

PHIL SCHEMBRA'S INVENTORY UPDATE PALMETTO DUNES | SHELTER COVE | LEAMINGTON January 1 - August 31, 2023

We have made history! As of August 31st, the average closing price for homes in Palmetto Dunes and Leamington exceeded \$2 million, which represents the highest average closing price EVER for this time of the year. In addition, the average closing prices for condominiums in Palmetto Dunes, Shelter Cove and Leamington was \$830,000 – the second highest average in history for this time of the year.

The disparity between supply and demand is a key reason homes and condominiums continue to rise. It's also why this is an opportune moment for sellers to take advantage of appreciation gains – and for buyers to purchase in a rising market.

The nationwide demand for world-class, oceanfront resort property has increased significantly since the pandemic, and our community is one of the major beneficiaries. Buyers are putting much more emphasis on lifestyle and quality of life, something we have in abundance, with amazing amenities and four seasons all in an oceanfront resort. Visitors fall in love with Hilton Head Island, and many want to become a part of it. They are less price-sensitive and are motivated by other factors; most importantly, priceless family enjoyment.

Demand for world-class oceanfront resort property remains strong not only now but in the foreseeable future, despite national trends in high interest rates and fewer sales. Yes, there are fewer sales, but not due to any lack of interest. Instead, sales have dropped because owners are not willing to sell despite historically high prices.

In this market, it is critical for both buyers and sellers to work with a specialist who has in-depth knowledge of Palmetto Dunes, Shelter Cove and Leamington. With my 47 years of record-breaking sales, I know where prices were, where they are now and where they will be headed in the years to come. If you are thinking of selling, reinvesting or would like more information on this market, please call me. It would be my pleasure to help you.



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 \$1.25 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 South Carolina
America's Best 2023 Ranking Report - 2022 sales
(Over 24,000 SC Realtors)



ACTIVE 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	\$1,249,000
19 Troon Drive	3	3	0	Yes	2,607	1981	Landscape, Pool	\$1,580,000
75 Leamington Lane	3	2	1	No	2,753	1997	Golf	\$1,595,000
1 Cockle Court	6	5	0	Yes	2,846	1981	Landscape	\$1,795,000
49 Queens Way	5	3	1	No	3,935	2005	Golf	\$1,895,000
15 Rum Row	3	3	0	Yes	2,358	1980	Golf, Landscape	\$1,899,000
7 Benty Court	4	4	1	No	3,206	1990	Golf, Lagoon	\$1,950,000
10 Hunt Club Court	5	4	1	No	3,414	1987	Lagoon, Wooded	\$1,999,000
19 Brassie Court	5	4	1	Yes	4,582	1984	Golf, Lagoon	\$2,195,000
35 Full Sweep	5	5	0	Yes	2,543	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	\$3,900,000
8 Ketch	7	7	1	Yes	4,058	1972	Ocean	\$5,249,000
3 Dinghy	6	6	1	Yes	4,662	2023	Landscape, Pool	\$5,495,000
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	FURNISHED	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
4 Leamington Lane	4	4	1	No	3,282	1996	Golf, Landscape	\$1,875,000
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

SOLD HOMES: Palmetto Dunes | Leamington

ADDRESS	BDS	BA	HB	FURNISHED	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
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
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 - UNDER CONTRACT HOMES: Palmetto Dunes | Leamington

ADDRESS	BDS	BA	HB	FURN	SQ FT	YR BUILT	VIEW	LIST PRICE
12 Port Tack	5	6	1	Yes	7,320	2004	Golf, Pool	\$2,985,000

**ACTIVE HOMESITES:
Palmetto Dunes | Leamington**

ADDRESS	VIEW	LIST PRICE
1 High Water	Lagoon, Wooded	\$599,900

**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	FURNISHED	SQ FT	VIEW	LIST PRICE
7411	Anchorage	2	2	0	Yes	1,140	Lake	\$525,000
7485	Anchorage	2	2	0	Yes	1,150	Lagoon, Landscape	\$605,000
401	Barrington Arms	2	2	0	Yes	1,171	Ocean, Pool	\$1,250,000
115	Barrington Court	2	2	0	Yes	1,171	Ocean	\$859,000
116	Barrington Court	2	2	0	Yes	1,171	Ocean, Pool	\$999,000
114	Barrington Court	2	2	0	Yes	1,171	Landscape, Ocean	\$1,150,000
219	Captains Quarters	1	1	0	Yes	885	Deep Water, Marsh	\$545,000
467	Captains Walk	2	2	0	Yes	1,367	Ocean	\$1,450,000
45	Fazio	2	2	1	Yes	1,636	Lagoon	\$825,000
6308	Hampton Place	3	3	0	Yes	1,777	Ocean, Pool	\$2,599,000
7108	Harbourside I	1	1	1	Yes	990	Harbor	\$649,000
7104	Harbourside I	1	1	1	Yes	887	Harbor	\$679,000
7125	Harbourside I	2	2	1	Yes	1,647	Harbor	\$839,900
7150	Harbourside II	1	1	1	Yes	1,123	Harbor	\$595,000
7201	Newport	2	2	1	No	1,520	Lagoon	\$719,000
732	Queens Grant	2	1	0	Yes	1,024	Landscape	\$519,000
643	Queens Grant	2	1	0	Yes	1,043	Landscape	\$529,000
790	Queens Grant	2	2	0	Yes	1,043	Landscape	\$599,000
650	Queens Grant	3	2	1	Yes	1,988	Golf, Wooded	\$719,000
588	Queens Grant	3	2	1	Yes	1,988	Landscape	\$799,000
1759	St Andrews Common	2	2	0	Yes	1,177	Landscape	\$595,000
1666	St Andrews Common	2	2	0	Yes	1,177	Landscape	\$599,900
1974	St Andrews Common	2	2	0	Yes	1,342	Landscape, Wooded	\$639,000
1776	St Andrews Common	2	2	0	Yes	1,342	Landscape	\$679,000
69	The Moorings	2	2	0	Yes	1,251	Landscape	\$875,000
17	Tradewinds	3	3	1	No	2,369	Landscape	\$859,900
2516	Villamare	2	2	0	Yes	1,232	Landscape, Ocean	\$925,000
2519	Villamare	2	2	0	Yes	1,232	Landscape, Ocean	\$939,900
1206	Villamare	3	3	0	Yes	1,764	Ocean	\$1,975,000
3302	Windsor Ct S	2	2	0	Yes	1,442	Ocean	\$1,550,000
2517	Windsor Place II	3	3	0	No	2,005	Ocean	\$2,475,000
7525	Yacht Club	3	3	0	Yes	1,416	Harbor, Pool	\$865,000

UNDER CONTRACT CONDOS: Palmetto Dunes | Shelter Cove | Leamington

#	COMPLEX	BDS	BA	HB	FURNISHED	SQ FT	VIEW	LIST PRICE
7443	Anchorage	2	2	0	No	1,140	Lagoon, Landscape	\$589,000
214	Captains Quarters	1	1	0	Yes	885	Harbor, Marsh	\$529,500
7127	Harbourside I	2	2	1	Yes	1,647	Harbor, Marsh	\$879,000
7152	Harbourside II	1	1	1	Yes	990	Harbor	\$595,000
959	Inverness Village	2	2	0	No	1,450	Golf, Landscape	\$724,900
907	Inverness Village	2	3	0	Yes	1,950	Golf, Lagoon	\$980,000
674	Queens Grant	2	1	0	Yes	1,043	Landscape	\$499,000
785	Queens Grant	3	2	1	Yes	1,988	Landscape	\$795,000
294	Turnberry Village	2	2	0	Yes	1,351	Golf	\$799,000
2514	Villamare	2	2	0	Yes	1,232	Lagoon, Landscape	\$824,900
4202	Windsor Ct N	2	2	0	Yes	1,442	Ocean	\$1,450,000
111	Windsor Place I	1	2	0	Yes	1,019	Ocean, Pool	\$765,000
106	Windsor Place I	2	2	0	Yes	1,442	Ocean, Pool	\$1,149,999
2314	Windsor Place II	1	2	0	Yes	1,019	Ocean, Pool	\$769,900

