



Hilton Head Properties

MARKET UPDATE

Active & Sold Properties Gallery



A Fall Visit to Hilton Head

If you love Hilton Head during the summer, you will love our “off season.” The coming months including August, September, October and November are a great time to enjoy Hilton Head Island. The pace is more relaxed, the weather is awesome and going out to dinner usually does not require a wait. The fall is also ideal for golf, tennis, biking, boating and exploring our Low-Country. As well, properties are easier to access at this time of year if you have interest in researching properties in our area. Darcey Sundling, our property manager, would be happy to assist you in arranging a fall visit. Darcey can be reached at (843)785-2242 or by email Darcey@hhprandr.com. To arrange to see a few properties while during your visit, please contact one of our agents at Hilton Head Properties by calling (843)785-7111 or emailing info@HiltonHeadProperties.biz.

Upcoming Events

- **July 21-27, Beaufort Water Festival:** Water & Air Events, Sport Events and Nightly Entertainment
- **August 29-September 1, Hilton Head Island Celebrity Golf Tournament:** Matches amateur golfers and celebrities for a Labor Day Weekend raising funds for our local childrens charities.
- **August 30, Savannah CraftBrew Fest:** The event will feature offerings from more than 45 breweries and live music.
- **October 12-19, Historic Bluffton Arts and Seafood Festival:** An 8-day festival in the charming and eclectic historic district of Bluffton, well known for its quirky art community and natural river beauty.
- **October 24-November 2, Hilton Head Island Motoring Festival & Concours:** Hilton Head Island plays host to the most unique motoring festival in the World.
- **November 7-9, Hilton Head Oyster Festival:** Sponsored by South Carolina Bank and Trust and presented by the Island Rec Center. The Hilton Head Oyster Festival will be held at Shelter Cove Community Park. Steamed, Stewed and Fried Oysters, Shrimp, Hot Dogs, Chili, Roasting Marshmallows and live music.

Hilton Head Real Estate News

Market trends and what we are seeing

Typically during the summer months we see an increase in villa sales around the Island. 2014 is no different. We have a 20% increase in villa sales over this same time frame last year for lesser priced properties. One of the reasons why is there are fewer homes that are competing for the same vacation buyers attention in this price range. Vacation and Residential Homes continue to replace themselves in inventory, meaning for every one that sells a new one is listed. This has held prices check until we purge this carry over inventory. Vacant homesites (lots) are disappearing quickly. This only makes sense on an island that is 97% developed with little to no replacement. This should have impact on values sooner than later. Number of actual buyer sales have slipped a bit this year from the same time last year. Perhaps this is returning to normal buyer traffic with less distressed properties in the market.



Hilton Head Properties
Realty & Rentals

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