

Thank You!

My son Christopher was recently hailed as the "Gratitude Guru" by *USA Today*. I bring this up not only as a proud father, but as a reminder to myself to remain grateful.

The property owners in Palmetto Dunes, Shelter Cove and Leamington have been the bedrock of my success for the past 45 years. Your faith in me, your encouragement and your ongoing referrals have meant the world to me, and so inspired by my son, I'd like to express my own gratitude.

Thank you from the bottom of my heart. My success could not have been achieved without your ongoing trust, loyalty and support.



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AMERICA'S BEST
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Phil Schembra 2020:

#1 Individual Sales Volume | Hilton Head Island
#4 Individual Sales Volume | South Carolina
(23,500 SC Realtors at this time)



Our Extraordinary Community!

I would like to wish all of you a Happy, Healthy and Prosperous New Year!

It almost goes without saying that this past year was one of monumental change. Beyond the standard pomp and circumstance of an election year, the pandemic created unparalleled challenges for so many people, businesses and health care systems forcing them to adapt and overcome.

Perhaps the most remarkable change I've witnessed is one of perspective.

For my part, I have seen this change across countless client interactions.

This interruption in our lives has changed the attitude of so many families who want to escape from where they are from and find solace on our special Island.

Visitors simply have a greater interest in owning a piece of the Island, either for family enjoyment or as an investment. It's been a common phenomenon for years, one upon which Hilton Head Island was built, but it accelerated to a breakneck pace in 2020.

Thank you! Welcoming new residents to our community has fueled a spectacular year for Schembra Real Estate Group, with my personal sales reaching more than \$100 million in resales closed or scheduled to close in 2020. It's a side effect of this new motivation, revealed by the pandemic's impact, to put a premium on family and quality of life.

As a resident owning and living in Palmetto Dunes for the past 45 years,

it's a community I've been proud to specialize in throughout my career. Our Island community represents the pinnacle of an Island lifestyle that has been cultivated and nourished by strong leadership not only at a community level, but at a Town of Hilton Head Island level.

After a year like 2020, it's difficult to say with any degree of certainty what we have to look forward to. I can tell you that I remain optimistic, and I can also assure you that as the only real estate agent on Hilton Head Island specializing in Palmetto Dunes, Shelter Cove and Leamington, I look forward to helping each and every one of you achieve your real estate goals and objectives. With my specialization in our community I take my obligation very seriously to obtain the highest fair market price for my selling clients and the best possible price for buyers.

I have made it my goal for Palmetto Dunes, Shelter Cove and Leamington in 2021 to ensure that we continue to increase prices as the inventory levels available for sale in all categories are at historic lows. As we are a resale community, realtors can only obtain inventory to sell from existing Owners.

If your 2021 goals include capitalizing on an exceptionally strong real estate market in our community, I would love the opportunity to have a conversation with you and put my expertise and knowledge of the community to work for you. Thank you for your ongoing referrals and your trust and confidence. Keep in touch, and enjoy the New Year!

ACTIVE HOMES: Palmetto Dunes | Leamington

ADDRESS	BDS	BA	HB	FURN	SQ FT	YR BUILT	VIEW	LIST PRICE
15 Interlochen Drive	3	2	1	No	2,880	1977	Landscape, Pool	\$490,000
85 Port Tack	5	3	1	Yes	3,083	1977	Lagoon	\$750,000
11 Saint George Road	4	4	1	Yes	3,435	1983	Lagoon	\$750,000
37 Swing About	4	3	0	No	2,592	1983	Lagoon, Landscape	\$785,000
55 Sea Lane	3	3	0	No	2,592	1989	Golf, Lagoon	\$799,000
5 Masters Court	4	3	1	No	2,940	1998	Golf, Landscape	\$1,049,000
20 Heath Drive	5	4	1	Yes	4,149	1987	Golf, Pool	\$1,075,000
144 Mooring Buoy	3	3	0	Yes	2,132	1973	Pool, Wooded	\$1,150,000
16 Hunt Club Court	4	4	0	No	3,177	1995	Lagoon	\$1,295,000
114 Mooring Buoy	3	2	1	Yes	1,983	1977	Landscape, Pool	\$1,499,000
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
155 Mooring Buoy	5	5	1	Yes	3,860	2003	Lagoon	\$2,195,000
1 Man O War	5	5	1	Yes	5,052	1997	Landscape, Pool	\$2,850,000
5 Galleon	5	6	2	No	6,517	2005	Landscape	\$3,495,000
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
7 Highrigger	5	4	2	Yes	3,720	1991	Ocean	\$4,395,000

UNDER CONTRACT HOMES: Palmetto Dunes | Leamington

ADDRESS	BDS	BA	HB	FURN	SQ FT	YR BUILT	VIEW	LIST PRICE
38 Off Shore	3	2	0	Yes	2,200	1973	Golf	\$729,000
23 Saint George Road	4	3	0	Yes	2,112	1980	Lagoon	\$775,000
10 Swing About	3	3	1	No	2,517	1979	Landscape, Pool	\$799,000
6 End Court	4	3	0	No	2,333	1995	Lake, Wooded	\$895,000
31 Saint George Road	4	2	1	Yes	3,648	1978	Lagoon, Landscape	\$910,000
14 Hunt Club Court	4	4	1	Yes	3,634	2001	Lagoon	\$1,379,900
4 Night Harbour	3	3	1	Yes	3,236	1985	Pool	\$1,549,000
48 Mooring Buoy	5	5	0	Yes	2,758	1985	Pool	\$1,559,000
8 Galleon	3	3	1	No	3,100	1978	Ocean	\$2,995,000

ACTIVE - UNDER CONTRACT HOMES: Palmetto Dunes | Leamington

ADDRESS	BDS	BA	HB	FURNISHED	SQ FT	YR BUILT	VIEW	LIST PRICE
5 Ginger Beer Court	4	4	1	Yes	2,703	1993	Landscape, Pool	\$950,000
195 Mooring Buoy	5	6	0	Yes	5,592	2002	Lagoon, Landscape	\$2,295,000

ACTIVE HOMESITES: Palmetto Dunes | Leamington

ADDRESS	VIEW	LIST PRICE
13 Full Sweep	Lake, Landscape	\$569,900
23 Leamington Lane	Lagoon	\$749,000
56 Sea Lane	Wooded	\$800,000
3 S Shore Drive	Lagoon	\$899,000

SOLD HOMESITES: Palmetto Dunes | Leamington

ADDRESS	VIEW	SOLD	SOLD PRICE
2 Brassie Court	Landscape	8/24/20	\$225,000
2 Promontory Court	Golf, Wooded	10/8/20	\$249,000
40 Heath Drive	Lagoon	8/27/20	\$267,500
24 Heath Drive	Golf	10/2/20	\$300,000
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

Did you know that of the 3,600 units that comprise Palmetto Dunes, Shelter Cove and Leamington, there are just 38 for sale right now? These 19 homes, 15 condominiums and 4 homesites represent just over 1 percent of the available inventory, which is at an historic low.

If you'd like to take advantage of this unprecedented demand, get in touch and put my 45 years of experience to work for you.

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								
10 Newport Dr Unit#3403	3	3	0	No	1,840	1997	Deep Water, Lagoon	9/25/20	\$490,000								
3 Merion Court	3	3	0	No	2,027	1978	Landscape	5/1/20	\$465,000								
29 Heath Drive	3	2	1	No	1,935	1986	Landscape	8/7/20	\$450,000								
25 Swing About	3	3	1	No	1,950	1980	Lagoon	7/20/20	\$500,000								
31 Starboard Tack	3	2	1	No	2,346	1989	Lagoon	7/29/20	\$545,000								
62 Full Sweep	3	2	0	Yes	2,031	1995	Golf, Landscape	3/23/20	\$530,000								
20 Port Tack	4	3	0	Yes	2,702	1973	Lake	3/12/20	\$575,000								
26 Off Shore	3	3	1	Yes	1,993	1995	Golf, Pool	8/20/20	\$580,000								
35 Off Shore	3	2	1	No	1,900	1982	Lagoon	6/12/20	\$630,000								
25 Heath Drive	4	3	1	Yes	2,455	1995	Landscape	4/16/20	\$575,000								
47 Off Shore	3	2	1	No	2,064	1984	Lagoon, Pool	5/11/20	\$615,000								
46 Port Tack	3	2	1	No	2,114	1984	Lagoon	10/19/20	\$605,000								
60 Full Sweep	4	3	0	Yes	2,295	2003	Golf, Landscape	7/1/20	\$635,000								
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								
38 Swing About	3	2	1	No	2,438	1982	Golf, Landscape	10/15/20	\$660,000								
20 Off Shore	4	3	0	Yes	2,387	1974	Golf, Pool	8/3/20	\$670,000								
3 Topside	3	2	1	No	2,286	1984	Lake	11/19/20	\$645,000								
6 Topside	3	3	0	No	2,452	1989	Lake, Pool	6/1/20	\$645,000								
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								
21 Saint George Road	4	3	1	Yes	2,796	1980	Lagoon, Pool	4/30/20	\$621,000								
24 Promontory Court	3	2	1	Yes	2,169	1979	Lagoon	10/23/20	\$672,000								
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								
56 Full Sweep	3	2	0	Yes	1,958	1982	Golf, Pool	9/14/20	\$661,500								
169 Mooring Buoy	3	2	1	Yes	2,093	1991	Lagoon	3/11/20	\$690,000								
10 Newport Dr Unit#3203	3	3	0	No	1,790	1997	Deep Water, Marsh	10/15/20	\$700,000								
79 Off Shore	3	3	0	Yes	2,089	1982	Golf, Lagoon	11/24/20	\$699,000								
5 Cottage Court	4	3	1	Yes	2,650	1981	Landscape	11/16/20	\$695,000								
5 Down Wind	3	2	1	Yes	2,260	1981	Lagoon, Wooded	4/3/20	\$665,000								
45 Full Sweep	3	2	1	No	2,166	1984	Lagoon, Pool	9/29/20	\$705,000								
51 Mooring Buoy	3	3	0	Yes	2,259	1978	Golf	8/14/20	\$725,000								
39 Haul Away	3	3	0	Yes	2,162	1982	Golf	7/7/20	\$732,500								
8 Merion Court	4	3	0	Yes	2,635	1975	Golf	8/10/20	\$705,000								
14 SE Starboard Tack	3	2	0	Yes	2,064	1979	Lagoon, Pool	9/25/20	\$701,500								
24 Haul Away	3	3	1	Yes	2,506	1982	Lagoon, Pool	7/6/20	\$695,000								
47 Port Tack	3	2	0	Yes	1,934	1980	Lagoon, Pool	3/31/20	\$752,500								
6 Sutherland Court	4	3	1	Yes	2,611	1987	Landscape, Pool	4/21/20	\$740,000								
15 Heath Drive	5	5	0	Yes	2,486	1996	Landscape, Pool	3/9/20	\$735,000								
7 Ginger Beer Court	3	3	0	No	2,407	1983	Golf	10/16/20	\$780,000								
5 Saint George Road	5	5	0	Yes	2,276	1985	Lagoon, Pool	6/4/20	\$725,000								
6 Slack Tide	4	3	1	Yes	2,735	1982	Lagoon	10/30/20	\$820,000								
10 Newport Dr Unit#3204	3	3	1	Yes	2,400	1997	Deep Water, Marsh	10/15/20	\$799,000								
95 Mooring Buoy	4	4	0	Yes	2,744	1985	Landscape, Pool	8/4/20	\$835,000								
40 Full Sweep	4	4	1	Yes	2,605	1995	Lagoon, Pool	7/31/20	\$854,500								
6 Covington Court	4	4	0	Yes	2,479	1989	Lagoon	10/20/20	\$849,000								
6 Troon Drive	5	4	1	Yes	4,021	2002	Wooded	8/6/20	\$800,000								
62 Mooring Buoy	3	3	0	Yes	2,466	1984	Landscape	4/17/20	\$850,000								
7 Queens Way	4	3	2	No	4,056	1992	Golf, Lagoon	1/8/20	\$824,500								
187 Mooring Buoy	3	3	0	Yes	2,650	1976	Lagoon	7/23/20	\$868,000								
79 Port Tack	3	3	1	Yes	2,538	1977	Lagoon, Pool	12/7/20	\$900,000								
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								
21 Rum Row	3	2	1	Yes	2,516	1999	Golf	9/24/20	\$915,000								
6 Galleon	4	4	0	No	2,800	1980	Tennis Court, Wooded	9/30/20	\$900,000								
4 Interlochen Drive	4	3	1	No	2,880	2012	Landscape	3/23/20	\$935,000								
2 Up Wind	4	4	0	Yes	2,550	1981	Lake	10/16/20	\$949,600								
43 Off Shore	5	4	1	Yes	3,194	1979	Lagoon, Pool	11/24/20	\$920,000								
28 Heath Drive	4	4	1	Yes	3,364	1999	Golf	9/14/20	\$910,000								
10 Full Sweep	4	2	1	No	2,430	1980	Golf, Lagoon	10/19/20	\$975,000								
191 Mooring Buoy	4	4	1	Yes	3,248	1988	Lagoon, Pool	8/10/20	\$976,500								
7 Rum Row	3	3	1	No	2,339	1986	Golf, Pool	10/5/20	\$950,000								
14 Port Tack	4	3	1	Yes	3,173	1982	Golf, Lagoon	6/23/20	\$955,000								
26 Heath Drive	5	6	0	Yes	3,181	1989	Golf, Pool	1/7/20	\$990,000								
1 Armada Street	3	3	0	Yes	2,477	1979	Wooded	9/14/20	\$935,000								
5 Troon Drive	5	4	1	Yes	2,644	1996	Pool	9/29/20	\$1,000,000								
2 Rum Row	5	4	0	Yes	3,560	1975	Lagoon, Pool	1/6/20	\$1,030,000								
53 Heath Court W	4	3	1	No	2,966	1990	Golf	12/15/20	\$1,060,000								
1 Benty Court	3	2	1	No	2,700	1987	Lagoon	11/12/20	\$1,100,000								
32 Mooring Buoy	4	4	0	Yes	2,366	1983	Landscape, Wooded	10/1/20	\$1,100,000								
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								
183 Mooring Buoy	4	3	0	Yes	4,450	1982	Lagoon, Pool	10/26/20	\$1,050,000								
51 Haul Away	4	4	1	Yes	4,159	1971	Golf, Lagoon	2/26/20	\$1,010,000								
9 Shelley Court	5	4	1	Yes	3,410	1997	Lagoon, Pool	9/15/20	\$1,093,000								
19 Sea Lane	5	4	1	Yes	2,462	1973	Golf, Pool	10/26/20	\$1,110,000								
8 Benty Court	4	4	0	No	3,608	1989	Golf, Lagoon	11/24/20	\$1,065,000								
2 Eastwind	4	4	0	Yes	2,800	1981	Wooded	9/15/20	\$1,066,000								
136 Mooring Buoy	3	3	0	Yes	2,265	1981	Landscape, Pool	8/24/20	\$1,125,000								
11 Queens Way	4	4	1	No	3,324	1991	Golf	3/27/20	\$1,195,000								
29 Sea Lane	5	5	1	Yes	3,978	2000	Golf, Pool	8/17/20	\$1,076,000								
3 Cottage Court	5	5	1	Yes	3,773	2005	Landscape, Wooded	11/16/20	\$1,050,000								
9 Hunt Club Court	5	4	1	Yes	3,369	1995	Landscape, Wooded	11/2/20	\$1,100,000								
39 Mooring Buoy	5	4	1	No	3,486	1997	Lagoon	6/3/20	\$980,000								
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								
2 Off Shore	5	4	0	No	3,665	1978	Lagoon	12/17/20	\$1,205,000								
13 Promontory Court	3	3	0	No	3,212	1984	Golf, Lagoon	1/29/20	\$1,190,000								
2 Stratford Lane	3	4	1	No	4,391	2015	Wooded	12/1/20	\$1,200,000								
37 Sea Lane	7	5	2	Yes	3,268	1990	Golf, Pool	6/18/20	\$1,249,000								
4 Dinghy	4	3	0	Yes	2,905	1982	Landscape	9/30/20	\$1,250,000								
20 Rum Row	4	3	1	No	4,194	1993	Lagoon, Pool	10/19/20	\$1,295,000								
1 Masters Court	5	4	1	No	4,610	2005	Landscape	10/15/20	\$1,275,000								
5 Leamington Court	4	4	0	No	3,681	1997	Golf, Lagoon	8/3/20	\$1,415,000								
35 S Shore Court	4	5	1	No	4,125	2003	Lagoon	4/17/20	\$1,526,000								
12 Full Sweep	5	4	2	No	4,270	2001	Golf, Lagoon	1/30/20	\$1,350,000								
5 Highrigger	4	4	1	Yes	2,862	1990	Landscape, Pool	9/25/20	\$1,435,000								
45 Sea Lane	4	4	1	No	4,183												

ACTIVE CONDOS: Palmetto Dunes | Shelter Cove | Leamington

COMPLEX	BDS	BA	HB	FURN	SQ FT	VIEW	LIST PRICE										
7114	Harbourside I	2	2	1	Yes	1,374	Harbor, Landscape	\$328,500	7537	Yacht Club	3	3	0	Yes	1,467	Harbor, Pool	\$580,000
9200	Newport	2	2	1	No	1,520	Lagoon	\$344,000	1210	Villamare	2	2	0	Yes	1,236	Ocean	\$639,000
7202	Newport	2	2	1	No	1,520	Lagoon, Landscape	\$369,000	102	Barrington Arms	2	2	0	Yes	1,171	Ocean	\$675,000
1110	Villamare	2	2	0	Yes	1,232	Ocean	\$519,900	1308	Villamare	2	2	0	Yes	1,232	Landscape, Ocean	\$679,000
224	Turnberry Village	3	3	0	Yes	1,576	Golf, Lagoon	\$529,000	1405	Villamare	2	2	0	Yes	1,232	Ocean	\$699,900
4104	Windsor Ct N	1	2	0	Yes	1,037	Ocean, Pool	\$539,500	4405	Windsor Ct N	2	2	0	Yes	1,442	Ocean	\$924,900
1109	Villamare	2	2	0	Yes	1,232	Landscape, Ocean	\$550,000	3532	Villamare	2	2	0	Yes	1,232	Ocean	\$925,000
									3408	Windsor Ct S	3	3	0	Yes	1,880	Ocean, Pool	\$1,899,000

UNDER CONTRACT CONDOS: Palmetto Dunes | Shelter Cove | Leamington

COMPLEX	BDS	BA	HB	FURN	SQ FT	VIEW	LIST PRICE										
7480	Anchorage	2	2	0	No	1,150	Lagoon, Landscape	\$299,000	707	Queens Grant	3	2	1	Yes	1,988	Golf, Lagoon	\$479,000
674	Queens Grant	2	1	0	Yes	1,043	Wooded	\$304,000	43	Hickory Cove	3	4	0	Yes	1,600	Pool	\$479,000
659	Queens Grant	2	1	0	No	1,043	Landscape	\$309,900	6104	Hampton Place	1	2	0	No	985	Ocean, Pool	\$525,000
7479	Anchorage	2	2	0	Yes	1,150	Lagoon, Landscape	\$331,000	502	Windsor Place I	1	2	0	Yes	1,019	Ocean	\$539,900
7470	Anchorage	2	2	0	Yes	1,150	Pool	\$359,000	7627	Huntington	2	2	0	Yes	1,488	Lagoon	\$549,000
7809	Centrecourt	2	2	0	Yes	1,199	Lagoon	\$365,000	208	Barrington Arms	2	2	0	Yes	1,171	Ocean, Pool	\$619,000
7142	Harbourside II	2	2	0	Yes	1,257	Harbor	\$369,000	7515	Yacht Club	3	3	0	Yes	1,416	Harbor, Pool	\$625,000
526	Queens Grant	2	2	0	Yes	1,447	Landscape	\$385,000	494	Captains Cove	4	3	0	Yes	1,400	Lagoon	\$679,500
556	Queens Grant	2	2	0	Yes	1,447	Landscape	\$399,000	124	Abbingtion	2	3	0	Yes	1,193	Lagoon	\$710,000
7125	Harbourside I	2	2	1	No	1,647	Harbor	\$425,000	2412	Windsor Place II	2	2	0	Yes	1,442	Ocean, Pool	\$739,000
3226	Villamare	2	2	0	Yes	1,232	Landscape	\$429,000	8137	Wendover Dunes Villa	3	3	0	Yes	1,957	Landscape	\$775,000
652	Queens Grant	2	2	0	Yes	1,459	Golf	\$430,000	6202	Hampton Place	2	2	0	Yes	1,392	Ocean	\$825,000
29	Fazio	3	2	1	Yes	1,836	Golf, Landscape	\$475,000	469	Captains Walk	3	3	0	Yes	1,762	Ocean	\$975,000
									5508	Hampton Place	3	3	0	Yes	1,777	Ocean	\$1,795,000

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

	COMPLEX	BDS	BA	HB	FURNISHED	SQ FT	VIEW	LIST PRICE
7412	Anchorage	2	2	0	Yes	1,150	Lagoon	\$345,000
257	Captains Quarters	2	2	0	Yes	1,315	Sound	\$390,000
7474	Anchorage	3	3	0	Yes	1,551	Lagoon	\$399,900
756	Queens Grant	3	2	1	No	1,988	Golf, Lagoon	\$475,000
3303	Windsor Ct S	1	2	0	Yes	1,037	Ocean	\$525,000
8135	Wendover Dunes Villa	2	2	1	Yes	1,562	Landscape, Wooded	\$649,500

SOLD CONDOS: Palmetto Dunes | Shelter Cove | Leamington

COMPLEX	BDS	BA	HB	FURN	SQ FT	VIEW	SOLD	SOLD PRICE											
7161	Harbourside II	1	1	1	Yes	1,010	Landscape	7/1/20	\$195,000	733	Queens Grant	2	2	0	Yes	1,447	Golf	3/23/20	\$322,000
7113	Harbourside I	1	2	0	Yes	1,010	Landscape	10/19/20	\$207,000	532	Queens Grant	3	2	1	Yes	1,988	Landscape	4/17/20	\$322,450
1662	St Andrews Common	2	2	0	No	1,177	Landscape	10/7/20	\$210,000	628	Queens Grant	2	2	0	Yes	1,043	Landscape	10/23/20	\$324,000
697	Queens Grant	2	1	0	Yes	1,024	Landscape	4/2/20	\$245,000	535	Queens Grant	2	2	0	Yes	1,024	Landscape	12/21/20	\$325,000
7485	Anchorage	2	2	0	Yes	1,150	Lagoon, Landscape	10/16/20	\$250,000	7486	Anchorage	2	2	0	Yes	1,150	Lagoon	11/19/20	\$325,000
778	Queens Grant	2	1	0	Yes	1,024	Landscape	3/3/20	\$250,333	573	Queens Grant	2	2	0	Yes	1,447	Landscape	7/14/20	\$325,000
1868	St Andrews Common	1	1	1	Yes	902	Lagoon, Pool	7/20/20	\$254,900	606	Queens Grant	2	2	0	Yes	1,447	Landscape	9/15/20	\$325,000
1957	St Andrews Common	1	1	1	Yes	902	Golf	11/23/20	\$270,000	681	Queens Grant	2	2	0	Yes	1,459	Landscape	3/27/20	\$325,000
709	Queens Grant	2	1	0	Yes	1,024	Landscape	12/3/20	\$275,000	218	Turnberry Village	2	2	0	Yes	1,473	Golf	4/30/20	\$325,000
7135	Harbourside II	1	1	1	No	990	Harbor, Marsh	11/20/20	\$275,000	675	Queens Grant	3	2	1	Yes	1,988	Landscape	6/16/20	\$325,000
7435	Anchorage	2	2	0	No	1,150	Lagoon	4/1/20	\$275,000	961	Inverness Village	3	3	0	Yes	2,000	Golf, Lagoon	7/16/20	\$326,000
7150	Harbourside II	1	1	1	Yes	1,123	Deep Water, Ocean	8/3/20	\$278,000	7803	Centrecourt	2	2	0	Yes	1,199	Lagoon, Landscape	3/17/20	\$326,500
512	Queens Grant	2	2	0	Yes	1,043	Landscape	8/18/20	\$280,000	605	Barrington Park	1	1	1	Yes	801	Lagoon	10/5/20	\$327,500
1959	St Andrews Common	2	2	0	Yes	1,177	Golf, Lagoon	2/28/20	\$280,000	2106	Newport	2	2	0	No	1,210	Deep Water, River	4/3/20	\$329,000
253	Captains Quarters	1	1	0	Yes	885	Deep Water, River	6/23/20	\$282,500	508	Queens Grant	2	2	0	Yes	1,043	Landscape	11/20/20	\$330,000
7415	Anchorage	2	2	0	Yes	1,140	Lagoon	1/21/20	\$289,000	7142	Harbourside II	2	2	0	Yes	1,257	Harbor	4/17/20	\$330,000
55	Fazio	3	2	1	No	1,956	Golf	3/9/20	\$290,000	624	Queens Grant	2	2	0	No	1,043	Landscape	10/16/20	\$331,000
937	Inverness Village	2	2	0	Yes	1,228	Golf	9/18/20	\$290,000	563	Queens Grant	2	2	0	Yes	1,447	Landscape	7/20/20	\$332,000
7144	Harbourside II	2	2	0	Yes	1,266	Landscape	10/7/20	\$295,000	54	Fazio	3	2	1	Yes	1,956	Golf	4/1/20	\$332,000
695	Queens Grant	2	2	0	No	1,447	Lagoon, Landscape	12/23/20	\$298,000	7805	Centrecourt	2	2	0	Yes	1,199	Lagoon	4/15/20	\$333,000
7417	Anchorage	2	2	0	Yes	1,150	Lagoon, Pool	9/30/20	\$299,000	680	Queens Grant	3	2	1	Yes	1,988	Landscape	7/15/20	\$335,000
7112	Harbourside I	1	1	1	Yes	1,123	Harbor	11/30/20	\$300,000	781	Queens Grant	2	2	0	Yes	1,447	Lagoon	3/31/20	\$335,000
203	Captains Quarters	1	1	0	Yes	885	Marsh, River	11/13/20	\$300,000	556	Queens Grant	2	2	0	No	1,447	Landscape	7/14/20	\$335,000
214	Captains Quarters	1	1	0	Yes	885	Deep Water, Harbor	7/30/20	\$300,000	294	Turnberry Village	2	2	0	Yes	1,351	Golf	9/21/20	\$335,000
529	Queens Grant	2	2	0	Yes	1,447	Landscape	9/15/20	\$304,000	7807	Centrecourt	2	2	0	Yes	1,199	Lagoon, River	3/27/20	\$337,500
7458	Anchorage	2	2	0	Yes	1,140	Lagoon	7/27/20	\$305,000	293	Turnberry Village	2	2	0	Yes	1,473	Golf	3/27/20	\$338,500
7166	Harbourside II	2	2	1	Yes	1,847	Harbor	7/9/20	\$305,000	7406	Anchorage	2	2	0	Yes	1,140	Lagoon	12/8/20	\$339,000
704	Barrington Park	1	1	1	Yes	801	Lagoon, Landscape	2/13/20	\$305,500	7139	Harbourside II	2	2	0	Yes	1,257	Harbor	2/27/20	\$340,000
7406	Anchorage	2	2	0	Yes	1,140	Lagoon	1/28/20	\$310,000	1864	St Andrews Common	2	2	0	Yes	1,177	Lagoon, Pool	12/28/20	\$340,000
662	Queens Grant	2	2	0	Yes	1,043	Landscape	9/30/20	\$317,000	1881	St Andrews Common	2	2	0	Yes	1,342	Landscape, Wooded	11/30/20	\$345,000
7482	Anchorage	2	2	0	Yes	1,150	Lagoon, Pool	6/16/20	\$317,000	708	Barrington Park	1	1	1	Yes	801	Lagoon	12/11/20	\$345,000
7127	Harbourside I	2	2	1	Yes	1,647	Harbor	6/30/20	\$319,000	7827	Centrecourt	2	2	0	Yes	1,199	Lagoon	1/16/20	\$345,000
524	Queens Grant	2	2	0	Yes	1,043	Landscape	9/24/20	\$320,000	984	Inverness Village	2	2	0	Yes	1,228	Golf, Lagoon	8/5/20	\$345,000
7147	Harbourside II	2	2	0	Yes	1,257	Harbor, Landscape	9/15/20	\$320,000	260	Turnberry Village	2	2	0	Yes	1,351	Golf	10/6/20	\$345,000
749	Queens Grant	2	2	0	Yes	1,447	Pool	5/29/20	\$320,000	684	Queens Grant	2	2	0	Yes	1,459	Landscape	6/10/20	\$349,000
5	Water Oak	2	3	0	Yes	1,289	Golf	10/8/20	\$321,175	7811	Centrecourt	2	2	0	Yes	1,199	Lagoon, Landscape	6/23/20	\$350,000
										7438	Anchorage	2	2	0	No	1,140	Lagoon	12/22/20	\$350,000

SOLD CONDOS: Palmetto Dunes | Shelter Cove | Leamington

UNIT	COMPLEX	BDS	BA	HB	FURN	SQ FT	VIEW	SOLD	SOLD PRICE	UNIT	COMPLEX	BDS	BA	HB	FURN	SQ FT	VIEW	SOLD	SOLD PRICE	UNIT	COMPLEX	BDS	BA	HB	FURN	SQ FT	VIEW	SOLD	SOLD PRICE	UNIT	COMPLEX	BDS	BA	HB	FURN	SQ FT	VIEW	SOLD	SOLD PRICE
509	Queens Grant	2	2	0	Yes	1,447	Landscape	10/20/20	\$350,000	3203	Windsor Ct S	1	2	0	Yes	1,037	Ocean	10/30/20	\$490,000	965	Inverness Village	3	3	0	Yes	2,010	Golf	12/28/20	\$490,000	2415	Villamare	2	2	0	Yes	1,232	Landscape, Ocean	12/2/20	\$495,000
7830	Centrecourt	2	2	0	Yes	1,199	Landscape	8/17/20	\$358,000	2	Hickory Cove	3	4	0	Yes	1,600	Lagoon	4/16/20	\$495,000	1103	Villamare	2	2	0	Yes	1,232	Ocean, Pool	11/2/20	\$500,000	9	Water Oak	3	4	0	Yes	1,570	Golf	12/15/20	\$500,000
641	Queens Grant	2	2	0	Yes	1,459	Landscape	11/20/20	\$359,000	3326	Villamare	2	2	0	Yes	1,232	Ocean	5/29/20	\$507,500	961	Inverness Village	3	3	0	Yes	2,000	Golf	11/23/20	\$508,000	5404	Hampton Place	1	2	0	Yes	985	Ocean	10/30/20	\$518,750
944	Inverness Village	2	2	0	Yes	1,228	Golf	11/2/20	\$360,000	6304	Hampton Place	1	2	0	Yes	985	Ocean, Pool	5/4/20	\$520,000	204	Captains Quarters	2	2	0	Yes	1,315	Marsh, River	11/23/20	\$525,000	2413	Villamare	2	2	0	Yes	1,232	Lagoon, Ocean	11/12/20	\$525,000
561	Queens Grant	3	2	1	Yes	1,988	Landscape	7/31/20	\$360,000	5504	Hampton Place	1	2	0	Yes	985	Ocean	6/3/20	\$530,000	6204	Hampton Place	1	2	0	Yes	985	Ocean, Pool	3/10/20	\$530,900	212	Main Sail	2	2	1	No	1,890	Harbor, Landscape	8/4/20	\$535,000
7801	Centrecourt	2	2	0	Yes	1,199	Lagoon	8/14/20	\$360,000	115	Barrington Court	2	2	0	Yes	1,171	Ocean	8/4/20	\$535,000	8105	Wendover Dunes	2	2	1	Yes	1,562	Landscape, Wooded	1/7/20	\$585,000	115	Barrington Court	2	2	0	Yes	1,171	Ocean	8/4/20	\$535,000
240	Captains Quarters	2	2	0	No	1,315	Deep Water, Marsh	11/4/20	\$360,000	121	Abbingtion	2	2	0	Yes	1,193	Lagoon	7/31/20	\$538,000	8120	Wendover Dunes	2	2	1	Yes	1,562	Landscape, Pool	7/27/20	\$590,000	121	Abbingtion	2	2	0	Yes	1,193	Lagoon	7/31/20	\$538,000
653	Queens Grant	3	2	1	No	1,988	Golf	10/7/20	\$360,000	707	Barrington Park	2	2	0	Yes	1,108	Lagoon, Landscape	12/10/20	\$540,000	7	Hickory Cove	3	4	0	Yes	1,600	Lagoon	11/16/20	\$599,000	707	Barrington Park	2	2	0	Yes	1,108	Lagoon, Landscape	12/10/20	\$540,000
523	Queens Grant	3	2	1	Yes	1,988	Landscape	8/4/20	\$363,500	407	Barrington Arms	2	2	0	Yes	1,171	Ocean, Pool	7/17/20	\$545,000	15	Beach	3	3	0	Yes	1,878	Pool	12/1/20	\$620,000	707	Barrington Park	2	2	0	Yes	1,108	Lagoon, Landscape	12/10/20	\$540,000
7105	Harbourside I	2	2	0	Yes	1,259	Harbor	11/19/20	\$365,000	221	Captains Quarters	2	2	0	Yes	1,315	Deep Water, Harbor	11/3/20	\$575,000	7611	Huntington	3	3	1	Yes	1,511	Lagoon	11/20/20	\$620,000	407	Barrington Arms	2	2	0	Yes	1,171	Ocean, Pool	7/17/20	\$545,000
40	Fazio	3	3	0	Yes	2,017	Lagoon	1/3/20	\$367,000	1509	Villamare	2	2	0	Yes	1,232	Ocean	11/19/20	\$625,000	7645	Huntington	2	2	0	Yes	1,406	Lagoon	7/29/20	\$555,000	221	Captains Quarters	2	2	0	Yes	1,315	Deep Water, Harbor	11/3/20	\$550,000
23	Water Oak	2	3	0	No	1,289	Golf	11/9/20	\$367,500	1205	Villamare	2	2	0	Yes	1,232	Landscape, Ocean	9/30/20	\$625,000	706	Barrington Park	2	2	0	Yes	1,108	Lagoon	12/16/20	\$562,000	7645	Huntington	2	2	0	Yes	1,406	Lagoon	7/29/20	\$555,000
923	Inverness Village	2	2	0	Yes	1,228	Golf	9/2/20	\$369,000	7618	Huntington	3	3	1	Yes	1,511	Lagoon, Landscape	10/1/20	\$625,000	301	Barrington Arms	2	2	0	Yes	1,171	Ocean	11/19/20	\$570,000	706	Barrington Park	2	2	0	Yes	1,108	Lagoon	12/16/20	\$562,000
604	Barrington Park	1	1	1	Yes	801	Lagoon	11/9/20	\$369,000	3405	Windsor Ct S	2	2	0	Yes	1,442	Ocean	9/22/20	\$627,500	8105	Wendover Dunes	2	2	1	Yes	1,562	Landscape, Wooded	1/7/20	\$585,000	301	Barrington Arms	2	2	0	Yes	1,171	Ocean	11/19/20	\$570,000
7829	Centrecourt	2	2	0	Yes	1,199	Landscape	11/30/20	\$369,000	7542	Yacht Club	3	3	0	Yes	1,595	Harbor, Pool	10/9/20	\$635,000	8120	Wendover Dunes	2	2	1	Yes	1,562	Landscape, Pool	7/27/20	\$590,000	8105	Wendover Dunes	2	2	1	Yes	1,562	Landscape, Wooded	1/7/20	\$585,000
7101	Newport	2	2	1	No	1,420	Lagoon, Landscape	3/20/20	\$369,000	7654	Huntington	3	3	1	Yes	1,511	Lagoon	4/10/20	\$640,000	7	Hickory Cove	3	4	0	Yes	1,600	Lagoon	11/16/20	\$599,000	8120	Wendover Dunes	2	2	1	Yes	1,562	Landscape, Pool	7/27/20	\$590,000
7834	Centrecourt	2	2	0	Yes	1,199	Wooded	12/10/20	\$369,500	7656	Huntington	3	3	1	Yes	1,775	Lagoon, Landscape	9/17/20	\$640,000	15	Beach	3	3	0	Yes	1,878	Pool	12/1/20	\$620,000	7	Hickory Cove	3	4	0	Yes	1,600	Lagoon	11/16/20	\$599,000
661	Queens Grant	2	2	0	Yes	1,459	Lagoon	9/22/20	\$370,000	408	Barrington Arms	2	2	0	Yes	1,171	Ocean, Pool	9/30/20	\$645,000	104	Abbingtion	2	3	0	Yes	1,500	Lagoon	10/5/20	\$670,000	15	Beach	3	3	0	Yes	1,878	Pool	12/1/20	\$620,000
266	Turnberry Village	2	2	0	Yes	1,351	Golf	6/22/20	\$370,000	306	Windsor Place I	2	2	0	Yes	1,442	Ocean, Pool	10/19/20	\$650,000	7611	Huntington	3	3	1	Yes	1,511	Lagoon	11/20/20	\$620,000	306	Windsor Place I	2	2	0	Yes	1,442	Ocean, Pool	10/19/20	\$650,000
1776	St Andrews Common	2	2	0	Yes	1,342	Landscape, Pool	8/4/20	\$370,000	7649	Huntington	3	3	1	Yes	1,511	Lagoon	8/14/20	\$650,000	1509	Villamare	2	2	0	Yes	1,232	Ocean	11/19/20	\$625,000	7649	Huntington	3	3	1	Yes	1,511	Lagoon	8/14/20	\$650,000
545	Queens Grant	3	2	1	Yes	1,988	Golf, Landscape	5/18/20	\$372,500	1102	Villamare	2	2	0	Yes	1,232	Ocean, Pool	10/7/20	\$650,000	1205	Villamare	2	2	0	Yes	1,232	Landscape, Ocean	9/30/20	\$625,000	1102	Villamare	2	2	0	Yes	1,232	Ocean, Pool	10/7/20	\$650,000
50	Fazio	2	3	0	Yes	2,008	Pool	10/13/20	\$374,500	3105	Windsor Ct S	2	2	0	Yes	1,442	Ocean	10/9/20	\$650,000	7618	Huntington	3	3	1	Yes	1,511	Lagoon, Landscape	10/1/20	\$625,000	2112	Windsor Place II	2	2	0	Yes	1,442	Ocean, Pool	12/9/20	\$650,000
972	Inverness Village	2	2	0	Yes	1,450	Golf, Lagoon	10/28/20	\$375,000	3106	Windsor Ct S	2	2	0	Yes	1,442	Ocean	10/9/20	\$650,000	3405	Windsor Ct S	2	2	0	Yes	1,442	Ocean	9/22/20	\$627,500	3105	Windsor Ct S	2	2	0	Yes	1,442	Ocean	10/9/20	\$650,000
1982	St Andrews Common	2	2	0	Yes	1,342	Landscape, Pool	8/28/20	\$375,000	306	Windsor Place I	2	2	0	Yes	1,442	Ocean	10/17/20	\$650,000	7542	Yacht Club	3	3	0	Yes	1,595	Harbor, Pool	10/9/20	\$635,000	3106	Windsor Place I	2	2	0	Yes	1,442	Ocean	10/17/20	\$650,000
977	Inverness Village	3	3	0	Yes	1,450	Golf, Lagoon	6/26/20	\$375,000	7654	Huntington	3	3	1	Yes	1,511	Lagoon	4/10/20	\$640,000	7654	Huntington	3	3	1	Yes	1,511	Lagoon	4/10/20	\$640,000	7654	Huntington	3	3	1	Yes	1,511	Lagoon	4/10/20	\$640,000
517	Barrington Court	1	1	1	Yes	862	Ocean	6/24/20	\$375,000	403	Captains Walk	2	2	0	Yes	1,367	Ocean	10/21/20	\$660,000	436	Captains Walk	2	2	0	Yes	1,367	Ocean	11/30/20	\$669,000	7656	Huntington	3	3	1	Yes	1,775	Lagoon, Landscape	9/17/20	\$640,000
924	Inverness Village	2	2	0	Yes	1,228	Golf, Lagoon	11/3/20	\$375,000	436	Captains Walk	2	2	0	Yes	1,367	Ocean	11/30/20	\$669,000	105	Abbingtion	2	3	0	Yes	1,500	Lagoon	10/5/20	\$670,000	408	Barrington Arms	2	2	0	Yes	1,171	Ocean, Pool	9/30/20	\$645,000
7171	Harbourside II	2	2	1	Yes	1,647	Deep Water, Harbor	11/24/20	\$380,000	3302	Windsor Ct S	2	2	0	Yes	1,442	Ocean	11/5/20	\$674,500	105	Abbingtion	2	3	0	Yes	1,500	Lagoon	10/5/20	\$670,000	306	Windsor Place I	2	2	0	Yes	1,442	Ocean, Pool	10/19/20	\$650,000
955	Inverness Village	2	2	0	No	1,450	Golf	6/18/20	\$380,000	1402	Villamare	2	2	0	Yes	1,232	Ocean	1/15/20	\$675,000	3302	Windsor Ct S	2	2	0	Yes	1,442	Ocean	11/5/20	\$674,500	7649	Huntington	3	3	1	Yes	1,511	Lagoon	8/14/20	\$650,000
536	Queens Grant	3	3	0	Yes	1,828	Landscape	7/29/20	\$380,000	3324	Villamare	2	2	0	Yes	1,232	Ocean	7/31/20	\$675,000	1102	Villamare	2	2	0	Yes	1,232	Ocean, Pool	10/7/20	\$650,000	1102	Villamare	2	2	0	Yes	1,232	Ocean, Pool	10/7/20	\$650,000
252	Captains Quarters	2	2	0	Yes	1,315	Deep Water, Marsh	8/21/20	\$380,000	110	Main Sail	2	2	1	Yes	1,705	Harbor	9/29/20	\$675,000	3105	Windsor Ct S	2	2	0	Yes	1,442	Ocean	10/9/20	\$650,000	2112	Windsor Place II	2	2	0	Yes	1,442	Ocean, Pool	12/9/20	\$650,000
992	Inverness Village	2	2	0	No	1,450	Golf, Lagoon	12/2/20	\$382,000	443	Captains Walk	2	2	0	Yes	1,367	Ocean	10/21/20	\$678,000	3106	Windsor Place I	2	2	0	Yes	1,442	Ocean	10/17/20	\$650,000	3105	Windsor Ct S	2	2	0	Yes	1,442	Ocean	10/9/20	\$650,000
117	Barrington Court	1	1	1																																			



The only specialist in Palmetto Dunes, Shelter Cove and Leamington since 1976

The Plaza At Shelter Cove
50P Shelter Cove Lane
Hilton Head Island, South Carolina



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Historical Comparison: 2011-2020

Sales and Prices: January 1, 2011 - December 31, 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	62	\$1,033,895	89	2		125	\$445,979	185	16		5	\$245,400	26	4	
2012	55	\$1,000,787	69	12		169	\$404,917	160	19		11	\$378,977	22	1	
2013	62	\$947,952	81	6		183	\$443,493	135	18		13	\$889,420	18	1	
2014	61	\$947,262	77	12		134	\$433,708	132	19		11	\$640,509	22	1	
2015	74	\$983,506	68	11		140	\$409,060	124	26		6	\$456,833	19	0	
2016	66	\$990,991	53	5		159	\$445,826	119	13		7	\$610,714	16	1	
2017	59	\$1,180,364	61	6		183	\$419,804	103	14		13	\$429,985	15	1	
2018	67	\$955,898	55	9		168	\$473,928	121	11		10	\$438,550	13	0	
2019	91	\$1,118,029	48	10		207	\$476,990	99	14		12	\$474,267	8	0	
2020	125	\$1,261,375	19	9	2	260	\$504,979	15	28	6	14	\$640,607	4	0	0

Saying Farewell to a Spectacular Year!

For all its challenges, 2020 was a phenomenal year for real estate in Palmetto Dunes, Shelter Cove, Leamington and Hilton Head Island. All you have to do is simply look at the spreadsheet above to see the historic heights we reached over the past 12 months.

Prices on homes and villas are the highest they've been in 10 years, and inventory across the board is lower than I've seen it in several decades in real estate. It's a testament to our Island's rising popularity, and it represents a monumental opportunity for either buyers or sellers based on their individual needs.