

## PROPERTIES SOLD DURING 2007

### LAND SOLD 2007

ESTATE	PARCEL #	ASKING PRICE	ZONING	SIZE	SELLING PRICE
Adrian	17G-1	\$175,000	R-1	0.5	\$167,500
Bethany	1-U-2-C	\$195,000	R-2	10,900 sq.	\$175,000
Carolina	1-35 A	\$109,000	R-2	0.355	\$105,000
Carolina	9/9/2005	\$149,000	R-1	0.5	\$145,000
Carolina	15-9	\$245,000	R-2	0.23	\$222,500
Carolina	10/10/2005	\$290,000	R-1	0.5	\$260,000
Carolina	6/3/1955	\$599,000	R-1	0.47	\$599,000
Chocolate Hole	23	\$549,000	R-1	0.523	\$472,500
Chocolate Hole	6B	\$1,750,000	R-1	0.974	\$1,000,000
Chocolate Hole	58	\$1,950,000	R-1	1.36	\$1,950,000
Contant	133 & 134	\$225,000	R-4	10,000 sq.	\$225,000
Fish Bay	70	\$299,000	R-1	0.69	\$251,000
Fish Bay	30	\$399,000	R-1	0.54	\$340,000
Fish Bay	200-C-2A	\$795,000	R-1	0.789	\$750,000
Glucksberg	9-17-C	\$99,000	R-2	10,624 sq.	\$92,500
Glucksberg	10-8-D	\$190,000	R-2	0.277	\$165,000
Hansen Bay	6P-2 Rem	\$205,000	R-1	0.506	\$112,500
Hansen Bay	6P-2E	\$185,000	R-1	0.51	\$112,500
Hansen Bay	6P-2D	\$260,000	R-1	0.629	\$210,000
Peter Bay	9 Rem & 15	\$8,500,000	R-1	2.89	\$6,574,950
Rendezvous & Ditleff	15A-9-1	\$350,000	R-1	0.88	\$345,000
Rendezvous & Ditleff	15A-9-14	\$1,500,000	R-1	0.73	\$1,350,000

Rendezvous & Ditleff	15A-9-13	\$1,500,000	R-1	1.03	\$1,425,000
----------------------	----------	-------------	-----	------	-------------

Sans Soucci & Guinea Gut	3B-61	\$549,000	R-2	0.67	\$386,500
--------------------------	-------	-----------	-----	------	-----------

<b>TOTAL SOLD: 24</b>	<b>TOTAL AMOUNT:</b>	<b>AVERAGE PER LOT:</b>
	<b>\$17,436,450</b>	<b>\$726,519</b>

### HOMES SOLD 2007

ESTATE	PARCEL #	ASKING PRICE	SIZE	SELLING PRICE
Bethany	1-U-2-B	\$295,000	1X1	\$295,000
Carolina	10-32AB-7	\$795,000	4X4	\$775,000
Carolina	6-2-1A	\$995,000	3 X 2	\$825,000
Carolina	7-H-9	\$875,000	2 X 2	\$825,000
Carolina	10/28/2011	\$1,550,000	3 X 4	\$1,375,000
Carolina	10/10/2003	\$1,750,000	3X3.5	\$1,425,000
Chocolate Hole	137A	\$1,250,000	2X2	\$1,250,000
Chocolate Hole	468	\$1,495,000	2 X 2.5	\$1,450,000
Chocolate Hole	102	\$1,950,000	3 X 3	\$1,500,000
Chocolate Hole	300-11	\$1,795,000	2X2	\$1,700,000
Chocolate Hole	98	\$2,500,000	4 X 3	\$1,950,000
Chocolate Hole	467	\$2,700,000	2 X 2.5	\$2,300,000
Dennis Bay	1-I	\$1,395,000	2X1	\$1,175,000
Emmaus	Aug-39	\$550,000	1 X 1	\$527,500
Enighed	8A Rem	\$745,000	3 X 3	\$670,000
Fortsberg	1.50E-02	\$2,495,000	3 X 2	\$2,350,000

Gift & Regenback	H-1 & 2	\$1,200,000	3X3	\$1,150,000
Hansen Bay	6o-30	\$1,198,000	1 X 1.5	\$1,050,000
Hansen Bay Pastory	6-o-H 2-Apr	\$1,400,000 \$399,000	4 X 4.5 3 X 2	\$1,300,000 \$350,000
Peter Bay	6B	\$4,950,000	5 X 6.5	\$4,500,000
Peter Bay	6E	\$5,000,000	4 X 4.5	\$4,752,000
Peter Bay	4A & 4B	\$14,000,000	4X4.5	\$14,000,000
Rendezvous & Ditleff	15C-1-A	\$495,000	1 X 1	\$400,000
Rendezvous & Ditleff	15A-7-10	\$2,200,000	4 X 4	\$1,925,000
Rendezvous & Ditleff	15A-2-3	\$3,795,000	5 X 5.5	\$3,600,000
Sans Soucci & Guinea Gut	3B-29	\$2,900,000	4 X 4.5	\$2,725,000
St. Quacco & Zimmerman	6B-26	\$795,000	2 X 1.5	\$820,000
Zootenvaal	3Q-1	\$595,000	2X2	\$540,000

**TOTAL SOLD: 29**

**TOTAL AMOUNT: AVERAGE PER HOME:**  
**\$57,504,500 \$1,982,914**

## **CONDOS SOLD 2007**

<b>NAME</b>	<b>UNIT</b>	<b>ASKING PRICE</b>	<b>SIZE</b>	<b>SELLING PRICE</b>
-------------	-------------	---------------------	-------------	----------------------

Gallows Point	12B	\$700,000	1 X 1	\$600,000
Gallows Point	8D	\$1,300,000	1X1.5	\$1,250,000
Grande Bay Resorts	B-P05	\$695,000	1 X 1	\$660,000
Selenes	3 East	\$450,000	1 X 1	\$423,000
Villa Leanna	4	\$275,000	2X1	\$275,000

**TOTAL SOLD: 5**

**TOTAL AMOUNT:  
\$3,208,000**

**AVERAGE PER  
CONDO: \$641,600**

### FRACTIONAL OWNERSHIP SOLD 2007

NAME	WEEK	ASKING PRICE	SIZE	SELLING PRICE
Virgin Grand Villas	Jan/Feb/Mar Rotate	\$189,000	2X3	\$165,000
Westin Vacation Club	20	\$15,000	Studio	\$7,500
Westin Vacation Club	30	\$10,000	Studio	\$11,000
Westin Vacation Club	45	\$15,398	1 X 2	\$12,000
Westin Vacation Club	28	\$19,900	1 X 2	\$12,750
Westin Vacation Club	27	\$19,900	1 X 2	\$12,750
Westin Vacation Club	27	\$19,900	1 X 2	\$15,000
Westin Vacation Club	50	\$17,900	Studio	\$16,350

Westin Vacation Club	25	\$19,900	1X2	\$16,500
Westin Vacation Club	17	\$27,995	1X2	\$20,000
Westin Vacation Club	7	\$24,900	Studio	\$22,000
Westin Vacation Club	17	\$25,000	1 X 2	\$23,000
Westin Vacation Club	16	\$29,500	2 X 3	\$28,000
Westin Vacation Club	31	\$31,500	2X3	\$28,000
Westin Vacation Club	27	\$34,995	2X3	\$29,000
Westin Vacation Club	46	\$33,995	2X3	\$30,000
Westin Vacation Club	10	\$34,000	1 X 2	\$32,000
Westin Vacation Club	19	\$40,000	3 X 3.5	\$37,500
Westin Vacation Club	32	\$42,500	3 X 3.5	\$41,500
Westin Vacation Club	28	\$52,995	3X3.5	\$45,000
Westin Vacation Club	30	\$50,000	3X3.5	\$45,000
Westin Vacation Club	4 & 5	\$50,000	Studio	\$46,500
Westin Vacation Club	4	\$49,000	3 X 3.5	\$47,000

Westin Vacation Club	7	\$63,500	2X3	\$52,000
Westin Vacation Club	5	\$59,000	3 X 3	\$57,000
Westin Vacation Club	7	\$63,500	2 X 3	\$59,500
Westin Vacation Club	3	\$69,000	3X3.5	\$60,000
Westin Vacation Club	Aug. 21 - Sept. 21	\$75,000	1 X 2	\$64,750
Westin Vacation Club	23 & 24	\$66,000	2 X 3	\$65,000
Westin Vacation Club	51	\$80,000	2 X 2	\$75,000
Westin Vacation Club	13 & 14	\$113,000	3X3	\$90,000
Westin Vacation Club	51	\$98,500	3 X 3	\$94,000
Westin Vacation Club	29 & 30	\$115,000	3 X 3.5	\$105,000

**TOTAL SOLD: 33**

**TOTAL AMOUNT:**  
\$1,465,600

**AVERAGE PER UNIT:**  
\$44,412

*Information on this site is believed to be accurate but not guaranteed.*

**Cruz Bay  
Realty, Inc.**

