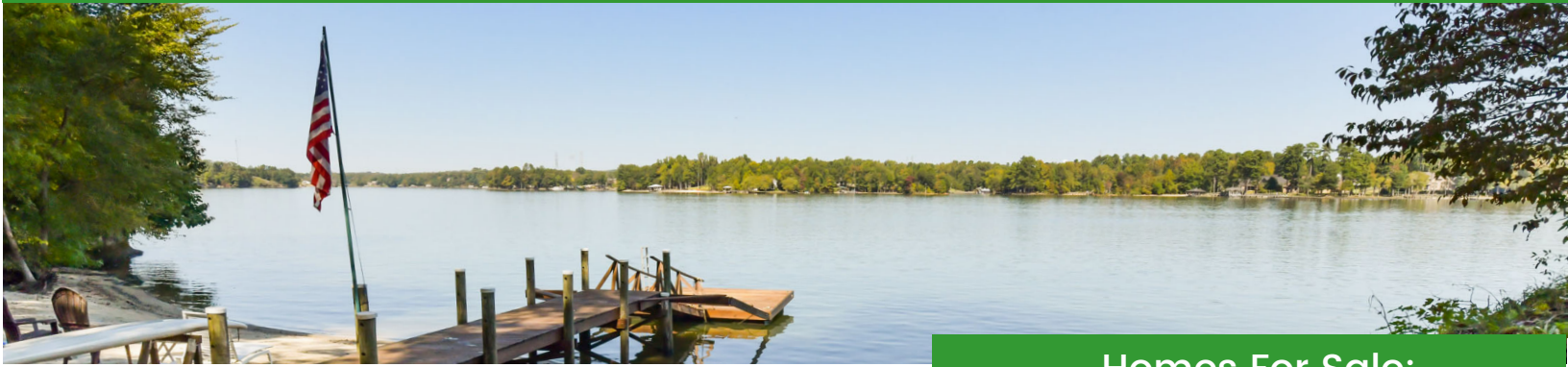


# Allison Creek Real Estate News



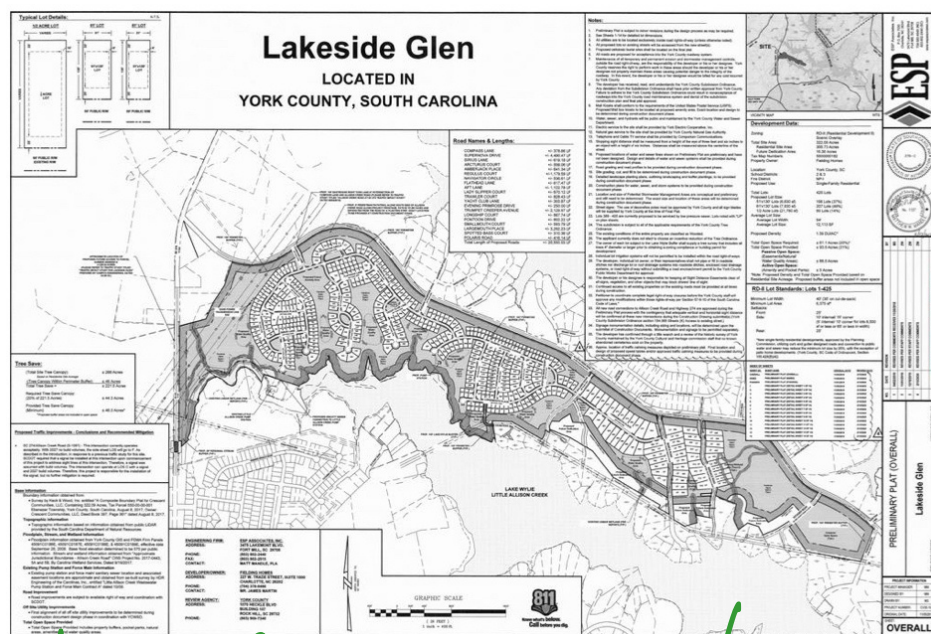
## Market Update

As we head into July, the real estate market in the Lake Wylie area continues to be very strong! Homes are selling quickly, and inventory remains at historically low levels. Many sellers are holding off listing their homes due to low interest rates on their existing mortgages. This is holding supply down, keeping prices high and making it a competitive market for buyers.

There are four homes currently for sale on the Allison Creek Peninsula, and there are 111 homes for sale in the entire Lake Wylie area. This is up slightly from 84 a year ago. Home values continue to rise, although they are not increasing as aggressively as in the past few years. The median sales price for homes in the Lake Wylie area has increased from \$445,605 in May of 2022 to \$456,000 in May of 2023.

I'm sure we are all noticing the construction that is in full swing for the Lakeside Glen community being built on Allison Creek Rd by Dan Ryan Homes. The rendering below is a draft of the community plan, which is expected to have approximately 425 homes (courtesy of [www.bizjournals.com](http://www.bizjournals.com)). They will be offering floor plans similar to those in Paddlers Cove in Lake Wylie, and sales are expected to begin in the 4th quarter of this year. They have not released information yet regarding community amenities or pricing. I will continue to keep you informed as more information becomes available.

The York County Allison Creek Park that is currently under construction is expected to open late this summer. It will offer 4 boat ramps, a kayak/canoe launch, 4 miles of walking trails, a fishing dock, 33 full hook-up RV sites, 16 primitive tent sites, a playground and picnic shelters. Reservations will begin once construction is complete.



*Reach out anytime!*

## Homes For Sale:

**1810 Bonita Rd**  
Listed for \$1,150,000  
Waterfront on Little Allison  
3 bedrooms/3 bathrooms, 3,444 sq ft  
2.30 acre lot, year built 1990  
Active on 7/1/2023

**1231 Delmar Rd**  
Listed for \$1,195,000  
Waterfront on Big Allison  
3 bedrooms/2 full baths & 2 half baths, 2715 sq ft  
0.68 acre lot, year built 1993  
Listed on 6/9/2023

**1924 Outer Cove Lane**  
Listed for \$634,500  
Palm Tree Cove II  
5 bedrooms/3 bathrooms, 3,507 sq ft  
0.35 acre lot, year built 2017  
Listed on 3/24/2023

**1846 Grand Palm Dr**  
Listed for \$500,000  
Palm Tree Cove II  
4 bedrooms/2.5 bathrooms, 2,724 sq ft  
0.42 acre lot, year built 2016  
Listed on 5/20/2023

## Homes Under Contract:

**119 Cottage Creek Ct**  
Listed for \$765,000, under contract in 18 days  
Palm Tree Cove I  
4 bedrooms/3.5 bathrooms, 3,423 sq ft  
0.78 acre lot, year built 2008

## Homes Recently Sold:

**251 Palm Cove Way**  
Listed for \$790,000, sold for \$835,000 in 2 days  
Palm Tree Cove I  
4 bedrooms/2.5 bathrooms, 2,820 sq ft  
0.60 acre lot, year built 2016  
Closed on 6/16/2023

**2042 Courtney Rd:**  
Listed for \$1,275,000, sold for \$1,300,000 in 3 days  
Waterfront on Big Allison  
4 bedrooms/3 bathrooms, 2,846 sq ft  
1.0 acre lot, year built 1985  
Closed on 4/19/2023

Based on information from Canopy MLS for the period 4/18/2023 through 6/27/2023 on Allison Creek Peninsula in York, SC. Properties may be listed or sold by various participants of the MLS.

## About Me:

I have been a Realtor® in the Lake Wylie area since 2015, and I have lived in Palm Tree Cove since 2016. I am licensed in both NC and SC, and I work tirelessly to provide exceptional service to every client. I have sold over 350 homes in the past 8 years, and I am consistently named as one of the top sales agents in my firm.

Visit my website at [www.emmawalkerrealtor.com](http://www.emmawalkerrealtor.com) to learn more about me or read some of the 95 five star reviews written by my past clients.

If you are considering selling your home, I would love to provide a free market analysis at any time, and I am happy to offer residents of Allison Creek Peninsula a discounted listing fee. Call or text for more info!



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