Visit Our Sales and Marketing Center, Open 7 Days a Week!

the richardson group
REAL ESTATE AND MARKETING

3 Harbour Passage
Hilton Head, SC 29926
843-681-5600

WINDMILL HARBOUR
REAL ESTATE COMPANY

A Division of the Richardson Group

August/September 2016

16 Millwright Drive

We hope you've had an exciting summer!

As the season winds down and fall closely approaches, we hope you have made the most of summer 2016. We've been staying busy here at the Windmill Harbour Real Estate office! From new listings to recent closings, we are proud of the work accomplished this summer at WHRE. Drop by the office anytime to see what's new or visit us online!

43 Millwright Drive

the richardson group
REAL ESTATE AND MARKETING
& RENTAL MANAGEMENT DIVISION

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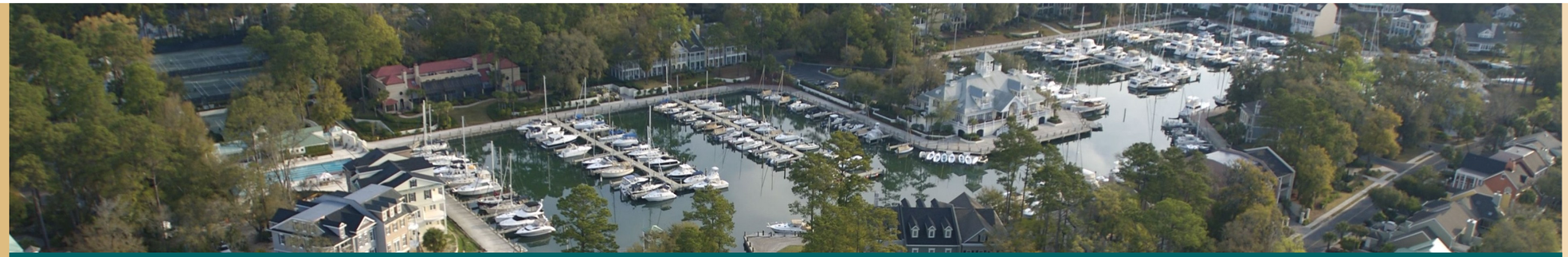
Our Office Is Open 7 Days a Week!

The Richardson Group at Windmill Harbour has been providing real estate services throughout the Lowcountry for over 50 years



Market Trends

What's the Latest: It's a Sellers Market

After record lows in the housing market four years ago, we've seen a gradual trend in the real estate market over the course of 2016: home prices have been increasing steadily.

Nationwide, we are looking at a housing market with prices close to the numbers seen in the housing bubble a decade ago. This time though, the market appears to have a more stable foundation. Potential homeowners are no longer accepting mortgages that exceed their financial capabilities and banks have adopted stricter regulations to avoid another housing crisis. Less homes are on the market, which means the inventory for buyers are remarkably low. This makes it the perfect time to list and sell your home

With a turnaround in the unemployment rate, rising credit scores and low mortgage rates, people are looking to buy. There are less new and existing homes on the market than ever before, so it's a sellers market.

Rent prices in the area and around the country continue to rise, which makes owning a new home appealing to buyers who cannot find affordable housing. With vacancy rates lower than they have been in 30 years, record numbers of people are looking to buy single family homes.

25 Spindle Lane MLS#343329

New Listing

55 Harbour Passage East

Three bedroom, three and a half bath home with a spectacular sunrise view over Jarvis Creek. Spacious deck for waterfront entertaining, two master suites and a 3+ car garage.

$795,000 MLS# 353972 Contact Joe Lucchesi 843-384-6183

Community Corner

Ingredients:

1 lb fresh shrimp, peeled
1 small cucumber
1/4 cup sliced red onion
1/4 cup chopped cilantro
2 tbsp. minced pickled jalapeno
2 garlic cloves
1/ cup fresh lime juice
2 tbsp. olive oil
1/4 tsp salt
1/4 tsp cracked pepper

Recipe: Local Shrimp Ceviche

Try this simple and delicious summer recipe using fresh local shrimp! Cook shrimp in a pot of boiling water for 3 minutes or until done. Rinse with cold water to stop the cooking process. Combine shrimp with remaining ingredients in a large non-aluminum bowl. Cover and chill several hours to combine flavors. Makes four cups. Enjoy!

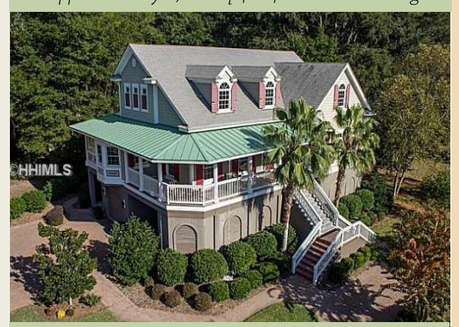
Sustainable Living

What Does It Mean To Be Green

We want to shine a spotlight on two of our current "green" listings. These two properties use geo-thermal heating and cooling systems that create an environmentally friendly and economical home. We wanted to explore what makes each house eco-friendly. Read on to learn more!

Automatic air recirculation systems bring in clean outside air and evacuate the stale inside air on a measured basis. The walls are fully filled with open cell spray foam insulation, which provides excellent insulating capabilities. Heavy duty DuPont Tyvek imported sheathing is heavier than normal construction Tyvek, which reflects and dissipates the sun's heat. Jeld-Wen windows use low-e thermopanes, which are easy to clean and help to prevent mold growth. Hot water is heated by propane for efficiency and fast recovery. Tap water is passed through a whole house filtration system that removes the finest impurities and various minerals. Hard woods for the flooring are from certified renewable forests and nailed without glues. Benjamin Moore low-VOC paints are used on the walls.

102 Crosstree Drive North MLS#340521
Approximately 6,000 sq. ft. of sustainable living



40 Sparwheel Lane MLS#351693
Approximately 5,000 sq. ft. of sustainable living

We're Here For You!

Windmill Harbour Real Estate Company offers these complimentary services to Windmill Harbour Residents and SCYC Members - Stop by at your convenience!

Notary Public

Fax Services

Conference Room Complimentary Rental (upon request)

Package Pick-Up

Complimentary Wi-Fi

Fitness Space

Receptions (upon request)

Real Estate Seminars

Don't forget to visit us online at www.richardsongrp.com for updated listings, blog posts, market reports and so much more!

Let's Get Social!

SOUTH CAROLINA YACHT CLUB