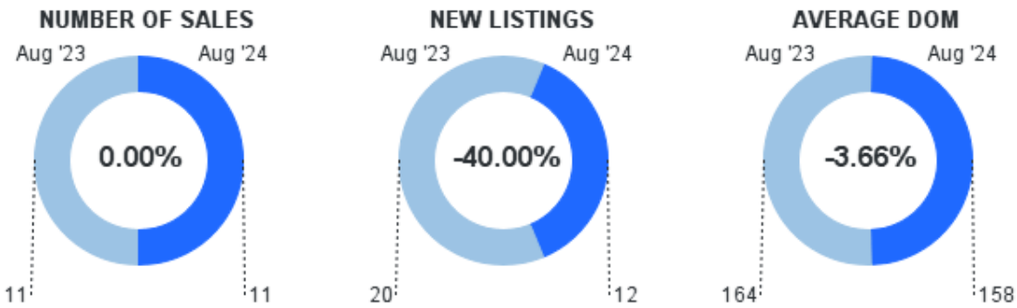
-1.55% ▼ Median Sales Price

-9.06% ▼ Average Sales Price

-4.60% ▼ Median List Price

-8.45% ▼ Average List Price

CONDOMINIUMS



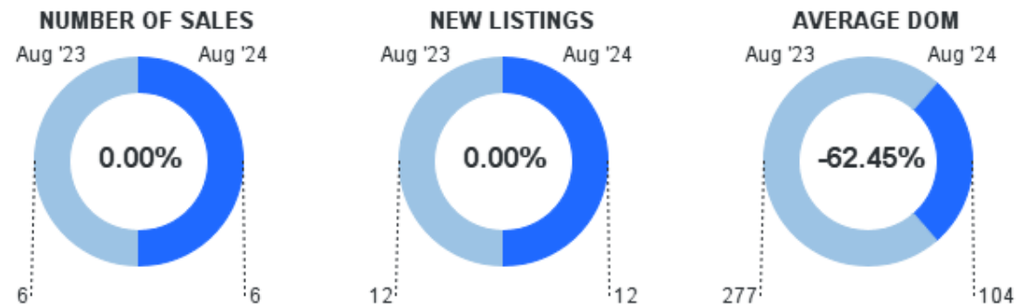
-15.47% ▼ Median Sales Price

-6.09% ▼ Average Sales Price

-4.04% ▼ Median List Price

-5.38% ▼ Average List Price

VACANT LAND



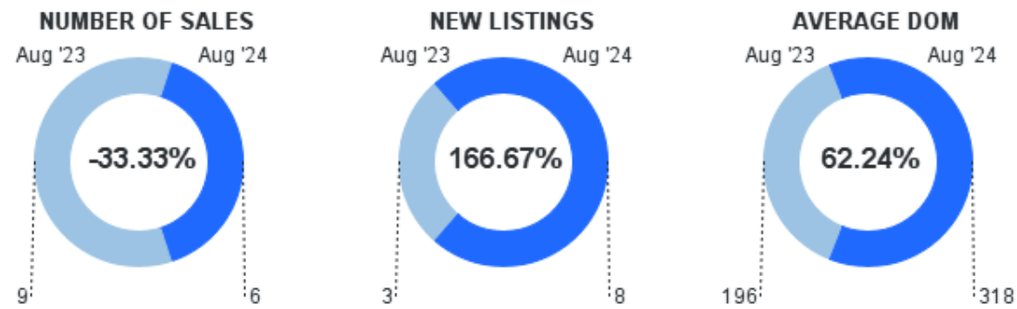
-38.35% ▼ Median Sales Price

-51.60% ▼ Average Sales Price

-38.07% ▼ Median List Price

-48.76% ▼ Average List Price

RESIDENTIAL



12.08% ▲ Median Sales Price

-1.04% ▼ Average Sales Price

16.45% ▲ Median List Price

0.51% ▲ 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.