



NEWS



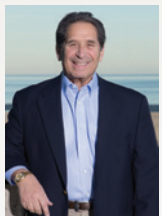
The Plaza At Shelter Cove
50P Shelter Cove Lane
Hilton Head Island, South Carolina

schembrarealestategroup.com

FALL 2022

Shortage of Inventory...

The massive surge of interest and new homeowners over the last few years has created a wonderful opportunity for sellers looking to cash in on their investment. Right now properties are being snapped up as soon as they've been put on the market, with multiple offers and prices well above asking. While this has been a windfall for sellers, it has resulted in a severe shortage of inventory. It's in your best interest to take advantage of this situation but be sure you're listing with the right professional. The market is in a great place now, but with such a volatile economy, it can be difficult to say where it is headed. Since 1976, my greatest commitment has been keeping owners in the know and up to date, resulting in over \$1.25 billion in sales volume in our community. If you are ready to take advantage of this market, make the most informed choices you can by putting my expertise to work. I would love to have a conversation with you and help you get the most for your property.



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

#4 Individual Sales Volume, State of South Carolina

America's Best 2022 Ranking Report - 2021 sales (Over 28,500 SC Realtors)



All Real Estate is Local

I would like to begin this newsletter by welcoming all of our new neighbors in Palmetto Dunes, Shelter Cove and Leamington. Heading out of one of the busiest summer seasons I can recall in my 46 years in real estate, it has been inspiring to see the massive interest in our community. Not only did a record number of visitors come to Hilton Head Island, many of them chose to stay in paradise, purchasing properties at prices that broke records of their own. The question I am now being asked is whether or not this momentum will continue. Truthfully, I believe we will see greater appreciation in prices, but not at the same velocity we've experienced during the pandemic.

The last few years have presented a bit of an anomaly, with remote work opening the door for people to live where they choose to, rather than where their job happens to be. Over the last few years, the southeastern states became a huge draw for those seeking warmer climates, quality of life, and less population than many overcrowded cities. Because of this, many of the major oceanfront residential resorts on the East Coast also had great appreciation because of a huge demand placed on their properties in what amounted to a limited supply.

And while prices will continue to rise locally, you may begin hearing reports nationwide of prices beginning to slump. That may well happen, primarily in commercial real estate as remote workers no longer need a centralized office to conduct business. But even if residential real estate begins a period of stagnation in coming months, resort real estate has always been a different animal. The trend we've been seeing of people migrating to better climates doesn't look to be slowing down anytime soon, which will offset any downturn nationally in real estate.

In short, all real estate is local. What might have a huge impact on the national market might cause little more than a ripple on Hilton Head Island. And with our Island being primarily a resale market, with a supply that will never completely satisfy demand, Hilton Head Island tends to operate on its own set of rules.

But the relationship between supply and demand is tremendously different here on Hilton Head Island owing to our maturity as a community. As of this writing there are only 51 properties available for sale. This accounts for just under 2% of the 3,600 properties available, a massive imbalance by any standard. And this imbalance between supply and demand will only be exacerbated in the coming years as it has become quite obvious that owners have placed a tremendous priority on what they own in the community, family enjoyment and personal usage, capital appreciation, rentals if desired, and outstanding write-offs, if applicable.

With the upcoming \$36 million renovation of the Hilton Head Island Airport Terminal and the popularity of the Savannah/Hilton Head Island International Airport, we have become much more accessible to many additional markets throughout the country attracting new buyers and vacationers and adding more convenience for the Island residents..

I am quite certain that you receive correspondence from many of the 1,700 realtors on the Island, but what I can offer you is 46 years of living, working, and specializing in our community with record-breaking sales.

I feel a tremendous amount of gratitude and appreciation to so many of you for your loyalty as I continue my focus on you, the property owners. If you have any questions about the market or would like information, please get in touch, I am easy to reach. Again, enjoy the Fall, and if you are in The Plaza at Shelter Cove, please stop in our office next to Whole Foods Market and say hello, we enjoy your visits.

Sincerely,
Philip A. Schembra

ACTIVE HOMES: Palmetto Dunes | Leamington

ADDRESS	BDS	BA	HB	FURN	SQ FT	YR BUILT	VIEW	LIST PRICE
24 Promontory Court	3	2	1	Yes	2,169	1979	Lagoon	\$1,129,000
20 Cartgate Drive	3	3	0	No	2,893	1998	Landscape, Wooded	\$1,329,000
8 Niblick Court	3	3	0	No	2,500	1989	Golf	\$1,479,000
52 Full Sweep	4	4	1	No	3,015	2016	Golf, Lagoon	\$1,499,000
52 Heath Court W	4	4	1	No	3,104	1993	Lagoon, Landscape	\$1,575,000
24 Cartgate Dr	4	3	1	Yes	3,261	1998	Pool, Wooded	\$1,595,000
185 Mooring Buoy	3	3	0	Yes	2,255	1992	Lagoon, Pool	\$1,849,000
2 Flagg Road	5	5	1	No	3,380	2005	Pool, Wooded	\$1,950,000
10 Arthur Hills Court	4	4	0	No	3,922	1992	Golf, Lagoon	\$1,950,000
15 Sea Lane	4	3	0	Yes	2,360	1981	Golf	\$1,999,999
193 Mooring Buoy	6	6	1	Yes	4,256	2006	Lagoon, Pool	\$2,695,000
13 Full Sweep	6	6	1	No	4,003	2022	Lagoon	\$3,600,000
47 Leamington Lane	5	5	2	No	7,022	1989	Golf, Lagoon	\$3,995,000
8 Ketch	7	7	1	Yes	4,058	1972	Ocean	\$5,950,000

UNDER CONTRACT HOMES: Palmetto Dunes | Leamington

ADDRESS	BDS	BA	HB	FURN	SQ FT	YR BUILT	VIEW	LIST PRICE
44 Off Shore Drive	4	2	0	Yes	1,850	1973	Golf	\$999,900
28 Rum Row	3	2	1	Yes	2,077	1977	Lagoon, Landscape	\$1,249,000
14 Starboard Tack	3	2	0	Yes	2,064	1979	Lagoon, Pool	\$1,325,000
2 Niblick Court	5	3	1	No	3,459	2002	Landscape	\$1,400,000
8 Masters Court	3	3	1	No	2,797	1994	Golf	\$1,599,000
84 S Shore Drive	4	4	1	No	3,470	2006	Wooded	\$2,150,000
2 Lookout	4	3	1	No	3,452	1983	Lagoon, Landscape	\$2,549,000
2 Dinghy	4	4	1	Yes	3,402	1994	Pool	\$2,850,000

SOLD HOMES: Palmetto Dunes | Leamington

ADDRESS	BDS	FB	HB	FURN	SQ FT	YR BUILT	VIEW	SOLD	SOLD PRICE
58 Off Shore	3	2	0	No	1,700	1972	Golf, Landscape	2/17/22	\$590,000
78 Off Shore	3	2	0	No	1,838	1991	Golf	5/2/22	\$721,000
25 Swing About	3	3	1	No	1,950	1980	Lagoon, Landscape	6/27/22	\$800,000
40 Off Shore	4	4	0	No	2,366	1981	Golf	8/19/22	\$845,000
4 Slack Tide	4	4	2	Yes	4,200	1980	Lagoon	1/21/22	\$940,000
35 Off Shore Drive	3	2	1	Yes	2,290	1982	Marsh, Pool	1/21/22	\$940,000
77 Off Shore	3	3	0	No	2,032	1983	Lagoon	3/31/22	\$940,000
10 Troon Drive	3	2	1	No	2,199	1982	Golf	8/30/22	\$950,000
10 Newport Drive	3	3	1	No	2,320	1997	Marsh, River	2/3/22	\$1,100,000
9 Cartgate Drive	3	2	1	No	2,172	1986	Lagoon	5/31/22	\$1,110,000
22 Heath Drive	4	4	0	Yes	2,286	1981	Golf, Pool	1/27/22	\$1,120,000
9 Niblick Court	3	2	0	No	1,850	1987	Golf	8/29/22	\$1,175,000
18 Promontory Court	3	3	0	No	2,405	1995	Landscape, Wooded	6/27/22	\$1,200,000
4 Masters Court	5	3	1	No	3,194	1986	Landscape	7/15/22	\$1,250,000
53 Full Sweep	4	3	1	Yes	2,497	1974	Lake, Pool	1/28/22	\$1,275,000
20 Off Shore Drive	4	3	0	Yes	2,387	1974	Golf, Pool	9/20/22	\$1,275,000
2 Burns Court	4	4	1	No	2,670	1993	Pool	3/17/22	\$1,325,000
1 Down Wind	4	3	1	No	3,016	1973	Lake, Landscape	1/14/22	\$1,349,000
4 Rum Row	3	2	1	No	2,246	1972	Lagoon	6/20/22	\$1,350,000
33 Swing About	4	4	1	Yes	3,749	1998	Lagoon, Wooded	8/17/22	\$1,350,000
4 Brassie Court	4	3	1	No	2,651	1991	Lagoon, Landscape	2/18/22	\$1,364,502
36 Heath Dr	4	3	0	No	2,737	1990	Lagoon, Pool	7/1/22	\$1,399,999
37 Mooring Buoy	4	3	0	Yes	2,069	1980	Lagoon, Pool	1/14/22	\$1,425,000
15 Rum Row	3	3	0	Yes	2,400	1980	Golf	6/16/22	\$1,425,000
5 Midstream	3	3	0	Yes	2,064	1981	Lagoon, Pool	8/12/22	\$1,450,000
56 Leamington Lane	4	4	1	No	3,812	1989	Golf	2/22/22	\$1,475,000
25 Heath Drive	4	3	1	Yes	2,455	1995	Pool, Wooded	5/30/22	\$1,500,000
21 Swing About	4	4	0	Yes	2,796	2002	Lagoon, Pool	4/29/22	\$1,574,000
7 Niblick Court	3	3	0	No	2,198	1984	Golf	7/11/22	\$1,600,000
49 Queens Way	5	3	1	No	3,935	2005	Golf	5/2/22	\$1,850,000
19 Sea Lane	5	4	1	Yes	2,462	1973	Pool, Wooded	8/18/22	\$1,875,000
39 Queens Way	4	4	1	No	3,905	1996	Golf	3/22/22	\$1,880,000
1 Catboat	6	6	0	Yes	3,400	1976	Landscape, Pool	1/14/22	\$2,150,000
190 Mooring Buoy	4	4	0	No	3,197	1981	Golf, Lagoon	1/10/22	\$2,150,000
18 Midstream	4	3	1	Yes	3,507	1998	Golf, Lagoon	8/31/22	\$2,250,000
22 Full Sweep	5	4	0	Yes	4,500	1989	Golf, Ocean	2/9/22	\$2,350,000
84 Mooring Buoy	5	5	0	Yes	3,365	1986	Landscape, Pool	2/4/22	\$2,350,000
27 Sea Lane	5	5	1	No	4,123	2001	Golf, Pool	1/21/22	\$2,400,000
12 Port Tack	5	5	1	No	7,320	2004	Golf, Lagoon	1/18/22	\$2,400,000
1 Flotilla	4	4	1	Yes	2,990	1993	Landscape, Pool	9/6/22	\$2,445,000
4 Highrigger	6	6	1	Yes	4,300	2002	Landscape, Pool	1/28/22	\$2,450,000
8 Arthur Hills Court	5	4	1	No	4,730	2001	Golf, Lagoon	3/14/22	\$2,515,000
99 Mooring Buoy	6	6	1	Yes	5,300	2005	Pool, Wooded	6/10/22	\$2,900,000
7 Queens Way	5	5	1	No	4,056	1992	Golf, Lagoon	5/17/22	\$2,995,000
9 Brigantine	8	8	0	Yes	5,573	1982	Landscape, Pool	3/16/22	\$3,200,000
122 Mooring Buoy	4	4	1	Yes	3,300	1970	Wooded	3/30/22	\$3,300,000
11 Sea Ln	5	5	2	No	7,051	2005	Golf, Pool	2/17/22	\$3,995,500
9 Armada Street	6	6	1	Yes	6,741	2005	Landscape	5/24/22	\$4,200,000
9 Galleon	6	6	0	Yes	4,048	1993	Ocean	1/11/22	\$4,300,000
5 Brigantine	6	6	1	Yes	4,585	1988	Ocean, Pool	5/16/22	\$4,400,000
10 Man O War	6	6	1	Yes	5,594	2004	Ocean	5/12/22	\$6,600,000
12 Armada Street	5	5	2	Yes	4,664	2016	Ocean	9/2/22	\$6,800,000
11 Man O War	7	6	1	Yes	5,533	1999	Ocean	9/9/22	\$7,350,000
7 Junket	6	7	2	Yes	6,364	2004	Ocean	9/15/22	\$7,700,000

SOLD HOMESITES: Palmetto Dunes | Leamington

ADDRESS	VIEW	SOLD	SOLD PRICE
86 Port Tack	Lagoon, Landscape	6/17/22	\$475,000
13 Full Sweep	Lake	3/31/22	\$550,000
5 Sea Lane	Golf	8/1/22	\$1,099,000

SCHEMBRA FAMILY NEWS

Our son, Christopher, made the *Wall Street Journal* Bestseller List as #1 in non-fiction E-books with his new book *Gratitude Through Hard Times, Finding Positive Benefits Through Our Darkest Hours* and also made the Bestseller Lists of both Barnes and Noble and *USA Today*.

ACTIVE CONDOS: Palmetto Dunes | Shelter Cove | Leamington

COMPLEX	BDS	BA	HB	FURN	SQ FT	VIEW	LIST PRICE
7470 Anchorage	2	2	0	Yes	1,150	Pool	\$614,900
502 Barrington Arms	2	2	0	Yes	1,171	Ocean	\$975,000
104 Barrington Arms	3	3	0	Yes	1,792	Ocean, Pool	\$2,100,000
117 Barrington Court	1	1	1	Yes	862	Landscape, Ocean	\$629,900
114 Barrington Court	2	2	0	Yes	1,171	Landscape, Ocean	\$1,150,000
712 Barrington Park	1	1	1	Yes	801	Lagoon	\$580,000
493 Captains Cove	4	3	0	Yes	1,400	Lagoon	\$1,325,000
433 Captains Walk	2	2	0	Yes	1,367	Ocean, Pool	\$1,200,000
7809 Centrecourt	2	2	0	Yes	1,199	Lagoon	\$675,000
17 Fazio	3	3	0	Yes	2,008	Landscape, Pool	\$850,000
5102 Hampton Place	2	2	0	Yes	1,392	Ocean	\$1,289,000
6303 Hampton Place	2	2	0	Yes	1,392	Ocean	\$1,299,000
6308 Hampton Place	3	3	0	Yes	1,777	Ocean, Pool	\$2,499,000
7113 Harbourside I	1	2	0	Yes	1,010	Deep Water, Pool	\$399,000
7628 Huntington	2	2	0	Yes	1,488	Lagoon, Landscape	\$895,000
306 Main Sail	2	2	1	No	1,890	Deep Water	\$1,250,000
405 Main Sail	3	2	1	Yes	2,023	Deep Water, Harbor	\$1,575,000
823 Ocean Cove	2	2	0	No	1,335	Landscape	\$795,000
767 Queens Grant	2	1	0	No	1,043	Landscape	\$499,000
570 Queens Grant	2	1	0	Yes	1,043	Landscape	\$525,000
524 Queens Grant	2	2	0	Yes	1,043	Landscape	\$545,000
666 Queens Grant	2	2	0	No	1,043	Landscape	\$550,000
579 Queens Grant	3	3	0	Yes	1,447	Landscape	\$675,000
241 Turnberry Village	2	2	0	Yes	1,351	Golf	\$599,000
298 Turnberry Village	2	2	0	Yes	1,351	Golf, Lagoon	\$750,000
2519 Villamare	2	2	0	Yes	1,232	Ocean	\$859,000
2419 Villamare	2	2	0	Yes	1,232	Landscape, Ocean	\$864,000
2418 Villamare	2	2	0	Yes	1,232	Landscape	\$864,900
1505 Villamare	2	2	0	Yes	1,232	Ocean	\$879,900
3422 Villamare	2	2	0	Yes	1,232	Ocean	\$945,000
1108 Villamare	2	2	0	Yes	1,232	Ocean	\$949,500
3424 Villamare	2	2	0	Yes	1,232	Ocean, Pool	\$1,150,000
1206 Villamare	3	3	0	Yes	1,764	Ocean	\$2,175,000
4409 Windsor Ct N	4	4	0	Yes	2,135	Ocean	\$2,875,000
3403 Windsor Ct S	1	2	0	Yes	1,037	Ocean	\$699,000
3101 Windsor Ct S	2	2	0	Yes	1,442	Landscape, Ocean	\$1,199,000
2514 Windsor Place II	1	2	0	Yes	1,019	Ocean, Pool	\$799,000

UNDER CONTRACT CONDOS: Palmetto Dunes | Shelter Cove | Leamington

COMPLEX	BDS	BA	HB	FURN	SQ FT	VIEW	LIST PRICE										
7463	Anchorage	2	2	0	No	1,140	Lagoon	\$490,000	501	Queens Grant	2	2	0	Yes	1,043	Landscape	\$550,000
416	Barrington Court	2	2	0	Yes	1,171	Ocean	\$995,000	689	Queens Grant	2	2	0	Yes	1,043	Landscape	\$574,500
434	Captains Walk	3	3	0	Yes	1,762	Ocean	\$1,325,000	740	Queens Grant	2	2	0	Yes	1,043	Landscape	\$574,900
7825	Centrecourt	2	2	0	Yes	1,199	Lagoon	\$629,900	745	Queens Grant	2	2	0	Yes	1,447	Lagoon	\$599,000
5502	Hampton Place	2	2	0	Yes	1,392	Ocean	\$1,299,000	796	Queens Grant	2	2	0	Yes	1,447	Lagoon, Landscape	\$615,000
6302	Hampton Place	2	2	0	Yes	1,392	Ocean	\$1,399,000	644	Queens Grant	2	2	0	Yes	1,459	Landscape	\$625,000
7119	Harbourside I	1	1	1	Yes	990	Harbor	\$475,000	124	Townhomes At Southshore	4	4	1	No	4,698	Ocean	\$3,649,000
48	Hickory Cove	3	4	0	Yes	1,600	Landscape, Pool	\$895,000	21	Tradewinds	3	3	1	No	2,369	Landscape	\$780,000
302	Main Sail	3	3	0	No	2,023	Deep Water, Harbor	\$1,750,000	272	Turnberry Village	2	2	0	Yes	1,473	Golf, Landscape	\$765,000
									8130	Wendover Dunes	2	2	1	Yes	1,562	Landscape	\$815,000

SOLD CONDOS: Palmetto Dunes | Shelter Cove | Leamington

COMPLEX	BDS	BA	HB	FURN	SQ FT	VIEW	SOLD	SOLD PRICE											
111	Abbington	2	3	0	Yes	1,500	Lagoon	3/21/22	\$1,000,000	7101	Newport	2	2	1	No	1,420	Lagoon, Landscape	8/2/22	\$660,000
107	Abbington	3	3	0	Yes	1,534	Lagoon	4/27/22	\$1,150,000	620	Queens Grant	2	1	0	No	1,024	Landscape	3/16/22	\$355,000
120	Abbington	3	3	0	Yes	1,534	Lagoon	3/29/22	\$1,225,000	713	Queens Grant	2	1	0	No	1,024	Landscape	3/18/22	\$360,499
7487	Anchorage	2	2	0	No	1,140	Lagoon	1/4/22	\$400,000	732	Queens Grant	2	1	0	Yes	1,024	Landscape	4/13/22	\$445,000
7438	Anchorage	2	2	0	No	1,140	Lagoon, Pool	2/18/22	\$418,000	570	Queens Grant	2	1	0	Yes	1,043	Landscape	5/27/22	\$450,000
7475	Anchorage	2	2	0	No	1,140	Lagoon	8/17/22	\$425,000	790	Queens Grant	2	2	0	Yes	1,043	Landscape	4/21/22	\$469,000
7484	Anchorage	2	2	0	No	1,140	Lagoon	8/18/22	\$450,000	635	Queens Grant	2	2	0	Yes	1,043	Landscape	3/31/22	\$490,000
103	Barrington Arms	1	1	1	Yes	960	Ocean, Pool	2/2/22	\$550,000	620	Queens Grant	2	1	0	Yes	1,024	Landscape	8/10/22	\$500,000
107	Barrington Arms	2	2	0	Yes	1,171	Landscape, Ocean	7/14/22	\$875,000	578	Queens Grant	2	2	0	Yes	1,043	Wooded	4/19/22	\$545,000
417	Barrington Court	1	1	1	Yes	862	Landscape, Ocean	4/22/22	\$610,000	610	Queens Grant	2	2	0	Yes	1,447	Landscape	9/13/22	\$549,000
517	Barrington Court	1	1	1	Yes	862	Landscape, Ocean	5/9/22	\$680,000	641	Queens Grant	2	2	0	Yes	1,459	Landscape	1/21/22	\$550,000
210	Barrington Court	2	2	0	Yes	1,171	Ocean, Pool	1/19/22	\$720,000	794	Queens Grant	2	1	0	Yes	1,024	Landscape	6/1/22	\$560,000
116	Barrington Court	2	2	0	Yes	1,171	Landscape, Ocean	1/28/22	\$750,000	586	Queens Grant	3	2	1	Yes	1,988	Landscape	4/29/22	\$610,000
216	Barrington Court	2	2	0	Yes	1,171	Ocean	3/16/22	\$901,000	719	Queens Grant	2	2	0	Yes	1,447	Landscape	8/30/22	\$612,000
515	Barrington Court	2	2	0	Yes	1,171	Landscape, Ocean	2/25/22	\$955,000	526	Queens Grant	2	2	0	Yes	1,447	Landscape	7/7/22	\$615,000
705	Barrington Park	1	1	1	Yes	801	Lagoon, Landscape	3/21/22	\$550,000	514	Queens Grant	2	2	0	Yes	1,447	Landscape	4/5/22	\$619,000
713	Barrington Park	1	1	1	Yes	801	Lagoon, Landscape	4/26/22	\$550,000	773	Queens Grant	2	2	0	Yes	1,447	Golf, Lagoon	6/6/22	\$625,000
238	Captains Quarters	1	1	0	Yes	885	Intracoastal, Marsh	2/22/22	\$410,000	580	Queens Grant	2	2	0	Yes	1,447	Landscape	5/3/22	\$625,000
250	Captains Quarters	1	1	0	Yes	885	Deep Water, Marsh	8/30/22	\$450,000	548	Queens Grant	3	2	1	Yes	1,988	Golf, Landscape	3/11/22	\$635,000
218	Captains Quarters	1	1	0	Yes	885	Marsh	5/16/22	\$499,900	618	Queens Grant	3	2	1	Yes	1,988	Golf, Landscape	1/20/22	\$639,900
234	Captains Quarters	2	2	0	Yes	1,315	Marsh, River	4/21/22	\$699,000	789	Queens Grant	2	2	0	Yes	1,447	Lagoon, Landscape	6/24/22	\$647,000
256	Captains Quarters	2	2	0	Yes	1,310	Deep Water, Harbor	4/25/22	\$825,000	645	Queens Grant	3	2	1	Yes	1,988	Landscape, Pool	7/18/22	\$650,000
466	Captains Walk	2	2	0	No	1,367	Ocean	4/8/22	\$1,015,000	669	Queens Grant	3	2	1	Yes	1,988	Lagoon, Pool	6/29/22	\$685,000
463	Captains Walk	3	3	0	Yes	1,762	Ocean	1/7/22	\$1,050,000	573	Queens Grant	2	2	0	Yes	1,447	Landscape	7/15/22	\$696,000
467	Captains Walk	2	2	0	Yes	1,367	Ocean	8/4/22	\$1,050,000	737	Queens Grant	3	2	1	Yes	1,988	Golf, Pool	6/30/22	\$710,000
473	Captains Walk	2	2	0	Yes	1,367	Ocean	3/21/22	\$1,185,000	537	Queens Grant	3	2	1	No	1,988	Landscape	7/12/22	\$730,000
445	Captains Walk	2	2	0	Yes	1,367	Ocean	4/11/22	\$1,225,000	204	Somerset	3	3	1	Yes	2,668	Ocean	4/20/22	\$2,350,000
443	Captains Walk	2	2	0	Yes	1,367	Ocean	2/1/22	\$1,250,000	1101	South Shore Commons	3	3	0	No	2,481	Landscape	1/31/22	\$1,600,000
421	Captains Walk	2	2	0	Yes	1,367	Ocean	6/28/22	\$1,250,000	2102	South Shore Commons	3	3	0	Yes	2,481	Landscape, Pool	3/2/22	\$1,700,000
429	Captains Walk	3	3	0	Yes	1,762	Ocean, Pool	1/14/22	\$1,262,000	1302	South Shore Commons	3	3	0	Yes	2,481	Pool	7/1/22	\$1,980,000
462	Captains Walk	3	3	0	Yes	1,762	Ocean	6/3/22	\$1,380,000	1652	St Andrews Common	1	1	1	No	902	Landscape	2/8/22	\$375,000
7801	Centrecourt	2	2	0	Yes	1,199	Lagoon	1/27/22	\$545,000	1653	St Andrews Common	1	1	1	Yes	902	Landscape	6/23/22	\$379,000
7804	Centrecourt	2	2	0	Yes	1,199	Lagoon	2/23/22	\$565,000	1967	St Andrews Common	1	1	1	Yes	902	Landscape	7/8/22	\$429,000
7814	Centrecourt	2	2	0	Yes	1,199	Lagoon	2/28/22	\$585,500	1952	St Andrews Common	1	1	1	Yes	902	Golf, Lagoon	4/5/22	\$430,000
7820	Centrecourt	2	2	0	Yes	1,199	Lagoon	2/2/22	\$635,000	1681	St Andrews Common	2	2	0	Yes	1,177	Golf	8/1/22	\$469,000
7818	Centrecourt	2	2	0	Yes	1,199	Lagoon, Landscape	4/4/22	\$675,000	1766	St Andrews Common	2	2	0	Yes	1,342	Landscape	4/20/22	\$472,500
49	Fazio	2	2	1	Yes	1,636	Pool	3/11/22	\$699,000	1860	St Andrews Common	2	2	0	Yes	1,177	Landscape	3/7/22	\$474,000
29	Fazio	3	2	1	Yes	1,836	Golf	9/12/22	\$740,000	1782	St Andrews Common	2	2	0	Yes	1,177	Landscape, Wooded	3/7/22	\$480,000
2	Fazio	3	2	1	Yes	1,956	Golf, Landscape	9/16/22	\$859,000	1966	St Andrews Common	2	2	0	No	1,177	Golf	4/20/22	\$500,000
55	Fazio	3	2	1	Yes	1,956	Golf	9/20/22	\$889,000	1780	St Andrews Common	3	2	0	Yes	1,542	Landscape	5/2/22	\$510,000
20	Fazio	3	3	0	Yes	2,008	Pool	9/27/22	\$895,000	1761	St Andrews Common	2	2	0	Yes	1,342	Golf	3/2/22	\$526,900
1	Fazio	4	3	0	No	2,208	Golf	8/30/22	\$1,000,000	1758	St Andrews Common	2	2	0	No	1,342	Landscape	7/1/22	\$551,000
5305	Hampton Place	2	2	0	Yes	1,392	Ocean, Pool	8/10/22	\$1,399,000	2	Tradewinds	3	3	1	No	2,369	Wooded	8/29/22	\$675,000
5306	Hampton Place	2	2	0	Yes	1,392	Ocean	9/1/22	\$1,460,000	25	Tradewinds	3	3	1	Yes	2,369	Landscape, Pool	2/11/22	\$720,000
6505	Hampton Place	2	2	0	Yes	1,392	Ocean, Pool	5/11/22	\$1,510,000	266	Turnberry Village	2	2	0	Yes	1,351	Golf	6/10/22	\$630,000
6306	Hampton Place	2	2	0	Yes	1,392	Ocean	6/24/22	\$1,550,000	227	Turnberry Village	2	2	0	Yes	1,473	Golf	5/6/22	\$687,500
6501	Hampton Place	3	3	0	Yes	1,777	Ocean, Pool	9/12/22	\$1,999,000	207	Turnberry Village	3	3	0	Yes	1,576	Golf	1/21/22	\$690,000
5508	Hampton Place	3	3	0	Yes	1,777	Ocean	5/19/22	\$2,800,000	282	Turnberry Village	3	3	0	Yes	1,576	Golf	4/1/22	\$720,000
5309	Hampton Place	3	3	0	Yes	2,130	Ocean	7/14/22	\$3,000,000	294	Turnberry Village	2	2	0	Yes	1,351	Golf	6/27/22	\$745,000
7104	Harbourside I	1	1	1	Yes	887	Harbor	4/7/22	\$475,000	264	Turnberry Village	2	2	0	Yes	1,473	Golf, Landscape	9/9/22	\$761,000
7108	Harbourside I	1	1	1	Yes	990	Harbor	2/16/22	\$493,000	285	Turnberry Village	2	2	0	Yes	1,473	Golf	6/8/22	\$795,000
7106	Harbourside I	2	2	0	No	1,259	Harbor	3/23/22	\$580,000	300	Turnberry Village	2	2	0	Yes	1,473	Lagoon	6/7/22	\$795,000
7127	Harbourside I	2	2	1	Yes	1,647	Deep Water, Harbor	4/8/22	\$725,000	2513	Villamare	2	2	0	Yes	1,232	Landscape, Ocean	3/10/22	\$710,000
7146	Harbourside II	1	1	1	No	1,123	Landscape, Pool	6/30/22	\$360,000	1310	Villamare	2	2	0	Yes	1,232	Landscape, Ocean	2/28/22	\$805,000
7152	Harbourside II	1	1	1	Yes	990	Deep Water, Harbor	7/1/22	\$465,000	2119	Villamare	2	2	0	Yes	1,232	Landscape,		



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Historical Comparison: 2013-2022

Sales and Prices: January 1, 2013 - September 30, 2022
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
2013	41	\$1,097,888	79	16		143	\$454,590	141	27		10	\$814,886	19	1	
2014	41	\$1,012,519	90	11		97	\$424,138	147	19		9	\$701,833	23	1	
2015	59	\$860,344	74	13		100	\$386,236	141	24		5	\$419,000	19	1	
2016	42	\$1,108,628	71	15		123	\$451,350	141	23		5	\$766,000	21	0	
2017	44	\$1,180,898	76	5		131	\$417,200	123	25		11	\$416,273	18	1	
2018	50	\$970,253	68	9		139	\$481,503	111	18		9	\$431,167	11	1	
2019	68	\$1,129,759	54	13		146	\$493,666	109	29		9	\$522,467	10	0	
2020	87	\$1,188,417	18	26	2	149	\$478,294	42	48	9	12	\$701,625	3	3	0
2021	96	\$1,625,325	13	19	0	201	\$625,691	28	27	1	10	\$716,750	3	1	0
2022	54	\$2,252,296	14	8	0	152	\$848,346	37	19	0	3	\$708,000	0	0	0

Another record has been broken! As of October 1st, the average price of a home in Palmetto Dunes and Leamington has topped \$2 million for the first time ever. In addition, thus far, the average sales price of a condominium has exceeded \$800,000, representing another record shattered. Homesites are virtually sold out as there were only three sales during this time, and I was involved in two of them.

It is great news to welcome our new owners to the community! It is my opinion that our properties have always been under-priced compared to comparable communities who are also setting records. Competition is healthy and gives us a goal to work toward. This year marks the 46th year in my career on Hilton Head Island selling real estate in our community. I have been able to achieve personal sales over \$1.25 billion, an All-Time Record for one agent on Hilton Head Island. What is even more significant is that I achieved this record specializing in one community - Palmetto Dunes, Shelter Cove and Leamington! Thank you.