Looking Back on 2022

258 properties sold on Seabrook last year. Overall dollar volume was up 8.5% to $221.5 million. The average sales price was up over 40% from $80K to $862K. 90 Homes were sold in 2102, at an average sales price of almost $300K, a 33% increase over the previous year. The average sales price of Villa/Cottage Homes was up 25% to $90K7K with 125 selling in 2022. 43 Homesites sold in 2022. Average sales prices were up 3% to $308K. I've included a 10-Year Comparison from our Property Report to show you historical data. You'll note most of the increase is over the past three years. The main catalysts were: the pandemic shining a positive light on communities like ours that offer security and continued access to outdoor experiences like the golf, beach, and racquet sports; improved marketing and supply and demand.

First Quarter 2023

As of this writing, there are 34 properties listed for sale on Seabrook. That's 19 more than this time last year, but lower than the 66 in 2022, and even lower than the 221 available for sale in March 2021. Average sales prices are up 7% from March 2022. If anything slows the sale of properties this year, it will not be interest rates or inflationary fears. It will be the availability. Changes in residential real estate supply and demand are the overriding factors which affect increased dollar volume year over year and contribute to rising sales prices.

The Takeaway

The real estate market is very healthy on our island. We are not experiencing the nationally predict- ed downturn. Our first quarter is currently projected to be better than last year's, not worse. At Seabrook Island Real Estate, we have no lack of buyers, in fact our team has more than 100 families looking to purchase on Seabrook right now, if they could find a Home, Villa/Cottage Home or Home site that suits their needs. It is a great time to list your property. If you feel now is the time, we would be honored to help you realize your real estate goals.

And if you haven't yet received a copy of our latest Seabrook Island Real Estate Property Report, please reach out to us or request one at real estate@seabrookisland.com.
Celebrate Shorebirds at the Inaugural Sea Islands Shorebird Festival – May 11 & 12!

Birds and beaches. Festival and fun. The inaugural Sea Islands Shorebird Festival will feature activities, talks, meetings, nature tours, exhibits, and much more! Birders and beachgoers alike will enjoy the two-day event. The festival aims to celebrate shorebirds and the islands they call home.

Festival Programs
May 11, 9:00-9:45am: "The Importance of the Sea Islands for Shorebirds: Current Research and Conservation Efforts" by Dr. Abby Sterling, Dr. Janet Thibault, and Dr. Melissa Chaplin.
May 12, 7:00-9:00pm: "Festive Birding" with the Kiawah Island Audubon Society.

Birds of the Island
May 11, 9:45am: "Sea Islands Shorebird Survey" by Dr. John Sesody and Dr. Thomas Johnson.
May 12, 7:00-9:00pm: "Festive Birding" with the Kiawah Island Audubon Society.

Red Knot Reception
Thursday, May 11, 5:30-7:30pm

Red Knot Winemaker's Dinner
Friday, May 12, 7:00-9:00pm

Talks and Workshops
May 11, 9:00am to 5:00pm: "Shorebird Ecology, Behavior, and Conservation" with Dr. Janet Thibault and Dr. Melissa Chaplin.
May 12, 9:00am to 5:00pm: "Shorebird Ecology, Behavior, and Conservation" with Dr. Janet Thibault and Dr. Melissa Chaplin.

Exhibits and Vendors
May 11-12, 9:00am to 5:00pm: Art displays, bird-watching scopes, shorebird posters, and more.

Activities for Kids
May 11, 9:00am to 5:00pm: "Shorebird Safari" with the Kiawah Island Audubon Society.
May 12, 9:00am to 5:00pm: "Shorebird Safari" with the Kiawah Island Audubon Society.

Festive Birding
May 11-12, 7:00-9:00pm: "Festive Birding" with the Kiawah Island Audubon Society.

Celebrating the Shorebirds of the Sea Islands
The Sea Islands are home to some of the most unique and fascinating shorebirds that can be found anywhere in the world. The Sea Islands Shorebird Festival will feature two days of birding and related activities, including photography, painting, writing, and other shorebird-related activities.

Supporting the Festival
The festival is supported by the Kiawah Island Audubon Society, the Kiawah Island Conservancy, and the Sea Islands Shorebird Festival. The festival is free to the public and is open to all ages.

For more information, please visit the Sea Islands Shorebird Festival website or contact the Kiawah Island Audubon Society at (843) 768-3294.
South Carolina weighs ‘Yankee tax’ on new-teen drivers

This month’s title is a quote from one of my favorite philosophers, Michael J. Sandel, in his book "What Money Buys: the Moral Hedonist’s Guide to a Material World." Sandel’s work is a reflection on the moral consequences of economic growth and its impact on society. In this spirit, the article discusses the implications of increased economic growth on the local community, and the potential for increased wealth to improve the quality of life for all residents. Additionally, it touches on the role of technology in shaping the future of the community and how it can be leveraged to make a positive impact.

The evolution of living arrangements and the impact on the local economy.

The content is a reflection on the local community and its evolution over time. It discusses the role of technology in shaping the future of the community and how it can be leveraged to make a positive impact. It touches on the challenges faced by the community in the face of rapid economic growth and how it can work together to address these issues.

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Green Space Conservancy Oyster Roast a Rousing Success!

More than 130 Seabrookers gathered Saturday evening, March 30, to support conservation on Seabrook Island. The Seabrook Island Conservancy held their annual Oyster Roast, a community gathering that raised over $15,000 to support conservation on the island.

The group never intended to become involved in protecting the environment, according to its creator, Nick Macpherson, the Presenting Sponsor. "I was always interested in wildlife and wanted to protect it," he said. "But then my family started a business here on the island, and I realized the importance of protecting it for future generations."

The Oyster Roast raised funds for the Conservancy's mission, which includes protecting the island's wildlife and natural resources. "We hope to continue this event in the future," said Macpherson. "It's a great way to bring the community together and raise awareness about the importance of conservation."

The event featured live music, oysters, and other local seafood. "The food was amazing," said one attendee. "I hope we can do it again next year!"


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**Golf, A Complicated Game for Optimists**

by Paul Tifman

It’s impossible to find a game with more rules than golf. OK, we may be exaggerating a bit, but try to find any sport with more rules. The game of golf is not about trying to keep score. It’s about trying to outsmart the field and the course. The rules are designed to make the game fair, but they can also make it frustrating. Sometimes, it’s hard to keep up with all the rules, especially when you’re playing with someone who knows the game like the back of their hand. But don’t worry; we’re here to help. Let’s break down some of the most important rules of golf.

**Rule 1: The Ball Must Be Played Where It Lies**

This rule covers the basic principle of the game: you must play your ball as it lies on the course. If your ball rolls into a bunker, you must play it from where it lies, unless the bunker is unplayable. And if your ball is in the water, you must play it from where it lies, unless it’s deemed unplayable.

**Rule 2: The Golf Club Must Be Held in a Specific Way**

A golf club is considered to be in the正确 position if it is held in a way that allows the player to swing the club correctly. If a player holds the club in an incorrect way, the shot will not be legal. This rule is designed to ensure that players are holding the club correctly and that the swing is performed correctly.

**Rule 3: The Ball Must Be Played Before the Shot Is Taken**

This rule states that the player must take the ball before the club is moved. If the player moves the club before placing the ball on the ground, the shot will be a penalty stroke.

**Rule 4: The Ground Rules Must Be Followed**

Ground rules include the course schedule, the time limits for play, and the procedures for scoring. These rules are designed to ensure that the game is played fairly and efficiently. If you don’t follow the ground rules, you may be penalized.

**Rule 5: The Golf Ball Must Be Played From the Teeing Ground**

This rule states that the player must tee off with the ball on the ground. If the player tees off with the ball in the hand, the shot will be a penalty stroke.

**Rule 6: The Players Must Keep Their Distance**

This rule states that players must keep a certain distance apart while playing. This rule is designed to ensure that players are not interfering with each other’s shots. If a player breaks this rule, the other player may be penalized.

**Rule 7: The Players Must Follow the Course Rulings**

This rule states that players must follow the rulings of the course and the rules of play. If a player breaks this rule, the other player may be penalized.

So, there you have it. Golf is a game with many rules, but if you follow the rules, you can have a great time on the course. And if you don’t follow the rules, you may be penalized. But don’t worry, we’re here to help. Let’s break down some of the most important rules of golf. In conclusion, if you want to have a good time on the course, you must follow the rules. If you don’t, you may be penalized. But don’t worry, we’re here to help. Let’s break down some of the most important rules of golf.
Nine Artists display their work Saturday, April 8 at the Bohicket Marina patio

Some of the area’s leading artists will be participating in the free and family-friendly Second Saturday Art Walk at the Bohicket Marina. This year’s lineup of juried artists includes, Bonnie Colwell, Calvin Gay, Colleen Trepen, Charlie Beatty, Colleen Carvin, Tina Mayland, Susan Colwell, Kyril Malin, and Donna Green. The event begins at 10 a.m. and will be held throughout the day. Some of the artists will be painting live, so it’s an opportunity to meet them and see their creative process in action. Mark your calendar for April 8, the day before Easter. There’s no process in action.

2023 Art and House Tour on April 14th

The Kiawah and Seabrook Island Arts Guild kicks off the 2023 Art and House Tour on April 14th, from 10 a.m. to 4 p.m. The event will include 10 homes and 9 artists’ studios. For more information, visit www.kiawahartsetc.org.

SinhG Explores Charleston Area Therapeutic Riding

The Seven Oaks Farm on Johns Island is the site of SinhG’s Therapeutic Riding Center, which offers programs for children and adults with special needs. The center offers a variety of programs, including lessons on horseback, and is open to the public. For more information, visit www.sinhg.org.

23-Care State Park on James Island

The 23-Acre State Park on James Island is a beautiful natural area that offers hiking, fishing, and birdwatching opportunities. The park is home to a variety of wildlife, including deer, deer, and deer. For more information, visit www.scdnr.com.

Johns Island School Foundation Angel Oak Award

The Angel Oak Award was established by the Johns Island School Foundation in 2012 to honor a volunteer who has made a significant contribution to the school. The award is open to anyone who has volunteered for at least 20 hours in a year. For more information, visit www.jischoolfoundation.org.

Al Sines of Kiawah Island Recognized as the 2022 Recipient of the Exchange Club of Kiawah-Seabrook Angel Oak Award

Al Sines, a Kiawah Island resident, has been recognized as the 2022 Recipient of the Exchange Club of Kiawah-Seabrook Angel Oak Award. Al has been a dedicated volunteer for many years, and his work has helped to improve the quality of life for many people in the community. For more information, visit www.exchangeclubkiawah.org.
Kiawah Island Club to Host 8th U.S. Amateur Four-Ball Championship

The Kiawah Island Club will be joining an impressive list of golf venues, including The Olympic Club and Winged Foot, to host the Amateur Four-Ball Championship, which is still growing in popularity as one of our most popular events. The Amateur Four-Ball has quickly become one of the most popular events, with close to 2,500 entries every year. The U.S. Amateur Four-Ball was played from 1922 to 2014. Links, an individual tournament that was played from 1922 to 2014, replaced the U.S. Amateur Public Links, an individual tournament that was played from 1922 to 2014. The Amateur Four-Ball was replaced by the U.S. Open, the U.S. Women's Open, the U.S. Amateur Championship, and the U.S. Junior Amateur Championship in 2015. The Kiawah Island Club will be joining an impressive list of past venues, including The Olympic Club and Winged Foot.
We list and sell more real estate on Seabrook Island than all other companies combined. If you are looking to purchase a new home, cottage, villa, or homesite — or list your property — contact one of our expert REALTORS® today.