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# St. Croix Real Estate reviews

Featuring real estate market updates and  
local news of St. Croix, USVI

December, 2006

2007  
ST. CROIX  
SHOWCASE  
PROPERTIES

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**C**oldwell Banker Land-de Wilde Realty proudly announces the availability of our 2007 Showcase Property listing guide. This four-color, quality magazine displays the exteriors and interiors of the unique available homes and properties on St. Croix, a location map and listings of available merchandise and services offered by businesses on St. Croix. To receive your free copy, call 340-773-7000 or order from our website at:

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## TIS THE SEASON

**T**he holidays on St. Croix are full of tradition and celebrations. My spirit kick started two weeks ago when the island went to sleep and awoke to "Stanley and the Ten Sleepless Nights." This local band roamed the streets of St. Croix, playing holiday songs for the entire night. The Town of Frederiksted is abuzz with constructing this year's Crucian Christmas Village. The Crucian Christmas Festival is our version of "Carnival". We have chosen kings and queens to head our festival, and we will begin the celebration with parades and activities. Guavaberry wine, a local wine, abounds. The recipe for this wine is a well-guarded secret by native islanders, and it is only available at Christmas.

On December 18, my agents, staff and I hosted a Christmas party for the Pediatric Wing of the Juan F. Luis Hospital, which included a visit from Santa who passed out presents to the little patients, refreshments and our donation of medical equipment that treats jaundice in newborns and infants.

Our Delegate to Congress, Donna Christiansen, has been successful in convincing federal officials to relax the residential requirement governing tax benefits for the owners of qualifying existing and new businesses in the Territory. We expect that this adjustment will be a boon to the real estate market. The average days on the market for residential housing will continue to decrease, while prices will remain solid and increase. We are continually adding wonderful island properties to our listings. Please view our featured property on page 2.

If you are considering buying or selling property on St. Croix, or would like information about real estate, please call or email us. I invite you to experience St. Croix at the holidays and become part of our caring island family.

Wishing you a wonderful Holiday.

Amy Land-de-Wilde, Broker Owner  
Coldwell Banker Land-de Wilde Realty



Amy Land-de Wilde

## GOVERNOR ELECT JOHN deJONGH

**A**fter a hard fought campaign, John P. deJongh was elected to serve as Governor of the U.S. Virgin Islands with 70+ percentage of the vote in a run-off election on November 21.

Governor-elect deJongh was born on November 13, 1957 and is the eldest of three sons of John P. deJongh, Sr. and Delores Webb de Jongh. He received a Bachelor of Arts degree in Economics in 1981 from Antioch College and graduated from an urban study program in the United Kingdom, the former Yugoslavia and Holland.

deJongh began his career with the Tri-Island Economic Development Council in the Virgin Islands and later spent six years at Chase Manhattan Bank, where he became the first Country Consumer Manager, responsible for all consumer banking products in the U.S.V.I., British Virgin Islands and St. Maarten. He then went on to serve on the Virgin Islands Industrial Development Commission, and as Commissioner of Finance, Chairman of the Governing Board of the Virgin Islands Water and Power Authority and Executive Assistant to former Governor Farrelly.

In 1986, John married Cecile René Galiber of St. Croix. They have three lovely children.



The Governor Elect John deJongh Family

## NO PASSPORT REQUIRED

**T**ravel by U.S. citizens to and from the U.S. territories does not require a passport. U.S. citizens returning directly from a U.S. territory are not considered to have left the United States and do not need to present a passport. U.S. territories include the following: Guam, Puerto Rico, the U.S. Virgin Islands, American Samoa, Swains Island, and the Commonwealth of the Northern Mariana Islands.

## FEATURE HOME OF THE MONTH

### A PANORAMIC VIEW ON THE EAST END



MLS# 06-1959. \$945,000.



This charming home features a panoramic view of Buck Island, golf course and the North Shore. Sitting on two acres of lush tropical foliage, it is within walking distance of the beach, tennis and golf. A popular rental property, this home has 2-bedroom suites separated by the great room, a good kitchen and a large utility room. Step out the French doors to the breezy deck and enjoy the cool pool with a covered gazebo. It's a view you will never want to leave. Call Amy Land-de Wilde or email [amydewilde@att.net](mailto:amydewilde@att.net).

## WE DO WINDOWS..



Dear Pam, Carmen, and Amy,

As anyone who has done it knows, moving to St. Croix can be a daunting process. So many more things to think about that, if you have never done it, are completely foreign. Having the help of everyone and Coldwell Banker Land de Wilde was a god send. From Pam, who was the only realtor out of eight that we called, that returned our call and then did not tell us that what we needed was impossible. On the contrary, she had a beautiful home for us in minutes that fit our needs and welcomed our two dogs. She then, with the assistance of Carmen and Amy, walked us painlessly through the entire process.

Coldwell Banker's concierge service and Amy in particular, has been invaluable. From turning on our electricity and cable to releasing our vehicles from port and getting them on the road in ONE day, Amy cheerfully and efficiently took care of everything. As you know, finding your way around the island as a newcomer is difficult. Without the assistance your service provides we might still be trying to find our way to all the various offices and agencies that have to sign off before our new "life in the left lane" could really begin.

If anyone considering relocating to St. Croix has questions regarding your services, please, send them our way. We will be more than glad to highly recommend Coldwell Banker Land de Wilde. Whenever we talk to people about our move, we always tell them we wouldn't have wanted to try it without you!

Thank you for making us feel welcome!

William Kuntz and Lisa Marchant-Taylor

When you decide to live your dream and move to a Caribbean island, we make it easy. Coldwell Banker Land-de Wilde Realty proudly offers The Coldwell Banker Concierge® Service Program. This program was developed to put you in touch with local service providers and to help you obtain the variety of services not only associated with buying, selling or owning a home, but adjusting to life on an island. From home repair and home maintenance to child care, finance, medical professionals, shopping, travel and customs, we are here to help establish your new life. Remember "you've got a friend" on St. Croix.

For more information on concierge services, go to [www.ColdwellBanker.com](http://www.ColdwellBanker.com) or call one of our professionals at 340-773-7000.

### COLDWELLBANKER.COM NAMED TOP REAL ESTATE WEB SITE

The Coldwell Banker® national Web site, [ColdwellBanker.com](http://ColdwellBanker.com), was named the Best Real Estate Web Site by the Web Marketing Association in its 2006 WebAward Competition. The Web Awards are acknowledged as one of the premier annual Web site competitions, evaluating entries from among 96 different industries.

## RELAXED RESIDENCY REQUIREMENTS

The U.S. Treasury Department, in concert with the Internal Revenue Service, has relaxed the rules governing residency requirements under the tax laws, giving some leeway to an otherwise rigid taxpayer residency requirement that has cost the Territory untold revenues. The relaxed rule allows taxpayers to average the previous 183-day residency requirement over a period of three years instead of requiring they spend 183 days each year in the Territory. However, a taxpayer is still required to spend at least 60 days in the Territory every year, under the new regulation.

"While this is not the 122 days over three years that we had continued to press for," said V.I. Delegate to Congress, Donna Christensen, "it is a welcomed development as we continue to work for clear, reasonable rules that will allow our Economic Development Commission program to grow and prosper."

## ST. CROIX REAL ESTATE MARKET WATCH

### CLOSED SALES COMPARISON...1/1/05-11/30/05 versus 1/1/06-11/30/06

	2005 SOLD	AVERAGE DAYS ON MARKET	AVERAGE PRICE	2006 SOLD	AVERAGE DAYS ON MARKET	AVERAGE PRICE
Home Sales	158	316	365,918	171	285	479,139
Condo Sales	191	263	174,296	154	152	188,811
Land under \$39,999	141	732	24,865	166	720	26,761
Land over \$40,000	155	506	132,991	226	381	142,814
Commercial properties	13	372	746,923	17	535	520,088

Information from the St. Croix Multiple Listing Service