FROM THE DESK OF

Bry Locher

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ST. CROIX REAL ESTATE NEWS

GREETINGS FROM SUNNY ST. CROIX!

Warm Greetings from St. Croix! With Labor Day festivities behind us, it is officially the end of summer. Here on St. Croix, we tend to focus more on weather patterns and less on calendar dates this time of year to signify the start and end of seasons. September marks the height of the Atlantic Hurricane season and every weather report and update has full command of our eyes and ears. The end of week 3 is when we typically breathe a collective sigh of relief because it signifies the possibility of a hurricane is behind us. St. Croix continues to see record highs in temperature across the island with occasional showers to temper the sweltering heat. Thankfully, our surrounding landscape is still lush and green and the cool waters of our unspoiled beaches welcome beachgoers with open arms.

This month, I'm excited to share the reopening of one the island's important gathering areas for children and adults. You'll also learn about the newest art experience that combines community and connection in a unique way. Finally, I'll share a locally owned business satisfying the biggest of sweet tooths around the island while keeping everyone on the Northshore hopped up on caffeine.

If you're visiting us soon, you will likely begin considering homeownership in the Caribbean. Our Coldwell Banker St. Croix Realty team is ready to help you! We have several properties we'd be happy to share with you ranging from single and multi-family homes and condos to commercial buildings and land. Give us a call today; we look forward to hearing from you.

FLORENCE WILLIAMS PUBLIC LIBRARY

Reopens After Seven Years

"Libraries store the energy that fuels the imagination. They open up windows to the world and inspire us to explore and achieve and contribute to improving our quality of life." // Sidney Sheldon - American writer and producer.

For almost seven years, Florence Williams Public Library in downtown Christiansted was closed to the public after the devastating category 5 hurricanes of 2017. The new and improved four- story library reopened in April 2024 with two levels dedicated to book lined shelves and a state- of-the-art computer area with the latest software programs. Visitors have access to digital audio books which are part of the integration of the Library for the Blind and Physically Challenged. Additionally, the library's multipurpose room, which features video conferencing capabilities, host community events and other gatherings for the public.

Located in the heart of the Christiansted historical district, the library was named for the first native librarian in St. Croix, Florence Augusta Stephens Williams and was dedicated on September 15, 1974. Today, the fully air-conditioned library is equipped with Wi-Fi, comfortable reading lounge areas, archives and special collections, a photo duplication lab, and government documents. With funding contributions from the Department of Interior and Federal Emergency Management Agency, the $702,775 recovery project was completed by Heights Construction & Supply LLC.

Florence Williams Public Library showcases a celebration of local culture within its walls. Brightly colored murals and framed paintings from renowned Crucians artists can be seen throughout the space, adding a touch of artistic beauty that one must experience firsthand. One of the newest additions to the Florence Williams Public Library is the children's room, which pays homage to the territory's native history of the Taino, Carib and Arawak people. Here, children can get lost in a world of imagination within a Taino hut that provides a fun space for reading.

At the library's ribbon cutting ceremony, Senate President Novelle Francis Jr. spoke of the critical role libraries play in today's digital age. "For those in the community who question whether investments in our libraries are needed in this age of Google — consider that libraries are more than checking out books. Libraries are where we access information and resources, both traditionally and digitally," he said, calling them a hub for community meetings that promote civic and social engagement and home to "our archives, our culture, our history."

Florence Williams Public Library is located at 1122 King Street in downtown Christiansted on the corner of King Street and King Cross Street. It is open to the public Tuesday through Friday from 9am to 6pm and Saturday from 10am to 5pm. For more information, call 340.773.5715.

UNCOVER COMMUNITY & CONNECTION

at Art Party STX

You can't spell 'party' without ART and that's where Art Party STX comes into play! This creative initiative spearheaded by owner Zunnania (pronounced ZUH-NUH-NAH-NAYA) Anderson started thanks to her passion of connecting with children through art. Originally from New

York, Anderson began her professional journey as an artist and art educator in the public school system. She loved teaching children and seeing the way art made an impact in their lives; however, lack of funding often marred by politics was frustrating and resulted in Anderson going into private art teaching.

She relocated to St. Croix after the birth of her daughter and dived headfirst into creating community through art on the island. Her work with the Boys & Girls Club and Caribbean Museum Center for the Arts in Frederiksted ignited the idea of Art Party STX. “Being connected with people and the youth was at the heart of my work at the Boys & Girls Club,” recalled Anderson. “We worked on a mural for the club and the children there reminded me that there was no right or wrong way to create art.” After Anderson would show the children how to create something a certain way, they would do it in the manner they were shown but would always revert to their way of creating. Their work was so incredible that Anderson took enlarged versions of their sketches and transposed them onto the wall for the mural.

This experience helped shape Anderson as an educator, leading to a farm and art education collaboration with Jungle James, a sustainable eco-conscious farm in Frederiksted. The children in the Farm Art program (humorously known as F.A.R.T.) are welcomed into a lush garden filled with fun animal friends and inspired to express their creative skills as they learn about native plants and animals, the local ecosystem and nature. Next up for Art Party STX was activities centered on adults! Just Paint is a communal painting experience where all participants work together on one large art piece. Complete with a live band providing the art instructions, a true intersection of music and art occurs in this unique experience. Anderson’s goal with Just Paint is to allow adults to lean into their creativity and show them that being creative is as easy as any ordinary activity like grocery shopping.

The other adult class has the essence of a sip & paint minus the guided instruction where attendees are given a theme, like a song lyric or an object, and they create a piece centered on that individual through that theme. With a little critical thinking and problem solving, each person leaves with a piece that holds true meaning to them personally.

Art Party STX hosts several events throughout the island at gatherings such as Art Thursday, Jump Up and other community outings. To learn more about Art Party STX, visit them on Facebook at http://www.facebook.com/ArtPartySTX.

cheesecakes, flan, cupcakes and more. If you have a special occasion that requires a custom-made dessert, Sandy Sweetz also accepts orders for weddings, birthdays, anniversaries and retirement celebrations.

It's more than sweets and coffee at this specialty shop. Ready-made sandwiches and wraps make getting in and out a breeze plus their fresh salads and fruit bowls offer healthier options for those on the go. They also have bottled wines and coquito available for sale with a modest selection of prepackaged snacks to choose from.

Sandy Sweetz Coffee & Donuts Boutique is located at 1001 Northshore Road in

SATISFY YOUR SWEET TOOTH AT SANDY SWEETS

Coffee & Donuts Boutique

Delectable donuts and caffeinated concoctions await you at Sandy Sweetz Coffee & Donuts Boutique. Located on St. Croix's Northshore Road, this modern style pastry haven offers a wide range of sweets and treats to get you going in the morning in addition to quick grab-and-go items for a satisfying lunch.

The boutique prides itself on providing items that are sure to satisfy any sweet tooth. Choose from an assortment of donuts like glazed, jelly, chocolate or plain. For those looking for something more, try one of their oversized cinnamon rolls, scones, croissants, muffins or fruit turnovers in flavors like guava, pineapple or apple. In addition to its outstanding sweets, coffee is a known specialty at Sandy Sweetz. Rich espressos, frothy cappuccinos, or just a classic cup of joe, customers can choose from a wide selection of brews that cater to all preferences. Fresh fruit smoothies are also available in a variety of flavors. You can even have the best of both worlds and try a cupcake or fudge brownie frappe with your favorite donut threaded over the drink straw. There are also several pre-made desserts for last minute celebrations like cakes,

Estate La Grande Princesse. Their hours of operation are Monday through Friday from 7am to 6pm, Saturday from 7am to 3pm and closed on Sunday. For more information, call 340.514.1057.

THIS MONTH'S FEATURED PROPERTIES

90 Green Cay · $980,000 · MLS 24-1053

LUXURY

This wonderful one level 3 bed/3 1/2 bath home has everything you would ever want and in the coveted neighborhood of Green Cay! The kitchen and baths are all tastefully updated. Relax on the patio and pool deck and enjoy the calm Caribbean Sea view. Take a swim in the pool or choose the beach which is within a 3 minute walk. There is a charming remodeled 1 bed/1 bath apartment with AC, washer dryer, electric sub meter, cozy patio.

Listing courtesy of Lorine Williams & Jaileene Cintron

13 River PR • $369,900 • MLS 24-1434

RESIDENTIAL

Three bedroom three bathroom house with over three thousand square feet of living space, pool, and detached two-car garage. Property is being sold ''as-is''

Listing courtesy of Dan Savaro

21 Teagues Bay EB • $545,000 • MLS 24-1534

CONDOMINIUM

Unique and private end-unit at Villa Madeleine featuring only two units on its row, providing exceptional privacy and ample nearby parking. Enjoy breathtaking southern sea views from your private pool deck and proximity to beautiful beaches, the nine-hole golf course at The Reef, dining at Duggans Reef, hiking, snorkeling and pickle ball/ tennis.

Listing courtesy of Kali Diaz & Amy Land-de Wilde

3 of 137 Mt. Welcome EA • $65,000 • MLS 24-1505

VACANT LAND

Welcome to a picturesque oceanview piece of land in the hills above Christiasnted town. This serene property offers an idyllic view surrounding by nature's beauty. Spanning 0.5 acres, this parcel of land is a canvas for your dream home or vacation retreat. Purchase the lot next door and own one acre.

Listing courtesy of Jeannette Davila

Tap Deck Strand St FR • $218,000 • MLS 24-1553

COMMERCIAL

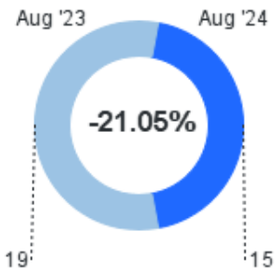
Tap Deck Bistro and Bar is a comfortable atmosphere in the heart of Frederiksted where friends meet for a cold drink or a great meal. On the second floor, overlooking Strand Street and the Frederiksted Pier, guests can dine on the balcony to take in the breeze and watch the sailboats, cruise ships and glorious sunsets, or relax inside to take advantage of the air conditioning and stage with live entertainment and events.

Listing courtesy of Diane Burns

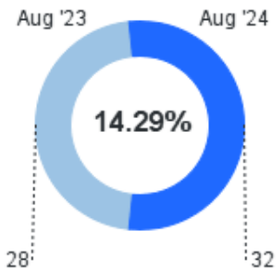
ST. CROIX REAL ESTATE
MARKET WATCH

RESIDENTIAL & CONDO

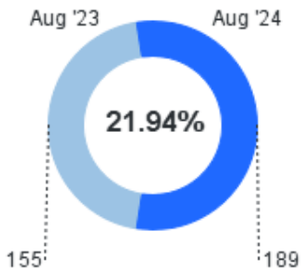
NUMBER OF SALES



NEW LISTINGS



AVERAGE DOM



-3.33% ▼ Median Sales Price

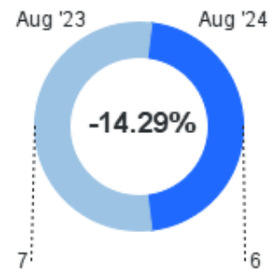
-19.35% ▼ Average Sales Price

-24.30% ▼ Median List Price

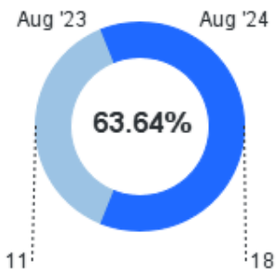
-22.368% ▼ Average List Price

CONDOMINIUMS

NUMBER OF SALES



NEW LISTINGS



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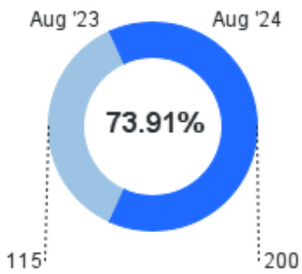


-9.41% ▼ Median Sales Price

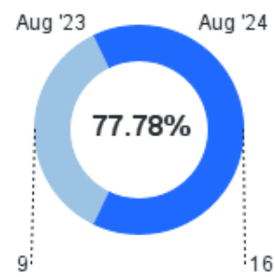
-29.57% ▼ Average Sales Price

-8.33% ▼ Median List Price

-29.16% ▼ Average List Price

VACANT LAND

NUMBER OF SALES



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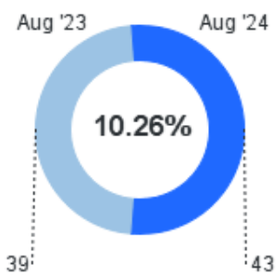
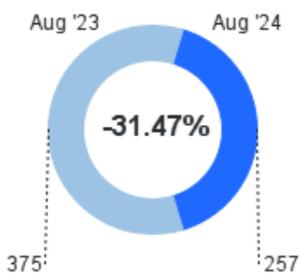


AVERAGE DOM



16.23% ▲ Median Sales Price

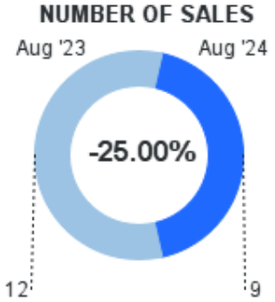
31.37% ▲ Average Sales Price

5.36% ▲ Median List Price

37.63% ▲ Average List Price

RESIDENTIAL

NUMBER OF SALES



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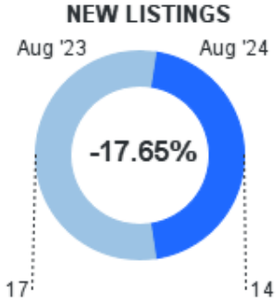
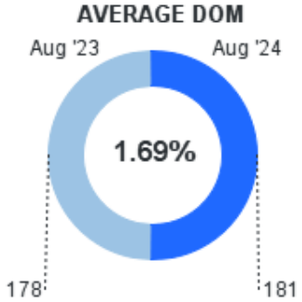


AVERAGE DOM



-15.19% ▼ Median Sales Price

-13.67% ▼ Average Sales Price

-19.11% ▼ Median List Price

-18.06% ▼ 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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