

Annual Report on the Hilton Head Housing Market

A Research Tool Provided by the Multiple Listing Service of Hilton Head Island and the Hilton Head Area Association of REALTORS®

All data from Multiple Listing Service of Hilton Head Island
Powered by 10K Research and Marketing



2014

2014 Annual Report on the Hilton Head Housing Market



Change from 2013:

+ 0.4%

New Listings

- 3.9%

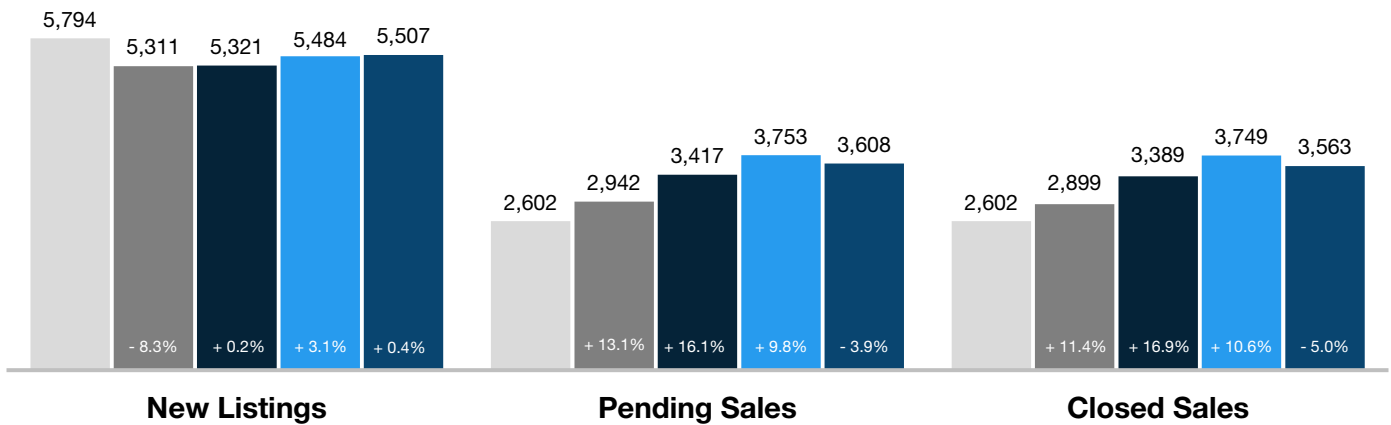
Pending Sales

- 5.0%

Closed Sales

Annual Market Activity

■ 2010 ■ 2011 ■ 2012 ■ 2013 ■ 2014



\$257,500
Median Sales Price in 2014

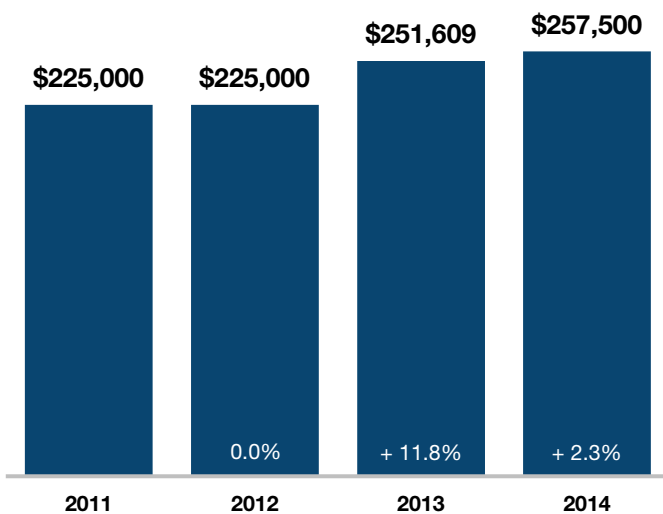
+ 2.3%
Change from 2013

\$343,073
Avg. Sales Price in 2014

+ 2.0%
Change from 2013

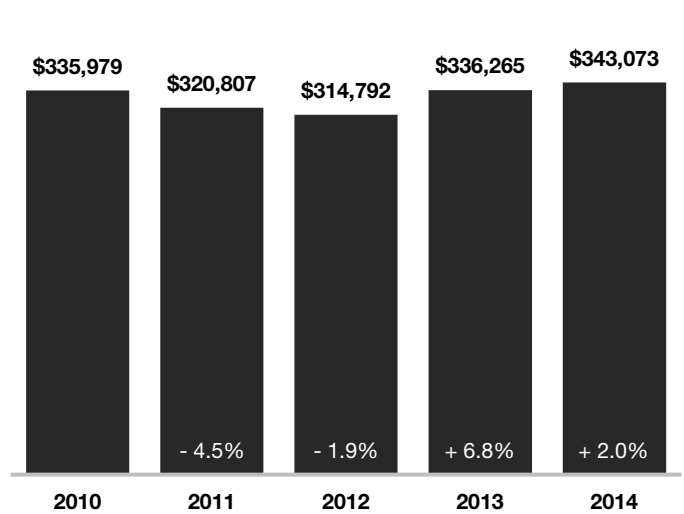
Median Sales Price

Does not account for seller concessions and/or downpayment assistance.



Average Sold Price

Does not account for seller concessions and/or downpayment assistance.



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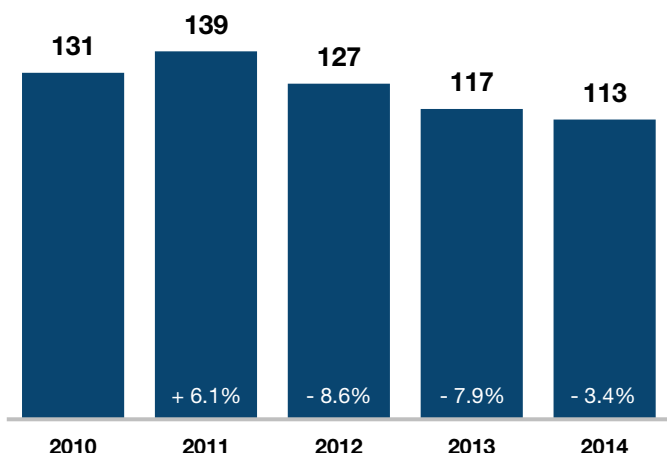
113

- 3.4%

Days on Market in 2014

Change from 2013

Days on Market



95.4%

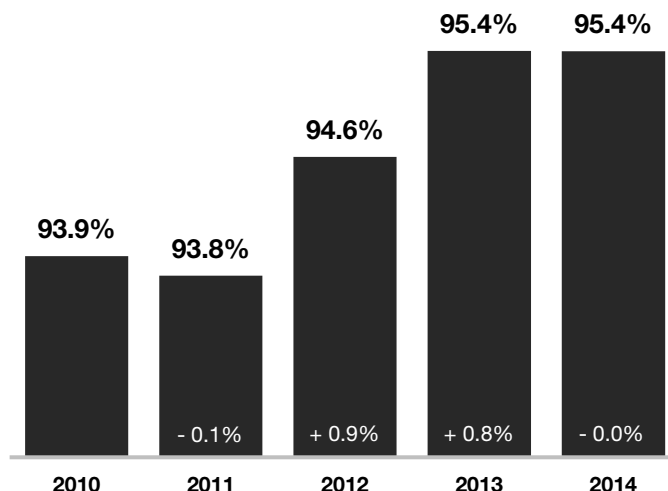
- 0.0%

Pct. of List Price Received in 2014

Change from 2013

Pct. of Orig. Price Received

Does not account for seller concessions and/or downpayment assistance.



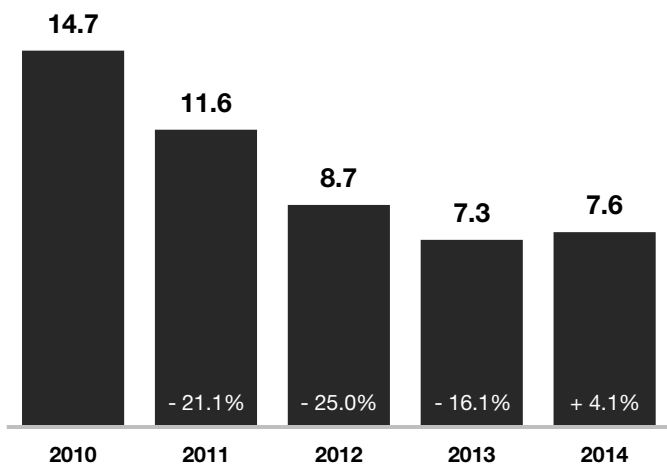
7.6

+ 4.1%

Months Supply in 2014

Change from 2013

Months Supply



2,287

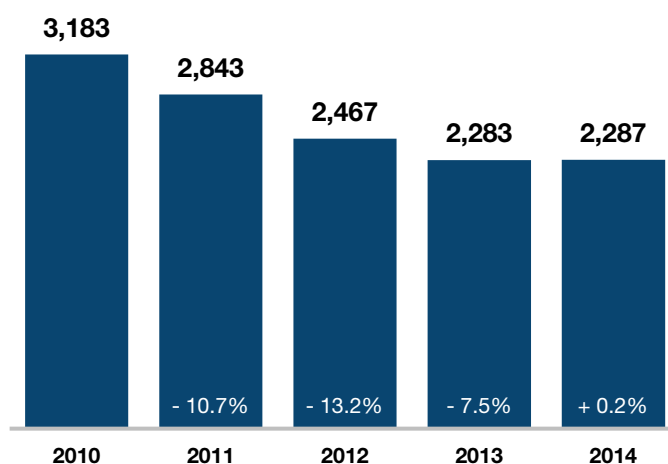
+ 0.2%

Homes for Sale in 2014

Change from 2013

Inventory of Homes for Sale

At the end of each year



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	New Listings			Closed Sales			Median Sold Price*			Active Listings**		
	2013	2014	Percentage Change	2013	2014	Percentage Change	2013	2014	Percentage Change	2013	2014	Percentage Change
10: Palmetto Hall	52	51	- 1.9%	31	34	+ 9.7%	\$490,000	\$510,000	+ 4.1%	17	21	+ 23.5%
11: Indigo Run	72	70	- 2.8%	48	52	+ 8.3%	\$588,000	\$592,500	+ 0.8%	30	24	- 20.0%
12: Spanish Wells	17	10	- 41.2%	14	12	- 14.3%	\$578,500	\$1,412,500	+ 144.2%	8	4	- 50.0%
13: Windmill Harbour	37	58	+ 56.8%	20	22	+ 10.0%	\$504,750	\$572,500	+ 13.4%	30	30	0.0%
16: Bluffton / Off Plantation	951	1,059	+ 11.4%	758	776	+ 2.4%	\$171,950	\$192,773	+ 12.1%	250	273	+ 9.2%
17: Moss Creek	114	84	- 26.3%	74	63	- 14.9%	\$327,250	\$318,600	- 2.6%	55	44	- 20.0%
18: Colleton River	51	35	- 31.4%	20	21	+ 5.0%	\$713,750	\$667,000	- 6.5%	40	25	- 37.5%
19: Belfair	62	48	- 22.6%	34	37	+ 8.8%	\$570,000	\$533,000	- 6.5%	34	33	- 2.9%
20: Rose Hill	59	63	+ 6.8%	39	37	- 5.1%	\$322,750	\$312,000	- 3.3%	20	22	+ 10.0%
21: Berkeley Hall	50	51	+ 2.0%	20	22	+ 10.0%	\$396,250	\$600,000	+ 51.4%	32	30	- 6.3%
22: Palmetto Bluff	8	21	+ 162.5%	4	7	+ 75.0%	\$912,500	\$990,000	+ 8.5%	6	5	- 16.7%
23: Sun City / Riverbend	653	520	- 20.4%	605	447	- 26.1%	\$225,500	\$232,000	+ 2.9%	100	94	- 6.0%
24: Oldfield	45	35	- 22.2%	15	15	0.0%	\$390,000	\$518,000	+ 32.8%	15	18	+ 20.0%
26: Spring Island	2	1	- 50.0%	0	0	--	\$0	\$0	--	1	1	0.0%
27: Beauf. Co - N. of Broad River	320	332	+ 3.8%	167	202	+ 21.0%	\$160,000	\$146,000	- 8.8%	117	116	- 0.9%
28: Beauf. Co - S. of Broad River	12	3	- 75.0%	4	3	- 25.0%	\$209,000	\$190,000	- 9.1%	7	3	- 57.1%
31: Hampton Hall	67	86	+ 28.4%	54	44	- 18.5%	\$438,750	\$445,000	+ 1.4%	26	32	+ 23.1%
32: Hampton Pointe	12	19	+ 58.3%	9	7	- 22.2%	\$275,000	\$359,000	+ 30.5%	4	7	+ 75.0%
33: Hilton Head Lakes	10	9	- 10.0%	8	4	- 50.0%	\$305,000	\$216,250	- 29.1%	4	6	+ 50.0%
34: Hampton Lake	41	61	+ 48.8%	24	23	- 4.2%	\$447,500	\$490,000	+ 9.5%	16	34	+ 112.5%
35: Fripp Island	5	8	+ 60.0%	3	3	0.0%	\$287,500	\$343,000	+ 19.3%	5	4	- 20.0%
4: Wexford	51	53	+ 3.9%	23	15	- 34.8%	\$935,000	\$930,000	- 0.5%	37	47	+ 27.0%
40: Jasper County	263	252	- 4.2%	143	157	+ 9.8%	\$89,000	\$125,000	+ 40.4%	124	114	- 8.1%
41: Allendale County	2	1	- 50.0%	1	0	- 100.0%	\$0	\$0	--	1	1	0.0%
42: Barnwell County	1	1	0.0%	0	0	--	\$0	\$0	--	0	1	--
43: Colleton County	0	2	--	0	0	--	\$0	\$0	--	0	2	--
44: Hampton County	21	28	+ 33.3%	6	15	+ 150.0%	\$50,000	\$87,000	+ 74.0%	17	16	- 5.9%
45: Orangeburg County	0	1	--	0	0	--	\$0	\$0	--	0	0	--
46: Bamberg County	0	1	--	0	0	--	\$0	\$0	--	0	0	--
5: Long Cove	39	45	+ 15.4%	28	18	- 35.7%	\$505,000	\$566,470	+ 12.2%	22	25	+ 13.6%
8: Port Royal	104	88	- 15.4%	50	48	- 4.0%	\$532,500	\$522,500	- 1.9%	49	49	0.0%
9: Hilton Head Plantation	305	303	- 0.7%	233	236	+ 1.3%	\$400,000	\$415,000	+ 3.8%	92	78	- 15.2%
Callawassie Island	71	53	- 25.4%	25	20	- 20.0%	\$350,000	\$345,000	- 1.4%	66	58	- 12.1%
Dafuskie Island	66	67	+ 1.5%	19	32	+ 68.4%	\$370,000	\$272,000	- 26.5%	58	61	+ 5.2%
Mainland	2,040	2,016	- 1.2%	1,583	1,443	- 8.8%	\$215,000	\$232,690	+ 8.2%	604	619	+ 2.5%
1: Sea Pines	527	472	- 10.4%	317	287	- 9.5%	\$480,000	\$490,000	+ 2.1%	288	257	- 10.8%
14: HH / Off Plantation	499	543	+ 8.8%	373	374	+ 0.3%	\$127,000	\$148,000	+ 16.5%	187	196	+ 4.8%
2: Forest Beach	306	331	+ 8.2%	193	176	- 8.8%	\$171,600	\$169,000	- 1.5%	153	178	+ 16.3%
3: Shipyard	119	102	- 14.3%	63	67	+ 6.3%	\$270,000	\$250,000	- 7.4%	67	51	- 23.9%
6: Palmetto Dunes	339	363	+ 7.1%	252	200	- 20.6%	\$430,000	\$415,000	- 3.5%	220	223	+ 1.4%
7: Folly Field	126	161	+ 27.8%	70	83	+ 18.6%	\$131,250	\$119,000	- 9.3%	81	96	+ 18.5%

* Does not account for seller concessions and/or down payment assistance. ** At the end of each year.

Data is refreshed regularly to capture changes in market activity. Figures shown may be different than previously reported.

Current as of January 10, 2015. All data from Multiple Listing Service of Hilton Head Island. Provided by the Multiple Listing Service of Hilton Head Island and the Hilton Head Area Association of REALTORS®.

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