

HOLIDAY HOMES OF ST. JOHN

EDITION 32

WINTER 2017

REAL ESTATE MARKET UPDATE

St John real estate is on the move! 2016 volume numbers were up 40% over the previous year and 2017 is off to a good start. By category, every area shows increases.



HolidayHomesVI.com
Info@HolidayHomesVI.com

Office: 340.776.6776
Toll Free: 1.800.905.6824

Located in the Marketplace

St. John's Oldest Real Estate Firm Celebrating 57+ years

Home sales completed in 2016 were 53 closed against just 38 in all of 2015. With 13 pending carrying over we have a real increase in units sold and the dollar volume is up 39%.

Land sales showed strength in 2016 with the sales dollars growing by 33%. A three million dollar sale in St. Quacco & Zimmerman led the way with good sales in Estate Maho as well.

Condominium sales were interesting. Virtually the same number of sales, 10 in 2016 vs. 11 in 2015, but the dollar volume increased by 42%! Sirensusa upper end condos are really finding their market niche.

When combined with a few commercial sales, the volume for the island in MLS sales grew by 41% over 2015. Good signs abound for 2017 with a still full inventory and bank rates at historic lows.

St. John continues to be featured as a prime destination by both hotel and resort ratings as well as travel sections of many of the better publications. The finite amount of private properties to be developed on the island amid the beauty and serenity of the now 60 year old Virgin Islands National Park makes for a great destination.

St. John celebrated the 60th birthday of the VI National Park with the unveiling of a commemorative monument featuring 3 of the guiding lights of the creation of the park. St. John community leader Julius E. Sprauve, conservationist Frank Stick & environmentalist/ philanthropist Laurence E. Rockefeller. We should thank them everyday for their foresight and diligence in executing the vision.

LEADING REAL ESTATE COMPANIES OF THE WORLD

LUXURY PORTFOLIO INTERNATIONAL

LUXURYREALESTATE.COM
WHO'S WHO IN LUXURY REAL ESTATE

REAL ESTATE SALES INFORMATION

2016 MARKET FACTS

As of 1.1.17

RESIDENTIAL SALES IN 2016				
Address	Beds	Baths	List Price	Sold Price
Ben Runnels Gut 60	1	1	\$295,000	\$245,000
Bethany 1-U-3-C	1	1	\$145,000	\$115,000
Bethany 2B	1	1	\$239,000	\$215,000
Bethany 1Db	5	6.5	\$1,150,000	\$1,035,000
Carolina 1-32-A	1	1	\$159,000	\$159,900
Carolina 6-3-107	0	1	\$320,000	\$266,770
Carolina 6-3-146	2	2	\$500,000	\$350,000
Carolina 9-9-8	2	2	\$375,000	\$350,000
Carolina 10-25b	3	2	\$469,000	\$375,000
Carolina 10-25D	2	2	\$460,000	\$410,000
Carolina 10-30C-5	2	2	\$515,000	\$490,000
Carolina 6-3-113	2	2	\$575,000	\$537,500
Carolina 1-30 REM	4	4	\$599,000	\$560,000
Carolina 1-29 Rem	3	2	\$595,000	\$593,500
Carolina 10-9-11	3	1	\$649,000	\$625,000
Carolina 10-26-07	2	2	\$855,000	\$800,000
Carolina 7Cb	5	5	\$999,000	\$910,000
Carolina 8A-A	2	2	\$1,350,000	\$1,061,600
Carolina 8A	4	4.5	\$1,795,000	\$1,625,000
Catherineberg 3-21	3	4	\$3,599,000	\$3,000,000
Chocolate Hole 486C	5	3	\$395,000	\$385,000
Chocolate Hole 475	2	2	\$975,000	\$880,000
Chocolate Hole 35	4	5	\$1,995,000	\$1,250,000
Chocolate Hole 181	4	4	\$1,390,000	\$1,350,000
Chocolate Hole 200 REM	5	5.5	\$1,495,000	\$1,550,000
Chocolate Hole 300-34	3	3	\$1,750,000	\$1,600,000
Chocolate Hole 300-16	3	3	\$1,995,000	\$1,675,000
Chocolate Hole 300-19	3	3	\$1,675,000	\$1,675,000
Chocolate Hole 132	4	4	\$2,832,000	\$2,550,000
Concordia 2-10A	3	3	\$849,000	\$750,000
Contant 10B	4	3	\$1,495,000	\$1,316,250
Eden 2-8-1	1	1	\$475,000	\$450,000
Emmaus 8-9	2	2	\$595,000	\$530,000
Enighed 10-7	3	3	\$575,000	\$467,689
Enighed 8A REM	3	3	\$725,000	\$515,000
Enighed 17A-2	3	3	\$1,395,000	\$1,180,000
Fish Bay S	3	2	\$279,900	\$279,900
Fish Bay 97	2	2	\$498,000	\$490,000
Fish Bay 132	3	2	\$695,000	\$650,000
Fish Bay 71-7	4	3.5	\$795,000	\$690,000
Fish Bay Z-6 & Z-7	3	3	\$825,000	\$810,000
Hansen Bay 3-17	2	2	\$960,000	\$860,000
Hansen Bay 1A-3	4	2	\$1,950,000	\$1,700,000
Hansen Bay 1-1	4	5.5	\$2,690,000	\$2,350,000
Pastory 5U-6	2	1	\$254,000	\$242,000
Rendezvous & Ditleff 15-1-1 cons.	3	2	\$750,000	\$650,000
Rendezvous & Ditleff 15A-3-24	3	3	\$1,325,000	\$950,000
Rendezvous & Ditleff 15A-2-8	4	3	\$1,850,000	\$1,750,000
Rendezvous & Ditleff 15A-7-14	4	3.5	\$2,195,000	\$1,850,000
Rendezvous & Ditleff 15A-3-28	4	3.5	\$2,795,000	\$2,400,000
Rendezvous & Ditleff 15A-7-21	5	5	\$3,010,000	\$3,010,000
Rendezvous & Ditleff 15A-7-25	3	3	\$3,475,000	\$3,025,000
Sans Soucci & Guinea Gut 3B-64	4	4.5	\$1,995,000	\$1,650,000
53 HOME SALES				\$55,205,109
AVERAGE SALES PRICE				\$1,041,606

LAND SALES IN 2016			
Address	Acres	List Price	Sold Price
Abrahams Fancy 3A-8	2.87	\$1,250,000	\$999,500
Calabash Boom 28-10	0.33	\$175,000	\$167,500
Carolina 6FH	0.5	\$60,000	\$45,000
Carolina 10-51-4	0.5	\$79,000	\$73,600
Carolina 10-30-1A-1	0.243	\$175,000	\$160,000
Carolina 6-3-85	0.52	\$375,000	\$225,000
Carolina 10-32 Rem	0.62	\$359,000	\$240,000
Carolina 7B-D	0.504	\$295,000	\$245,000
Carolina 10-5	0.545	\$350,000	\$350,000
Carolina 10-2	1.15	\$550,000	\$375,000
Chocolate Hole 537-3	0.714	\$115,000	\$95,000
Chocolate Hole 108A	0.52	\$99,500	\$98,000
Chocolate Hole 14	0.5	\$199,000	\$175,000
Chocolate Hole 300-68	0.23	\$329,500	\$275,000
Chocolate Hole 300-69	0.95	\$755,000	\$650,000
Contant 15A-1	0.58	\$195,000	\$150,000
Contant 10-C	0.3	\$395,000	\$395,000
Contant 10-G	0.71	\$695,000	\$575,000
Emmaus 8-33	0.023	\$99,000	\$85,000
Emmaus 17C-5	0.55	\$229,000	\$195,000
Enighed 4G	0.12	\$145,000	\$125,000
Enighed 14C & 14D	0.46	\$239,000	\$239,000
Enighed 18-34	0.25	\$295,000	\$275,000
Fish Bay 85	0.25	\$129,000	\$95,000
Fish Bay 108	0.42	\$125,000	\$120,000
Fish Bay 113	0.87	\$263,000	\$177,500
Freemans Ground 5A-A	0.242	\$115,000	\$100,000
Freemans Ground 5A rem	0.319	\$130,000	\$118,000
Glucksberg 9-1a	0.54	\$249,000	\$190,000
Hansen Bay 6-o-1B	0.44	\$99,000	\$65,000
Rendezvous & Ditleff 15A-7-8	0.566	\$495,000	\$450,000
Rendezvous & Ditleff 15A-3-10	0.71	\$690,000	\$625,000
Sans Soucci & Guinea Gut 3B-16	0.44	\$145,000	\$120,000
Sans Soucci & Guinea Gut 3B-37	0.53	\$155,000	\$155,000
Saunders Gut 23	0.97	\$90,000	\$77,000
St. Quacco & Zimmerman 6A-1-19	0.295	\$120,000	\$105,000
St. Quacco & Zimmerman 6A-4	0.385	\$179,000	\$165,000
St. Quacco & Zimmerman 6C-2	13.8	\$4,000,000	\$3,000,000
38 LAND SALES			\$11,775,100
AVERAGE SALE PRICE			\$309,871

CONDO SALES IN 2016				
Condo	Beds	Baths	List Price	Sold Price
Cruz Views #8	1	1	\$349,000	\$287,000
Cruz Views #7	1	1	\$445,000	\$428,000
Gallows Point #15A	1	1	\$895,000	\$697,000
Grande Bay #B	3	2	\$850,000	\$825,000
Grande Bay #204	3	2	\$850,000	\$825,000
Lavender Hill #4W	1	1	\$449,000	\$430,000
Mango Terrace #1	3	3	\$725,000	\$685,000
Pastory #1A	1	2	\$425,000	\$400,000
Sirenusa #H upper	2	2.5	\$990,000	\$855,000
Upper Deck Villas #10	1	1	\$399,000	\$401,000
10 CONDO SALES				\$5,833,000
AVERAGE SALE PRICE				\$583,300

53 Homes sold.

10 Condos sold.

38 Land Parcels sold.

Highest home sale:
\$3,025,000 in
Rendezvous & Ditleff.

Highest land sale:
\$3,000,000 in
St. Quacco &
Zimmerman.

Highest condo sale:
\$855,000 at
Sirenusa.

Average home sales price:
\$1,041,606

There are currently **609**
active listings on the
market.

* Information is deemed accurate and compiled from the
St. John Board of Realtors MLS

ST. JOHN UPCOMING COMMUNITY EVENTS

St. John Cancer Fund 2017 Light Up the Night: January 14th, 4:00 pm - January 15th 8:00 am. | Join us as we come together for 18 hours of community support and remembrance at Light Up the Night. The St. John Cancer Fund has granted \$306,184.32 directly to patients on St John. 100% of all monies raised goes to patients.

Giffit Hill School Farm to Table Dinner: January 20th, 5:30 pm - 9:00 pm. | Please join Giffit Hill School's Culinary and Farm to Table students, under the guidance of Chef Lori Dudkin, for a five-course dinner featuring locally sourced foods.

Broadway Comes To St. John: January 27th, 7:30 pm - 10:00 pm. | Please join us for the St. John School of the Arts Annual Fundraiser 2017 Angel Premier of "In Record Time"

Black Oak Ensemble 2017 Sis Frank Concert Series : February 3rd, 7:30 pm - 10:00 pm. | Brought to you by the St. John School of Arts, Empowering the Children of St. John through the Arts.

Animal Care Center Winter Gala: February 4th, 6:00 pm - 9:00 pm. | Dress up as your favorite superhero to support our St. John animals at Villa Tesori.

To view more St. John events please visit The St. John Tradewinds Online Calendar at: StJohnTradewindsNews.com