

Average Sale Price Charts and Statistics

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Updated through December 2007

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MLS of HHI

MLS of HHI - Annual percent change

Palmetto Dunes

Palmetto Dunes - Annual percent change

Shipyard

Sea Pines

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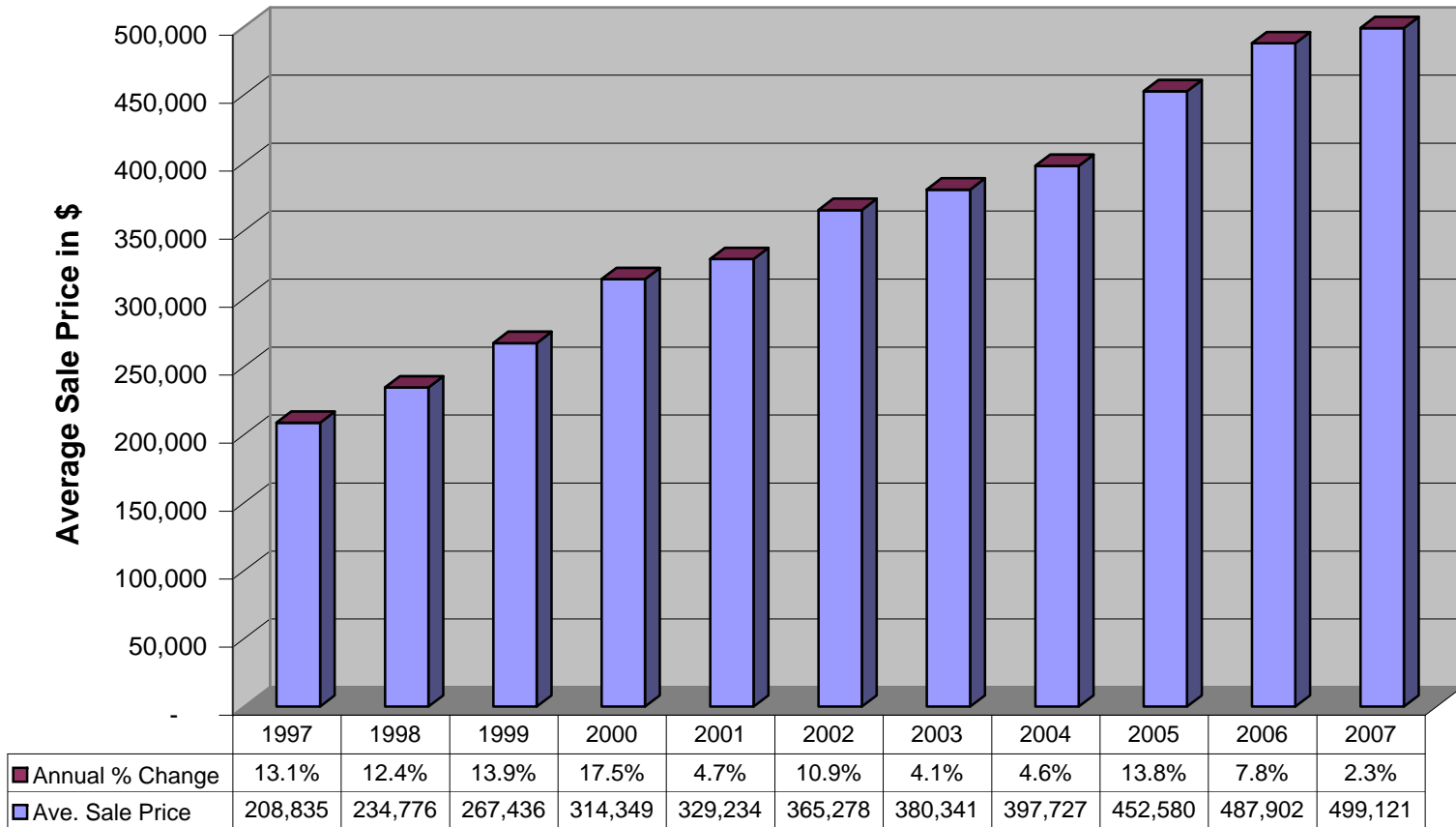
Bluffton Off-Plantation

Sun City Hilton Head

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MLS of HHI

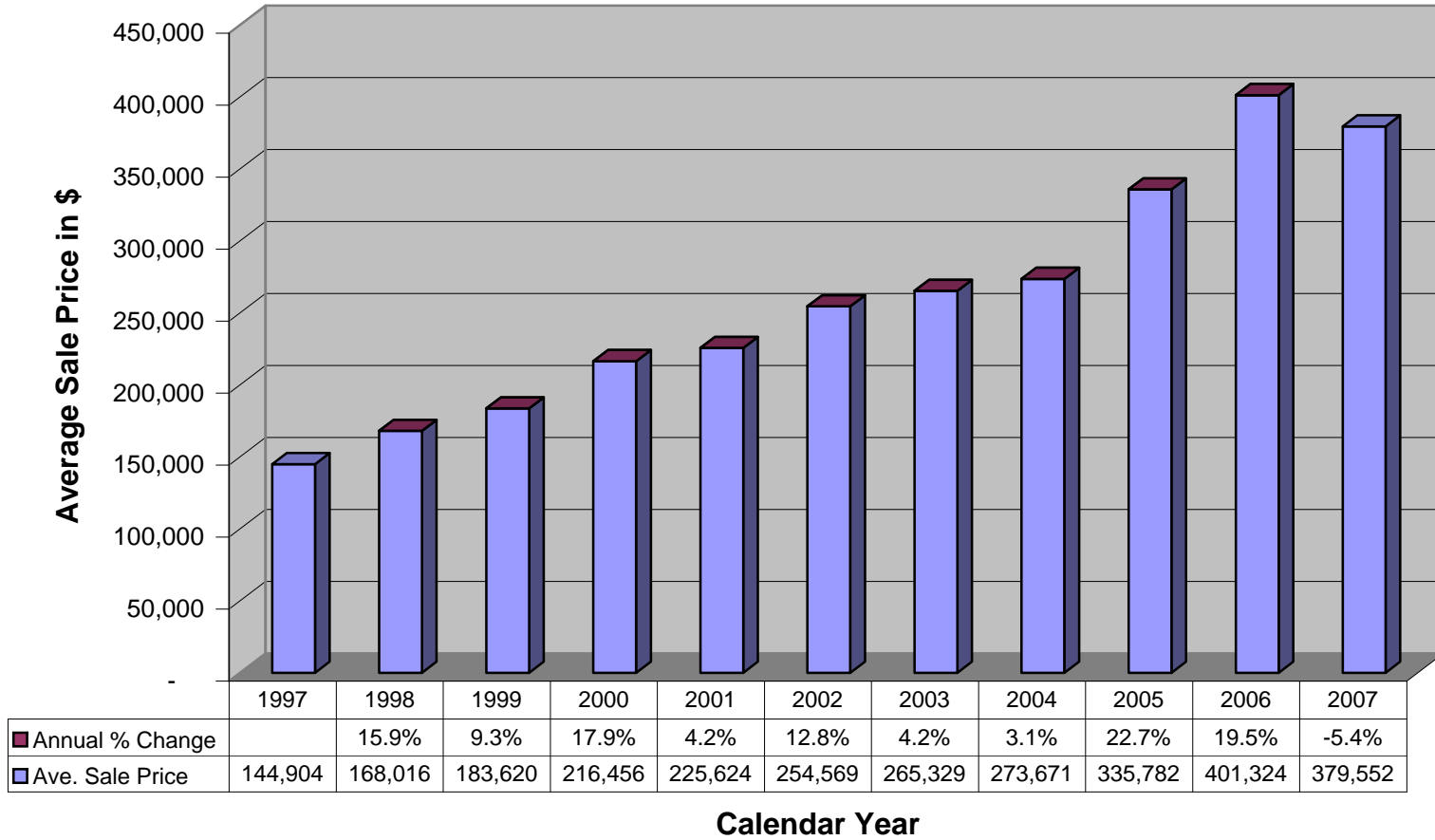
**MLS of Hilton Head Island
All Property Types
Average Sale Price**



Calendar Year

Average Annual Percent Change over 11 years is 9.6%

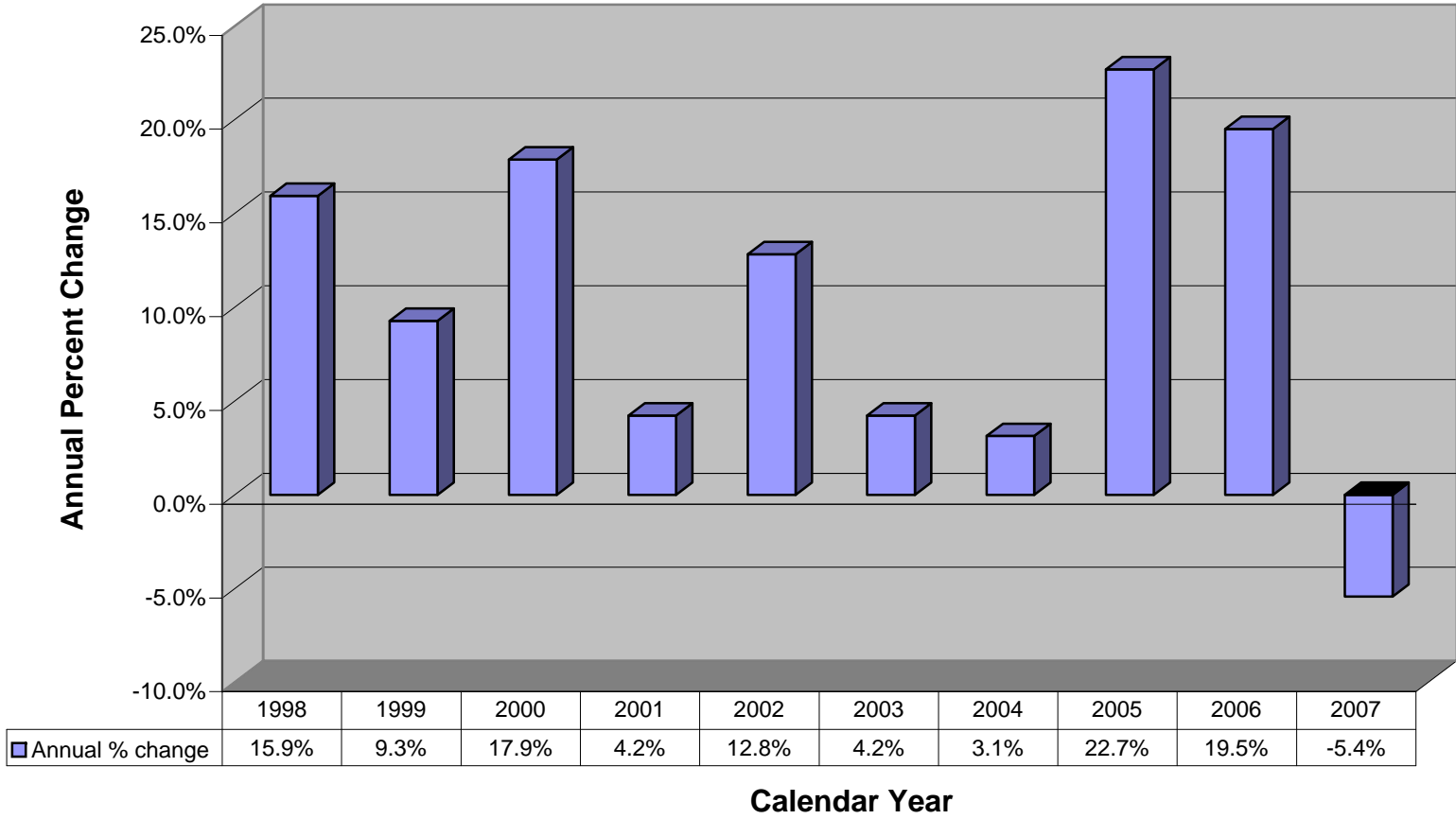
MLS of Hilton Head Island Villas Average Sale Price



Calendar Year

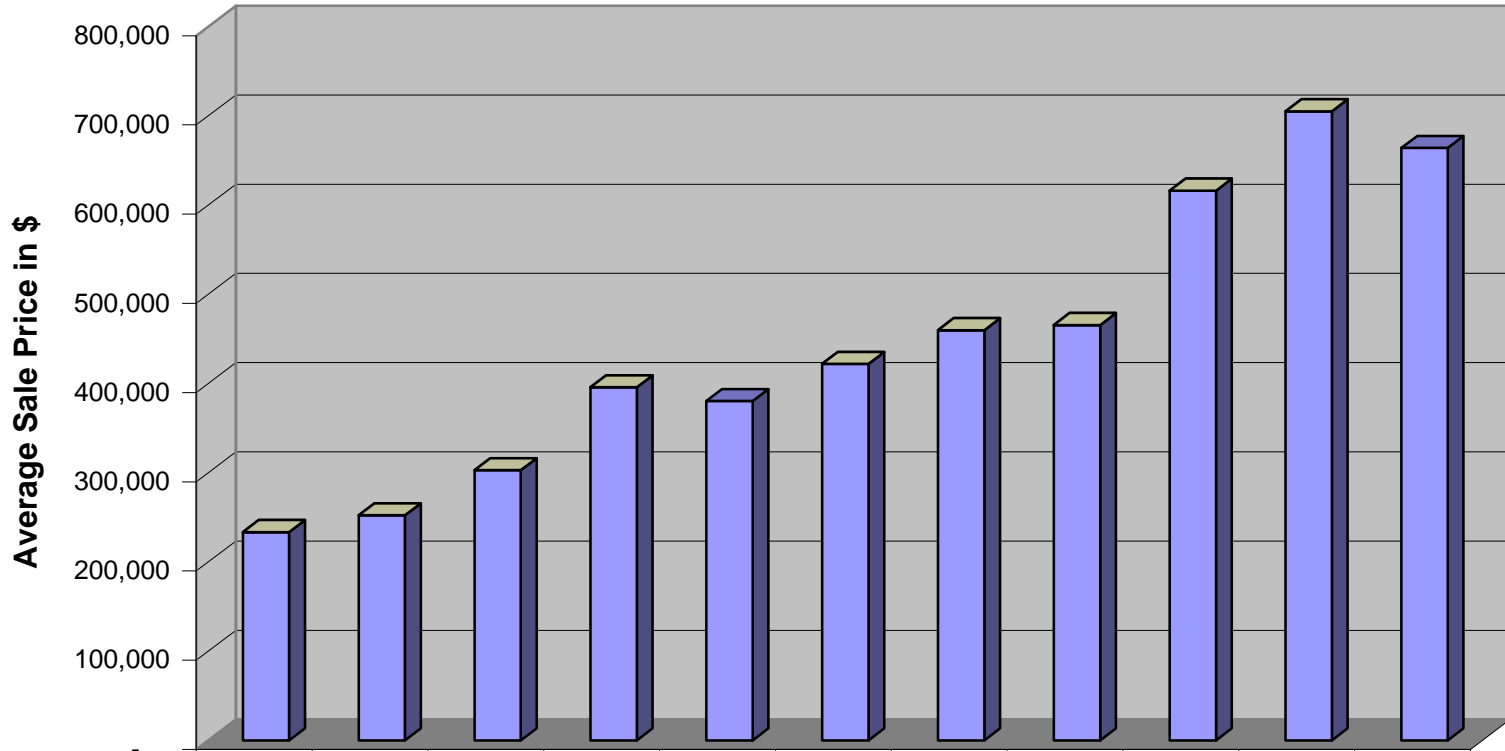
Average Annual Percent Change over 10 years is 10.4%

**MLS of Hilton Head Island
Villas
Annual Percent Change in Average Sale Price**



Note: 10 year average increase is 10.4%

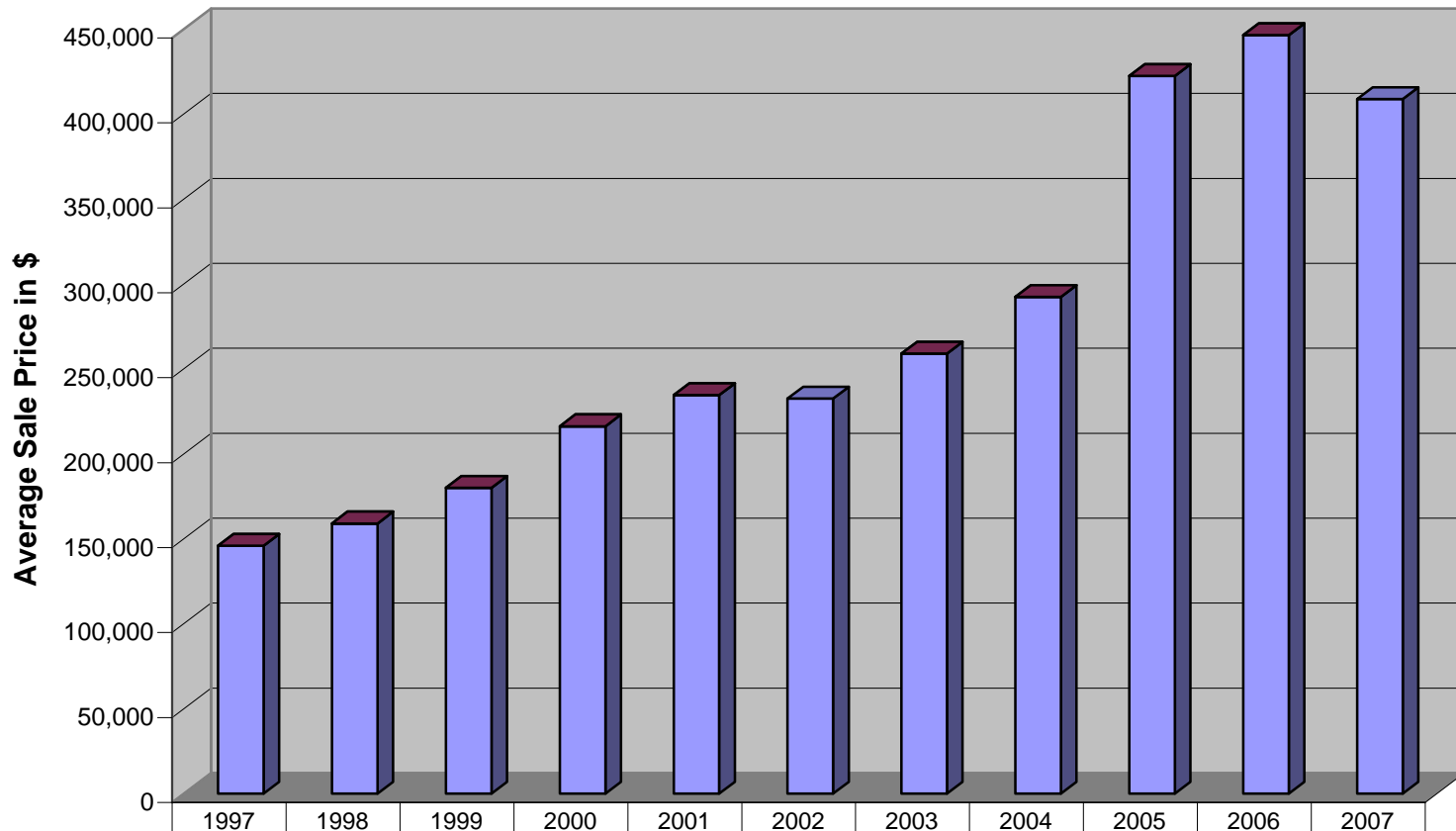
**Palmetto Dunes
Villas
Average Sale Price**



	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007
Annual % Change	-	8.1%	20.1%	30.6%	-3.9%	11.0%	8.9%	1.3%	32.4%	14.4%	-5.8%
Ave. Sale Price	233,527	252,368	303,004	395,827	380,477	422,141	459,832	465,634	616,283	705,275	664,114

Calendar Year

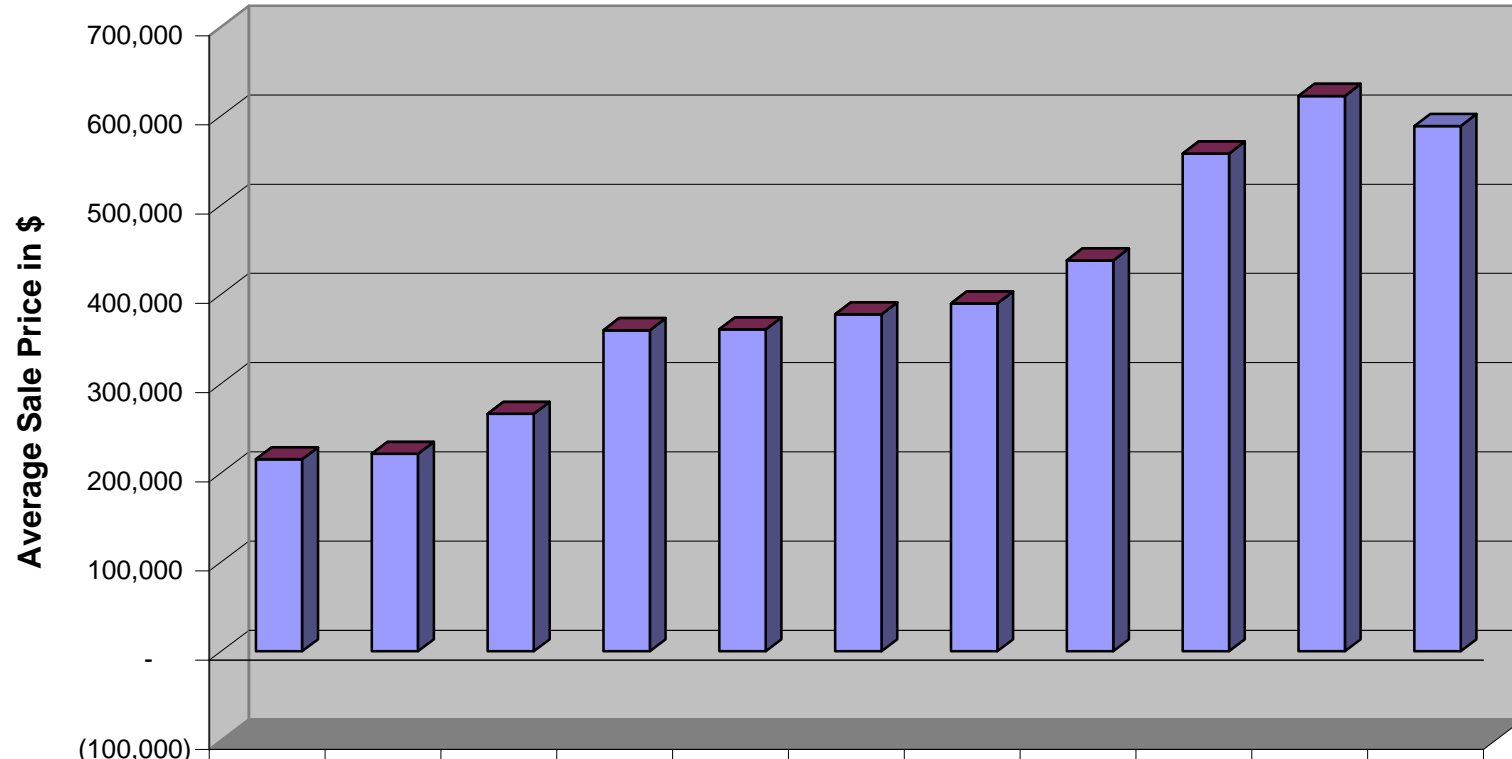
Shipyards Plantation Villas Average Sale Price



■ Annual % Change	-	9.0%	13.2%	20.1%	8.5%	-0.9%	11.4%	12.9%	44.5%	5.7%	-8.4%
■ Ave. Sale Price	145,961	159,052	180,014	216,259	234,586	232,497	258,949	292,369	422,461	446,409	408,825

Calendar Year

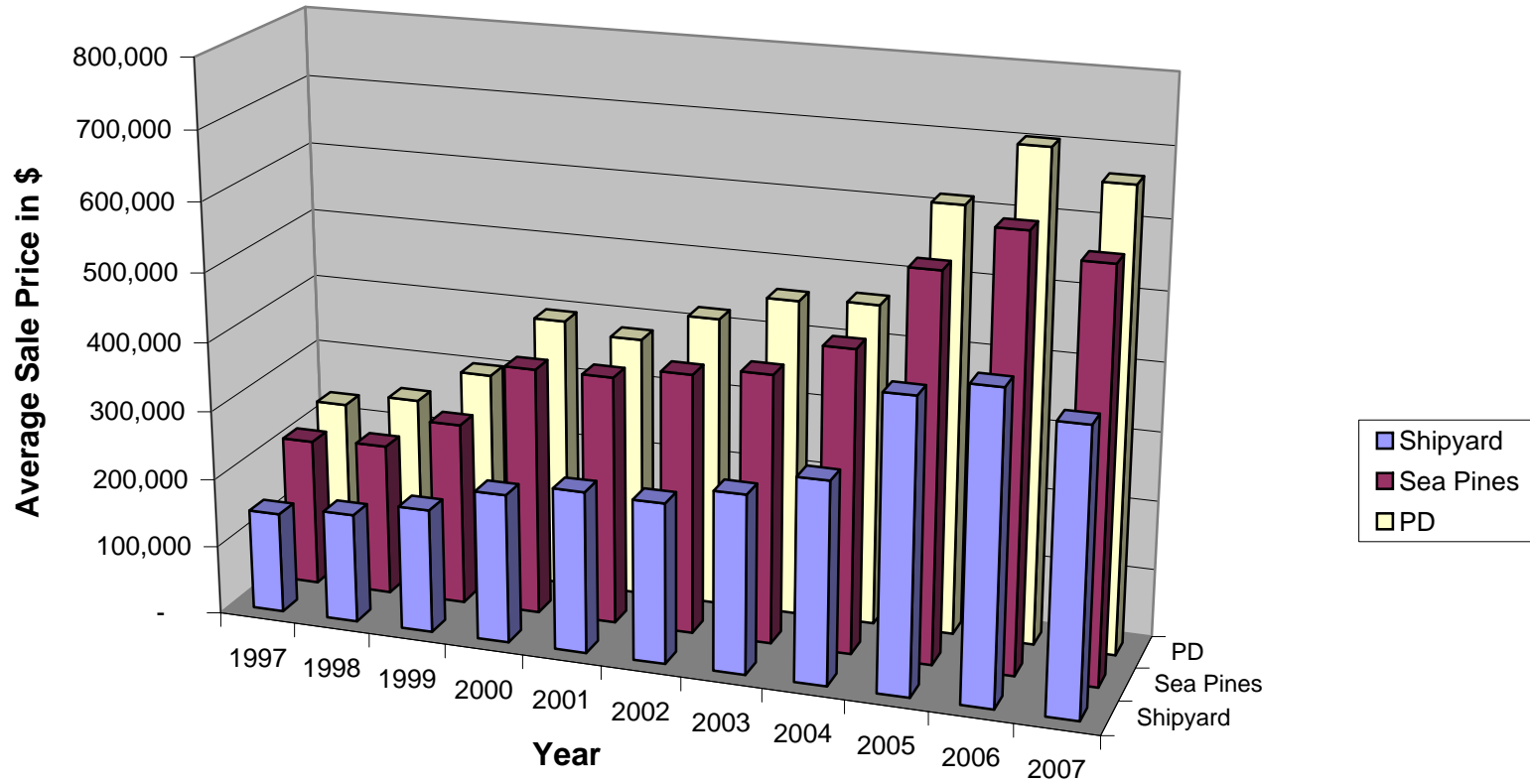
Sea Pines Plantation Villas Average Sale Price



	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007
■ Annual % Change	-	2.8%	20.3%	35.3%	0.2%	4.6%	3.2%	12.4%	27.3%	11.6%	-5.4%
■ Ave. Sale Price	215,126	221,195	266,066	359,942	360,837	377,604	389,796	438,191	557,954	622,494	588,819

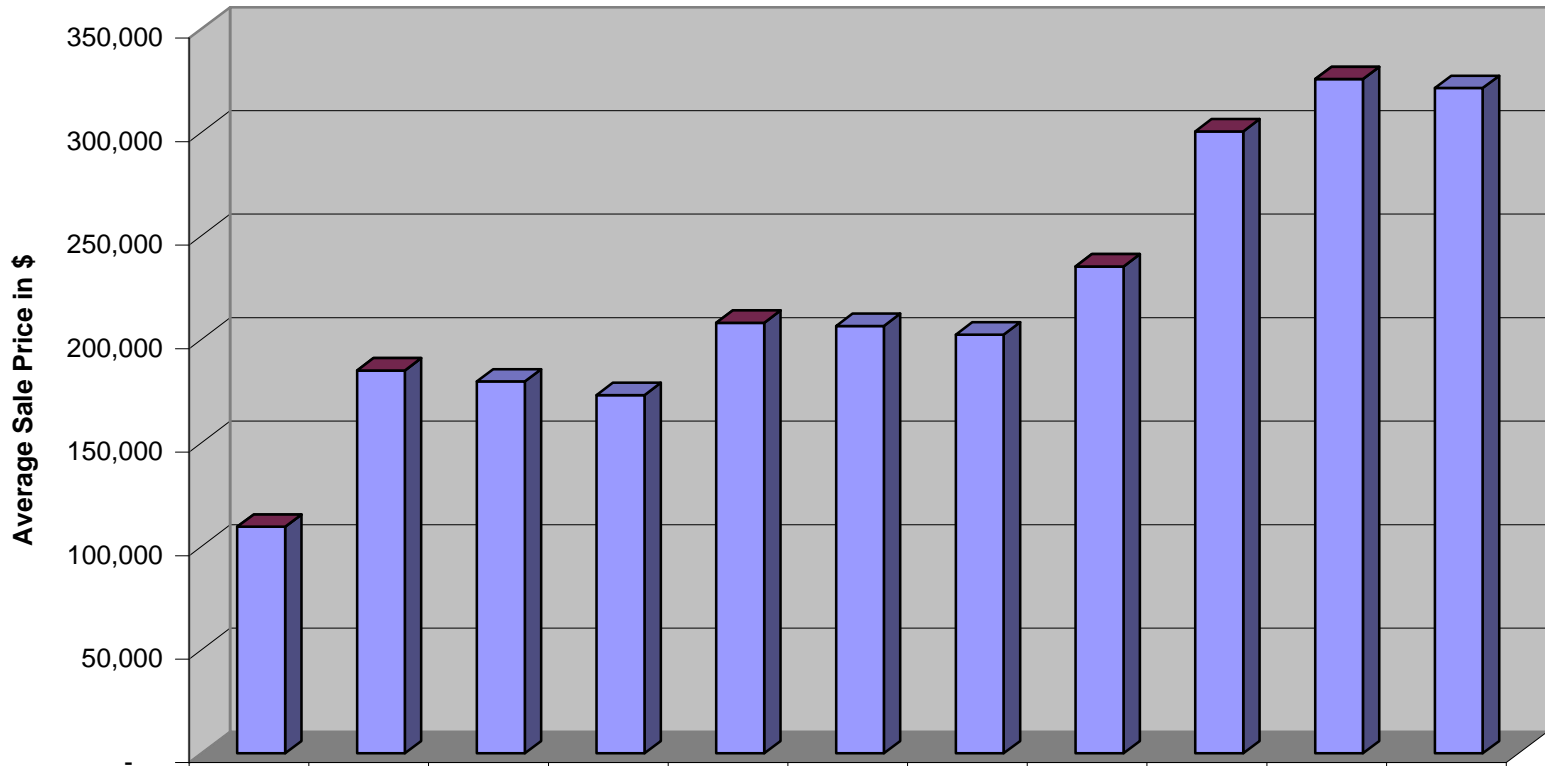
Calendar Year

Hilton Head Island Shipyard, Sea Pines & Palmetto Dunes Villas Average Sale Price



	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007
Shipyard	145,961	159,052	180,014	216,259	234,586	232,497	258,949	292,369	422,461	446,409	408,825
Sea Pines	215,126	221,195	266,066	359,942	360,837	377,604	389,796	438,191	557,954	622,494	588,819
PD	233,527	252,368	303,004	395,827	380,477	422,141	459,832	465,634	616,283	705,275	664,114

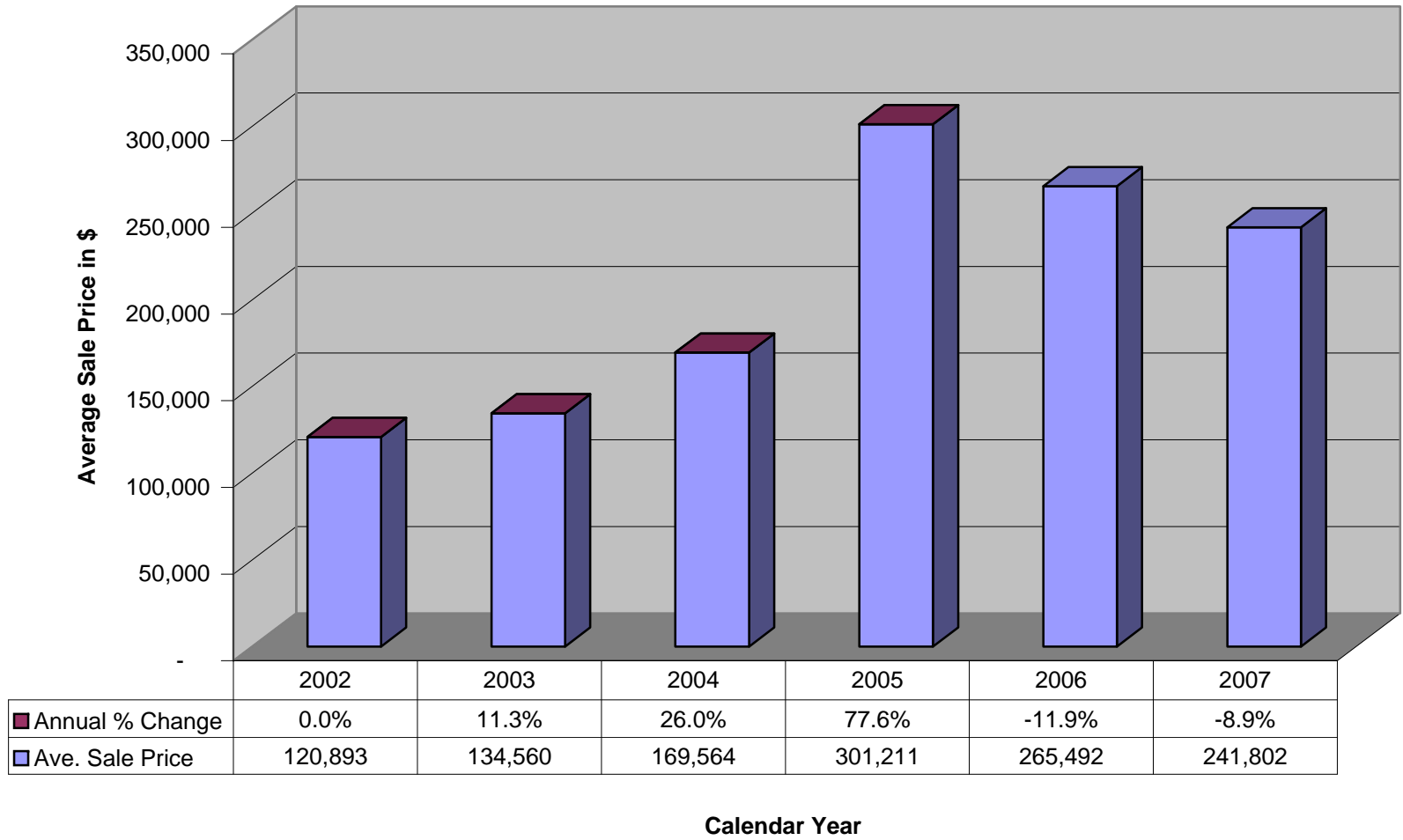
Forest Beach Villas Average Sale Price



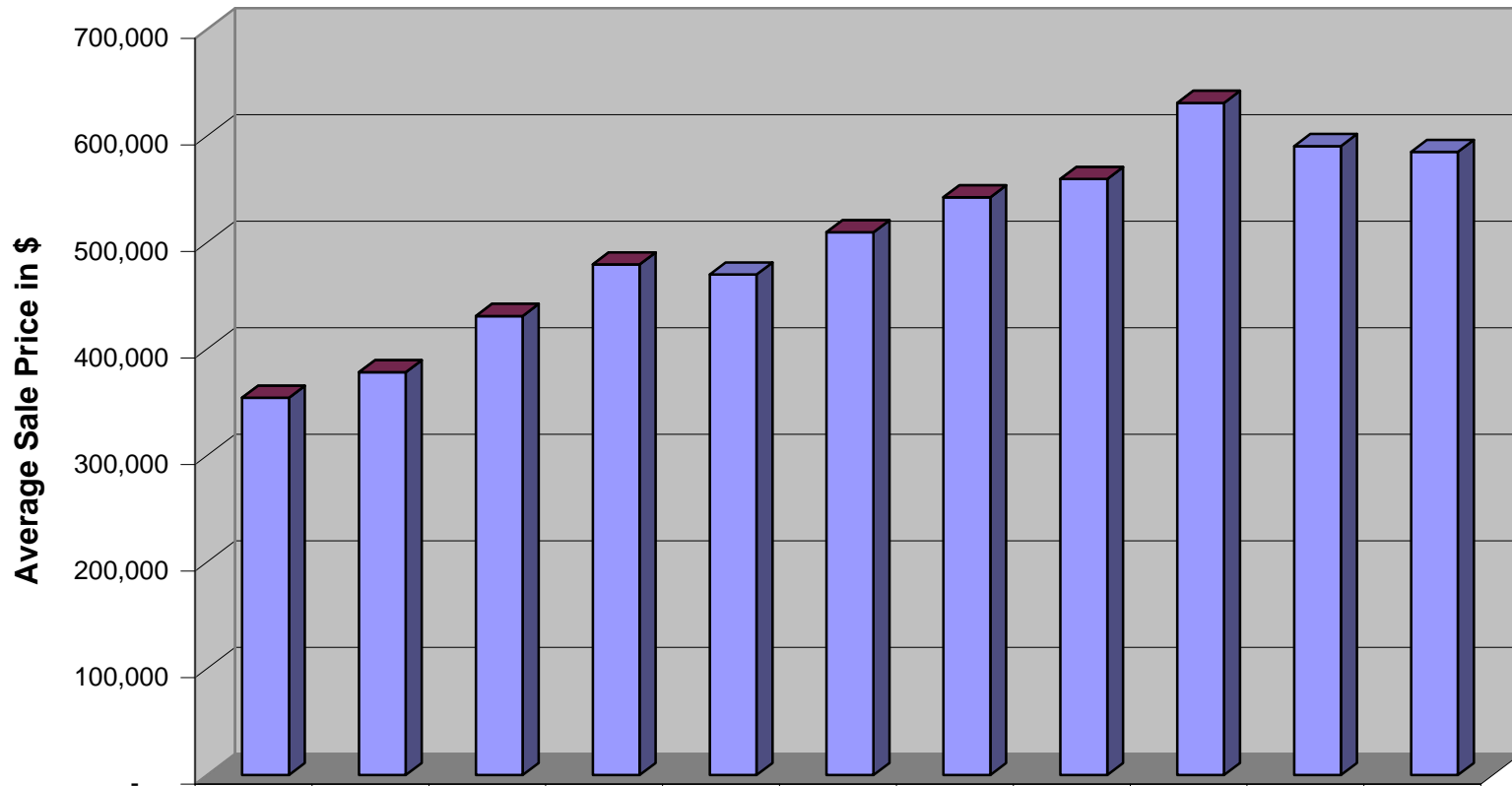
■ Annual % Change	-	69.0%	-2.9%	-3.7%	20.2%	-0.7%	-2.1%	16.3%	27.8%	8.4%	-1.3%
■ Ave. Sale Price	109,462	185,010	179,630	173,040	208,004	206,512	202,243	235,183	300,469	325,735	321,389

Calendar Year

Folly Field Villas Average Sale Price



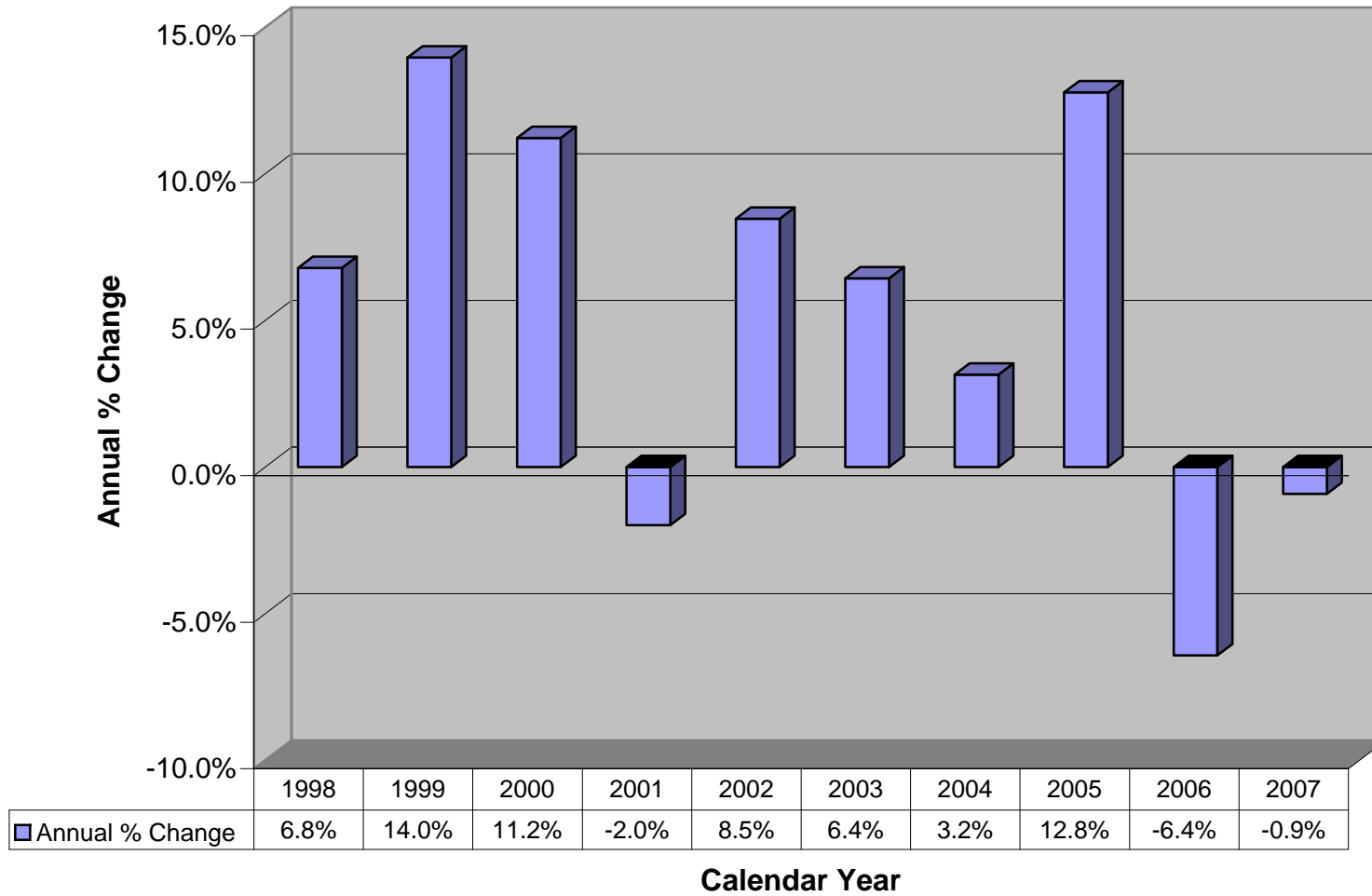
MLS of Hilton Head Island Homes Average Sale Price



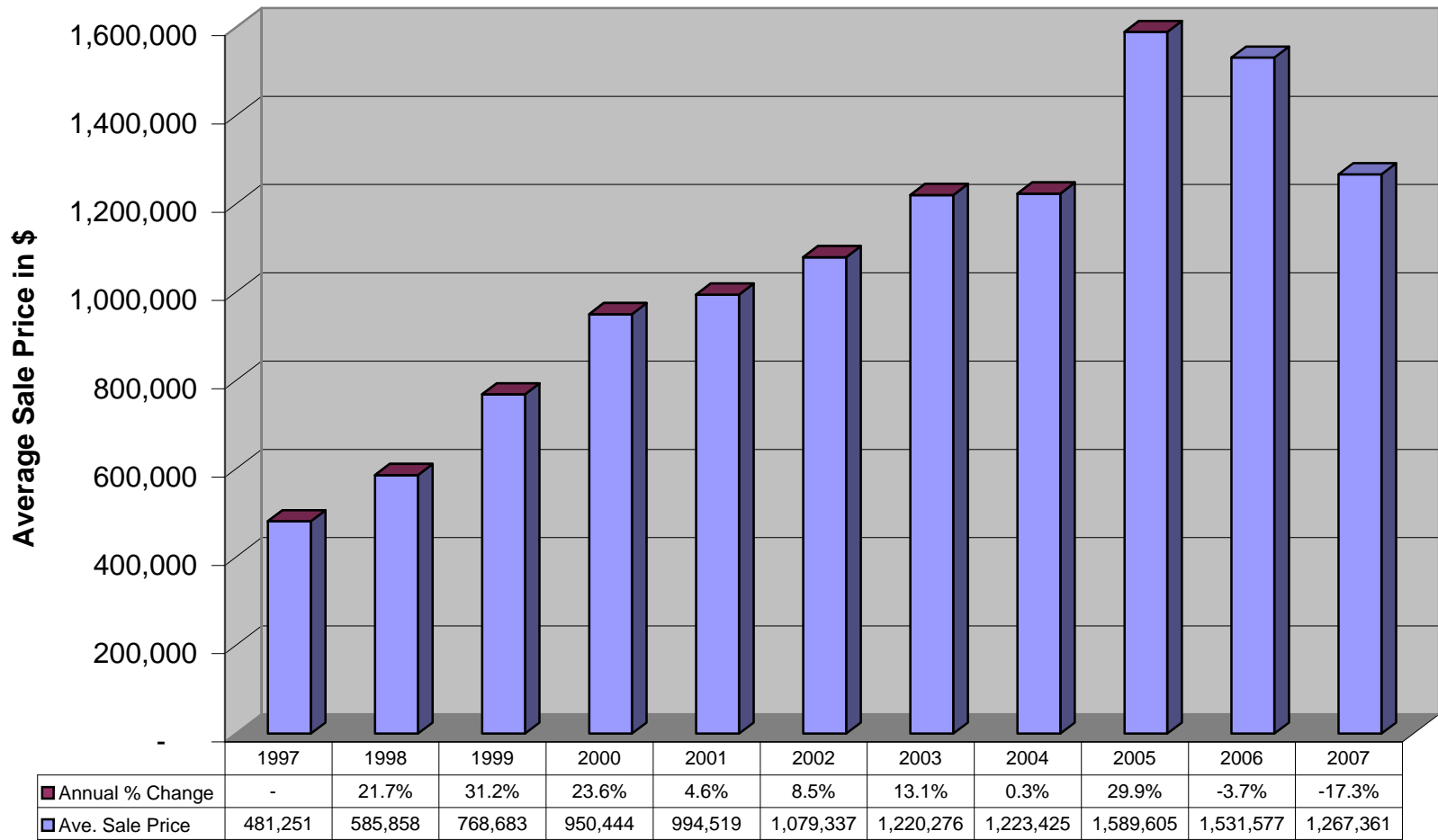
	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007
Annual % Change	-	6.8%	14.0%	11.2%	-2.0%	8.5%	6.4%	3.2%	12.8%	-6.4%	-0.9%
Ave. Sale Price	354,080	378,119	430,920	479,287	469,771	509,558	542,327	559,437	630,898	590,391	584,999

Calendar Year

**MLS of Hilton Head Island
Homes
Annual Percent Change in Average Sale Price**

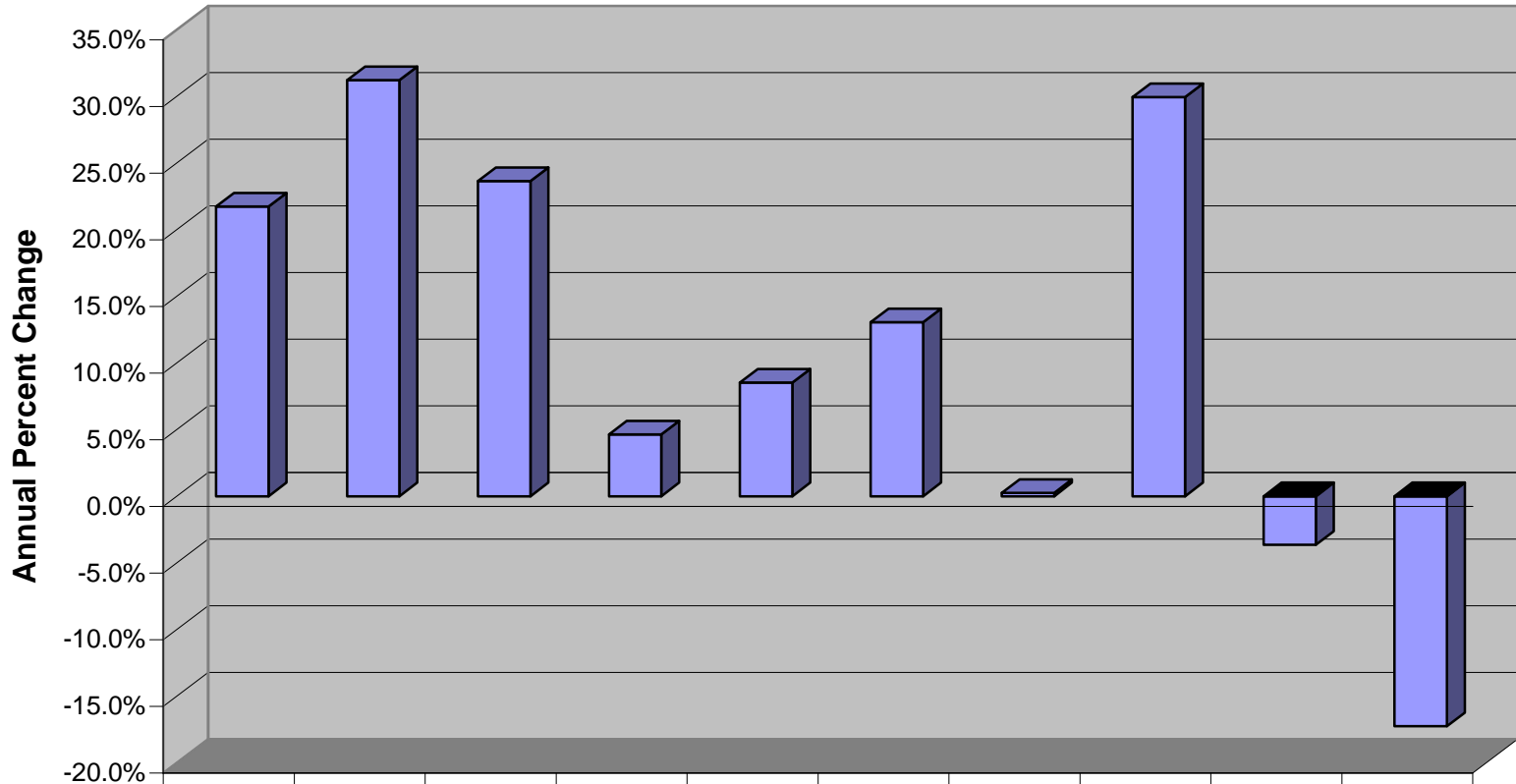


Palmetto Dunes Homes Average Sale Price



Calendar Year

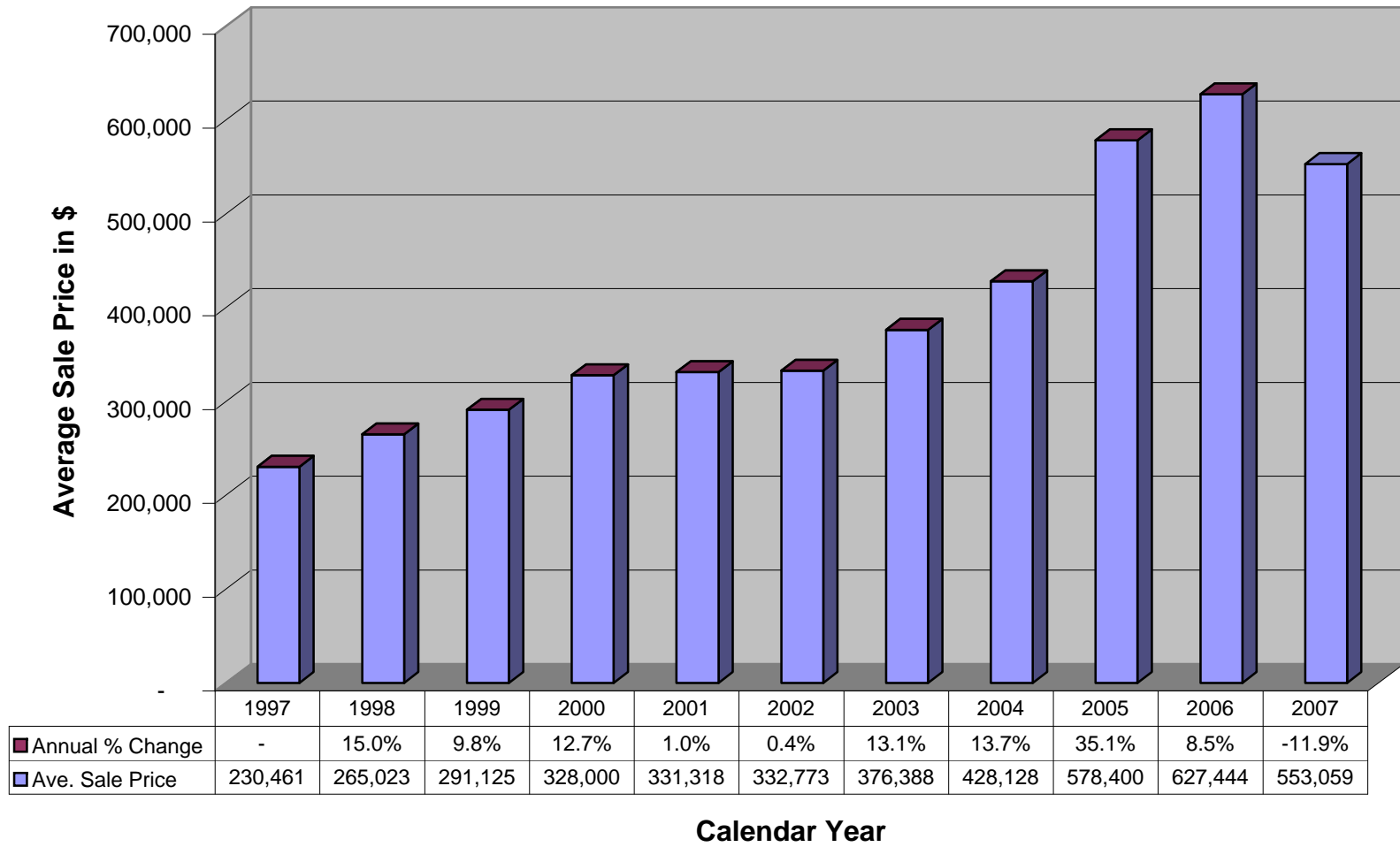
**Palmetto Dunes
Homes
Annual Percent Change in Average Sale Price**



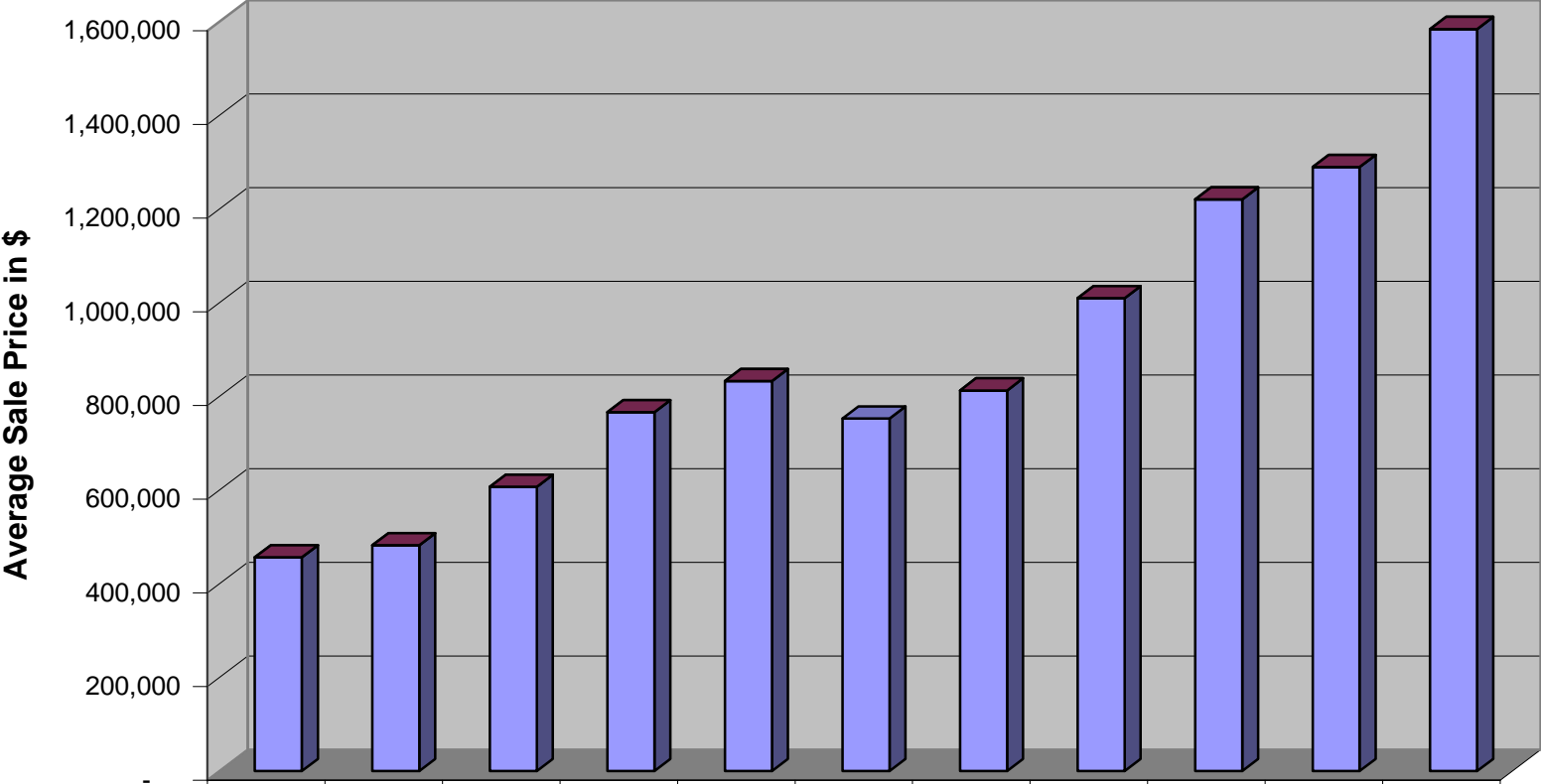
■ Annual % Change	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007
	21.7%	31.2%	23.6%	4.6%	8.5%	13.1%	0.3%	29.9%	-3.7%	-17.3%

Calendar Year

Shipyard Plantation Homes Average Sale Price



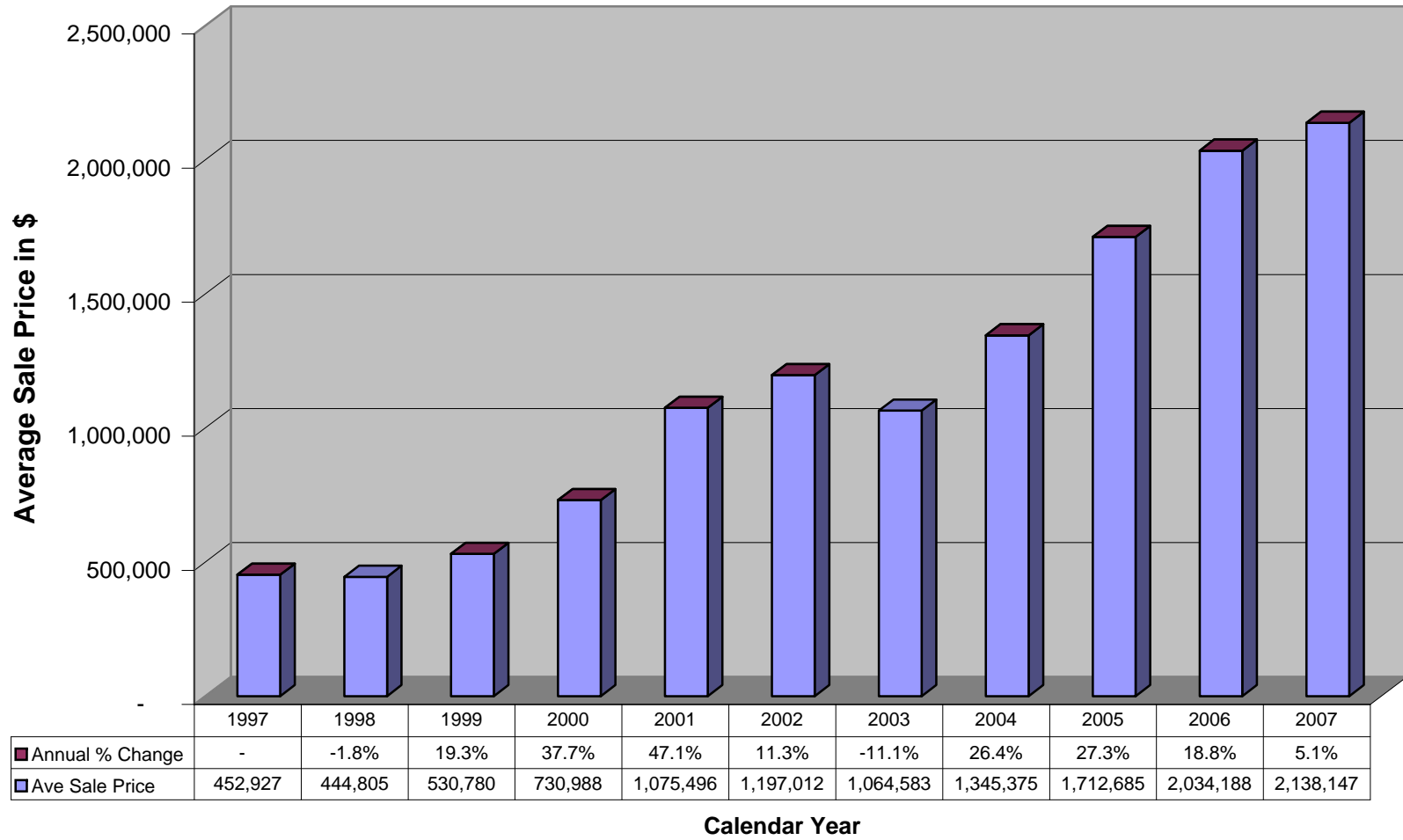
**Sea Pines Planation
Homes
Average Sale Price**



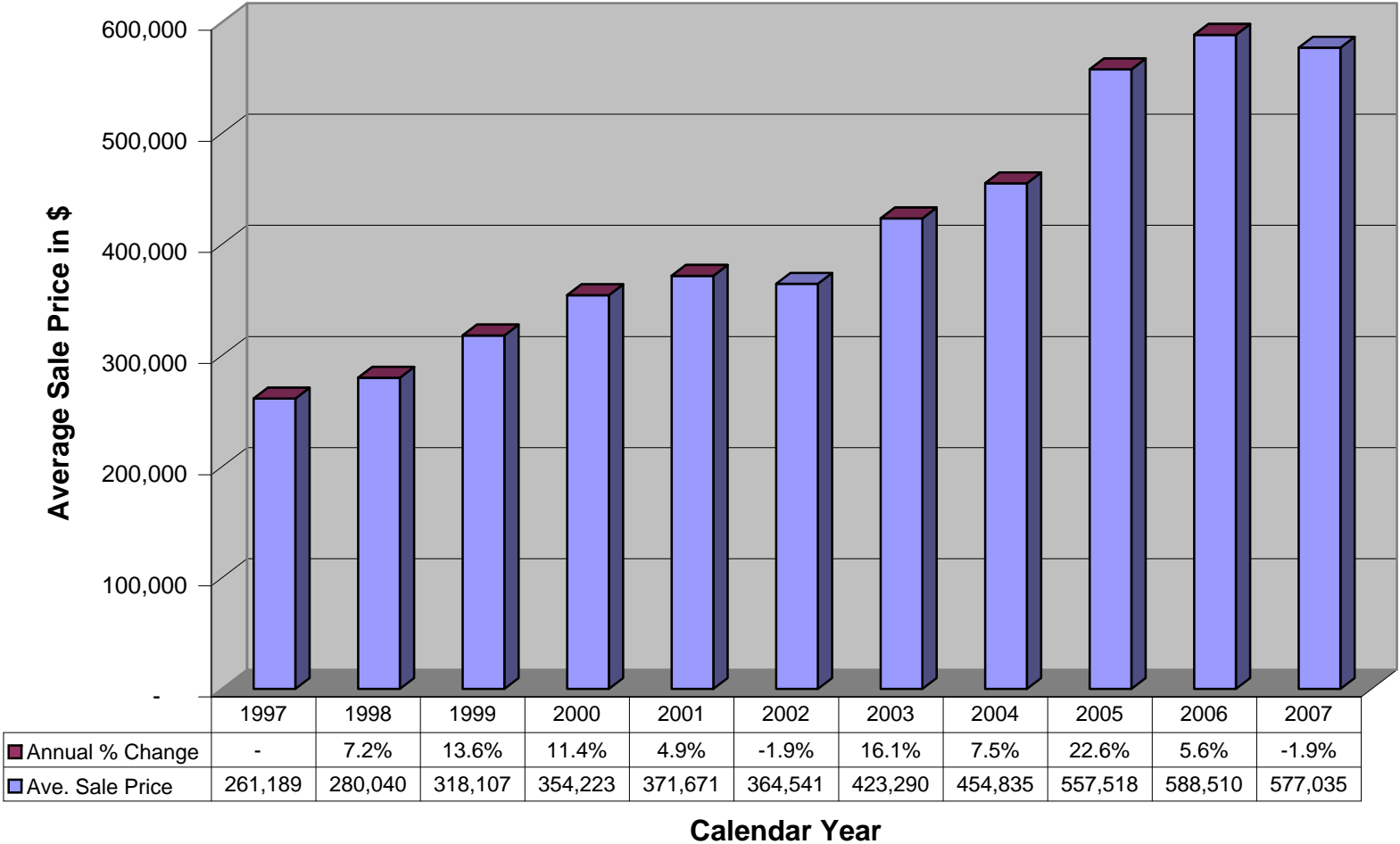
■ Annual % Change	-	5.6%	25.9%	26.2%	8.7%	-9.6%	8.0%	24.2%	20.9%	5.7%	22.9%
■ Ave. Sale Price	456,557	482,183	606,998	765,973	832,480	752,461	812,643	1,009,513	1,220,160	1,289,207	1,583,963

Calendar Year

Forest Beach Homes Average Sale Price

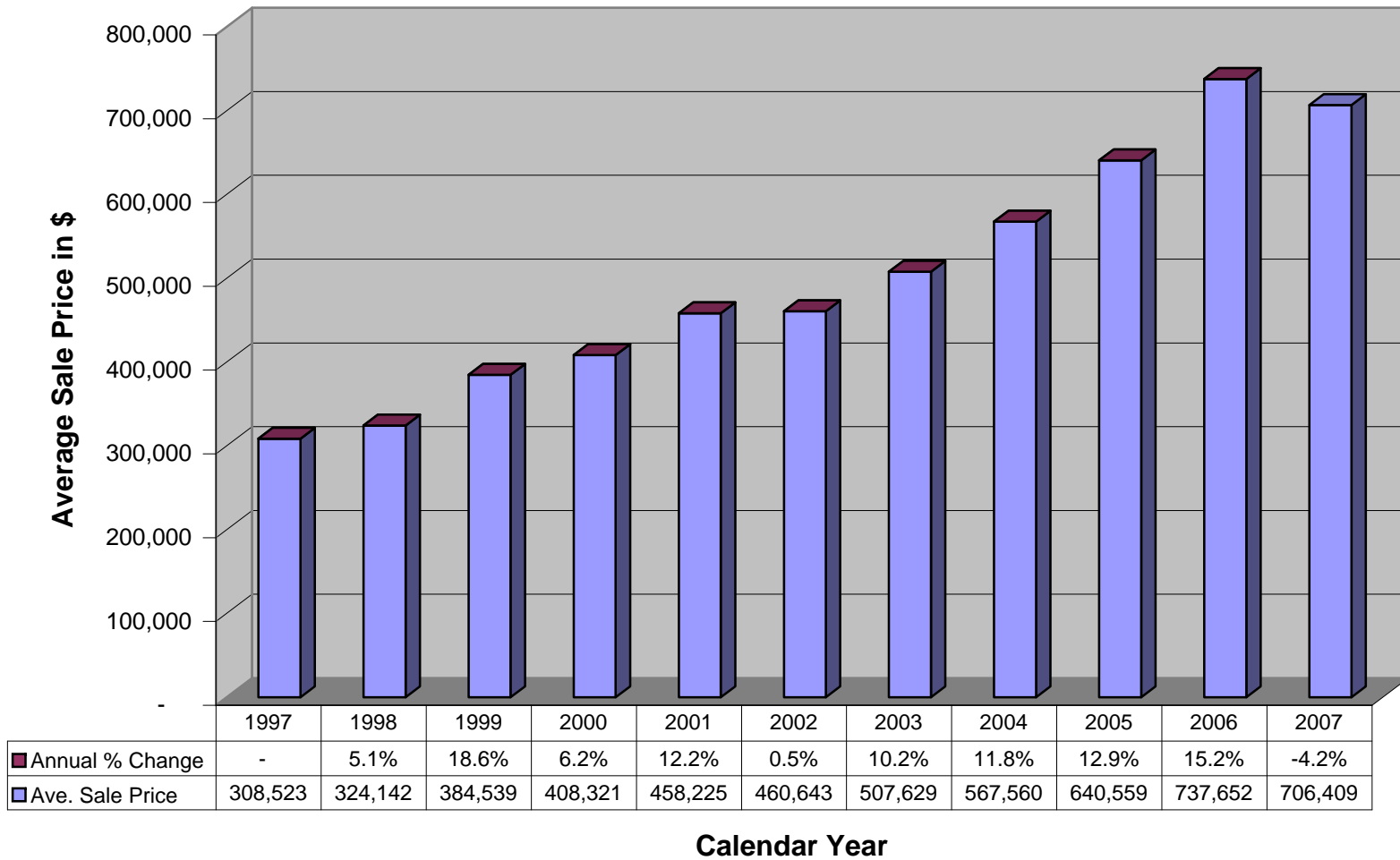


Hilton Head Plantation Homes Average Sale Price



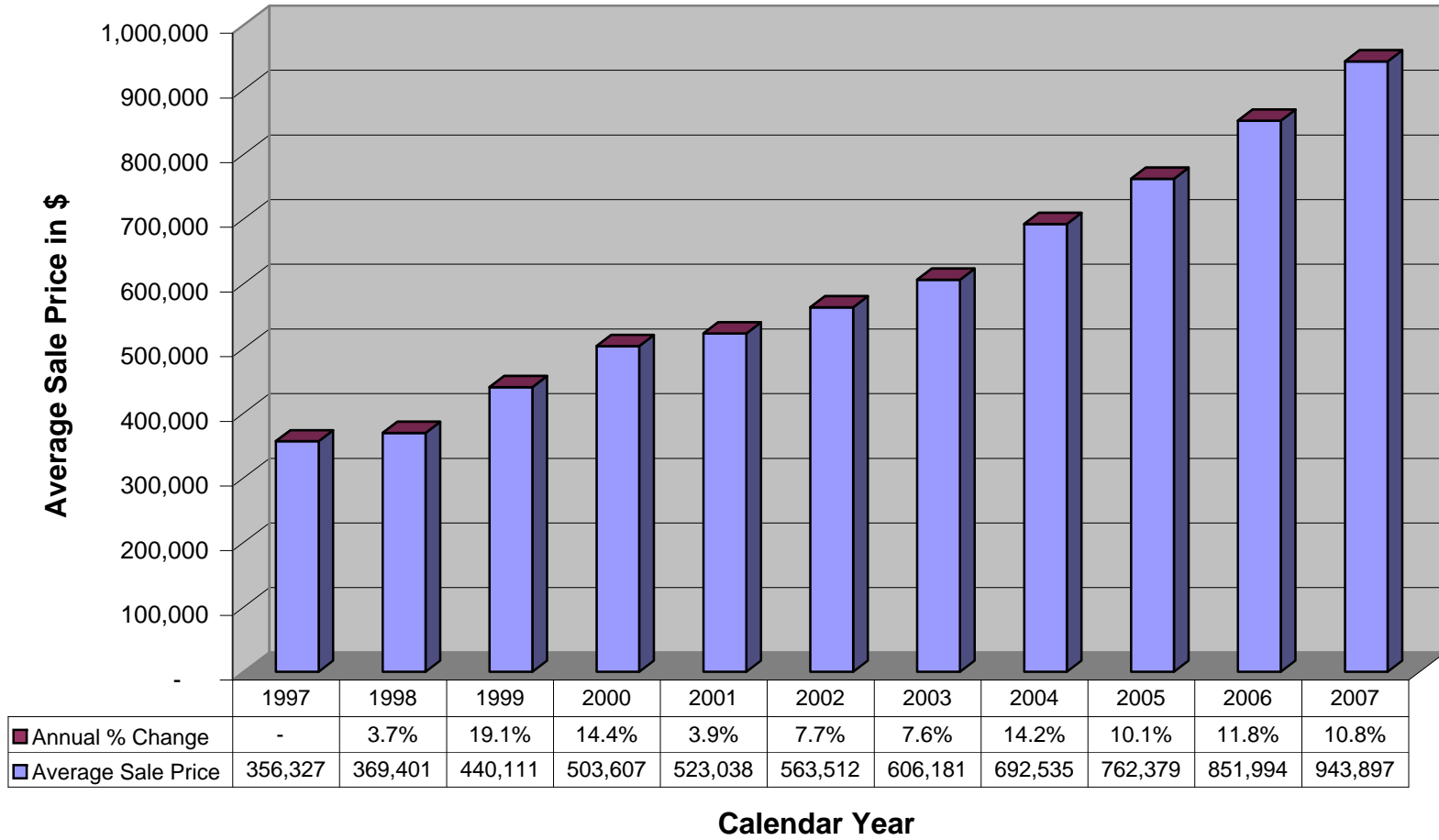
Calendar Year

Palmetto Hall Homes Average Sale Price



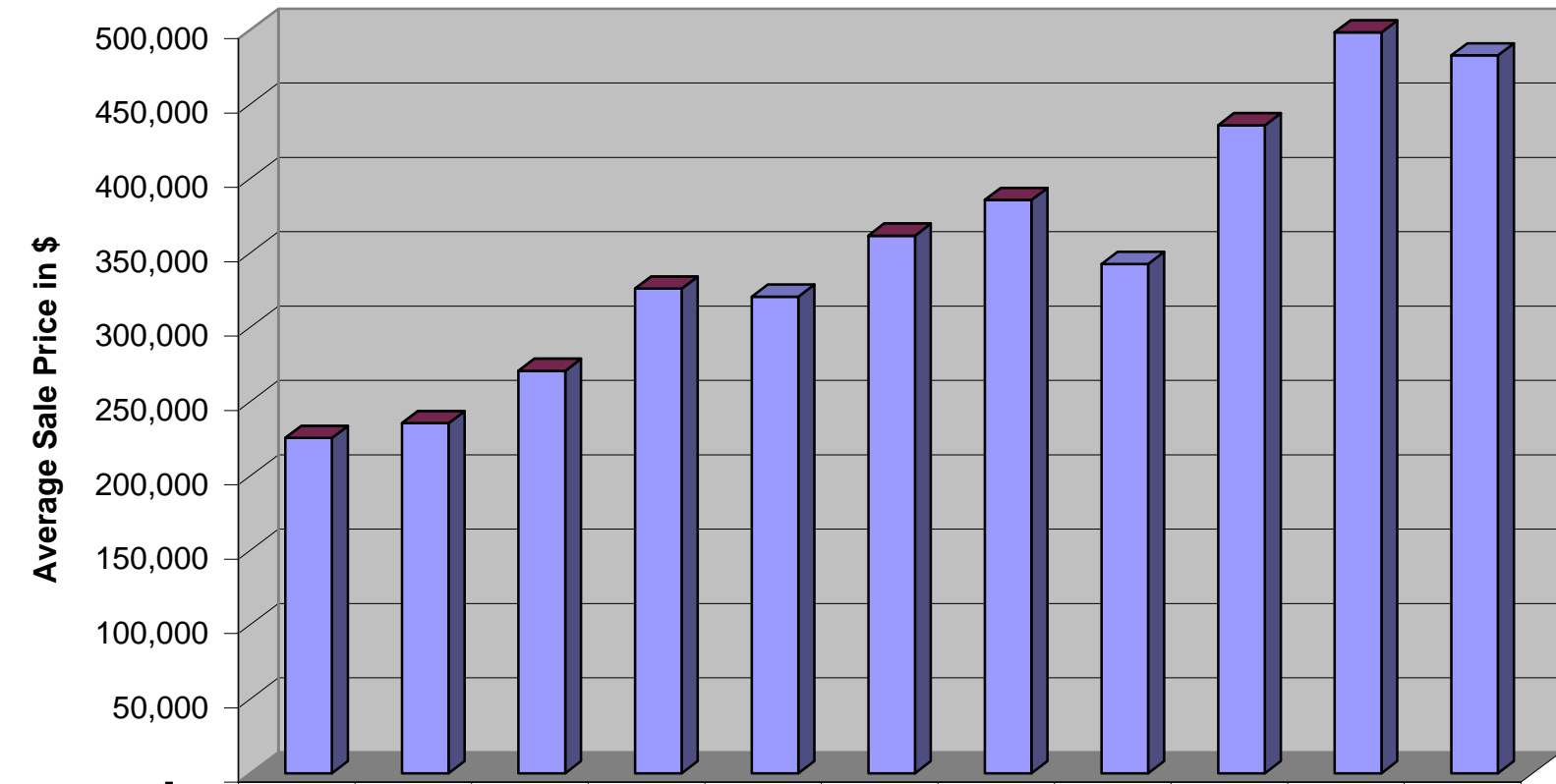
Calendar Year

Indigo Run Plantation Homes Average Sale Price



Calendar Year

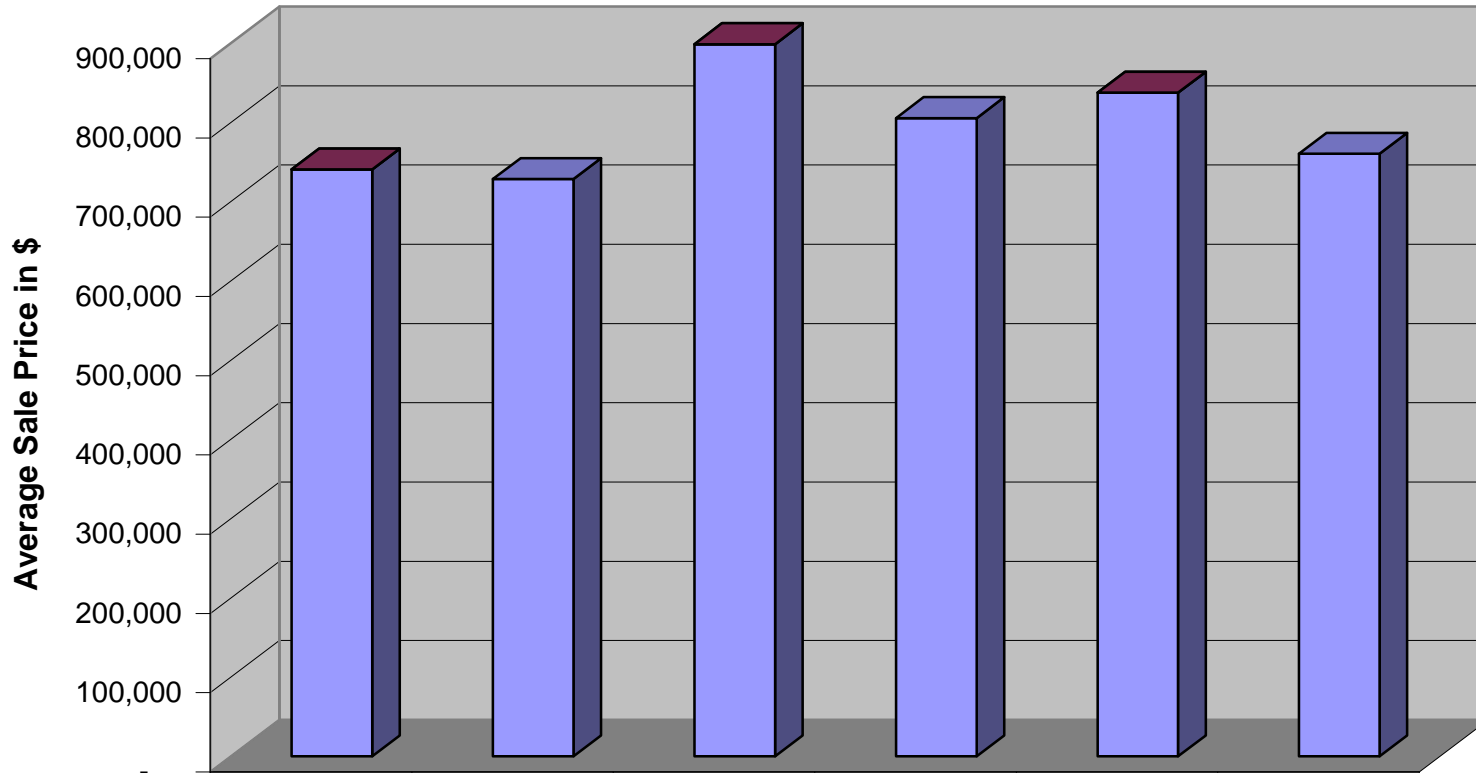
Moss Creek Homes Average Sale Price



	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007
■ Annual % Change	-	4.4%	14.9%	20.4%	-1.7%	12.8%	6.6%	-11.1%	27.2%	14.3%	-3.1%
■ Ave. Sale Price	225,447	235,444	270,629	325,916	320,520	361,558	385,462	342,530	435,748	498,169	482,835

Calendar Year

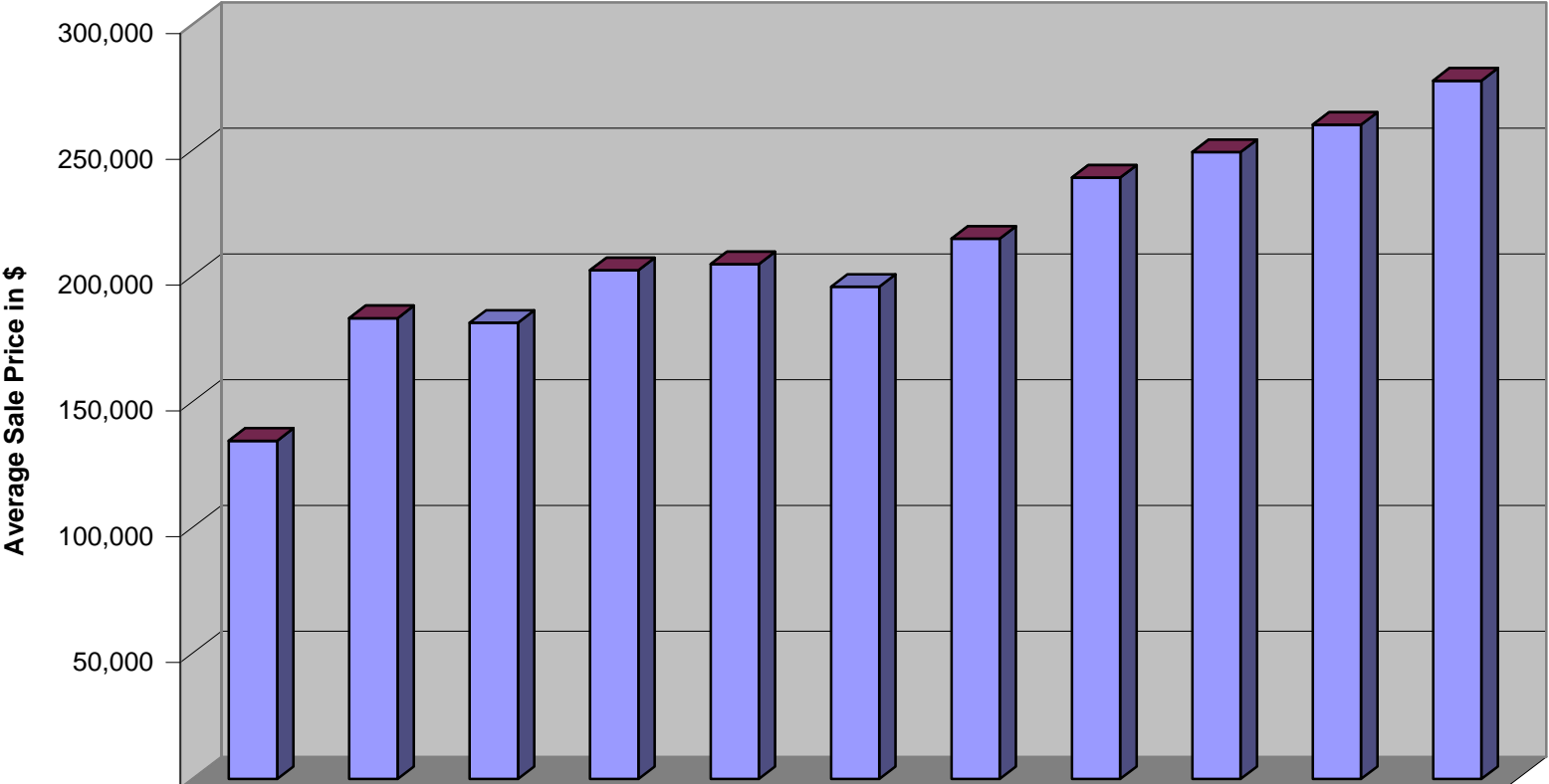
Belfair Plantation Homes Average Sale Price



■ Annual % Change	-	-1.6%	23.4%	-10.4%	4.0%	-9.2%
■ Ave. Sale Price	740,595	728,406	898,625	805,306	837,324	760,242

Calendar Year

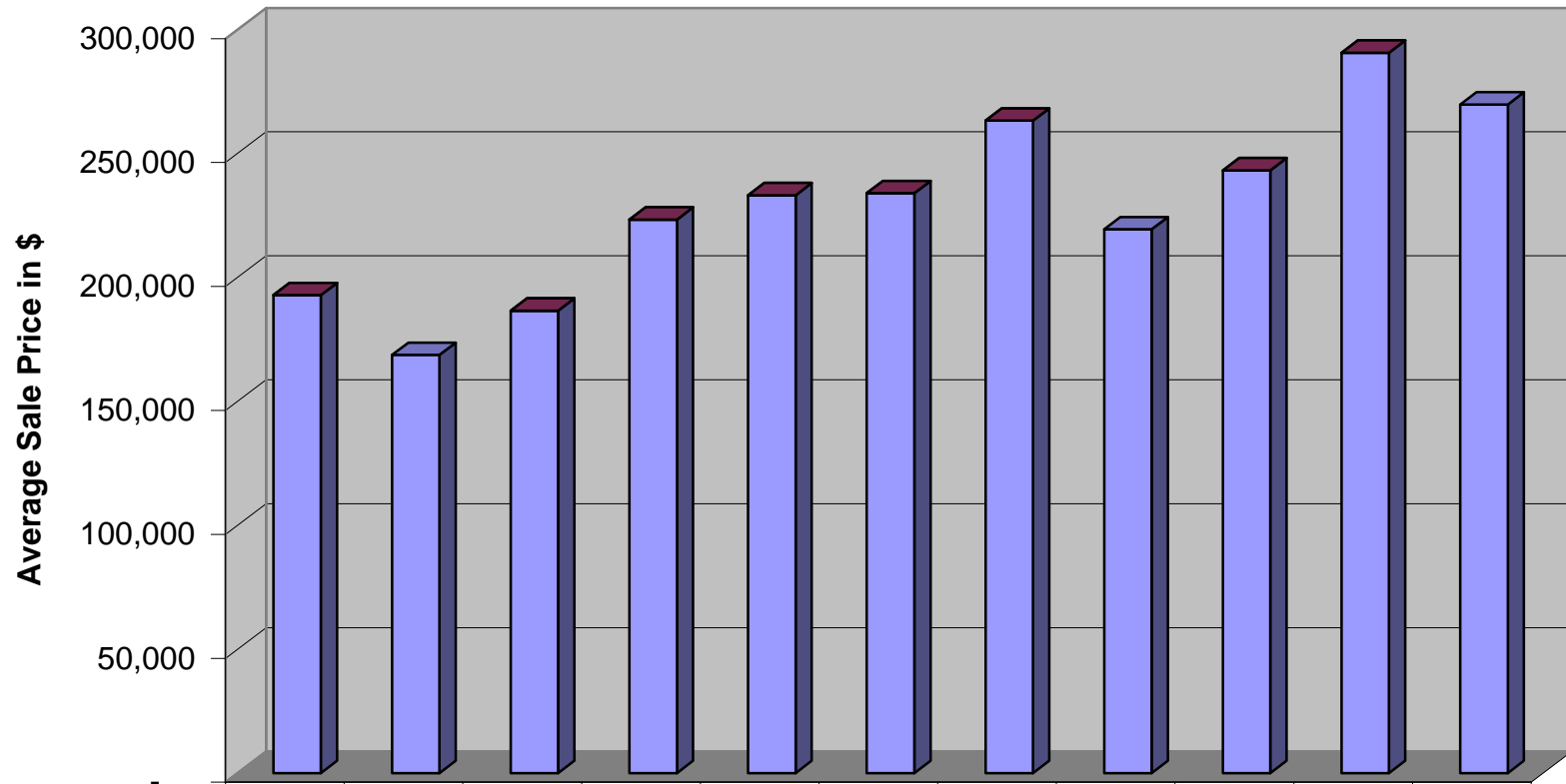
Bluffton Off-Plantation Homes Average Sale Price



	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007
■ Annual % Change	-	36.2%	-1.0%	11.5%	1.2%	-4.4%	9.7%	11.3%	4.2%	4.3%	6.7%
■ Ave Sales Price	134,433	183,164	181,296	202,180	204,592	195,649	214,715	239,052	249,209	260,032	277,582

Calendar Year

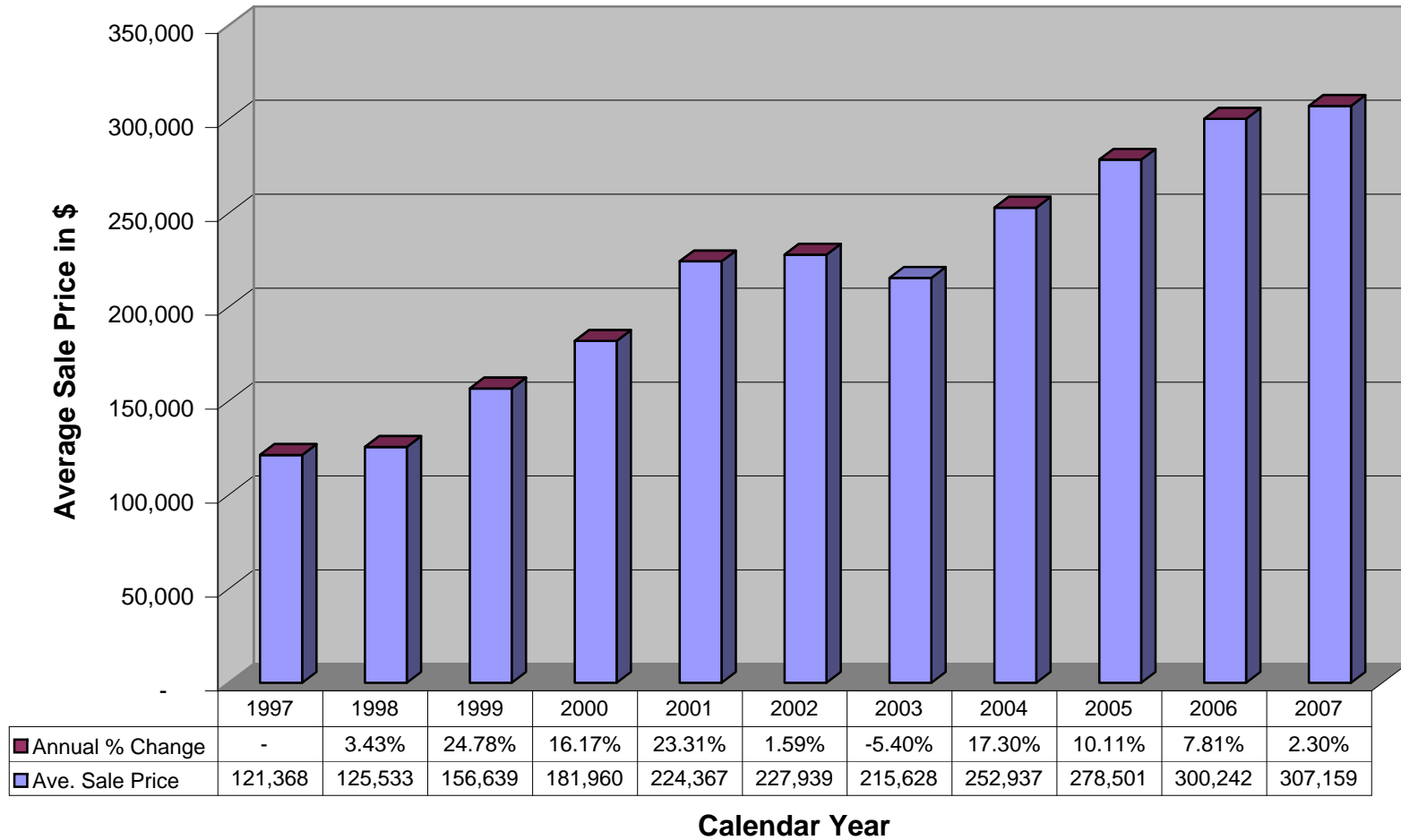
**Sun City Hilton Head
Homes
Average Sale Price**



	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007
■ Annual % Change	-	-12.5%	10.6%	19.7%	4.4%	0.4%	12.5%	-16.7%	10.8%	19.5%	-7.2%
■ Ave. Sale Price	192,816	168,681	186,536	223,275	233,084	233,954	263,231	219,402	243,166	290,609	269,711

Calendar Year

**MLS of Hilton Head Island
Lots/Land
Average Sale Price**



Calendar Year