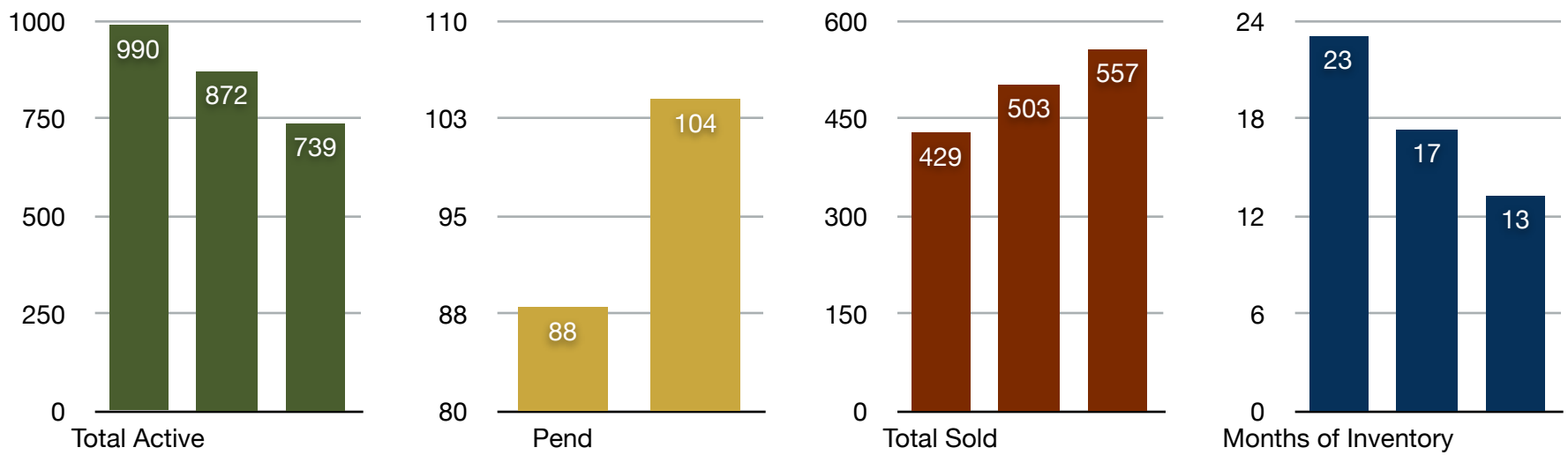


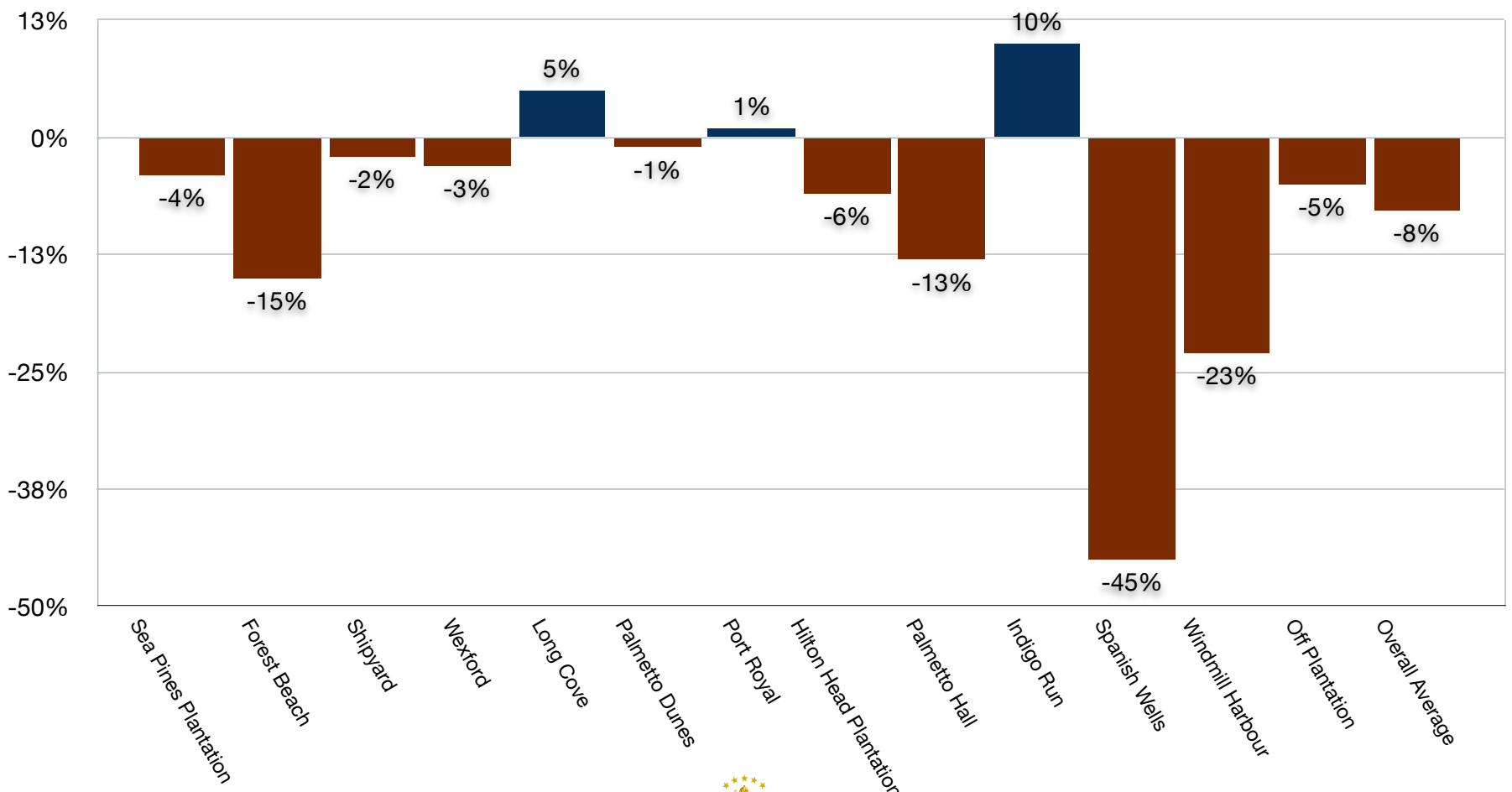
Hilton Head Island Areas - Homes

AREA	Total Active			Pend		Total Sold			10 vs.11	Months of Inventory			
	2009	2010	2011	2010	2011	2009	2010	2011		2009	2010	2011	10 vs. 11
Sea Pines Plantation	232	235	193	17	18	99	113	142	26%	23	21	14	-35%
Forest Beach	61	49	35	5	4	16	18	20	11%	38	27	18	-36%
Shipyard	9	9	12	0	0	6	6	7	17%	15	15	17	14%
Wexford	42	41	42	2	3	12	15	17	13%	35	27	25	-10%
Long Cove	31	32	28	3	3	6	12	11	-8%	52	27	25	-5%
Palmetto Dunes	125	106	92	11	8	35	50	54	8%	36	21	17	-20%
Port Royal	59	40	25	5	2	24	24	41	71%	25	17	6	-63%
Hilton Head Plantation	125	110	78	17	32	126	132	138	5%	10	8	6	-32%
Palmetto Hall	35	27	22	4	4	12	9	18	100%	29	30	12	-59%
Indigo Run	40	44	35	4	8	27	32	30	-6%	15	14	12	-15%
Spanish Wells	24	23	25	1	5	3	9	4	-56%	80	26	63	145%
Windmill Harbour	36	29	23	2	5	11	18	7	-61%	33	16	33	104%
Off Plantation	171	127	129	17	12	52	65	68	5%	33	20	19	-3%
<b>Totals</b>	<b>990</b>	<b>872</b>	<b>739</b>	<b>88</b>	<b>104</b>	<b>429</b>	<b>503</b>	<b>557</b>	<b>11%</b>	<b>23</b>	<b>17</b>	<b>13</b>	<b>-23%</b>



AREA	Average Sale Price				Percent Sale/List			Average Days on Market			
	2009	2010	2011	10 vs. 11	2009	2010	2011	2009	2010	2011	10 vs. 11
Sea Pines Plantation	\$972,250	\$907,865	\$872,158	-4%	89.34%	92.19%	92.40%	193	162	199	23%
Forest Beach	\$1,296,312	\$1,001,417	\$854,975	-15%	87.01%	91.93%	93.17%	201	242	216	-11%
Shipyard	\$398,833	\$468,583	\$457,429	-2%	89.01%	91.48%	93.01%	62	241	67	-72%
Wexford	\$1,090,941	\$965,600	\$933,318	-3%	90.01%	92.18%	93.05%	200	148	299	102%
Long Cove	\$970,833	\$580,417	\$610,286	5%	90.64%	88.91%	92.70%	135	167	150	-10%
Palmetto Dunes	\$1,253,540	\$1,040,034	\$1,027,444	-1%	91.28%	92.32%	94.48%	218	204	219	7%
Port Royal	\$951,833	\$718,327	\$727,305	1%	90.42%	92.17%	92.12%	170	187	273	46%
Hilton Head Plantation	\$514,190	\$443,244	\$415,535	-6%	91.15%	93.46%	94.16%	117	105	116	10%
Palmetto Hall	\$551,958	\$526,167	\$458,994	-13%	91.23%	95.58%	94.32%	98	212	233	10%
Indigo Run	\$659,820	\$620,703	\$680,200	10%	89.70%	95.74%	94.16%	142	134	117	-13%
Spanish Wells	\$900,333	\$2,238,889	\$1,225,225	-45%	91.78%	88.68%	89.80%	132	382	386	1%
Windmill Harbour	\$898,350	\$722,500	\$559,213	-23%	8.71%	92.50%	90.23%	187	230	113	-51%
Off Plantation	\$283,714	\$315,611	\$299,143	-5%	95.46%	92.38%	92.93%	114	149	172	15%
<b>Overall Average</b>				<b>-8%</b>						<b>Average</b>	<b>4%</b>

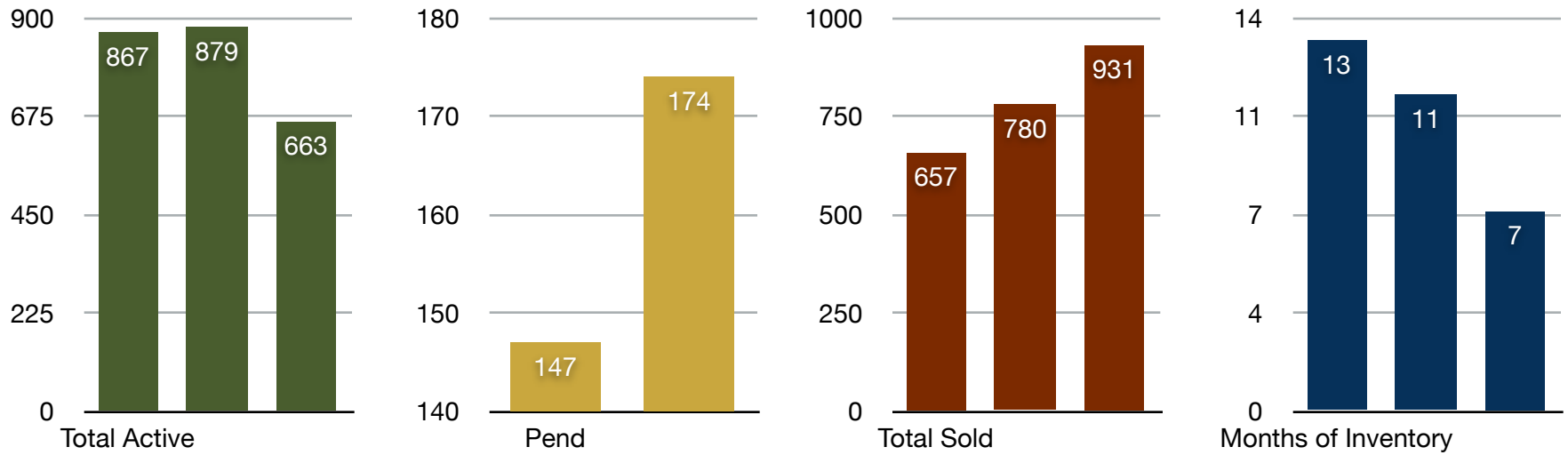
Change in Average Sales Price by Community from 2010 to 2011



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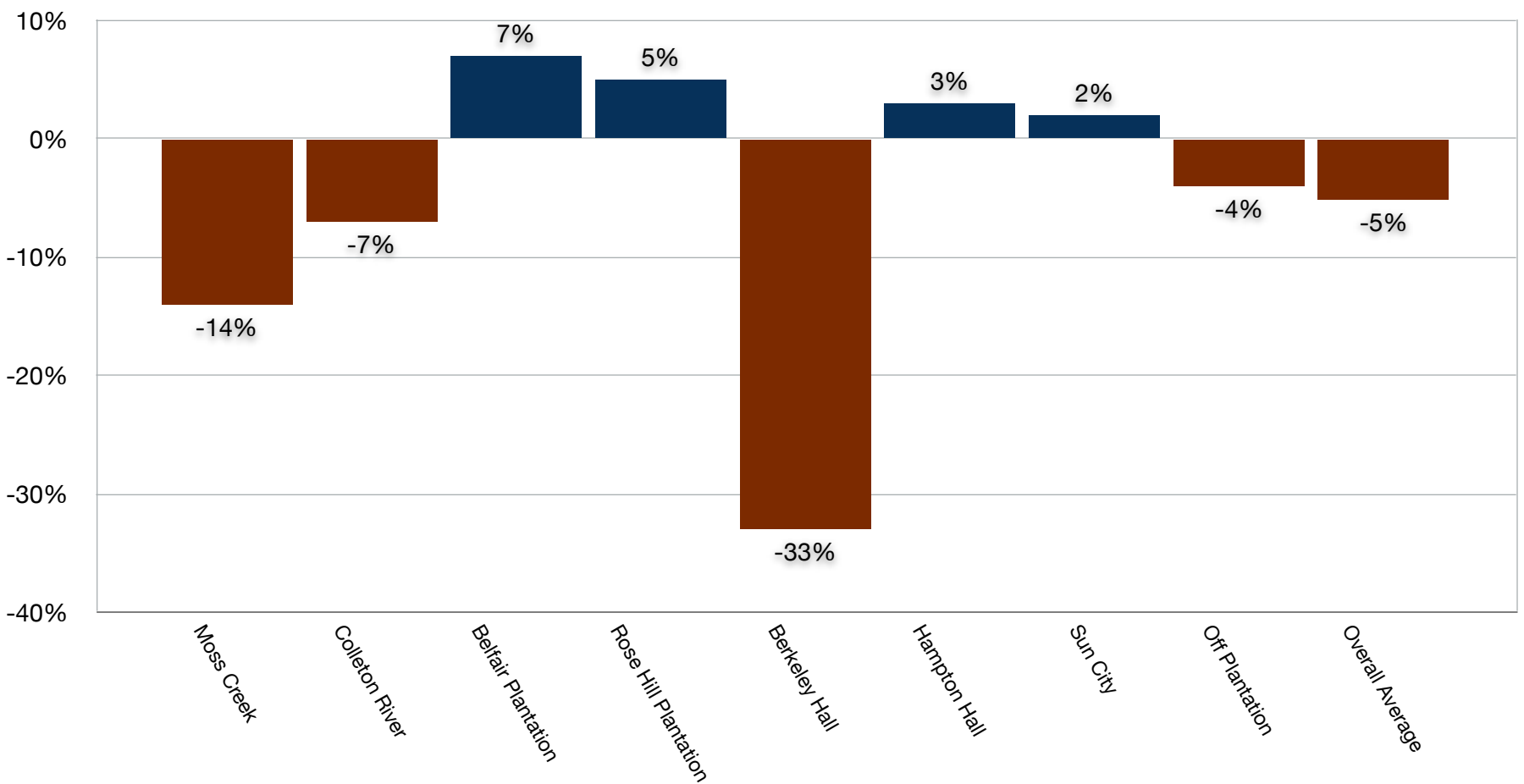
**Bluffton, Mainland Areas - Homes**

AREA	Total Active			Pend		Total Sold			10 vs.11	Months of Inventory			
	2009	2010	2011	2010	2011	2009	2010	2011		2009	2010	2011	10 vs. 11
Moss Creek	68	58	44	6	11	23	40	52	30%	30	15	8	-42%
Colleton River	38	29	23	4	0	14	20	8	-60%	27	15	29	98%
Belfair Plantation	58	37	42	5	5	11	15	20	33%	53	25	21	-15%
Rose Hill Plantation	51	38	34	5	1	27	22	38	73%	19	17	9	-48%
Berkeley Hall		22	23	6	0	9	13	22	69%	0	17	10	-38%
Hampton Hall		42	54	2	8	25	30	27	-10%	0	14	20	43%
Sun City	189	227	202	39	67	180	237	305	29%	11	10	7	-31%
Off Plantation	463	426	241	80	82	368	403	459	14%	13	11	5	-50%
<b>Totals</b>	<b>867</b>	<b>879</b>	<b>663</b>	<b>147</b>	<b>174</b>	<b>657</b>	<b>780</b>	<b>931</b>	<b>19%</b>	<b>13</b>	<b>11</b>	<b>7</b>	<b>-37%</b>



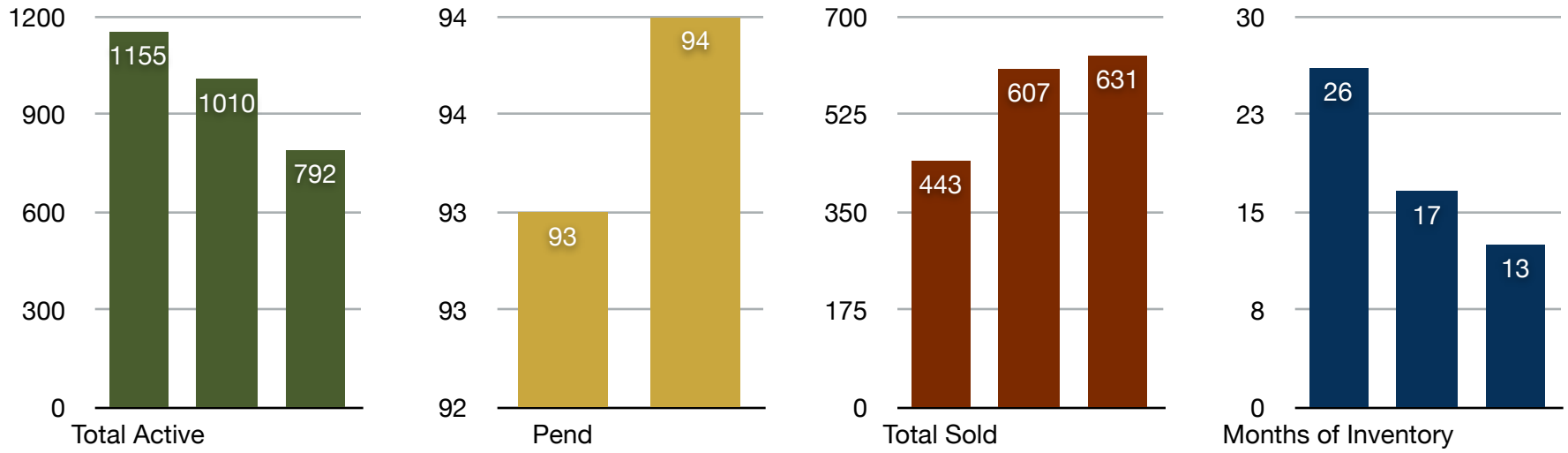
AREA	Average Sale Price				Percent Sale/List			Average Days on Market			
	2009	2010	2011	10 vs. 11	2009	2010	2011	2009	2010	2011	10 vs. 11
Moss Creek	\$433,800	\$434,185	<b>\$374,104</b>	<b>-14%</b>	92.47%	90.49%	<b>93.51%</b>	150	221	194	<b>-12%</b>
Colleton River	\$649,428	\$841,465	<b>\$786,250</b>	<b>-7%</b>	92.97%	90.31%	<b>91.26%</b>	80	232	379	<b>63%</b>
Belfair Plantation	\$643,852	\$567,717	<b>\$609,775</b>	<b>7%</b>	92.69%	91.53%	<b>94.33%</b>	348	312	263	<b>-16%</b>
Rose Hill Plantation	\$428,015	\$323,920	<b>\$340,980</b>	<b>5%</b>	91.27%	94.54%	<b>93.39%</b>	158	157	190	<b>21%</b>
Berkeley Hall	\$666,444	\$701,231	<b>\$467,205</b>	<b>-33%</b>	90.61%	92.74%	<b>94.14%</b>	377	222	221	<b>0%</b>
Hampton Hall	\$375,680	\$405,627	<b>\$419,059</b>	<b>3%</b>	91.90%	95.08%	<b>95.57%</b>	232	106	127	<b>20%</b>
Sun City	\$222,709	\$211,866	<b>\$216,559</b>	<b>2%</b>	93.06%	94.71%	<b>95.88%</b>	145	104	92	<b>-12%</b>
Off Plantation	\$225,933	\$183,132	<b>\$175,452</b>	<b>-4%</b>	94.64%	96.01%	<b>95.53%</b>	126	103	123	<b>19%</b>
<b>Overall Average</b>				<b>-5%</b>						<b>Average</b>	<b>10%</b>

**Change in Average Sales Price by Community from 2010 to 2011**



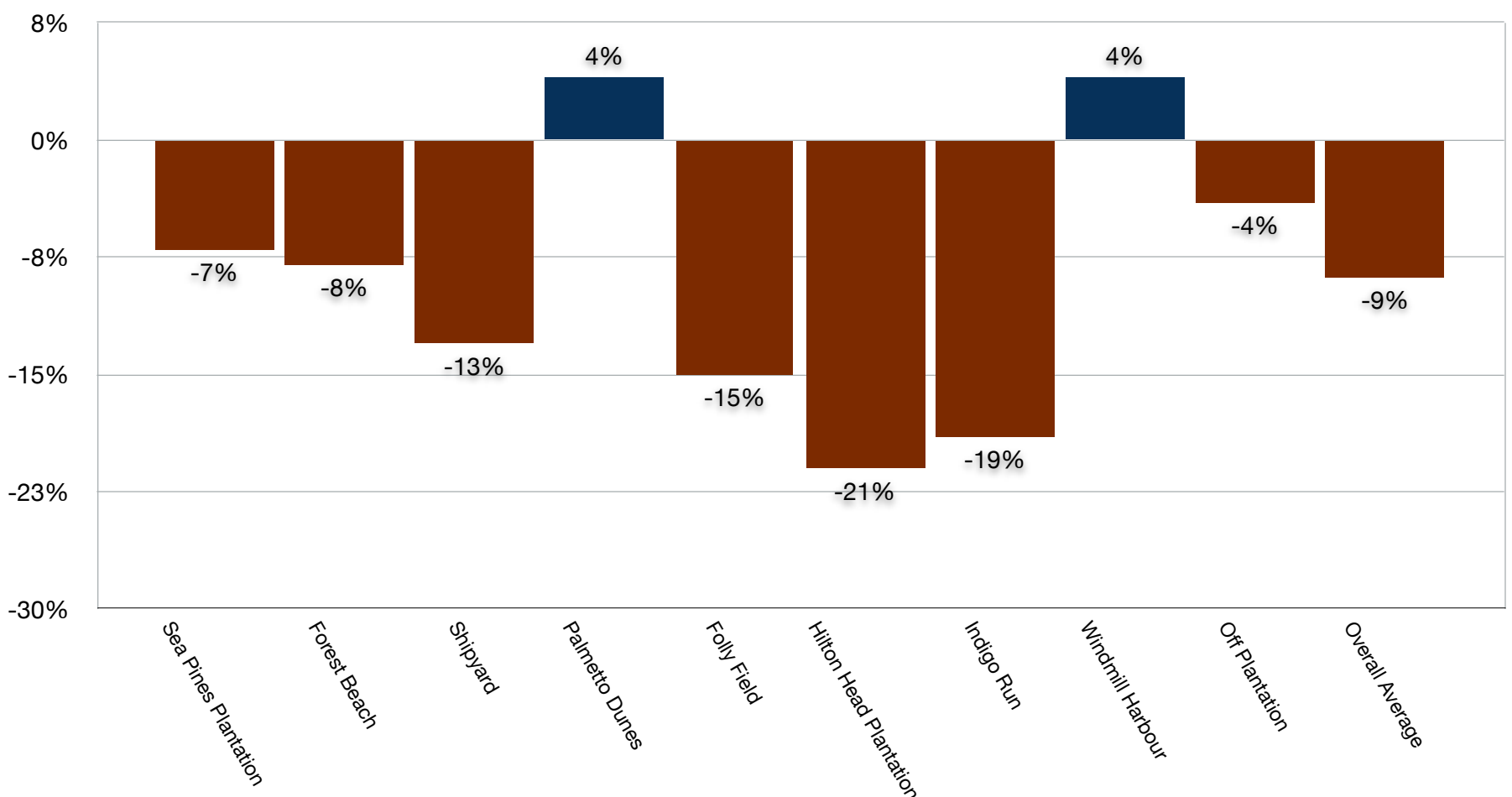
**Hilton Head Island Areas - Villas**

AREA	Total Active			Pend		Total Sold				Months of Inventory			
	2008	2009	2011	2009	2011	2009	2010	2011	10 vs.11	2008	2009	2011	09 vs. 11
Sea Pines Plantation	172	142	141	11	8	53	46	66	43%	32	31	21	-31%
Forest Beach	219	215	157	27	25	99	133	125	-6%	22	16	13	-22%
Shipyard	70	69	60	6	6	34	36	41	14%	21	19	15	-24%
Palmetto Dunes	260	209	196	15	17	92	122	111	-9%	28	17	18	3%
Folly Field	118	105	69	7	5	48	45	51	13%	25	23	14	-42%
Hilton Head Plantation	21	14	10	2	0	6	14	14	0%	35	10	7	-29%
Indigo Run	5	3	6	1	0	4	1	1	0%	13	30	60	100%
Windmill Harbour	6	5	4	0	0	1	3	3	0%	60	17	13	-20%
Off Plantation	284	248	149	24	33	106	207	219	6%	27	12	7	-43%
<b>Totals</b>	<b>1155</b>	<b>1010</b>	<b>792</b>	<b>93</b>	<b>94</b>	<b>443</b>	<b>607</b>	<b>631</b>	<b>4%</b>	<b>26</b>	<b>17</b>	<b>13</b>	<b>-25%</b>



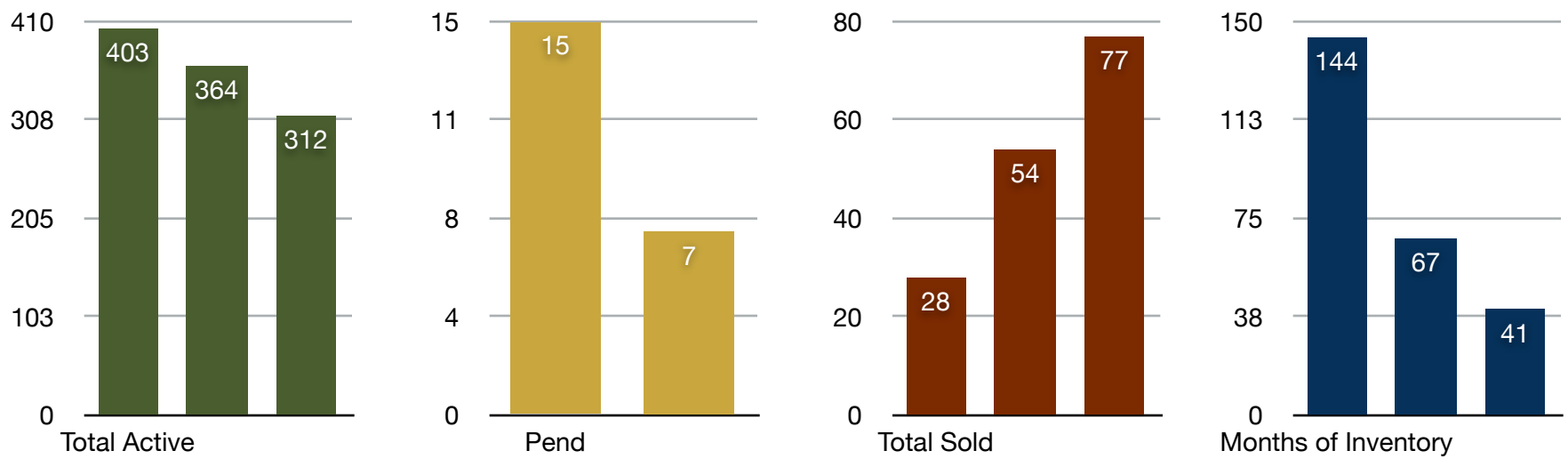
AREA	Average Sale Price				Percent Sale/List			Average Days on Market			
	2009	2010	2011	10 vs. 11	2009	2010	2011	2009	2010	2011	10 vs. 11
Sea Pines Plantation	\$419,745	\$437,153	<b>\$407,292</b>	-7%	92.20%	92.00%	<b>91.26%</b>	161	216	204	-6%
Forest Beach	\$232,435	\$180,132	<b>\$165,067</b>	-8%	90.73%	92.29%	<b>91.12%</b>	140	137	140	2%
Shipyard	\$289,232	\$286,903	<b>\$249,862</b>	-13%	91.31%	92.75%	<b>92.70%</b>	158	162	175	8%
Palmetto Dunes	\$403,087	\$424,360	<b>\$442,837</b>	4%	92.54%	93.04%	<b>92.32%</b>	205	224	223	0%
Folly Field	\$187,686	\$159,824	<b>\$135,739</b>	-15%	90.69%	91.04%	<b>90.90%</b>	169	154	225	46%
Hilton Head Plantation	\$361,666	\$437,865	<b>\$347,071</b>	-21%	92.31%	91.14%	<b>92.34%</b>	154	214	126	-41%
Indigo Run	\$320,500	\$340,000	<b>\$275,000</b>	-19%	94.76%	92.14%	<b>92.00%</b>	92	250	165	-34%
Windmill Harbour	\$310,000	\$273,333	<b>\$285,000</b>	4%	88.60%	92.47%	<b>92.40%</b>	203	266	124	-53%
Off Plantation	\$122,566	\$83,088	<b>\$79,834</b>	-4%	90.59%	95.20%	<b>94.20%</b>	145	31	116	274%
<b>Overall Average</b>			<b>Average</b>	<b>-9%</b>						<b>Average</b>	<b>22%</b>

**Change in Average Sales Price by Community from 2010 to 2011**



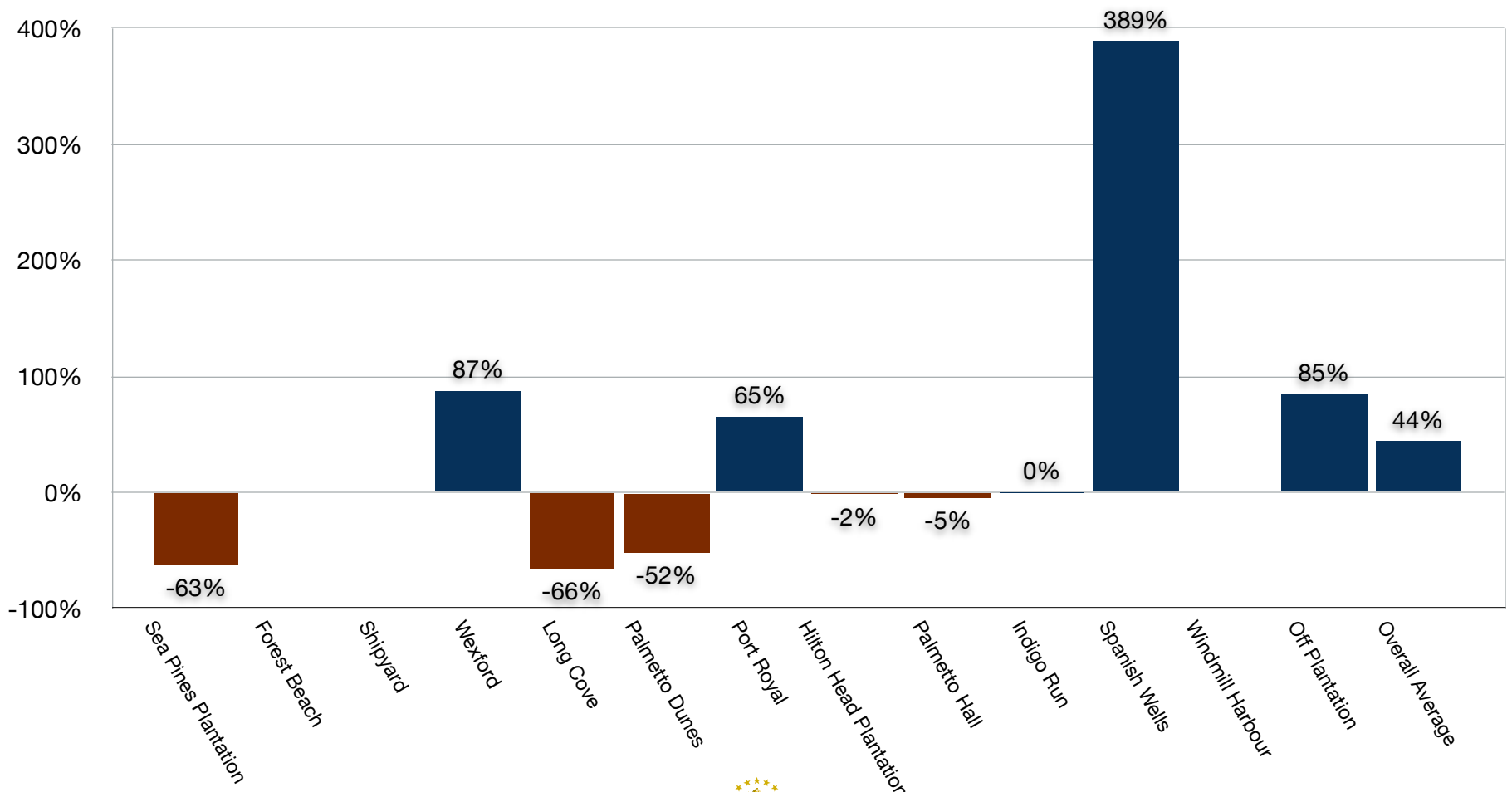
**Hilton Head Island Areas - Lots**

AREA	Total Active			Pend		Total Sold			10 vs.11	Months of Inventory			
	2009	2010	2011	2010	2011	2009	2010	2011		2009	2010	2011	10 vs. 11
Sea Pines Plantation	35	43	37	0	0	6	4	7	75%	58	108	53	-51%
Forest Beach	11	12	6	0	0	0	0	4	-	-	-	15	-
Shipyard	5	7	6	0	0	0	0	1	-	-	-	60	-
Wexford	37	41	26	1	1	2	3	13	333%	185	137	20	-85%
Long Cove	21	22	23	0	0	4	2	3	50%	53	110	77	-30%
Palmetto Dunes	29	24	28	1	0	6	3	4	33%	48	80	70	-13%
Port Royal	17	15	9	0	1	1	3	5	67%	170	50	18	-64%
Hilton Head Plantation	29	22	13	1	2	1	7	6	-14%	290	31	22	-29%
Palmetto Hall	26	19	19	1	1	0	0	4	-	-	-	48	-
Indigo Run	34	29	33	1	1	5	12	5	-58%	68	24	66	175%
Spanish Wells	7	5	5	0	0	1	1	1	0%	70	50	50	0%
Windmill Harbour	21	23	20	1	0	0	0	2	-	-	-	100	-
Off Plantation	131	102	87	9	1	2	19	22	16%	655	54	40	-26%
<b>Totals</b>	<b>403</b>	<b>364</b>	<b>312</b>	<b>15</b>	<b>7</b>	<b>28</b>	<b>54</b>	<b>77</b>	<b>43%</b>	<b>144</b>	<b>67</b>	<b>41</b>	<b>-40%</b>



AREA	Average Sale Price				Percent Sale/List			Average Days on Market			
	2009	2010	2011	10 vs. 11	2009	2010	2011	2009	2010	2011	10 vs. 11
Sea Pines Plantation	\$1,467,500	\$1,278,750	\$475,714	-63%	91.68%	88.60%	87.96%	144	484	552	14%
Forest Beach	-	-	\$257,875	-	-	-	95.98%	-	-	171	-
Shipyard	-	-	\$255,000	-	-	-	91.10%	-	-	477	-
Wexford	\$515,000	\$91,667	\$171,692	87%	89.72%	80.17%	72.38%	280	223	329	48%
Long Cove	\$243,750	\$355,000	\$121,667	-66%	83.62%	95.55%	90.10%	309	153	97	-37%
Palmetto Dunes	\$622,354	\$521,167	\$251,750	-52%	82.22%	87.34%	77.70%	215	158	263	66%
Port Royal	\$391,000	\$305,833	\$505,200	65%	78.99%	88.40%	81.66%	343	390	194	-50%
Hilton Head Plantation	\$95,000	\$283,000	\$278,708	-2%	86.44%	87.24%	86.18%	26	127	144	13%
Palmetto Hall	-	\$96,389	\$91,750	-5%	-	79.07%	69.33%	N/A	122	440	261%
Indigo Run	\$167,200	\$155,083	\$155,100	0%	87.92%	82.42%	80.40%	172	240	209	-13%
Spanish Wells	\$1,900,000	\$225,000	\$1,100,000	389%	63.35%	90.40%	88.00%	71	525	6	-99%
Windmill Harbour	-	-	\$260,000	-	-	-	80.80%	N/A	-	291	-
Off Plantation	\$93,750	\$101,847	\$188,064	85%	94.70%	85.47%	85.80%	207	168	117	-30%
<b>Overall Average</b>				<b>44%</b>						<b>Average</b>	<b>17%</b>

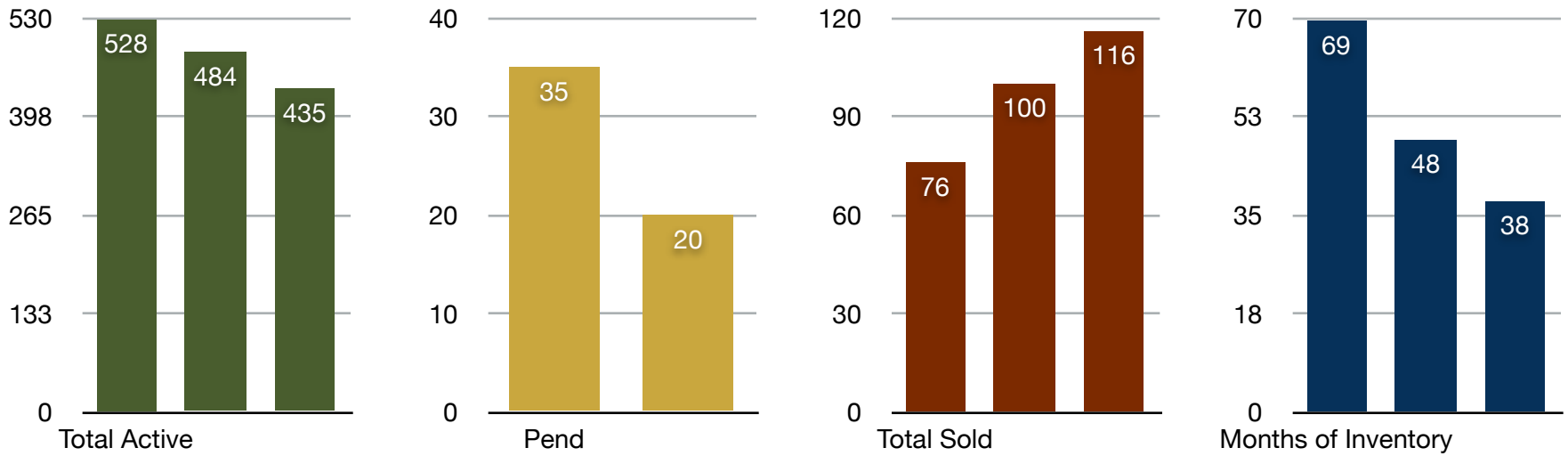
**Change in Average Sales Price by Community from 2010 to 2011**



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**Bluffton, Mainland Areas - Lots**

AREA	Total Active			Pend		Total Sold			10 vs.11	Months of Inventory			
	2009	2010	2011	2010	2011	2009	2010	2011		2009	2010	2011	10 vs. 11
Moss Creek	14	14	15	0	1	1	5	2	-60%	140	28	75	168%
Colleton River	86	56	50	0	0	10	20	12	-40%	86	28	42	49%
Belfair Plantation	75	66	52	9	2	7	7	14	100%	107	94	37	-61%
Rose Hill Plantation	45	37	34	4	0	5	2	3	50%	90	185	113	-39%
Berkeley Hall	-	51	56	4	0	16	6	12	100%	-	85	47	-45%
Hampton Hall	99	76	64	10	9	23	38	47	24%	43	20	14	-32%
Sun City	34	31	30	1	0	3	4	1	-75%	113	78	300	287%
Off Plantation	175	153	134	7	8	11	18	25	39%	159	85	54	-37%
<b>Totals</b>	<b>528</b>	<b>484</b>	<b>435</b>	<b>35</b>	<b>20</b>	<b>76</b>	<b>100</b>	<b>116</b>	<b>16%</b>	<b>69</b>	<b>48</b>	<b>38</b>	<b>-23%</b>



AREA	Average Sale Price				Percent Sale/List			Average Days on Market			
	2009	2010	2011	10 vs. 11	2009	2010	2011	2009	2010	2011	10 vs. 11
Moss Creek	\$127,000	\$191,400	<b>\$95,868</b>	-11%	79.38%	82.74%	<b>85.40%</b>	439	352	314	-11%
Colleton River	\$219,240	\$137,127	<b>\$54,567</b>	-60%	86.92%	83.56%	<b>73.80%</b>	178	323	315	-2%
Belfair Plantation	\$87,771	\$27,957	<b>\$67,029</b>	140%	84.97%	88.05%	<b>121.50%</b>	287	292	638	118%
Rose Hill Plantation	\$91,700	\$114,000	<b>\$92,633</b>	-19%	91.65%	82.90%	<b>86.07%</b>	328	547	461	-16%
Berkeley Hall	\$64,066	\$174,167	<b>\$23,575</b>	-86%	85.95%	79.14%	<b>80.17%</b>	353	434	237	-45%
Hampton Hall	\$65,823	\$49,597	<b>\$38,302</b>	-23%	77.88%	85.31%	<b>80.87%</b>	180	221	257	16%
Sun City	\$177,666	\$180,100	<b>\$91,000</b>	-49%	83.75%	86.74%	<b>91.10%</b>	192	689	200	-71%
Off Plantation	\$67,000	\$40,940	<b>\$62,390</b>	52%	89.49%	79.92%	<b>79.16%</b>	119	62	308	397%
<b>Overall Average</b>			<b>Average</b>	<b>-7%</b>						<b>Average</b>	<b>48%</b>

**Change in Average Sales Price by Community from 2010 to 2011**

