



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 - April 30, 2023

I have been reflecting on the real estate market recently, particularly resort real estate, and I wanted to share my personal experiences and thoughts with you.

As you know, Palmetto Dunes, Shelter Cove, and Leamington hold a special place in my heart. The thriving atmosphere and sense of community have been instrumental in shaping my own view of resort living since 1976. From conversations with local realtors and realtors across the country to insights gleaned from my own research, the resort real estate market is experiencing a significant boom compared to other types of real estate.

With all developer properties sold out in Palmetto Dunes, Shelter Cove, and Leamington, we have transitioned into a resale community with a limited supply of properties to sell. In my opinion as a realtor and a fellow owner, we are only beginning to see the potential for prices to continue to increase. That's worth considering if you're thinking about investing in a property as well.

I believe that over the next 5, 10, or even 20 years, we will see substantial growth in property values. As someone who has experienced the benefits of living in our community firsthand, I can attest to the appeal and potential that we offer.

If you ever have questions about our market or want to discuss your real estate goals, please don't hesitate to reach out to me. I'd be more than happy to share my record-breaking sales, knowledge and insights with 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

#4 Individual Sales Volume, State of South Carolina

America's Best 2022 Ranking Report - 2021 sales (Over 28,500 SC Realtors)



Palmetto Dunes | Shelter Cove | Leamington 2023 Inventory

January 1 - April 30, 2023

ACTIVE HOMES: Palmetto Dunes | Leamington

ADDRESS	BDS	BA	HB	FURNISHED	SQ FT	YR BUILT	VIEW	LIST PRICE
185 Mooring Buoy	3	3	0	Yes	2,255	1992	Lagoon, Pool	\$1,695,000
15 Sea Lane	4	3	0	Yes	2,360	1981	Golf	\$1,825,000
2 High Water	5	5	0	Yes	5,047	1980	Golf, Lagoon	\$1,990,000
61 Mooring Buoy	4	4	0	No	2,408	1981	Lagoon	\$2,195,000
27 Starboard Tack	4	4	0	Yes	3,377	2001	Lagoon, Pool	\$2,200,000
13 Full Sweep	6	6	1	No	4,003	2022	Lagoon	\$3,600,000
8 Ketch	7	7	1	Yes	4,058	1972	Ocean	\$5,950,000
9 Galleon	6	6	0	Yes	4,048	1993	Ocean	\$7,125,000

UNDER CONTRACT HOMES: Palmetto Dunes | Leamington

ADDRESS	BDS	BA	HB	FURNISHED	SQ FT	YR BUILT	VIEW	LIST PRICE
3 Ginger Beer Court	3	2	0	Yes	1,926	1988	Pool, Wooded	\$1,100,000
20 Cartgate Drive	3	3	0	No	2,893	1998	Landscape, Wooded	\$1,329,000
12 Midstream	3	3	1	No	2,062	1984	Golf, Lagoon	\$1,700,000
16 Brassie Ct	4	4	1	No	4,080	2006	Lagoon, Landscape	\$1,999,000
32 Mooring Buoy	4	4	0	Yes	2,366	1983	Landscape	\$2,325,000
14 Mooring Buoy	6	7	0	Yes	5,884	2003	Landscape	\$3,295,000
3 Catboat	7	7	2	Yes	5,077	2007	Landscape	\$4,795,000

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
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
18 Promontory Court	3	3	1	No	2,405	1995	Landscape	4/25/23	\$1,600,000
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
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
3 Brigantine	6	6	1	Yes	5,000	2001	Ocean, Wooded	1/9/23	\$4,600,000

ACTIVE HOMESITES: Palmetto Dunes | Leamington

ADDRESS	VIEW	LIST PRICE
1 High Water	Lagoon	\$650,000

SCHEMBRA FAMILY NEWS

*Gratitude Through Hard Times
Finding Positive Benefits Through Our Darkest Hours*
by Chris Schembra
#1 Wall Street Journal Bestseller | Amazon.com

ACTIVE 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	\$625,000
306	Barrington Arms	1	1	1	Yes	960	Ocean, Pool	\$725,000
114	Barrington Court	2	2	0	Yes	1,171	Landscape, Ocean	\$1,150,000
7104	Harbourside I	1	1	1	Yes	887	Harbor	\$649,000
7146	Harbourside II	1	1	1	Yes	1,123	Pool	\$589,000
7152	Harbourside II	1	1	1	Yes	990	Harbor	\$595,000
938	Inverness Village	2	2	0	Yes	1,228	Golf	\$649,000
901	Inverness Village	2	2	0	Yes	1,450	Golf	\$769,500
5203	Newport	2	2	1	Yes	1,520	Deep Water	\$675,000
823	Ocean Cove	2	2	0	Yes	1,335	Landscape	\$779,000
69	The Moorings	2	2	0	Yes	1,251	Landscape	\$875,000
291	Turnberry Village	3	3	0	Yes	1,576	Golf, Pool	\$789,000
8114	Wendover Dunes	2	2	1	Yes	1,562	Landscape, Pool	\$999,000
111	Windsor Place I	1	2	0	Yes	1,019	Ocean, Pool	\$799,000
106	Windsor Place I	2	2	0	Yes	1,442	Ocean, Pool	\$1,250,000
2314	Windsor Place II	1	2	0	Yes	1,019	Ocean, Pool	\$765,000
2519	Windsor Place II	3	3	0	Yes	1,830	Ocean	\$2,650,000
7517	Yacht Club	3	3	0	Yes	1,372	Harbor, Pool	\$899,000

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

#	COMPLEX	BDS	BA	HB	FURNISHED	SQ FT	VIEW	LIST PRICE
495	Captains Cove	2	3	0	Yes	1,400	Lagoon, Lake	\$1,199,000
5201	Hampton Place	1	2	0	Yes	985	Landscape, Ocean	\$848,000

UNDER CONTRACT CONDOS: Palmetto Dunes | Shelter Cove | Leamington

#	COMPLEX	BDS	BA	HB	FURNISHED	SQ FT	VIEW	LIST PRICE
7488	Anchorage	2	2	0	Yes	1,140	Lagoon	\$550,000
310	Barrington Court	2	2	0	Yes	1,171	Ocean, Pool	\$939,000
701	Barrington Park	3	2	1	Yes	1,482	Lagoon	\$815,000
206	Captains Quarters	1	1	0	Yes	885	Deep Water, Marsh	\$520,000
401	Captains Walk	3	3	0	Yes	1,762	Ocean	\$1,500,000
7827	Centrecourt	2	2	0	Yes	1,199	Lagoon	\$699,000
42	Fazio	3	3	0	Yes	2,017	Lagoon	\$829,000
28	Fazio	3	3	0	Yes	2,008	Golf	\$849,000
5103	Hampton Place	2	2	0	Yes	1,392	Ocean	\$1,199,000
2101	Newport	2	2	0	No	1,210	Marsh	\$610,000
529	Queens Grant	2	2	0	Yes	1,447	Landscape	\$619,000
760	Queens Grant	2	2	0	Yes	1,447	Golf, Lagoon	\$655,000
1653	St Andrews Common	1	1	1	Yes	902	Landscape	\$419,000
1862	St Andrews Common	2	2	0	Yes	1,177	Landscape	\$585,000
2	Tradewinds	3	3	1	Yes	2,369	Landscape	\$849,900
6	Tradewinds	3	3	1	Yes	2,369	Pool, Wooded	\$865,000
26	Tradewinds	3	3	1	No	2,369	Pool, Wooded	\$875,000
214	Turnberry Village	2	2	0	Yes	1,473	Golf, Lagoon	\$798,000
3226	Villamare	2	2	0	Yes	1,232	Landscape	\$699,900
2519	Villamare	2	2	0	Yes	1,232	Ocean	\$849,000
3125	Villamare	2	2	0	Yes	1,232	Ocean, Pool	\$1,085,000
8116	Wendover Dunes	3	3	0	Yes	1,957	Landscape, Pool	\$1,095,000
3104	Windsor Ct S	1	2	0	Yes	1,037	Ocean	\$765,000
403	Windsor Place I	1	2	0	Yes	1,019	Ocean	\$749,000
2514	Windsor Place II	1	2	0	Yes	1,019	Ocean, Pool	\$799,000

SOLD CONDOS: Palmetto Dunes | Shelter Cove | Leamington

#	COMPLEX	BDS	BA	HB	FURNISHED	SQ FT	VIEW	SOLD	SOLD PRICE
7442	Anchorage	2	2	0	Yes	1,140	Lagoon, Landscape	3/1/23	\$525,000
7470	Anchorage	2	2	0	Yes	1,150	Pool	2/9/23	\$527,000
7448	Anchorage	2	2	0	No	1,140	Lagoon, Pool	3/30/23	\$527,000
117	Barrington Court	1	1	1	Yes	862	Landscape, Ocean	4/13/23	\$615,000
110	Barrington Court	2	2	0	Yes	1,171	Ocean, Pool	4/20/23	\$865,000
493	Captains Cove	4	3	0	Yes	1,400	Lagoon	3/1/23	\$1,100,000
496	Captains Cove	4	3	0	Yes	1,400	Lagoon	4/30/23	\$1,515,000
202	Captains Quarters	1	1	0	Yes	885	Deep Water, Marsh	4/17/23	\$499,000
204	Captains Quarters	2	2	0	Yes	1,315	Intracoastal, Marsh	3/10/23	\$718,000
246	Captains Quarters	2	2	0	Yes	1,315	Intracoastal, Marsh	4/25/23	\$739,000
227	Captains Quarters	2	2	0	Yes	1,310	Deep Water, Marsh	4/3/23	\$808,000
410	Captains Walk	2	2	0	Yes	1,367	Ocean	3/1/23	\$1,225,000
477	Captains Walk	2	2	0	Yes	1,367	Ocean	3/30/23	\$1,350,000
407	Captains Walk	3	3	0	Yes	1,762	Ocean	2/9/23	\$1,400,000
6303	Hampton Place	2	2	0	Yes	1,392	Ocean	2/24/23	\$1,100,000
7113	Harbourside I	1	2	0	Yes	1,010	Deep Water, Pool	1/31/23	\$399,000
7139	Harbourside II	2	2	0	Yes	1,257	Harbor	2/24/23	\$625,000
49	Hickory Cove	3	4	0	Yes	1,600	Landscape	3/6/23	\$822,500
7628	Huntington	2	2	0	Yes	1,488	Lagoon, Landscape	4/10/23	\$785,000
982	Inverness Village	2	2	0	Yes	1,228	Golf, Lagoon	3/3/23	\$710,000
979	Inverness Village	2	2	0	Yes	1,228	Golf, Lagoon	4/26/23	\$750,000
919	Inverness Village	3	3	0	Yes	2,010	Lagoon, Tennis Court	4/12/23	\$760,000
306	Main Sail	2	2	1	No	1,890	Deep Water	1/6/23	\$1,000,000
302	Main Sail	3	3	0	No	2,023	Deep Water, Harbor	1/25/23	\$1,350,000
1103	Newport	2	2	1	No	1,420	Marsh	2/28/23	\$600,000
2204	Newport	2	2	0	No	1,210	Marsh	4/18/23	\$615,000
2207	Newport	3	3	0	No	1,375	Marsh	4/18/23	\$685,000
828	Ocean Cove	3	3	0	Yes	1,665	Landscape	3/6/23	\$882,000
767	Queens Grant	2	1	0	No	1,043	Landscape	1/10/23	\$440,000
709	Queens Grant	2	1	0	Yes	1,024	Landscape	3/17/23	\$460,000
570	Queens Grant	2	1	0	Yes	1,043	Landscape	3/31/23	\$495,000
503	Queens Grant	2	2	0	Yes	1,447	Landscape	3/23/23	\$587,000
711	Queens Grant	2	2	0	Yes	1,447	Golf, Lagoon	3/15/23	\$635,000
672	Queens Grant	3	2	1	Yes	1,988	Lagoon	4/7/23	\$750,000
2101	South Shore Commons	3	3	0	No	2,481	Landscape	1/11/23	\$2,179,000
1669	St Andrews Common	1	1	1	Yes	902	Golf, Landscape	1/30/23	\$395,000
1770	St Andrews Common	1	1	1	Yes	902	Landscape	2/6/23	\$425,000
1664	St Andrews Common	2	2	0	Yes	1,177	Landscape	2/15/23	\$440,000
1959	St Andrews Common	2	2	0	Yes	1,177	Golf	1/31/23	\$529,000
1865	St Andrews Common	2	2	0	Yes	1,177	Landscape, Pool	2/16/23	\$580,000
1982	St Andrews Common	2	2	0	Yes	1,342	Landscape, Wooded	4/14/23	\$580,000
1776	St Andrews Common	2	2	0	Yes	1,342	Landscape, Pool	4/17/23	\$650,000
95	The Moorings	2	3	0	Yes	1,260	Landscape	1/3/23	\$635,000
241	Turnberry Village	2	2	0	Yes	1,351	Golf	2/16/23	\$557,500
298	Turnberry Village	2	2	0	Yes	1,351	Golf, Lagoon	3/31/23	\$700,000
205	Turnberry Village	2	2	0	Yes	1,473	Golf, Landscape	2/21/23	\$755,000
3227	Villamare	2	2	0	Yes	1,232	Landscape	3/14/23	\$643,900
2418	Villamare	2	2	0	Yes	1,232	Landscape	2/15/23	\$790,000
1308	Villamare	2	2	0	Yes	1,232	Ocean	3/23/23	\$875,000
3424	Villamare	2	2	0	Yes	1,232	Ocean, Pool	3/14/23	\$1,150,000
4409	Windsor Ct N	4	4	0	Yes	2,135	Ocean	2/17/23	\$2,600,000
3405	Windsor Ct S	2	2	0	Yes	1,442	Ocean	3/17/23	\$1,150,000
3408	Windsor Ct S	3	3	0	Yes	1,880	Ocean	2/10/23	\$2,450,000
504	Windsor Place I	1	2	0	Yes	1,019	Ocean, Pool	1/3/23	\$799,000
2515	Windsor Place II	1	2	0	Yes	1,019	Ocean	3/8/23	\$730,000
7523	Yacht Club	3	3	0	Yes	1,372	Harbor, Pool	3/3/23	\$780,000