

ACTIVE LISTINGS

CHARTER ONE LISTING/SALE

MLS	Status	Address	Prop Type	View	BEDS	FB	HB	Yr Built	ApHtdSF	List Price	Close Price	DOM	Close Date
376732	PEND	129 Dune Lane	RES	Ocean, Pool	7	7	2	2006	5,000	\$4,389,000		51	
380897	ACT	20 Sea Oak Lane	RES	Ocean	8	7	1	1988	5,659	\$4,750,000		409	

PENDING LISTINGS

MLS	Status	Address	Prop Type	View	BEDS	FB	HB	Yr Built	ApHtdSF	List Price	Close Price	DOM	Close Date
376732	PEND	204 BEACHWALK HOTEL & CONDOMINIUMS	VIL	Landscape	2	2	0	1987	502	\$40,000		3	
374922	PEND	138 SEA SIDE VILLAS	VIL	Ocean	1	1	0	1979	518	\$189,000		132	
381202	PEND	33 FOREST GARDENS VILLAS	VIL	Pool	2	1	0	1973	885	\$194,999		21	
381633	PEND	128 ISLAND HOUSE VILLAS	VIL	Tennis Court	2	2	0	1979	969	\$199,000		13	
379155	PEND	148 ISLAND HOUSE VILLAS	VIL	Landscape	2	2	0	1979	969	\$200,000		32	
379161	PEND	3B XANADU VILLAS	VIL	Lagoon, Landscape	2	2	0	1975	1,050	\$219,000		44	
379733	PEND	13B XANADU VILLAS	VIL	Lagoon, Landscape	3	2	0	1975	1,270	\$229,000		14	
333326	PEND	5B XANADU VILLAS	VIL	Lagoon	3	2	0	1975	1,270	\$244,000		1,254	
379333	PEND	111 CONTINENTAL CLUB VILLAS	VIL	Wooded	2	1	1	1974	1,090	\$269,900		69	
374390	PEND	19 Hickory Lane	LND	Wooded						\$275,000		1,305	
383299	PEND	75 OCEAN BREEZE VILLAS	VIL	Landscape	3	3	0	1991	1,489	\$299,900		12	
381079	PEND	300 FOREST BEACH VILLAS	VIL	Landscape	2	2	0	1980	1,145	\$375,500		60	
381455	PEND	36 OCEAN CLUB VILLAS	VIL	Landscape, Pool	2	2	0	1972	1,296	\$379,000		43	
365077	PEND	107 NORTH SHORE PLACE VILLAS	VIL	Landscape	2	2	0	2001	1,261	\$429,000		353	
383397	PEND	424 FOREST BEACH VILLAS	VIL	Landscape, Ocean	3	2	0	1980	1,639	\$450,000		7	
359660	PEND	4 Park Road	RES	Landscape	3	2	0	1973	1,433	\$549,000		52	
375357	PEND	7 Heron Street	RES	Pool	3	2	0	1981	1,362	\$579,000		81	
379556	PEND	110 N Forest Beach Drive	RES	Landscape	4	2	0	1988	1,524	\$599,000		41	
375484	PEND	211 SHOREWOOD VILLAS	VIL	Ocean	2	2	0	1975	1,270	\$640,000		84	
375201	PEND	3 Laurel Ln	RES	Ocean, Wooded	6	5	1	2001	3,956	\$1,169,000		140	
357867	PEND	6 Kingfisher Street	RES	Landscape, Pool	6	6	1	2001	4,228	\$1,660,000		341	
364759	PEND	3 Guscio Way	RES	Ocean	6	6	2	2005	5,835	\$2,695,000		304	
321985	PEND	27 Dune Lane	RES	Ocean	6	5	1	1987	3,200	\$2,995,000		1,588	

JUNE CLOSED LISTINGS

MLS	Status	Address	Prop Type	View	BEDS	FB	HB	Yr Built	ApHtdSF	List Price	Close Price	DOM	Close Date
357483	CLOSD	G3 CORDILLO COURTS VILLAS	VIL	Wooded	2	1	1	1979	740	\$63,900	\$58,000	418	6/5/2018
378697	CLOSD	F6 CORDILLO COURTS VILLAS	VIL	Landscape	2	1	1	1979	740	\$66,900	\$58,000	6	6/6/2018
381372	CLOSD	3061 SEASCAPE VILLAS	VIL	Landscape	1	1	0	1972	700	\$149,500	\$139,000	18	6/27/2018
381357	CLOSD	A2F SANDS VILLAGE VILLAS	VIL	Pool	2	1	0	1975	700	\$159,000	\$148,000	4	6/25/2018
378578	CLOSD	109 SEA SIDE VILLAS	VIL	Ocean	1	1	0	1979	518	\$184,900	\$177,500	60	6/14/2018
379036	CLOSD	125 ISLAND HOUSE VILLAS	VIL	Landscape	2	2	0	1979	969	\$189,000	\$170,000	29	6/18/2018
378822	CLOSD	283 SEA SIDE VILLAS	VIL	Ocean	1	1	0	1979	518	\$189,000	\$180,000	27	6/1/2018
378830	CLOSD	284 SEA SIDE VILLAS	VIL	Ocean	1	1	0	1979	518	\$189,000	\$180,000	27	6/4/2018
379205	CLOSD	100 FOREST GARDENS VILLAS	VIL	Landscape	2	2	0	1973	886	\$189,500	\$185,000	22	6/11/2018
375101	CLOSD	11 BEACH ARBOR VILLAS	VIL	Landscape	2	2	1	1982	1,158	\$192,545	\$185,000	89	6/4/2018
379453	CLOSD	304 OCEAN WALK VILLAS	VIL	Landscape	2	2	0	1981	1,210	\$210,000	\$198,000	6	6/4/2018
380964	CLOSD	21 BEACH ARBOR VILLAS	VIL	Landscape	2	3	1	1982	1,158	\$214,900	\$207,500	7	6/22/2018
379153	CLOSD	68 COURTSIDE VILLAS	VIL	Lagoon, Pool	2	2	0	1981	1,209	\$229,900	\$223,000	35	6/15/2018
381340	CLOSD	1003 TANGLEWOOD VILLAS	VIL	Lagoon	2	2	1	1980	980	\$239,000	\$231,000	31	6/25/2018
361425	CLOSD	8D XANADU VILLAS	VIL	Lagoon, Landscape	3	3	0	1975	1,270	\$239,999	\$227,000	407	6/21/2018
381435	CLOSD	8 COLIGNY VILLAS	VIL	Pool	2	1	1	1973	1,094	\$249,000	\$245,000	2	6/22/2018
378911	CLOSD	39 OCEAN BREEZE VILLAS	VIL	Lagoon	2	2	1	1991	1,051	\$249,000	\$235,000	57	6/25/2018
353693	CLOSD	62 SPRINGWOOD VILLAS	VIL	Landscape, Pool	3	3	1	1982	1,576	\$267,900	\$255,000	662	6/4/2018
381424	CLOSD	19 SURF COURT VILLAS	VIL	Landscape	2	2	1	1973	1,138	\$299,000	\$287,000	14	6/15/2018
379497	CLOSD	7003 TREETOPS VILLAS	VIL	Landscape	3	3	1	1987	1,599	\$330,000	\$320,000	12	6/1/2018
379736	CLOSD	417 OCEAN DUNES VILLAS	VIL	Ocean	2	2	0	1980	800	\$399,000	\$375,000	13	6/1/2018
378348	CLOSD	21 Pelican Street	LND	Landscape						\$399,000	\$360,000	67	6/28/2018
371995	CLOSD	1 Pelican St	RES	Landscape	3	2	0	1972	1,412	\$449,000	\$440,400	57	6/29/2018
372140	CLOSD	202 OCEAN ONE VILLAS	VIL	Wooded	4	3	0	1975	1,819	\$549,900	\$497,000	205	6/18/2018
379328	CLOSD	3 Nighthawk Street	RES	Landscape	3	2	0	1977	1,793	\$699,999	\$675,000	10	6/15/2018
374141	CLOSD	2 THE SEA CREST VILLAS	VIL	Landscape, Ocean	4	4	1	1998	4,000	\$1,995,000	\$1,995,000	126	6/5/2018

- 37 Years Combined Experience
- Local Market Knowledge
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JUNE 2018 FOREST BEACH REAL ESTATE MARKET REPORT

Enclosed please find your **Forest Beach Market Report** letter providing the information for all active, pending, and closed properties for the month of June. We hope you had a safe and Happy 4th of July. The fireworks on the island were spectacular. The island is in full swing this summer with lots of visitors and plenty of hot weather.

Forest Beach real estate market is HOT! There are 37 active residential homes for sale. Year to date home sales are up over 33.3%. Average days on market are down to 114, compared to 355 in 2017. Currently there are 7 homes under contract, 2 homes closed in June, and 20 homes closed as of January, 2018. There are 91 active villas on the market. Average days on market has reduced to 107, from 133 last year. Median sales price has increased to \$233,000 from \$195,000 in 2017. There are 12 Active lots for sale, 3 closed so far this year. Home building is on the rise in Hilton Head and we should see an increase in sales over the next year. The median lot value decreased to \$340,000 from \$533,500 in 2017. As building costs continue to increase this puts pressure on lot prices.

June 2018 Forest Beach Data															
	HOMES					VILLAS					LOTS				
	Active	Pending	Sold	2018 YTD	2017 YTD	Active	Pending	Sold	2018 YTD	2017 YTD	Active	Pending	Sold	2018 YTD	2017 YTD
Average Price	\$1,594,535	\$1,463,714	\$557,700	\$912,145	\$1,475,633	\$448,718	\$290,553	\$294,609	\$270,319	\$253,631	\$620,796	\$275,000	\$360,000	\$308,333	\$533,500
Avg htd sq ft	2,920	3,077	1,603	2,129	3,424	1,209	1,108	1,146	1,070	1,000	0	0	0	0	0
Per sq. ft	\$559.52	\$469.60	\$344.18	\$414.05	\$439.40	\$363.44	\$256.38	\$234.46	\$263.18	\$251.61	0	0	0	0	0
DOM	237	364	34	114	355	213	143	99	107	133	785	1305	67	179	700
Median Price	\$1,350,000	\$1,169,000	\$557,700	\$700,000	\$1,367,500	\$330,000	\$244,000	\$207,500	\$233,000	\$195,000	\$561,375	\$275,000	\$360,000	\$340,000	\$533,500
List to sale %				96.02%	92.88%				95.43%	95.27%				90.79%	91.97%

Herman and Davis Properties are GROWING. We are excited to announce the addition of another agent to our team, Tierra Schaffer, who is listing and selling property on Hilton Head and Bluffton. Offering our clients a full concierge service, Lynn Shealy, a licensed Realtor, assists with showings, staging, managing inspections, and contractors when needed. Our marketing manager, Ashley Hamilton, coordinates in the design of post cards, brochures, newspaper/magazine ads, as well as our market reports. Lastly, our listing and closing coordinator, Lindsay Bird, is a woman of many talents. Along with managing the current listings and closings, Lindsey enjoys listing and website promotions on social media. We enjoy what we do and invite you to come work with our Team!

Herman & Davis Properties NEEDS MORE LISTINGS! Due to the strong buyer demand, our sales activity and recent price gains, Sellers are encouraged to get their properties on the market today! Please give Tierra the opportunity to assist you in buying or selling your property today and provide you with a free, no obligation evaluation and marketing plan for your home. Don't let another day of summer pass you by, let's get started together! Give her a call at 843-422-3610.

Tierra is your neighborhood Realtor! Originally from Pennsylvania, Tierra has been living in the Forest Beach area for over 5 years. When she is not assisting clients with real estate you can find her living and playing in the Forest Beach area. She enjoys riding along the bike paths, shopping at Coligny Plaza, walking her dogs around the neighborhood, and lounging on the beach with her friends and family. Reach out today and let's realize your real estate goals on Hilton Head Island.

ACTIVE LISTINGS

CHARTER ONE LISTING/SALE													
MLS	Status	Address	Prop Type	View	BEDS	FB	HB	Yr Built	ApHtdSF	List Price	Close Price	DOM	Close Date
375634	ACT	105 WOODHAVEN VILLAS	VIL	Landscape	0	1	0	1977	260	\$58,000		141	
375637	ACT	24 WOODHAVEN VILLAS	VIL	Landscape	0	1	0	1977	260	\$58,000		141	
375641	ACT	82 WOODHAVEN VILLAS	VIL	Landscape	0	1	0	1977	260	\$60,000		141	
375642	ACT	59 WOODHAVEN VILLAS	VIL	Landscape	0	1	0	1977	260	\$60,000		141	
375643	ACT	72 WOODHAVEN VILLAS	VIL	Landscape	0	1	0	1977	260	\$60,000		141	
375638	ACT	134 WOODHAVEN VILLAS	VIL	Landscape	0	1	0	1977	260	\$64,000		141	
375639	ACT	126 WOODHAVEN VILLAS	VIL	Landscape	0	1	0	1977	260	\$64,000		141	
380948	ACT	1102 THE SEABROOK	VIL	Landscape	2	2	0	1988	1,167	\$74,000		66	
379157	ACT	21 DUNES VILLAS	VIL	Landscape	2	1	0	1980	960	\$142,000		85	
383146	ACT	1 FOREST GARDENS VILLAS	VIL	Wooded	2	1	0	1973	885	\$159,900		26	
378917	ACT	4A XANADU VILLAS	VIL	Lagoon, Landscape	2	2	0	1975	1,265	\$180,000		37	
383405	ACT	342 SEA SIDE VILLAS	VIL	Ocean	1	1	0	1979	518	\$197,500		16	
374933	ACT	104 SPRINGWOOD VILLAS	VIL	Lagoon, Wooded	2	2	1	1982	1,250	\$199,900		161	
379543	ACT	6601 TREETOPS VILLAS	VIL	Landscape	2	2	1	1973	1,416	\$208,000		79	
382933	ACT	208 BREAKERS VILLAS	VIL	Landscape	1	1	0	1979	518	\$209,900		33	
382668	ACT	302 OCEAN WALK VILLAS	VIL	Landscape	2	2	0	1981	1,210	\$209,900		40	
374089	ACT	11C XANADU VILLAS	VIL	Pool	2	2	0	1975	1,050	\$214,000		197	
370488	ACT	1006 TANGLEWOOD VILLAS	VIL	Lagoon	2	2	1	1980	980	\$214,900		281	
378432	ACT	11 HILTON HEAD CABANAS VILLAS	VIL	Landscape, Pool	2	1	1	1969	985	\$215,000		111	
375022	ACT	305 BREAKERS VILLAS	VIL	Landscape	1	1	0	1979	518	\$219,900		156	
383552	ACT	304 TANGLEWOOD VILLAS	VIL	Pool	2	2	0	1980	980	\$219,900		12	
375186	ACT	290 SEA SIDE VILLAS	VIL	Ocean, Pool	1	1	0	1979	518	\$220,000		154	
377277	ACT	145 SEA SIDE VILLAS	VIL	Ocean	1	1	0	1979	518	\$229,000		119	
374904	ACT	505 TANGLEWOOD VILLAS	VIL	Pool	2	1	1	1980	980	\$237,500		162	
372025	ACT	122 BREAKERS VILLAS	VIL	Ocean, Pool	1	1	0	1979	518	\$249,000		259	
379663	ACT	18 HILTON HEAD BEACH CLUB VILLAS	VIL	Landscape, Wooded	2	1	1	1974	1,160	\$249,000		67	
340732	ACT	8B XANADU VILLAS	VIL	Lagoon	3	3	0	1975	1,270	\$249,900		1,139	
359962	ACT	24 Firethorn Lane	LND	Wooded						\$250,000		469	
383624	ACT	31 HILTON HEAD BEACH CLUB VILLAS	VIL	Landscape, Pool	2	1	1	1974	1,160	\$252,000		8	
383423	ACT	34 HILTON HEAD BEACH CLUB VILLAS	VIL	Landscape, Pool	2	1	1	1974	1,160	\$254,900		193	
380933	ACT	100 OCEAN BREEZE VILLAS	VIL	Wooded	2	2	1	1991	1,387	\$264,900		68	
372003	ACT	120 OCEAN DUNES VILLAS	VIL	Ocean	1	1	0	1980	538	\$266,500		260	
379353	ACT	415 FOREST BEACH VILLAS	VIL	Pool, Tennis Court	1	2	0	1980	1,004	\$274,500		85	
378553	ACT	418 OCEAN DUNES VILLAS	VIL	Ocean	1	1	0	1980	538	\$274,500		111	
382698	ACT	98 SPRINGWOOD VILLAS	VIL	Landscape, Pool	3	3	1	1982	1,576	\$275,000		44	
381073	ACT	418 FOREST BEACH VILLAS	VIL	Landscape	1	2	0	1980	1,004	\$275,000		62	
342140	ACT	7 Flamingo Street	LND	Landscape, Wooded						\$279,000		916	
378838	ACT	75 HILTON HEAD CABANAS VILLAS	VIL	Pool	2	1	1	1969	985	\$280,000		105	
381663	ACT	127 BREAKERS VILLAS	VIL	Ocean, Pool	1	1	0	1979	518	\$284,900		42	
383538	ACT	67 SURF COURT VILLAS	VIL	Landscape	2	2	1	1973	1,189	\$289,500		12	
367380	ACT	6402 TREETOPS VILLAS	VIL	Landscape	3	2	1	1973	1,941	\$289,900		336	
372079	ACT	15 OCEAN GATE VILLAS	VIL	Pool, Wooded	2	2	1	1981	1,260	\$290,000		375	
382999	ACT	3260 SEASCAPE VILLAS	VIL	Lagoon	3	2	0	1972	1,427	\$295,000		30	
379233	ACT	70 SPRINGWOOD VILLAS	VIL	Landscape	3	3	0	1982	1,550	\$314,000		93	
381349	ACT	3240 SEASCAPE VILLAS	VIL	Lagoon	3	2	0	1972	1,600	\$319,500		42	
376675	ACT	10 Gannet Street	LND	Landscape						\$320,000		139	
383641	ACT	238 BREAKERS VILLAS	VIL	Ocean	1	1	0	1979	518	\$329,000		8	
380894	ACT	210 BREAKERS VILLAS	VIL	Ocean	1	1	0	1979	518	\$330,000		69	
371906	ACT	46 OCEAN BREEZE VILLAS	VIL	Landscape	3	3	0	1991	1,489	\$330,000		265	
365169	ACT	104 OCEAN DUNES VILLAS	VIL	Ocean	2	2	0	1980	800	\$335,000		386	
382781	ACT	62 OCEAN BREEZE VILLAS	VIL	Landscape	3	3	0	1991	1,489	\$337,000		37	
374861	ACT	229 CAROLINA BEACH CLUB	VIL	Ocean	2	2	0	1983	850	\$349,000		163	
378585	ACT	13 OCEAN GATE VILLAS	VIL	Wooded	2	2	1	1981	1,260	\$350,000		110	
382866	ACT	44 HILTON HEAD BEACH CLUB VILLAS	VIL	Landscape, Pool	3	3	0	1974	1,314	\$374,900		35	
351088	ACT	34 N Forest Beach Drive	LND	Landscape						\$374,900		832	
374593	ACT	23 Holloman Trace	LND	Landscape						\$399,900		1,297	
323238	ACT	21 Holloman Trace	LND							\$424,750		1,678	
374446	ACT	4 OCEAN CLUB VILLAS	VIL	Landscape, Pool	2	2	0	1972	1,296	\$434,000		180	
365820	ACT	412A SHOREWOOD VILLAS	VIL	Ocean, Pool	2	2	0	1975	1,270	\$439,000		349	
374465	ACT	10 Pelican Street	RES	Wooded	3	2	0	1972	1,244	\$459,000		180	
374984	ACT	137 SHOREWOOD VILLAS	VIL	Ocean, Pool	2	2	0	1975	1,200	\$485,000		156	
375655	ACT	206 NORTH SHORE PLACE VILLAS	VIL	Landscape	2	2	0	2001	1,290	\$499,000		139	
355502	ACT	231 SHOREWOOD VILLAS	VIL	Ocean, Pool	2	2	0	1975	1,200	\$499,900		3,588	
383205	ACT	104 OCEAN ONE VILLAS	VIL	Landscape	3	3	0	1975	1,580	\$509,000		23	
377069	ACT	439 SHOREWOOD VILLAS	VIL	Ocean, Pool	2	2	0	1975	1,090	\$519,000		126	
375459	ACT	424 OCEAN ONE VILLAS	VIL	Deep Water, Landscape	3	3	0	1975	1,580	\$519,000		150	
381060	ACT	2111 THE SEA CREST VILLAS	VIL	Ocean	2	2	0	1998	1,327	\$525,000		61	
379324	ACT	1103 THE SEA CREST VILLAS	VIL	Ocean	2	2	0	1998	1,327	\$533,000		86	

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350739	ACT	2108 THE SEA CREST VILLAS	VIL	Ocean	2	2	0	1998	1,327	\$539,000		845	
382907	ACT	16 Park Road	RES	Landscape	4	3	0	1964	2,650	\$539,900		21	
378975	ACT	2213 THE SEA CREST VILLAS	VIL	Landscape, Ocean	2	2	0	1998	1,327	\$549,000		99	
379491	ACT	20 OCEAN CLUB VILLAS	VIL	Landscape, Pool	3	3	0	1972	1,964	\$550,000		79	
352927	ACT	2106 THE SEA CREST VILLAS	VIL	Landscape, Ocean	2	2	0	1998	1,327	\$569,000		762	
381190	ACT	105 SHOREWOOD VILLAS	VIL	Deep Water, Ocean	2	2	0	1975	1,109	\$569,000		58	
367842	ACT	10 Myrtle Ln	RES	Landscape	4	3	0	1966	1,966	\$579,900		223	
365161	ACT	108 SHOREWOOD VILLAS	VIL	Ocean	2	2	0	1975	1,109	\$599,000		381	
379167	ACT	215 OCEAN ONE VILLAS	VIL	Ocean	2	2	0	1975	1,293	\$600,000		90	
381541	ACT	2408 THE SEA CREST VILLAS	VIL	Ocean, Pool	2	2	0	1998	1,327	\$639,000		49	
379652	ACT	208 SHOREWOOD VILLAS	VIL	Deep Water, Ocean	2	2	0	1975	1,109	\$645,000		355	
379837	ACT	101 OCEAN ONE VILLAS	VIL	Landscape, Ocean	4	3	0	1975	1,819	\$649,000		70	
375406	ACT	17 N Forest Beach Drive	RES	Landscape	3	2	0	1984	1,378	\$649,000		142	
374943	ACT	436 SHOREWOOD VILLAS	VIL	Landscape, Ocean	2	2	0	1981	1,125	\$650,000		155	
379354	ACT	311 SHOREWOOD VILLAS	VIL	Ocean	2	2	0	1975	1,109	\$660,000		91	
367908	ACT	2511 THE SEA CREST VILLAS	VIL	Ocean	2	2	0	1998	1,327	\$674,500		313	
364791	ACT	2115 THE SEA CREST VILLAS	VIL	Ocean	3	3	0	1998	1,750	\$675,000		405	
370631	ACT	2209 THE SEA CREST VILLAS	VIL	Ocean	3	3	0	1998	2,004	\$695,000		274	
375566	ACT	4 Elderberry Lane	LND	Landscape						\$698,000		142	
352036	ACT	2410 THE SEA CREST VILLAS	VIL	Ocean	2	2	0	1998	1,327	\$699,000		798	
381211	ACT	18 Sandpiper Street	RES	Landscape	3	2	0	1973	1,666	\$700,000		58	
340958	ACT	3 Sea Hawk Lane	LND	Landscape						\$749,000		921	
381039	ACT	203 OCEAN ONE VILLAS	VIL	Ocean, Pool	3	3	0	1975	1,580	\$749,900		63	
383426	ACT	1405 THE SEA CREST VILLAS	VIL	Ocean	2	2	0	1998	1,327	\$749,900		15	
383001	ACT	19 HILTON HEAD BEACH VILLAS	VIL	Ocean, Pool	3	3	0	1967	1,850	\$774,500		30	
374859	ACT	2 Juniper Lane	RES	Wooded	3	2	1	1999	2,300	\$785,000		140	
379789	ACT	3 Driftwood Lane	LND	Landscape, Wooded						\$795,000		68	
379503	ACT	335 SHOREWOOD VILLAS	VIL	Ocean	3	3	0	1975	1,437	\$829,900		82	
342085	ACT	301 OCEAN ONE VILLAS	VIL	Ocean, Ocean	4	3	0	1975	1,819	\$850,000		919	
331526	ACT	27 Holloman Trace	LND							\$869,000		1,263	
383539	ACT	3302 THE SEA CREST VILLAS	VIL	Ocean, Pool	2	2	0	1998	1,453	\$899,000		12	
356490	ACT	2 Robin Street	RES	Pool	4	3	0	2003	2,050</				