

PHIL SCHEMBRA'S INVENTORY UPDATE

PALMETTO DUNES | SHELTER COVE | LEAMINGTON

January 1 - February 28, 2022

With interest in our Island reaching dizzying peaks over the past two years, available inventory remains at the lowest levels I've seen in my 46 years selling real estate on Hilton Head Island. This is a natural side effect of two things: the ever-growing profile of Hilton Head Island is enjoying as a luxury real estate community and our continuation as a resale community.

We are excited about our recent honor that Hilton Head Island has been ranked No. 4 on *Realtor.com's* list of The 10 Hottest Luxury Real Estate Markets in the country. Our amazing Island was recognized amongst the outstanding communities listed below.

New developments have defined Hilton Head Island's history up to this point, but now we're as built out as we're going to get. As a resale community with limited inventory, this is a tremendous opportunity for owners whose real estate needs might be changing.

As you will note, inventory has never been lower and interest has never been higher. This could be your opportunity. I would love to have a conversation with you, we're easy to reach.

Realtor.com's The 10 Hottest Luxury Real Estate Markets:

1. Kahului, HI
2. San Luis Obispo, CA
3. Sebastian, FL
- 4. Hilton Head Island, SC**
5. Wilmington, NC
6. Barnstable Town, MA
7. Austin, TX
8. Portland, ME
9. Salt Lake City, UT
10. Prescott, AZ



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 Billion in Personal Sales in Palmetto Dunes, Shelter Cove and Leamington since 1976

#1 Individual Sales Volume, State of SC
America's Best 2021 Ranking Report (2020 sales)



ACTIVE HOMES: Palmetto Dunes | Leamington

ADDRESS	BDS	BA	HB	FURNISHED	SQ FT	YR BUILT	VIEW	LIST PRICE
78 Off Shore	3	2	0	No	1,838	1991	Golf	\$799,000
4 Masters Court	5	3	1	No	3,194	1986	Landscape	\$1,450,000
15 Rum Row	3	3	0	Yes	2,400	1980	Golf	\$1,699,000
29 Promontory Court	4	4	0	No	4,542	1983	Lagoon	\$1,799,500
82 S Shore Drive	4	4	1	Yes	3,482	2006	Pool, Wooded	\$2,395,000
5 Brigantine	6	6	1	Yes	4,585	1988	Ocean, Pool	\$4,199,995

UNDER CONTRACT HOMES: Palmetto Dunes | Leamington

ADDRESS	BDS	BA	HB	FURNISHED	SQ FT	YR BUILT	VIEW	LIST PRICE
77 Off Shore	3	3	0	No	2,032	1983	Lagoon	\$899,000
2 Burns Court	4	4	1	No	2,670	1993	Pool	\$1,325,000
8 Arthur Hills Court	5	4	1	No	4,730	2001	Golf, Lagoon	\$2,395,000
9 Brigantine	8	8	0	Yes	5,573	1982	Landscape, Pool	\$3,425,000
122 Mooring Buoy	4	4	1	Yes	3,300	1970	Wooded	\$3,500,000

SOLD HOMES: Palmetto Dunes | Leamington

ADDRESS	BDS	BA	HB	FURNISHED	SQ FT	YR BUILT	VIEW	SOLD	SOLD PRICE
58 Off Shore	3	2	0	No	1,700	1972	Golf, Landscape	2/17/22	\$590,000
35 Off Shore Drive	3	2	1	Yes	2,290	1982	Marsh, Pool	1/21/22	\$940,000
4 Slack Tide	4	4	2	Yes	4,200	1980	Lagoon	1/21/22	\$940,000
10 Newport Drive	3	3	1	No	2,320	1997	Marsh, River	2/3/22	\$1,100,000
22 Heath Drive	4	4	0	Yes	2,286	1981	Golf, Pool	1/27/22	\$1,120,000
53 Full Sweep	4	3	1	Yes	2,497	1974	Lake, Pool	1/28/22	\$1,275,000
1 Down Wind	4	3	1	No	3,016	1973	Lake, Landscape	1/14/22	\$1,349,000
4 Brassie Court	4	3	1	No	2,651	1991	Lagoon, Landscape	2/18/22	\$1,364,502
37 Mooring Buoy	4	3	0	Yes	2,069	1980	Lagoon, Pool	1/14/22	\$1,425,000
56 Leamington Lane	4	4	1	No	3,812	1989	Golf	2/22/22	\$1,475,000
190 Mooring Buoy	4	4	0	No	3,197	1981	Golf, Lagoon	1/10/22	\$2,150,000
1 Catboat	6	6	0	Yes	3,400	1976	Landscape, Pool	1/14/22	\$2,150,000
84 Mooring Buoy	5	5	0	Yes	3,365	1986	Landscape, Pool	2/4/22	\$2,350,000
22 Full Sweep	5	4	0	Yes	4,500	1989	Golf, Ocean	2/9/22	\$2,350,000
27 Sea Lane	5	5	1	No	4,123	2001	Golf, Pool	1/21/22	\$2,400,000
12 Port Tack	5	5	1	No	7,320	2004	Golf, Lagoon	1/18/22	\$2,400,000
4 Highrigger	6	6	1	Yes	4,300	2002	Landscape, Pool	1/28/22	\$2,450,000
11 Sea Lane	5	5	2	No	7,051	2005	Golf, Pool	2/17/22	\$3,995,500
9 Galleon	6	6	0	Yes	4,048	1993	Ocean	1/11/22	\$4,300,000

**ACTIVE HOMESITES:
Palmetto Dunes | Leamington**

ADDRESS	VIEW	LIST PRICE
86 Port Tack	Lagoon, Landscape	\$549,000
16 Cartgate Drive	Wooded	\$595,000

**UNDER CONTRACT HOMESITES:
Palmetto Dunes | Leamington**

ADDRESS	VIEW	LIST PRICE
13 Full Sweep	Lake	\$619,000

ACTIVE CONDOS: Palmetto Dunes | Shelter Cove | Leamington

#	COMPLEX	BDS	BA	HB	FURNISHED	SQ FT	VIEW	LIST PRICE
705	Barrington Park	1	1	1	Yes	801	Lagoon, Landscape	\$524,000
466	Captains Walk	2	2	0	No	1,367	Ocean	\$1,095,000
7106	Harbourside I	2	2	0	No	1,259	Harbor	\$535,000
7200	Newport	2	2	1	No	1,520	Intracoastal	\$599,900
578	Queens Grant	2	2	0	Yes	1,043	Wooded	\$535,000
1854	St Andrews Common	1	1	1	Yes	902	Landscape	\$385,000
2117	Windsor Place II	3	3	0	No	2,005	Landscape, Ocean	\$2,200,000

UNDER CONTRACT CONDOS: Palmetto Dunes | Shelter Cove | Leamington

#	COMPLEX	BDS	BA	HB	FURNISHED	SQ FT	VIEW	LIST PRICE
111	Abbington	2	3	0	Yes	1,500	Lagoon	\$989,900
120	Abbington	3	3	0	Yes	1,534	Lagoon	\$1,075,000
216	Barrington Court	2	2	0	Yes	1,171	Ocean	\$929,000
515	Barrington Court	2	2	0	Yes	1,171	Landscape, Ocean	\$969,000
473	Captains Walk	2	2	0	Yes	1,367	Ocean	\$1,100,000
445	Captains Walk	2	2	0	Yes	1,367	Ocean	\$1,225,000
7814	Centrecourt	2	2	0	Yes	1,199	Lagoon	\$575,000
49	Fazio	2	2	1	Yes	1,636	Pool	\$699,000
7127	Harbourside I	2	2	1	Yes	1,647	Deep Water, Harbor	\$699,000
984	Inverness Village	2	2	0	Yes	1,228	Golf, Lagoon	\$569,000
908	Inverness Village	3	3	0	Yes	2,010	Golf, Lagoon	\$699,000
210	Main Sail	2	2	1	Yes	1,705	Deep Water, Harbor	\$1,029,000
713	Queens Grant	2	1	0	No	1,024	Landscape	\$345,000
620	Queens Grant	2	1	0	No	1,024	Landscape	\$350,000
732	Queens Grant	2	1	0	Yes	1,024	Landscape	\$445,000
790	Queens Grant	2	2	0	Yes	1,043	Landscape	\$479,000
635	Queens Grant	2	2	0	Yes	1,043	Landscape	\$499,000
514	Queens Grant	2	2	0	Yes	1,447	Landscape	\$619,000
548	Queens Grant	3	2	1	Yes	1,988	Golf, Landscape	\$625,000
204	Somerset	3	3	1	Yes	2,668	Ocean	\$2,400,000
2102	South Shore Commons	3	3	0	Yes	2,481	Landscape, Pool	\$1,700,000
1860	St Andrews Common	2	2	0	Yes	1,177	Landscape	\$435,000
1761	St Andrews Common	2	2	0	Yes	1,342	Golf	\$479,000
1766	St Andrews Common	2	2	0	Yes	1,342	Landscape	\$479,000
1782	St Andrews Common	2	2	0	Yes	1,177	Landscape, Wooded	\$480,000
1780	St Andrews Common	3	2	0	Yes	1,542	Landscape	\$499,000
282	Turnberry Village	3	3	0	Yes	1,576	Golf	\$705,000
2513	Villamare	2	2	0	Yes	1,232	Landscape, Ocean	\$715,000
2320	Windsor Place II	3	3	0	Yes	1,830	Ocean	\$2,000,000
7527	Yacht Club	3	3	0	Yes	1,372	Harbor	\$849,000

SOLD CONDOS: Palmetto Dunes | Shelter Cove | Leamington

#	COMPLEX	BDS	BA	HB	FURNISHED	SQ FT	VIEW	SOLD	SOLD PRICE
7487	Anchorage	2	2	0	No	1,140	Lagoon	1/4/22	\$400,000
7438	Anchorage	2	2	0	No	1,140	Lagoon, Pool	2/18/22	\$418,000
103	Barrington Arms	1	1	1	Yes	960	Ocean, Pool	2/2/22	\$550,000
210	Barrington Court	2	2	0	Yes	1,171	Ocean, Pool	1/19/22	\$720,000
116	Barrington Court	2	2	0	Yes	1,171	Landscape, Ocean	1/28/22	\$750,000
238	Captains Quarters	1	1	0	Yes	885	Intracoastal, Marsh	2/22/22	\$410,000
443	Captains Walk	2	2	0	Yes	1,367	Ocean	2/1/22	\$1,250,000
463	Captains Walk	3	3	0	Yes	1,762	Ocean	1/7/22	\$1,050,000
429	Captains Walk	3	3	0	Yes	1,762	Ocean, Pool	1/14/22	\$1,262,000
7801	Centrecourt	2	2	0	Yes	1,199	Lagoon	1/27/22	\$545,000
7804	Centrecourt	2	2	0	Yes	1,199	Lagoon	2/23/22	\$565,000
7820	Centrecourt	2	2	0	Yes	1,199	Lagoon	2/2/22	\$635,000
7108	Harbourside I	1	1	1	Yes	990	Harbor	2/16/22	\$493,000
7653	Huntington	3	3	1	Yes	1,775	Lagoon	2/18/22	\$975,000
924	Inverness Village	2	2	0	Yes	1,228	Golf, Lagoon	2/17/22	\$599,000
2205	Newport	2	2	0	Yes	1,210	Deep Water, Marsh	2/18/22	\$625,000
641	Queens Grant	2	2	0	Yes	1,459	Landscape	1/21/22	\$550,000
618	Queens Grant	3	2	1	Yes	1,988	Golf, Landscape	1/20/22	\$639,900
1101	South Shore Commons	3	3	0	No	2,481	Landscape	1/31/22	\$1,600,000
1652	St Andrews Common	1	1	1	No	902	Landscape	2/8/22	\$375,000
25	Tradewinds	3	3	1	Yes	2,369	Landscape, Pool	2/11/22	\$720,000
207	Turnberry Village	3	3	0	Yes	1,576	Golf	1/21/22	\$690,000
1310	Villamare	2	2	0	Yes	1,232	Landscape, Ocean	2/28/22	\$805,000
28	Water Oak	3	4	0	Yes	1,570	Golf, Landscape	2/23/22	\$725,000
3209	Windsor Ct S	1	2	0	Yes	1,037	Ocean, Pool	1/24/22	\$699,000
3308	Windsor Ct S	3	3	0	Yes	1,880	Ocean	2/14/22	\$2,300,000
2113	Windsor Place II	2	2	0	Yes	1,442	Ocean, Pool	2/7/22	\$875,000