

St. John Properties

Paradise by the week or for a lifetime...

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

SUMMER 2013

Staff Update

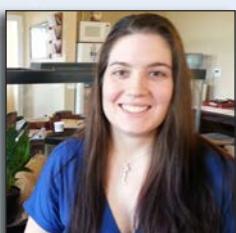
St. John Properties welcomes **Cynthia Drawdy** as Realtor and Maintenance Manager. Cynthia and BJ have been friends since they were VERY young and each owned a big wooden sailboat! Years later, Cynthia's son and daughter were ring bearer and flower girl at BJ's first wedding. Cynthia has returned to St. John to help her good friend provide the best customer service possible in rental management, and to use her many talents to pair people with perfect properties. Her endless font of knowledge and lively sense of humor make her a delight to work with and great office entertainment.



Cynthia Drawdy



Mike Donegan



Nellie Christie

We are proud to introduce **Mike Donegan** and **Nellie Christie** as the newest members of our team. Mike brings decades of experience in financial markets and brokerage (he will be grossly under-employed in our sunny office) and is currently helping with everything imaginable. Nellie is our new internet technology expert and is already uncovering new and old 'friends' on our Facebook page and blog, not to mention creating the best wedding resource page out there. Each has made our team stronger and more versatile and all are wonderful to work with. We are all abiding by my Mom's favorite saying: "If you can't laugh, get off the planet!"

BJ is as busy as always. She has been elected to serve her colleagues as National Association of Realtors 2014 Vice President of Region V, (the Virgin Islands, Puerto Rico, Mississippi, Alabama, Georgia and Florida), the largest region in the association. She continues to serve as immediate past president of the VI Territorial Association of Realtors, participate in Rotary, (as Secretary this year) and gives as much time and effort to the Animal Care Center as they want from her. Sometimes it's good for a past president to stay 'past'! She hopes to lead the charge to establish a vocational school/center on St. John and has just started working with the Lt. Governor's wife to establish an Hispanic Women's Group on St. John. This group will work with Mrs. Francis and with like groups on St. Thomas and St. Croix to identify and solve problems Hispanics are facing in the Territory. She has proclaimed to be in the home stretch of constructing Moonlight Serenade for herself and her husband, Tom. And she's already thinking about the next design/build project...

Contact us anytime...

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B.J. Harris, Founder

Message from BJ...



BJ's mom

St. John Properties celebrated its 30th anniversary this spring. It's hard to remember that young woman I was, full of enthusiasm for the island and for real estate. I still believe that real property is the safest long-term investment and that home ownership really matters to communities. Besides the very real trickle down of money that occurs each time a home is sold (painting, furniture, insurance, etc.), property owners tend to be more stable, their kids do better in school, they're more involved in their communities and there's less crime associated with areas with higher home ownership. That makes it easy to sell!

On the other hand, sometimes it's necessary to rent, and we are proud to be the new managers of Guinea Grove apartments across the street from the Westin. This 36-unit complex is the perfect place for young professionals getting a start, or older retirees keeping it simple, as it's close to town and to several South Shore beaches.

St. John Properties continues to expand in rental management and, after too many lean years, the sales market is coming alive again and we are able to do what we do best, "TURNING DREAMS INTO REALITY"!! We are one of three firms with the largest number of agents (10) with the best team ever.

I hope we can help you find your perfect piece of paradise.

Warm regards,

B.J. Harris, Broker/Owner, St. John Properties

BJ

Feature Property of the Month

Sol Inclination 71-2 Fish Bay

A fantastic villa on top of the world in secluded Skytop Estates. Nearly 3,000 sq. ft. includes four bedrooms and 4.5 baths. End of the road privacy, panoramic sunrise to sunset views, high-end furnishings with beautiful pool and outdoor spaces.

MLS 12-247

\$3,199,000



SEARCH
MLS

SHORT TERM VILLA RENTALS

Swogjan's Dragon Villa

This villa has gorgeous views of Coral Bay and the British Virgin Islands with 3 bedrooms, set on 1-1/2 acres of tropical forest high on a ridge facing the cooling trade winds. Only a mile away from two of the best, least used beaches, the house offers a lovely jacuzzi, full kitchen and a large airy living/dining room.



Glenmar

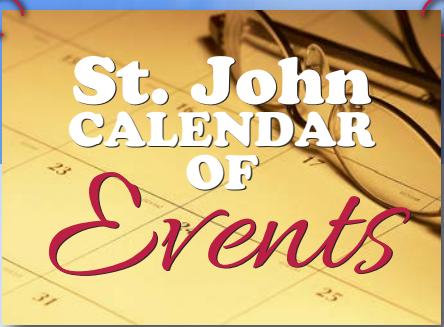
Nestled among rolling hills, with a travel-poster view of Caribbean cays, the Glenmar is a charming 3-bedroom 2-bath home that offers all the comforts and delights of island living. The beautiful freshwater pool is surrounded by a spacious deck, perfect for sunbathing, alfresco dining, enjoying a cool drink at sunset, or stargazing on velvety tropical nights. A glass-louvered door opens into the airy Great Room, a 2-story living room, dining room and full kitchen. The master bedroom and bath are also on this level. Upstairs: 2 more bedrooms and another bath. All bedrooms are air-conditioned.

Island Stones

With 6 bedrooms and 8 baths, overlooking Cinnamon Bay, Island Stones boasts one of the best views there is—high above the natural beauty of St. John’s North Shore. In a small private subdivision, but surrounded by national park, guests can enjoy the large deck and glass tile infinity pool. Large enough for a wonderful family reunion, Island Stones is the perfect place to make memories that will last a lifetime!



For current rates and more photos... stjohnproperties.com



July

St John Carnival continues into July including the opening of the Festival Village & Cultural Day (Emancipation Day) and concludes with J'ouvert, one of the most popular events of Carnival.



July 13

Farmers' market



August 10

Farmers' market

August 18

Chaotic Kayak race



September 7

Love City Triathlon. www.8tuffmiles.com/landsharks.htm

September 14

Farmers' market

October

USVI/Puerto Rico Friendship Day

Kids Carnival St. John 2013



Nothing says summer when you are a child like the carnival. Popcorn, sno cones, dart toss, frog pond, the prizes, the sheer joy of playing all of the games. Thanks go out to B.J. Harris for organizing the Kids Carnival this year and The Rotary of St. John, also thanks to all of the volunteers who bring smiles to the faces of St. John youngsters. The Kids Carnival will run from June 29th to July 3rd, 6pm to 9pm each evening.

Did you know...

In the Virgin Islands it's customary to say "Good Morning," "Good Evening" and "Good Afternoon" at the beginning of any conversation. When we are just passing friends and doing a quick greeting, it's more like "Alright?" and the response is "OK!" The reverse is perfectly acceptable as well: "OK?" "Alright!"



Land for Sale



3-2 Miland
1.653 +/--acre
MLS 10-397
\$2,100,000

3 Rem Miland
4.50 +/--acre
MLS 10-398
\$5,500,000

Why drive to the beach when you can live across the street?

Both of these properties are fantastic large parcels across the street from the beach on Maho Bay. Ideal for incredible single family home or sub-dividable.



18-45 Enighed
0.25 +/--acre
MLS 12-298
\$160,000

Walk to Cruz Bay or watch the harbor lights from this lovely parcel with beautiful

12B Contant
0.25-acre
MLS 13-80
\$350,000

Perfect spot for a small commercial enterprise.

Close to town, beautiful sunset/St. Thomas view. Gentle grade, ideal for yoga retreat, small boutique inn with restaurant. Quiet low traffic area.

rock formations and plans by John Maize.
Driveway's already there!

ST. JOHN REAL ESTATE MARKET WATCH

CLOSED SALES COMPARISON : 7/1/11 - 7/1/12 VERSUS 7/1/12 - 7/1/13

	7/1/11-7/1/12 SOLD	AVERAGE DAYS ON MARKET	MEDIAN SOLD PRICE	7/1/12-7/1/13 SOLD	AVERAGE DAYS ON MARKET	MEDIAN SOLD PRICE	PENDING TRANSACTIONS
Home Sales	25	502	\$975,000	34	585	\$700,000	8
Condo Sales	4	331	\$417,500	11	492	\$500,000	2
Land Sales	25	747	\$200,000	32	669	\$207,500	10

Information from the St. John Multiple Listing Service

* The average sales price and the average days on market could be skewed greatly by only one sale or because of the small number of annual sales.

The Good News... Condo Sales increased 175% over last year!