

PHIL SCHEMBRA'S INVENTORY UPDATE PALMETTO DUNES | SHELTER COVE | LEAMINGTON January 1 - August 31, 2021

Is The Hilton Head Island Market Overheating?

Right now, I'm receiving a multitude of questions about the current real estate market.

Before I answer those questions, I want to thank those of you who have contacted me for my input. As a REALTOR® on Hilton Head Island for more than 45 years, I would like to think that with my knowledge and longevity, I have a uniquely qualified perspective to provide some of the answers you may need.

Part of that perspective to help navigate where we are lies in knowing and understanding the history of our prices. I've been spending a lot of time lately comparing our current market to the historical data - which over 45 years has shown remarkable growth. However, our current prices are nowhere near in comparison to many other oceanfront residential communities on the east coast.

Our current local real estate market is in a period of historic strength. Some might worry about it overheating, repeating what befell us during the course of past years. In my opinion, that is not the case. This sudden surge of interest in our amazing Island has been building for years and the unfortunate circumstances surrounding the pandemic accelerated the pace considerably. We have been experiencing an influx of new residents from larger cities in the northeast and throughout the country before COVID-19. The pace was just accelerated.

That, combined with our position as an award-winning mature resale community guided by ingenious caps on density and land planning set forth by the Town of Hilton Head Island, means the risks of overheating are minuscule.

But the rewards of taking advantage of this exceptionally strong market can be great. I welcome the opportunity to have a chat with you about the market, or please stop by our office at The Plaza at Shelter Cove. I am here to help!



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 HOMESITES:
Palmetto Dunes | Leamington

ADDRESS	VIEW	LIST PRICE
86 Port Tack	Lagoon, Landscape	\$549,000
3 High Water	Lagoon, Landscape	\$549,000
13 Full Sweep	Lake	\$585,000
20 Promontory Court	Landscape	\$595,000

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
103	Barrington Arms	1	1	1	Yes	960	Ocean, Pool	\$599,000
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	\$387,500
431	Captains Walk	2	2	0	Yes	1,367	Ocean, Pool	\$815,000
429	Captains Walk	3	3	0	Yes	1,762	Ocean, Pool	\$1,299,000
424	Captains Walk	5	3	1	Yes	2,402	Ocean	\$2,185,000
7815	Centrecourt	2	2	0	Yes	1,199	Lagoon, Landscape	\$529,900
7170	Harbourside II	2	2	1	Yes	1,647	Deep Water, Harbor	\$479,900
921	Inverness Village	2	2	0	Yes	1,228	Golf, Lagoon	\$599,500
306	Main Sail	2	2	1	Yes	1,890	Deep Water	\$1,049,000
561	Queens Grant	3	2	1	Yes	1,988	Lagoon	\$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
3530	Villamare	2	2	0	Yes	1,232	Ocean	\$869,000
3125	Villamare	2	2	0	Yes	1,232	Ocean, Pool	\$875,000
3327	Villamare	2	2	0	Yes	1,232	Landscape	\$955,000
1401	Villamare	2	2	0	Yes	1,232	Ocean	\$1,199,000
406	Windsor Place I	2	2	0	Yes	1,442	Ocean	\$975,000
2113	Windsor Place II	2	2	0	Yes	1,442	Ocean, Pool	\$899,900
2112	Windsor Place II	2	2	0	Yes	1,442	Ocean, Pool	\$995,000
7542	Yacht Club	3	3	0	Yes	1,472	Harbor	\$849,900

UNDER CONTRACT CONDOS: Palmetto Dunes | Shelter Cove | Leamington

#	COMPLEX	BDS	BA	HB	FURNISHED	SQ FT	VIEW	LIST PRICE
445	Captains Walk	2	2	0	Yes	1,367	Ocean	\$899,000
484	Captains Walk	2	2	0	Yes	1,367	Ocean	\$965,000
463	Captains Walk	3	3	0	Yes	1,762	Ocean	\$1,150,000
309	Main Sail	2	2	1	Yes	1,705	Harbor, Intracoastal	\$895,000
570	Queens Grant	2	1	0	Yes	1,043	Landscape	\$339,000
566	Queens Grant	2	2	0	Yes	1,043	Landscape	\$419,000
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
762	Queens Grant	2	2	0	Yes	1,447	Lagoon	\$565,000
545	Queens Grant	3	2	1	Yes	1,988	Golf, Landscape	\$579,000
1101	South Shore Commons	3	3	0	No	2,481	Landscape	\$1,700,000
21	The Moorings	2	2	0	Yes	1,251	Landscape	\$550,000
13	The Moorings	2	3	0	Yes	1,251	Landscape	\$565,000
272	Turnberry Village	2	2	0	Yes	1,473	Golf	\$585,000
1109	Villamare	2	2	0	Yes	1,232	Landscape, Ocean	\$635,000
2417	Villamare	2	2	0	Yes	1,232	Ocean	\$742,000
3331	Villamare	2	2	0	Yes	1,232	Landscape, Ocean	\$799,000
8127	Wendover Dunes	2	2	1	Yes	1,562	Wooded	\$779,000
8114	Wendover Dunes	2	2	1	Yes	1,562	Landscape, Pool	\$810,000
8102	Wendover Dunes	3	3	0	Yes	1,957	Landscape, Wooded	\$925,000
8123	Wendover Dunes	3	3	0	Yes	1,957	Landscape, Pool	\$925,000
4302	Windsor Ct N	2	2	0	Yes	1,442	Ocean	\$1,199,000
2513	Windsor Place II	2	2	0	Yes	1,442	Ocean	\$999,900
7531	Yacht Club	2	3	0	Yes	1,312	Harbor	\$595,000

