

# St. Croix Real Estate *reviews*

Featuring Real Estate Market Updates and  
Local News of St. Croix, USVI

**OCTOBER 2011**

## Fall Race Season Opens with Wall2Wall Triathlon

**E**arly Sunday morning on September 17, local athletes dove into choppy seas at Cane Bay and ushered in St. Croix's 2011 fall race season. It was the annual Wall2Wall Triathlon, and 46 Crucian participants turned out for the swim-bike-run event. Not to mention a host of spectators and fans.

The Wall2Wall Triathlon offers three categories: the Sprint, the Relay and the shorter Try-a-Tri. Any interested athlete can find his niche. Of course, St. Croix is home to many accomplished athletes who have competed all over the country.

Kellen Hood, 27, who had just completed a 70.3 half-Ironman in Las Vegas the previous week, earned highest honors, finishing the half-mile swim, 4 1/2 mile bike ride and 3 mile run in just 1:15 and 39 seconds. Teresa Harper, again the women's champion, came in at 1:28:23. Young Adriel Sanes, an avid racer all of twelve, led the Try-a-Tri which consisted of a 300-yard swim, a 4 1/2 mile bike race and a 1.5 mile run. His winning time was 39:43.

Race director Tom Guthrie was pleased, noting the number of new participants. "We want to introduce as many people as possible to this sport," he said.

For information on upcoming races, visit VI Triathlon Federation @vitf.org. Or VI Pace Runners @virginislandspace.org.



*Kellen Hood*

*St. Croix Source Photo*

## Message from Amy...

**W**ith so much summer travel this year and then the business of getting my daughter situated for her freshman year at the University of Miami, I am just thrilled to nestle down and stay put here on St. Croix. And isn't there a rumble of "Season" in the wings? Is that the calendar cranking up? But before we dive headlong into all that, I'm glad to say that we have so far been spared hazardous storms. Officially, we celebrate Hurricane Thanksgiving later in the month, but I feel confident of such sentiment already. The island is beautifully green, flowers run rampant, bursts of yellow Ginger Thomas cover the hills. Who could ask for more?

On the docket this month, we have the Fall Heritage Festival at the Botanical Gardens and the Coral Reef Swim on the 9th, VI-Puerto Rican Friendship Day on the 10th (though celebration usually runs several days), the October Surprise Sprint Triathlon on the 16th, Sunset Jazz on the 21st and the wildly famous VICARE Halloween Party on 29th. The Coral Reef Swim is a favorite of swimmers from all over the United States, including former Olympians. The competition, a.k.a. Buck to Buc, begins on Buck Island and finishes at the Buccaneer Hotel. Swimmers emerge from the water to a wonderful reception of food and music on the beach.

There are a couple of awards that I must mention. (Allow me my high hat for just a minute.) First, the David S. Wyman Institute for Holocaust Studies honored the Virgin Islands with its *They Spoke Out* award in recognition of asylum offered to Jewish refugees in 1938 by then Virgin Islands Governor, Lawrence Cramer. Delegate to Congress Donna Christiansen accepted the award at the Institute's national conference in New York last month. And proudly, the Coldwell Banker family completely dominated the 2011 Wall Street Journal/ Real Trends *The Thousand*. *The Thousand* is an annual look at the top real estate producers in the country, and Coldwell Banker made up nearly 25%!



*Amy Land-de Wilde*

*Amy*

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

## Virgin Islanders United Hosts NYC Caribbean Fest

In celebration of the rich cultural heritage that is our calling card in the US Virgin Islands, crowds turned out in Manhattan for the Caribbean Culture Fest held at the Jackie Robinson Park September 4th. Mocko Jumbies waved the VI flag and danced through throngs of Caribbean natives and aficionados while vendors offered rice and peas, banana fritters, fried fish, fried “dumplin,” and local drinks like sea moss and ginger beer. Top Caribbean musicians took the stage.

Hosted by the Virgin Islanders United, the annual event was sponsored in part by the VI Department of Tourism and attracted attendees from the Territory as well as Caribbean nationals living elsewhere and folks who simply love the culture.

Jolene, a gospel artist of Virgin Islands ancestry, kicked off the celebration with a lively rendition of the national anthem which was followed by the “Virgin Island March.” Calypso Rose, a.k.a. “the undisputed calypso queen of the world,” was on hand, too, as were sounds of soca, road march and R&B. Even renowned jazz drummer and Virgin Island native, Dion Parson of the 21st Century Band, made a guest appearance. Radio and cable television personalities with Caribbean roots also graced



the stage. All the while, expatriates and potential tourists were encouraged to visit “America’s Caribbean.”

“We have kicked our marketing activities in the Diaspora into higher gear,” said Commissioner of Tourism Beverly Nicholson-Doty.

## Home Depot Grand Opening Makes Big Splash!

Home Depot made its St. Croix debut to over a thousand enthusiastic customers September 14th. The parking lot on the Melvin



Evans Highway overflowed while folks young and old clamored with excitement. In a brief ceremony, Lt. Governor Gregory R. Francis welcomed Home Depot to the island and Governor John P. deJongh declared that



the store opening was a “testament to St. Croix.” The governor took a handsaw and ceremoniously cut an orange board that had been signed by over 100 plus Home Depot employees. Then the doors opened, as if it were

showtime.

Islanders flooded the store, taking advantage of grand opening specials and buying appliances, building supplies and home improvement items. Employees served refreshments provided by The Galleon restaurant and the tone was definitely convivial. Home Depot’s regional vice president, Hector Padilla, said he’d never seen such a turnout as this one on St. Croix. “Since day one, the energy about the store has been tremendous!” he said.

The St. Croix location is the only Home Depot store opened in the United States mainland or territories in over a year. It features a large export department.

Built by Caribbean Development Partners, Home Depot is the anchor store for what will become the Island Crossing Shopping Center.

## High Hopes for STX Endangered Agave Eggersiana

The road to save our endangered *Agave eggersiana* has been long and hard. Found exclusively on St. Croix, this robust perennial herb, which grows up to 23 feet tall, occupies hillsides and plains primarily on the dry eastern end of the island. But its survival is threatened. Fifteen years ago, the local Fish and Wildlife Division of the Planning and Natural Resources Department filed to have the plant included on the Federal Endangered Species list. Finally, in September, a federal judge approved a legal agreement between the Center for Biological Diversity and the U.S. Fish and Wildlife Service. This agreement requires Fish and Wildlife to reach a decision on whether to include the *Agave eggersiana* on the endangered list by 2018.

With a court enforceable deadline in place, our *Agave eggersiana* species is one step closer to protection.



# Feature Property of the Month

## 31C and 31D Estate Great Pond

Located on the southeast shores of the Caribbean Sea, by the peaceful waters of Great Pond Bay is this well-constructed spacious home on over two acres of level land. Set back from the road as well as the coastline, this property affords country living with a bit of St. Croix colonial history in a tropical setting. A large great room, high ceilings, sunny, enclosed patio and separate apartment are some of the features. Owner financing available.

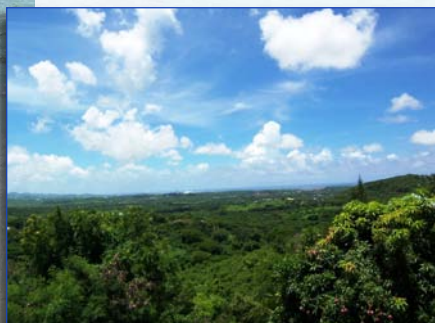
MLS # 11-1376 **\$925,000**



## ISLAND PROPERTIES

### Great Starter Home!

#20 Mt. Welcome  
Easy living in a great location close to historic Christiansted.  
\$141,000  
MLS # 11-872



**38 River**  
Over an Acre in Upscale Gated Community!  
\$65,000  
MLS # 11-1019

## October's DEAL OF THE MONTH

### 6-A Great Pond

Price reduction on this rare, sweet piece of Caribbean beachfront. Flat with a rise from the shore, it will be easy to build your island dream home here. You will be surprised at this gem with a sandy waterfront on this turquoise gentle bay. Owner financing offered to qualified buyer.

MLS # 10-1786 **\$130,000**

**#1 Villa Madeleine**  
Big Buck Island View!  
\$399,000  
MLS # 10-1207



## ST. CROIX REAL ESTATE MARKET WATCH

**CLOSED SALES COMPARISON : 9/30/09 - 9/30/10 VERSUS 9/30/10 - 9/30/11**

	2009-2010 SOLD	AVERAGE DAYS ON MARKET	AVERAGE SOLD PRICE	2010-2011 SOLD	AVERAGE DAYS ON MARKET	AVERAGE SOLD PRICE
Home Sales	126	299	\$417,317	86	271	\$503,615
Condo Sales	52	294	\$211,189	60	283	\$208,446
Land under \$39,900	33	257	\$29,945	30	318	\$28,183
Land over \$40,000	64	279	\$109,118	51	313	\$84,014
Commercial	8	191	\$308,125	8	504	\$577,375

Information from the St. Croix Multiple Listing Service

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