

PENDING LISTINGS

HERMAN & DAVIS PROPERTIES LISTING/SALE - NEW LISTING

MLS	Status	Address	Prop Type	View	BEDS	FB	HB	Yr Built	ApHtdSF	List Price	Close Price	DOM	Close Date
376694	PEND	5 Painted Bunting Road	LND	Wooded						\$850,000		101	
367528	PEND	7 Oyster Catcher Road	RES	Pool, Wooded	4	3	0	1978	2,421	\$874,000		861	
374571	PEND	1451 SOUND VILLAS	VIL	Sound	4	5	1	1973	2,958	\$999,000		39	
378771	PEND	2 Oyster Catcher Road	RES	Pool	4	4	0	1995	2,415	\$1,149,000		70	
375111	PEND	9 Greenwood Court	RES	Pool, Wooded	5	5	1	1974	3,797	\$1,225,000		511	
377033	PEND	2002 TURTLE LANE CLUB VILLAS	VIL	Ocean	3	3	0	1979	2,054	\$1,750,000		2	
369015	PEND	5 Atlantic Pointe Drive	RES	Golf, Ocean	5	5	1	1988	4,005	\$1,795,000		256	
367106	PEND	12 Green Heron Road	RES	Landscape	5	5	1	2017	3,708	\$2,195,000		289	
374960	PEND	24 Surf Scoter Road	RES	Landscape, Ocean	4	4	1	1998	3,903	\$2,225,000		111	
379022	PEND	26 Surf Scoter Road	RES	Pool	7	6	1	1978	4,409	\$2,249,000		14	
375617	PEND	151 N Sea Pines Drive	RES	Golf, Lagoon	5	5	1	2018	4,300	\$2,250,000		28	
367672	PEND	12 Seaside Sparrow Road	RES	Ocean, Pool	6	6	1	2017	4,444	\$3,495,000		106	
375023	PEND	13 Piping Plover Road	RES	Ocean, Pool	5	6	1	2018	4,141	\$3,850,000		3	
381086	PEND	19 Belted Kingfisher	RES	Landscape, Pool	5	6	1	2018	5,529	\$3,950,000		41	
377008	PEND	16 Grey Widgeon Road	RES	Ocean	4	4	2	2002	4,771	\$3,999,995		725	

JUNE CLOSED LISTINGS

379433	CLOSD	16 Night Heron Lane	RES	Wooded	2	2	0	1976	720	\$245,000	\$245,000	3	6/20/2018
375622	CLOSD	1 Magnolia Crescent Road	RES	Golf	3	2	0	1972	2,283	\$599,000	\$560,000	21	6/1/2018
381045	CLOSD	10 Green Wing Teal Road	RES	Ocean	3	3	0	1962	1,872	\$995,000	\$985,000	2	6/15/2018
378861	CLOSD	1 Sprunt Pond Road	RES	Lagoon	3	2	1	1992	2,752	\$1,199,000	\$1,010,011	32	6/7/2018
372588	CLOSD	27 Ruddy Turnstone Road	RES	Wooded	5	6	1	1971	4,300	\$2,445,000	\$2,390,000	153	6/4/2018
372300	CLOSD	12 Laughing Gull Road	RES	Landscape	6	6	1	2017	4,392	\$2,675,000	\$2,550,000	2	6/11/2018
375142	CLOSD	3 Seaside Sparrow Road	RES	Lake, Pool	5	6	1	2004	5,600	\$3,299,000	\$3,000,000	87	6/11/2018
342949	CLOSD	6 Black Duck Road	RES	Ocean	6	5	1	1989	6,465	\$3,995,000	\$3,775,000	783	6/1/2018
376907	CLOSD	15 Marsh Wren Road	RES	Ocean, Pool	4	3	3	1962	4,155	\$4,199,900	\$4,000,000	21	6/22/2018

SEA PINES OCEAN REAL ESTATE MARKET REPORT

Faces You Know. Results You Trust.



To learn more about how we can help you reach your real estate goals, call or email Becky and Monica today.

www.HermanAndDavisProperties.com

Becky Herman
843.301.3355
Becky@BeckyHerman.com



Monica Davis
843.384.4473
Monica@MonicaDavis.com



BECKY HERMAN
843.301.3355
BECKY@BECKYHERMAN.COM



MONICA DAVIS
843.384.4473
MONICA@MONICADAVIS.COM



JUNE 2018 SEA PINES OCEAN REAL ESTATE MARKET REPORT

Enclosed please find your **Sea Pines Ocean 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.

Sea Pines Plantation real estate market is HOT too! There are 141 active residential homes for sale. Year to date home sales are up over 10%. Median price is \$672,500 compared to last year \$657,500. Average days on market is down to 149, compared to 194 in 2017. Currently there are 32 homes under contract, 5 of these houses are listed over \$3m, compared to 3 houses over \$3m that closed in June. There are currently 67 active villas on the market. Median sales price has increased to \$401,000 from \$365,000 in 2017. Days on Market has reduced to a favorable 134 days, from 183 last year. The most significant increase has been the median Lot price. In 2017, the median sale price was \$285,000 and year to date this year is already \$495,000. This is largely due to the new SPEC houses that are being built Oceanside!

	June 2018 Ocean 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	\$2,744,527	\$2,101,733	\$2,057,223	\$1,711,232	\$1,125,576	\$937,834	\$592,900	0	\$550,944	\$432,789	\$2,626,375	\$724,500	0	\$1,295,833	\$600,000
Avg htd sq ft	4,087	3,685	3,615	3,267	2,884	1,760	1,159	0	1,451	1,161	0	0	0	0	0
Per sq. ft	\$615.49	\$532.44	\$521.94	\$477.36	\$390.41	\$563.42	\$477.64	0	\$376.16	\$353.64	0	0	0	0	0
DOM	264	245	123	221	296	261	344	0	228	167	642	154	0	1789	402
Median Price	\$1,949,000	\$2,195,000	\$2,390,000	\$1,010,011	\$975,000	\$684,000	\$209,950	0	\$550,000	\$365,000	\$752,000	\$724,500	0	\$750,000	\$600,000
List to sale %				92.55%	94.32%				95.17%	95.66%			0.00%	77.47%	93.55%

Herman and Davis Properties are pleased to announce we have the following properties currently under contract in Sea Pines within the last 30 days: **13 Marsh Drive** listed for \$3,210,000, **24 Surf Scoter** listed for \$2,225,000, **328 Greenwood Garden Villas** listed for \$595,000, **847 Ketch Court** listed for \$239,000, and **1671 Bluff Villas** listed for \$220,000. Our recent sales include **7 Isle of Pines**, **263 Greenwood Drive**, **351 Greenwood Garden Villa**, and **60 Oak Court**. Please view our BRAND NEW website, HermanandDavis.com to learn more about our team, and the properties we currently have for sale.

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!

