




















Land Sold 2009

19 Properties

		Price / Status / MLS #	Parcel Number	Estate	Lot Size (+/-)	Grade	Sold Date	Days On Market	Original List Price	List Price	Sold Price
1		\$150,000 9-23-C-2 Carolina St John, VI 00830 Closed / 08-246	9-23-C-2	Carolina	0.511	sloping	08/10/2009	425	185,000	185,000	150,000
2		\$98,000 10-27-11A Carolina St John, VI 00830 Closed / 08-382	10-27-11A	Carolina	0.26	downhill	01/23/2009	120	125,000	99,500	98,000
3		\$85,000 10-10-9 Carolina St John, VI 00830 Closed / 09-4	10-10-9	Carolina	.50	steep	04/14/2009	99	140,000	125,000	85,000
4		\$327,500 449 Chocolate Hole St John, VI 00830 Closed / 08-17	449	Chocolate Hole	0.45	mod	09/29/2009	627	499,000	419,000	327,500
5		\$115,000 422 Chocolate Hole St John, VI 00830 Closed / 09-164	422	Chocolate Hole	0.74	moderate	12/15/2009	281	125,000	125,000	115,000
6		\$200,000 481-1 Chocolate Hole St John, VI 00830 Closed / 05-391	481-1	Chocolate Hole	.43		10/16/2009	1,459	3,800,000	495,000	200,000
7		\$85,000 2-8-8 Eden St John, VI 00830 Closed / 08-379	2-8-8	Eden	.26	moderate	03/04/2009	161	135,000	130,000	85,000
8		\$90,000 2-8-1 Eden St John, VI 00830 Closed / 08-358	2-8-1	Eden	0.238	Gentle	08/24/2009	345	137,500	137,500	90,000
9		\$125,000 8-26 Emmaus St John, VI 00830 Closed / 09-125	8-26	Emmaus	0.249	moderate	05/19/2009	91	185,000	185,000	125,000
10		\$60,000 71-17A Fish Bay St John, VI 00830 Closed / 08-413	71-17A	Fish Bay	.501 acres +/-	steep	02/27/2009	127	60,000	60,000	60,000
11		\$145,000 103 Fish Bay St John, VI 00830 Closed / 07-296	103	Fish Bay	0.29	moderate	04/28/2009	643	250,000	205,000	145,000
12		\$85,000 4-1 Grunwald St John, VI 00830 Closed / 08-150	4-1	Grunwald	0.288 acres	Moderate	09/21/2009	544	199,000	85,000	85,000
13		\$65,000 #2-3 Grunwald St John, VI 00830 Closed / 08-425	#2-3	Grunwald	.282 +/-		04/09/2009	157	125,000	125,000	65,000
14		\$65,000 #2-4 Grunwald St John, VI 00830 Closed / 08-426	#2-4	Grunwald	.301 +/-	medium	04/09/2009	157	125,000	125,000	65,000
15		\$99,999 14Cca-2 John's Folly St John, VI 00830 Closed / 07-441	14Cca-2	John's Folly	10,138 Sq ft.	steep/mod	12/22/2009	757	229,000	175,000	99,999
16		\$700,000 2 Lovango St John, VI 00830 Closed / 09-161	2	Lovango	1.10	Moderate	03/05/2009	0	775,000	775,000	700,000
17		\$825,000 16A-22 Mandahl St John, VI 00830 Closed / 08-345	16A-22	Mandahl	.85	flatish	08/14/2009	357	1,100,000	1,100,000	825,000
18		\$3,500,000 5A Peter Bay St John, VI 00830 Closed / 09-215	5A	Peter Bay	.81 +/- ac	flat	04/20/2009	0	3,500,000	3,500,000	3,500,000
19		\$410,000 6C-1B-2 St. Quaco & Zimmerma St John, VI 00830 Closed / 07-454	6C-1B-2	St. Quaco & Zimmerma	.366 acre	Moderate	06/16/2009	564	895,000	447,500	410,000

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Prepared by Sara E. Lovegreen, Search the MLS @ www.StJohnRealEstateGuide.com on Friday, March 12, 2010 12:46 PM