

Breaking News! 2020 FEMA Flood Maps for Hilton Head Island...

The Town of Hilton Head Island just announced the release of the FEMA digital flood hazard maps that show the extent of the areas at risk for flooding on Hilton Head Island. Important, more detailed information is on the Town's website at www.hiltonhead-islandsc.gov/government/news. The new maps will become effective for flood insurance rating on March 23, 2021.

See our current inventory on the reverse side and our listings on schembrarealestate.com.

If you would like an update on the Palmetto Dunes, Shelter Cove or Leamington market, please get in touch. It is our goal to keep you informed.



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National Events...Local Impact

In my 44 years, I don't think I've ever experienced a real estate market like we've seen in the first three quarters of 2020 in Palmetto Dunes, Shelter Cove and Leamington. You might think I mean that in a negative way. Quite the opposite.

The hardships our nation is now facing cannot be overstressed, whether it's the impact on our economy or the crisis it represents for public health and lost lives. We keep hearing the phrase "the new normal," but for the foreseeable future this is how the world will work. This new normal has created a seismic shift in peoples' priorities, a shift that is making our area more appealing than ever.

People are coming together in the realization that you can't put a price on the simple joy of spending time with loved ones. This entire pandemic put the brakes on our everyday lives, allowing us to reconnect with those most important to us, and with that realization comes a desire for a more relaxed, family-friendly atmosphere, something Hilton Head Island offers.

Professionals and students have found out that much of their work can be done remotely. The new Zoom culture of corporate America and academia was created out of necessity, but it has led to the breakthrough realization that your career doesn't need to define where you choose to call home. If you can live anywhere, why wouldn't you want to live on our special Island?

That shift, interestingly, was already well underway before this year. Demographics were already moving toward the southeast coast and had been for some time. Even before the pandemic, people were looking to relocate and move away from crowded cities and frigid climates of the larger cities, and they were coming to places just like Hilton Head Island.

The Town of Hilton Head Island was

uniquely positioned to welcome them. The controlled growth, ingrained in our DNA through the Land Management Ordinance (LMO) enacted by our first Mayor, Carol's cousin, Benjamin M. Racusin, protected us from overdevelopment. The amazing influx of investment, spurred on by the Town since, has created an Island rife with first-class amenities.

Essentially, these moves throttled the amount of inventory and boosted the desirability of calling Hilton Head Island home. It was the perfect environment for a rise in demand to flourish.

This brings us to the first three quarters of 2020, and a market that is flourishing beyond anyone's expectations even as the national picture looks different. As of this writing, I have achieved \$85 million in sales for 2020, closed or under contract, just within our community. This massive interest has nearly depleted our inventory, to approximately 100 homes, homesites and condominiums combined on the market. This is unprecedented, and it underscores something I've been acknowledging for years.

Part of why we as an Island are suddenly so popular is the unique value proposition we offer. Compare Hilton Head Island against any other residential resort community and you'll find that we over deliver on amenities and quality of life, while undercutting our own property values. Simply put, we need to raise prices.

This uptick will only continue as the economy rebounds - spurred by low interest rates - and as our Island's profile grows, whether through national awards or through attracting a clientele through improvements to the Hilton Head Island Airport. Palmetto Dunes, Shelter Cove and Leamington are perfectly positioned to reap the benefits.

If you'd like to take advantage of this unprecedented interest, please get in touch. We are here to help!

ACTIVE HOMES: Palmetto Dunes | Leamington

ADDRESS	BDS	BA	HB	FURN	SQ FT	YR BUILT	VIEW	LIST PRICE
20 Heath Drive	5	4	1	Yes	4,149	1987	Golf, Pool	\$1,099,000
144 Mooring Buoy	3	3	0	Yes	2,132	1973	Pool, Wooded	\$1,150,000
8 Benty Court	4	4	0	No	3,608	1989	Golf, Lagoon	\$1,175,000
2 Off Shore	5	4	0	No	3,665	1978	Lagoon	\$1,245,000
56 Leamington Lane	4	4	1	No	4,765	1989	Golf, Landscape	\$1,299,000
14 Hunt Club Court	4	4	1	Yes	3,634	2001	Lagoon	\$1,399,900
1 Catboat	6	6	0	Yes	3,400	1976	Landscape	\$1,950,000
176 Mooring Buoy	5	6	2	Yes	4,561	1980	Golf, Lagoon	\$1,975,000
9 Promontory Court	5	5	0	Yes	5,019	2007	Golf, Lagoon	\$2,095,000
195 Mooring Buoy	5	6	0	Yes	5,592	2002	Lagoon, Landscape	\$2,295,000
1 Man O War	5	5	1	Yes	4,064	1997	Landscape, Pool	\$2,850,000
8 Galleon	3	3	1	No	3,100	1978	Ocean	\$2,995,000
11 Junket	6	7	1	Yes	4,902	1980	Ocean	\$3,489,000
17 Armada	5	5	0	Yes	4,916	1992	Ocean	\$3,995,000
17 Brigantine	5	5	1	Yes	3,908	1993	Ocean	\$3,995,000
9 Cat Boat	5	5	3	Yes	5,752	2004	Ocean	\$4,299,000
7 Highrigger	5	4	2	Yes	3,720	1991	Ocean	\$4,395,000
8 Flotilla	6	6	1	Yes	5,885	2002	Ocean	\$4,495,000

UNDER CONTRACT HOMES: Palmetto Dunes | Leamington

ADDRESS	BDS	BA	HB	FURN	SQ FT	YR BUILT	VIEW	LIST PRICE
46 Port Tack	3	2	1	No	2,114	1984	Lagoon	\$639,000
38 Swing About	3	2	1	No	2,438	1982	Golf, Landscape	\$670,000
24 Promontory Court	3	2	1	Yes	2,169	1979	Lagoon	\$695,000
10 Newport Drive Unit#3203	3	3	0	No	1,790	1997	Deep Water, Marsh	\$699,000
7 Ginger Beer Court	3	3	0	No	2,407	1983	Golf	\$780,000
6 Slack Tide	4	3	1	Yes	2,735	1982	Lagoon	\$799,000
10 Newport Drive Unit#3204	3	3	1	Yes	2,400	1997	Deep Water, Marsh	\$799,000
6 Covington Court	4	4	0	Yes	2,479	1989	Lagoon	\$879,000
79 Port Tack	3	3	1	Yes	2,538	1977	Lagoon, Pool	\$895,000
2 Up Wind	4	4	0	Yes	2,550	1981	Lake	\$949,600
10 Full Sweep	4	2	1	No	2,430	1980	Golf, Lagoon	\$985,000
7 Rum Row	3	3	1	No	2,339	1986	Golf, Pool	\$995,000
32 Mooring Buoy	4	4	0	Yes	2,366	1983	Landscape, Wooded	\$1,139,000
183 Mooring Buoy	4	3	0	Yes	4,450	1982	Lagoon, Pool	\$1,149,000
19 Sea Lane	5	4	1	Yes	2,462	1973	Golf, Pool	\$1,175,000
9 Hunt Club Court	5	4	1	Yes	3,369	1995	Landscape, Wooded	\$1,200,000
2 Stratford Lane	3	4	1	No	4,391	2015	Wooded	\$1,272,000
4 Dinghy	4	3	0	Yes	2,905	1982	Landscape	\$1,295,000
20 Rum Row	4	3	1	No	4,194	1993	Lagoon, Pool	\$1,295,000
1 Masters Court	5	4	1	No	4,610	2005	Landscape	\$1,369,000
17 S Shore Place	4	4	1	No	4,140	1998	Lagoon	\$1,699,000
45 Port Tack	4	4	1	Yes	3,935	2015	Golf, Lagoon	\$1,795,000
99 Mooring Buoy	6	6	1	Yes	5,300	2005	Pool, Wooded	\$2,225,000
11 Eastwind	4	4	1	Yes	3,320	1988	Ocean	\$3,375,000
20 Brigantine	5	5	1	Yes	7,047	1998	Ocean	\$4,095,000
7 Catboat	5	5	2	Yes	6,230	2000	Ocean	\$4,545,000

ACTIVE - UNDER CONTRACT HOMES: Palmetto Dunes | Leamington

ADDRESS	BDS	BA	HB	FURNISHED	SQ FT	YR BUILT	VIEW	LIST PRICE
3 Cottage Court	5	5	1	Yes	3,773	2005	Landscape, Wooded	\$1,199,000
3 Iron Clad	6	6	1	Yes	5,086	2005	Landscape	\$2,495,000

SOLD HOMES: Palmetto Dunes | Leamington

ADDRESS	BDS	FB	HB	FURN	SQ FT	YR BUILT	VIEW	SOLD	SOLD PRICE
79 Off Shore	3	3	0	No	1,946	1982	Golf, Lagoon	7/9/20	\$415,000
29 Heath Drive	3	2	1	No	1,935	1986	Landscape	8/7/20	\$450,000
3 Merion Court	3	3	0	No	2,027	1978	Landscape	5/1/20	\$465,000
10 Newport Dr Unit#3403	3	3	0	No	1,840	1997	Deep Water, Lagoon	9/25/20	\$490,000
25 Swing About	3	3	1	No	1,950	1980	Lagoon	7/20/20	\$500,000
62 Full Sweep	3	2	0	Yes	2,031	1995	Golf, Landscape	3/23/20	\$530,000
31 Starboard Tack	3	2	1	No	2,346	1989	Lagoon	7/29/20	\$545,000
20 Port Tack	4	3	0	Yes	2,702	1973	Lake	3/12/20	\$575,000
25 Heath Drive	4	3	1	Yes	2,455	1995	Landscape	4/16/20	\$575,000
26 Off Shore	3	3	1	Yes	1,993	1995	Golf, Pool	8/20/20	\$580,000
47 Off Shore	3	2	1	No	2,064	1984	Lagoon, Pool	5/11/20	\$615,000
21 Saint George Road	4	3	1	Yes	2,796	1980	Lagoon, Pool	4/30/20	\$621,000
35 Off Shore	3	2	1	No	1,900	1982	Lagoon	6/12/20	\$630,000
60 Full Sweep	4	3	0	Yes	2,295	2003	Golf, Landscape	7/1/20	\$635,000
6 Topside	3	3	0	No	2,452	1989	Lake, Pool	6/1/20	\$645,000
7 Topside	3	2	0	Yes	2,054	1990	Lagoon	5/28/20	\$647,000
8 Interlochen Drive	3	2	0	No	2,300	1983	Landscape	9/2/20	\$650,000
56 Full Sweep	3	2	0	Yes	1,958	1982	Golf, Pool	9/14/20	\$661,500
5 Down Wind	3	2	1	Yes	2,260	1981	Lagoon, Wooded	4/3/20	\$665,000
20 Off Shore	4	3	0	Yes	2,387	1974	Golf, Pool	8/3/20	\$670,000
29 Full Sweep	3	2	0	No	2,204	1984	Lagoon, Lake	9/18/20	\$670,000
23 Swing About	3	3	0	No	2,950	1982	Lagoon	8/24/20	\$689,000
169 Mooring Buoy	3	2	1	Yes	2,093	1991	Lagoon	3/11/20	\$690,000
53 Port Tack	3	2	1	No	2,160	1984	Lagoon	5/15/20	\$695,000
66 Port Tack	4	3	0	Yes	2,865	1973	Lagoon	7/31/20	\$695,000
24 Haul Away	3	3	1	Yes	2,506	1982	Lagoon, Pool	7/6/20	\$695,000
14 SE Starboard Tack	3	2	0	Yes	2,064	1979	Lagoon, Pool	9/25/20	\$701,500
45 Full Sweep	3	2	1	No	2,166	1984	Lagoon, Pool	9/29/20	\$705,000
8 Merion Court	4	3	0	Yes	2,635	1975	Golf	8/10/20	\$705,000
51 Mooring Buoy	3	3	0	Yes	2,259	1978	Golf	8/14/20	\$725,000
5 Saint George Road	5	5	0	Yes	2,276	1985	Lagoon, Pool	6/4/20	\$725,000
39 Haul Away	3	3	0	Yes	2,162	1982	Golf	7/7/20	\$732,500
15 Heath Drive	5	5	0	Yes	2,486	1996	Landscape, Pool	3/9/20	\$735,000
6 Sutherland Court	4	3	1	Yes	2,611	1987	Landscape, Pool	4/21/20	\$740,000
47 Port Tack	3	2	0	Yes	1,934	1980	Lagoon, Pool	3/31/20	\$752,500
6 Troon Drive	5	4	1	Yes	4,021	2002	Wooded	8/6/20	\$800,000
7 Queens Way	4	3	2	No	4,056	1992	Golf, Lagoon	1/8/20	\$824,500
95 Mooring Buoy	4	4	0	Yes	2,744	1985	Landscape, Pool	8/4/20	\$835,000
62 Mooring Buoy	3	3	0	Yes	2,466	1984	Landscape	4/17/20	\$850,000
40 Full Sweep	4	4	1	Yes	2,605	1995	Lagoon, Pool	7/31/20	\$854,500
11 Brassie Court	3	2	1	No	2,056	1991	Golf, Landscape	1/31/20	\$860,000
16 Heath Drive	4	4	0	Yes	2,637	1988	Golf, Pool	1/8/20	\$864,500
21 Cartgate Drive	6	5	0	Yes	3,500	1994	Pool, Wooded	9/4/20	\$865,000

187 Mooring Buoy	3	3	0	Yes	2,650	1976	Lagoon	7/23/20	\$868,000
6 Galleon	4	4	0	No	2,800	1980	Tennis Court, Wooded	9/30/20	\$900,000
28 Heath Drive	4	4	1	Yes	3,364	1999	Golf	9/14/20	\$910,000
21 Rum Row	3	2	1	Yes	2,516	1999	Golf	9/24/20	\$915,000
4 Interlochen Drive	4	3	1	No	2,880	2012	Landscape	3/23/20	\$935,000
1 Armada Street	3	3	0	Yes	2,477	1979	Wooded	9/14/20	\$935,000
14 Port Tack	4	3	1	Yes	3,173	1982	Golf, Lagoon	6/23/20	\$955,000
191 Mooring Buoy	4	4	1	Yes	3,248	1988	Lagoon, Pool	8/10/20	\$976,500
39 Mooring Buoy	5	4	1	No	3,486	1997	Lagoon	6/3/20	\$980,000
26 Heath Drive	5	6	0	Yes	3,181	1989	Golf, Pool	1/7/20	\$990,000
5 Troon Drive	5	4	1	Yes	2,644	1996	Pool	9/29/20	\$1,000,000
51 Haul Away	4	4	1	Yes	4,159	1971	Golf, Lagoon	2/26/20	\$1,010,000
2 Rum Row	5	4	0	Yes	3,560	1975	Lagoon, Pool	1/6/20	\$1,030,000
31 Sea Lane	5	5	0	Yes	3,267	1992	Golf, Lagoon	8/27/20	\$1,058,500
5 Burns CT	4	4	1	No	3,236	1992	Golf	1/17/20	\$1,062,000
29 Sea Lane	5	5	1	Yes	3,978	2000	Golf, Pool	8/17/20	\$1,076,000
9 Shelley Court	5	4	1	Yes	3,410	1997	Lagoon, Pool	9/15/20	\$1,093,000
2 Eastwind	4	4	0	Yes	2,800	1981	Wooded	9/15/20	\$1,095,000
136 Mooring Buoy	3	3	0	Yes	2,265	1981	Landscape, Pool	8/24/20	\$1,125,000
84 Mooring Buoy	5	5	0	Yes	3,365	1986	Landscape, Pool	6/29/20	\$1,175,000
147 Mooring Buoy	6	5	0	Yes	3,978	1980	Lagoon	6/23/20	\$1,175,000
13 Promontory Court	3	3	0	No	3,212	1984	Golf, Lagoon	1/29/20	\$1,190,000
11 Queens Way	4	4	1	No	3,324	1991	Golf	3/27/20	\$1,195,000
37 Sea Lane	7	5	2	Yes	3,268	1990	Golf, Pool	6/18/20	\$1,249,000
12 Full Sweep	5	4	2	No	4,270	2001	Golf, Lagoon	1/30/20	\$1,350,000
5 Leamington Court	4	4	0	No	3,681	1997	Golf, Lagoon	8/3/20	\$1,415,000
5 Highrigger	4	4	1	Yes	2,862	1990	Landscape, Pool	9/25/20	\$1,435,000
5 Brigantine	6	6	1	Yes	3,990	1988	Landscape	6/17/20	\$1,450,000
45 Sea Lane	4	4	1	No	4,183	2010	Golf	3/23/20	\$1,500,000
35 S Shore Court	4	5	1	No	4,125	2003	Lagoon	4/17/20	\$1,526,000
46 Leamington Lane	5	5	0	No	4,015	2002	Golf, Lagoon	6/16/20	\$1,595,000
10 Armada Street	5	5	1	Yes	3,320	1981	Landscape	2/24/20	\$1,600,000
33 Starboard Tack	4	5	1	Yes	4,560	2008	Lagoon, Landscape	9/17/20	\$1,639,000
21 Starboard Tack	5	5	1	Yes	5,219	1997	Lagoon, Pool	6/18/20	\$1,725,000
143 Mooring Buoy	5	5	1	Yes	4,223	1980	Lagoon	6/30/20	\$1,850,000
7 Armada Street	6	6	2	Yes	6,116	2004	Landscape	7/10/20	\$1,960,000
126 Mooring Buoy	5	4	1	Yes	4,182	2020	Landscape, Pool	4/30/20	\$2,188,500
5 Eastwind	6	6	1	Yes	4,858	2019	Landscape, Ocean	8/7/20	\$2,900,000
12 Brigantine	6	5	1	Yes	5,600	1981	Ocean	7/27/20	\$3,100,000
9 Highrigger	5	6	0	Yes	4,633	1999	Ocean	7/15/20	\$3,400,000
11 Armada Street	6	6	1	Yes	5,736	1998	Ocean	3/18/20	\$3,837,250
7 Iron Clad	6	7	1	Yes	5,700	1987	Ocean	8/31/20	\$4,150,000
18 Armada Street	6	7	0	Yes	6,398	1995	Ocean	7/27/20	\$4,400,000
9 Iron Clad	5	5	1	Yes	5,500	2020	Ocean	8/4/20	\$6,500,000

ACTIVE HOMESITES: Palmetto Dunes | Leamington

ADDRESS	VIEW	LIST PRICE
23 Leamington Lane	Lagoon	\$749,000
56 Sea Lane	Wooded	\$800,000
3 S Shore Drive	Lagoon	\$899,000
1 Galleon	Sound	\$950,000

UNDER CONTRACT HOMESITES: Palmetto Dunes | Leamington

ADDRESS	VIEW	LIST PRICE
2 Promontory Court	Golf, Wooded	\$259,900
24 Heath Drive	Golf	\$319,000

SOLD HOMESITES: Palmetto Dunes | Leamington

ADDRESS	VIEW	SOLD	SOLD PRICE
2 Brassie Court	Landscape	8/24/20	\$225,000
40 Heath Drive	Lagoon	8/27/20	\$267,500
83 Port Tack	Lagoon	8/11/20	\$325,000
89 Leamington Lane	Golf	4/17/20	\$360,000
50 Leamington Lane	Golf, Lagoon	5/9/20	\$375,000
40 Leamington Lane	Golf, Lagoon	6/10/20	\$410,000
20 Starboard Tack	Lagoon, River	8/20/20	\$430,000
2 Midstream	Golf, Lagoon	6/3/20	\$440,000
2 Junket	Landscape	8/13/20	\$732,000
46 Mooring Buoy	Landscape	8/5/20	\$880,000
8 Armada Street	Landscape	7/9/20	\$1,000,000
15 Brigantine	Ocean	9/30/20	\$2,975,000

ACTIVE CONDOS: Palmetto Dunes | Shelter Cove | Leamington

	COMPLEX	BDS	BA	HB	FURN	SG FT	VIEW	LIST PRICE										
124	Abbington	2	3	0	Yes	1,193	Lagoon	\$710,000	7202	Newport	2	2	1	No	1,520	Lagoon, Landscape	\$379,000	
116	Abbington	2	3	0	Yes	1,500	Lagoon, Landscape	\$729,000	2207	Newport	3	3	0	No	1,375	Marsh, Sound	\$469,000	
7480	Anchorage	2	2	0	No	1,150	Lagoon, Landscape	\$299,000	1881	St Andrews Common	2	2	0	Yes	1,342	Landscape, Wooded	\$349,000	
7474	Anchorage	3	3	0	Yes	1,551	Lagoon	\$419,000	3226	Villamare	2	2	0	Yes	1,232	Landscape	\$429,000	
301	Barrington Arms	2	2	0	Yes	1,171	Ocean	\$575,000	3227	Villamare	2	2	0	Yes	1,232	Landscape, Wooded	\$429,000	
494	Captains Cove	4	3	0	Yes	1,400	Lagoon	\$679,500	2318	Villamare	2	2	0	Yes	1,232	Landscape	\$439,500	
203	Captains Quarters	1	1	0	Yes	885	Marsh, River	\$319,000	2415	Villamare	2	2	0	Yes	1,232	Landscape, Ocean	\$489,900	
204	Captains Quarters	2	2	0	Yes	1,315	Marsh, River	\$525,000	2413	Villamare	2	2	0	Yes	1,232	Lagoon, Ocean	\$539,600	
221	Captains Quarters	2	2	0	Yes	1,315	Deep Water, Harbor	\$559,000	1109	Villamare	2	2	0	Yes	1,232	Landscape, Ocean	\$550,000	
436	Captains Walk	2	2	0	Yes	1,367	Ocean	\$669,000	1509	Villamare	2	2	0	Yes	1,232	Ocean	\$638,000	
470	Captains Walk	2	2	0	Yes	1,367	Ocean	\$725,000	1210	Villamare	2	2	0	Yes	1,236	Ocean	\$639,000	
484	Captains Walk	2	2	0	Yes	1,367	Ocean	\$749,000	1308	Villamare	2	2	0	Yes	1,232	Landscape, Ocean	\$679,000	
483	Captains Walk	2	2	0	Yes	1,367	Ocean	\$749,500	1405	Villamare	2	2	0	Yes	1,232	Ocean	\$699,900	
6104	Hampton Place	1	2	0	No	985	Ocean, Pool	\$535,000	8108	Wendover Dunes	3	3	0	Yes	1,957	Landscape	\$715,000	
6508	Hampton Place	3	3	0	Yes	1,777	Ocean	\$1,365,000	8137	Wendover Dunes	3	3	0	Yes	1,957	Landscape	\$775,000	
7112	Harbourside I	1	1	1	Yes	1,123	Harbor	\$307,000	4501	Windsor Ct N	2	2	0	Yes	1,442	Ocean	\$795,000	
7114	Harbourside I	2	2	1	Yes	1,374	Harbor, Landscape	\$328,500	3203	Windsor Ct S	1	2	0	Yes	1,037	Ocean	\$519,900	
7135	Harbourside II	1	1	1	No	990	Harbor, Marsh	\$279,000	3302	Windsor Ct S	2	2	0	Yes	1,442	Ocean	\$679,000	
7171	Harbourside II	2	2	1	Yes	1,647	Deep Water, Harbor	\$399,000	502	Windsor Place I	1	2	0	Yes	1,019	Ocean	\$539,900	
7	Hickory Cove	3	4	0	Yes	1,600	Lagoon	\$599,000	2112	Windsor Place II	2	2	0	Yes	1,442	Ocean, Pool	\$678,000	
925	Inverness Village	2	2	0	Yes	1,450	Golf, Lagoon	\$445,000	2412	Windsor Place II	2	2	0	Yes	1,442	Ocean, Pool	\$739,000	

UNDER CONTRACT CONDOS: Palmetto Dunes | Shelter Cove | Leamington

	COMPLEX	BDS	BA	HB	FURN	SG FT	VIEW	LIST PRICE										
105	Abbington	2	3	0	Yes	1,500	Lagoon	\$675,000	35	Hickory Cove	2	3	0	Yes	1,300	Landscape	\$449,000	
7485	Anchorage	2	2	0	Yes	1,150	Lagoon, Landscape	\$269,000	7618	Huntington	3	3	1	Yes	1,511	Lagoon, Landscape	\$664,000	
7417	Anchorage	2	2	0	Yes	1,150	Lagoon, Pool	\$315,000	944	Inverness Village	2	2	0	Yes	1,228	Golf	\$365,000	
408	Barrington Arms	2	2	0	Yes	1,171	Ocean, Pool	\$679,000	972	Inverness Village	2	2	0	Yes	1,450	Golf, Lagoon	\$375,000	
409	Barrington Court	1	1	1	Yes	862	Ocean, Pool	\$449,000	924	Inverness Village	2	2	0	Yes	1,228	Golf, Lagoon	\$399,000	
510	Barrington Court	2	2	0	Yes	1,171	Ocean	\$799,000	903	Inverness Village	3	3	0	Yes	2,000	Golf	\$490,000	
605	Barrington Park	1	1	1	Yes	801	Lagoon	\$344,990	306	Main Sail	2	2	1	Yes	1,890	Harbor, Pool	\$695,000	
15	Beach	3	3	0	Yes	1,878	Pool	\$635,000	662	Queens Grant	2	2	0	Yes	1,043	Landscape	\$319,000	
257	Captains Quarters	2	2	0	Yes	1,315	Sound	\$360,000	628	Queens Grant	2	2	0	Yes	1,043	Landscape	\$324,000	
240	Captains Quarters	2	2	0	No	1,315	Deep Water, Marsh	\$385,000	624	Queens Grant	2	2	0	No	1,043	Landscape	\$324,500	
403	Captains Walk	2	2	0	Yes	1,367	Ocean	\$669,000	509	Queens Grant	2	2	0	Yes	1,447	Landscape	\$359,600	
443	Captains Walk	2	2	0	Yes	1,367	Ocean	\$695,000	640	Queens Grant	3	2	1	Yes	1,988	Landscape	\$395,000	
449	Captains Walk	2	2	0	Yes	1,367	Ocean, Pool	\$699,000	653	Queens Grant	3	2	1	No	1,988	Golf	\$400,000	
422	Captains Walk	2	2	0	Yes	1,367	Ocean	\$795,000	1662	St Andrews Common	2	2	0	No	1,177	Landscape	\$205,000	
7809	Centrecourt	2	2	0	Yes	1,199	Lagoon	\$359,000	1869	St Andrews Common	2	2	0	Yes	1,342	Golf, Lagoon	\$395,000	
50	Fazio	2	3	0	Yes	2,008	Pool	\$389,000	71	The Moorings	2	3	0	Yes	1,251	Landscape	\$424,000	
35	Fazio	3	2	1	Yes	1,636	Lagoon, Landscape	\$449,900	260	Turnberry Village	2	2	0	Yes	1,351	Golf	\$359,900	
22	Fazio	3	3	0	Yes	2,008	Pool	\$479,000	278	Turnberry Village	3	3	0	Yes	1,576	Golf	\$459,000	
5404	Hampton Place	1	2	0	Yes	985	Ocean	\$545,000	5	Water Oak	2	3	0	Yes	1,289	Golf	\$345,000	
6108	Hampton Place	3	3	0	Yes	1,777	Ocean	\$1,149,000	23	Water Oak	2	3	0	No	1,289	Golf	\$365,000	
5308	Hampton Place	3	3	0	Yes	1,777	Ocean	\$1,325,000	3105	Windsor Ct S	2	2	0	Yes	1,442	Ocean	\$690,000	
6309	Hampton Place	3	3	0	Yes	2,130	Ocean	\$1,525,000	306	Windsor Place I	2	2	0	Yes	1,442	Ocean, Pool	\$649,500	
7113	Harbourside I	1	2	0	Yes	1,010	Landscape	\$215,000	2417	Windsor Place II	3	3	0	Yes	2,005	Ocean	\$1,349,000	
7144	Harbourside II	2	2	0	Yes	1,266	Landscape	\$319,900	7542	Yacht Club	3	3	0	Yes	1,595	Harbor, Pool	\$679,000	

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

	COMPLEX	BDS	BA	HB	FURNISHED	SG FT	VIEW	LIST PRICE
117	Barrington Court	1	1	1	Yes	862	Ocean	\$397,000
604	Barrington Park	1	1	1	Yes	801	Lagoon	\$369,000
5503	Hampton Place	2	2	0	Yes	1,392	Ocean	\$795,000
7611	Huntington	3	3	1	Yes	1,511	Lagoon	\$649,900
2	Tradewinds	3	3	1	No	2,369	Landscape	\$462,000
3220	Villamare	2	2	0	Yes	1,232	Ocean, Pool	\$475,000
1102	Villamare	2	2	0	Yes	1,232	Ocean, Pool	\$669,900
2516	Windsor Place II	2	2	0	Yes	1,442	Ocean	\$679,000
2119	Windsor Place II	3	3	0	Yes	1,830	Ocean, Pool	\$1,149,000



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The Plaza At Shelter Cove
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Hilton Head Island, South Carolina



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Historical Comparison: 2011-2020

Sales and Prices: January 1, 2011 – September 30, 2020

Palmetto Dunes | Shelter Cove | Leamington

Year	Homes Sold	Avg Price	Inventory	Pending	Active Under Contract	Villas Sold	Avg Price	Inventory	Pending	Active Under Contract	Homesites Sold	Avg Price	Inventory	Pending	Active Under Contract
2011	43	\$1,085,221	93	10		91	\$446,091	199	26		3	\$235,667	26	3	
2012	39	\$1,041,604	80	16		132	\$408,866	180	21		7	\$375,714	29	1	
2013	41	\$1,097,888	79	16		143	\$454,590	141	27		10	\$814,886	19	1	
2014	41	\$1,012,519	90	11		97	\$424,138	147	19		9	\$701,833	23	1	
2015	59	\$860,344	74	13		100	\$386,236	141	24		5	\$419,000	19	1	
2016	42	\$1,108,628	71	15		123	\$451,350	141	23		5	\$766,000	21	0	
2017	44	\$1,180,898	76	5		131	\$417,200	123	25		11	\$416,273	18	1	
2018	50	\$970,253	68	9		139	\$481,503	111	18		9	\$431,167	11	1	
2019	68	\$1,129,759	54	13		146	\$493,666	109	29		9	\$522,467	10	0	
2020	87	\$1,188,417	18	26	2	149	\$478,294	42	48	9	12	\$701,625	3	3	0

If there is one takeaway from the numbers you see here, it's that we have officially turned the corner. I've been monitoring this data non-stop over the course of my career since 1976, and I have never seen a report that looks remotely like this. Not only are the total number of sales up, but it's also astonishing to see the nearly depleted inventory of properties we have to sell.

In a community of 3,600 properties, we currently have only 63 homes, homesites and condominiums currently on the market. Visit schembrarealestate.com/news for the Historical Comparison from January 1, 1992 - September 30, 2020 to get a better look at this extraordinary year.