

Trade Skyscrapers for Palm Trees



September on St. Croix: Tradition, Transition, and Tropical Luxury

As the seasons shift and hurricane awareness heightens across the region, September in St. Croix invites both reflection and anticipation. While our lush landscapes are refreshed by late-summer rains, the island buzzes with new energy—from economic developments to hospitality spotlights.

The U.S. Virgin Islands are set to become even more interconnected. A new car ferry linking St. Croix to St. Thomas is slated to launch by late 2026. With space for vehicles and nearly 200 passengers, this high-speed route will enhance commerce, tourism, and accessibility between islands, offering fresh opportunities for growth and ease of travel.

St. Croix continues to shine as a luxury destination, and our spotlight this month showcases the island's Top 10 Resorts—each with its own unique charm, from family-friendly retreats to intimate boutique escapes. Whether you're looking to invest or simply unwind, the island's hospitality scene is stronger than ever.

Finally, don't miss a visit to Prosperity Farm Distillery in Frederiksted. This working farm and distillery blends agriculture, craftsmanship, and community into one unforgettable experience. From farm-to-bottle spirits to live music at the Farmhouse Bar, it's a true celebration of local flavor.

Whether you're here full-time or dreaming of your next visit, St. Croix remains a place where resilience and beauty go hand in hand.

Warm regards,

The Team at Sea Glass Properties

If you aren't already working with one of our knowledgeable Agents, please send us an email or call us and we will get you connected.

[CONNECT WITH AN AGENT→](#)

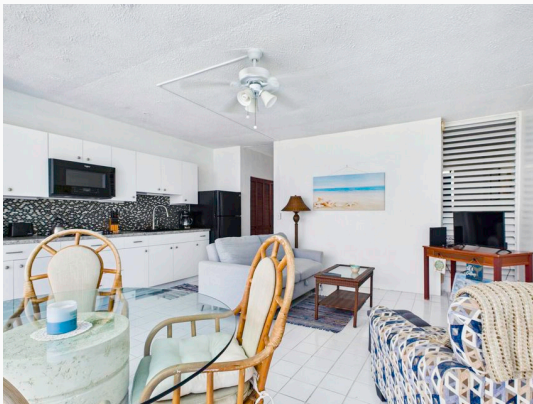
FEATURED LISTINGS



19 & 19-A Concordia NB 00820,
MLS #25-1860
\$1,259,000

[More information →](#)

Set at 520 feet in Vista Concordia, this unique offering features two concrete-built homes across four lots with sweeping North and South Shore views. The main home includes a spacious suite, covered gallery, garage, and a pool set near the entrance to enjoy the breeze. The second home has its own driveway, open layout, and a solid rental history. Both are privately sited and offer unmatched expansion potential. While some updates are needed, a \$15,000 repair credit is included. Enjoy peace, views, and proximity to Cane Bay diving, Carambola Golf, and mid-island amenities in this rare hillside retreat.



34 Bay Garden Orange Grove CO,
MLS #25-1681
135,000

[More information →](#)

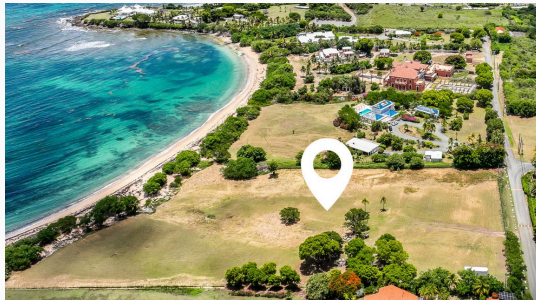
This fully furnished and move-in-ready condo in Bay Garden offers ideal mid-island convenience and strong investment potential. The renovated kitchen features brand-new PVC cabinets, adding a fresh and modern touch. Perfect as a full-time residence, vacation home, or rental property, this unit comes stocked with linens, kitchenware, and furniture—everything you need is already in place. Located in a well-maintained complex close to shopping, dining, and beaches, this is a hassle-free opportunity to own your slice of paradise.



27 Southgate Farm EA 00820,
MLS #25-1898
\$9,000

[More information →](#)

This tropical retreat blends luxury and comfort with a 3-bedroom, 2-bath main home and a separate 1-bedroom, 1-bath apartment with private laundry, perfect for guests or rental income. The open-concept living area flows onto a spacious gallery that overlooks lush gardens and a resort-style pool with a swim-up bar. Entertain with ease in the outdoor kitchen and dining area surrounded by vibrant landscaping. A bonus room with kitchenette offers flexible use as a studio, gym, or media room. Located just minutes from Tamarind Reef, Cheney Bay, and Green Cay Marina, this East End gem offers privacy, beauty, and convenience.



7 & 7A Anna's Hope EA 00820,
MLS #25-1765
\$2,850,000

[More information →](#)

This extraordinary 3.97-acre beachfront lot in the gated Shoys community offers a once-in-a-lifetime opportunity to build your dream estate in one of St. Croix's most exclusive enclaves. With direct access to sandy shores, mature trees, and a gentle slope ideal for construction, this parcel also includes a private well. Enjoy close proximity to The Buccaneer Golf and Tennis Club, Green Cay Marina, and the shops and restaurants of Christiansted. Privacy, natural beauty, and location make this a premier offering on the island.

Island Stays Reimagined: Top 10 Resorts on St. Croix



Photo by Chip Engelhard

This guide spotlights ten of St. Croix's top resorts, offering a variety of experiences from full-service luxury to charming boutique escapes. The Buccaneer Beach & Golf Resort stands out with historic charm and sprawling amenities, while The Fred offers a hip, adults-only stay in vibrant Frederiksted. Divi Carina Bay delivers the island's only true all-inclusive experience, complete with a casino. Other options cater to romantic getaways, adventure seekers, and serene beachfront stays. Whether you're craving high-end indulgence or a laid-back island vibe, there's a resort perfectly suited to your style of travel.

[Read more on News Of STX →](#)

Farm-to-Bottle Spirits & Island Vibes at Prosperity Farm Distillery



Photo Credit: GotoSTX.com

Located on a working sugar estate farm in Frederiksted, this unique distillery grows, harvests, and distills its ingredients on-site, delivering small-batch spirits rich in true island character. Visitors can join guided tours from Wednesday to Sunday to explore the production process, taste handcrafted spirits, and unwind at the Farmhouse Bar with live music and cocktails. With immersive farm-to-bottle appeal and a relaxed Caribbean setting, it's both a local favorite and must-visit destination for visitors.

[Read More on Go To St. Croix →](#)



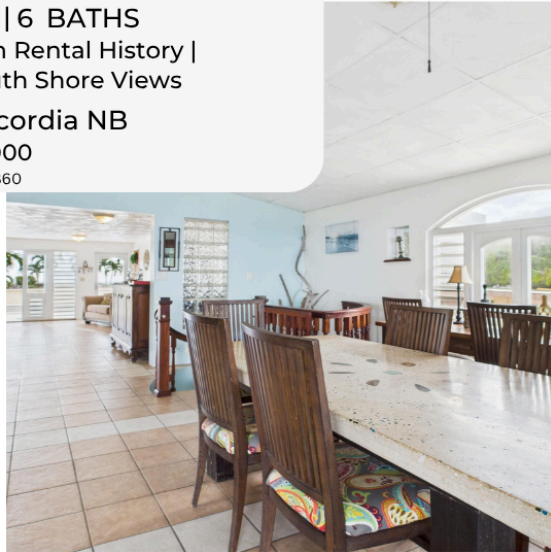
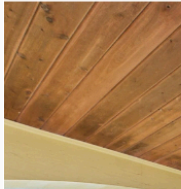
Luxury Listing

9 BEDROOMS | 6 BATHS
2 Private Homes | Proven Rental History |
Panoramic North & South Shore Views

19 & 19-A Concordia NB

\$1,259,000

MLS# 25-1860



Waves of Progress: STX to STT Car Ferry Set for 2026



A new catamaran-style car ferry service connecting Gallows Bay, St. Croix and Red Hook, St. Thomas is expected to launch by late 2026. Designed to carry up to 16 vehicles and nearly 200 passengers, the ferry will make the trip in under 90 minutes. This infrastructure upgrade aims to enhance tourism, streamline inter-island commerce, and improve commuting between the two islands. Supported by federal grants and GARVEE bond funding, the project is expected to create new economic opportunities while boosting accessibility for residents and businesses alike.

[Read More on St. Croix Times →](#)

ST. CROIX REAL ESTATE **MARKET UPDATE**



SEPTEMBER 2025
ST. CROIX MARKET UPDATE
RESIDENTIAL

22	9	219
2024 = 28 New Listings	2024 = 25 Properties Sold	2024 = 185 Median Days On The Market

SEA GLASS PROPERTIES



SEPTEMBER 2025
ST. CROIX MARKET UPDATE
CONDOS

34	14	127
2024 = 26 New Listings	2024 = 14 Properties Sold	2024 = 131 Median Days On The Market

SEA GLASS PROPERTIES



SEPTEMBER 2025
ST. CROIX MARKET UPDATE
LAND

40	11	201
2024 = 31 New Listings	2024 = 10 Properties Sold	2024 = 212 Average Days On The Market

SEA GLASS PROPERTIES



SEPTEMBER 2025
ST. CROIX MARKET UPDATE
RESIDENTIAL RENTAL

60	49	56
2024 = 44 New Listings	2024 = 31 Properties Sold	2024 = 52 Median Days On The Market

SEA GLASS PROPERTIES

DISCOVER THE PATH TO PROPERTY OWNERSHIP TODAY!

Let our expert team guide you through the process.

1 KNOW YOUR BUDGET

Pre-approval gives you a clear understanding of how much money a lender is willing to lend you. It helps you determine your price range of the home you can afford.



4 INSPECTION PERIOD

We will recommend licensed inspectors to inspect the property so you can learn as much as possible about the property you are purchasing.



2 FIND A PROPERTY

Let us guide you through the fast paced market. A Realtor will provide you with real time information to keep you updated on all possibilities.



5 CLOSING TIME

Let us help connect you with the necessary title companies and attorneys to close out the transaction.



3 SUBMIT AN OFFER

We offer negotiating power. Work with a Realtor that you trust to professionally negotiate on your behalf. Purchasing property can be emotional, let us do the work for you.



CONTACT US TO AND GET STARTED!

Sea Glass Properties
56 & 56A King Street
Christiansted, VI 00820
340.715.7772





MLS# 25-1860 | \$1,259,000

Two private homes on four scenic lots offer panoramic North and South Shore views, income potential, and serene privacy. Concrete construction, pool, rental history, and lush surroundings create a rare opportunity minutes from Cane Bay diving and golf.



MLS# 25-1153 | \$1,475,000

Soak in panoramic views from this North Shore retreat with an infinity pool, guesthouse, and private apartment. Minutes from Cane Bay, enjoy stylish indoor-outdoor living, income potential, and unmatched access to diving, dining, and lush scenery.



MLS# 25-1488 | \$1,195,000

Own a rare historic estate in Christiansted with panoramic harbor views, lush courtyard, pool, and flexible business zoning. Includes main home, guesthouse, garage, solar, and redevelopment plans. Timeless architecture and prime location offer endless investment potential.



MLS# 25-1799 | \$1,779,000

This fully updated Estate Shoy's home offers panoramic views, a chef's kitchen, impact windows and a private one-bedroom apartment. Gated, stylish and steps from beaches, golf and Christiansted, it offers luxury island living with income potential.



MLS# 25-565 | \$485,000

Charming 3-bedroom home on 0.6 acres near Christiansted offers privacy, fenced yard, split AC, and Caribbean views. Enjoy a screened patio, open layout, and recent updates including a recoated roof. Island living meets everyday convenience.



MLS# 25-787 | \$759,000

Renovated island home in Little Princesse with stunning views, open-plan living, and seamless indoor-outdoor flow. Includes a private lower-level apartment—ideal for guests or rental income. A peaceful, stylish retreat with modern comfort and Caribbean charm.



MLS# 25-1179 | \$649,999

Perched atop Mt. Welcome, this 3BD/2BA concrete home offers ocean views, a pool, outdoor kitchen, and wrap-around gallery. Enjoy privacy, flexible living spaces, and proximity to Christiansted in a solidly built, entertainer's dream retreat.



MLS# 22-1795 | \$599,500

Spacious multi-family home on half an acre near Christiansted features a bright 4-bed main house with vaulted ceilings, plus two income-producing apartments. Enjoy balconies, generator-ready setup, and easy access to beaches, marina, and dining.



MLS# 25-1681 | \$135,000

Turnkey furnished condo in Bay Garden features new PVC kitchen cabinets and modern finishes throughout. Ideal for investors or easy island living, it offers mid-island convenience and rental-ready appeal—just bring your suitcase and start enjoying St. Croix.



MLS# 25-708 | \$160,000

Charming two-bedroom Garden Unit in gated Estate Carlton offers remodeled baths, updated appliances, private patio, and AC comfort. Enjoy a peaceful setting with pool access, low HOA fees, and easy reach to West End beaches and amenities.



MLS# 25-1758 | \$2,500

Private and spacious 3-bedroom home on a fully fenced lot features lush landscaping with mature fruit trees, open layout, and island breezes. Unfurnished and move-in ready, it offers room to relax, garden, and enjoy tropical living.



MLS# 25-1719 | \$1,950

Fully renovated 2-bedroom, 2-bath apartment offers bright, modern living with en suite bedrooms and open layout. Privately situated below the main house, it's just 10 minutes from Christiansted with easy access to beaches, shops, and dining.

Why Getting Pre-Approved Is Important When Buying A Home

- ✓ Give you a better understanding of your financial situation.
- ✓ Makes your offer look better, and Sellers are able to see you can afford their property, based on the information provided.
- ✓ Helps gain the upper hand over other Buyers.
- ✓ You may have to improve or get something off your credit report. A Lender can advise you the best way to get started.

Ask your Realtor for a list of Lenders and get started today.



St. Croix Dining

The St. Croix Virgin Islands Restaurant Guide offers a carefully curated selection of dining options, from exclusive, award-winning restaurants with five Wine Spectator Awards to casual, fast-service spots. This guide showcases the best of St. Croix's diverse culinary scene, focusing on top experiences rather than an exhaustive list of local venues. A

special thanks to **St. Croix Ultimate Blue Water Adventures** for their invaluable contribution in keeping this fantastic resource updated and enriched!

[Restaurant Directory →](#)



LONG TERM RENTAL PROPERTIES

SEARCH FOR HOUSES AND CONDOS FOR RENT OR
CALL US FOR AN UPDATED LIST OF RENTALS

📞 340-715-7772

🌐 WWW.SEAGLASSVI.COM

✉ OFFICE@SEAGLASSPROPERTIES.COM

SEARCH RENTAL
PROPERTIES HERE



Discover St. Croix VI long term rental properties. With a range of 6-month and 12-month leases, explore St. Croix apartments and homes for rent in beautiful locations across the island.

[Visit our site →](#)



Use Caution After Storms



If you evacuated, only return home when directed it's safe to do so



Remain vigilant, as hazards remain: heat, downed powerlines, floodwaters, & more



Clean up safely: don't push yourself, and check on neighbors



Only use generators outdoors, 20+ feet from your home



Prepare for the likelihood that help and communications may not be available

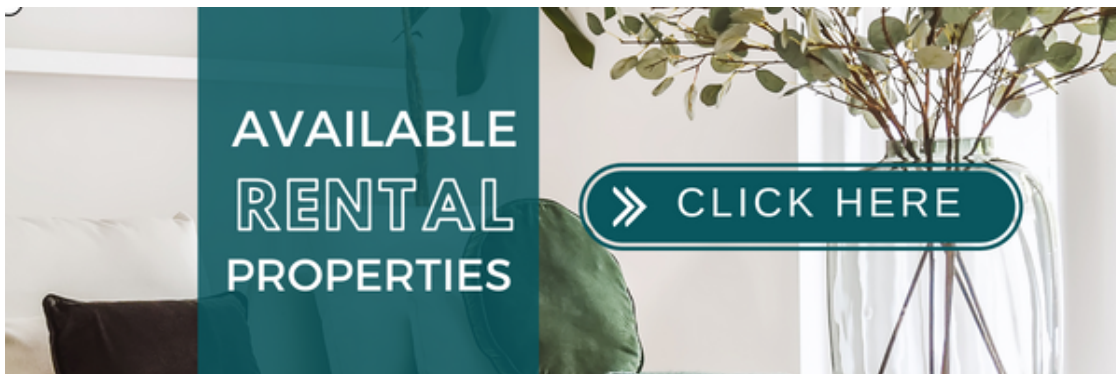


Even after the worst of a hurricane or tropical storm has passed, significant hazards remain—not the time to lower your guard. If you evacuated, return only when authorities say it's safe. Remain alert for downed power lines, floodwaters, excessive heat, and unstable structures. Use generators outdoors at least 20 feet from your home and avoid driving through standing or moving water—it takes only inches to sweep a vehicle away.

Cleanup should be done slowly, taking frequent breaks and checking on neighbors.

Communications and utilities may be unavailable, so plan accordingly.

[Read more on NOAA.gov →](#)



AVAILABLE
RENTAL
PROPERTIES

» CLICK HERE



OFFICE OF THE LIEUTENANT GOVERNOR

2025 PROPERTY TAX CREDITS

MARCH 3, 2025 DEADLINE TO APPLY

GENERAL HOMESTEAD

Maximum Tax Credit - \$400.00

VETERANS

Maximum Tax Credit - \$650.00

SENIORS

Maximum Tax Credit - \$500.00

DISABLED

Maximum Tax Credit - \$500.00

CLASS 1 INHERITANCE

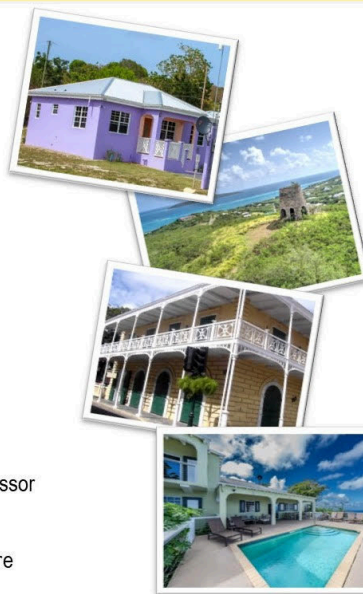
Tax Credit - Equal to 80% of the real property taxes levied until \$5,000 or more of improvements are made on said property.

VISITABLE HOME

Maximum Tax Credit - Equal to 20% of the taxes levied by the Tax Assessor

FARMERS CREDIT

Must obtain certification from the Virgin Islands Department of Agriculture by October 1, 2025



ST. THOMAS / ST. JOHN

340-774-2991

ST. CROIX

340-773-6449



ltg.gov.vi

<https://propertytax.vi.gov>



OFFICE OF THE LIEUTENANT GOVERNOR -
U.S. VIRGIN ISLANDS



Buyer and Seller FAQ

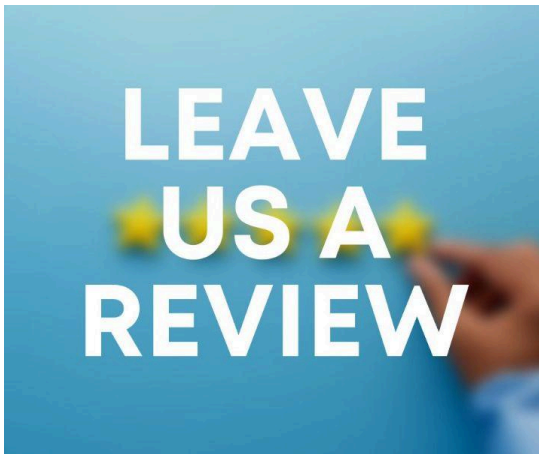
Buying or selling a home in the U.S. Virgin Islands requires important information that may differ from common real estate processes in the states. Please find our frequently asked questions about buying and selling real estate in the USVI by clicking the button below.

FAQ→

St. Croix Web Cameras

Enjoy the beautiful blue water or sunset from the Frederiksted waterfront or go to the Christiansted webcam for live streaming from the Christiansted Boardwalk.





**CLICK HERE TO LEAVE A
REVIEW**



Stay up to date on all the exciting events happening on St. Croix! Click the button below to find out what is new this month!

VIEW HERE→

CONTACT US



Sea Glass Properties
1108 King Street, Suite 1
Christiansted, VI 00820
office@seaglassproperties.com
Call: 340-715-7772

*Sea Glass Properties St. Croix
Providing unparalleled real
estate services in the US Virgin
Islands.*



You are receiving this email because you have visited our site or asked us about regular newsletter.

If you wish to unsubscribe from our newsletter, click [here](#).

©seaglasspropertiesstcroix 2024