

St. Croix Real Estate reviews

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

November, 2006

ST. CROIX

U. S. VIRGIN ISLANDS' HIDDEN TREASURE

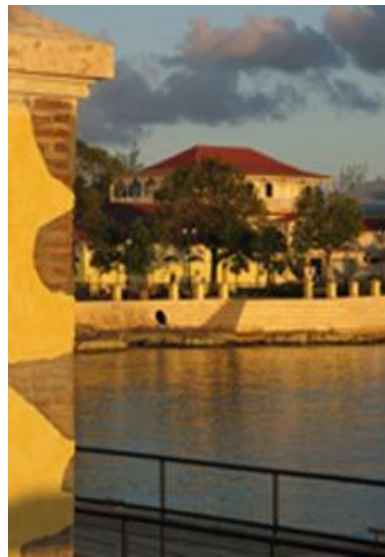
St. Thomas lures the cruise ships. St. John boasts pristine beaches and unspoiled natural wonders. But for fascinating culture and history, as well as a gorgeous Caribbean landscape, nothing beats St. Croix.

The U.S. Virgin Islands, located in the eastern Caribbean, 1,100 miles southeast of Miami, consists of mainly three islands. Although it's the largest and most laidback of the three islands, St. Croix often gets overlooked and designated as the Virgin Islands "hidden treasure." Though, with an impressive history of resistance and cultural preservation tucked into a dazzling seven-mile wide stretch of lush tropical flowers, plants and sand, it won't remain hidden for long.

Surrounded by turquoise waters and overflowing with bright red or pink hibiscus flowers, cascading bougainvillea and magenta bunches of small-petaled ixora blossoms, St. Croix is paradise indeed. Banana plants and mango and papaya trees grow everywhere. Mongooses and iguanas scamper around sweeping hillsides and eye-popping pink and yellow homes.

Known for its friendly, low-key locals, St. Croix exudes small-town charm despite being the territory's most populated island with 62,000 residents. Although not as touristy as St. Thomas, St. Croix possesses a handful of hotels and inns. Nicknamed the "Twin City," St. Croix consists of two towns, Frederiksted and Christiansted. Filled with 18th-century yellow brick buildings and narrow, bustling streets, Christiansted personifies old world flair. The focal point for St. Croix shops, restaurants and art galleries, this is the place to experience the island's culture.

Representing history, natural beauty and culture, St. Croix guarantees visitors a real glimpse of paradise. For more information on St. Croix visit usvitourism.vi or gotostcroix.com.



In the quaint town of Frederiksted, arched colonnades and a sleepy waterfront belie its significant history. Also called "Freedom City," Frederiksted boasts the historic Fort Frederik, a crimson structure with white trim that borders the waterfront.

IN ALL THINGS BE THANKFUL

"Stand up, on this Thanksgiving Day, stand upon your feet. Believe in man. Soberly and with clear eyes, believe in your own time and place. There is not, and there never has been a better time, or a better place to live in."

Phillips Brooks

As Thanksgiving approaches, I can only look back and give thanks for this past year. The hurricanes have once again passed us by. The island is green and lush from the abundance of rain. With clear eyes, the residents of the Virgin Islands have voted for the members of the 27th legislature and will elect a new governor before Thanksgiving.



Amy Land-de Wilde

St. Croix is alive and thriving, anticipating two new hotel and residential developments in the next few years.

As you know, we have opened our third office at Gentle Winds. The Gentle Winds vacation/rental website will be offered within the next month. You will be able to access it from www.coldwellbankervi.com. Our **2007 Coldwell Banker Showcase Properties** publication will be available on or around the first week of December. As you review our book, please take notice of the advertisers. St. Croix abounds with first-class retailers and service professionals.

The average days on the market for residential housing continues to decrease and prices remain solid. Purchasing property in St. Croix is a "gold investment." We are continually adding wonderful island properties to our listings. Look at our featured property on page 2.

I truly believe that there has never been a better place or a better time to live on St. Croix than right now. If you are considering buying or selling property on St. Croix or would like information, please call or email us. You, too, can live a bountiful life in this place at this time.

Wishing you a wonderful Thanksgiving.

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

EXCERPTS FROM CHICAGO SUN-TIMES
ST. CROIX RESIDENTS NOT AFRAID TO REBEL
 By ROSALIND CUMMINGS-YEATES
 OCTOBER 15, 2006

FEATURE HOME OF THE MONTH

A PRIVATE RETREAT FOR LOVERS OF THE SEA.

Overlooking Rainbow Cove, this unique beachfront home will take your breath away. Imaginatively set on the rocks with a panoramic view of the turquoise Caribbean Sea, this concrete hideaway consists of a 2-bedroom main house and pool, and a charming 2-story guest house with its own pool. Galleries and walkways link the entire property. The exquisite granite gourmet kitchen with hardwood flooring is complete with Viking appliances. Priced at \$1,790,000. MLS#06-1665. Call Amy Land-de Wilde or email amydewilde@att.net.



ST. CROIX FOUNDATION

"We can't have a healthy St. Croix without a healthy Christiansted and Frederiksted," says St. Croix Foundation Executive Director Roger Dewey.

The St. Croix Foundation works to ensure the towns of St. Croix and the territory are safe and rejuvenated, and small businesses and non-profit organizations can continue to function effectively.

For more than 15 years, the foundation has aided the community by seeking out federal funding for grants, and acting as a fiduciary to many small business and non-profit organizations. Beginning in 1990, in the wake of Hurricane Hugo, the foundation began because founders felt their services were needed immediately.

The foundation has assisted more than 50 new businesses on the island through its partnership with First Bank and V.I. Community Bank, according to Dewey, who says the foundation does not make its efforts for public glory.

The foundation's most visible project is the Sunday Market Square in Christiansted, although the foundation's fiduciary efforts have assisted organizations ranging from the Boys and Girls Club to Toys for Tots. In partnership with the Department of Health, the foundation was able to assist the department in acquiring the necessary medicine and supplies needed to assist those suffering from HIV and AIDS in the community.

Excerpts from Acima Rames
From The St. Croix Source, October 29, 2006

ALL ABOARD



There's good news once again for island travelers. A new ferry company, V.I. SeaTrans, launched service between St. Croix and St. Thomas on Friday, November 10, with the Royal Miss Belmar. The catamaran formerly was leased by Island Lynx, which stopped running the St. Thomas-St. Croix route in September.

"We have all the things necessary to give continual service on the route," SeaTrans principal Marjorie Smith said.

She also stated that SeaTrans, through its affiliation with Smith's Ferry Service of St. Thomas, has access to other backup ferries in case the Royal Miss Belmar is out of service, thus promising uninterrupted service.

In an effort to attract local travelers who want to make weekend visits, SeaTrans will be offering service with two trips every Friday, Saturday, Sunday, and Monday. The company will offer special packages and eventually expand its days of operation.

ST. CROIX REAL ESTATE MARKET WATCH

CLOSED SALES COMPARISON...1/1/05-10/31/05 versus 1/1/06-10/31/06

	2005	AVERAGE DAYS	AVERAGE	2006	AVERAGE DAYS	AVERAGE
	SOLD	ON MARKET	PRICE	SOLD	ON MARKET	PRICE
Home Sales	143	316	365,918	160	285	479,139
Condo Sales	172	263	174,296	142	152	188,811
Land under \$39,999	128	757	24,972	158	734	26,723
Land over \$40,000	135	493	132,592	214	389	142,595
Commercial properties	13	372	746,923	17	535	520,088

Information from the St. Croix Multiple Listing Service