

## Living the Resort Lifestyle...

What other community on the Island can offer the amenities of three beachfront resorts in their neighborhood, all within a short walk or bike ride?

The **Omni Hilton Head Oceanfront Resort** recently completed its \$26 million renovation in coastal elegance and offers a full-service menu of services at the **Ocean Tides Spa** and eateries at **HH Prime, Palmetto Market, XO Sports & Spirits, Breeze,** and **Buoy Bar**. A day pool pass is available starting at \$40. Book online.

**Hilton Beachfront Resort & Spa**, formerly the Marriott Hotel, will be making updates in the future. They offer a full-service menu of services at the **Spa Soleil** and eateries at **Bistro, Blue, Coffee Shop, Liquid, Ocean Blue,** and **The Café**.

The **Dunes House** offers a casual, beachfront dining experience with live music, and an outdoor bar for Palmetto Dunes resort guests and owners. **Arthur Hills** and **Fazio Golf Grills, Big Jim's BBQ, Burgers & Pizza** at the **Robert Trent Jones Course, Alexander's,** and of course the **PD General Store** (the treat store).



  
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HILTON HEAD ISLAND • SOUTH CAROLINA

**PHILIP A. SCHEMBRA**  
Owner | Broker-In-Charge

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Over \$1.25 Billion in Personal Sales  
in Palmetto Dunes, Shelter Cove  
and Leamington since 1976



## Your Investment in Palmetto Dunes, Shelter Cove and Leamington A Timeless Opportunity

Hello Palmetto Dunes, Shelter Cove and Leamington Owners,

Happy Spring and a warm welcome to our new owners in the community! This is a beautiful time of the year, the weather is amazing, many flowers are in bloom, and we can reflect on how fortunate we are to live in this community. Many of you know my story, but for those new to the community, I wanted to take a moment and share my journey with you reflecting on how I began my career in real estate sales. In 1976, I was recruited from Phipps Land Company/Bessemer Securities to help jump-start real estate sales in Palmetto Dunes and was immediately drawn to our community for its quality of life and affordability. Being deeply entrenched in the real estate landscape of Hilton Head Island since 1976, I've witnessed firsthand the evolution and success of our Island, particularly in our community.

Having spent my formative years in the metropolitan areas of New Jersey and New York, I recognized the intrinsic value of Hilton Head Island and had the vision that our community and the Island represented something very special, at that point committed to specializing 100% in Palmetto Dunes.

I am grateful to many of you for helping me achieve my success in setting individual sales records on the Island for homes, homesites, and condominiums in one community. Living and raising a family on Armada with my specialization has helped me gain knowledge of every nuance about the community, the history of pricing, and understanding the intrinsic value that our community represents.

When the landscape of Palmetto Dunes, Shelter Cove and Leamington transitioned from developer-driven to a resale community, the demand for properties continued to remain exceptionally strong. With existing property owners, the reputation of Hilton Head Island, and over three million visitors annually, the equilibrium between supply and demand tilts heavily in favor of capital appreciation. In my professional view, we seem to be witnessing just the tip of the iceberg as prices begin to rise, propelled by the scarcity of available properties.

Looking ahead, I foresee that the next 5, 10, or perhaps 20 years will present an opportunity to unveil substantial growth in property values. Should you ever seek guidance on navigating our dynamic real estate market or wish to explore your investment opportunities, please get in touch as I would love to have a conversation with you and share 48 years of record-breaking longevity and sales knowledge with you.

Thank you to so many of you for helping me achieve my success!

Philip A. Schembra  
Broker-in-Charge

## ACTIVE HOMES: Palmetto Dunes | Leamington

ADDRESS	BDS	BA	HB	FURN	SQ FT	YR BUILT	VIEW	LIST PRICE
7 Cartgate Drive	3	3	0	Yes	2,024	1983	Lake	\$1,195,000
9 Niblick Court	3	2	0	No	1,850	1987	Golf	\$1,195,000
7 Benty Court	4	4	0	No	3,206	1990	Golf, Lagoon	\$1,699,000
10 Hunt Club Court	5	4	1	No	3,414	1987	Lagoon, Wooded	\$1,750,000
24 Cartgate Drive	4	4	1	Yes	3,261	1998	Landscape	\$1,789,000
49 Queens Way	5	3	1	No	3,935	2005	Golf	\$1,895,000
7 Full Sweep	4	3	1	Yes	4,125	2000	Lake, Pool	\$2,149,000
6 Fairway Court	4	4	0	No	3,703	1996	Golf, Lagoon	\$2,150,000
4 Covington Park	4	4	0	No	3,692	1989	Lagoon, Wooded	\$2,195,000
3 Armada Street	6	6	1	Yes	5,418	2003	Pool	\$4,750,000
3 Ketch	6	6	1	Yes	6,086	2002	Wooded	\$4,995,000
14 Armada Street	5	5	1	Yes	5,099	1995	Ocean	\$6,500,000
9 Galleon	6	6	0	Yes	4,048	1993	Ocean	\$6,895,000
18 Armada Street	6	7	0	Yes	6,398	1995	Ocean	\$7,995,000

## UNDER CONTRACT HOMES: Palmetto Dunes | Leamington

ADDRESS	BDS	BA	HB	FURN	SQ FT	YR BUILT	VIEW	LIST PRICE
4 Flagg Road	3	2	0	Yes	1,949	1980	Pool	\$1,299,000
38 Full Sweep	3	2	0	Yes	2,219	1982	Golf, Lagoon	\$1,388,000
27 Starboard Tack	4	4	0	Yes	3,377	2001	Lagoon, Pool	\$2,350,000
58 Leamington Lane	5	5	1	No	4,404	2008	Golf, Pool	\$2,595,000
25 Leamington Lane	5	6	1	No	5,865	1999	Lagoon	\$2,950,000
5 Armada Street	6	5	2	Yes	4,506	1996	Landscape, Pool	\$3,550,000
5 Dinghy	6	6	1	Yes	4,156	1990	Ocean, Pool	\$4,695,000

## SOLD HOMES: Palmetto Dunes | Leamington

ADDRESS	BDS	BA	HB	FURN	SQ FT	YR BUILT	VIEW	SOLD	SOLD PRICE
72 Off Shore	3	2	1	No	2,002	1976	Golf	2/16/24	\$640,000
60 Off Shore	3	2	0	No	1,981	1973	Golf, Landscape	3/1/24	\$755,000
64 Full Sweep	4	2	1	Yes	2,752	1992	Golf, Landscape	2/23/24	\$1,050,000
28 Swing About	3	2	1	No	2,410	1973	Golf, Pool	3/29/24	\$1,080,000
19 Brassie Court	5	4	1	Yes	4,582	1984	Golf, Lagoon	3/14/24	\$1,825,000
193 Mooring Buoy	6	6	1	Yes	4,256	2006	Lagoon	2/16/24	\$2,545,000
9 Leamington Court	5	5	1	No	4,465	1995	Lagoon	1/12/24	\$2,650,000
13 Full Sweep	6	6	1	Yes	4,003	2023	Lagoon	2/29/24	\$3,325,000
3 Dinghy	6	6	1	Yes	4,662	2023	Landscape, Pool	1/4/24	\$5,100,000

## ACTIVE HOMESITES: Palmetto Dunes | Leamington

ADDRESS	VIEW	LIST PRICE
20 Promontory Court	Wooded	\$660,000
7 High Water	Lagoon	\$825,000

## SOLD HOMESITES: Palmetto Dunes | Leamington

ADDRESS	VIEW	SOLD	SOLD PRICE
1 High Water	Lagoon, Wooded	1/5/24	\$583,000
2 Midstream	Golf, Lagoon	3/27/24	\$830,000

## ACTIVE CONDOS: Palmetto Dunes | Shelter Cove | Leamington

#	COMPLEX	BDS	BA	HB	FURN	SQ FT	VIEW	LIST PRICE
7469	Anchorage	2	2	0	No	1,150	Landscape, Pool	\$599,000
7478	Anchorage	2	2	0	Yes	1,150	Lagoon	\$599,000
401	Barrington Arms	2	2	0	Yes	1,171	Ocean, Pool	\$1,250,000
116	Barrington Court	2	2	0	Yes	1,171	Ocean, Pool	\$899,000
250	Captains Quarters	1	1	0	Yes	885	Deep Water, Marsh	\$499,000
467	Captains Walk	2	2	0	Yes	1,367	Ocean	\$1,349,000
438	Captains Walk	2	2	0	Yes	1,367	Ocean	\$1,350,000
6502	Hampton Place	2	2	0	Yes	1,392	Ocean, Pool	\$1,495,000
5208	Hampton Place	3	3	0	Yes	1,777	Ocean	\$2,275,000
7101	Harbourside I	1	1	1	No	1,010	Landscape	\$399,000
7114	Harbourside I	2	2	1	Yes	1,374	Harbor, Landscape	\$599,000
7150	Harbourside II	1	1	1	Yes	1,123	Harbor	\$595,000
7172	Harbourside II	2	2	1	Yes	1,647	Harbor, Landscape	\$699,000
924	Inverness Village	2	2	0	Yes	1,228	Golf, Lagoon	\$749,000
7201	Newport	2	2	1	No	1,520	Lagoon	\$659,000
6206	Newport	2	2	1	No	1,520	Lagoon, Tennis Court	\$699,000
732	Queens Grant	2	1	0	Yes	1,024	Landscape	\$499,000
617	Queens Grant	2	2	0	Yes	1,447	Landscape	\$699,000
577	Queens Grant	3	2	1	Yes	1,988	Landscape	\$739,000
579	Queens Grant	3	3	0	Yes	1,447	Wooded	\$758,000
542	Queens Grant	3	2	1	Yes	1,988	Golf, Landscape	\$785,000
573	Queens Grant	2	2	0	Yes	1,447	Landscape	\$789,000
1851	St Andrews Common	1	1	1	Yes	902	Landscape	\$425,000
138	Townhomes At Southshore	4	5	0	No	4,232	Ocean	\$4,199,000
298	Turnberry Village	2	2	0	Yes	1,351	Lagoon	\$759,000
1403	Villamare	2	2	0	Yes	1,232	Ocean, Pool	\$1,245,000
32	Water Oak	3	4	0	Yes	1,570	Pool	\$999,000
20	Water Oak	4	4	1	Yes	1,850	Golf	\$1,095,000
4402	Windsor Ct N	2	2	0	Yes	1,442	Ocean	\$1,325,000
3401	Windsor Ct S	2	2	0	Yes	1,442	Ocean	\$1,395,000
510	Windsor Place I	4	4	0	Yes	2,130	Ocean	\$2,750,000
2114	Windsor Place II	1	2	0	Yes	1,019	Ocean, Pool	\$710,000
2415	Windsor Place II	1	2	0	Yes	1,019	Ocean	\$775,000
2317	Windsor Place II	3	3	0	Yes	2,005	Ocean	\$2,520,000

**UNDER CONTRACT CONDOS: Palmetto Dunes | Shelter Cove | Leamington**

#	COMPLEX	BDS	BA	HB	FURNISHED	SQ FT	VIEW	LIST PRICE
1	Fazio	4	3	0	Yes	2,208	Golf	\$1,100,000
6308	Hampton Place	3	3	0	Yes	1,777	Ocean, Pool	\$2,195,000
6309	Hampton Place	3	3	0	Yes	2,130	Ocean, Pool	\$3,330,000
7645	Huntington	2	2	0	Yes	1,406	Lagoon	\$875,000
987	Inverness Village	2	2	0	Yes	1,228	Golf, Lagoon	\$745,000
956	Inverness Village	3	3	0	Yes	1,450	Golf	\$875,000
1102	Newport	2	2	1	No	1,445	Deep Water, River	\$725,000
751	Queens Grant	2	1	0	No	1,043	Landscape	\$485,000
790	Queens Grant	2	2	0	Yes	1,043	Landscape	\$549,900
701	Queens Grant	2	1	0	Yes	1,024	Landscape	\$559,900
103	Somerset	3	3	1	No	2,668	Ocean	\$2,589,000
1666	St Andrews Common	2	2	0	Yes	1,177	Landscape	\$580,000
1981	St Andrews Common	2	2	0	Yes	1,342	Wooded	\$699,000
282	Turnberry Village	3	3	0	Yes	1,576	Golf	\$919,000
5	Water Oak	2	3	0	Yes	1,289	Golf	\$875,000

**ACTIVE UNDER CONTRACT CONDOS: Palmetto Dunes | Shelter Cove | Leamington**

#	COMPLEX	BDS	BA	HB	FURNISHED	SQ FT	VIEW	LIST PRICE
17	Fazio	3	3	0	Yes	1,888	Landscape, Pool	\$920,000
618	Queens Grant	3	2	1	Yes	1,988	Golf, Landscape	\$795,000
8115	Wendover Dunes	3	3	0	Yes	1,957	Pool, Wooded	\$1,269,900

**SOLD CONDOS: Palmetto Dunes | Shelter Cove | Leamington**

	COMPLEX	BDS	BA	HB	FURN	SQ FT	VIEW	SOLD	SOLD PRICE
7442	Anchorage	2	2	0	Yes	1,140	Lagoon	3/27/24	\$550,000
7485	Anchorage	2	2	0	Yes	1,150	Lagoon, Landscape	1/30/24	\$575,000
7435	Anchorage	2	2	0	Yes	1,150	Lagoon	3/13/24	\$570,000
109	Barrington Court	1	1	1	Yes	862	Ocean	3/19/24	\$624,000
443	Captains Walk	2	2	0	Yes	1,367	Ocean	3/29/24	\$1,450,000
5501	Hampton Place	1	2	0	Yes	985	Ocean	2/20/24	\$810,000
5303	Hampton Place	2	2	0		1,392		1/11/24	\$1,300,000
5406	Hampton Place	2	2	0	Yes	1,392	Ocean, Pool	3/1/24	\$1,455,000
7104	Harbourside I	1	1	1	Yes	887	Harbor	3/8/24	\$535,000
7160	Harbourside II	1	1	1	Yes	1,123	City, Landscape	2/28/24	\$524,500
40	Hickory Cove	2	3	0	Yes	1,300	Landscape	2/22/24	\$745,000
7627	Huntington	2	2	0	Yes	1,488	Lagoon, Lake	2/12/24	\$848,000
7622	Huntington	4	4	0	Yes	2,152	Lagoon, Landscape	2/22/24	\$1,595,000
972	Inverness Village	2	2	0	Yes	1,450	Golf, Lagoon	3/18/24	\$795,000
6103	Newport	2	2	1	Yes	1,445	Lagoon	2/5/24	\$615,000
6100	Newport	3	3	0	No	1,621	Deep Water	2/27/24	\$860,000
833	Ocean Cove	2	2	0	Yes	1,335	Landscape	1/31/24	\$820,000
582	Queens Grant	2	1	0	Yes	1,043	Landscape	1/25/24	\$420,000
655	Queens Grant	2	1	0	Yes	1,043	Landscape	3/12/24	\$455,000
720	Queens Grant	2	1	0	Yes	1,024	Landscape	3/19/24	\$430,000
632	Queens Grant	2	2	0	Yes	1,043	Wooded	1/26/24	\$545,000
734	Queens Grant	3	2	1	No	1,988	Golf	3/11/24	\$735,000
507	Queens Grant	3	2	1	Yes	1,988	Landscape	2/20/24	\$770,000
1664	St Andrews Common	2	2	0	Yes	1,177	Landscape	2/21/24	\$528,000
1759	St Andrews Common	2	2	0	Yes	1,177	Landscape	1/22/24	\$550,000
73	The Moorings	2	3	0	Yes	1,260	Landscape, Wooded	3/1/24	\$754,000
269	Turnberry Village	2	2	0	Yes	1,473	Golf	3/21/24	\$695,000
279	Turnberry Village	3	3	0	Yes	1,576	Golf	1/2/24	\$825,000
233	Turnberry Village	3	3	0	Yes	1,576	Golf, Landscape	2/15/24	\$825,000
207	Turnberry Village	3	3	0	Yes	1,576	Golf, Landscape	2/5/24	\$835,000
2516	Villamare	2	2	0	Yes	1,232	Landscape, Ocean	3/11/24	\$860,000
2419	Villamare	2	2	0	Yes	1,232	Landscape, Ocean	2/28/24	\$850,000
2414	Villamare	2	2	0	Yes	1,232	Lagoon, Landscape	2/1/24	\$900,000
2517	Windsor Place II	3	3	0	No	2,005	Ocean	1/16/24	\$2,300,000
7548	Yacht Club	3	3	0	No	1,472	Deep Water	1/9/24	\$785,000
7535	Yacht Club	3	3	0	No	1,416	Harbor, Pool	1/31/24	\$875,000



The only specialist in Palmetto Dunes, Shelter Cove and Leamington since 1976

The Plaza At Shelter Cove  
50P Shelter Cove Lane  
Hilton Head Island, South Carolina



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## Historical Comparison: 2015-2024

Sales and Prices: January 1, 2015 - March 31, 2024

Palmetto Dunes | Shelter Cove | Leamington

Year	Homes Sold	Avg Price	Inventory	Pending	Active Under Contract	Sold	Avg Price	Inventory	Pending	Active Under Contract	Homesites Sold	Avg Price	Inventory	Pending	Active Under Contract
2015	14	\$1,110,307	81	12		22	\$404,455	135	25		1	\$575,000	25	0	
2016	12	\$1,301,208	78	12		31	\$525,839	142	21		1	\$415,000	26	1	
2017	12	\$1,440,625	70	10		22	\$438,968	127	25		3	\$341,667	16	2	
2018	13	\$919,846	64	15		34	\$475,544	103	34		2	\$438,500	18	1	
2019	17	\$786,456	59	13		30	\$565,543	126	35		2	\$703,750	10	4	
2020	18	\$1,154,347	52	10		25	\$443,189	105	25		0	0	10	2	
2021	31	\$1,570,772	12	22	1	57	\$573,668	4	45	5	2	\$927,500	4	2	0
2022	23	\$1,958,435	3	6	1	47	\$763,017	6	35	1	0	0	1	1	0
2023	9	\$2,330,111	7	6	1	39	\$895,356	19	22	1	0	0	1	0	0
2024	9	\$2,107,778	12	4	0	35	\$804,529	35	15	3	2	\$706,500	2	0	0

Reviewing prices historically, we can see that we had been on an upward trajectory when the pandemic hit in 2020 and only accelerated as we came out of it. I believe prices have the opportunity to continue to increase from today's date in all categories across the board because of our exceptionally low inventory of properties to sell. Demand should always increase as our reputation and status as a world-class oceanfront residential resort community increases. As a resale community, the supply will not be able to keep up with demand, which will continue to drive prices higher over the next few years, and into the future.