

# St. Croix Real Estate reviews

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

DECEMBER, 2007

## ALL ABOARD!



photo by Ted Davis

The National Historic Landmark schooner Roseway has returned to Christiansted Harbor for the upcoming 2008 season, having just named St. Croix its new home port. Owned and operated by the non-profit organization World Ocean School, Roseway spends the winter providing educational programs to island students as well as opening up the ship to the public for day sails each afternoon. For more information on the programs and day sail schedule, call 340-626-7877 or visit [www.worldoceanschool.org](http://www.worldoceanschool.org).

## FOR THE CHILD

For the fourth year in a row, the team of agents and staff of Coldwell Banker Land-de Wilde Realty opted to host a Christmas party and give a donation to the Governor Juan F. Luis Hospital Pediatric Ward in lieu of their own office Christmas party.

"We feel it is more important to donate to the hospital rather than to have an office party," said Realtor associate, Karen Poates.

On December 13, with our own Pamela Hunt McFadden acting as Mrs.

Santa, the Coldwell Banker team donated a Vital Signs Monitor and a Pan Ophthalmoscope, costing more than \$5,000 dollars, to the pediatric unit. Pizza, cookies, juices and a pile of wrapped presents were shared with the children and staff.

"This is a wonderful piece of equipment and it will be treasured," said Evett Rivera, head nurse of pediatrics of the Vital Signs Monitor.



The Christmas Season on St. Croix is unlike anywhere else. That's because St. Croix's annual Festival or Carnival coincides with the Christmas season. As such, we are treated to a unique blend of American Christmas traditions, such as tree lightings and candlelight ceremonies, spiced with lively and colorful Cruzan cultural events and pageantry, such as Calypso King and Queen competitions, costumed parades and J'ouvert. Best of all, the holiday season on St. Croix continues from the first week in December through Three King's Day in early January.

This year marks the 55<sup>th</sup> Cruzan Christmas Festival, and every day on the calendar is filled with fun and festivities for everyone to enjoy through January 5, 2008.

The sights and sounds of the season kicked off with a traditional Christmas parade in downtown Christiansted on Saturday, December 1. Unfortunately, unusually high winds and seas forced a postponement of the following weekend's boat parade. This popular annual evening event typically features flotillas of brightly illuminated Christmas-themed sail and power boats plowing the waters from Gallows Bay through Christiansted Harbor.

During the second full week of December, "Stanley and the Ten Sleepless Nights" toured the island's neighborhoods with Cruzan "fordemorn" Christmas caroling. Traveling on a flat bed truck, Stanley and his troop surreptitiously sneak into sleeping neighborhoods before dawn to awake surprised families with steel pans and Christmas carols set to a calypso beat, stirring up street dances and sing-a-longs in their wake.

In the coming weeks, the Festival calendar includes the Junior Calypso Competition, the Twelfth Annual Pan Fest, a Mister and Miss St. Croix Pageant and the Grand Band-O-Rama Competition.

Christmas Day is typically spent reuniting with family and extended family, while feasting on such delights as turkey, stew pork, breadfruit, conch, kallaloo, johnny cakes, and homemade guavaberry wine. While most of us "continentals" from the mainland are accustomed to a period of recovery following Christmas Day, the festivities on St. Croix kick into high gear. On December 26<sup>th</sup> - which we call Christmas Second Day - the Festival Village officially opens in Frederiksted with street dances, food fairs, Cruzan concerts and Coney Island rides for the kids.

While the mainland celebrates New Year's Eve, on St. Croix we celebrate "Old Year's Night" with parties, dancing and fireworks. And forget about falling into bed during the wee hours of the morning on January 1<sup>st</sup>. On St. Croix, a steel band tramp will tour the streets of Frederiksted beginning at 6:00 a.m., cajoling on-lookers to join the tramp or parade.

The season culminates with two days of festival parades - the Children's Parade, followed a day later by the Adult's Parade. The streets are filled with fanciful floats, sequined costumes and merry music.

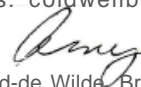
So, as Christmas approaches, we on St. Croix are celebrating the best of several cultures unified in sharing family, friends and faith in our shared future.

We also invite you and your families to visit St. Croix this holiday season and share in all of our island's treasures. While you are on island, our staff of professional Realtors will be happy to introduce you to our inventory of available homes, condos and properties.

We have a backlog of interested purchasers creating a pent-up demand for local property. So, if you are interested in selling your home or property, please call us. Our agents at Coldwell Banker Land-de Wilde Realty are listing new properties weekly. You can reach us at Coldwell Banker Land-de Wilde Realty at 340-773-7000, [amydewilde@att.net](mailto:amydewilde@att.net) or visit our websites: [coldwellbankervi.com](http://coldwellbankervi.com) or [stcroixvacationhomes.com](http://stcroixvacationhomes.com)



Amy DeWilde



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



## FEATURE HOME OF THE MONTH

Elegant and wonderful waterfront home on Cotton Valley Shores. In pristine condition after being completely rebuilt in 2004, this turn-key home is beautifully furnished and appointed. A knockout view of Buck Island dominates the house, with three spacious bedrooms plus office, a delightful oceanfront deck, granite gourmet kitchen. A lovely courtyard for entertaining with sparkling pool, and much more.

MLS 07-1694

\$1,800,000

Call Amy Land-de Wilde at  
340-773-7000 or  
email: [amydewilde@att.net](mailto:amydewilde@att.net)

## DISNEY CRUISE ADDS ST. CROIX TO 2009 ITINERARY

St. Croix was treated to an early Christmas present several weeks ago when Disney Cruise Lines announced it will resume day-long visits to the island in 2009.

The Disney *Magic* will make St. Croix a featured stop on a new seven-night itinerary that is being introduced in 2009. In addition to St. Croix, the seven-day cruise will call on such ports as Port Canaveral, St.



Thomas and Disney's private island, Castaway Cay.

All together, Disney will make seven port calls to St. Croix in 2009; two in January and one each in February, March, October, November and December.

The news was welcomed by local retailers, merchants and tourism officials, who plan to greet cruise passengers with cultural festivities, day tours, music, street vendors and opportunities to experience the island's historic sites and ecological treasures.

It also is hoped that the return of Disney Cruise Lines to St. Croix will open the door for other major cruise lines to add St. Croix as a port of call in future years.

## LOCATING PROPERTY THE GOOGLE WAY

**C**oldwell Banker Land-de Wilde Realty has become one of the first St. Croix and Caribbean real estate companies to post property listings to the real estate section of Google Base. We understand the ever-increasing demand of home sellers for more electronic exposure for their property and strive to be on the cutting-edge of electronic real estate marketing. Becoming the first company in the area to offer clients this unique listing opportunity is an example of our commitment to lead the way in internet marketing.

The real estate section of Google Base, found by clicking on the "Housing" option on the Google Base home page, <http://base.google.com>, utilizes Google's global mapping technology and combines that with the longitude and latitude coordinates of the property to post a numerical marker, or flag, on the global map indicating a property for sale. To the left of the global map is a list of all numbered flags and a brief description of the property, including a photo and a link to that property on Coldwell Banker Land-de Wilde Realty's website, [coldwellbankervi.com](http://coldwellbankervi.com)

"We are thrilled to be able to offer this listing opportunity to our clients. The web traffic and exposure for these properties on Google Base is tremendous. By becoming the first real estate company in the region to post listings on Google Base, we have the unique ability to offer our clients a listing opportunity that no other company can provide. No other real estate office in the region can say the same thing," said Amy Land-de Wilde, broker/owner.

### ORDER NOW!

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[coldwellbankervi.com](http://coldwellbankervi.com)



## ST. CROIX REAL ESTATE MARKET WATCH

### NOVEMBER CLOSED SALES COMPARISON - 2006 VERSUS 2007

	2005-2006 SOLD	AVERAGE DAYS ON MARKET	AVERAGE PRICE	2006-2007 SOLD	AVERAGE DAYS ON MARKET	AVERAGE PRICE
Home Sales*	190	305	450,693	177	295	424,886
Condo Sales*	172	152	188,801	92	170	212,500
Land under \$39,999	197	472	27,521	140	327	28,486
Land over \$40,000	240	265	152,611	157	351	180,119
Commercial properties*	22	472	464,568	31	346	586,612

Information from the St. Croix Multiple Listing Service

\*The average sales price could be skewed greatly by only one sale because of the small number of annual sales.