

# Real Estate and the Lake

A look at Real Estate trends for the Catawba Valley

# Introduction

- Hank Eimer
- Broker In Charge/Owner of Coldwell Banker Boyd and Hassell Realtors Inc.
- CBBH was established in 1968. We specialize in Residential/Commercial sales as well as land development.
- We currently have 38 full time brokers that cover Catawba, Caldwell, Alexander, Burke, and surrounding counties.

## Let's look at the past year for the Catawba Valley

- 7,061 new listings over the past 12 months (15% increase)
- 1961 home for sale (-27.3%). Think current inventory. CBBH usually carries 375 and currently have 70.
- 6141 closed sales (+21.6%)
- Median sales price has climbed 11.4% (\$195,000.00)
- Days on market 9. 56 days from list to close.
- Price per square foot \$136.00 (+17.2%)
- Homes are going for 99.4% of the original asking price
- The median showings to pending is 13

# Let's look at the lakes

## Waterfront (all property)

- 621 new listings
- 507 pending sales
- 484 closed in 12 mnths (+3.6%)
- 23 days on market
- Median sales price \$375k (+1.4%)
- Avg. price per sq. ft. \$250 (+19%)
- 96% of original price

## Lake Lots

- 281 new listings
- 210 pending sales
- 197 closed in 12 mnths (+6.5%)
- 132 days on market
- Median sales price \$160k (-5.8%)
- 90% of original sales price

# Lake Hickory Facts

- 4200 acres in size
- 105 Miles of Shoreline
- Regulated by Duke Energy
- Over 20 miles of shoreline designated as Natural Areas
- Fully Recreational Lake (Boating, Sailing, Jet Ski's, Water Skiing, Swimming, etc.)
- 16 boat launches and 6 marinas

# Pre/Post 2008 Lake Development

## Pre

- Cabins to Home
- Isolated builds
- Successful lake development (Moore's Ferry, Oliver's Landing, etc.)
- Plantation Pointe / Anchors Landing

## Post

- Traditional Development vs. Corporate
- Acreage Opportunities
- Desired home price is below lake average

## Key Attractions

Commitment from the City

City Walk

Lake Hickory MTB trail

Deidra Lackey Memorial Park

River Walk

One North Center

Trivium Business Park

Hickory Crawdads



Question?

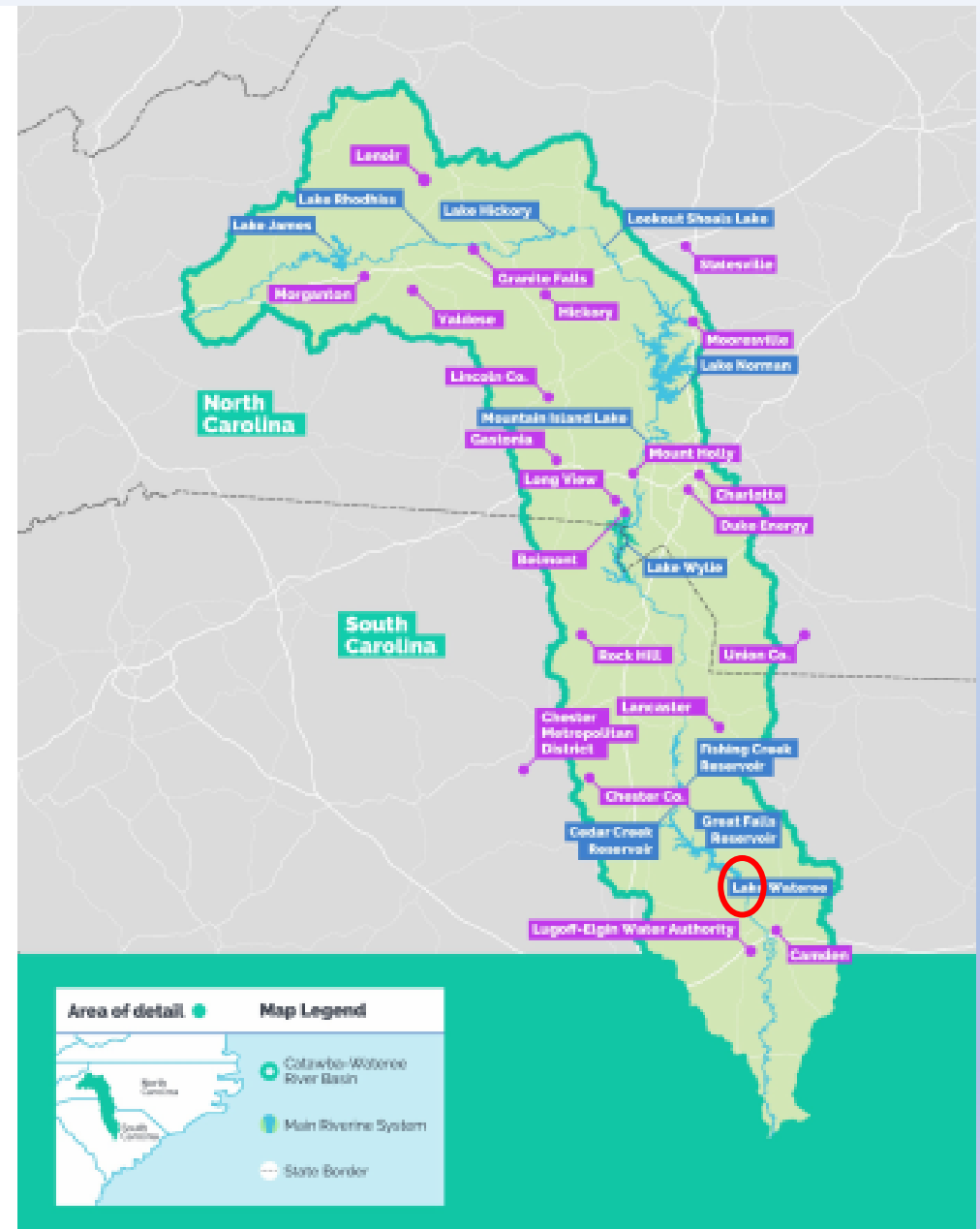




# The Catawba-Wataree River Basin

- 4,750 square miles
- 11 interconnected reservoirs
- Supports nearly two million people with water for drinking, power generation, industrial processes, crop and livestock production, recreation, irrigation, etc.
- NC mountains to Congaree River confluence in central SC

*“The Hardest Working River”*



# Lake Wateree

- 13,864 Acres/21.7 sq miles
- 181 Miles shoreline
- 3 Counties: Kershaw, Fairfield, Lancaster
- Mostly rural, sparsely populated
- Liberty Hill WMA – 8,000 acres, 17+ miles shoreline
- Source of drinking water
- Abundance of wildlife/fish



# Lake Wateree Association

- a group of citizens dedicated to maintaining Lake Wateree as the invaluable environmental resource it is
- Includes all who use the lake for recreation (boating, fishing, swimming, etc), business, and as a source of drinking water
- 800 members
- 501(c) 3
- Not HOA
  
- <https://lakewaterreeassociation.org/>

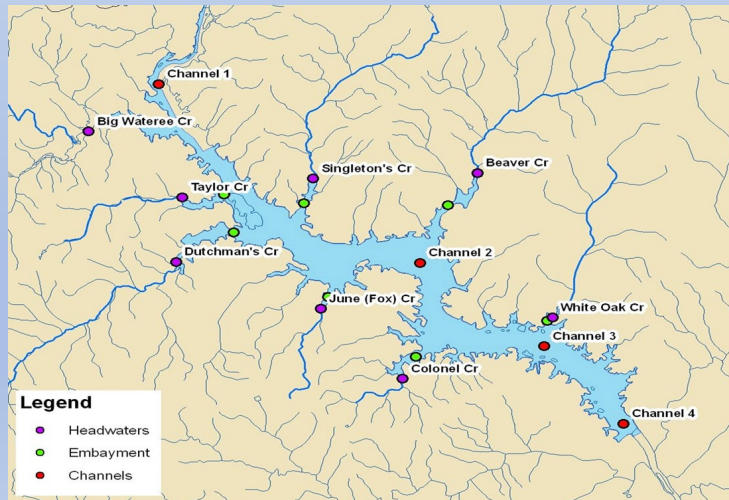


# Primary Activities of LWA

- Communication
- Monitor Water Quality: Water Watch
- Sedimentation
- Flood Plain Boundaries
- Riversweep
- Life Vest Boards
- Relationships
  - ✓ Duke
  - ✓ DHEC
  - ✓ CRF
- Social



# What's Water Watch?



- **We Are:**
  - 35 Volunteers, LWA members
    - Time and boats
  - Funded and governed by LWA
  - Water Watch Advisory Committee
  - Contractual partnership – UofSC Environmental Health Sciences, Chemistry, & Earth Ocean and Environment
- **We Do:**
  - Bi-monthly “routine” monitoring year-round – basic parameters. Data to 1999.
  - Nutrients and chlorophyll in warm months
  - Algae studies began 2015
  - Assist USC graduate and undergrad research
  - Communications & community outreach

<https://sites.google.com/site/watereewaterwatch/>

Or Google Water Watch on Lake Wateree !

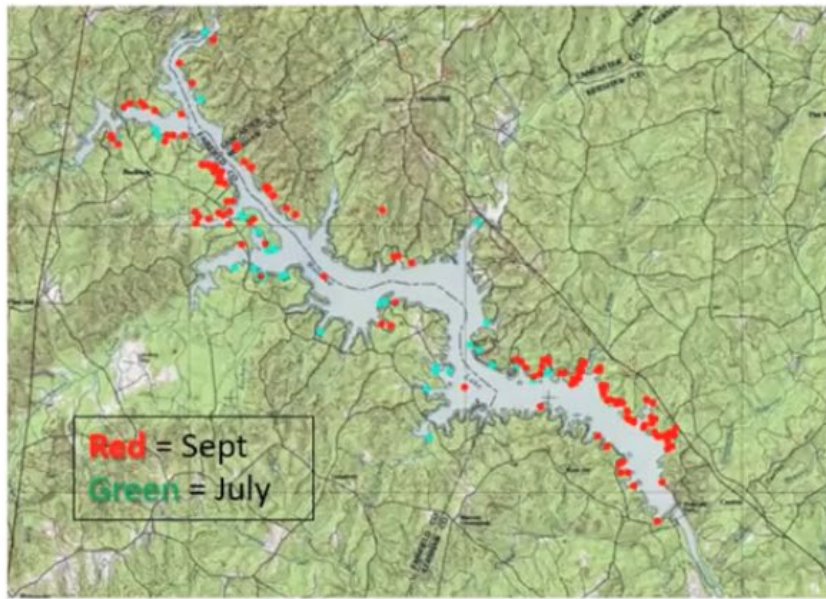
## Impact of Water Watch Monitoring on Research in Lake Wateree

- **Research Topics** – Ecology, Ecotoxicology, Phycology, Harmful Algal Bloom Chemistry, Nutrient and Water Chemistry, Disinfections Byproducts in Drinking Water
- **Number of USC Faculty Researchers** – 7
- **NOAA Researchers** - 2
- **Number of USC Graduate Students Conducting Research** – 15
- **Federal Research Dollars Leveraged the 2019-2020** - \$925,000

# Algae

## Lyngbya Distributions in Lake Wateree, 2019

### USC and Water Watch Mapping



### Duke Energy Mapping (Hartis and Malloy, 2020)

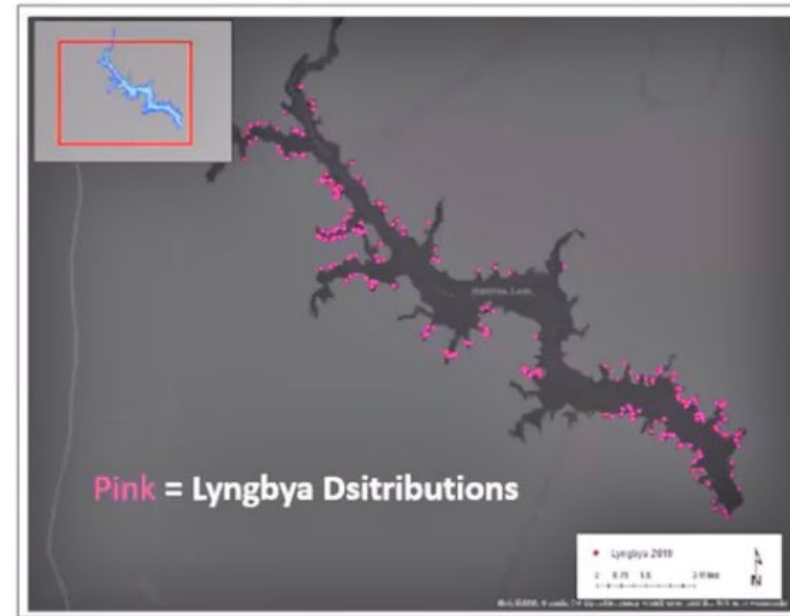


Figure 41. Lyngbya distribution in Lake Wateree in 2019.



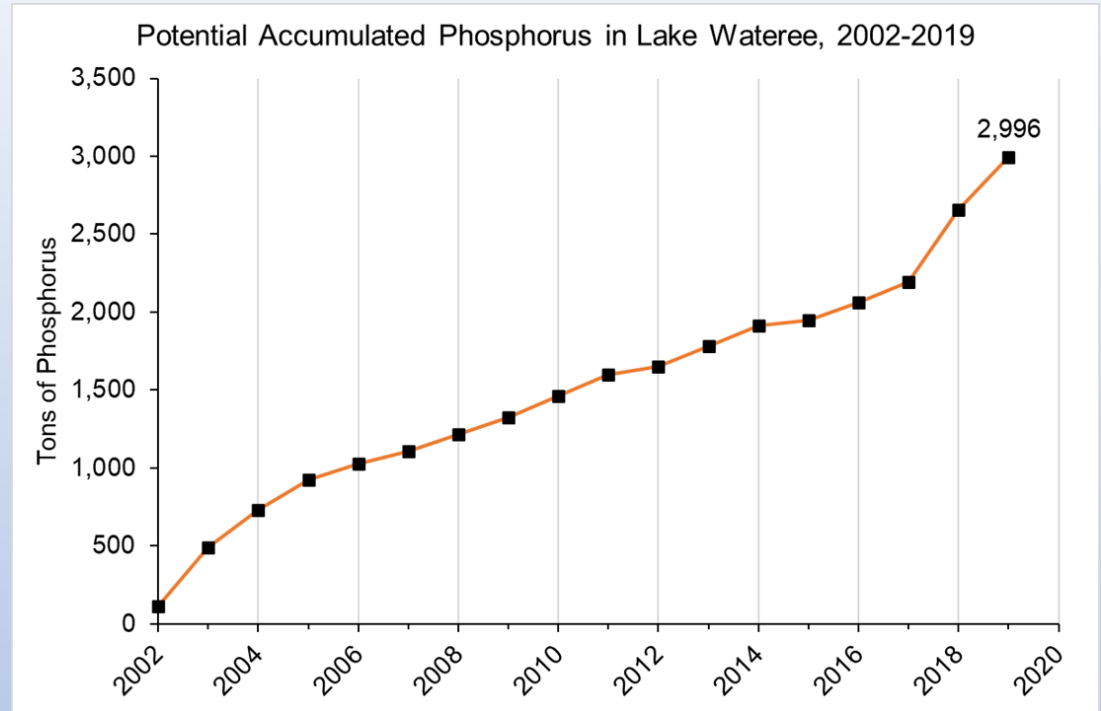
# Lake Wateree Nutrients

Using data from monitors at north and south end, an estimated average 166 tons of phosphorus per year come into the lake, from the river, that don't leave.

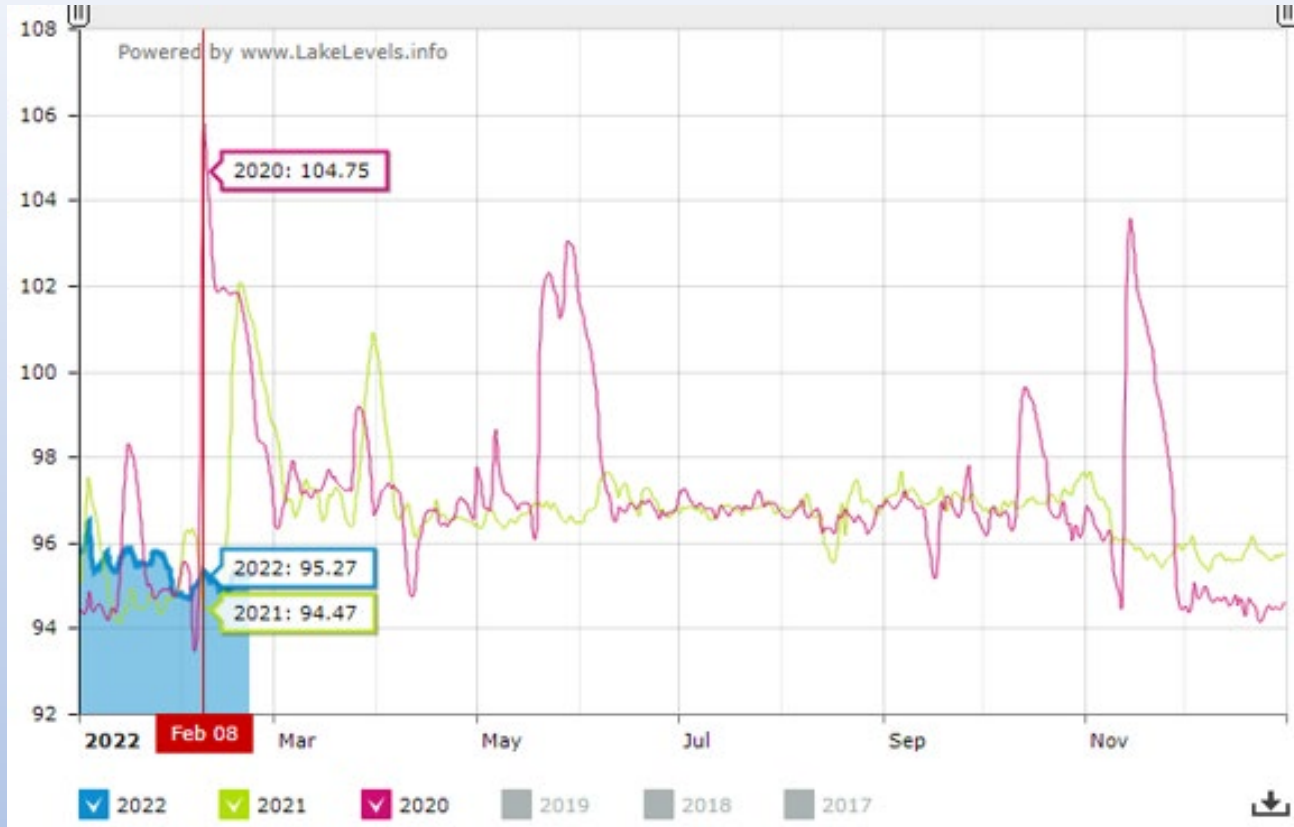
Mostly in form of solid particles that settle into the sediment.

Lyngbya are phosphorus-limited and benthic.

Don't know how it originated, but has found a welcoming environment.

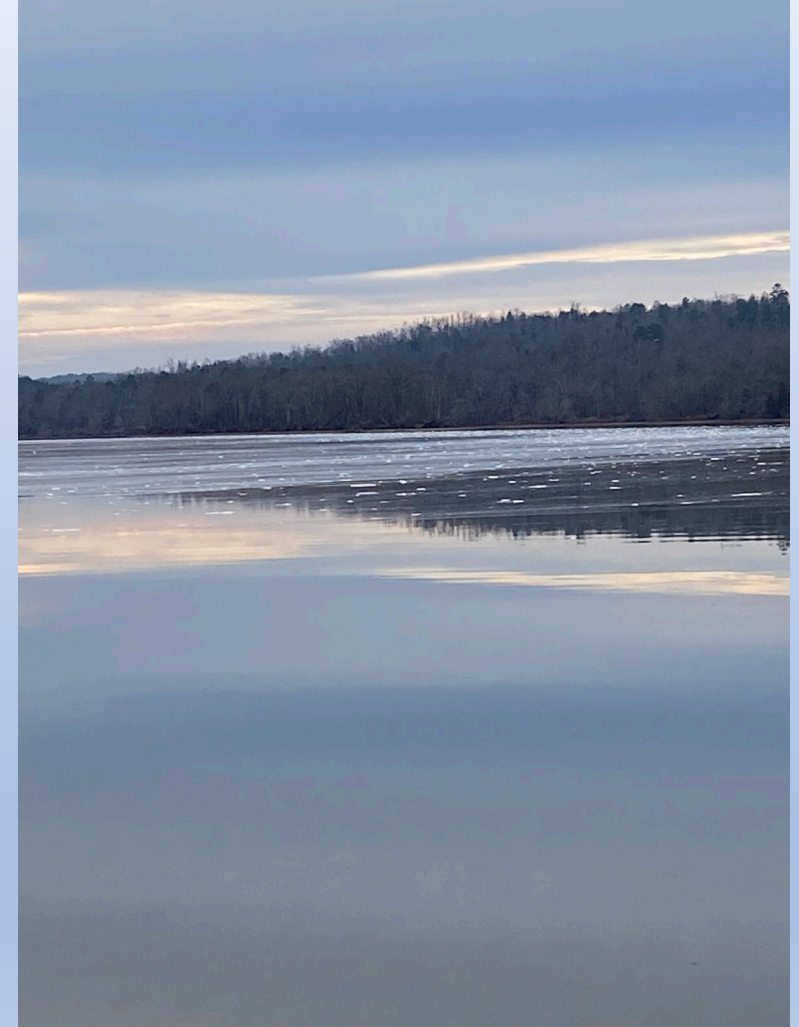
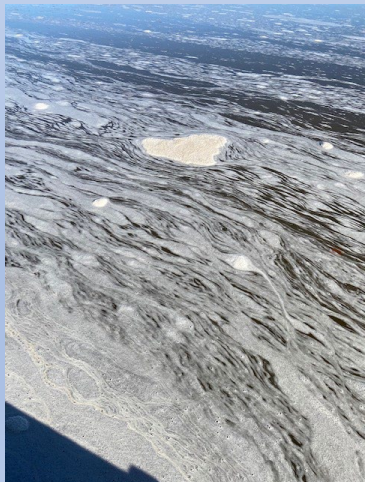


# Water Level Changes



# Foam

- Upriver Air Pollution
- Dioxins
- Lake Wateree Foam



# Economic & Recreational Enhancements

## Duke Energy:

- Wateree Dam Modification/Flow Control
- Whitewater Project
- New State Park: Big Island, Great Falls
- New Molly Creek Access
- Other Access Upgrades
  - Colonel Creek
  - White Oak Creek

## Other:

- Gallo Wines



Chronicle-Independent

# Conclusions

- It's A Great Place to Be!
- All Water is Threatened
- Join and Support Organizations
- Speak Up! See Something? Say Something!





- Development along the shores of lakes presents challenges to providing needed services such as water and sewer, fire protection, roads, etc. How those services are provided can impact water quality, air quality, and other quality of life aspects. In your opinion, how should those services be funded and who should provide them?
- Some lakes in the region (such as Jordan Lake near Raleigh) do not allow shoreline development. Which approach is "better" - allowing or not allowing shoreline development?