

# Edisto Island



## NEWS FROM PRUDENTIAL KAPP/LYONS REALTY SPRING 2011

My take on the market:

Housing looks to be turning the corner. Supply has leveled off and demand starting to pick up. All bodes well for housing moving forward. So the question I always get is, why then is the media saying housing is still down? Simple answer, they report national news. When buying real estate pay attention to the local statistics not national ones, that is what matters. On interest rates, look for them to climb starting around June. I expect us to have rates rise by up to 0.50% by the end of the 3rd quarter and the high water mark for rates this year to be 6.00% for 30 year fixed conventional mortgages. Not convinced we will even get that high. The Fed will likely come in and raise rates early in 2012, but not much should happen before. That will keep interest rates in a decent range for a while.

*Dan Butts, Private Mortgage Banker, Wells Fargo Home Mortgage*



These graphs show the average sales price and number of sales per year for property on Edisto Island over a 20 year period from 1990 to 2010. *This information was supplied by Joseph H. Guerry, SRA, The Guerry Group Appraisal Services.*

## For Sale On Edisto



1/13 Share

3002 Palmetto Blvd  
\$139,900 - \$177,900



1/13 Share

806 Palmetto Blvd  
\$115,000



425 Sea Cloud Cir  
\$148,000



1/13 Share

2403 Point St  
\$150,000 - \$175,000



1/13 Share

1508 Palmetto Blvd  
\$185,000 - \$205,000



816 Club Cottage Dr  
\$199,900



1/13 Share

3126 Palmetto Blvd  
\$209,000



8465 Chisolm Plantation Rd  
\$249,500



3409 Myrtle St  
\$289,000



893 Shelter Cove  
\$330,000



2105 Myrtle St  
\$348,000



2305 Palmetto Blvd  
\$350,000



590-2 King Cotton Rd  
\$469,000



3511 Palmetto Blvd  
\$485,000



219 Palmetto Blvd  
\$519,000



613 Magnolia Walk  
\$525,000



3129 Palmetto Blvd  
\$479,000



204 Jungle Shores Dr  
\$582,900



1618 Marianne St  
\$595,000



206 Mary St  
\$679,000

## For Sale On Edisto



901 Palmetto Blvd  
\$588,000



906-B Palmetto Blvd  
\$794,000



8783 Palmetto Rd  
\$895,000



3536 Yacht Club Rd  
\$980,000



2133 Bailey Island Ln  
\$2,100,000



8571 Middleton Point Ln  
\$650,000



1101 Palmetto Blvd  
\$499,000

### Edisto Beach Lots

**2906 Palmetto Blvd.** Prime Second Row beach lot nestled between Point St. and Palmetto Blvd. Seller will also build your beach home. \$395,000.

**3304 Myrtle St.** Nice 3rd Row lot on the bike path. 5 Bedroom septic permit. \$368,000

**1113 Nancy St.** Wooded lot just 600 feet to the beach. \$149,500

**1203 Jungle Rd.** Lovely marshview lot in Edisto Beach. \$290,000

**1401 Jungle Rd.** Prime marshfront wooded corner lot on the bike path. 4 bedroom septic permit. \$275,000

**4 Magnolia Ct.** Quiet street in Wyndham Ocean Ridge Resort with views of the 101th fairway and green \$199,000

**3702-A2 Docksites Rd.** Dock slip at Edisto Marina. Closes slip to parking lot, condos, fuel dock, etc. \$88,900

### Beckett Plantation Lots

**36 Eddings Creek Dr.** (2.35 ac) Nicely wooded with Live Oaks. Community dock. \$236,000

**38 Eddings Creek Dr.** (5.4 ac) Lot with marsh views from rear of property. \$168,900

**2 Eddings Creek Dr.** (4.06 ac) Lot with some hardwoods. 4 bedroom septic permit. \$139,000

**23 St. Pierre Creek Dr.** (3.02 ac) Level wooded marshfront lot at Beckett Plantation \$198,000

**29 St. Pierre Creek Dr.** (4.42 ac) Large wooded lot with good elevation. \$129,500

**25 St. Pierre Creek Dr.** (3.49 ac) Picturesque marshfront lot with many grand live oaks. \$139,000

**42 St. Pierre Creek Dr.** (4.08 ac) High elevation and many grand live oaks. 7 bedroom septic permit. \$142,900

**905 Whooping Island Creek Dr.** (3.97 ac) Very private heavily wooded corner lot. \$189,000

### Island Lots

**6 Oak Estates Way** Wonderful country living overlooking marsh. \$74,900.

**8034 Brick House Rd.** 7.4 acres. Subdivision may be possible. Nice wooded land. Peaceful location. \$149,000

**943 Charles Washington Ln.** (.69 ac) Nice cleared building lot just 5 minutes from the beach. \$39,900

**20 Chaplin Garden Ln.** (.72 ac) Great lot with nice oaks in restricted community. \$45,000

**8043 & 8044 Legare Rd.** (8.41 ac) Undeveloped land just 5 minutes from the beach. \$65,000

**0 Palmetto Rd.** (1.53 ac) Magnificent marshfront homesite at The Neck. \$199,900

**8877 Marsh Aire Ln.** (1.2 ac) Wonderful Tidal Creek lot with dock offering southern exposure. \$188,900

## Waterfront Lots for Sale



1702 Palmetto Blvd  
\$865,000



7853 & 7843 Russell  
Creek Dr \$388,000 &  
\$580,000



8567 Middleton Pt  
Ln \$305,000



8639 Middleton Pt Ln  
\$294,000



8679 Palmetto Rd  
\$860,000



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