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St. Thomas Real Estate reviews

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

APRIL 2014

CARNIVAL 2014

Like New Orleans, Rio and Trinidad, St. Thomas loves Carnival. Every April, gaiety reigns. Festivities steeped in European, African and Caribbean tradition (music, dance, costumes, foods) take over the island.



Now, St. Thomas Carnival 2014 approaches full swing: steel pan concerts, Calypso competitions, talent shows, pageanties, Quelbe dancing, Moko Jumbies, parades and tramps. The action even goes into the Roy Schneider Hospital for an evening so that patients can enjoy the spirit. Carnival Village opens on April 25th, and festivities crescendo.

During those final days, for which revelers travel from far and wide, events include the Cultural and Food Fair on April 30th and a May 1st predawn J'ouvert where islanders dance through the streets as per an old-time custom. On Friday morning, the Children's Parade showcases our talented young musicians and lovely little majorettes. Then comes the grand finale, the day everyone has waited for--the Adults' Parade. Almost anything goes. Normally conservative adults in sensible shoes put on elaborate headdresses and skimpy costumes and strut their stuff. You might spot your mailman (or next door neighbor) swinging his hips to the loud music, bare-chested and with plumes on his head.

Majorettes twirl with abandon. Double deckers with steel pan youth orchestras roll by. Spectacular floats with troupes of hundreds follow, one troupe's costumes more extravagant than the next.

Finally, fireworks and one last calypso show top off the night. And St. Thomas returns to itself for another year.

*This newsletter written by Anne Salafia
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Message from Jeyan...



Jeyan Stout

As our newsletter comes out, many of you will be gathering with family and friends in observance of Easter or Passover. I wish you all much happiness.

Many visitors, as well as St. Thomians, enjoy services at historic places of worship like the St. Thomas Reformed Church (est. 1660) or the St. Thomas Synagogue, a National Historic Landmark of Gothic Revival style. Historic churches also include the Frederick Lutheran Church (1793), Sts. Peter and Paul Catholic Cathedral (1848) and the Cathedral Church of All Saints (1848). Lots of folks greet the sunrise on Easter at the ocean's edge. Or cook up a feast for family and friends. One thing is certain, no one spends the holiday alone. We St. Thomians are famous for our open arms.

Casting back a minute: our St. Thomas International Regatta was a tremendous success. Yes, swells and high winds challenged the sailors. (Gusts reached 30-plus knots.) Of course, this made for fabulous photographs and stories of triumph and narrow escape—not to mention a few tall tales. Sailors from around the world have returned home talking about it, no doubt. Our regatta is widely known as the "Crown Jewel for Caribbean Yacht Racing." After these 2014 races, we maintain the title.

Our own John Holmberg, with crew Terri McKenna, won in the Beach Cat Class aboard their Narca 17, Flight Risk. This win should go a long way toward their bid for the 2016 Summer Olympics. We'll keep you posted, count on it.

It's Carnival time! If you've never visited during St. Thomas Carnival, you must. I'm looking forward to all that delicious local food at the Cultural and Food Fair. Kallaloo, anyone?

Jeyan

Jeyan Stout, GRI, CRS, e-Pro,
Previews Property Specialist
Coldwell Banker Stout Realty

Check Out Our
WEBSITE

St. Thomas in Profile...

Dr. Michael Hughes & Donna Davis

The Board of Trustees for Antilles School looked long and hard to find Dr. Michael Hughes and his wife, Donna Davis. St. Thomas is glad it did.

After a comprehensive search, the Board honed in on its headmaster in Redlands, CA. Engaged as Head of School at Valley School there, Hughes' credentials included a PhD from Curry School of Education in Virginia. Ms. Davis heralded from a scholastic corner, too--Director of Development for the largest non-profit after school program in southern California. The Board snagged them both.

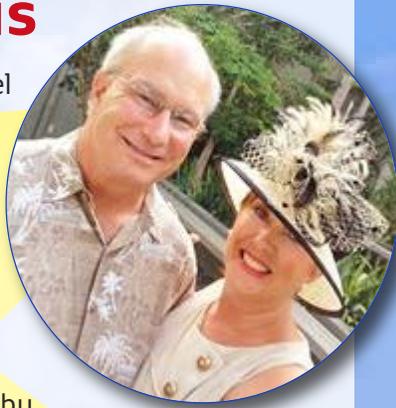
In 2011, Hughes signed on as Headmaster for Antilles School, Davis as Director of Admissions and Development.

"We love it here!" said Davis. "We've moved our daughter, son-in-law, and grandbaby down." (The two year-old attends the Antilles toddler program.)

"Our goal is to make sure every child meets his or her potential--whether that be for MIT, Brown or the University of Tampa," Davis said. With 83 faculty members for 533 students, they can do it. "That's a 6-1 ratio," Davis pointed out. "If a student ranks low in reading, we can accommodate that child." Every fall, kids head out to fine universities, some to the top in the country.

Along with St. Thomians, students from other islands also enroll. Word of the Antilles sailing team--National Champions in 6 of the last 9 years--and of the school's college success rate has spread. The Chinese have pricked up their ears. "Asian families push academics. We will probably accept a few students from China," Davis said.

The school fundraiser on April 5th attracted the whole community. Davis brought in Gypsy Lane Band, a show band with two members from the original Village People. After dinner and an auction, everyone hit the dance floor for "YMCA." "I've learned what people like; we had a blast!" said Davis.



And America Raised Its Flag...

On March 31, 1917, the U.S. raised its flag over St. Thomas, St. John and St. Croix. In simultaneous 4pm ceremonies on each island, Denmark and America formally celebrated the transfer of the Danish West Indies to the United States 97 years ago. Purchase price: \$25 million. The islands have commemorated the exchange ever since. Transfer Day is an official Virgin Islands holiday; visiting Danes join in celebration.

America began eyeing the Danish West Indies as a strategic naval and merchant vessel location during the Civil War. Denmark, at the time, viewed the islands as a financial



St. Thomas on Transfer Day in 1917.

drain, and sale negotiations began in January, 1865. Obstructions, political and otherwise intervened, but America never lost sight of the plan. Fifty years later, it owned the islands. For this Transfer Day celebration, a

Danish tour group flew into St. Thomas the night before. They spent the holiday touring historic sites, buildings and homes, among them the Britannia House at Black Beard's Castle. A field day for historians and researchers, the Danes paid tribute to their history alongside Virgin Islanders.

The Caribbean Genealogy Library recognized the holiday with lectures, a presentation of historic photographs, and materials from Transfer Day, 1917.

The Territory maintains strong bonds with Denmark. Plans for the Centennial Celebration in 2017 have begun on both sides of the pond.

FIBER OPTIC UPDATE

In 2010, when the VI Public Finance Authority got grants to build and wholesale a high-speed fiber optic telecom system, it created viNGN to do the job. Now, the Virgin Islands New Generation Network (viNGN) heads into the home stretch.

"We're in the final stages of network construction," said Lawrence Kupfer, President and CEO. "We're starting to connect and service our Community Anchor Institutions."

By late June, 316 government offices, community centers, police and fire stations, schools, and emergency services—Community Anchor Institutions—will come online. By the 4th quarter, commercial and residential customers will have access to internet speeds up to 1000 megabits per second.

"We're the middleman; we find retail providers who will service customers," Kupfer said. "We have a number of contracts with ISPs in place and a number of negotiations in progress." Anchor centers and other users select their provider. (Think Broadband VI, Choice, Orbitel...)

The Economic Development Commission is spreading the word. Our new network should attract businesses that need top communications capabilities: financial services companies, consulting firms, data centers and customer service call centers. "High-tech companies want to know what kind of bandwidth they can get here," said Kupfer. viNGN fills them in.

Residents can learn computer basics through viNGN's digital literacy courses: word processing, spread sheets, emailing, general office skills. Over 2000 people have taken the training; Kupfer hopes more will avail themselves of the opportunity, free through summer. "Come into a computer center or log-on to vingn.com and take the training from home," Kupfer said.



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Incredible Purchases on Deck Point!

8-17 Nazareth

Waterfront, with steps down to the water! Pool, views, close to St. Thomas Yacht Club with remodeled kitchen. This beautiful home is open with lots of views out over the water! With superior-sized bedrooms, and great living/dining areas, this well-priced waterfront home has more potential to expand and is in a perfect location is perfect. Solar hot water and cisterns that have been resealed

MLS 14-282

\$1,200,000



BONUS! A .85-acre waterfront parcel right next door is also available for **\$399,000**.

Call Jeyan today to view this incredible property!

ST. THOMAS MARKET WATCH

January 1, 2014 to April 15, 2014

CONDOS

SOLD 30	Average Days on Market 233	Median Sold Price \$157,000
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HOMES

SOLD 27	Average Days on Market 230	Median Sold Price \$460,000
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LAND - LISTED \$1 TO \$150,000

SOLD 29	Average Days on Market 363	Median Sold Price \$70,000
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LAND - LISTED OVER \$150,001

SOLD 3	Average Days on Market 753	Median Sold Price \$253,000
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Presently listed for sale:

Homes - 212
Condos - 171
Land under 150K - 117
Land above \$150K - 154

If you have specific questions about an area, a complex or land in a certain price range, we can give you the background information on sales, so call us when you're ready!

Comparison of years 2012 to 2013

Also 2.5 months of each year '12, '13, and 2014 to see how we're doing... and where we're going!!

CONDOS

2012 Sold	DOM average	Sold \$ Median	2013 Sold	DOM average	Sold \$ Median
64	212	\$177K	85	243	\$170K
2.5 months figures (1st Jan of each year to 12 March each year)		2012	15	239	\$130K
		2013	7	467	\$244K
		2014	17	220	\$230K

HOMES

2012 Sold	DOM average	Sold \$ Median	2013 Sold	DOM average	Sold \$ Median
68	313	\$458K	72	257	\$517,250
2.5 months figures (1st Jan of each year to 12 March each year)		2012	13	153	\$550K
		2013	6	187	\$912,500
		2014	13	433	\$361K

LAND - LISTED \$1 TO \$150K

2012 Sold	DOM average	Sold \$ Median	2013 Sold	DOM average	Sold \$ Median
21	408	\$52,020	19	289	\$70K
2.5 months figures (1st Jan of each year to 12 March each year)		2012	2	351	\$97,450
		2013	2	335	\$46K
		2014	3	316	\$52K

LAND - LISTED \$150,001 TO \$10M

2012 Sold	DOM average	Sold \$ Median	2013 Sold	DOM average	Sold \$ Median
11	446	\$200K	9	225	\$165,750
2.5 months figures (1st Jan of each year to 12 March each year)		2012	3	338	\$130K
		2013	1	239	\$175K
		2014	3	846	\$167,500

Information from the St. Thomas Multiple Listing Service.