

Hilton Head Island Real Estate Mid-Year Report June 2009

from

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Realtor***



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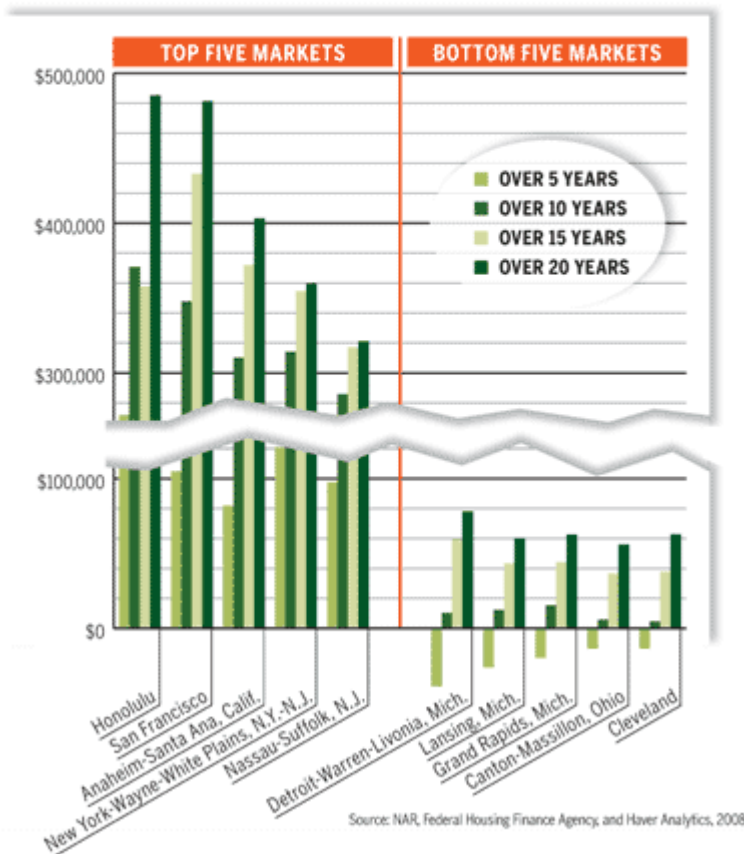
The Sea Pines Real Estate Co.
THE BEST IN THE LOWCOUNTRY SINCE 1957

32 Greenwood Drive
Hilton Head Island, SC 29928

Housing Still the Bedrock

HOUSING EQUITY PERFORMANCE

How has the wealth of current owners changed as a result of homeownership? NAR created a snapshot of the equity that households would have accumulated by 2008 if they had purchased their home at the median price 5, 10, 15, and 20 years earlier. In the top markets, gains are astronomical. But even in slower markets, equity is significant over time.



Hilton Head Comparison going back 5, 10 and 20 years.

Average Sales Price for Homes

	Island-Wide	In Sea Pines
1988	--	\$287,764
1998	--	\$260,452
2003	446,430	482,183
2008	810,758	812,643
	795,451	1,025,503

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1998	--	446,430	482,183
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2008	--	795,451	1,025,503

Source - HHIMLS

Effect of Past Recessions on homes prices in Sea Pines - see graph next page.

Commentary:

In all 150 markets tracked by the National Association of Realtors, property owners of 10, 15 and 20 years have uniformly enjoyed strong equity gains despite the recent downturn.

With prices almost back to 2003 prices currently on Hilton Head, real estate investment is an opportunity considering it's strong long-term growth. Anyone predicting future inflation will also see real estate as an inflation hedge.

UPCOMING EVENTS:

Arts Center of Coastal Carolina 843-842-ARTS

- June 9th - Aug 26th *Menopause the Musical*
- June 12th - Aug 28th Gullah Art Exhibit

Coastal Discovery Museum

843-689-6767

- Natural History Programs plus historical tours of Island history including civil war sites.



Concourse de Elegance

843-785-7469



- October 30th - November 1st. Enter your auto or just come and enjoy

29th Annual Hilton Head Island Celebrity Golf Tournament

843-842-7711 hhicgt@aol.com

- Play with the celebrities or watch the play!
- Friday, September 4th at Arthur Hills in Palmetto Hall
- Saturday, September 5th at Robert Trent Jones in Palmetto Dunes
- Sunday, September 6th at Harbour Town Golf Links in Sea Pines Resort



Kudos to Hilton Head High School!



Newsweek Magazine has ranked the top 6% of high schools or 1480 high schools out of a total of 27,000 in the nation as the best. Hilton Head High School ranked 426 out of the top 1480. This is the third consecutive year that Hilton Head has been ranked. The annual study compares the number of students who take Advanced Placement, International Baccalaureate and Cambridge tests and how many students graduated from those schools as barometers for academic rigor. Nice job Hilton Head High!

Another attraction to the Hilton Head area is the four year university in Bluffton, University of South Carolina at Beaufort. This is an attractive amenity not just for graduating high school seniors, but for the population of retirees living in the area.



Sales Activity...

As reported by the Multiple Listing Service of Hilton Head Island

*Does Not Include Spanish Wells East

Homes ~ Year-to-date through June 30, 2009

Area	Total Sold	Median Sales Price	Average Sales Price
Sea Pines	50	597,000	797,783
Shipyard	3	350,000	366,666
Palmetto Dunes	19	768,000	1,096,573
Port Royal	13	650,000	1,025,153
Hilton Head Pl.	64	427,500	521,430
Indigo Run	20	537,500	609,320
Spanish Wells*	1	1,850,000	1,850,000
Moss Creek	10	318,500	376,840
Windmill Hbr	4	835,000	883,750
Long Cove	2	680,000	680,000
Wexford	6	829,000	1,006,500
Forest Beach	6	1,047,500	1,585,833

Villas ~ Year-to-date through June 30, 2009

Area	Total Sold	Median Sales Price	Average Sales Price
Sea Pines	24	392,500	428,208
Shipyard	10	302,500	308,450
Palmetto Dunes	42	355,000	404,861
Forest Beach	39	195,190	255,101

Homes ~ Year-to-date through June 30, 2008

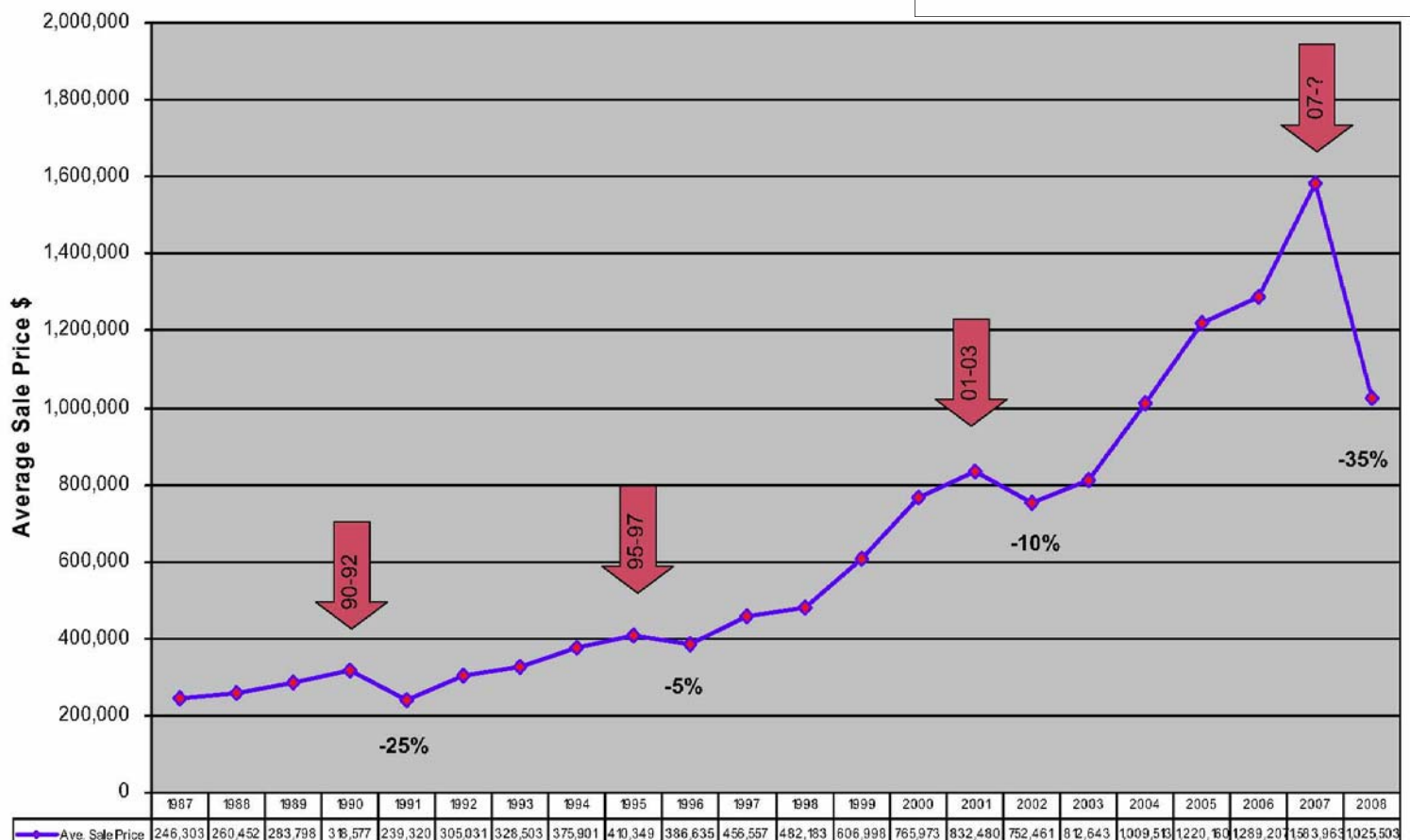
Area	Total Sold	Median Sales Price	Average Sales Price
Sea Pines	75	930,000	1,153,797
Shipyard	2	568,000	568,000
Palmetto Dunes	25	900,000	1,216,580
Port Royal	15	700,000	1,034,833
Hilton Head Pl.	81	485,000	544,992
Indigo Run	14	830,000	826,785
Spanish Wells*	2	865,000	865,000
Moss Creek	20	384,000	414,575
Windmill Hbr	11	675,000	1,029,000
Long Cove	14	1,025,000	950,887
Wexford	8	940,000	1,326,250
Forest Beach	9	926,000	1,235,472

Villas ~ Year-to-date through June 30, 2008

Area	Total Sold	Median Sales Price	Average Sales Price
Sea Pines	35	500,000	645,590
Shipyard	24	340,000	362,558
Palmetto Dunes	63	479,000	612,837
Forest Beach	37	245,000	313,135

Sea Pines Homes Average Sale Price

As Warren Buffet advised, "Be fearful when others are greedy and be greedy when others are fearful."



Year
Source: HHMLS

Sea Pines



Harbour Town - Stoney Creek

Remodeled 3 BR, 2.5 BA with 360 degree marsh & lagoon views. \$995,000

Sea Pines



Stoney Creek Villas. \$379,900 Furn.

1 Br, 1.5 BA total remodel.

Palmetto Dunes



Heath Court - \$980,000 4 BR, 3.5 BA, Pool, golf views

Hilton Head Plantation



Sound Front Homesite - Dolphin Point \$874,000

Sea Pines



Club Course Drive - \$699,000

Remodeled one-level 3 BR, 2.5 BA with golf views

OTHER OPPORTUNITIES

- **Daufuskie Island - Historic District** - Just over one acre wooded lot. \$65,500
- **Haig Point Homesite** - Lagoon View with Cooper River in distance. \$90,000
- **Harbour Town Boat Slip** \$250,000
- **Investor Opportunity** - 2BR, Woodlake Villas \$115,000



Betty Hemphill

Life Member Distinguished Sales Award

Top 4% in Production

Over \$206 Million in Sales Islandwide

843-842-1929

800-846-7829 ext. 1929

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www.BettyHemphill.com

Please view details and additional photos of these and all MLS listings at
www.BettyHemphill.com

For a complimentary market analysis or a tour of Island listings, please give me a call.

Note: If your property is presently listed for sale,
this is not a solicitation
for your listing, merely for your information.