

Farchette & Hanley Real Estate

#52 King Street, Christiansted, VI 00820



Winter Newsletter 2008

As of this date of September 25, 2008, we have managed to escape all of the named storms. However, we have been rained on by most of the tropical depressions and waves. While causing some minor flooding and aside from the many thunderstorms, we remain unscathed. But our Island is **green, green, green!**

My news

I have returned to working alone and Kathy Brandenburg no longer has an affiliation to my office or Farchette & Hanley. Please continue to contact me only. We remain friends and I wish her the best.

Fun on St. Croix

These are the reasons we live here. Golf continues to be popular at our clubs. Snorkeling and diving has been exciting. The whales should be “running” in the Spring. And some of the divers have actually had dolphins swim along side them. The annual Christmas Boat Parade will be in the beginning of December, lots of fun on the boardwalk.

The International Regatta will be the “happening” thing in February along with the Ag Fair, Taste of St. Croix, the Houses Tours, and several other activities.

And the Mardi Croix Parade will be along the North Shore in February.

And of course our very unusual version of St. Patrick’s Day Parade, which is unlike any in the world.

Plus all the music, jump-ups, and art shows. The people of St. Croix really putting St. Croix on the map!

Probably why the ‘Islands’ Magazine July/August 2008 issue names St. Croix in the Best Islands to live on—St. Croix, literally the picture of Caribbean Paradise.

www.islands.com

Real Estate Activity here on St. Croix

From January 1st of 2007 to September 25, 2007:

Houses sold 134 for a total of \$61,514,400 at an average price of \$459,063 average days on market 298 compared to

92 in the same period this year for a total of \$48,348,000 at an average price of \$525,522 average days on market 226

Condos sold 70 in this period last year for a total of \$17,082,250 at an average price of \$244,032 average days on market 173

75 in this period this year for a total of \$16,651,200 at an average price of \$222,016 average days on market 204.

I find these to be very interesting statistics, considering the turmoil in the housing market in the States.

And we still have the Mashantucket Pequot Tribe in a forward move on their hotel, condo, marina, casino project on the West End in Estate William and Punch.

The Paul Golden Great Pond project is still trying to go forward.

The Robin Bay property is still viable.

The Stanford Financial Group is on the way to creating their empire here.

Home Depot has had some delays, but is on track.

And Diageo Group is on the horizon also.

Lots of new things happening to keep your eyes on.

If anyone has any question please email or call and be sure to let me know if you are coming down soon. Or if you are thinking of buying or selling please call for your free market analysis.

Hope to see you all soon. For current properties for sale please visit my website at www.cynthiataylorstx.com.

If you have any questions about this information or want to see how your property or property you are considering purchasing stacks up to these figures feel free to call, email or stop by. I will be happy to run individual statistics for your before you buy or sell.

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