



2016 Sea Pines Year End Newsletter from

Felice LaMarca

“your source for exceptional homes”

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REALTOR® Service Award Broker Associate

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Sea Pines 2016 Year End Report

SEA PINES

\$\$\$2016 Year End Review\$\$\$

(Jan.-December year to year)

2016 2015

HOMES

Homes Sold.....	189.....	187
Average Price.....	\$860,477.....	\$785,581
Median Price.....	\$610,000.....	\$623,000
Total Home Sales.....	\$162,630,240.....	\$146,903,571

VILLAS

Villas Sold.....	132.....	131
Average Price.....	\$419,282.....	\$400,734
Median Price.....	\$365,000.....	\$350,000
Total Villa Sales.....	\$55,345,200.....	\$52,496,212

LOTS

Lots Sold.....	15.....	22
Average Price.....	\$529,733.....	\$649,659
Median Price.....	\$425,000.....	\$440,000
Total Lot Sales.....	\$7,946,000.....	\$14,292,500

\$\$\$ TOTAL TRANSACTIONS \$\$\$

for Residential Homes, Lots, & Villas, Jan.-Dec.,
2016: ...\$225,921,440. 2015:\$213,692,283.

Sales Figures as reported by Multiple Listing Service of
Hilton Head Island, ending December 31, 2016

Of course we don't and won't know how much more sales we would have had if not for Hurricane Matthew. The reality is that 4th quarter 2015 had **over \$12 million more in total sales** compared to Oct., Nov., & Dec. of 2016.

Price breakdown of 189 Home Sales:	<u>Price Range</u>	<u>Quantity</u>
	\$200,000-\$399,999	21
	\$400,000-\$599,999	69
	\$600,000-\$799,999	32
	\$800,000-\$999,999	26
	\$1,000,000-\$1,499,999	17
	\$1,500,000-\$1,999,999	10
	\$2,000,000-\$2,499,999	7
	\$2,500,000-\$2,999,999	2
	\$3,000,000-\$3,999,999	4
	\$4,000,000-\$4,999,999	0
	\$5,000,000-\$6,999,999	1
	Total	189

78% or 148 home sales were \$200,000-\$1,000,000 based on the **number** of homes sold. This 78% represents **\$85 million or 52%** of the total money generated by home sales in Sea Pines.

The remaining **41 homes are only 22%** of sales based on numbers. But in dollars it actually represents **\$77 million** in home sales. That is **47% of total dollar volume sold** in Sea Pines. Therefore, it is critical to our home market in Sea Pines, to keep attracting the upscale buyers. **Both price groups** are integral to the success of Sea Pines as a residential and resort community. Inventory below exemplifies the point.

Currently we have 147 homes for sale:

- 79 homes are under \$1 million,
- 46 homes are between \$1-2 million,
- 13 homes are between 2-4 million,
- 8 homes are between 4-6 million,
- 1 home is \$6.9 million.



Sea Pines sales volume increased 6%, or over \$12 million in 2016. Homes & Villas increased nearly \$19 million in sales offsetting the \$6.3 million loss in Lot sales.

While average prices of Homes were up considerably, median prices were down. Villa & Lot median prices were up. One could conclude that villas & Lots are seeing a price increase, while homes are not. But, I caution everyone to look at specific areas & complexes to see what & where we are seeing price increases. I assure you, where we see increases it is modest in general.

****The table below shows the number of homes & villas that went Under Contract monthly (not necessarily closed) for each month of 2016 compared to 2015. Looking at 4th quarter, the number of homes sold dropped 30% while villa sales actually closed 1 more than last year. So, Hurricane Matthew did not affect villa sales as much as home sales.**

Homes Under Contract by Month-Sea Pines

Villas under contract by Month-Sea Pines

Date	Homes Under Contract by Month-Sea Pines												% diff.	Villas under contract by Month-Sea Pines												% diff.	
	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016		Date	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015		2016
JAN.	22	12	19	17	5	10	12	14	15	7	17	16	94%	JAN.	15	9	9	4	1	4	4	11	5	7	10	10	100%
FEB.	31	12	16	19	12	8	17	14	21	13	16	22	138%	FEB.	12	6	8	7	4	4	9	8	14	5	9	10	111%
MAR.	36	20	12	10	7	12	28	15	17	16	21	26	124%	MARCH	27	12	7	5	8	4	7	16	12	6	15	22	147%
APRIL	28	17	14	14	13	13	15	22	19	15	12	17	142%	APRIL	38	12	10	10	5	6	4	15	22	12	10	11	110%
MAY	22	19	14	13	14	11	14	14	27	21	15	24	160%	MAY	23	12	7	6	8	5	5	15	17	18	13	15	115%
JUNE	33	14	20	12	12	15	12	16	10	13	30	16	53%	JUNE	16	13	6	5	10	7	8	13	10	11	19	8	42%
JULY	22	9	14	14	9	17	17	12	18	13	20	11	55%	JULY	20	3	5	5	6	10	13	5	11	17	14	15	107%
AUG.	23	15	16	11	15	11	9	14	14	17	17	23	135%	AUG.	24	3	6	7	4	6	8	8	13	11	16	8	50%
SEPT.	13	6	10	11	10	14	15	15	11	17	11	13	118%	SEPT.	10	5	5	5	6	4	5	10	9	8	12	10	83%
OCT.	12	12	17	2	8	8	12	14	10	10	16	6	38%	OCT.	10	6	2	3	7	2	8	9	7	10	5	6	120%
NOV.	8	12	8	8	16	11	11	13	13	15	12	8	67%	NOV.	10	9	6	1	8	7	6	8	7	11	9	6	67%
DEC.	9	8	9	8	6	7	16	10	14	14	9	12	133%	DEC.	4	4	2	1	2	2	7	8	3	8	8	11	138%
Totals	259	156	169	139	127	137	178	173	189	171	196	194	99%	Totals	209	94	73	59	69	61	84	126	130	124	140	132	94%

Price breakdown of 132 Villa Sales:

<u>Price Range</u>	<u>Quantity</u>
\$100,000-\$199,999	6
\$200,000-\$399,999	73
\$400,000-\$599,999	38
\$600,000-\$799,999	8
\$800,000-\$999,999	4
\$1,000,000-\$1,499,999	1
\$1,500,000-\$1,999,999	2
	132

- Villa Sales increased \$2.8 million.
 - 84% sold in the popular price range of \$200,000-\$600,000.
 - 3 villas sold over \$1 million:
 - 1 in Schooner Court
 - 2 in Turtle Lane Club
 - Sea Loft sold 11 villas,
 - Night Heron & Plantation Club each sold 9 villas
 - Heritage Villas, Stoney Creek & Ketch Court each sold 7.
- Currently there are 87 villas on the market:**
 * 66 are \$100,000-\$600,000, *14 are \$600,000-\$1,000,000. &
 * 7 are over \$1 million.

First Quarter Sales Update in Sea Pines (Jan.-March)

2017
40 HOMES closed
 32 sold under \$1 million
 7 sold under \$2 million
 1 sold \$2,775,000

31 VILLAS closed
 22 sold under \$400,000
 7 sold \$400,000-\$600,000
 2 sold \$600,000-\$900,000

2 LOTS closed
 1 sold for \$135,000
 1 sold for \$700,000

2016
43 HOMES closed
 35 sold under \$1 million
 5 sold under \$2 million
 3 sold up to \$6.5 million

26 VILLAS closed
 18 sold under \$400,000
 7 sold \$400,000-\$600,000
 1 sold \$600,000-\$700,000

4 LOTS closed
 2 sold \$200,000-\$400,000
 2 sold \$600,000-\$700,000

Comparing first quarter Sales for Homes, Villas & Lots totals:

<u>2016</u>	<u>2017</u>
\$50,507,450	\$43,383,748
73 sold	73 sold

We are lagging behind approx. \$7 million or -14% from last year.

However, this month has brought much traffic and hopefully more buyers!



Homes Sold in Sea Pines 01/01/2016-12/31/2016

<u>ADDRESS</u>	<u>LIST PRICE</u>	<u>SOLD PRICE</u>
21 Atlantic Pointe Drive	\$3,200,000	\$2,500,000
9 Atlantic Pointe Drive	\$2,250,000	\$2,100,000
28 Audubon Pond Road	\$1,899,000	\$1,725,000
12 Bald Eagle Road W	\$899,000	\$850,000
9 Bald Eagle Road W	\$899,000	\$830,000
5 Bateau Road	\$599,000	\$585,000
4 Battery Road	\$495,000	\$453,640
27 Baynard Cove Road	\$895,000	\$885,000
30 Baynard Cove Road	\$1,395,000	\$1,225,000
32 Baynard Cove Road	\$565,000	\$507,500
50 Baynard Cove Road	\$525,000	\$495,000
75 Baynard Cove Road	\$1,500,000	\$1,450,000
52 Baynard Park Road	\$2,450,000	\$2,300,000
14 S Beach Lane	\$1,599,000	\$1,500,000
17 W Beach Lagoon Road	\$988,000	\$1,000,000
18 W Beach Lagoon Road	\$2,695,000	\$2,425,000
20 W Beach Lagoon Road	\$1,395,000	\$1,200,000
6 Beaver Lane	\$650,000	\$650,000
17 N Calibogue Cay Road	\$1,900,000	\$1,650,000
18 S Calibogue Cay Road	\$2,600,000	\$2,100,000
2 Calibogue Cay Road N	\$1,695,000	\$1,575,000
46 Calibogue Cay Road N	\$1,895,000	\$1,700,000
60 N Calibogue Cay Road	\$1,299,000	\$1,260,000
2 Cannon Row	\$1,100,000	\$1,005,000
6 Cannon Row	\$599,000	\$599,000
102 Club Course Drive	\$699,000	\$650,000
118 Club Course Drive	\$499,000	\$490,000
128 Club Course Drive	\$699,000	\$665,000
134 Club Course Drive	\$575,000	\$540,000
148 Club Course Drive	\$509,000	\$480,000
178 Club Course Drive	\$819,000	\$800,000
32 Club Course Drive	\$699,000	\$685,000
4 Club Course Drive	\$565,000	\$530,000
43 Club Course Drive	\$495,000	\$475,000
69 Club Course Drive	\$519,000	\$500,000
73 Club Course Drive	\$575,000	\$559,200
84 Club Course Drive	\$469,000	\$430,000
84 Club Course Drive	\$685,000	\$660,000
85 Club Course Drive	\$599,900	\$590,000
90 Club Course Drive	\$450,000	\$438,075
92 Club Course Drive	\$575,000	\$573,000
99 Club Course Drive	\$799,900	\$785,000
4 Columbine Lane	\$399,000	\$380,000
6 Columbine Lane	\$579,900	\$547,000
9 Columbine Lane	\$535,000	\$525,000
216 Cordillo Parkway	\$600,000	\$590,000
218 Cordillo Parkway	\$599,900	\$595,000

<u>ADDRESS</u>	<u>LIST PRICE</u>	<u>SOLD PRICE</u>
1 Deer Run Lane	\$554,000	\$500,500
2 Deer Run Road	\$529,000	\$490,000
23 Deer Run Lane	\$629,000	\$603,000
26 Deer Run Lane	\$610,000	\$593,000
29 Deer Run Lane	\$549,000	\$535,000
11 Dewberry Lane	\$595,000	\$570,000
5 Dewberry Lane	\$549,900	\$525,000
18 Duck Hawk Road	\$1,199,000	\$1,050,000
3 Duck Hawk Road	\$1,249,000	\$1,120,000
9 Evergreen Lane	\$385,000	\$372,000
1 Fawn Lane	\$339,000	\$325,000
16 Fern Court	\$1,200,000	\$1,050,000
7 Fern Court	\$580,000	\$519,000
55 Forest Drive	\$550,000	\$530,000
63 Forest Drive	\$665,000	\$625,000
71 Forest Drive	\$459,900	\$453,900
90 Forest Drive	\$459,000	\$432,000
2 Gadwall Road	\$850,000	\$825,000
1 E Garrison Place	\$559,000	\$519,500
102 Governors Road	\$429,000	\$375,000
115 Governors Road	\$749,900	\$709,000
15 Governors Road	\$458,000	\$405,825
35 Governors Lane	\$665,000	\$640,000
94 Governors Road	\$499,000	\$487,500
95 Governors Road	\$549,000	\$535,000
98 Governors Road	\$650,000	\$627,500
349 Greenwood Drive	\$549,000	\$530,000
15 Grey Widgeon Road	\$4,150,000	\$3,800,000
38 Gull Point Road	\$1,595,000	\$1,535,000
50 Gull Point Road	\$2,499,999	\$2,300,000
1 Harleston Green	\$399,000	\$360,000
29 Hearthwood Drive	\$995,000	\$960,000
37 Hearthwood Drive	\$1,650,000	\$1,630,000
47 Hearthwood Drive	\$599,000	\$541,000
49 Hearthwood Drive	\$798,000	\$755,000
11 Heritage Court	\$899,000	\$850,000
16 Heritage Road	\$644,000	\$600,000
2 Heritage Road	\$674,000	\$645,000
27 Heritage Road	\$679,000	\$635,000
70 Heritage Road	\$682,000	\$682,000
72 Heritage Road	\$459,000	\$447,000
11 Hollyberry Lane	\$525,000	\$536,500
17 Hollyberry Lane	\$439,000	\$425,000
7 Hollyberry Lane	\$449,000	\$435,000
9 Hollyberry Lane	\$399,000	\$399,000
20 Indigo Lane	\$299,900	\$276,000
6 Indigo Lane	\$279,000	\$270,000

Homes Sold in Sea Pines, cont'd—2016

ADDRESS	LIST PRICE	SOLD PRICE	ADDRESS	LIST PRICE	SOLD PRICE
8 Indigo Lane	\$394,000	\$360,000	32 Ridgewood Lane	\$895,000	\$865,000
19 Lands End Road	\$899,000	\$850,000	5 Ridgewood Lane	\$629,000	\$600,000
9 Lands End Road	\$899,000	\$875,000	32 Ruddy Turnstone Road	\$2,699,000	\$2,400,000
8 Laughing Gull Road	\$899,000	\$840,000	37 Ruddy Turnstone Road	\$3,500,000	\$3,350,000
57 Lawton Road	\$599,000	\$522,500	16 Saint Andrews Place	\$1,495,000	\$1,375,000
91 Lawton Road	\$479,000	\$458,000	39 Saint Andrews Place	\$690,000	\$655,000
2 N Live Oak Road	\$1,195,000	\$1,050,000	18 Sandfiddler Road	\$599,900	\$580,000
13 Marsh Wren Road	\$2,500,000	\$2,500,000	18 Sandhill Crane Road	\$2,449,000	\$2,265,000
14 Marshview Drive	\$1,495,000	\$1,300,000	1 Scaup Court	\$450,000	\$405,000
11 Mizzenmast Court	\$699,000	\$640,000	33 S Sea Pines Drive	\$599,000	\$550,000
5 Mizzenmast Court	\$695,000	\$675,000	47 S Sea Pines Drive	\$624,000	\$624,000
14 Newhall Road	\$649,000	\$630,000	54 S Sea Pines Drive	\$1,099,000	\$975,000
26 Newhall Road	\$478,000	\$472,000	86 S Sea Pines Drive	\$619,000	\$563,000
7 Newhall Road	\$625,000	\$610,000	7 Seaside Sparrow Road	\$1,195,000	\$1,090,000
1 Oak Court	\$239,000	\$250,500	33 Shell Ring Road	\$639,000	\$620,000
24 Old Military Road	\$964,000	\$955,000	37 Shell Ring Road	\$549,000	\$525,000
7 Old Military Road	\$699,900	\$685,000	53 Shell Ring Road	\$399,000	\$355,000
128 Otter Road	\$445,000	\$435,000	78 Shell Ring Road	\$365,000	\$351,250
14 Otter Road	\$408,888	\$393,000	92 Shell Ring Road	\$399,000	\$340,000
16 Otter Road	\$359,900	\$350,000	21 Spanish Moss Road	\$849,000	\$815,000
4 Otter Road	\$599,000	\$562,500	21 Spartina Court	\$639,000	\$625,000
98 Otter Road	\$435,000	\$425,000	27 Spartina Crescent	\$950,000	\$905,000
24 Oyster Catcher Road	\$3,100,000	\$3,000,000	31 Spartina Court	\$565,000	\$515,000
3 Oyster Catcher Road	\$1,549,000	\$1,525,000	17 Spartina Crescent	\$985,000	\$900,000
15 Oyster Landing Lane	\$499,000	\$450,000	20 Spinnaker Court	\$899,900	\$840,000
28 Oyster Landing Road	\$2,295,000	\$1,950,000	37 Stoney Creek Road	\$499,000	\$450,000
35 Oyster Landing Lane	\$1,275,000	\$1,150,000	5 Sweet Gum Court	\$449,000	\$422,500
45 Oyster Landing Lane	\$1,075,000	\$950,000	20 Tupelo Road	\$575,000	\$518,000
51 Oyster Landing Lane	\$899,000	\$900,000	6 Tupelo Road	\$595,000	\$535,000
1 Painted Bunting Road	\$829,000	\$770,000	9 Tupelo Road	\$649,000	\$635,000
3 Pender Lane	\$389,000	\$390,550	22 Turnberry Lane	\$1,075,000	\$1,030,000
4 Pender Lane	\$305,000	\$285,000	23 Wagon Road	\$937,900	\$910,000
7 Pender Lane	\$349,000	\$320,000	25 Wagon Road	\$550,000	\$518,000
3 Pine Court	\$549,000	\$535,000	19 Water Oak Drive	\$469,000	\$453,000
11 Pine Island Court	\$595,000	\$533,800	14 Whistling Swan Road	\$3,500,000	\$3,400,000
18 Pine Island Court	\$830,000	\$820,000	17 Whistling Swan Road	\$6,999,000	\$6,510,000
11 Planters Wood Court	\$659,000	\$630,000	30 Wildwood Road	\$385,000	\$340,000
38 Planters Wood Drive	\$649,000	\$625,000	7 Wildwood Court	\$449,000	\$439,000
4 Planters Wood Court	\$839,000	\$800,000	8 Wildwood Court	\$364,900	\$350,000
49 Planters Wood Drive	\$585,000	\$550,000	18 Willow Oak Road W	\$925,000	\$875,000
1 Pyxie Lane	\$949,000	\$900,000	3 Willow Oak Road	\$675,000	\$650,000
21 Red Maple Road	\$1,099,000	\$1,010,000	17 Wisteria Lane	\$525,000	\$499,000
28 Red Maple Road	\$895,000	\$860,000	13 Wood Duck Road	\$599,000	\$587,000
23 Ridgewood Lane	\$1,150,000	\$1,023,000	18 Wood Duck Road	\$389,000	\$370,000

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Homes Sold in Sea Pines, cont'd—2016

<u>ADDRESS</u>	<u>LIST PRICE</u>	<u>SOLD PRICE</u>
19 Wood Duck Road	\$535,000	\$525,000
49 Wood Duck Road	\$550,000	\$522,000
71 Wood Duck Road	\$550,000	\$525,000
74 Wood Duck Road	\$449,000	\$425,000
10 Wood Ibis Road	\$1,585,000	\$1,616,000
10 Woodbine Place	\$949,500	\$925,000
28 Woodbine Place	\$649,000	\$610,000

Lots Sold in Sea Pines 1/1/2016-12/31/2016

<u>ADDRESS</u>	<u>LIST PRICE</u>	<u>SOLD PRICE</u>
2 Wisteria Lane	\$254,900	\$242,000
55 Governors Road	\$279,000	\$252,500
51 Hearthwood Drive	\$319,000	\$297,000
18 Deer Run Lane	\$325,000	\$300,000
16 E Garrison Place	\$349,000	\$300,000
69 Heritage Road	\$349,000	\$315,000
69 Heritage Road	\$339,000	\$319,500
34 Woodbine Place	\$445,000	\$425,000
23 Red Maple Road	\$475,000	\$435,000
129 N Sea Pines Drive	\$475,000	\$460,000
27 S Live Oak Road	\$729,000	\$660,000
19 Baynard Cove Road	\$739,500	\$690,000
12 Laughing Gull Road	\$995,000	\$920,000
54 N Calibogue Cay Road	\$1,095,000	\$930,000
57 N Calibogue Cay Road	\$1,600,000	\$1,400,000

Villas Sold in Sea Pines 01/01/2016-12/31/2016

2	BAYNARD COVE CLUB	\$600,000	\$590,000
1858	BEACHSIDE TENNIS VILLAS	\$699,000	\$655,000
1870	BEACHSIDE TENNIS VILLAS	\$699,000	\$655,000
1851	BEACHSIDE TENNIS VILLAS	\$785,000	\$735,000
1701	BLUFF VILLAS	\$229,900	\$220,000
1723	BLUFF VILLAS	\$235,000	\$225,000
1654	BLUFF VILLAS	\$379,000	\$339,500
377	BRIARWOOD	\$450,000	\$450,000
2638	CALIBOGUE CLUB	\$469,000	\$425,000
2624	CALIBOGUE CLUB	\$499,900	\$455,000
2634	CALIBOGUE CLUB	\$539,000	\$515,000
2622	CALIBOGUE CLUB	\$539,000	\$520,000
2606	CALIBOGUE CLUB	\$549,000	\$530,000
2610	CALIBOGUE CLUB	\$549,000	\$535,000

Villas Sold in Sea Pines cont'd—2016

<u>ADDRESS</u>	<u>LIST PRICE</u>	<u>SOLD PRICE</u>
3417 CAROLINA PLACE VILLAS	\$306,000	\$300,000
3425 CAROLINA PLACE VILLAS	\$329,900	\$320,000
3424 CAROLINA PLACE VILLAS	\$329,900	\$320,000
3430 CAROLINA PLACE VILLAS	\$345,000	\$325,000
3413 CAROLINA PLACE VILLAS	\$339,900	\$325,000
802 CLIPPER COURT	\$370,000	\$360,000
800 CLIPPER COURT	\$739,000	\$709,000
914 CUTTER COURT VILLAS	\$325,000	\$307,000
931 CUTTER COURT VILLAS	\$349,000	\$325,000
965 CUTTER COURT VILLAS	\$375,000	\$335,000
924 CUTTER COURT VILLAS	\$379,000	\$365,000
942 CUTTER COURT VILLAS	\$425,000	\$415,000
64 FAIRWAY LANE VILLAS	\$379,000	\$367,000
102 FAIRWAY LANE VILLAS	\$399,000	\$375,000
159 FAIRWOOD VILLAS	\$339,000	\$310,000
2532 GLENEAGLE GREEN	\$539,000	\$515,000
2543 GLENEAGLE GREEN	\$589,000	\$555,000
338 GREENWOOD GARDEN VILLAS	\$305,000	\$287,500
330 GREENWOOD GARDEN VILLAS	\$364,000	\$330,000
349 GREENWOOD GARDEN VILLAS	\$398,000	\$379,000
327 GREENWOOD GARDEN VILLAS	\$469,000	\$450,000
317 GREENWOOD GARDEN VILLAS	\$495,000	\$480,000
324 GREENWOOD GARDEN VILLAS	\$529,500	\$529,500
1261 HARBOURTOWN CLUB VILLA	\$547,000	\$504,000
1270 HARBOURTOWN CLUB VILLA	\$565,000	\$525,000
141A HARBOURWOOD VILLA	\$379,000	\$365,000
153A HARBOURWOOD VILLA	\$455,000	\$410,000
2289 HERITAGE VILLAS	\$329,500	\$312,500
2295 HERITAGE VILLAS	\$349,000	\$325,000
2212 HERITAGE VILLAS	\$344,000	\$331,000
2309 HERITAGE VILLAS	\$339,000	\$334,000
2236 HERITAGE VILLAS	\$369,000	\$356,000
2245 HERITAGE VILLAS	\$439,000	\$420,000
2297 HERITAGE VILLAS	\$449,000	\$434,000
2447 INLAND HARBOUR	\$449,000	\$415,000
884 KETCH COURT VILLAS	\$199,000	\$197,000
871 KETCH COURT VILLAS	\$219,000	\$205,000
873 KETCH COURT VILLAS	\$319,000	\$299,500
825 KETCH COURT VILLAS	\$319,000	\$310,000
850 KETCH COURT VILLAS	\$339,900	\$320,000
842 KETCH COURT VILLAS	\$375,000	\$345,000
846 KETCH COURT VILLAS	\$364,000	\$364,000

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Villas Sold in Sea Pines cont. 01/01/2016-12/31/2016

ADDRESS	LIST PRICE	SALES PRICE	ADDRESS	LIST PRICE	SALES PRICE
1588 LAGOON VILLA	\$379,000	\$355,000	2317 RACQUET CLUB VILLAS	\$179,000	\$161,000
1590 LAGOON VILLA	\$421,500	\$390,000	2356 RACQUET CLUB VILLAS	\$280,000	\$250,000
1583 LAGOON VILLA	\$550,000	\$525,000	2334 RACQUET CLUB VILLAS	\$349,000	\$335,000
1586 LAGOON VILLA	\$550,000	\$535,000	2822 RESIDENTS CLUB VILLAS	\$539,000	\$513,000
3325 LAKE FOREST VILLA	\$335,000	\$290,000	719 SCHOONER COURT VILLAS	\$1,200,000	\$1,100,000
3367 LAKE FOREST VILLA	\$449,500	\$417,000	2056 SEA LOFT	\$199,000	\$200,000
118 LAWTON VILLAS	\$305,900	\$286,200	2038 SEA LOFT	\$245,000	\$210,000
115 LAWTON VILLAS	\$419,000	\$400,000	2051 SEA LOFT	\$225,000	\$210,000
1095 LIGHTHOUSE II VILLAS	\$995,000	\$950,000	2055 SEA LOFT	\$249,900	\$222,000
43 LIGHTHOUSE ROAD VILLAS	\$339,000	\$330,000	2013 SEA LOFT	\$249,500	\$235,000
6 LIGHTHOUSE ROAD VILLAS	\$469,000	\$430,000	2049 SEA LOFT	\$285,000	\$275,000
2417 LIGHTHOUSE TENNIS VILLAS	\$219,000	\$195,000	2053 SEA LOFT	\$299,999	\$285,000
2390 LIGHTHOUSE TENNIS VILLAS	\$214,980	\$205,000	2067 SEA LOFT	\$329,000	\$289,000
2376 LIGHTHOUSE TENNIS VILLAS	\$269,000	\$252,500	2075 SEA LOFT	\$320,000	\$310,000
2405 LIGHTHOUSE TENNIS VILLAS	\$269,000	\$257,000	2035 SEA LOFT	\$349,900	\$335,000
21 NIGHT HERON	\$195,900	\$186,500	2014 SEA LOFT	\$359,000	\$349,000
3 NIGHT HERON	\$194,900	\$187,500	1467 SOUND VILLAS	\$989,500	\$935,000
10 NIGHT HERON	\$209,900	\$196,000	1904 SOUTH BEACH CLUB VILLAS	\$975,000	\$850,000
9003 NIGHT HERON	\$195,000	\$210,000	1403 SOUTH BEACH VILLAS	\$549,000	\$535,000
25 NIGHT HERON	\$253,000	\$245,000	247 STONEY CREEK VILLAS	\$299,000	\$290,000
2 NIGHT HERON	\$249,500	\$245,000	296 STONEY CREEK VILLAS	\$349,000	\$322,500
22 NIGHT HERON	\$289,000	\$265,000	254 STONEY CREEK VILLAS	\$359,000	\$355,000
27 NIGHT HERON	\$289,000	\$270,000	263 STONEY CREEK VILLAS	\$389,000	\$358,000
9003 NIGHT HERON	\$409,000	\$382,500	264 STONEY CREEK VILLAS	\$374,900	\$365,000
552 OCEAN COURSE VILLAS	\$529,000	\$488,000	250 STONEY CREEK VILLAS	\$397,000	\$378,000
547 OCEAN COURSE VILLAS	\$649,000	\$610,000	262 STONEY CREEK VILLAS	\$392,000	\$390,000
433 PLANTATION CLUB VILLAS	\$299,999	\$290,000	28 TURTLE LANE CLUB VILLAS	\$775,000	\$752,500
537 PLANTATION CLUB VILLAS	\$379,000	\$355,000	37 TURTLE LANE CLUB VILLAS	\$949,000	\$900,000
493 PLANTATION CLUB VILLAS	\$399,000	\$380,000	2002 TURTLE LANE CLUB VILLAS	\$1,795,000	\$1,650,000
486 PLANTATION CLUB VILLAS	\$429,000	\$400,000	1003 TURTLE LANE CLUB VILLAS	\$1,775,000	\$1,700,000
458 PLANTATION CLUB VILLAS	\$429,000	\$407,000	178 TWIN OAKS VILLAS	\$399,000	\$370,000
494 PLANTATION CLUB VILLAS	\$449,000	\$421,000	198 TWIN OAKS VILLAS	\$375,000	\$375,000
540 PLANTATION CLUB VILLAS	\$475,000	\$442,000	192 TWIN OAKS VILLAS	\$629,000	\$600,000
452 PLANTATION CLUB VILLAS	\$499,000	\$499,500	598 WILDWOOD SPA VILLAS	\$345,000	\$325,000
485 PLANTATION CLUB VILLAS	\$510,000	\$510,000	44 WOODBINE VILLAS	\$384,900	\$365,000
1610 PORT II VILLAS	\$795,000	\$755,000			
1607 PORT VILLAS	\$449,000	\$410,000			
1600 PORT VILLAS	\$498,000	\$475,000			

This information is based on data provided by Multiple Listing Service of Hilton Head Island, Inc. ("HHIMLS") for the period January 1, 2016 through December 31, 2016. HHIMLS does not guarantee and is not in any way responsible for its accuracy. Data provided by HHIMLS may not reflect all real estate activity in the market.