

## EXCITING NEWS FOR OUR ISLAND!

- The Hilton Head Island Airport Expansion is taking off to a new level thanks to a \$53 million expansion, to include a new grand hall and passenger areas.
- South Carolina grew by 1.8% last year, placing the Palmetto State, Florida and Idaho among the top three growing "power centers" in the U.S.

## CONGRATULATIONS!

*Condé Nast Traveler*  
**2023 Reader's Choice Awards:**

**Best U.S. Island**

#1 Hilton Head Island -  
7th consecutive year!

**Best Resorts in the World**

#24 Omni Hilton Head  
Oceanfront Resort

**Top 20 Resorts in the South**

#2 Omni Hilton Head Oceanfront Resort  
#13 Palmetto Dunes Oceanfront Resort




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real estate group  
HILTON HEAD ISLAND • SOUTH CAROLINA

**PHILIP A. SCHEMBRA**  
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Over \$1.25 Billion in Personal Sales  
in Palmetto Dunes, Shelter Cove  
and Leamington since 1976



**#1** Individual Sales Volume -  
Hilton Head Island

**#4** Individual Sales Volume -  
State of SC

America's Best 2023 Ranking Report - 2022 sales  
(Over 24,000 SC Realtors)



Hello Palmetto Dunes, Shelter Cove and Leamington Owners,

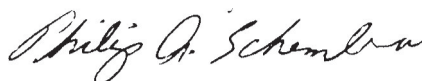
Welcome to our new owners in the community! During a recent conversation with a fellow real estate broker, we both agreed that real estate is local by nature, but usually benefits from a broader perspective. Specifically, he and I both agreed how prices in our area seemed so low compared to prices in the higher-end communities in Florida where he had lived. Reflecting on the real estate prices in my home state of New Jersey where I began my career, just minutes from New York City, and on the shores of Long Island during my college years, I have seen their prices escalate compared to our Island! In taking a snapshot of where prices are in other parts of the country, we can see that Hilton Head Island continues to represent an exceptional value.

Yes, our prices seem high and they have increased quickly since the pandemic as more people discovered what sets our Island apart from so many other oceanfront residential resort communities. This surge does not indicate that prices cannot escalate, and in fact, if you take a broad enough outlook, we have the opportunity to increase for many years.

Looking back to 1976 when I arrived in Palmetto Dunes to sell real estate, many thought that our prices couldn't go any higher. Over the past four decades, I have experienced where prices were, where they are now, and where they are moving in the future, which is most exciting based on the prices of our competition.

Residential resort communities in other areas continue to attract buyers, and we are no exception because of the fantastic value that we represent. Many of us are here for many reasons, the emphasis on quality of life, family enjoyment, superior land planning, ongoing beach nourishment, and environmental stewardship that ensures the preservation of this amazing "piece of paradise". Our school system works with parents to create the best environment for our students. The opportunities in our community are unlimited, with volunteering, exploring the arts and history, and embracing the outdoors, we have only touched on the offerings available. We continue to be the recipient of many awards from outlets like *Travel + Leisure* and *Condé Nast Traveler* that can reinforce this NEWS!

Our sincere gratitude to so many of you for your loyalty and ongoing referrals. This long-term perspective on our Island is a passion that I have spent decades cultivating, and while doing so, I am fortunate to achieve the distinction as the *#1 Listing and Selling Agent for homes, homesites and condominiums in one community - all achieved in Palmetto Dunes, Shelter Cove and Leamington*. If your goals and objectives have changed, please get in touch or stop by our office and say hello and take advantage of my longevity, record-breaking sales, and expertise! I am easy to reach! Enjoy!



Philip A. Schembra

## 2024 LIFE LEARNING DAILY PLANNERS NOW AVAILABLE!

Please stop in the Schembra Real Estate Group office at The Plaza at Shelter Cove to purchase your 2024 edition of our 8.5x11 planners:

*The Total Person, The Total Executive, or The Total Salesperson,*  
or order online at [HHIPerformancegroup.com](http://HHIPerformancegroup.com).

Use code NEWSLETTER to receive your 20% savings on all purchases.

**ACTIVE HOMES: Palmetto Dunes | Leamington**

ADDRESS	BDS	BA	HB	FURN	SQ FT	YR BUILT	VIEW	LIST PRICE
9 Niblick Court	3	2	0	No	1,850	1987	Golf	\$1,195,000
64 Full Sweep	4	2	1	Yes	2,752	1992	Golf, Landscape	\$1,375,000
75 Leamington Lane	3	2	1	No	2,753	1997	Golf	\$1,400,000
19 Troon Drive	3	3	0	Yes	2,607	1981	Landscape, Pool	\$1,499,000
7 Benty Court	4	4	1	No	3,206	1990	Golf, Lagoon	\$1,800,000
49 Queens Way	5	3	1	No	3,935	2005	Golf	\$1,895,000
1 Sutherland Court	4	4	1	Yes	3,266	1998	Landscape	\$1,950,000
10 Hunt Club Court	5	4	1	No	3,414	1987	Lagoon, Wooded	\$1,999,000
6 Fairway Court	4	4	0	No	3,703	1996	Golf, Lagoon	\$2,150,000
19 Brassie Court	5	4	1	Yes	4,582	1984	Golf, Lagoon	\$2,195,000
35 Full Sweep	5	5	0	Yes	3,524	1987	Lagoon, Pool	\$2,199,000
32 Mooring Buoy	4	4	0	Yes	2,366	1983	Landscape	\$2,325,000
13 Full Sweep	6	6	1	No	4,003	2022	Lagoon	\$3,695,000
5 Armada Street	6	5	2	Yes	4,506	1996	Landscape, Pool	\$3,695,000
3 Dinghy	6	6	1	Yes	4,662	2023	Landscape, Pool	\$5,195,000
8 Ketch	7	7	1	Yes	4,058	1972	Ocean	\$5,249,000
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, Pool	\$8,495,000

**UNDER CONTRACT HOMES: Palmetto Dunes | Leamington**

ADDRESS	BDS	BA	HB	FURN	SQ FT	YR BUILT	VIEW	LIST PRICE
7 Troon Drive	3	2	0	No	1,874	1983	Wooded	\$975,000
25 Heath Drive	4	3	1	Yes	2,455	1995	Landscape, Pool	\$1,595,000
1 Cockle Court	6	5	0	Yes	2,846	1981	Landscape	\$1,749,500
15 Rum Row	3	3	0	Yes	2,358	1980	Golf, Landscape	\$1,899,000
2 Rum Row	5	4	0	No	3,560	1975	Golf, Lagoon	\$1,899,000
61 Mooring Buoy	4	4	0	No	2,408	1981	Lagoon	\$1,995,000
16 Brassie Ct	4	4	1	No	4,080	2006	Lagoon, Landscape	\$1,999,000
47 Mooring Buoy	4	4	1	No	2,936	1979	Golf, Lagoon	\$2,349,000

**SOLD HOMES: Palmetto Dunes | Leamington**

ADDRESS	BDS	BA	HB	FURN	SQ FT	YR BUILT	VIEW	SOLD	SOLD PRICE
36 Full Sweep	4	3	0	No	2,253	1983	Golf, Lagoon	3/30/23	\$949,500
10 Newport Drive Unit#3404	3	3	1	No	1,920	1997	Deep Water	4/13/23	\$1,020,000
3 Ginger Beer Court	3	2	0	Yes	1,926	1988	Pool, Wooded	5/4/23	\$1,100,000
10 Newport Drive Unit#3302	3	3	0	No	1,840	1997	Marsh, Sound	7/11/23	\$1,150,000
20 Cartgate Drive	3	3	0	No	2,893	1998	Landscape, Wooded	5/22/23	\$1,280,000
5 Stratford Ln	4	4	1	No	3,180	1998	Golf	4/24/23	\$1,325,000
10 Newport Drive Unit#3401	3	3	1	No	1,920	1997	Deep Water	2/6/23	\$1,383,000
52 Full Sweep	4	4	1	No	3,015	2016	Golf, Lagoon	3/17/23	\$1,395,000
7 Niblick Court	3	3	0	No	2,198	1984	Golf	7/19/23	\$1,420,000
18 Promontory Court	3	3	1	No	2,405	1995	Landscape	4/25/23	\$1,600,000
185 Mooring Buoy	3	3	0	Yes	2,255	1992	Lagoon, Pool	6/30/23	\$1,615,000
12 Midstream	3	3	1	No	2,062	1984	Golf, Lagoon	5/19/23	\$1,665,000
15 Sea Lane	4	3	0	Yes	2,360	1981	Golf	8/8/23	\$1,700,000
4 Leamington Lane	4	4	1	No	3,282	1996	Golf, Landscape	9/6/23	\$1,802,500
39 Off Shore	6	5	0	No	3,300	2000	Lake, Landscape	3/3/23	\$1,830,000
8 Queens Way	4	4	1	Yes	4,164	2001	Lagoon	3/29/23	\$1,875,000
114 Mooring Buoy	3	2	1	Yes	1,983	1977	Landscape, Pool	4/28/23	\$1,949,500
27 Starboard Tack	4	4	0	Yes	3,377	2001	Lagoon, Pool	6/2/23	\$1,950,000
6 Fairway Court	4	4	0	No	3,703	1996	Golf, Lagoon	3/1/23	\$2,000,000
13 Sea Lane	5	5	0	Yes	3,282	1993	Golf, Landscape	3/20/23	\$2,100,000
5 Full Sweep	4	5	1	No	4,437	2005	Lagoon	3/21/23	\$2,350,000
98 Leamington Lane	4	4	0	No	3,727	1993	Lagoon	1/13/23	\$2,450,000
12 Port Tack	5	6	1	Yes	7,320	2004	Golf, Pool	9/18/23	\$2,900,000
3 Flotilla	5	5	0	Yes	3,966	1981	Landscape, Pool	3/31/23	\$2,975,000
14 Mooring Buoy	6	7	0	Yes	5,884	2003	Landscape	5/3/23	\$3,200,000
5 Junket	6	6	1	Yes	3,702	1984	Landscape, Pool	7/21/23	\$3,500,000
3 Catboat	7	7	2	Yes	5,077	2007	Landscape	8/2/23	\$4,500,000
3 Brigantine	6	6	1	Yes	5,000	2001	Ocean, Wooded	1/9/23	\$4,600,000

**ACTIVE HOMESITES: Palmetto Dunes | Leamington**

ADDRESS	VIEW	LIST PRICE
1 High Water	Lagoon, Wooded	\$599,000

**SOLD HOMESITES: Palmetto Dunes | Leamington**

ADDRESS	VIEW	SOLD	SOLD PRICE
2 Midstream	Golf, Lagoon	6/16/23	\$750,000

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

#	COMPLEX	BDS	BA	HB	FURN	SQ FT	VIEW	LIST PRICE									
7411	Anchorage	2	2	0	Yes	1,140	Lake	\$499,000	732	Queens Grant	2	1	0	Yes	1,024	Landscape	\$519,000
7454	Anchorage	2	2	0	Yes	1,140	Lagoon, Landscape	\$579,000	790	Queens Grant	2	2	0	Yes	1,043	Landscape	\$585,000
7485	Anchorage	2	2	0	Yes	1,150	Lagoon, Landscape	\$599,000	733	Queens Grant	2	2	0	Yes	1,447	Golf	\$645,000
401	Barrington Arms	2	2	0	Yes	1,171	Ocean, Pool	\$1,250,000	569	Queens Grant	3	2	1	Yes	1,988	Wooded	\$745,000
115	Barrington Court	2	2	0	Yes	1,171	Ocean	\$859,000	1853	St Andrews Common	1	1	1	No	902	Wooded	\$424,000
116	Barrington Court	2	2	0	Yes	1,171	Ocean, Pool	\$999,000	1759	St Andrews Common	2	2	0	Yes	1,177	Landscape	\$589,000
114	Barrington Court	2	2	0	Yes	1,171	Landscape, Ocean	\$1,150,000	1666	St Andrews Common	2	2	0	Yes	1,177	Landscape	\$589,900
219	Captains Quarters	1	1	0	Yes	885	Deep Water, Marsh	\$545,000	1974	St Andrews Common	2	2	0	Yes	1,342	Landscape, Wooded	\$639,000
467	Captains Walk	2	2	0	Yes	1,367	Ocean	\$1,399,000	1776	St Andrews Common	2	2	0	Yes	1,342	Landscape	\$679,000
6308	Hampton Place	3	3	0	Yes	1,777	Ocean, Pool	\$2,399,000	17	Tradewinds	3	3	1	No	2,369	Landscape	\$859,900
7108	Harbourside I	1	1	1	Yes	990	Harbor	\$639,000	2516	Villamare	2	2	0	Yes	1,232	Landscape, Ocean	\$925,000
7104	Harbourside I	1	1	1	Yes	887	Harbor	\$679,000	1206	Villamare	3	3	0	Yes	1,764	Ocean	\$1,975,000
7150	Harbourside II	1	1	1	Yes	1,123	Harbor	\$595,000	4104	Windsor Ct N	1	2	0	Yes	1,037	Ocean	\$759,500
103	Main Sail	2	2	1	Yes	1,705	Deep Water, Harbor	\$999,000	3302	Windsor Ct S	2	2	0	Yes	1,442	Ocean	\$1,550,000
7201	Newport	2	2	1	No	1,520	Lagoon	\$699,000	2114	Windsor Place II	1	2	0	Yes	1,019	Ocean, Pool	\$749,000
643	Queens Grant	2	1	0	Yes	1,043	Landscape	\$508,000	7556	Yacht Club	2	2	0	No	1,240	Harbor, Pool	\$839,900

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

#	COMPLEX	BDS	BA	HB	FURN	SQ FT	VIEW	LIST PRICE									
107	Abbingdon	3	3	0	Yes	1,534	Lagoon, Landscape	\$1,295,000	650	Queens Grant	3	2	1	Yes	1,988	Golf, Wooded	\$719,000
433	Captains Walk	2	2	0	Yes	1,367	Ocean, Pool	\$895,000	2514	Villamare	2	2	0	Yes	1,232	Lagoon, Landscape	\$824,900
7125	Harbourside I	2	2	1	Yes	1,647	Harbor	\$839,900	16	Water Oak	3	3	1	Yes	1,634	Golf	\$885,000
15	Hickory Cove	3	4	0	Yes	1,600	Golf	\$959,000	4202	Windsor Ct N	2	2	0	Yes	1,442	Ocean	\$1,450,000
7655	Huntington	2	2	0	Yes	1,406	Lagoon	\$799,000	2314	Windsor Place II	1	2	0	Yes	1,019	Ocean, Pool	\$769,000
959	Inverness Village	2	2	0	No	1,450	Golf, Landscape	\$724,900	2517	Windsor Place II	3	3	0	No	2,005	Ocean	\$2,475,900
									7525	Yacht Club	3	3	0	Yes	1,416	Harbor, Pool	\$835,000

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

#	COMPLEX	BDS	BA	HB	FURNISHED	SQ FT	VIEW	LIST PRICE
588	Queens Grant Villas	3	2	1	Yes	1,988	Landscape	\$775,000

## 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, Landscape	3/1/23	\$525,000	9100	Newport	3	3	0	No	1,809	Lagoon	8/2/23	\$867,000
7470	Anchorage	2	2	0	Yes	1,150	Pool	2/9/23	\$527,000	823	Ocean Cove	2	2	0	Yes	1,335	Landscape	6/26/23	\$760,000
7448	Anchorage	2	2	0	No	1,140	Lagoon, Pool	3/30/23	\$527,000	837	Ocean Cove	2	2	0	Yes	1,335	Landscape	7/17/23	\$764,000
7488	Anchorage	2	2	0	Yes	1,140	Lagoon	6/8/23	\$544,000	828	Ocean Cove	3	3	0	Yes	1,665	Landscape	3/6/23	\$882,000
7443	Anchorage	2	2	0	No	1,140	Lagoon, Landscape	9/20/23	\$555,000	767	Queens Grant	2	1	0	No	1,043	Landscape	1/10/23	\$440,000
7416	Anchorage	2	2	0	Yes	1,150	Lagoon, Pool	7/20/23	\$560,000	709	Queens Grant	2	1	0	Yes	1,024	Landscape	3/17/23	\$460,000
7421	Anchorage	2	2	0	Yes	1,150	Lagoon, Pool	6/14/23	\$580,000	674	Queens Grant	2	1	0	Yes	1,043	Landscape	9/6/23	\$475,000
117	Barrington Court	1	1	1	Yes	862	Landscape, Ocean	4/13/23	\$615,000	570	Queens Grant	2	1	0	Yes	1,043	Landscape	3/31/23	\$495,000
110	Barrington Court	2	2	0	Yes	1,171	Ocean, Pool	4/20/23	\$865,000	520	Queens Grant	2	2	0	Yes	1,043	Landscape	7/18/23	\$549,900
310	Barrington Court	2	2	0	Yes	1,171	Ocean, Pool	5/3/23	\$885,000	503	Queens Grant	2	2	0	Yes	1,447	Landscape	3/23/23	\$587,000
709	Barrington Park	1	1	1	Yes	801	Lagoon	8/17/23	\$549,000	711	Queens Grant	2	2	0	Yes	1,447	Golf, Lagoon	3/15/23	\$635,000
701	Barrington Park	3	2	1	Yes	1,482	Lagoon	5/15/23	\$820,000	529	Queens Grant	2	2	0	Yes	1,447	Landscape	6/13/23	\$635,000
493	Captains Cove	4	3	0	Yes	1,400	Lagoon	3/1/23	\$1,100,000	611	Queens Grant	2	2	0	Yes	1,447	Landscape	7/31/23	\$651,000
495	Captains Cove	2	3	0	Yes	1,400	Lagoon, Lake	6/7/23	\$1,200,000	760	Queens Grant	2	2	0	Yes	1,447	Golf, Lagoon	5/17/23	\$655,000
496	Captains Cove	4	3	0	Yes	1,400	Lagoon	4/30/23	\$1,515,000	604	Queens Grant	3	2	1	Yes	1,988	Landscape	6/27/23	\$680,000
202	Captains Quarters	1	1	0	Yes	885	Deep Water, Marsh	4/17/23	\$499,000	550	Queens Grant	3	2	1	Yes	1,988	Golf, Landscape	8/28/23	\$685,000
206	Captains Quarters	1	1	0	Yes	885	Deep Water, Marsh	7/18/23	\$505,000	672	Queens Grant	3	2	1	Yes	1,988	Lagoon	4/7/23	\$750,000
207	Captains Quarters	1	1	0	Yes	885	Deep Water, Harbor	8/15/23	\$519,000	785	Queens Grant	3	2	1	Yes	1,988	Landscape	9/13/23	\$785,000
253	Captains Quarters	1	1	0	Yes	885	Deep Water, Marsh	6/23/23	\$525,000	2101	South Shore Commons	3	3	0	No	2,481	Landscape	1/11/23	\$2,179,000
214	Captains Quarters	1	1	0	Yes	885	Harbor, Marsh	9/25/23	\$529,500	1669	St Andrews Common	1	1	1	Yes	902	Golf, Landscape	1/30/23	\$395,000
228	Captains Quarters	2	2	0	No	1,315	Marsh	5/1/23	\$714,900	1653	St Andrews Common	1	1	1	Yes	902	Landscape	5/15/23	\$409,000
204	Captains Quarters	2	2	0	Yes	1,315	Intracoastal, Marsh	3/10/23	\$718,000	1770	St Andrews Common	1	1	1	Yes	902	Landscape	2/6/23	\$425,000
246	Captains Quarters	2	2	0	Yes	1,315	Intracoastal, Marsh	4/25/23	\$739,000	1664	St Andrews Common	2	2	0	Yes	1,177	Landscape	2/15/23	\$440,000
227	Captains Quarters	2	2	0	Yes	1,310	Deep Water, Marsh	4/3/23	\$808,000	1651	St Andrews Common	1	1	1	Yes	902	Landscape	8/18/23	\$465,000
410	Captains Walk	2	2	0	Yes	1,367	Ocean	3/1/23	\$1,225,000	1671	St Andrews Common	1	1	1	Yes	902	Golf, Lagoon	7/31/23	\$480,000
477	Captains Walk	2	2	0	Yes	1,367	Ocean	3/30/23	\$1,350,000	1959	St Andrews Common	2	2	0	Yes	1,177	Golf	1/31/23	\$529,000
407	Captains Walk	3	3	0	Yes	1,762	Ocean	2/9/23	\$1,400,000	1660	St Andrews Common	2	2	0	Yes	1,177	Landscape, Wooded	7/21/23	\$550,000
401	Captains Walk	3	3	0	Yes	1,762	Ocean	6/13/23	\$1,550,000	1865	St Andrews Common	2	2	0	Yes	1,177	Landscape, Pool	2/16/23	\$580,000
7827	Centrecourt	2	2	0	Yes	1,199	Lagoon	5/31/23	\$685,000	1982	St Andrews Common	2	2	0	Yes	1,342	Landscape, Wooded	4/14/23	\$580,000
28	Fazio	3	3	0	Yes	2,008	Golf	6/1/23	\$835,000	1862	St Andrews Common	2	2	0	Yes	1,177	Landscape	5/31/23	\$610,000
42	Fazio	3	3	0	Yes	2,017	Lagoon	6/20/23	\$840,000	1776	St Andrews Common	2	2	0	Yes	1,342	Landscape, Pool	4/17/23	\$650,000
30	Fazio	3	3	0	Yes	2,008	Golf	7/28/23	\$875,000	1873	St Andrews Common	2	2	0	Yes	1,342	Golf, Landscape	7/28/23	\$675,000
2	Fazio	3	2	1	Yes	1,956	Golf, Landscape	6/15/23	\$925,000	95	The Moorings	2	3	0	Yes	1,260	Landscape	1/3/23	\$635,000
5201	Hampton Place	1	2	0	Yes	985	Landscape, Ocean	5/22/23	\$810,000	2	Tradewinds	3	3	1	Yes	2,369	Landscape	5/5/23	\$835,000
6303	Hampton Place	2	2	0	Yes	1,392	Ocean	2/24/23	\$1,100,000	26	Tradewinds	3	3	1	No	2,369	Pool, Wooded	5/15/23	\$855,000
5103	Hampton Place	2	2	0	Yes	1,392	Ocean	5/31/23	\$1,125,000	6	Tradewinds	3	3	1	Yes	2,369	Pool, Wooded	5/30/23	\$875,000
6405	Hampton Place	2	2	0	Yes	1,392	Ocean	6/26/23	\$1,300,000	241	Turnberry Village	2	2	0	Yes	1,351	Golf	2/16/23	\$557,500
5203	Hampton Place	2	2	0	Yes	1,392	Ocean	8/3/23	\$1,485,000	221	Turnberry Village	2	2	0	Yes	1,473	Golf	7/13/23	\$699,000
5408	Hampton Place	3	3	0	Yes	1,777	Ocean	8/10/23	\$2,225,000	298	Turnberry Village	2	2	0	Yes	1,351	Golf, Lagoon	3/31/23	\$700,000
7113	Harbourside I	1	2	0	Yes	1,010	Deep Water, Pool	1/31/23	\$399,000	205	Turnberry Village	2	2	0	Yes	1,473	Golf, Landscape	2/21/23	\$755,000
7105	Harbourside I	2	2	0	Yes	1,259	Harbor	7/14/23	\$719,000	291	Turnberry Village	3	3	0	Yes	1,576	Golf, Pool	8/17/23	\$765,000
7127	Harbourside I	2	2	1	Yes	1,647	Harbor, Marsh	9/20/23	\$820,000	214	Turnberry Village	2	2	0	Yes	1,473	Golf, Lagoon	6/6/23	\$798,000
7152	Harbourside II	1	1	1	Yes	990	Harbor	9/14/23	\$550,000	294	Turnberry Village	2	2	0	Yes	1,351	Golf	9/25/23	\$805,000
7146	Harbourside II	1	1	1	Yes	1,123	Pool	6/12/23	\$560,000	3227	Villamare	2	2	0	Yes	1,232	Landscape	3/14/23	\$643,900
7139	Harbourside II	2	2	0	Yes	1,257	Harbor	2/24/23	\$625,000	3226	Villamare	2	2	0	Yes	1,232	Landscape	5/1/23	\$699,000
7134	Harbourside II	2	2	0	Yes	1,266	Harbor	7/3/23	\$630,000	2418	Villamare	2	2	0	Yes	1,232	Landscape	2/15/23	\$790,000
7154	Harbourside II	2	2	0	Yes	1,257	Harbor, Intracoastal	8/1/23	\$635,000	2519	Villamare	2	2	0	Yes	1,232	Ocean	5/23/23	\$810,000
49	Hickory Cove	3	4	0	Yes	1,600	Landscape	3/6/23	\$822,500	1308	Villamare	2	2	0	Yes	1,232	Ocean	3/23/23	\$875,000
7628	Huntington	2	2	0	Yes	1,488	Lagoon, Landscape	4/10/23	\$785,000	3125	Villamare	2	2						



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## Historical Comparison: 2014-2023

Sales and Prices: January 1, 2014 – September 30, 2023

Palmetto Dunes | Shelter Cove | Leamington

Year	Homes Sold	Avg Price	Inventory	Pending	Active Under Contract	Villas Sold	Avg Price	Inventory	Pending	Active Under Contract	Homesites Sold	Avg Price	Inventory	Pending	Active Under Contract
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
2023	28	\$2,056,589	19	8	0	135	\$822,526	32	13	1	2	\$750,000	1	0	0

As we notice the sales through the 3rd Qtr. of 2023, and in previous years, once again, we see the value of looking to the future when it relates to real estate. One example, is if you compare the average price of homes and condos to 2022 and draw the conclusion that prices are beginning to fall, it may deter you from seeing the bigger picture.

Historically, it wasn't that long ago when the average sales price for homes was approaching \$500,000 and the average sales price for condos was \$200,000. Many never imagined our prices would reach the levels that they are today. And yet here we are, with the average price of homes surpassing \$2,000,000 (million) and condos above \$800,000.

Every upward trajectory includes peaks and valleys. The world-class amenities that our community offers and today's value has placed us in rare company among other oceanfront residential resort communities, providing an opportunity for prices to increase.