

As of 5th May 2020, we noted a total of: 37 lots for sale.

The average price of these lots is 4,300 euros per square meter.
The median price is 4,900,000 euros.

The value of a lot on St Barts is determined by:

1/ The distance from Gustavia: from 7,200 euros per square meter in Gustavia to 2,300 euros in Toiny.

2/ The gradient of the land, as the island is very mountainous: a lot with a gradient of more than 20° will lose 50% of its value.

3/ The view: a lot with a sea view has a value of 4,000 euros per square meter. If the view is of the countryside with sea in distance, the value will decrease to 2,400 euros; and a view of the countryside will decrease its value to 1,800 euros; whereas the value of a lot on the beach will increase on average to 7,900 euros per square meter.

4/ The location: Gouverneur is the most sought after area, with a value of 9,500 euros per square meter, followed by Gustavia and Colombier; while Anse des Cayes has an average value of 3,000 euros per square meter and Toiny has an average value of 2,300 euros per square meter.

5/ The surface area: a lot of 10,000 square meters has a value of 1,000 euros per square meter; while a lot of 500 square meters in the same location has an average value of 4,000 euros.

6/ The wind impact: if the house is in a windy location, such as the heights of Pointe Milou, it will lose 20% of its value. In the same way, if there is no wind at all it will lose some of its value, such as the area above the Christopher Hotel on Pointe Milou, which can be very hot in the late afternoon.

7/ The local urbanization plan (PLU): if the lot is exposed to noise from a business area and/or road traffic, it will have less value than that located near a Green Zone.

The PLU also regulates the granting of construction permits to build on your land.

8/ The building permit validity: it is important to check current validity as there have been instances in the past where land was sold with expired permits.

Based on these observations, we have recalculated the values of all the land for sale and we have found that there are 6 undervalued lots and 6 lots at the correct price; the remaining 25 lots are overvalued.

**Please contact us for further information:
benjamin@rocherealty.fr**