

*Hilton Head Island Real Estate  
Year End Market Report 2018*

*from*

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Realtor*

SeaPines  Real Estate  
HARBOUR TOWN COTTAGE

**The Cottage Group**

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## IN THE NEWS...

### Hilton Head Airport (HHH)

American Airlines currently flies out of Hilton Head Island and starting in April, 2019, United Airlines will start flights to Washington/Dulles, Chicago/O'Hare and New York/Newark Liberty. Delta is selling tickets from Atlanta to Hilton Head Island starting May 23, 2019. Hilton Head Airport announcing expansion plans soon!



It's easier than ever to get to the Island. Check it out!

### Hilton Head Island Rec Center

After two years of construction and \$14 million in renovation, the new Carmines Recreation Building will open on Jan 7<sup>th</sup>. To celebrate, the Rec Center is offering a free week of access. According to the news release, visitors can use the open gym, walking track, cardio and strength equipment as well as studio fitness classes for free from Jan 7<sup>th</sup> until Jan 14<sup>th</sup>. Use of the pool is not included. If purchased prior to Jan 14<sup>th</sup>, a year long fitness membership is \$160 (discounted from \$250). There are also basketball, tennis and pickle ball courts and a playground.



### Snowbirds

House Method, a digital magazine, touts Hilton Head Island as among "20 Small Towns Perfect for a Winter Getaway" calling it "the perfect winter destination for those who want to skip the summer tourist rush." Among other accolades, in October 2018 Conde Nast Traveler announced Hilton Head as the top spot on the 2018 Readers' Choice "Best Islands" in the US poll for a second year in a row. Travel and Leisure voted Hilton Head Island "Best Island" in the continental US in 2018 for the third year in a row.

## UPCOMING EVENTS...

### RBC Heritage of Golf

April 17<sup>th</sup> – 21<sup>st</sup>

The winner of the last year's 50<sup>th</sup> Heritage presented by Boeing was Satoshi Kodaira, the defending champion for 2019. This year will be 51 years of Heritage tradition giving \$39 million in charitable contributions and having an economic impact of \$96 million every year. Go to [rbcheritageofgolf.com](http://rbcheritageofgolf.com) for tickets.



### Arts Center of Coastal Carolina

- Jan 6<sup>th</sup> Jazz Vibes Showcase featuring four of the best vibraphone players in the profession.
- Jan 18<sup>th</sup> Memphis Ballet
- Feb 12 – March 3<sup>rd</sup> *Blithe Spirit* by Noel Coward
- Feb 18<sup>th</sup> Rita Rucker, Comedienne
- March 14-15 *Celtic Nights* - Celebrate St Patrick's Day with Irish Singing and Dancing
- March 28-30 *Get the Led Out*, a Led Zeppelin tribute
- May 1- June 2<sup>nd</sup> *A Chorus Line*
- June 26 through August 4<sup>th</sup> *Legally Blonde*

### Lean Ensemble Theater

A professional arts company featuring the following productions in 2019:

- *A Doll's House, Part 2* by Lucas Hnath 1/24-2/3/2019
- *If You Forget Me* by Nora Anne Leahy 3/20-3/24/2019
- *Barefoot in the Park* by Neil Simon 4/25-5/5/2019



Performances are located at Hilton Head Prep's Main Street Theater. Tickets are available at: [www.leanensemble.org](http://www.leanensemble.org).

### World Affairs Council



In addition to evening discussions, speakers are scheduled throughout the year on Fridays at 10 am at the First Presbyterian Church on Highway 278. Upcoming are:

- Jan 25<sup>th</sup> Trita Parsi "Iran's Strategy in the Middle East"
- Feb 1<sup>st</sup> Dr Soner Cagaptay "The New Sultan and Turkey's Foreign Policy"
- Feb 15<sup>th</sup> Christopher Alexander "Canadian and US Relations"
- March 1<sup>st</sup> Robert Mallet "Africa: Familiar Challenges and Rewarding Opportunities"
- April 5<sup>th</sup> Ambassador Jerzy Pomianowski "Supporting Democracy in Eastern Europe"
- May 3<sup>rd</sup> Alyssa Ayres "India's Rise on the World Stage"
- May 17<sup>th</sup> David Eisenhower II, JD "WWII Promise for Liberal Democracy"

### Sandalwood Run 5K/10K Race

Saturday March 30<sup>th</sup> at 8:30 am - Fish Haul Park in the Mitchelville area. Third Annual Event partnering with Palmetto Running Company to benefit neighbors in need on the Island. Register at <https://localraces.com/events/hilton-head-island-sc/sandalwood>

## NEW DEVELOPMENTS...

### Port Royal Plantation

Port Royal has just finished construction on their new oceanfront beach house which is a handsome building with a large screened in porch for community functions. There is a new entrance to the Olympic size community pool and new changing/bath rooms. The area also includes a children's playground. The Port Royal Golf and Racquet Club, which was acquired by Heritage Golf Group in January 2005, was named one of the top 75 US Golf Resorts by Golf Digest magazine. It was recognized as a Silver Medal Resort by Golf Magazine for its two spectacular 18 hole courses: Barony and Robbers Row. Newly constructed in 2018 are tennis and pickle ball courts. The dining and clubhouse facilities are excellent as well.



### Waterwalk at Shelter Cove Town Centre



Overlooking Broad Creek water views these 1, 2 and 3 bedroom apartments currently rent from \$2,100 to \$4,800 per month. They are easy walking distance to all the amenities of Shelter Cove.

There is a large community room where events are held almost monthly for the residents with local restaurants serving food. Also provided are water front pools and multiple grilling and fire pit areas. The units

have access to the garage on the same floor as their apartment.

### The Bayshore



This popular waterfront retirement community offers sunset views, a roof top club and dining, expansive community pier, boat and dock. There is also a swimming pool, movie theatre, fire pit, garden and swing trellis. The 1 and 2 bedroom apartments with kitchens range in monthly rent from \$4,144 to \$6,390 including meals. There is no buy-in fee. An expansion of the building has started across the street and will be connected by a cross walk over Squire Pope Road.

## COMMENTARY...

The two communities with large enough density to determine a meaningful market trend for single family homes are Hilton Head Plantation, with approximately 4000 homes, and Sea Pines, with approximately 3690 homes. The average price of homes in Sea Pines has increased year over year in 2018 by 10%. Hilton Head Plantation sales prices have remained steady over the past two years. It is quite possible that the new renovations of golf courses and club houses in the Sea Pines Resort have had a positive effect on the neighborhood. Hopefully, as a homeowner or resort guest, you have had a chance to enjoy these beautiful amenities!



## Sales Activity...

As reported by the Multiple Listing Service of Hilton Head Island

### Homes ~ Year-to-date through December 31, 2017

Area	Total Sold	Median Sales Price	Average Sales Price
Sea Pines	213	700,000	935,324
Shipyards	16	444,500	438,438
Palmetto Dunes	59	895,000	1,180,364
Port Royal	50	632,500	889,794
Hilton Head Pl.	216	433,500	501,213
Indigo Run	42	628,750	684,494
Spanish Wells	13	900,000	1,312,077
Moss Creek	60	394,750	410,116
Windmill Hbr	21	575,000	685,190
Long Cove	28	717,500	847,018
Wexford	19	1,042,500	1,172,242
Forest Beach	31	844,000	1,118,790

### Villas ~ Year-to-date through December 31, 2017

Area	Total Sold	Median Sales Price	Average Sales Price
Sea Pines	163	361,250	406,981
Shipyards	78	291,500	299,379
Palmetto Dunes	184	354,500	418,919
Forest Beach	206	199,000	236,518

### Homes ~ Year-to-date through December 31, 2018

Area	Total Sold	Median Sales Price	Average Sales Price
Sea Pines	232	713,750	1,024,918
Shipyards	9	470,000	447,222
Palmetto Dunes	67	810,000	955,000
Port Royal	53	634,900	898,000
Hilton Head Pl.	285	450,000	498,816
Indigo Run	60	695,000	712,357
Spanish Wells	15	1,015,000	1,531,613
Moss Creek	66	450,000	469,565
Windmill Hbr	22	628,200	702,395
Long Cove	25	585,000	679,540
Wexford	23	1,005,000	1,250,957
Forest Beach	30	745,000	1,067,397

### Villas ~ Year-to-date through December 31, 2018

Area	Total Sold	Median Sales Price	Average Sales Price
Sea Pines	147	392,000	450,572
Shipyards	103	300,000	307,399
Palmetto Dunes	169	375,000	473,470
Forest Beach	195	235,000	273,059

## Sea Pines - Golf & Lagoon Views



Plantation Drive - Almost 4000 square feet on an acre plus lot with 4 BR, 4.5 BA, den, family room, heated pool & spa. Heron Point gold views. 16 ft elevation. Perfect for remodel. \$775,000

## Calibogue Cay - Sea Pines



Deep water views and sunset views over Calibogue Sound. Three living areas, 5 BR, 5 1/2 BA, 4 fireplaces, music room/office, antique heart pine floors, new deep water dock, 55 ft pool & more! \$2,750,000

### 19 Bald Eagle - Sea Pines



Oceanfront - \$3,889,000

### 56 Yorkshire - Wexford



5 BR, 7 BA \$1,500,000

### 8 Lavington - Long Cove



3 BR, 3 BA \$439,000

### 13 Misty Morning - HHP



3 BR, 2 BA \$375,000

### 13 Shamrock Circle



3 BR, 2 BA \$220,000

### 33 Red Oak - Sea Pines



4 BR, 4 BA \$789,000

### 36 South Beach Lane-Sea Pines



3 BR, 3 BA \$1,699,000

### Boat Slip - Sea Pines



50' boatslip - \$199,000

### 247 Stoney Creek - Sea Pines



1 BR, 1.5 BA \$325,000 F

### 41 Governors Road - Sea Pines



3 BR, 2.5 BA \$799,000

### 26 Stoney Creek - Sea Pines



5 BR, 4 BA \$895,000

### 28 Club Course - Sea Pines



4 BR, 4 BA \$485,000



## Betty Hemphill

*Life Member Distinguished Sales Award  
Over \$249 Million in Sales Islandwide*

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Please view details and additional photos of these and all MLS listings at **www.BettyHemphill.com**

For a complimentary market analysis or a tour of Island listings, please give me a call.

Note: If your property is presently listed for sale, this is not a solicitation