



H&D HERMAN AND DAVIS — PROPERTIES —

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JUNE 2018 LONG COVE REAL ESTATE MARKET REPORT

Enclosed please find your **Long Cove 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 and the weather was really pleasant. The island is in full swing this summer with lots of visitors and plenty of warm weather.

Every 5 years the property values in Beaufort County are reassessed for tax purposes. Reports indicate homes have increased in assessed value by 6.84% and almost all areas of Beaufort County saw increases from 2013 to 2018, especially in Bluffton. Most homeowners on Hilton Head, which had an average property value growth of 4.23%, will not see an increase in property taxes. Assessment notices will be sent out to homeowners at the end of the summer, and homeowners will have 90 days to appeal the value. Give us a call if you have any questions.

June 2018 Long Cove Data										
	HOMES					LOTS				
	Active	Pending	Sold	2018 YTD	2017 YTD	Active	Pending	Sold	2018 YTD	2017 YTD
	29	1	0	15	9	13	1	0	3	1
Average Price	\$816,766	\$629,000	0	\$655,633	816089	\$124,515	\$19,000	0	\$35,667	\$78,000
Avg htd sq ft	3,936	169	0	3,799	4,230	0	0	0	0	0
Per sq. ft	\$205.23	\$3,712.00	0	\$167.94	\$186.33	\$0.00	0	0	0	0
DOM	248	2455	0	349	274	592	3417	0	608	76
Median Price	\$699,000	\$629,000	0	\$540,000	\$645,000	\$89,900	\$19,000	0	\$37,000	\$78,000
List to sale %				94.25%	94.40%				68.83%	92.86%

There have been many exciting things happen on Hilton Head recently; one is the end to the Dash-8-turboprops at the Hilton Head Island airport. Due to the airport being extended another 5000 feet, jet service is now available to Hilton Head. This change should draw other airlines to our market. Many have thought that the "jet" service would have a significant economic impact on the island and the real estate market.

Herman and Davis Properties are GROWING. We are excited to announce the addition of another agent to our team, Tierra Schaffer, who will be 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 NEED 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. Please give Becky and Monica the opportunity to assist you in buying or selling your property today by providing a free evaluation and marketing plan for your home!



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ACTIVE LISTINGS

CHARTER ONE/HERMAN & DAVIS PROPERTIES LISTING/SALE

MLS	Status	Address	Prop Type	View	BEDS	FB	HB	Yr Built	ApHtdSF	List Price	Close Price	DOM	Close Date
374673	ACT	7 Blake Place	LND	Wooded						\$9,000		2,817	
375323	ACT	1 Castle Hall Lane	LND	Lagoon						\$29,000		144	
372551	ACT	4 Bonny Hall Court	LND	Golf, Lagoon						\$59,000		217	
375156	ACT	2 Retreat Lane	LND	Lagoon						\$59,000		141	
374177	ACT	6 Rosebank Lane	LND	Lagoon						\$69,000		193	
352856	ACT	9 Trimblestone Lane	LND	Golf						\$89,900		755	
374713	ACT	4 Hobnoy Court	LND	Golf, Lagoon						\$89,900		428	
382849	ACT	402 Long Cove Drive	LND	Golf, Lagoon						\$99,900		26	
357017	ACT	181 Long Cove Drive	LND	Lagoon						\$102,000		531	
357486	ACT	6 Airy Hall Court	LND	Golf, Lagoon						\$119,000		518	
329665	ACT	22 Long Brow Road	LND	Golf, Lagoon						\$264,000		1,394	
381413	ACT	17 Oakman Branch Road	LND	Golf, Lagoon						\$279,000		43	
359122	ACT	21 Oakman Branch Road	LND	Golf, Marsh						\$350,000		491	
378440	ACT	246 Long Cove Drive	RES	Golf	4	4	0	1982	2,280	\$429,000		106	
371931	ACT	4 Rosebank Lane	RES	Lagoon	4	4	0	1993	3,146	\$459,000		256	
376858	ACT	20 Strawberry Hill Rd	RES	Golf, Lagoon	3	3	1	1988	3,148	\$459,000		124	
352211	ACT	16 Loomis Ferry Road	RES	Lagoon	3	3	2	1988	3,086	\$461,300		785	
365796	ACT	33 Long Brow Rd	RES	Golf, Lagoon	3	3	0	1987	2,800	\$525,000		344	
374542	ACT	398 Long Cove Drive	RES	Golf	4	4	1	1994	3,077	\$550,000		418	
379469	ACT	1 Hobnoy Court	RES	Golf, Landscape	3	2	1	1988	3,406	\$560,000		261	
376896	ACT	2 Dalton Ct	RES	Golf, Lagoon	3	3	0	1998	3,111	\$569,000		119	
363703	ACT	13 Retreat Lane	RES	Lagoon	5	4	1	2006	3,316	\$599,000		386	
379423	ACT	2 Blake Place	RES	Golf, Lagoon	4	4	1	1988	3,196	\$599,000		74	
371918	ACT	8 Retreat Lane	RES	Golf, Landscape	4	4	0	1998	3,783	\$629,000		435	
372399	ACT	28 Long Brow Road	RES	Golf, Lagoon	3	3	1	1998	3,226	\$639,000		232	
367552	ACT	370 Long Cove Drive	RES	Golf, Lagoon	4	3	1	1990	3,566	\$640,000		490	
374159	ACT	14 Trimblestone Lane	RES	Golf	3	3	1	1999	3,581	\$699,000		455	
374160	ACT	9 Good Hope Court	RES	Lagoon	4	4	1	1994	4,198	\$699,000		194	
377253	ACT	26 Long Brow Road	RES	Golf, Lagoon	4	4	1	1988	3,733	\$749,000		106	
375385	ACT	27 Long Brow Road	RES	Golf, Lagoon	5	4	1	1982	5,069	\$775,000		134	
367757	ACT	48 Turnbridge Drive	RES	Lagoon	3	4	1	2017	3,334	\$799,000		309	
374350	ACT	9 Loomis Ferry Road	RES	Marsh, River	4	4	2	1996	4,535	\$829,000		176	
381292	ACT	10 Oakman Branch Road	RES	Lagoon, Pool	5	5	0	1983	4,791	\$829,000		22	
374905	ACT	5 Combahee Road	RES	Lagoon, Lake	4	4	1	2018	3,238	\$871,900		159	
367816	ACT	30 Long Brow Road	RES	Golf, Lagoon	4	4	1	1990	4,636	\$885,000		307	
379105	ACT	10 Trimblestone Lane	RES	Lagoon, Wooded	4	5	1	2002	6,027	\$1,199,000		88	
379356	ACT	11 Twickenham Lane	RES	Deep Water, Golf	4	4	1	1990	4,449	\$1,199,000		77	
375400	ACT	277 Long Cove Dr	RES	Lagoon, Landscape	5	4	1	1987	4,244	\$1,200,000		139	
372091	ACT	15 Loomis Ferry Road	RES	Marsh, Sound	7	7	0	1997	6,500	\$1,295,000		250	
378530	ACT	11 Foot Point Road	RES	Deep Water, Marsh	4	4	0	1992	3,403	\$1,449,000		96	
379060	ACT	44 Turnbridge Drive	RES	Lagoon	5	5	1	2007	5,276	\$1,495,000		85	
375612	ACT	16 Kings Tree Road	RES	Golf, Lagoon	4	4	2	1997	5,984	\$1,595,000		573	

PENDING LISTINGS

MLS	Status	Address	Prop Type	View	BEDS	FB	HB	Yr Built	ApHtdSF	List Price	Close Price	DOM	Close Date
372215	PEND	11 Delta Lane	LND	Lagoon, Marsh						\$19,000		3,417	
339393	PEND	2 Twickenham Lane	RES	Golf, Wooded	5	5	0	2006	3,712	\$629,000		2,455	

OUR COMMITMENT TO YOUR MARKETING PLAN

Because we take a different, customized approach to marketing your property, you can and should expect more. Delivering superior results is the way we do business at Herman and Davis Properties. As a result, more clients turn to us to market their Coastal Lowcountry home.