



HOLIDAY HOMES

St John

EDITION 35

FEBRUARY 2019



REAL ESTATE MARKET UPDATE

A new year of change, hope and LOVE City! 2018 was a strong year for Real Estate and Holiday Homes as we finished #1 in sales volume in the MLS, with a significant margin over the nearest competitor. The year ended with 60 residential sales; a large increase over the 38 units that sold in the previous year. There was a healthy mix in price range, a trend we have not seen in a while, with 7 properties selling in the \$2- 4 million dollar range. Holiday Homes closed the most expensive house sold in the Chocolate Hole area at \$3,795,000—this was a waterfront beauty! Residential values remain strong and we look at this activity positively, helping in the continued regrowth of the island.



HolidayHomesVI.com
Info@HolidayHomesVI.com

Office: 340.776.6776

Located at the Marketplace

*St. John's Oldest
Real Estate Firm*

There are over 200 listings of land on the MLS at the moment... There is something out there for everyone from waterfront, to breezy hillside sites, flat & affordable building spots for sunset or sunrise seekers, development opportunities, or a site with a cistern or foundation in place. Pricing for land has softened and it is the right time to be a Buyer!

St. John continues to rebuild and gain momentum as a popular vacation gem in the Caribbean. The island was bustling over the holidays as many visitors returned. The Friends of the National Park has resumed their popular Seminar Series this season and many of the regular Love City Events are back on schedule this year! Come visit Holiday Homes at our new home on the first floor of the Market Place (across from Starfish Market).

ISLAND NEWS

The Westin Resort and Villas opened shortly after the New Year with 70% of the property operating. St. John Brewers opened their long awaited Tap Room in summer of 2018. They offer a full lunch and dinner menu along with tours of their active brewery. Beach Bar just reopened, sunset and cocktails await! At the Market Place, Shaibu's is a new grab and go eatery offering a daily changing menu with vegetarian options, fresh juices and much more! Rumblines has found a new home in Coral Bay at Indigo's (Sputnik's long ago); offering the same great Asian Fusion menu. Soon come in 2019... a new restaurant concept at Mongoose Junction by the Extra Virgin folks. The Maho Bay Crossroads is a NEW refreshment spot across from the beach with a cool 60's vibe. And for boaters the Lime Out will be a new floating haunt in Hansen Bay with cocktails and tacos!

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Leading REAL ESTATE COMPANIES OF THE WORLD®

LUXURY PORTFOLIO INTERNATIONAL®



VILLA DE VIDA
\$2,795,000
MLS ID 18-343



VILLA SOL INCLINACION
\$2,595,000
MLS ID 18-233



MONKEY NO CLIMB
\$875,000
MLS ID 19-3



SEA WAVES
\$1,650,000
MLS ID 19-25



LANAZUL
\$1,465,000
MLS ID 19-18



GLUCKSBERG HOME
\$1,995,000
MLS ID 19-44



HANDYMAN SPECIAL
\$250,000
MLS ID 18-197



VILLA SOLEMARE
\$2,488,000
MLS ID 18-291

RESIDENTIAL SALES IN 2018				
Address	Beds	Baths	List Price	Sold Price
Ben Runnels Gut 6PA	3	4	\$999,000	\$935,000
Bethany 1Ka	5	4	\$399,000	\$300,000
Calabash Boom 29FB	3	3.5	\$1,295,000	\$1,136,000
Carolina 1-31	2	1	\$250,000	\$165,000
Carolina 8-4-10B	1	1	\$499,000	\$400,000
Carolina 7-H-3	3	3	\$899,000	\$750,000
Carolina 1-GA-1	2	2	\$599,000	\$490,000
Carolina 6-3-22K	3	3	\$350,000	\$330,000
Carolina 6-3-145	3	3	\$699,000	\$647,500
Carolina 7B-C	3	3	\$720,000	\$640,000
Carolina 6-3-1982	3	3.5	\$999,000	\$725,000
Carolina 1-12	4	2	\$375,000	\$325,000
Carolina 10-10-20	4	4	\$1,795,000	\$1,700,000
Carolina 10-32AB-7	2	4	\$799,000	\$783,500
Carolina 10-6	3	2	\$650,000	\$107,500
Carolina 10-8-38 18-5	3	2	\$650,000	\$627,500
Carolina 10-9-10	3	3	\$1,299,000	\$1,000,000
Carolina 10-8-9	4	3	\$2,200,000	\$2,000,000
Catherineberg 3-15A&B	4	4.5	\$2,895,000	\$2,550,000
Chocolate Hole 6C	5	5.5	\$2,995,000	\$2,700,000
Chocolate Hole 300-34	3	3	\$2,200,000	\$2,000,000
Chocolate Hole 140	3	4	\$3,995,000	\$3,795,000
Chocolate Hole 477A	2	2	\$799,000	\$655,000
Chocolate Hole 475	2	2	\$1,050,000	\$975,000
Chocolate Hole 141	5	5	\$2,950,000	\$2,755,000
Chocolate Hole 159	4	3	\$995,000	\$700,000
Chocolate Hole 477 N	5	5.5	\$2,750,000	\$2,300,000
Chocolate Hole 62A	4	4	\$859,000	\$820,000
Chocolate Hole 300-6	3	2	\$1,450,000	\$1,300,000
Chocolate Hole 300-65	4	3	\$1,500,000	\$1,425,000
Chocolate Hole 45	4	2	\$495,000	\$425,000
Chocolate Hole 43	2	2	\$575,000	\$405,000
Contant 9-2	4	4.5	\$985,000	\$825,000
Contant 6-4	4	6	\$3,100,000	\$2,900,000
Contant 6-6	4	4	\$1,700,000	\$1,050,000
Emmaus 17D-2	1	1.5	\$675,000	\$600,000
Enighed 17-D-1	5	4.5	\$718,000	\$588,000
Enighed 17C-1	4	4	\$280,000	\$350,000
Enighed 10-22 Cons	4	3	\$775,000	\$560,000
Fish Bay 42	1	1	\$600,000	\$565,000
Fish Bay B	4	3	\$749,000	\$704,000
Fish Bay 118	3	3	\$1,395,000	\$1,200,000
Fish Bay 200-A5-A1-A	2	2	\$550,000	\$430,000
Freemans Ground 31	2	2	\$499,000	\$325,000
Glucksberg 4E Rem	3	2	\$670,000	\$560,000
Grunwald 1-2-3	6	5	\$749,000	\$600,000
Pastory 5F-3	6	5	\$1,295,000	\$1,180,000
Rendezvous & Ditleff 15A-3-12	3	3.5	\$1,495,000	\$1,330,000
Rendezvous & Ditleff 15A-8-B-1	4	4	\$1,250,000	\$1,225,000
Rendezvous & Ditleff 15A-8-B-21	4	4	\$1,498,750	\$1,150,000
Rendezvous & Ditleff 15A-7-26	5	5.5	\$3,750,000	\$2,995,000
Rendezvous & Ditleff 15A-8-B-11	3	4	\$1,695,000	\$1,450,000
Rendezvous & Ditleff 15A-3-23	3	3	\$1,495,000	\$1,350,000
Rendezvous & Ditleff 15A-8-B-7	3	3.5	\$1,195,000	\$1,145,000
Sans Soucci & Guinea Gut 3B-15	3	3.5	\$1,399,000	\$1,380,000
Sans Soucci & Guinea Gut 3B-34	4	4.5	\$1,799,000	\$1,525,000
Sans Soucci & Guinea Gut 3B-39	3	3.5	\$1,299,000	\$1,130,000
St. Quaco & Zimmerman 6B-11	3	2	\$395,000	\$270,000
Zootenvaal 3A-15A	2	2	\$1,499,000	\$565,000
Zootenvaal 3A-1-5	1	1	\$1,399,000	\$520,000
60 HOME SALES			\$62,969,000	
AVERAGE SALES PRICE			\$1,049,483	

LAND SALES IN 2018				
Address	Acres	List Price	Sold Price	
Bethany 1-U-3-C	0.283	\$149,000	\$85,000	
Bethany 1-KD	0.275	\$65,000	\$55,000	
Calabash Boom 28B-2A	0.74	\$199,000	\$150,000	
Carolina 10-61	0.501	\$190,000	\$185,000	
Carolina 7-7 Reconf	0.236	\$65,000	\$65,000	
Carolina 7-8 Reconf	1.756	\$225,000	\$225,000	
Carolina 7-9	1.001	\$150,000	\$150,000	
Carolina 10-26-10	0.25	\$80,000	\$65,000	
Carolina 6-3-118	0.51	\$125,000	\$100,000	
Carolina 8-4-10C	0.50	\$139,000	\$90,000	
Chocolate Hole 42	0.52	\$595,000	\$595,000	
Chocolate Hole 38 & 461	0.55 & 0.51	\$525,000	\$550,000	
Chocolate Hole 14	0.50	\$249,000	\$215,000	
Chocolate Hole 477F	0.519	\$525,000	\$499,000	
Contant 9-7	1.00	\$695,000	\$695,000	
Contant 12B	0.25	\$330,000	\$300,000	
Contant/Enighed 117	0.115	\$219,000	\$168,000	
Emmaus 8-37	0.312	\$49,900	\$35,000	
Fish Bay 14	0.50	\$175,000	\$175,000	
Fish Bay 66	0.70	\$69,900	\$55,000	
Grunwald 1-4-2	0.341	\$64,900	\$44,000	
Hansen Bay 6A-1-1b	1.210	\$270,000	\$225,000	
Hansen Bay 6-0-J	0.871	\$199,000	\$129,000	
John's Folly 14J-5A	0.415	\$95,000	\$80,000	
Miland (Maho) 3-2	1.653	\$2,500,000	\$2,475,000	
Peter Bay 14 A REM	0.50	\$1,500,000	\$950,000	
Sans Soucci & Guinea Gut 3B-25	0.42	\$175,000	\$160,000	
Sans Soucci & Guinea Gut 3B-4	0.40	\$129,000	\$75,000	
St. Quaco & Zimmerman 6B-17	0.33	\$129,000	\$110,000	
St. Quaco & Zimmerman 6A-7	0.34	\$80,000	\$65,000	
St. Quaco & Zimmerman 6A-1-6	0.89	\$99,000	\$87,500	
St. Quaco & Zimmerman 6A-1-4	0.376	\$129,000	\$120,000	
34 LAND SALES			\$8,977,500	
AVERAGE SALE PRICE			\$280,547	

CONDO SALES IN 2018				
Condo	Beds	Baths	List Price	Sold Price
Gallows Point	1	1.5	\$575,000	\$500,000
Gallows Point	1	1	\$499,900	\$455,000
Battery Hill	2	1	\$785,000	\$670,000
Grande Bay	3	2	\$999,000	\$950,000
Pastory Condos	2	1.5	\$495,000	\$425,000
5 CONDO SALES			\$3,000,000	
AVERAGE SALE PRICE			\$600,000	

2018 MARKET FACTS

60 Homes sold.

5 Condos sold.

32 Land Parcels sold.

Highest home sale:
\$3,795,000

Highest condo sale:
\$950,000

Highest land sale:
\$2,475,000

128
Homes currently listed.

18
Condos currently listed.

209
Land parcels currently listed.



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