

***Hilton Head Island Real Estate  
Mid Year Market Report 2023***

***from***

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SeaPines  Real Estate  
HARBOUR TOWN COTTAGE

## In the News...

### RBC Heritage of Golf

The RBC Heritage of Golf was a success this year with 4.15 million viewers, making it the highest-viewed final round broadcast outside of the Masters. The Heritage was up 11% over last year in attendance. The purse for the elevated status of the tournament this year was \$20M. The very exciting finish saw Matt Fitzpatrick beat last year's champion, Jordan Spieth, in a 3 hole playoff. Fitzpatrick, who is English, vacationed on Hilton Head for years & years with his parents. This year \$2.44 million went to charitable organizations, the arts, medical and college scholarships, up from \$1.6M last year.



### Land Management Ordinance

The new mayor of Hilton Head, Alan Perry, is prioritizing growth and land management.

The Town recently bought a 12.019 acre tract of land along Jonesville Road between The Paddocks and Graham Lane. The Town is also reviewing the LMO to address residential and commercial development design standards and natural resource regulations.

### The Breeze Free Trolley Service

This free service will be running throughout the summer until Sept 4<sup>th</sup>. There are two separate routes: The South Island route connects Coligny Beach and South Island to Shelter Cove, with stops along the way and the Mid-Island route connects Folly Field and Shelter Cove to the South Island route, with destinations along the way. For schedules check the Breeze website online.



The town came up with funding for this free service, so that resort guests can get around without renting a car.

## Upcoming Events...

### Shelter Cove Harbourfest

Twelve fireworks displays will run from Memorial Day to Labor Day on Tuesdays: June 6, 13, 20, 27; July 4, 11, 18, 25 August 1, 8, 15, 22



There will also be bounce houses, train rides, live entertainment, face painting and kid's activities. Shannon Tanner will perform Memorial Day as well as Mondays, Tuesdays and Wednesdays from 5/29-8/23. Two shows will start at 6:30 pm and 8:00 pm.

### Shelter Cove Community Park

Free concerts in the park from June 23 to August 18<sup>th</sup>



Bring a beach chair or blanket and a cooler.

- June 23 Deas-Guys
- June 30<sup>th</sup> Target and the Headliner Horns



On Thursday evening enjoy outdoor movies. Scheduled shows include: **Minions, The Rise of the Gru, Grease,** and **Finding Nemo.** Start time 8:30pm. [sheltercovetowncentre.com](http://sheltercovetowncentre.com)

### Greg Russell Family Concerts in Harbour Town

Starting at 8 PM this popular interactive song fest will be held under the Liberty Oak in Harbour Town and runs through Labor Day weekend. A Bubble Gum cruise runs every Friday through Aug. 18<sup>th</sup>. Go online to [greggrussell.com](http://greggrussell.com) for the full schedule.



### Alligator and Wildlife Boat Tour



Guided by H2O Sports in the Sea Pines Forest Preserve, this one hour guided tour gives a close up view of indigenous plant and animal life. 843-671-4386 or [h2osports.com](http://h2osports.com)

### Arts Center of Coastal Carolina

- 6/28-8/20 **Jersey Boys** – The story of the rise of the Four Seasons in New Jersey
- July 17<sup>th</sup> **Melissa Villasenor** who broke barriers by being the first ever Latina cast member in Saturday Night Live – a comedic genius!
- 9/2-9/3 **Police Tribute Band**



### Shag Lessons, Christ Lutheran Church

Lessons begin at 5:00 on Fridays and the fee is \$5.00. Call 843-363-6008 or [hiltonheadshagclub.com](http://hiltonheadshagclub.com).

## Coligny Plaza

Jevon Daly will perform a “kid storytelling adventure” Sundays, Wednesdays and Fridays from 6:30 to 8:30. There will be live music with John Cranford and Friends, Kyle Wareham and Nick Poulin and Mike Kavanaugh performing on various nights.



## New Developments...

### 71 Shelter Cove Lane

The Hilton Head Town Council approved the purchase of 3.04 acres at 71 Shelter Cove Lane. This purchase will give the Town of Hilton Head approximately 50 acres of waterfront property from Shelter Cove to the Chaplin community. The purchase will extend the pathway and park system that winds along Broad Creek with a boardwalk over the inlet to connect the newly acquired property to other town property. This was the former site of a Cracker Barrel restaurant.

### Bailey's Cove

This 147 unit housing development is situated on a 29 acre lot on Jonesville Road. The Jonesville Preservation Society, after protesting the development, was successful in getting the Town of Hilton Head to buy a 12 acre

parcel formerly home to Driftwood Stables. The Town is looking into changing density and assessing the area's zoning code in an effort to limit development.



## Commentary...

The Wall Street Journal and Realtor.com named the Hilton Head-Bluffton-Beaufort area the “top emerging luxury real estate market in the country”, shooting up from 12<sup>th</sup> place the previous quarter. Dow Jones & Co owns both Mansion Global and the WSJ. The US News & World Report judged The Inn & Club at Harbour Town on Hilton Head on a list of top 10 places for vacationers to stay.

For 2023 year-to-date the highest sale in Sea Pines was \$9.6 million; in Palmetto Dunes, \$4.6 million; Port Royal, \$5.5 million; and Spanish Wells, \$4 million.

A new product of fee simple time share has been introduced, only in Sea Pines to date, and the 1/8 shares distort the statistics for homes. I have eliminated these sales in the figures for Sea Pines homes below. Although inventory overall has increased, it is still very limited resulting in continued strong pricing. Demand exceeds supply resulting in continued bidding wars, but not at the pace of 2022.

## Sales Activity...

As reported by the Multiple Listing Service of Hilton Head Island

### Homes ~ Year-to-date through June 30, 2022

Area	Total Sold	Median Sales Price	Average Sales Price
Sea Pines	119	1,500,000	1,989,425
Shipyards	11	650,000	736,182
Palmetto Dunes	38	1,712,000	2,134,447
Port Royal	23	1,550,000	1,707,918
Hilton Head Pl.	102	730,000	867,135
Indigo Run	12	1,000,000	1,105,667
Spanish Wells	5	1,550,000	1,699,000
Palmetto Hall	12	932,500	932,021
Windmill Hbr	8	690,500	762,500
Long Cove	24	1,212,000	1,160,129
Wexford	9	2,395,000	2,220,556
Forest Beach	15	1,500,000	2,223,633
Moss Creek	22	635,000	834,409

### Villas ~ Year-to-date through June 30, 2022

Area	Total Sold	Median Sales Price	Average Sales Price
Sea Pines	75	715,000	777,605
Shipyards	47	579,000	599,160
Palmetto Dunes	105	690,000	847,664
Forest Beach	132	455,000	495,892

### Homes ~ Year-to-date through June 30, 2023

Area	Total Sold	Median Sales Price	Average Sales Price
Sea Pines	98	1,399,000	1,983,935
Shipyards	16	752,500	755,518
Palmetto Dunes	20	1,852,500	1,949,850
Port Royal	20	1,395,000	1,612,800
Hilton Head Pl.	73	825,000	913,377
Indigo Run	20	974,450	1,081,095
Spanish Wells	3	2,400,000	2,616,667
Palmetto Hall	15	954,900	956,393
Windmill Hbr	5	950,000	1,115,800
Long Cove	9	1,355,000	1,458,667
Wexford	13	2,250,000	2,105,077
Forest Beach	15	1,930,000	2,010,667
Moss Creek	27	740,000	798,315

### Villas ~ Year-to-date through June 30, 2023

Area	Total Sold	Median Sales Price	Average Sales Price
Sea Pines	58	749,500	779,986
Shipyards	37	560,000	574,984
Palmetto Dunes	92	750,000	837,400
Forest Beach	96	450,000	510,286



**41 Harleston Green  
Heritage Woods - Sea Pines**



**3 BR, 3 BA with garage \$1,295,000**

**278 Stoney Creek Villas  
Harbour Town - Sea Pines**



**3 BR, 3 BA with expansive marsh views \$830,000 F**

**15 Retreat Lane - Long Cove**



**4 BR, 4 BA Lagoon & Fairway views \$1,100,000**

**Sea Pines - Harbour Town**



**Mizzenmast Lane - 4 BR, 3.5 BA \$1,250,000**

**Sea Pines**



**Lawton Villas - 2 BR, 2 BA \$739,000**

**Harbour Town Boat Slip**



**40 ft slip near Cutter Ct. \$199,000**



**Betty Hemphill**

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*Experience matters -  
Local experience matters more.*

If you are considering a move, please contact me. I would be delighted to provide a market analysis of your property, references and a comprehensive marketing plan. Your Realtor, **Betty**

Note: If your property is presently listed for sale, this is not a solicitation for your listing, merely for your information.