

Holiday Homes of St. John



From left to right: Jan Courlas, Jane Thill, Sara Hale, Miles Stair, Christie O'Neil, Janet Foote, Nancy Carrieri, Korin Dunford

*St. John's Oldest
Real Estate Firm
Celebrating 50 years in 2010*

"The company that gives back to St. John"

info@HolidayHomesVI.com

www.HolidayHomesVI.com

Edition 19

Winter 2010

MARKET NEWS; ST. JOHN GETS A NEW LOOK

With the winter season approaching, St. John is looking green and lush and Cruz Bay is getting a facelift for the holidays! The roundabout construction is to the point that there really is a "roundabout" in place (although construction is still on going all around). Paving has started on the North Shore Road from Mongoose Junction going east that will give that beautiful drive a beautiful feel and the signage is up for the projected paving on the South Shore Road, from Marketplace all the way to Centerline Road.

The businesses in Cruz Bay are going for the new look too. La Tapa totally repainted during the summer and Connections has refreshed their bright scheme. There is a new security fence around the Creek apron area that gives a much more finished feel for cruise ship arrivals and passengers departing to the BVI.

Caneel closed for two months this fall, giving them plenty of time for updating and a fresh look after their last season of welcoming familiar guests and new celebrities. Angelina Jolie, Brad Pitt and Eli Manning were among those reportedly sighted.

Coral Bay and East End are so green and beautiful. See for yourself from the "first view" welcome spot of the Chateau Bordeaux overlook where the restaurant and Colorful Corner shop are opening under new management, new paint and they look great!

The real estate market is showing signs of "green shoots" as well. Activity has increased in the moderate ranges and many island residents are buying at prices that haven't been seen for years. Some homes have sold for under \$500,000 and land parcels for under \$100,000! In October, Villa Delphina in Peter Bay sold for \$6.5 million in a welcome burst of upper end activity! Everything that has made St. John popular and loved over the past many years is still in place and with the stock market rising and prices looking attractive, this season should see St. John as THE place to buy that second home, condominium or land for future plans!

CALL US TO TALK ABOUT BEST BUYS ON THE MARKET, WE ARE THE PROS!

SALES COMPARISON YEAR TO YEAR;

12/22/2008 TO 12/22/2009 VS. 12/3/2007 TO 12/3/2008

UNITS SOLD 2008/09

HOMES 23
CONDOS 6
LAND 19

TOTAL SALES VOLUME 2008/09
\$39,078,999 <21%>

UNITS SOLD 2007/08

(prior 12 months)
HOMES 20
CONDOS 15
LAND 23

TOTAL SALES VOLUME 2007/08
\$49,644,559

REAL ESTATE SALES INFO

HOMES SOLD BETWEEN 1/1/09 AND 12/3/09

ADDRESS	Bedrms	Baths	List Price	Sold Price
6-3-107 Carolina	1	1	\$375,000	\$240,000
10-27-4B Carolina	1	1	\$419,000	\$350,000

HOMES SOLD BETWEEN 1/1/09 AND 12/3/09

ADDRESS	Bedrms	Baths	List Price	Sold Price
10-30C Rm Carolina	1	2	\$475,000	\$445,000
9-9-8 Carolina	2	2	\$649,000	\$600,000
1-1-3 Carolina	1	1	\$745,000	\$625,000
9-23E Carolina	4	4	\$1,700,000	\$1,600,000
300-4 Chocolate Hole	3	3	\$1,650,000	\$1,150,000
13 Chocolate Hole	3	3	\$2,300,000	\$1,800,000
71-17 Fish Bay	4	2.5	\$599,000	\$540,000
10-8-C Glucksberg	6	6	\$895,000	\$755,000
10-1-1 Glucksberg	3	2	\$890,000	\$800,000
16E-D-1 Mandahl	2	2	\$595,000	\$650,000
6 F Peter Bay	5	6.5	\$8,495,000	\$6,500,000
15D-2 Rendezvous & Ditleff	4	4	\$999,000	\$900,000
15A-8-B-9 Rendezvous & Ditleff	3	3	\$1,890,000	\$1,300,000
15A-7-14 Rendezvous & Ditleff	4	3.5	\$1,850,000	\$1,400,000
3B-26 Sans Soucci & Guinea	5	5.5	\$1,800,000	\$1,625,000
20-B Saunders Gut	2	2	\$1,395,000	\$1,225,000
3Q-2 Zootenvaal	3	2	\$729,000	\$585,000

Homes sold 1/1/2009-12/3/2009

\$23,090,000

Average Home Sale Price 1/1/2009-12/3/2009

\$1,215,263

CONDOS SOLD BETWEEN 1/1/09 AND 12/3/09

CONDO	Bedrms	Baths	List Price	Sold Price
Grande Bay B-301	1	1	\$485,000	\$485,000
Grande Bay B-P01	1	1	\$500,000	\$500,000
Grande Bay B-P02,3,4	1	1	\$508,000	\$508,000
Grande Bay B-202	2	2	\$655,000	\$655,000
Mango Terrace 2	3	3	\$1,300,000	\$1,200,000
Serendip INDIA	0	1	\$265,000	\$222,500

Condos sold 1/1/2009 - 12/3/2009

\$3,570,500

Average Condo Sale Price

\$595,083

LAND SOLD BETWEEN 1/1/09 AND 12/3/09

ESTATE	Acres	List Price	Sold Price
Carolina 10-10-9	0.5	\$125,000	\$85,000
Carolina 0-27-11A	0.26	\$99,500	\$98,000
Carolina 9-23-C-2	0.511	\$185,000	\$150,000
Chocolate Hole 81-1	0.43	\$495,000	\$200,000
Chocolate Hole 449	0.45	\$419,000	\$327,500
Eden 2-8-8	0.26	\$130,000	\$85,000
Eden 2-8-1	0.238	\$137,500	\$90,000
Emmaus 8-26	0.249	\$185,000	\$125,000
Fish Bay 71-17A	0.501	\$60,000	\$60,000
Fish Bay 103	0.29	\$205,000	\$145,000
Grunwald 2-3	0.282	\$125,000	\$65,000
Grunwald 2-4	0.301	\$125,000	\$65,000
Grunwald 4-1	0.288	\$85,000	\$85,000
Lovango 2	1.1	\$775,000	\$700,000
Mandahl 16A-22	0.85	\$1,100,000	\$825,000
Peter Bay 5A	0.81	\$3,500,000	\$3,500,000
St.Quaco&Zimmerman 6C-1B-2	0.366	\$447,500	\$410,000

Land sold 1/1/2009-12/3/2009

\$7,015,500

Average Land Sale Price

\$412,676

continued

**WESTIN VACATION CLUB TIMESHARE
RESALES SOLD BETWEEN 1/1/09 AND 12/3/09**

UNIT & WEEK	Bedrms	Baths	List Price	Sold Price
3110	41	2	\$10,000	\$6,500
4211	48	3	\$35,000	\$22,500
4414	44	3	\$29,900	\$30,000
3322	13	1	\$25,995	\$17,500
3322	14	1	\$25,995	\$17,500
3326	11	1	\$33,000	\$20,000
3223	1	1	\$50,000	\$22,000
3223	2	1	\$50,000	\$25,000
4313	33	3	\$37,500	\$26,000
3411	AU3N	0	\$18,000	\$18,000
3227	42	1	\$10,000	\$7,500
3118	43	2	\$14,950	\$14,950
3314	49	0	\$11,000	\$7,500
3427	3	1	\$22,000	\$20,000
4313	22	3	\$37,500	\$37,500
4111	34	3	\$33,000	\$27,000

TIMESHARES SOLD 1/1/2009- 12/3/2009 **\$319,450**
Average WVC Resale Price **\$21,296**

This is a recap of real estate activity on St. John taken from the St. John Board of Realtors MLS and is for informational purposes only.

ST. JOHN IS GOING "GREEN"

The island is exceptionally green this year in more ways than one... RECYCLING has finally come to St. John! Cans can now be dropped off at convenient recycling bins adjacent to dumpsters. The ST. JOHN RECYCLING COUNCIL has volunteers pick them up and transport them to St. Thomas. For more info call Paul Devine at (340) 693-9410 or attend monthly meetings 7 pm on 2nd Tuesdays of the month on 3rd floor at The Marketplace near "Baked in The Sun".

Holiday Homes is also on the GREEN bandwagon. With our recent acquisition of a state of the art scanner we are digitizing all files and storing them in cyberspace. Our 50 years of historical archives can now be preserved indefinitely and we are much better able to transmit data by email thus saving trees and progressing toward a "paperless office". St. John MLS has also gone digital so now listings are processed and stored digitally. Agents can easily access data from their home offices and even on their mobile phones. We are the future! If you wish to be updated automatically by email when new listings within your search/interest parameters come on the market please let us know and be sure we have your current email address. Our website also has a search feature within MLS to see all new listings within the past 7 days.

Also our agents are taking classes online to get the new NAR "Green" designation and, as usual, are in the forefront of Realtor® education! In addition we are also members of The Island Green Building Association (IGBA) and are thrilled to announce that builders and architects here have established guidelines for building green. Please join with us to help protect and preserve the spectacular natural beauty, unique – but extremely fragile – ecosystems, and enduring traditional culture that are the fabric of St. John. Be a part of the solution and discuss with your architect/builder The 10 Most Important Issues about building responsibly on St. John as listed on the IGBA website www.igba-stjohn.org. In its continuing effort to promote sustainable and environmentally responsible development and construction in the U. S. Virgin Islands IGBA has developed a "Tropical Green Building" Certification (TGBC) Program. There are also new resources available for cost effective green building with "eco panels" and bamboo. Please check out the websites www.ecosmartinc.com/ecoarchives.htm and www.bambooislandhome.com for more information. Prices start at \$60 per sq. ft. for the bamboo building system.

In some ways Virgin Islanders have been ahead of the movement for years with cisterns for water recycling and solar hot water heaters. Our environment is conducive being green with year round sun and constant breezes facilitating solar power and wind mills (TUTU Shopping center on St. T. now has 2 windmills powering that complex!) and some smart homeowners are now using net metering to reduce or eliminate VI Power and Water Authority (WAPA) electricity bills. Their solar panels make power that is combined at the meter with the utility provided power and the bill reflects the net difference. In addition WAPA, which has been researching an alternative to burning oil, has signed agreements to purchase power from the Alpine Energy Group two soon to be built waste-to-energy power plants in the territory. They will burn trash provided via an agreement with the VI Government Waste Management

Authority which will also help reduce the volume of solid waste that gets deposited in our landfills. The plants will reportedly burn approximately 146,000 TONS of trash a year!

Last but not least, the federal government has extended the 30% tax credit for the next 8 years and the VI Government is using American Recovery and Revitalization Act (ARRA) or "stimulus" funds to promote solar power for uses such as water heaters, pool pump circulation, and solar assisted air conditioning. They are training local workers and the energy office is expanding the Rebate Program (check out website www.vienergy.org).

That's lots of GOOD NEWS for the island!

GOOD WORKS ON ST. JOHN

3/13/09 "Pine Peace Auction" This annual dinner and silent auction raised \$125K in 2009 to support St. John's Gift Hill School and scholarship programs.

5/16/09 "Wagapalooza" This wacky island dog show is now in its ninth year. The Animal Care Center (ACC) raised \$25,000 for St. John's cuddliest residents. Visit: www.Wagapalooza.com.

5/24/09 "6th Annual St. John Beach-to-Beach Power Swim" Friends of Virgin Islands National Park hosted the 6th Annual Beach-to-Beach Power Swim. For race results visit: www.friendsvinp.org

6/20-7/04/09 The "St. John Festival 2009" Our favorite time of year!! Food, music, costumes, and fun! The St. John board of Realtors® joined in the fun at "Kid's Carnival", donating their time for the kids and a great fund raiser for the Rotary Club.

9/6/09 "The 11th Annual Love City Triathlon" is becoming one of our most popular events! For results and photos visit: www.stjohnlandsharks.com

9/19-10/10/09 "VI Coastweeks" sponsored by the Friends of the Virgin Islands National Park "Adopt a Beach" program. The Holiday Homies continue to "Adopt" Reef bay beach by cleaning trash and debris. To find out how you can help keep St. John Beautiful please visit: www.friendsvinp.org

10/24/09 The "No Fleas Please" flea market to benefit the Animal Care Center (ACC), now in its third year, was once again a huge success. Help support the ACC@www.wagapalooza.com

Please join us in giving back to our island!

UPCOMING EVENTS 2010

December – April

Friends of the Park Seminar Series

January – April

Friends of the Park Cultural Carabana Theater Presentation "Benji"

January

St. John Yacht Club "Dukes Trophy Regatta"

Friends of the National Park, Annual Meeting, Cinnamon Bay

February

St. John & Coral Bay Yacht Clubs "Around St. John Regatta"

6 Friends of the National Park Gala, Marshall's Villa, Chocolate Hole

25-27 Folk Life Festival at the Annaberg Plantation

27 8 Tuff Miles Road Race

March

13 Giff Hill School Annual Auction Dinner - Westin Resort

17-21 8th Annual St. John Blues Festival

Julius Sprauve School Dinner Gala

23 Friends Environmental Earth Day Fair, Beach & Trail Clean-up

24 Friends of the National Park Reef Fest, Hawksnest Beach

May

30 7th Annual Beach to Beach Power Swim

If you currently have your property listed with another real estate agency, this newsletter is not intended to solicit your business.

Please feel free to contact us at:

HOLIDAY HOMES OF ST. JOHN

The Marketplace (next to Starfish Market)

(340) 776-6776 or (340) 774-8088

Toll Free 1-800-905-6824 or 1-800-526-9193

info@HolidayHomesVI.com

www.HolidayHomesVI.com