



HOLIDAY HOMES

St John

EDITION 34

SPRING 2018



REAL ESTATE MARKET UPDATE

The true essence of 'Love City' has shown through over the last several months as the St. John community has come together to support one another and recover from the devastating hurricanes of 2017. We could not have gotten to this point in the recovery process so quickly without the outpouring of love and support that has come from off-island.

We are grateful as life on island turns back to normalcy; power has been restored, the beaches and trails are open, stores & restaurants are open and Mother Nature continues to regrow, covering us in green. We have newfound views all through the National Park. It is a great time to explore St. John all over again. Clean up continues daily and relief workers of all sorts are still lending a hand in rebuilding St. John.



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Located at the Marketplace

*St. John's Oldest
Real Estate Firm*

The Real Estate market has moved into 2018 with lots of activity. The market is still adjusting as the island continues to assess storm-damaged properties and folks weigh options of selling or rebuilding. Now with a new type of product, storm-damaged properties, we can offer an opportunity for Buyers to invest in St. John and be part of rebuilding the community. With only a handful of storm-damaged properties closed or under contract thus far, we have seen good activity with multiple offers on single properties. We expect many more properties still to come to the market this year as folks work through insurance settlements.

Two months into the New Year, we have seen great activity on the residential front with 13 new contracts; many of which were not storm-damaged and two with list prices over \$2M. We are still presented with challenges of financing for land and now storm-damaged properties. Inventory numbers are dwindling for both residential and land listings, and we are working with buyers and sellers to evaluate their situations and look at changes as opportunities.

As a "new norm" is established on island, we find that it is a positive time of rebirth and regrowth for St. John. Many long-time, loyal St. John visitors have returned and reported that the positive attitude and sincere gratitude from St. John residents has made this trip a unique heartfelt experience. We encourage all to visit, explore the opportunities, and be part of rebuilding Love City! #VisitInvestRebuild



HOLIDAY HOMES FEATURED LISTINGS



SUNSET COVE
\$495,000
MLS ID 17-106

SAGO COTTAGE
\$680,000
MLS ID 15-242

GLUCKSBERG HOME
\$330,000
MLS ID 18-32



TRE VISTA
\$2,750,000
MLS ID 15-206

VENTOSA
\$1,295,000
MLS ID 14-455

SOUTHERN CROSS
\$2,695,000
MLS ID 17-176



MANDAHL FIXER UPPER
\$375,000
MLS ID 18-56

CHRISTY ANN
\$1,500,000
MLS ID 16-351

HUMMINGBIRD
\$550,000
MLS ID 16-371

RESIDENTIAL SALES IN 2017				
Address	Beds	Baths	List Price	Sold Price
Calabash Boom 15	3	2	\$499,000.00	\$444,000
Calabash Boom 29-F-J-1	2	3	\$630,000	\$550,000
Carolina 10-10-08	2	2	\$495,000	\$450,000
Carolina 10-29-03	1	1	\$499,000	\$475,000
Carolina 11-1	3	2	\$699,000	\$550,000
Carolina 15-3	2	2	\$1,300,000	\$1,210,000
Carolina 15-4	2	2	\$375,000	\$375,000
Carolina 6-1-04	4	3	\$498,000	\$450,000
Carolina 6-3-113	3	2	\$670,000	\$630,000
Carolina 6-3-85	4	4	\$1,199,000	\$1,100,000
Carolina 6-G-8	1	1	\$440,000	\$424,000
Carolina 7Ba-2	3	2.5	\$695,000	\$650,000
Carolina 9-23E	4	4	\$1,299,000	\$1,050,000
Carolina 9-9-5 & 9-9-4A	4	3	\$299,999	\$299,999
Chocolate Hole 109A	5	4	\$585,000	\$530,000
Chocolate Hole 187	3	3	\$920,000	\$860,000
Chocolate Hole 1REM	5	5	\$1,490,000	\$1,200,000
Chocolate Hole 300-2	4	3	\$1,575,000	\$1,495,000
Chocolate Hole 400 & 401A	3	4	\$755,000	\$677,500
Chocolate Hole 436	3	3	\$1,599,000	\$1,400,000
Chocolate Hole 455	3	3	\$1,699,000	\$1,625,000
Chocolate Hole 477A	3	2.5	\$695,000	\$640,000
Chocolate Hole 482 B	5	4	\$749,000	\$674,000
Chocolate Hole 49	2	2.5	\$975,000	\$895,000
Concordia 11-2	2	2	\$650,000	\$625,000
Contant 1L&1M	4	4	\$525,000	\$225,000
Fish Bay 116	3	3	\$1,085,000	\$900,000
Fish Bay 20	4	3	\$695,000	\$500,000
Freemans Ground 5	2	1	\$465,000	\$350,000
Gift & Regenback H1&H2	3	3	\$749,000	\$680,000
Glucksberg 4A	8	6	\$1,200,000	\$965,000
Grunwald 1-1-05	4	4	\$750,000	\$712,500
Pastory 5GF	2	2	\$495,000	\$460,000
Peter Bay 14-A	4	4	\$4,500,000	\$3,600,000
Rendezvous & Ditleff 15A-3-20	3	3	\$2,200,000	\$1,750,000
Rendezvous & Ditleff 15A-3-24	3	3	\$1,239,000	\$1,165,000
Sans Soucci & Guinea Gut 3B-5b	5	4	\$2,975,000	\$2,550,000
Zootenvaal 3A-5	3	3	\$795,000	\$750,000
38 HOME SALES				\$33,886,999
AVERAGE SALES PRICE				\$891,763
CONDO SALES IN 2017				
Condo	Beds	Baths	List Price	Sold Price
Grande Bay 201	2	2	\$1,200,000	\$900,000
Grande Bay 202	1	1	\$875,000	\$767,500
Grande Bay C-102	2	2	\$900,000	\$850,000
Upper Deck 11 and 11A	2	2	\$495,000	\$455,000
Villa Caribe C-102	2	2	\$525,000	\$480,000
5 CONDO SALES				\$3,452,500
AVERAGE SALE PRICE				\$690,500
LAND SALES IN 2017			List Price	Sold Price
Address				
Carolina 1-34A			\$75,000	\$75,000
Carolina 10-16-C-1			\$79,000	\$60,000
Carolina 10-51-3			\$99,000	\$72,500
Carolina 10-8-13REM			\$249,000	\$225,000
Carolina 14 REM			\$299,000	\$267,500
Carolina 7-2			\$99,000	\$85,000
Carolina 22-10			\$95,000	\$73,000
Carolina 6-3-114			\$125,000	\$99,000
Chocolate Hole 54 Rem			\$219,500	\$187,500
Emmaus 8-35			\$49,900	\$46,250
Enighed 13AD			\$220,000	\$150,000
Fish Bay O			\$89,500	\$82,250
Hansen Bay 6-o-37			\$199,000	\$185,000
Leinster Bay 5Q-C Cons.			\$99,000	\$65,000
Maho 1			\$2,000,000	\$1,275,000
Pastory 7B-3			\$99,000	\$99,000
Rendezvous & Ditleff 15A-8-B-24			\$325,000	\$300,000
Sans Soucci & Guinea Gut 3B-45			\$399,000	\$375,000
St. Quaco & Zimmerman 6A-1-A-2			\$169,000	\$140,000
19 LAND SALES				\$3,858,000
AVERAGE SALE PRICE				\$203,053

2017 MARKET FACTS

38 Homes sold.

5 Condos sold.

19 Land Parcels sold.

Highest home sale: **\$3,600,000**

Highest condo sale: **\$900,000**

Highest land sale: **\$1,275,000**

107 Homes currently listed.

15 Condos currently listed.

176 Land parcels currently listed.



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