

PHIL SCHEMBRA'S INVENTORY UPDATE

PALMETTO DUNES | SHELTER COVE | LEAMINGTON

January 1 - May 31, 2023

Looking out across the landscape in our local real estate market, it's clear that certain owners are choosing to hold on to their properties rather than place them on the market. There are several reasons for this. In some cases, the lack of available inventory makes it impossible to replace what they currently own. In other cases, the homeowner may be enjoying a low interest rate on their current mortgage, and a move to a new property would require a new loan with a higher rate. Personally, I feel like our owners are holding on to their property because they love our community, the quality of life that we offer, family enjoyment and of course, the natural beauty.

Whatever the reasons, this situation in which properties are being held back from the market could potentially lead to a pent-up demand for properties in the future. As owners do eventually decide to sell, this could cause an influx of properties entering the market.

The average sales price for homes has decreased 12.47% and condominiums have remained steady. The reason for a decrease in home prices is a lack of higher-priced homes to purchase compared to 2022, as you will see from the enclosed inventory.

Going forward, we are well positioned for increased prices because of our unique position as a world-class, oceanfront destination residential resort community. Unlike other areas of our country, the southeast - and especially properties along the coast - are seeing substantial growth because of our location, amenities, affordable prices and warmer climate. This growth should continue as families are placing a high premium on family enjoyment.

We need to keep a close eye on interest rates, which are expected to rise in the summer and have an effect on affordability, the economy, consumer confidence and inflation.



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.

800.845.9506 | 843.785.2452 (call or text)

phil@schembrarealestate.com

philschembra.com | luxuryrealestate.com

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)



ACTIVE HOMES: Palmetto Dunes | Leamington

ADDRESS	BDS	BA	HB	FURNISHED	SQ FT	YR BUILT	VIEW	LIST PRICE
15 Sea Lane	4	3	0	Yes	2,360	1981	Golf	\$1,825,000
1 Cockle Court	6	5	0	Yes	2,846	1981	Landscape	\$1,849,000
2 High Water	5	5	0	Yes	5,047	1980	Golf, Lagoon	\$1,890,000
4 Leamington Lane	4	4	1	No	3,282	1996	Golf, Landscape	\$1,975,000
49 Queens Way	5	3	1	No	3,935	2005	Golf	\$1,995,000
61 Mooring Buoy	4	4	0	No	2,408	1981	Lagoon	\$2,195,000
10 Hunt Club Court	5	4	1	No	3,414	1987	Lagoon, Wooded	\$2,250,000
19 Brassie Court	5	4	1	Yes	4,582	1984	Golf, Lagoon	\$2,295,000
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	\$3,600,000
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
10 Newport Drive Unit#3302	3	3	0	No	1,840	1997	Marsh, Sound	\$1,199,000
185 Mooring Buoy	3	3	0	Yes	2,255	1992	Lagoon, Pool	\$1,695,000
16 Brassie Ct	4	4	1	No	4,080	2006	Lagoon, Landscape	\$1,999,000
27 Starboard Tack	4	4	0	Yes	3,377	2001	Lagoon, Pool	\$2,200,000
5 Junket	6	6	1	Yes	3,702	1984	Landscape, Pool	\$3,595,000
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
3 Ginger Beer Court	3	2	0	Yes	1,926	1988	Pool, Wooded	5/4/23	\$1,100,000
20 Cartgate Drive	3	3	0	No	2,893	1998	Landscape, Wooded	5/22/23	\$1,280,000
10 Newport Drive Unit#3401	3	3	1	No	1,920	1997	Deep Water	2/6/23	\$1,383,000
5 Stratford Ln	4	4	1	No	3,180	1998	Golf	4/24/23	\$1,325,000
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
12 Midstream	3	3	1	No	2,062	1984	Golf, Lagoon	5/19/23	\$1,665,000
8 Queens Way	4	4	1	Yes	4,164	2001	Lagoon	3/29/23	\$1,875,000
39 Off Shore	6	5	0	No	3,300	2000	Lake, Landscape	3/3/23	\$1,830,000
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
14 Mooring Buoy	6	7	0	Yes	5,884	2003	Landscape	5/3/23	\$3,200,000
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	\$599,000

UNDER CONTRACT HOMESITES: Palmetto Dunes | Leamington

ADDRESS	VIEW	LIST PRICE
2 Midstream	Golf, Lagoon	\$759,000

ACTIVE CONDOS: Palmetto Dunes | Shelter Cove | Leamington

#	COMPLEX	BDS	BA	HB	FURNISHED	SQ FT	VIEW	LIST PRICE
306	Barrington Arms	1	1	1	Yes	960	Ocean, Pool	\$720,000
116	Barrington Court	2	2	0	Yes	1,171	Ocean, Pool	\$1,050,000
114	Barrington Court	2	2	0	Yes	1,171	Landscape, Ocean	\$1,150,000
206	Captains Quarters	1	1	0	Yes	885	Deep Water, Marsh	\$520,000
5203	Hampton Place	2	2	0	Yes	1,392	Ocean	\$1,550,000
7152	Harbourside II	1	1	1	Yes	990	Harbor	\$595,000
2105	Newport	2	2	0	No	1,210	Intracoastal, Marsh	\$620,000
2202	Newport	2	2	0	Yes	1,210	Marsh, River	\$639,000
5203	Newport	2	2	1	Yes	1,520	Deep Water, Marsh	\$719,000
837	Ocean Cove	2	2	0	Yes	1,335	Landscape	\$759,000
790	Queens Grant	2	2	0	Yes	1,043	Landscape	\$619,000
1660	St Andrews Common	2	2	0	Yes	1,177	Landscape, Wooded	\$560,000
291	Turnberry Village	3	3	0	Yes	1,576	Golf, Pool	\$789,000
1508	Villamare	2	2	0	Yes	1,232	Ocean	\$1,295,000
8114	Wendover Dunes	2	2	1	Yes	1,562	Landscape, Pool	\$999,000
4506	Windsor Ct N	2	2	0	Yes	1,442	Ocean	\$1,325,000
106	Windsor Place I	2	2	0	Yes	1,442	Ocean, Pool	\$1,199,999
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	\$2,620,000

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

#	COMPLEX	BDS	BA	HB	FURNISHED	SQ FT	VIEW	LIST PRICE
2	Fazio	3	2	1	Yes	1,956	Golf, Landscape	\$925,000
7105	Harbourside I	2	2	0	Yes	1,259	Harbor	\$729,000

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
7421	Anchorage	2	2	0	Yes	1,150	Lagoon, Pool	\$599,000
495	Captains Cove	2	3	0	Yes	1,400	Lagoon, Lake	\$1,199,000
253	Captains Quarters	1	1	0	Yes	885	Deep Water, Marsh	\$525,000
401	Captains Walk	3	3	0	Yes	1,762	Ocean	\$1,500,000
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
6405	Hampton Place	2	2	0	Yes	1,392	Ocean	\$1,395,000
7146	Harbourside II	1	1	1	Yes	1,123	Pool	\$589,000
7134	Harbourside II	2	2	0	Yes	1,266	Harbor	\$639,000
938	Inverness Village	2	2	0	Yes	1,228	Golf	\$649,000
823	Ocean Cove	2	2	0	Yes	1,335	Landscape	\$779,000
520	Queens Grant	2	2	0	Yes	1,043	Landscape	\$549,900
529	Queens Grant	2	2	0	Yes	1,447	Landscape	\$635,000
604	Queens Grant	3	2	1	Yes	1,988	Landscape	\$665,000
1862	St Andrews Common	2	2	0	Yes	1,177	Landscape	\$585,000
214	Turnberry Village	2	2	0	Yes	1,473	Golf, Lagoon	\$798,000
8116	Wendover Dunes	3	3	0	Yes	1,957	Landscape, Pool	\$1,095,000
403	Windsor Place I	1	2	0	Yes	1,019	Ocean	\$749,000
111	Windsor Place I	1	2	0	Yes	1,019	Ocean, Pool	\$765,000
7517	Yacht Club	3	3	0	Yes	1,372	Harbor, Pool	\$899,000

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
7448	Anchorage	2	2	0	No	1,140	Lagoon, Pool	3/30/23	\$527,000
7470	Anchorage	2	2	0	Yes	1,150	Pool	2/9/23	\$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
310	Barrington Court	2	2	0	Yes	1,171	Ocean, Pool	5/3/23	\$885,000
701	Barrington Park	3	2	1	Yes	1,482	Lagoon	5/15/23	\$820,000
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
228	Captains Quarters	2	2	0	No	1,315	Marsh	5/1/23	\$714,900
246	Captains Quarters	2	2	0	Yes	1,315	Intracoastal, Marsh	4/25/23	\$739,000
204	Captains Quarters	2	2	0	Yes	1,315	Intracoastal, Marsh	3/10/23	\$718,000
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
7827	Centrecourt	2	2	0	Yes	1,199	Lagoon	5/31/23	\$685,000
5201	Hampton Place	1	2	0	Yes	985	Landscape, Ocean	5/22/23	\$810,000
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
901	Inverness Village	2	2	0	Yes	1,450	Golf	5/26/23	\$710,000
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
2101	Newport	2	2	0	No	1,210	Marsh	5/15/23	\$590,000
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
760	Queens Grant	2	2	0	Yes	1,447	Golf, Lagoon	5/17/23	\$655,000
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
1653	St Andrews Common	1	1	1	Yes	902	Landscape	5/15/23	\$409,000
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
1982	St Andrews Common	2	2	0	Yes	1,342	Landscape, Wooded	4/14/23	\$580,000
1865	St Andrews Common	2	2	0	Yes	1,177	Landscape, Pool	2/16/23	\$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
2	Tradewinds	3	3	1	Yes	2,369	Landscape	5/5/23	\$835,000
6	Tradewinds	3	3	1	Yes	2,369	Pool, Wooded	5/30/23	\$875,000
26	Tradewinds	3	3	1	No	2,369	Pool, Wooded	5/15/23	\$855,000
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
3226	Villamare	2	2	0	Yes	1,232	Landscape	5/1/23	\$699,000
2519	Villamare	2	2	0	Yes	1,232	Ocean	5/23/23	\$810,000
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
3125	Villamare	2	2	0	Yes	1,232	Ocean, Pool	5/5/23	\$1,075,000
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
3104	Windsor Ct S	1	2	0	Yes	1,037	Ocean	5/30/23	\$750,000
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
2514	Windsor Place II	1	2	0	Yes	1,019	Ocean, Pool	5/22/23	\$799,000
7523	Yacht Club	3	3	0	Yes	1,372	Harbor, Pool	3/3/23	\$780,000