

St. Croix Real Estate reviews

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

MARCH, 2007

SOLAR POWER



Sunset at Frederiksted

As Virgin Islanders, the sun shines on our spirits 365 days a year. We soak it up; we grow our plants; we warm our souls; and now we can turn it into our electricity.

Currently, the Virgin Islands are 100 percent dependent upon oil

for its electricity. With the escalation in oil prices over the last two years, our utility liability becomes burdensome at times. Our electricity provider has been searching for alternative sources and a way that Virgin Islanders can take ownership of the electricity they use.

Recently, a net metering program to allow Virgin Islands residents to produce and sell solar power to the VI Water and Power Authority received its approval from the Public Services Commission. By adding solar-generated electricity to our energy mix, our pocketbooks and our sensitive environment will benefit.

NOMINEE FOR TOURISM SAILS THROUGH COMMITTEE

"This is the epitome of what the Tourism Department has needed for a long time," Sen. Alvin Williams said, of Beverly Nicholson-Doty.

She comes to the job after many years in the tourism industry, most recently as president of the V.I. Hotel and Tourism Association.

Doty pledged to use relationships with other government agencies to improve the tourism product and with

the private sector to maximize the Tourism Department's annual budget of \$16 million from the Tourism Revolving Fund.

She said that efforts will be made to develop a brand for St. Croix in an effort to increase tourism and bring back cruise ships. Cultural and heritage tourism will be the focus for St. Croix.

"There has to be separate marketing because St. Croix is a unique destination", she said.

With peak winter vacation season soon coming to a close, now is the perfect time to make your travel plans to visit St. Croix. Many of the major airlines are offering special low roundtrip fares to the U.S. Virgin Islands. And many of our local resorts and hotels will reduce their room rates beginning April 1.

Imagine escaping the lingering winter weather in the Northeast. In only a few hours you can be sitting on our white sandy beaches, watching a glorious sunset and sipping a rum punch. How easy is it?

Beginning March 3, Delta Airlines has added an additional direct flight from JFK in New York City to St. Thomas every Saturday, leaving mid-morning and arriving mid-afternoon. From St. Thomas, it's just a 20-minute hop aboard Seaborne Airlines or Cape Air to St. Croix – just in time for a stroll on the beach before dinner.

Direct flights to St. Croix are available three times a week on Delta from Atlanta. American Airlines offers direct flights from Miami everyday. Check with your travel agent or on-line travel site for schedules and special rates.

Once you settle in, there are plenty of activities to keep you busy. Our local golf courses will be reducing greens fees April 1, 2007. Our retail stores are offering off-season discounts and restocking their inventories. Or take a tour of our Cruzan Rum Factory, our St. George Village Botanical Garden or the Rain Forest on the northwest side of the island.

On April 19, the St. Croix Foundation will be hosting its 7th Annual Taste of St. Croix, offering you the opportunity to sample the elegant creations of the island's best chefs, while they compete in such categories as appetizers, soups, entrees and desserts.

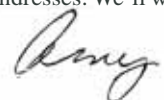
Also in April, you can plan a day trip via air or ferry to St. Thomas for Carnival, featuring colorful costumes, parades, music, food and other festivities. After a day of "Dancing in the Streets" you'll be ready to return to St. Croix for rest, relaxation and tranquility.

While on St. Croix, our professional agents will work with your schedule to show you the premier properties available for purchase or rent. Log on to our website: www.coldwellbankervi.com for a look at our inventory of available homes, condos and land. Or contact our offices at 340-773-7000.

So, why not plan an Easter or after-Easter getaway to St. Croix? Finish off your taxes, or put them in the hands of an accountant and start packing your shorts, t-shirts and sundresses. We'll welcome you with a warm Cruzan hug.



Amy Land-de Wilde



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

FEATURE HOME OF THE MONTH

BREEZY MEDITERRANEAN BEAUTY WITH CARIBBEAN SEA VIEWS

New, solid concrete construction with attention to every detail marks this family home in the beach community of Green Cay. Three-bedroom main house with exceptional windows and doors designed for our island climate, European bathrooms, cathedral ceilings and lovely gallery with awesome views is complemented by a large apartment downstairs and an additional charming one-bedroom guest house. A two-car garage and well-planned landscaping makes this home an easy keeper, and best of all it is just a short, two-minute walk to the beach!

\$999,500 MLS# 06-1546

Call Amy Land-de Wilde at 340-773-7000 or email amydewilde@att.net



2007 ST. CROIX SHOWCASE PROPERTIES

Published by Coldwell Banker Land-de Wilde Realty, this full-color, quality magazine displays the exteriors and interiors of the unique homes and properties for sale on St. Croix, U.S.V.I. You may receive yours by calling 340-773-7000 or order from our website at: www.coldwellbankervi.com or info@coldwellbankervi.com

Order Your Free Copy Now!

NEW CB MANAGER AT GENTLE WINDS



Sharon Early

Sharon Early has been named the Coldwell Banker property management representative at the Gentle Winds office. She will be responsible for vacation and long-term rental properties and leases. Sharon has been an employee of Coldwell Banker Land-de Wilde Realty for 18 months and brings a multitude of management experience with her. Please contact Sharon for your vacation or rental needs.

340-719-2002

sharonearly@coldwellbankervi.com

Chili Cook-Off

Each year, residents flock to the Divi Carina Bay Beach Resort to taste and judge chili at the annual United Way of St. Croix Chili Cook-Off competition. The 6th annual event is scheduled from 9 a.m. to 6 p.m. on Sunday, March 25. The proceeds from the event will benefit member agencies of United Way, which provides services to more than 20,000 residents of the St. Croix community.

**NO PASSPORT REQUIRED
IN THE U.S.V.I.**

Tips for Making Your Home More Saleable

Before you put your home on the market, there are some things you can do to differentiate your home from the competitors.

When preparing to put your home up for sale, your first concern is the home's exterior. If the outside looks good, people will more than likely want to see what's on the inside. Keep the lawn and landscape nicely manicured. Trim the bushes and plant some flowers. Be sure your front door area has a "Welcome" feeling. A fresh coat of paint on the front door looks great.

Of all the rooms inside your home, pay special attention to the kitchen and bathrooms. They should look as modern, bright and fresh as possible. It is essential for them to be clean and odor free. A fresh coat of paint just may do the trick. Have any leaky faucets taken care of. A call to a plumber is a wise investment.

Since you want your home to look as spacious as possible, remove any excess or very large furniture. Make sure that table tops, dressers and closets are free of clutter. Don't use your garage, attic, or basement to store these extra things. These also need to have the impression of space. Instead, put them into storage. Make sure walls and doors are free of smudges and look for anything that might indicate a maintenance problem, such as cracked windows, holes in the wall or stained ceilings.

ST. CROIX REAL ESTATE MARKET WATCH

CLOSED SALES COMPARISON...2/28/05-2/28/06 versus 2/28/06-2/28/07

	2006 SOLD	AVERAGE DAYS ON MARKET	AVERAGE PRICE	2007 SOLD	AVERAGE DAYS ON MARKET	AVERAGE PRICE
Home Sales	175	344	353,645	183	287	466,704
Condo Sales	215	248	170,270	153	144	194,515
Land under \$39,999	187	760	24,653	159	780	27,674
Land over \$40,000	191	472	162,857	227	436	159,912
Commercial properties*	18	335	441,055	20	518	587,825

Information from the St. Croix Multiple Listing Service

*The average sales price on commercial properties could be skewed greatly by only one sale due to the small number of annual sales.