



How is Business?



Area Wide

MLS Year to date through August 2008

	August 2008	August 2007	Percent Change
Homes			
Sold	1,091	1,246	-12.44%
Total Dollars (000)	551,730	725,896	-23.99%
Average \$	505,711	582,581	-13.19%
Days on the Market	140	111	26.13%
% of list	93.00	94.00	-1.06%
Current Inventory	3,608	3,579	0.81%
Villas			
Sold	366	498	-26.51%
Total Dollars (000)	143,773	186,223	-22.80%
Average \$	392,821	373,943	5.05%
Days on the Market	175	129	35.66%
% of list	93.00	94.00	-1.06%
Current Inventory	1,291	1,538	-16.06%
Homesites			
Sold	151	253	-40.32%
Total Dollars (000)	44,109	75,068	-41.24%
Average \$	291,515	296,710	-1.75%
Days on the Market	200	173	15.61%
% of list	90.00	91.00	-1.10%
Current Inventory	1,440	1,273	13.12%
Total			
Sold	1,608	1,997	-19.48%
Total Dollars (000)	739,612	987,187	-25.08%
Average \$	459,958	494,335	-6.95%
Days on the Market	154	123	24.53%
% of list	92.00	93.00	-1.08%



How is Business?



Sea Pines Plantation

MLS Year to date through August 2008

Homes	August 2008	August 2007	Percent Change
Sold	102	107	-4.67%
Total Dollars (000)	107,421	170,613	-37.04%
Average \$	1,053,150	1,594,516	-33.95%
Days on the Market	172	146	17.81%
% of list	92.00	94.00	-2.13%
Current Inventory	273	314	-13.06%
Villas			
Sold	44	61	-27.87%
Total Dollars (000)	29,698	35,438	-16.20%
Average \$	674,947	580,954	16.18%
Days on the Market	165	143	15.38%
% of list	95.00	94.00	1.06%
Current Inventory	171	170	0.59%
Homesites			
Sold	1	2	-50.00%
Total Dollars (000)	520	933	-44.27%
Average \$	520,000	466,250	11.53%
Days on the Market	686	336	104.17%
% of list	87.00	87.00	0.00%
Current Inventory	26	23	13.04%
Total			
Sold	147	170	-13.53%
Total Dollars (000)	137,639	206,984	-33.50%
Average \$	936,320	1,217,553	-23.10%
Days on the Market	173	147	17.83%
% of list	91.33	91.67	-0.36%



How is Business?



Forest Beach

MLS Year to date through August 2008

Homes	August 2008		August 2007	Percent Change
Sold	12	10		20.00%
Total Dollars (000)	14,804	25,450		-41.83%
Average \$	1,233,688	2,545,000		-51.53%
Days on the Market	185	256		-27.73%
% of list	86.00	91.00		-5.49%
Current Inventory	58	80		-27.50%
Villas				
Sold	49	62		-20.97%
Total Dollars (000)	15,918	19,162		-16.93%
Average \$	324,847	309,061		5.11%
Days on the Market	142	138		2.90%
% of list	93.00	93.00		0.00%
Current Inventory	227	277		-18.05%
Homesites				
Sold				
Total Dollars (000)				
Average \$				
Days on the Market				
% of list				
Current Inventory	9	5		80.00%
Total				
Sold	61	72		-15.28%
Total Dollars (000)	30,722	44,612		-31.14%
Average \$	503,639	619,611		-18.72%
Days on the Market	150	154		-2.55%
% of list	n/a	n/a		n/a



How is Business?



Shipyard

MLS Year to date through August 2008

Homes	August 2008	August 2007	Percent Change
Sold	2	9	-77.78%
Total Dollars (000)	1,136	4,720	-75.93%
Average \$	568,000	524,406	8.31%
Days on the Market	284	132	115.15%
% of list	92.00	95.00	-3.16%
Current Inventory	15	16	-6.25%
Villas			
Sold	32	43	-25.58%
Total Dollars (000)	11,288	17,645	-36.03%
Average \$	352,762	410,349	-14.03%
Days on the Market	174	157	10.83%
% of list	93.00	93.00	0.00%
Current Inventory	93	101	-7.92%
Homesites			
Sold			
Total Dollars (000)			
Average \$			
Days on the Market			
% of list			
Current Inventory			
Total			
Sold	34	52	-34.62%
Total Dollars (000)	12,424	22,365	-44.45%
Average \$	365,412	430,096	-15.04%
Days on the Market	180	153	18.21%
% of list	n/a	n/a	n/a



How is Business?



Wexford

MLS Year to date through August 2008

Homes	August 2008	August 2007	Percent Change
Sold	11	9	22.22%
Total Dollars (000)	14,430	16,217	-11.02%
Average \$	1,311,818	1,801,944	-27.20%
Days on the Market	163	57	185.96%
% of list	95.00	96.00	-1.04%
Current Inventory	59	47	25.53%
Villas			
Sold			
Total Dollars (000)			
Average \$			
Days on the Market			
% of list			
Current Inventory			
Homesites			
Sold	5	5	0.00%
Total Dollars (000)	1,975	3,174	-37.78%
Average \$	395,000	634,800	-37.78%
Days on the Market	163	146	11.64%
% of list	89.00	96.00	-7.29%
Current Inventory	21	15	40.00%
Total			
Sold	16	14	14.29%
Total Dollars (000)	16,405	19,391	-15.40%
Average \$	1,025,313	1,385,071	-25.97%
Days on the Market	163	89	83.59%
% of list	n/a	n/a	n/a



How is Business?



Long Cove

MLS Year to date through August 2008

Homes	August 2008	August 2007	Percent Change
Sold	16	13	23.08%
Total Dollars (000)	14,952	11,273	32.64%
Average \$	934,526	867,154	7.77%
Days on the Market	185	128	44.53%
% of list	91.00	95.00	-4.21%
Current Inventory	28	31	-9.68%
Villas			
Sold			
Total Dollars (000)			
Average \$			
Days on the Market			
% of list			
Current Inventory			
Homesites			
Sold	1	4	-75.00%
Total Dollars (000)	300	1,385	-78.34%
Average \$	300,000	346,250	-13.36%
Days on the Market	219	94	132.98%
% of list	88.00	93.00	-5.38%
Current Inventory	11	11	0.00%
Total			
Sold	17	17	0.00%
Total Dollars (000)	15,252	12,658	20.49%
Average \$	897,176	744,588	20.49%
Days on the Market	187	120	55.83%
% of list	n/a	n/a	n/a



How is Business?



Palmetto Dunes

MLS Year to date through August 2008

Homes	August 2008	August 2007	Percent Change
Sold	30	31	-3.23%
Total Dollars (000)	39,147	35,455	10.41%
Average \$	1,304,897	1,143,702	14.09%
Days on the Market	205	150	36.67%
% of list	92.00	94.00	-2.13%
Current Inventory	112	113	-0.88%
Villas			
Sold	89	86	3.49%
Total Dollars (000)	53,957	57,161	-5.61%
Average \$	606,261	664,600	-8.78%
Days on the Market	201	140	43.57%
% of list	92.00	95.00	-3.16%
Current Inventory	220	270	-18.52%
Homesites			
Sold	3	3	0.00%
Total Dollars (000)	4,655	2,312	101.34%
Average \$	1,551,667	770,667	101.34%
Days on the Market	467	142	228.87%
% of list	84.00	94.00	-10.64%
Current Inventory	17	25	-32.00%
Total			
Sold	122	120	1.67%
Total Dollars (000)	97,759	94,928	2.98%
Average \$	801,303	791,067	1.29%
Days on the Market	209	143	46.20%
% of list	89.33	94.33	-5.30%



How is Business?



Folly Field Road

MLS Year to date through August 2008

Homes	August 2008	August 2007	Percent Change
Sold	2	1	100.00%
Total Dollars (000)	939	650	44.46%
Average \$	469,750	650,000	-27.73%
Days on the Market	228	100	128.00%
% of list	93.00	93.00	0.00%
Current Inventory	12	11	9.09%
Villas			
Sold	47	40	17.50%
Total Dollars (000)	9,236	10,346	-10.73%
Average \$	196,521	258,656	-24.02%
Days on the Market	196	140	40.00%
% of list	93.00	93.00	0.00%
Current Inventory	113	150	-24.67%
Homesites			
Sold			
Total Dollars (000)			
Average \$			
Days on the Market			
% of list			
Current Inventory	13	12	8.33%
Total			
Sold	49	41	19.51%
Total Dollars (000)	10,175	10,996	-7.47%
Average \$	207,653	268,195	-22.57%
Days on the Market	197	139	41.92%
% of list	n/a	n/a	n/a



How is Business?



Port Royal

MLS Year to date through August 2008

Homes	August 2008	August 2007	Percent Change
Sold	20	24	-16.67%
Total Dollars (000)	20,275	20,462	-0.91%
Average \$	1,013,750	852,583	18.90%
Days on the Market	205	128	60.16%
% of list	91.00	95.00	-4.21%
Current Inventory	62	69	-10.14%
Villas			
Sold			
Total Dollars (000)			
Average \$			
Days on the Market			
% of list			
Current Inventory			
Homesites			
Sold	1	1	0.00%
Total Dollars (000)	630	775	-18.71%
Average \$	630,000	775,000	-18.71%
Days on the Market	331	159	108.18%
% of list	90.00	91.00	-1.10%
Current Inventory	7	12	-41.67%
Total			
Sold	21	25	-16.00%
Total Dollars (000)	20,905	21,237	-1.56%
Average \$	995,476	849,480	17.19%
Days on the Market	211	129	63.26%
% of list	n/a	n/a	n/a



How is Business?



Hilton Head Plantation

MLS Year to date through August 2008

	August 2008 August 2007		Percent Change
Homes			
Sold	105	149	-29.53%
Total Dollars (000)	59,272	87,617	-32.35%
Average \$	564,498	588,035	-4.00%
Days on the Market	111	88	26.14%
% of list	94.00	95.00	-1.05%
Current Inventory	258	258	0.00%
Villas			
Sold	9	13	-30.77%
Total Dollars (000)	4,345	7,405	-41.32%
Average \$	482,778	569,615	-15.24%
Days on the Market	163	119	36.97%
% of list	93.00	94.00	-1.06%
Current Inventory	28	27	3.70%
Homesites			
Sold	1	5	-80.00%
Total Dollars (000)	535	2,934	-81.77%
Average \$	535,000	586,700	-8.81%
Days on the Market	5	95	-94.74%
% of list	97.00	95.00	2.11%
Current Inventory	15	24	-37.50%
Total			
Sold	115	167	-31.14%
Total Dollars (000)	64,152	97,956	-34.51%
Average \$	557,843	586,563	-4.90%
Days on the Market	115	91	27.06%
% of list	94.67	94.67	0.00%



How is Business?



Palmetto Hall

MLS Year to date through August 2008

Homes	August 2008	August 2007	Percent Change
Sold	16	14	14.29%
Total Dollars (000)	10,150	9,852	3.02%
Average \$	634,375	703,748	-9.86%
Days on the Market	198	107	85.05%
% of list	94.00	96.00	-2.08%
Current Inventory	37	40	-7.50%
Villas			
Sold			
Total Dollars (000)			
Average \$			
Days on the Market			
% of list			
Current Inventory			
Homesites			
Sold	2	2	0.00%
Total Dollars (000)	535	690	-22.46%
Average \$	267,750	345,000	-22.39%
Days on the Market	114	136	-16.18%
% of list	93.00	93.00	0.00%
Current Inventory	17	22	-22.73%
Total			
Sold	18	16	12.50%
Total Dollars (000)	10,685	10,542	1.36%
Average \$	593,611	658,875	-9.91%
Days on the Market	189	111	70.55%
% of list	n/a	n/a	n/a



How is Business?



Indigo Run

MLS Year to date through August 2008

Homes	August 2008	August 2007	Percent Change
Sold	20	31	-35.48%
Total Dollars (000)	15,934	29,141	-45.32%
Average \$	796,700	940,040	-15.25%
Days on the Market	148	139	6.47%
% of list	95.00	94.00	1.06%
Current Inventory	81	72	12.50%
Villas			
Sold	4	2	100.00%
Total Dollars (000)	1,702	905	88.07%
Average \$	425,625	452,500	-5.94%
Days on the Market	92	42	119.05%
% of list	96.00	96.00	0.00%
Current Inventory	7	7	0.00%
Homesites			
Sold	2	7	-71.43%
Total Dollars (000)	669	3,165	-78.86%
Average \$	334,500	452,143	-26.02%
Days on the Market	60	220	-72.73%
% of list	89.00	95.00	-6.32%
Current Inventory	20	29	-31.03%
Total			
Sold	26	40	-35.00%
Total Dollars (000)	18,305	33,211	-44.88%
Average \$	704,038	830,275	-15.20%
Days on the Market	133	148	-10.59%
% of list	93.33	95.00	-1.75%



How is Business?



Windmill Harbour

MLS Year to date through August 2008

Homes	August 2008	August 2007	Percent Change
Sold	13	17	-23.53%
Total Dollars (000)	12,909	18,384	-29.78%
Average \$	993,000	1,081,426	-8.18%
Days on the Market	173	144	20.14%
% of list	91.00	91.00	0.00%
Current Inventory	33	43	-23.26%
Villas			
Sold	3	4	-25.00%
Total Dollars (000)	1,045	1,584	-34.03%
Average \$	348,333	396,125	-12.06%
Days on the Market	222	157	41.40%
% of list	95.00	93.00	2.15%
Current Inventory	10	3	233.33%
Homesites			
Sold	2	2	0.00%
Total Dollars (000)	1,565	1,475	6.10%
Average \$	782,500	737,500	6.10%
Days on the Market	97	126	-23.02%
% of list	97.00	94.00	3.19%
Current Inventory	21	10	110.00%
Total			
Sold	18	23	-21.74%
Total Dollars (000)	15,519	21,443	-27.63%
Average \$	862,167	932,304	-7.52%
Days on the Market	173	145	19.37%
% of list	94.33	92.67	1.80%



How is Business?



Spanish Wells

MLS Year to date through August 2008

Homes	August 2008	August 2007	Percent Change
Sold	3	5	-40.00%
Total Dollars (000)	2,080	12,920	-83.90%
Average \$	693,333	2,584,000	-73.17%
Days on the Market	94	137	-31.39%
% of list	89.00	94.00	-5.32%
Current Inventory	32	22	45.45%
Villas			
Sold			
Total Dollars (000)			
Average \$			
Days on the Market			
% of list			
Current Inventory			
Homesites			
Sold			
Total Dollars (000)			
Average \$			
Days on the Market			
% of list			
Current Inventory	4	1	300.00%
Total			
Sold	3	5	-40.00%
Total Dollars (000)	2,080	12,920	-83.90%
Average \$	693,333	2,584,000	-73.17%
Days on the Market	94	137	-31.39%
% of list	n/a	n/a	n/a



How is Business?



Hilton Head Off Plantation

MLS Year to date through August 2008

Homes	August 2008	August 2007	Percent Change
Sold	30	45	-33.33%
Total Dollars (000)	15,552	19,457	-20.07%
Average \$	518,400	432,372	19.90%
Days on the Market	177	125	41.60%
% of list	91.00	96.00	-5.21%
Current Inventory	211	197	7.11%
Villas			
Sold	61	143	-57.34%
Total Dollars (000)	11,154	28,032	-60.21%
Average \$	182,848	196,029	-6.72%
Days on the Market	160	102	56.86%
% of list	93.00	94.00	-1.06%
Current Inventory	273	398	-31.41%
Homesites			
Sold	3	14	-78.57%
Total Dollars (000)	505	5,249	-90.38%
Average \$	168,333	374,893	-55.10%
Days on the Market	170	127	33.86%
% of list	96.00	88.00	9.09%
Current Inventory	165	115	43.48%
Total			
Sold	94	202	-53.47%
Total Dollars (000)	27,211	52,738	-48.40%
Average \$	289,479	261,079	10.88%
Days on the Market	166	109	52.26%
% of list	93.33	92.67	0.72%



How is Business?



Daufuskie

MLS Year to date through August 2008

Homes	August 2008	August 2007	Percent Change
Sold	7	6	16.67%
Total Dollars (000)	6,440	4,434	45.24%
Average \$	920,000	739,000	24.49%
Days on the Market	314	263	19.39%
% of list	89.00	89.00	0.00%
Current Inventory	41	26	57.69%
Villas			
Sold	3	4	-25.00%
Total Dollars (000)	1,795	2,399	-25.18%
Average \$	598,333	599,750	-0.24%
Days on the Market	219	256	-14.45%
% of list	91.00	94.00	-3.19%
Current Inventory	29	17	70.59%
Homesites			
Sold	35	45	-22.22%
Total Dollars (000)	8,856	10,190	-13.09%
Average \$	253,027	226,450	11.74%
Days on the Market	241	221	9.05%
% of list	88.00	87.00	1.15%
Current Inventory	186	163	14.11%
Total			
Sold	45	55	-18.18%
Total Dollars (000)	17,091	17,023	0.40%
Average \$	379,800	309,509	22.71%
Days on the Market	251	228	9.98%
% of list	89.33	90.00	-0.74%

BLUFFTON

How's Business Year to Date Aug 2008

Locations:	SOLD HOMES		% Change	Aug. 08 Sold Dollars		% Change	Aug. 07 Sold Dollars		% Change	Aug. 08 Average \$		% Change	Aug. 07 Average \$		% Change
	Aug. 08	Aug. 07		Aug. 08	Aug. 07		Aug. 08	Aug. 07		Aug. 08	Aug. 07		Aug. 08	Aug. 07	
Bluffton/Off Plantation (16)	281	367	-23%	\$66,454,727	\$104,947,878	-37%	\$236,494	\$285,962	-17%	115	96	20%			
Moss Creek (17)	29	31	-6%	\$12,671,500	\$15,919,400	-20%	\$436,948	\$513,529	-15%	114	110	4%			
Colleton River (18)	8	10	-20%	\$10,422,000	\$11,801,000	-12%	\$1,302,750	\$1,180,100	10%	238	204	17%			
Belfair (19)	21	20	5%	\$15,891,250	\$15,142,500	5%	\$756,726	\$757,125	0%	224	224	0%			
Rose Hill (20)	24	23	4%	\$9,022,500	\$8,984,000	0%	\$375,938	\$390,609	-4%	187	129	45%			
Sun City (23)	155	136	14%	\$36,688,307	\$38,634,899	-5%	\$236,699	\$284,080	-17%	108	80	35%			
TOTAL	518	587		\$151,150,284	\$195,429,677		\$3,345,555	\$3,411,405		986	843				