



The Plaza At Shelter Cove  
50P Shelter Cove Lane  
Hilton Head Island, SC 29928



# PHIL SCHEMBRA'S INVENTORY UPDATE

## PALMETTO DUNES | SHELTER COVE | LEAMINGTON

January 1 - July 31, 2021

### Overheating...Not on Hilton Head Island!

Even after 45 years as a REALTOR®, I never stop learning new things. Whatever it is, if it will help me in achieving my client's real estate goals, then I want to know about it. That's part of why I'm constantly engaged in conversations both online and in real life about the ever-evolving nature of our local real estate market. Recently, a conversation on LinkedIn gave me pause. It was a simple question, posed among real estate professionals: Is the real estate market overheating? There were points of view on both sides of the argument, but for my part, I couldn't get over the innate flaw in the question itself. Is the market overheating? There are too many variables for anyone to answer that question with any authority.

After all, all real estate is local. Yes, across the board you're seeing properties lingering longer on the market and prices beginning to descend. But, when you drill down to particular regions and towns, you see that every market is handling this recent prosperity differently. In resort areas like ours, you see that interest maintaining at steady levels as people look to escape large cities and embrace our quality of life.

In fact, if you look at Hilton Head Island in particular, you see a community that seemed to have been tailor-made for this exact moment in history. Years ago, as our Town was searching for its identity, we made the decision that we would focus our efforts on quality rather than quantity. When I was running the marketing campaign for our first mayor, Benjamin M. Racusin, nearly every discussion focused on tempering growth.

The result is a community that has matured into a stable real estate market in record time. With our density caps and our resale market, we enjoy the same kind of stability as more established resort communities ranging from the Hamptons to the Jersey Shore.

In short, we are perfectly positioned to take full advantage of the current market's soaring heights and to see measured growth in prices that will see us well into the future. Will other resort communities overheat? It's possible. But, here we've given ourselves every opportunity to keep our cool.



## Philip A. Schembra

Broker-In-Charge

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**Phil Schembra 2020:**  
#1 Individual Sales Volume - State of SC  
(2020 sales - over 27,000 Realtors)



## ACTIVE HOMES: Palmetto Dunes | Leamington

ADDRESS	BDS	BA	HB	FURNISHED	SQ FT	YR BUILT	VIEW	LIST PRICE
8 Heath Drive	3	3	1	Yes	2,000	1984	Golf, Pool	\$899,000
6 Cottage Court	4	3	0	Yes	3,040	1995	Landscape	\$1,199,000
114 Mooring Buoy	3	2	1	Yes	1,983	1977	Landscape, Pool	\$1,499,000
21 Swing About	4	4	0	Yes	2,796	2002	Lagoon, Pool	\$1,499,900
1 Sutherland Court	4	4	1	Yes	3,266	1998	Landscape, Pool	\$1,669,000
29 Promontory Court	4	4	0	No	4,542	1983	Lagoon	\$1,850,000
1 Catboat	6	6	0	Yes	3,400	1976	Landscape, Pool	\$2,195,000
82 S Shore Drive	4	4	1	Yes	3,482	2006	Pool, Wooded	\$2,395,000
4 Highrigger	6	6	1	Yes	4,300	2002	Landscape, Pool	\$2,795,000
17 Leamington Lane	5	5	2	No	7,310	2006	Lagoon, Pool	\$3,495,000
4 Flotilla	6	5	1	No	4,700	2021	Landscape	\$3,900,000
4 Long Boat	6	6	0	Yes	5,779	2006	Pool	\$4,275,000
9 Galleon	6	6	0	Yes	4,048	1993	Ocean	\$4,495,000
11 Sea Lane	5	5	2	Yes	7,051	2005	Golf, Pool	\$4,975,000

## UNDER CONTRACT HOMES: Palmetto Dunes | Leamington

ADDRESS	BDS	BA	HB	FURNISHED	SQ FT	YR BUILT	VIEW	LIST PRICE
9 Niblick Court	3	2	0	No	1,850	1987	Golf	\$675,000
25 Cartgate Drive	3	2	1	No	2,518	1984	Landscape	\$769,000
21 Off Shore	3	3	0	No	2,600	1973	Lake	\$799,000
4 Topside	4	3	1	No	2,392	1978	Lagoon, Pool	\$985,000
8 Swing About	3	2	0	Yes	2,111	2000	Golf, Pool	\$1,049,000
6 Brassie Court	3	2	1	No	2,306	1995	Lagoon, Wooded	\$1,079,000
10 Queens Way	4	4	0	No	2,922	1986	Wooded	\$1,185,000
10 Rum Row	3	3	0	Yes	2,789	1987	Lagoon, Pool	\$1,499,000
30 Starboard Tack	4	4	0	No	2,541	1986	Lagoon, Pool	\$1,549,000
60 Leamington Lane	4	3	1	No	3,274	1999	Golf	\$1,590,000
3 Flotilla	5	5	0	Yes	3,966	1981	Pool	\$1,725,000
176 Mooring Buoy	5	6	2	Yes	4,561	1980	Golf, Lagoon	\$1,825,000
5 Junket	6	6	1	Yes	3,702	1984	Ocean, Pool	\$2,450,000
4 Ketch	6	6	1	Yes	4,022	1992	Landscape, Ocean	\$2,500,000
3 Galleon	5	5	1	Yes	5,442	1993	Landscape	\$2,895,000
8 Highrigger	4	4	1	No	4,004	1983	Ocean	\$3,650,000

## SOLD HOMES: Palmetto Dunes | Leamington

ADDRESS	BDS	FB	HB	FURN	SQ FT	YR BUILT	VIEW	SOLD	SOLD PRICE
15 Interlochen Drive	3	2	1	No	2,880	1977	Landscape, Pool	3/8/21	\$490,000
53 Port Tack	3	2	1	No	2,160	1984	Lagoon	3/1/21	\$700,000
85 Port Tack	5	3	1	Yes	3,083	1977	Lagoon	3/2/21	\$700,000
6 Benty Court	3	3	1	No	3,300	1999	Golf, Landscape	4/19/21	\$700,000
38 Off Shore	3	2	0	Yes	2,200	1973	Golf	3/5/21	\$710,000
5 Cartgate Drive	3	3	0	Yes	2,286	1986	Landscape	7/19/21	\$710,000
50 Port Tack	3	3	0	No	2,195	1981	Lake	3/1/21	\$720,000
69 Port Tack	3	2	1	No	2,295	1988	Lagoon, Pool	6/15/21	\$750,000
11 Saint George Road	4	4	1	Yes	3,435	1983	Lagoon	1/29/21	\$750,000
23 Saint George Road	4	3	0	Yes	2,112	1980	Lagoon	1/25/21	\$767,080
37 Swing About	4	3	0	No	2,592	1983	Lagoon, Landscape	5/21/21	\$770,000
10 Swing About	3	3	1	No	2,517	1979	Landscape, Pool	1/5/21	\$787,000
3 Niblick Court	4	3	1	No	2,392	1981	Golf	4/30/21	\$797,000
15 Rum Row	3	2	0	No	2,358	1980	Golf	3/29/21	\$800,500
55 Sea Lane	3	3	0	No	2,592	1989	Golf, Lagoon	4/29/21	\$805,000
28 Rum Row	3	2	1	Yes	2,077	1977	Lagoon	6/9/21	\$831,000
3 Masters Court	3	2	2	No	2,790	2000	Golf	5/13/21	\$850,000
16 Troon Drive	3	3	0	No	2,106	1983	Golf	4/30/21	\$885,000
6 End Court	4	3	0	No	2,333	1995	Lake, Wooded	1/27/21	\$885,000
31 Saint George Road	4	2	1	Yes	3,648	1978	Lagoon, Landscape	2/8/21	\$910,000
6 Galleon	4	4	0	No	4,072	1980	Tennis Court, Wooded	2/4/21	\$935,000
37 Mooring Buoy	4	3	0	No	2,069	1980	Lagoon, Pool	6/1/21	\$943,000
76 Off Shore	5	4	1	Yes	5,194	2005	Golf	4/26/21	\$975,500
5 Ginger Beer Court	4	4	1	Yes	2,703	1993	Landscape, Pool	1/5/21	\$977,000
58 Full Sweep	4	4	0	Yes	2,785	2002	Golf, Pool	7/6/21	\$990,000
144 Mooring Buoy	3	3	0	Yes	2,132	1973	Pool, Wooded	4/15/21	\$995,000
5 Masters Court	4	3	1	No	2,940	1998	Golf, Landscape	4/5/21	\$1,000,000
23 Interlochen Drive	5	4	1	No	3,418	2000	Landscape	7/26/21	\$1,027,500
2 Covington Place	3	3	0	No	2,160	1993	Lagoon	4/28/21	\$1,055,000
20 Heath Drive	5	4	1	Yes	4,149	1987	Golf, Pool	4/14/21	\$1,080,000
63 Mooring Buoy	3	2	1	Yes	2,325	1974	Lagoon	5/28/21	\$1,100,000
184 Mooring Buoy	3	3	1	Yes	2,219	1981	Golf	4/19/21	\$1,195,000
46 Heath Court W	3	2	1	No	2,744	1987	Lagoon	2/23/21	\$1,200,000
8 Rum Row	3	3	0	No	3,931	1997	Lagoon	5/21/21	\$1,200,000
2 Sutherland Court	4	3	0	Yes	2,098	1981	Landscape	6/21/21	\$1,200,000
2 Lee Shore	5	5	0	Yes	3,005	1994	Wooded	2/25/21	\$1,250,000
9 Saint George Road	4	4	1	Yes	3,144	1984	Lagoon	5/17/21	\$1,300,000
14 Hunt Club Court	4	4	1	Yes	3,634	2001	Lagoon	2/16/21	\$1,310,000
32 Starboard Tack	4	4	0	Yes	3,001	1988	Lagoon, Pool	6/23/21	\$1,350,000
39 Full Sweep	4	4	1	Yes	3,411	2003	Lake, Landscape	3/19/21	\$1,350,000
5 Hunt Club Court	5	5	0	Yes	3,870	1999	Landscape, Pool	7/8/21	\$1,395,000
10 End Court	5	4	1	No	3,326	1977	Golf, Lagoon	4/9/21	\$1,400,000
101 Mooring Buoy	3	3	1	Yes	3,000	1988	Lagoon	4/15/21	\$1,400,000
24 Mooring Buoy	4	3	0	Yes	2,656	1994	Landscape, Pool	3/18/21	\$1,425,000
7 Saint George Road	4	4	1	Yes	3,065	1997	Lagoon	5/24/21	\$1,440,000
9 Midstream	4	4	0	Yes	2,910	1985	Lagoon	7/2/21	\$1,450,000
17 Port Tack	3	3	0	No	2,368	1971	Golf, Lagoon	4/27/21	\$1,490,000
4 Night Harbour	3	3	1	Yes	3,236	1985	Pool	2/1/21	\$1,500,000
3 Yard Arm	5	4	1	Yes	3,892	1998	Lagoon, Pool	7/14/21	\$1,500,000
50 Haul Away	5	4	1	Yes	3,409	1989	Lagoon	7/16/21	\$1,525,000
48 Mooring Buoy	5	5	0	Yes	2,758	1985	Pool	1/21/21	\$1,562,000
1 Up Wind	5	4	0	Yes	3,607	1995	Lake, Pool	6/21/21	\$1,595,000
15 Swing About	6	5	1	Yes	3,480	1980	Lagoon	4/21/21	\$1,600,000
35 Full Sweep	5	5	0	No	3,524	1987	Lagoon	4/19/21	\$1,605,000
1 Cartgate Drive	4	4	1	Yes	2,719	2016	Lagoon	7/19/21	\$1,650,000
22 Full Sweep	5	4	0	No	4,500	1989	Golf, Ocean	5/26/21	\$1,685,000
39 Mooring Buoy	5	4	1	Yes	3,486	1997	Lagoon	6/19/21	\$1,700,000
19 Port Tack	5	3	1	No	3,274	1972	Golf, Lagoon	3/1/21	\$1,740,000
39 Port Tack	4	4	0	Yes	3,671	1999	Golf, Lagoon	3/17/21	\$1,750,000
9 Promontory Court	5	5	0	Yes	5,019	2007	Golf, Lagoon	3/19/21	\$1,875,000
155 Mooring Buoy	5	5	1	Yes	3,860	2003	Lagoon	3/24/21	\$1,995,000
13 Starboard Tack	5	5	0	Yes	3,413	2018	Lagoon, Pool	6/11/21	\$2,000,000
6 Lookout	4	3	1	Yes	3,499	2010	Lagoon	6/1/21	\$2,025,000
17 Promontory Court	5	5	1	Yes	5,157	2009	Pool	7/20/21	\$2,108,600
18 Haul Away	6	6	1	Yes	4,126	2013	Golf, Lagoon	3/19/21	\$2,139,000
195 Mooring Buoy	5	6	0	Yes	5,592	2002	Lagoon, Landscape	2/11/21	\$2,150,000
29 S Shore Court	6	5	1	No	4,582	1998	Lagoon	4/6/21	\$2,200,000
70 Mooring Buoy	5	4	1	No	4,304	2021	Landscape	3/24/21	\$2,251,856
159 Mooring Buoy	5	4	1	Yes	4,144	2016	Lagoon, Pool	3/29/21	\$2,550,000
1 Man O War	5	5	1	Yes	5,052	1997	Landscape, Pool	3/25/21	\$2,600,000
8 Galleon	3	3	1	No	3,100	1978	Ocean	3/16/21	\$2,925,000
5 Galleon	5	6	2	No	6,517	2005	Landscape	6/3/21	\$3,450,000
17 Brigantine	5	5	1	Yes	3,908	1993	Ocean	3/2/21	\$3,840,000
8 Ketch	6	7	1	Yes	4,058	1972	Ocean	6/4/21	\$3,850,000
9 Junket	5	5	2	Yes	4,956	1994	Ocean, Pool	6/3/21	\$3,875,150
7 Highrigger	5	4	2	Yes	3,720	1991	Ocean	2/10/21	\$3,950,000
17 Armada	5	5	0	Yes	4,916	1992	Ocean	6/30/21	\$3,995,000
9 KETCH	5	5	1	Yes	4,802	1994	Ocean	7/30/21	\$4,800,000
12 Armada Street	5	5	2	Yes	4,664	2016	Ocean	3/31/21	\$5,250,000

**ACTIVE HOMESITES:  
Palmetto Dunes | Leamington**

ADDRESS	VIEW	LIST PRICE
86 Port Tack	Lagoon, Landscape	\$549,000
13 Full Sweep	Lake	\$585,000
3 High Water	Lagoon, Landscape	\$649,000
20 Promontory Court	Landscape	\$695,000

**SOLD HOMESITES:  
Palmetto Dunes | Leamington**

ADDRESS	VIEW	SOLD	SOLD PRICE
48 Off Shore	Golf, Wooded	4/27/21	\$315,000
1 High Water	Lagoon	6/30/21	\$460,000
16 Rum Row	Lagoon	6/29/21	\$725,000
56 Sea Lane	Wooded	4/29/21	\$775,000
23 Leamington Lane	Lagoon	7/13/21	\$775,000
3 S Shore Drive	Lagoon	4/23/21	\$837,500
1 Galleon	Sound	1/29/21	\$875,000
49 Sea Lane	Golf, Lagoon	7/2/21	\$900,000
139 Mooring Buoy	Lagoon	3/24/21	\$980,000

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

#	COMPLEX	BDS	BA	HB	FURNISHED	SQ FT	VIEW	LIST PRICE
105	Abbington	2	3	0	Yes	1,500	Lagoon	\$1,099,000
210	Barrington Court	2	2	0	Yes	1,171	Ocean, Pool	\$755,000
116	Barrington Court	2	2	0	Yes	1,171	Landscape, Ocean	\$819,500
216	Barrington Court	2	2	0	Yes	1,171	Ocean	\$949,900
515	Barrington Court	2	2	0	Yes	1,171	Landscape, Ocean	\$995,000
313	Barrington Court	3	3	0	Yes	1,520	Ocean	\$1,800,000
241	Captains Quarters	1	1	0	Yes	885	Deep Water	\$379,000
244	Captains Quarters	1	1	0	Yes	885	Deep Water, Marsh	\$388,000
429	Captains Walk	3	3	0	Yes	1,762	Ocean, Pool	\$1,399,000
7170	Harbourside II	2	2	1	Yes	1,647	Deep Water, Harbor	\$485,000
309	Main Sail	2	2	1	Yes	1,705	Harbor, Intracoastal	\$895,000
503	Queens Grant	2	2	0	Yes	1,447	Wooded	\$450,000
591	Queens Grant	3	2	1	No	1,988	Landscape	\$499,000
680	Queens Grant	3	2	1	Yes	1,988	Landscape	\$549,000
561	Queens Grant	3	2	1	Yes	1,988	Landscape	\$579,999
2219	Villamare	2	2	0	Yes	1,232	Landscape, Ocean	\$735,000
3330	Villamare	2	2	0	Yes	1,232	Landscape, Ocean	\$765,000
3331	Villamare	2	2	0	Yes	1,232	Landscape, Ocean	\$799,000
3327	Villamare	2	2	0	Yes	1,232	Landscape	\$949,000
1401	Villamare	2	2	0	Yes	1,232	Ocean	\$1,199,000
406	Windsor Place I	2	2	0	Yes	1,442	Ocean	\$1,030,000
2112	Windsor Place II	2	2	0	Yes	1,442	Ocean, Pool	\$995,000
2513	Windsor Place II	2	2	0	Yes	1,442	Ocean	\$1,099,000

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

#	COMPLEX	BDS	BA	HB	FURNISHED	SQ FT	VIEW	LIST PRICE
7421	Anchorage	2	2	0	Yes	1,150	Lagoon, Pool	\$395,000
207	Barrington Arms	2	2	0	Yes	1,171	Ocean	\$899,500
211	Captains Quarters	1	1	0	No	885	Deep Water	\$409,000
445	Captains Walk	2	2	0	Yes	1,367	Ocean	\$899,000
7816	Centrecourt	2	2	0	Yes	1,199	Lagoon	\$510,000
955	Inverness Village	2	2	0	Yes	1,450	Golf	\$585,000
570	Queens Grant	2	1	0	Yes	1,043	Landscape	\$339,000
727	Queens Grant	2	2	0	Yes	1,447	Golf	\$420,900
740	Queens Grant	2	2	0	Yes	1,043	Landscape	\$429,900
719	Queens Grant	2	2	0	Yes	1,447	Landscape	\$450,000
618	Queens Grant	3	2	1	No	1,988	Golf, Landscape	\$489,000
783	Queens Grant	3	2	1	Yes	1,988	Lagoon	\$565,000
653	Queens Grant	3	2	1	Yes	1,988	Golf	\$575,000
785	Queens Grant	3	2	1	Yes	1,988	Landscape, Pool	\$595,000
1101	South Shore Commons	3	3	0	No	2,481	Landscape	\$1,700,000
1673	St Andrews Common	1	1	1	Yes	902	Golf	\$389,000
1661	St Andrews Common	2	2	0	Yes	1,177	Landscape	\$410,000
45	The Moorings	2	3	0	Yes	1,251	Lagoon, Wooded	\$649,000
20	Tradewinds	3	3	1	No	2,369	Landscape	\$539,900
254	Turnberry Village	2	2	0	Yes	1,473	Landscape	\$585,000
272	Turnberry Village	2	2	0	Yes	1,473	Golf	\$585,000
223	Turnberry Village	2	2	0	Yes	1,473	Golf	\$599,999
1109	Villamare	2	2	0	Yes	1,232	Landscape, Ocean	\$635,000
4302	Windsor Ct N	2	2	0	Yes	1,442	Ocean	\$1,199,000
3106	Windsor Ct S	2	2	0	Yes	1,442	Ocean	\$899,000
7531	Yacht Club	2	3	0	Yes	1,312	Harbor	\$595,000

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

#	COMPLEX	BDS	BA	HB	FURNISHED	SQ FT	VIEW	LIST PRICE
917	Inverness Village	2	2	0	Yes	1,450	Lagoon	\$545,000

# SOLD CONDOS: Palmetto Dunes | Shelter Cove | Leamington

#	COMPLEX	BDS	FB	HB	FURN	SQ FT	VIEW	SOLD	SOLD PRICE										
124	Abbingtion	2	3	0	Yes	1,193	Lagoon	1/19/21	\$700,000	6202	Newport	2	2	1	No	1,520	Lake	7/9/21	\$419,000
122	Abbingtion	3	3	0	Yes	1,500	Lagoon	5/4/21	\$800,000	810	Ocean Cove	3	3	0	Yes	1,665	Lagoon	4/29/21	\$616,000
7477	Anchorage	2	2	0	Yes	1,150	Lagoon	2/4/21	\$324,500	813	Ocean Cove	3	3	0	No	1,665	Lagoon	7/27/21	\$780,000
7479	Anchorage	2	2	0	Yes	1,150	Lagoon, Landscape	1/8/21	\$331,000	701	Queens Grant	2	1	0	Yes	1,024	Landscape	2/12/21	\$295,000
7428	Anchorage	2	2	0	Yes	1,150	Lagoon, Pool	4/1/21	\$335,000	674	Queens Grant	2	1	0	Yes	1,043	Wooded	1/14/21	\$298,000
7412	Anchorage	2	2	0	Yes	1,150	Lagoon	1/27/21	\$333,000	751	Queens Grant	2	1	0	No	1,024	Landscape	4/28/21	\$325,000
7463	Anchorage	2	2	0	Yes	1,140	Lagoon	4/19/21	\$370,000	736	Queens Grant	2	1	0	Yes	1,024	Landscape	2/1/21	\$315,000
7429	Anchorage	2	2	0	No	1,150	Lagoon	4/30/21	\$362,000	531	Queens Grant	2	1	0	Yes	1,024	Landscape	4/1/21	\$329,900
7470	Anchorage	2	2	0	Yes	1,150	Pool	1/20/21	\$349,500	767	Queens Grant	2	1	0	No	1,024	Landscape	6/4/21	\$335,000
7444	Anchorage	2	2	0	Yes	1,150	Lagoon	4/5/21	\$356,000	533	Queens Grant	2	2	0	Yes	1,447	Landscape	2/26/21	\$389,900
7442	Anchorage	2	2	0	Yes	1,140	Landscape, Pool	3/3/21	\$380,000	526	Queens Grant	2	2	0	Yes	1,447	Landscape	1/13/21	\$365,000
7474	Anchorage	3	3	0	Yes	1,551	Lagoon	2/26/21	\$389,950	619	Queens Grant	2	2	0	Yes	1,447	Park	5/25/21	\$450,000
406	Barrington Arms	1	1	1	Yes	960	Ocean	5/26/21	\$523,500	652	Queens Grant	2	2	0	No	1,459	Golf	3/8/21	\$440,000
106	Barrington Arms	1	1	1	Yes	960	Ocean, Pool	7/27/21	\$519,000	665	Queens Grant	3	2	0	Yes	1,459	Lagoon	5/27/21	\$555,027
208	Barrington Arms	2	2	0	Yes	1,171	Ocean, Pool	1/8/21	\$590,000	756	Queens Grant	3	2	1	No	1,988	Golf, Lagoon	2/11/21	\$449,500
403	Barrington Arms	1	1	1	Yes	960	Ocean, Pool	6/21/21	\$649,000	707	Queens Grant	3	2	1	Yes	1,988	Golf, Lagoon	1/22/21	\$455,000
102	Barrington Arms	2	2	0	Yes	1,171	Ocean	3/17/21	\$675,000	710	Queens Grant	3	2	1	Yes	1,988	Golf, Lagoon	3/17/21	\$479,000
507	Barrington Arms	2	2	0	Yes	1,171	Ocean	5/7/21	\$849,500	507	Queens Grant	3	2	1	Yes	1,988	Landscape	4/30/21	\$505,000
104	Barrington Arms	3	3	0	Yes	1,792	Ocean, Pool	5/3/21	\$1,150,000	510	Queens Grant	3	2	1	Yes	1,988	Landscape	5/14/21	\$499,000
416	Barrington Court	2	2	0	Yes	1,171	Landscape, Ocean	2/26/21	\$719,750	785	Queens Grant	3	2	1	Yes	1,988	Landscape	5/5/21	\$525,000
112	Barrington Court	2	2	0	Yes	1,171	Landscape, Ocean	4/29/21	\$825,000	658	Queens Grant	3	2	1	Yes	1,988	Lagoon	6/28/21	\$520,000
214	Barrington Court	2	2	0	Yes	1,171	Ocean	4/21/21	\$850,000	650	Queens Grant	3	2	1	Yes	1,988	Golf, Wooded	7/28/21	\$540,000
212	Barrington Court	2	2	0	Yes	1,171	Ocean	7/27/21	\$995,000	621	Queens Grant	3	2	1	Yes	1,988	Golf, Landscape	6/21/21	\$605,000
608	Barrington Park	1	1	1	Yes	801	Lagoon, Landscape	6/24/21	\$400,000	542	Queens Grant	3	2	1	Yes	1,988	Golf	7/26/21	\$595,000
606	Barrington Park	2	2	0	Yes	1,108	Lagoon, Landscape	4/26/21	\$605,000	2202	South Shore Commons	3	3	0	No	2,481	Pool	7/16/21	\$1,585,000
602	Barrington Park	3	3	0	Yes	1,498	Lagoon	3/31/21	\$699,000	1657	St Andrews Common	1	1	1	Yes	902	Landscape	4/29/21	\$295,000
6	Beach	3	4	0	Yes	1,772	Ocean	3/16/21	\$1,600,000	1760	St Andrews Common	2	2	0	Yes	1,177	Golf, Landscape	3/22/21	\$350,000
494	Captains Cove	4	3	0	Yes	1,400	Lagoon	2/23/21	\$650,000	1671	St Andrews Common	1	1	1	Yes	902	Golf, Lagoon	6/14/21	\$350,000
495	Captains Cove	2	2	0	Yes	1,400	Lagoon	4/9/21	\$696,000	1672	St Andrews Common	1	1	1	Yes	902	Golf	7/29/21	\$359,000
214	Captains Quarters	1	1	0	Yes	885	Harbor, Marsh	4/2/21	\$349,000	1866	St Andrews Common	2	2	0	Yes	1,177	Landscape	3/22/21	\$369,500
206	Captains Quarters	1	1	0	Yes	885	Deep Water, Harbor	4/16/21	\$345,000	1979	St Andrews Common	2	2	0	Yes	1,177	Golf, Lagoon	7/19/21	\$395,000
257	Captains Quarters	2	2	0	Yes	1,315	Sound	7/22/21	\$499,900	23	The Moorings	2	3	0	Yes	1,251	Landscape	6/22/21	\$550,000
201	Captains Quarters	2	2	0	Yes	1,400	Intracoastal, Marsh	5/13/21	\$560,000	7	Tradewinds	3	3	1	Yes	2,369	Pool	3/11/21	\$617,000
246	Captains Quarters	2	2	0	Yes	1,315	Intracoastal, Marsh	7/2/21	\$580,000	224	Turnberry Village	3	3	0	Yes	1,576	Golf, Lagoon	2/23/21	\$495,000
209	Captains Quarters	2	2	0	Yes	1,400	Deep Water, Marsh	6/30/21	\$600,000	221	Turnberry Village	2	2	0	Yes	1,473	Golf, Lagoon	5/26/21	\$555,000
482	Captains Walk	2	2	0	Yes	1,367	Ocean	4/28/21	\$810,000	207	Turnberry Village	3	3	0	Yes	1,576	Golf	4/12/21	\$524,000
409	Captains Walk	2	2	0	Yes	1,367	Ocean	6/18/21	\$795,000	296	Turnberry Village	2	2	0	Yes	1,473	Golf, Lagoon	7/21/21	\$630,000
454	Captains Walk	2	2	0	Yes	1,367	Ocean	4/20/21	\$810,000	205	Turnberry Village	2	2	0	Yes	1,473	Golf, Landscape	4/9/21	\$575,000
483	Captains Walk	2	2	0	No	1,367	Ocean	7/28/21	\$950,000	283	Turnberry Village	3	3	0	Yes	1,576	Golf	4/6/21	\$630,000
469	Captains Walk	3	3	0	Yes	1,762	Ocean	3/31/21	\$1,100,000	3226	Villamare	2	2	0	Yes	1,232	Landscape	4/5/21	\$405,000
462	Captains Walk	3	3	0	Yes	1,762	Ocean	4/5/21	\$1,125,000	1110	Villamare	2	2	0	Yes	1,232	Ocean	2/16/21	\$505,000
7809	Centrecourt	2	2	0	Yes	1,199	Lagoon	1/22/21	\$370,000	2419	Villamare	2	2	0	Yes	1,232	Landscape	3/16/21	\$525,000
7836	Centrecourt	2	2	0	Yes	1,199	Landscape	4/22/21	\$370,000	2519	Villamare	2	2	0	Yes	1,232	Ocean	3/26/21	\$559,000
7813	Centrecourt	2	2	0	Yes	1,199	Lagoon	5/3/21	\$437,500	2416	Villamare	2	2	0	Yes	1,232	Landscape	5/17/21	\$585,000
7805	Centrecourt	2	2	0	Yes	1,199	Lagoon	6/15/21	\$449,000	1210	Villamare	2	2	0	Yes	1,236	Ocean	2/26/21	\$587,500
7807	Centrecourt	2	2	0	Yes	1,199	Lagoon	6/11/21	\$505,000	1209	Villamare	2	2	0	Yes	1,236	Ocean	5/4/21	\$590,000
7824	Centrecourt	2	2	0	Yes	1,199	Lagoon	6/21/21	\$505,000	3521	Villamare	2	2	0	Yes	1,232	Ocean, Pool	5/10/21	\$639,000
29	Fazio	3	2	1	Yes	1,836	Golf, Landscape	4/5/21	\$475,000	1308	Villamare	2	2	0	Yes	1,232	Landscape, Ocean	3/12/21	\$652,500
49	Fazio	2	2	1	Yes	1,636	Pool	6/14/21	\$510,000	1405	Villamare	2	2	0	Yes	1,232	Ocean	3/15/21	\$680,000
57	Fazio	3	3	0	Yes	2,015	Golf, Landscape	3/19/21	\$500,000	1508	Villamare	2	2	0	Yes	1,232	Ocean	7/9/21	\$850,000
6104	Hampton Place	1	2	0	No	985	Ocean, Pool	1/7/21	\$505,000	3524	Villamare	2	2	0	Yes	1,232	Ocean	2/26/21	\$900,000
6202	Hampton Place	2	2	0	Yes	1,392	Ocean	1/6/21	\$825,000	1206	Villamare	3	3	0	Yes	1,764	Ocean, Pool	4/6/21	\$1,700,000
5502	Hampton Place	2	2	0	Yes	1,392	Ocean	4/14/21	\$860,000	6	Water Oak	3	4	0	Yes	1,570	Golf	3/22/21	\$540,000
5205	Hampton Place	2	2	0	Yes	1,392	Ocean	3/15/21	\$925,000	8135	Wendover Dunes	2	2	1	Yes	1,562	Landscape, Wooded	2/2/21	\$650,000
5305	Hampton Place	2	2	0	Yes	1,392	Ocean, Pool	7/7/21	\$1,005,000	8103	Wendover Dunes	2	2	1	Yes	1,562	Landscape	5/26/21	\$760,000
5302	Hampton Place	2	2	0	Yes	1,392	Ocean	7/6/21	\$1,090,000	8115	Wendover Dunes	3	3	0	Yes	1,957	Landscape, Pool	2/11/21	\$810,000
5508	Hampton Place	3	3	0	Yes	1,777	Ocean	2/10/21	\$1,795,000	8137	Wendover Dunes	3	3	0	Yes	1,957	Landscape	1/8/21	\$730,000
7108	Harbourside I	1	1	1	Yes	990	Harbor, Intracoastal	4/22/21	\$234,900	8116	Wendover Dunes	3	3	0	Yes	1,957	Landscape, Pool	3/8/21	\$780,000
7103	Harbourside I	1	1	0	Yes	749	Harbor, Landscape	6/21/21	\$280,000	8118	Wendover Dunes	3	3	0	Yes	1,957	Pool	6/15/21	\$800,000
7114	Harbourside I	2	2	1	Yes	1,374	Harbor, Landscape	2/10/21	\$328,500	8128	Wendover Dunes	2	2	1	Yes	1,562	Wooded	5/27/21	\$795,000
7125	Harbourside I	2	2	1	No	1,647	Harbor	1/26/21	\$420,000	8138	Wendover Dunes	3	3	0	Yes	1,957	Landscape	3/26/21	\$885,000
7161	Harbourside II	1	1	1	Yes	1,010	Landscape	7/8/21	\$250,000	8101	Wendover Dunes	3	3	0	Yes	1,957	Landscape	6/1/21	\$910,000
7152	Harbourside II	1	1	1	No	990	Harbor	6/28/21	\$350,000	4104	Windsor Ct N	1	2	0	Yes	1,037	Ocean, Pool	3/16/21	\$525,000
7142	Harbourside II	2	2	0	Yes	1,257	Harbor	1/15/21	\$355,000	4503	Windsor Ct N	1	2	0	Yes	1,037	Ocean	3/4/21	\$550,000
7132	Harbourside II	2	2	0	Yes	1,257	Landscape	5/6/21	\$410,000	4301	Windsor Ct N	2	2	0	Yes	1,442	Ocean	4/15/21	\$900,000
7154	Harbourside II	2	2	0	Yes	1,257	Harbor, River	4/21/21	\$445,000	4405	Windsor Ct N	2	2	0	Yes	1,442	Ocean	3/9/21	\$905,000
7155	Harbourside II	2	2	0	Yes	1,257	Deep Water, Harbor	5/12/21	\$484,000	3303	Windsor Ct S	1	2	0	Yes	1,037	Ocean	2/1/21	\$505,000
7156	Harbourside II	2	2	1	Yes	1,374	Deep Water, Harbor	6/14/21	\$479,000	3301	Windsor Ct S	2	2	0	Yes	1,442	Ocean	4/5/21	\$850,000
4	Hickory Cove	2	3	0	Yes	1,300	Lagoon	4/22/21	\$470,000	3402	Windsor Ct S	2	2	0	Yes	1,442	Ocean	5/25/21	\$1,080,000
26	Hickory Cove	2	3	0	Yes	1,300	Golf	4/19/21	\$469,000	3102	Windsor Ct S	2	2	0	Yes	1,442	Ocean	6/18/21	\$1,025,000
6	Hickory Cove	2	3	0	No	1,300	Lagoon	4/28/21	\$482,000	3506	Windsor Ct S	2	2	0	Yes	1,442	Ocean, Pool	6/3/21	\$1,060,000
43	Hickory Cove	3	4	0	Yes	1,600	Pool	2/19/21	\$490,000	3408	Windsor Ct S	3	3	0	Yes	1,880	Ocean, Pool	4/8/21	\$1,850,000
40	Hickory Cove	2	3	0	Yes	1,300	Lagoon, Pool	7/9/21	\$526,900	502	Windsor Place I	1</							