

## PHIL SCHEMBRA'S INVENTORY UPDATE

### PALMETTO DUNES | SHELTER COVE | LEAMINGTON

January 1 - April 30, 2021

### Thank You! The Numbers Speak for Themselves!

For 45 years, it has been my privilege as a local REALTOR® to specialize in the amazing neighborhood I call home. On an Island famous throughout the world for its crisp sandy beaches and world-class amenities, there's just something special about Palmetto Dunes, Shelter Cove and Leamington. It's something that goes beyond just our rolling dunes, unique 11-mile lagoon, Mediterranean-inspired harbor, golf courses, state-of-the-art tennis and pickle ball facilities and most of all the property owners. It's a true sense of community and camaraderie that comes from living in a place worth celebrating each and every waking moment.

For those of us in the real estate community, 2020 exceeded both buyers and sellers' wildest dreams, and so far this year is showing no signs of slowing down. In fact, since January 1, 2020, I was able to achieve \$160 million in personal sales, closed or scheduled to close, as a specialist in our community. Our increase in average sale price almost feels unreal as it reflects an environment that presents a tremendous opportunity.

If you are so moved to take advantage of this unprecedented interest, please get in touch, as I would love to share with you my 45 years of experience and record-breaking sales in our community.

	Average Sale Price		
	Homes	Homesites	Condominiums
2020	\$1,076,615	\$360,000	\$426,542
2021	\$1,553,042	\$751,875	\$600,665



### Philip A. Schembra

Broker-In-Charge

Hilton Head Island's #1 All-Time Listing and  
Selling Agent in one community

Over \$1,000,000,000 (billion) in personal sales since 1976

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**Phil Schembra 2020:**  
#1 Individual Sales Volume | Hilton Head Island  
#4 Individual Sales Volume | South Carolina  
(Over 23,500 SC Realtors)

