








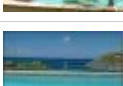















## Residential Sold 2008

23 Properties

		Price / Status / MLS #	Estate	Parcel Number	Total Bedrooms	Total Bathrooms	Lot Size (+/-)	Total SqFt. (+/-)	Sold Date	Days On Market	Original List Price	List Price	Sold Price
1		<b>\$250,000</b> 9-17G Glucksberg St John, VI 00830 Closed / 08-121	Glucksberg	9-17G	2	1	10,192 sq. ft.	1,066	12/22/2008	290	320,000	295,000	250,000
2		<b>\$300,000</b> 10-16H-1 Carolina St John, VI 00830 Closed / 06-114	Carolina	10-16H-1	1	1	.26	792	04/16/2008	796	455,000	349,500	300,000
3		<b>\$330,000</b> 16A-10 RM Mandahl St John, VI 00830 Closed / 06-422	Mandahl	16A-10 RM	2	3	.278	2,000	07/22/2008	713	599,000	399,000	330,000
4		<b>\$546,060</b> Z-3 Fish Bay St John, VI 00830 Closed / 05-202	Fish Bay	Z-3	3	3	0.556 acre	2,985	11/07/2008	1,289	980,000	795,000	546,060
5		<b>\$550,000</b> R-1 Fish Bay St John, VI 00830 Closed / 07-422	Fish Bay	R-1	1	1	0.52 acre	1,290	06/18/2008	222	699,000	599,000	550,000
6		<b>\$599,000</b> 1-1,1-2 1-3 Pastory St John, VI 00830 Closed / 08-364	Pastory	1-1,1-2	5	3	0.294 combined	2,880	11/18/2008	64	599,000	599,000	599,000
7		<b>\$675,000</b> 88 Fish Bay St John, VI 00830 Closed / 07-352	Fish Bay	88	4	2.5	0.32	3,900	09/19/2008	366	800,000	725,000	675,000
8		<b>\$970,000</b> 4-5 & 4-6 Carolina St John, VI 00830 Closed / 07-485	Carolina	4-5 & 4-6	6	4	0.382 PLUS 0.342 acre	4,782	05/13/2008	145	995,000	995,000	970,000
9		<b>\$975,000</b> 5FA-2 Pastory St John, VI 00830 Closed / 06-570	Pastory	5FA-2	2	2	0.507	2,200	12/31/2008	765	1,290,000	1,025,000	975,000
10		<b>\$999,999</b> 41 Chocolate Hole St John, VI 00830 Closed / 06-258	Chocolate Hole	41	2	2	0.53	1,645	12/17/2008	967	1,600,000	1,000,000	999,999
11		<b>\$1,150,000</b> 10-30B Rem 10-30B-1 Carolina St John, VI 00830 Closed / 07-228	Carolina	10-30B Rem	3	3.5	0.398	3,800	05/27/2008	368	1,350,000	1,350,000	1,150,000
12		<b>\$1,200,000</b> 15-3 Carolina St John, VI 00830 Closed / 07-325	Carolina	15-3	2	2	0.24	3,508.5	08/21/2008	366	1,895,000	1,295,000	1,200,000
13		<b>\$1,225,000</b> 1 Rem. Fish Bay St John, VI 00830 Closed / 06-606	Fish Bay	1 Rem.	2	3	.23 acre	2,370	05/16/2008	526	1,575,000	1,295,000	1,225,000
14		<b>\$1,720,000</b> 15A-3-23 Rendezvous & Ditleff St John, VI 00830 Closed / 07-428	Rendezvous & Ditleff	15A-3-23	3	3	0.90	2,980	05/16/2008	183	1,850,000	1,850,000	1,720,000
15		<b>\$1,750,000</b> 11-B Rem 11-E Glucksberg St John, VI 00830 Closed / 07-227	Glucksberg	11-B Rem	4	4	0.23	4,050	07/02/2008	407	1,799,000	1,799,000	1,750,000
16		<b>\$2,200,000</b> 462 Chocolate Hole St John, VI 00830 Closed / 08-487	Chocolate Hole	462	3	3.5	0.63	5,120	12/17/2008	0	2,200,000	2,200,000	2,200,000
17		<b>\$2,200,000</b> 15A-8-B-27 Rendezvous & Ditleff St John, VI 00830 Closed / 07-192	Rendezvous & Ditleff	15A-8-B-27	4	6	.659	5,782	06/17/2008	436	2,800	2,800,000	2,200,000

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18	 <b>\$2,241,000</b> 15A-8-A-7 Rendezvous & Ditleff St John, VI 00830 Closed / 07-474	Rendezvous & Ditleff	15A-8-A-7	4	5	0.513	7,000	04/04/2008	113	2,995,000	2,995,000	2,241,000
19	 <b>\$2,260,000</b> 3-5A Catherineberg St John, VI 00830 Closed / 05-104	Catherineberg	3-5A	3	2.5	1.01		01/08/2008	1,054	2,750,000	2,395,000	2,260,000
20	 <b>\$2,325,000</b> 132 Chocolate Hole St John, VI 00830 Closed / 07-344	Chocolate Hole	132	3	3	1.05 acres	3,300	06/11/2008	281	3,599,000	2,774,000	2,325,000
21	 <b>\$2,500,000</b> 138 Chocolate Hole St John, VI 00830 Closed / 06-542	Chocolate Hole	138	4	4	0.50 acre	3,450	12/30/2008	790	3,750,000	2,995,000	2,500,000
22	 <b>\$3,000,000</b> 15A-7-13 Rendezvous & Ditleff St John, VI 00830 Closed / 07-396	Rendezvous & Ditleff	15A-7-13	3	3.5	0.53 +/- ac	3,676	01/29/2008	92	3,195,000	3,195,000	3,000,000
23	 <b>\$4,600,000</b> 10-E Contant St John, VI 00830 Closed / 08-260	Contant	10-E	5	6	0.46	7,242	06/24/2008	0	4,600,000	4,600,000	4,600,000

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Prepared by Sara E. Lovegreen, Search the MLS @ [www.StJohnRealEstateGuide.com](http://www.StJohnRealEstateGuide.com) on Saturday, December 19, 2009 12:19 PM