

PHIL SCHEMBRA'S INVENTORY UPDATE PALMETTO DUNES | SHELTER COVE | LEAMINGTON January 1 - April 30, 2022

Hilton Head Island, as you no doubt know, marches to its own drum to some extent when it relates to the real estate market. Our status as a highly desirable world-class, oceanfront destination residential resort community helps insulate us from some of the smaller trends, giving an advantage to sellers since our supply and demand will truly never equal out. That said, it's still worth looking at national trends to see how they might affect us.

Right now, the three largest real estate trends we are seeing countrywide are a lack of inventory available, affordability, and rising interest rates.

We are seeing a lack of inventory much like the rest of the country. Today, Island-wide there are only 249 homes, homesites, and condominiums for sale with over 1,900 real estate agents vying for a piece of that. Between owners re-investing in our community and interest from the excess of three million visitors to Hilton Head Island, demand should always outpace supply.

Many areas of the country are starting to experience affordability issues, which has never been much of a drawback among the more resort-oriented oceanfront areas of Hilton Head Island. Our brand as an Island attracts a more affluent clientele, thanks in particular to the many awards and accolades we continue to receive. Compared to other residential resort communities, we represent exceptional value for this demographic.

Finally, the national trend of rising interest rates will have an impact throughout the country and on Hilton Head Island. We are attracting an increase in cash buyers who seem to be changing their investment strategies, in many cases selling stocks and moving the money into real estate, which historically is a pattern that continues to repeat itself.

The reason that I bring these three trends to your attention is that they impact the market, both locally and nationally. The great news is that our tremendous value as a community serves as a buffer for these trends. The main reason why buyers are flocking to Hilton Head Island remains the same and has only been enhanced by the pandemic - they love our Island and the family enjoyment it represents. That interest places our community in a strong position as the next few years unfold in this ever-changing market. If you would like more information on our market, please get in touch, I am here to help!



Philip A. Schembra

Broker-In-Charge

Hilton Head Island's #1 All-Time Listing and Selling Agent for homes, homesites and condominiums in one community... all achieved in Palmetto Dunes, Shelter Cove and Leamington.

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Over \$1 Billion in Personal Sales in Palmetto Dunes, Shelter Cove and Leamington since 1976

#1 Individual Sales Volume, State of SC
America's Best 2021 Ranking Report (2020 sales)



ACTIVE HOMES: Palmetto Dunes | Leamington

ADDRESS	BDS	BA	HB	FURNISHED	SQ FT	YR BUILT	VIEW	LIST PRICE
4 Masters Court	5	3	1	No	3,194	1986	Landscape	\$1,399,000
20 Cartgate Drive	3	3	0	No	2,893	1998	Landscape, Wooded	\$1,399,000
36 Heath Dr	4	3	0	No	2,687	1990	Lagoon, Pool	\$1,399,999
15 Rum Row	3	3	0	Yes	2,400	1980	Golf	\$1,575,000
5 Midstream	3	3	0	Yes	2,064	1981	Lagoon, Pool	\$1,690,000
19 Sea Lane	5	4	1	Yes	2,462	1973	Pool, Wooded	\$1,999,000
9 Full Sweep	4	4	1	No	3,097	1992	Lake	\$2,199,000
1 Flotilla	4	4	1	Yes	2,990	1993	Landscape, Pool	\$2,790,000

ACTIVE - UNDER CONTRACT HOMES: Palmetto Dunes | Leamington

ADDRESS	BDS	BA	HB	FURNISHED	SQ FT	YR BUILT	VIEW	LIST PRICE
5 Brigantine	6	6	1	Yes	4,585	1988	Ocean, Pool	\$4,250,000

UNDER CONTRACT HOMES: Palmetto Dunes | Leamington

ADDRESS	BDS	BA	HB	FURNISHED	SQ FT	YR BUILT	VIEW	LIST PRICE
78 Off Shore	3	2	0	No	1,838	1991	Golf	\$799,000
9 Cartgate Drive	3	2	1	No	2,172	1986	Lagoon	\$980,000
25 Heath Drive	4	3	1	Yes	2,455	1995	Pool, Wooded	\$1,450,000
21 Swing About	4	4	0	Yes	2,796	2002	Lagoon, Pool	\$1,499,000
49 Queens Way	5	3	1	No	3,935	2005	Golf	\$1,850,000
7 Queens Way	5	5	1	No	4,056	1992	Golf, Lagoon	\$2,995,000
9 Armada Street	6	6	1	Yes	6,741	2005	Landscape	\$4,200,000
10 Man O War	6	6	1	Yes	5,594	2004	Ocean	\$5,995,000

SOLD HOMES: Palmetto Dunes | Leamington

ADDRESS	BDS	BA	HB	FURNISHED	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
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
4 Slack Tide	4	4	2	Yes	4,200	1980	Lagoon	1/21/22	\$940,000
22 Heath Drive	4	4	0	Yes	2,286	1981	Golf, Pool	1/27/22	\$1,120,000
10 Newport Drive	3	3	1	No	2,320	1997	Marsh, River	2/3/22	\$1,100,000
53 Full Sweep	4	3	1	Yes	2,497	1974	Lake, Pool	1/28/22	\$1,275,000
4 Brassie Court	4	3	1	No	2,651	1991	Lagoon, Landscape	2/18/22	\$1,364,502
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
37 Mooring Buoy	4	3	0	Yes	2,069	1980	Lagoon, Pool	1/14/22	\$1,425,000
56 Leamington Lane	4	4	1	No	3,812	1989	Golf	2/22/22	\$1,475,000
39 Queens Way	4	4	1	No	3,905	1996	Golf	3/22/22	\$1,880,000
27 Sea Lane	5	5	1	No	4,123	2001	Golf, Pool	1/21/22	\$2,400,000
190 Mooring Buoy	4	4	0	No	3,197	1981	Golf, Lagoon	1/10/22	\$2,150,000
1 Catboat	6	6	0	Yes	3,400	1976	Landscape, Pool	1/14/22	\$2,150,000
84 Mooring Buoy	5	5	0	Yes	3,365	1986	Landscape, Pool	2/4/22	\$2,350,000
8 Arthur Hills Court	5	4	1	No	4,730	2001	Golf, Lagoon	3/14/22	\$2,515,000
22 Full Sweep	5	4	0	Yes	4,500	1989	Golf, Ocean	2/9/22	\$2,350,000
4 Highrigger	6	6	1	Yes	4,300	2002	Landscape, Pool	1/28/22	\$2,450,000
12 Port Tack	5	5	1	No	7,320	2004	Golf, Lagoon	1/18/22	\$2,400,000
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 Galleon	6	6	0	Yes	4,048	1993	Ocean	1/11/22	\$4,300,000

**ACTIVE HOMESITES:
Palmetto Dunes | Leamington**

ADDRESS	VIEW	LIST PRICE
86 Port Tack	Lagoon, Landscape	\$549,000

**SOLD HOMESITES:
Palmetto Dunes | Leamington**

ADDRESS	VIEW	SOLD	SOLD PRICE
13 Full Sweep	Lake	3/31/22	\$550,000

ACTIVE CONDOS: Palmetto Dunes | Shelter Cove | Leamington

#	COMPLEX	BDS	BA	HB	FURNISHED	SQ FT	VIEW	LIST PRICE
107	Barrington Arms	2	2	0	Yes	1,171	Landscape, Ocean	\$949,500
502	Barrington Arms	2	2	0	Yes	1,171	Ocean	\$1,200,000
411	Barrington Court	2	2	0	Yes	1,171	Ocean	\$1,300,000
467	Captains Walk	2	2	0	Yes	1,367	Ocean	\$1,195,000
410	Captains Walk	2	2	0	Yes	1,367	Ocean	\$1,250,000
462	Captains Walk	3	3	0	Yes	1,762	Ocean	\$1,399,900
7825	Centrecourt	2	2	0	Yes	1,199	Lagoon	\$625,000
5102	Hampton Place	2	2	0	Yes	1,392	Ocean	\$1,349,000
6302	Hampton Place	2	2	0	Yes	1,392	Ocean	\$1,499,000
5305	Hampton Place	2	2	0	Yes	1,392	Ocean, Pool	\$1,499,000
6306	Hampton Place	2	2	0	Yes	1,392	Ocean	\$1,595,000
6501	Hampton Place	3	3	0	Yes	1,777	Ocean, Pool	\$2,500,000
7601	Huntington	3	3	1	Yes	1,511	Lagoon, Pool	\$999,000
7633	Huntington	4	4	0	Yes	2,152	Lagoon	\$1,500,000
794	Queens Grant	2	1	0	Yes	1,024	Landscape	\$550,000
266	Turnberry Village	2	2	0	Yes	1,351	Golf	\$668,000
285	Turnberry Village	2	2	0	Yes	1,473	Golf	\$795,000
2516	Villamare	2	2	0	Yes	1,232	Landscape, Ocean	\$975,000
2416	Villamare	2	2	0	Yes	1,232	Landscape, Ocean	\$995,000
3101	Windsor Ct S	2	2	0	Yes	1,442	Landscape, Ocean	\$1,250,000
3202	Windsor Ct S	2	2	0	Yes	1,442	Ocean	\$1,375,000
102	Windsor Place I	1	2	0	Yes	1,019	Lagoon, Ocean	\$699,900

UNDER CONTRACT CONDOS: Palmetto Dunes | Shelter Cove | Leamington

#	COMPLEX	BDS	BA	HB	FURNISHED	SQ FT	VIEW	LIST PRICE
517	Barrington Court	1	1	1	Yes	862	Landscape, Ocean	\$599,000
417	Barrington Court	1	1	1	Yes	862	Landscape, Ocean	\$599,000
713	Barrington Park	1	1	1	Yes	801	Lagoon, Landscape	\$524,900
218	Captains Quarters	1	1	0	Yes	885	Marsh	\$499,900
421	Captains Walk	2	2	0	Yes	1,367	Ocean	\$1,250,000
6505	Hampton Place	2	2	0	Yes	1,392	Ocean, Pool	\$1,499,000
5306	Hampton Place	2	2	0	Yes	1,392	Ocean	\$1,499,000
5508	Hampton Place	3	3	0	Yes	1,777	Ocean	\$3,295,000
15	Hickory Cove	3	4	0	Yes	1,600	Golf	\$899,000
934	Inverness Village	2	2	0	Yes	1,450	Golf	\$675,000
106	Main Sail	2	2	1	No	1,890	Harbor	\$950,000
9200	Newport	2	2	1	No	1,520	Lagoon, Landscape	\$625,000
570	Queens Grant	2	1	0	Yes	1,043	Landscape	\$449,000
586	Queens Grant	3	2	1	Yes	1,988	Landscape	\$565,000
773	Queens Grant	2	2	0	Yes	1,447	Golf, Lagoon	\$589,000
580	Queens Grant	2	2	0	Yes	1,447	Landscape	\$634,000
1780	St Andrews Common	3	2	0	Yes	1,542	Landscape	\$499,000
227	Turnberry Village	2	2	0	Yes	1,473	Golf	\$687,500

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

#	COMPLEX	BDS	BA	HB	FURNISHED	SQ FT	VIEW	LIST PRICE
101	Abbington	3	3	0	No	1,534	Ocean	\$3,000,000

SOLD CONDOS: Palmetto Dunes | Shelter Cove | Leamington

#	COMPLEX	BDS	BA	HB	FURNISHED	SQ FT	VIEW	SOLD	SOLD PRICE
111	Abbington	2	3	0	Yes	1,500	Lagoon	3/21/22	\$1,000,000
107	Abbington	3	3	0	Yes	1,534	Lagoon	4/27/22	\$1,150,000
120	Abbington	3	3	0	Yes	1,534	Lagoon	3/29/22	\$1,225,000
7487	Anchorage	2	2	0	No	1,140	Lagoon	1/4/22	\$400,000
7438	Anchorage	2	2	0	No	1,140	Lagoon, Pool	2/18/22	\$418,000
103	Barrington Arms	1	1	1	Yes	960	Ocean, Pool	2/2/22	\$550,000
210	Barrington Court	2	2	0	Yes	1,171	Ocean, Pool	1/19/22	\$720,000
116	Barrington Court	2	2	0	Yes	1,171	Landscape, Ocean	1/28/22	\$750,000
216	Barrington Court	2	2	0	Yes	1,171	Ocean	3/16/22	\$901,000
515	Barrington Court	2	2	0	Yes	1,171	Landscape, Ocean	2/25/22	\$955,000
705	Barrington Park	1	1	1	Yes	801	Lagoon, Landscape	3/21/22	\$550,000
238	Captains Quarters	1	1	0	Yes	885	Intracoastal, Marsh	2/22/22	\$410,000
234	Captains Quarters	2	2	0	Yes	1,315	Marsh, River	4/21/22	\$699,000
256	Captains Quarters	2	2	0	Yes	1,310	Deep Water, Harbor	4/25/22	\$825,000
466	Captains Walk	2	2	0	No	1,367	Ocean	4/8/22	\$1,015,000
463	Captains Walk	3	3	0	Yes	1,762	Ocean	1/7/22	\$1,050,000
473	Captains Walk	2	2	0	Yes	1,367	Ocean	3/21/22	\$1,185,000
445	Captains Walk	2	2	0	Yes	1,367	Ocean	4/11/22	\$1,225,000
443	Captains Walk	2	2	0	Yes	1,367	Ocean	2/1/22	\$1,250,000
429	Captains Walk	3	3	0	Yes	1,762	Ocean, Pool	1/14/22	\$1,262,000
7801	Centrecourt	2	2	0	Yes	1,199	Lagoon	1/27/22	\$545,000
7804	Centrecourt	2	2	0	Yes	1,199	Lagoon	2/23/22	\$565,000
7814	Centrecourt	2	2	0	Yes	1,199	Lagoon	2/28/22	\$585,500
7820	Centrecourt	2	2	0	Yes	1,199	Lagoon	2/2/22	\$635,000
7818	Centrecourt	2	2	0	Yes	1,199	Lagoon, Landscape	4/4/22	\$675,000
49	Fazio	2	2	1	Yes	1,636	Pool	3/11/22	\$699,000
7104	Harbourside I	1	1	1	Yes	887	Harbor	4/7/22	\$475,000
7108	Harbourside I	1	1	1	Yes	990	Harbor	2/16/22	\$493,000
7106	Harbourside I	2	2	0	No	1,259	Harbor	3/23/22	\$580,000
7127	Harbourside I	2	2	1	Yes	1,647	Deep Water, Harbor	4/8/22	\$725,000
52	Hickory Cove	2	3	0	Yes	1,300	Landscape, Pool	3/8/22	\$575,000
7653	Huntington	3	3	1	Yes	1,775	Lagoon	2/18/22	\$975,000
984	Inverness Village	2	2	0	Yes	1,228	Golf, Lagoon	3/4/22	\$574,000
924	Inverness Village	2	2	0	Yes	1,228	Golf, Lagoon	2/17/22	\$599,000
908	Inverness Village	3	3	0	Yes	2,010	Golf, Lagoon	3/3/22	\$740,000
210	Main Sail	2	2	1	Yes	1,705	Deep Water, Harbor	3/23/22	\$1,050,000
7200	Newport	2	2	1	No	1,520	Lake	4/11/22	\$550,000
2205	Newport	2	2	0	Yes	1,210	Deep Water, Marsh	2/18/22	\$625,000
620	Queens Grant	2	1	0	No	1,024	Landscape	3/16/22	\$355,000
713	Queens Grant	2	1	0	No	1,024	Landscape	3/18/22	\$360,499
732	Queens Grant	2	1	0	Yes	1,024	Landscape	4/13/22	\$445,000
790	Queens Grant	2	2	0	Yes	1,043	Landscape	4/21/22	\$469,000
635	Queens Grant	2	2	0	Yes	1,043	Landscape	3/31/22	\$490,000
578	Queens Grant	2	2	0	Yes	1,043	Wooded	4/19/22	\$545,000
641	Queens Grant	2	2	0	Yes	1,459	Landscape	1/21/22	\$550,000
514	Queens Grant	2	2	0	Yes	1,447	Landscape	4/5/22	\$619,000
548	Queens Grant	3	2	1	Yes	1,988	Golf, Landscape	3/11/22	\$635,000
618	Queens Grant	3	2	1	Yes	1,988	Golf, Landscape	1/20/22	\$639,900
204	Somerset	3	3	1	Yes	2,668	Ocean	4/20/22	\$2,350,000
1101	South Shore Commons	3	3	0	No	2,481	Landscape	1/31/22	\$1,600,000
2102	South Shore Commons	3	3	0	Yes	2,481	Landscape, Pool	3/2/22	\$1,700,000
1652	St Andrews Common	1	1	1	No	902	Landscape	2/8/22	\$375,000
1952	St Andrews Common	1	1	1	Yes	902	Golf, Lagoon	4/5/22	\$430,000
1766	St Andrews Common	2	2	0	Yes	1,342	Landscape	4/20/22	\$472,500
1860	St Andrews Common	2	2	0	Yes	1,177	Landscape	3/7/22	\$474,000
1782	St Andrews Common	2	2	0	Yes	1,177	Landscape, Wooded	3/7/22	\$480,000
1966	St Andrews Common	2	2	0	No	1,177	Golf	4/20/22	\$500,000
1761	St Andrews Common	2	2	0	Yes	1,342	Golf	3/2/22	\$526,900
25	Tradewinds	3	3	1	Yes	2,369	Landscape, Pool	2/11/22	\$720,000
207	Turnberry Village	3	3	0	Yes	1,576	Golf	1/21/22	\$690,000
282	Turnberry Village	3	3	0	Yes	1,576	Golf	4/1/22	\$720,000
2513	Villamare	2	2	0	Yes	1,232	Landscape, Ocean	3/10/22	\$710,000
1310	Villamare	2	2	0	Yes	1,232	Landscape, Ocean	2/28/22	\$805,000
28	Water Oak	3	4	0	Yes	1,570	Golf, Landscape	2/23/22	\$725,000
3209	Windsor Ct S	1	2	0	Yes	1,037	Ocean, Pool	1/24/22	\$699,000
3308	Windsor Ct S	3	3	0	Yes	1,880	Ocean	2/14/22	\$2,300,000
3409	Windsor Ct S	4	4	0	Yes	2,135	Ocean	4/14/22	\$2,630,000
401	Windsor Place I	2	2	0	Yes	1,442	Ocean	4/20/22	\$1,175,000
2113	Windsor Place II	2	2	0	Yes	1,442	Ocean, Pool	2/7/22	\$875,000
2112	Windsor Place II	2	2	0	Yes	1,442	Ocean, Pool	4/4/22	\$1,100,000
2320	Windsor Place II	3	3	0	Yes	1,830	Ocean	3/30/22	\$2,000,000
2117	Windsor Place II	3	3	0	Yes	2,005	Landscape, Ocean	3/31/22	\$2,050,000
7527	Yacht Club	3	3	0	Yes	1,372	Harbor	4/12/22	\$925,000