

Interest Rates...

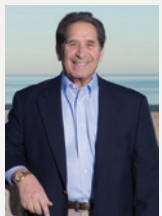
As of the 4th quarter 2022, we have not observed any negative impact from recent interest rate increases. Given the finite supply limit and reputation of our community, it is reasonable to assume that interest rates will not be a barrier to sales in Palmetto Dunes, Shelter Cove, and Leamington for the foreseeable future. However, we will continue to monitor this closely and let you know if we detect any interest rate sales resistance or impediments.

Hilton Head Island... The Path Of Growth

These are the percentages of growth over the past three years broken down by the four regions of our country (USGovernmentcensus.gov/topics).

As I continue to emphasize, Hilton Head Island is on a path of growth nearly twice that of the Northeast and almost the same for the Midwest; the two primary areas we draw from.

| | |
|------------------|-------------|
| Northeast: 17.1% | West 23.6% |
| Midwest 20.6% | South 38.6% |




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real estate group
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Owner | Broker-In-Charge

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843.785.2452 (call or text)
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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)



Prices Hit New Highs!

HAPPY NEW YEAR! 2022 was a good year for Palmetto Dunes, Shelter Cove, and Leamington Property Owners. A shortage of inventory and continued strong demand led to significant price increases. The higher price levels failed to attract a wave of new resale listings, leading to the conclusion that most owners are satisfied with their investment or anticipate further price increases throughout the community.

The increased activity lately is proving highly favorable for all property owners. There has been a significant reduction in the number of properties listed for sale, continuing an ongoing shortage. Along with these developments is the fact that interest in Palmetto Dunes, Shelter Cove, and Leamington by visitors to Hilton Head Island has grown dramatically both nationally and internationally. We are now attracting approximately 3 million visitors a year, many of whom fall in love with our community and become new owners. Add to this fact that many existing owners are selling and reinvesting in our community because their needs have changed. This demand for our properties exceeds the supply available not only today, but for years to come as we are a resale community.

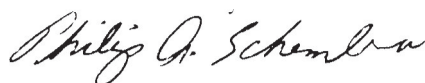
2023 marks my 47th anniversary of living and specializing exclusively in Palmetto Dunes, Shelter Cove, and Leamington, focusing 100% of my energies on the property owners in our community. I want to thank all of you who have helped to make Schembra Real Estate Group the success it has become. It is an absolute joy to live, work and raise a family in our community. I am fortunate to work in a superb area with world-class amenities and properties with recognizable values, and have watched the community grow and prosper. Working with many satisfied clients throughout the years, I have helped them achieve their real estate goals and objectives, and I continue to do so.

My specialization in our community has given me a proven advantage by sharing my sales knowledge and commitment with the owners. Over the past three years, my personal sales volume has almost reached \$300 million in Palmetto Dunes, Shelter Cove, and Leamington - which has brought my sales volume since 1976 to over \$1.25 billion, an All-Time record for one agent in one community in the history of Hilton Head Island.

If you are thinking of making a change, reinvesting, or would like a no-obligation consultation on the current market, I would love the opportunity to have a conversation with you. I'm easy to reach.

Thank you for your loyalty and your business! Enjoy the New Year!

With Gratitude,



Philip A. Schembra

ACTIVE HOMES: Palmetto Dunes | Leamington

| ADDRESS | BDS | FB | HB | FURN | SQ FT | YR BUILT | VIEW | LIST PRICE |
|-------------------|-----|----|----|------|-------|----------|-------------------|-------------|
| 20 Cartgate Drive | 3 | 3 | 0 | No | 2,893 | 1998 | Landscape, Wooded | \$1,359,000 |
| 5 Masters Court | 4 | 3 | 1 | No | 2,940 | 1998 | Golf, Landscape | \$1,449,000 |
| 52 Full Sweep | 4 | 4 | 1 | No | 3,015 | 2016 | Golf, Lagoon | \$1,499,000 |
| 185 Mooring Buoy | 3 | 3 | 0 | Yes | 2,255 | 1992 | Lagoon, Pool | \$1,849,000 |
| 8 Queens Way | 4 | 4 | 1 | Yes | 4,164 | 2001 | Lagoon | \$1,950,000 |
| 39 Off Shore | 6 | 5 | 0 | No | 3,300 | 2000 | Lake, Landscape | \$1,994,000 |
| 6 Fairway Court | 4 | 4 | 0 | No | 3,703 | 1996 | Golf, Lagoon | \$2,140,000 |
| 13 Sea Lane | 5 | 5 | 0 | Yes | 3,282 | 1993 | Golf, Landscape | \$2,249,000 |
| 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 |

UNDER CONTRACT HOMES: Palmetto Dunes | Leamington

| ADDRESS | BDS | BA | HB | FURN | SQ FT | YR BUILT | VIEW | LIST PRICE |
|----------------------------|-----|----|----|------|-------|----------|---------------|-------------|
| 10 Newport Drive Unit 3401 | 3 | 3 | 1 | No | 1,920 | 1997 | Deep Water | \$1,399,000 |
| 98 Leamington Lane | 4 | 4 | 0 | No | 3,727 | 1993 | Lagoon | \$2,595,000 |
| 14 Mooring Buoy | 6 | 7 | 0 | Yes | 5,884 | 2003 | Landscape | \$3,250,000 |
| 3 Brigantine | 6 | 6 | 1 | Yes | 5,000 | 2001 | Ocean, Wooded | \$4,795,000 |

SOLD HOMES: Palmetto Dunes | Leamington

| ADDRESS | BDS | FB | HB | FURN | 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 |
| 78 Off Shore | 3 | 2 | 0 | No | 1,838 | 1991 | Golf | 5/2/22 | \$721,000 |
| 25 Swing About | 3 | 3 | 1 | No | 1,950 | 1980 | Lagoon, Landscape | 6/27/22 | \$800,000 |
| 40 Off Shore | 4 | 4 | 0 | No | 2,366 | 1981 | Golf | 8/19/22 | \$845,000 |
| 4 Slack Tide | 4 | 4 | 2 | Yes | 4,200 | 1980 | Lagoon | 1/21/22 | \$940,000 |
| 35 Off Shore Drive | 3 | 2 | 1 | Yes | 2,290 | 1982 | Marsh, Pool | 1/21/22 | \$940,000 |
| 77 Off Shore | 3 | 3 | 0 | No | 2,032 | 1983 | Lagoon | 3/31/22 | \$940,000 |
| 10 Troon Drive | 3 | 2 | 1 | No | 2,199 | 1982 | Golf | 8/30/22 | \$950,000 |
| 44 Off Shore Drive | 4 | 2 | 0 | Yes | 1,850 | 1973 | Golf | 10/14/22 | \$960,000 |
| 14 Starboard Tack | 3 | 2 | 0 | Yes | 2,064 | 1979 | Lagoon, Pool | 10/7/22 | \$1,050,000 |
| 10 Newport Drive | 3 | 3 | 1 | No | 2,320 | 1997 | Marsh, River | 2/3/22 | \$1,100,000 |
| 52 Heath Court W | 4 | 4 | 1 | No | 3,104 | 1993 | Lagoon, Landscape | 11/4/22 | \$1,100,000 |
| 9 Cartgate Drive | 3 | 2 | 1 | No | 2,172 | 1986 | Lagoon | 5/31/22 | \$1,110,000 |
| 22 Heath Drive | 4 | 4 | 0 | Yes | 2,286 | 1981 | Golf, Pool | 1/27/22 | \$1,120,000 |
| 9 Niblick Court | 3 | 2 | 0 | No | 1,850 | 1987 | Golf | 8/29/22 | \$1,175,000 |
| 16 Hunt Club Court | 4 | 4 | 0 | Yes | 3,177 | 1995 | Lagoon, River | 12/22/22 | \$1,175,000 |
| 18 Promontory Court | 3 | 3 | 0 | No | 2,405 | 1995 | Landscape, Wooded | 6/27/22 | \$1,200,000 |
| 28 Full Sweep | 2 | 2 | 0 | No | 1,676 | 1976 | Golf, Lagoon | 12/29/22 | \$1,200,000 |
| 28 Rum Row | 3 | 2 | 1 | Yes | 2,077 | 1977 | Lagoon, Landscape | 11/4/22 | \$1,249,000 |
| 4 Masters Court | 5 | 3 | 1 | No | 3,194 | 1986 | Landscape | 7/15/22 | \$1,250,000 |
| 53 Full Sweep | 4 | 3 | 1 | Yes | 2,497 | 1974 | Lake, Pool | 1/28/22 | \$1,275,000 |
| 20 Off Shore Drive | 4 | 3 | 0 | Yes | 2,387 | 1974 | Golf, Pool | 9/20/22 | \$1,275,000 |
| 8 Niblick Court | 3 | 3 | 0 | No | 2,500 | 1989 | Golf | 12/1/22 | \$1,295,000 |
| 2 Burns Court | 4 | 4 | 1 | No | 2,670 | 1993 | Pool | 3/17/22 | \$1,325,000 |
| 1 Down Wind | 4 | 3 | 1 | No | 3,016 | 1973 | Lake, Landscape | 1/14/22 | \$1,349,000 |
| 4 Rum Row | 3 | 2 | 1 | No | 2,246 | 1972 | Lagoon | 6/20/22 | \$1,350,000 |
| 33 Swing About | 4 | 4 | 1 | Yes | 3,749 | 1998 | Lagoon, Wooded | 8/17/22 | \$1,350,000 |
| 69 Port Tack | 3 | 2 | 1 | No | 2,295 | 1988 | Lagoon, Pool | 12/19/22 | \$1,350,000 |
| 4 Brassie Court | 4 | 3 | 1 | No | 2,651 | 1991 | Lagoon, Landscape | 2/18/22 | \$1,364,502 |
| 2 Niblick Court | 5 | 3 | 1 | No | 3,459 | 2002 | Landscape | 10/12/22 | \$1,385,000 |
| 36 Heath Dr | 4 | 3 | 0 | No | 2,737 | 1990 | Lagoon, Pool | 7/1/22 | \$1,399,999 |
| 24 Cartgate Dr | 4 | 3 | 1 | Yes | 3,261 | 1998 | Pool, Wooded | 12/19/22 | \$1,400,000 |
| 37 Mooring Buoy | 4 | 3 | 0 | Yes | 2,069 | 1980 | Lagoon, Pool | 1/14/22 | \$1,425,000 |
| 15 Rum Row | 3 | 3 | 0 | Yes | 2,400 | 1980 | Golf | 6/16/22 | \$1,425,000 |
| 5 Midstream | 3 | 3 | 0 | Yes | 2,064 | 1981 | Lagoon, Pool | 8/12/22 | \$1,450,000 |
| 56 Leamington Lane | 4 | 4 | 1 | No | 3,812 | 1989 | Golf | 2/22/22 | \$1,475,000 |
| 25 Heath Drive | 4 | 3 | 1 | Yes | 2,455 | 1995 | Pool, Wooded | 5/30/22 | \$1,500,000 |
| 8 Masters Court | 3 | 3 | 1 | No | 2,797 | 1994 | Golf | 10/18/22 | \$1,500,000 |
| 29 Off Shore | 4 | 4 | 1 | Yes | 3,042 | 1992 | Lagoon, Pool | 11/9/22 | \$1,555,000 |
| 21 Swing About | 4 | 4 | 0 | Yes | 2,796 | 2002 | Lagoon, Pool | 4/29/22 | \$1,574,000 |
| 7 Niblick Court | 3 | 3 | 0 | No | 2,198 | 1984 | Golf | 7/11/22 | \$1,600,000 |
| 49 Queens Way | 5 | 3 | 1 | No | 3,935 | 2005 | Golf | 5/2/22 | \$1,850,000 |
| 10 Arthur Hills Court | 4 | 4 | 0 | No | 3,922 | 1992 | Golf, Lagoon | 12/1/22 | \$1,850,000 |
| 19 Sea Lane | 5 | 4 | 1 | Yes | 2,462 | 1973 | Pool, Wooded | 8/18/22 | \$1,875,000 |
| 2 Flagg Road | 5 | 5 | 1 | Yes | 3,380 | 2005 | Pool, Wooded | 12/14/22 | \$1,875,000 |
| 1 Strath Court | 7 | 6 | 1 | Yes | 3,565 | 2000 | Landscape, Pool | 12/6/22 | \$1,875,000 |
| 39 Queens Way | 4 | 4 | 1 | No | 3,905 | 1996 | Golf | 3/22/22 | \$1,880,000 |
| 84 S Shore Drive | 4 | 4 | 1 | Yes | 3,470 | 2006 | Wooded | 12/19/22 | \$2,100,000 |
| 1 Catboat | 6 | 6 | 0 | Yes | 3,400 | 1976 | Landscape, Pool | 1/14/22 | \$2,150,000 |
| 190 Mooring Buoy | 4 | 4 | 0 | No | 3,197 | 1981 | Golf, Lagoon | 1/10/22 | \$2,150,000 |
| 18 Midstream | 4 | 3 | 1 | Yes | 3,507 | 1998 | Golf, Lagoon | 8/31/22 | \$2,250,000 |
| 22 Full Sweep | 5 | 4 | 0 | Yes | 4,500 | 1989 | Golf, Ocean | 2/9/22 | \$2,350,000 |
| 84 Mooring Buoy | 5 | 5 | 0 | Yes | 3,365 | 1986 | Landscape, Pool | 2/4/22 | \$2,350,000 |
| 2 Lookout | 4 | 3 | 1 | No | 3,452 | 1983 | Lagoon, Landscape | 10/14/22 | \$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 |
| 1 Flotilla | 4 | 4 | 1 | Yes | 2,990 | 1993 | Landscape, Pool | 9/6/22 | \$2,445,000 |
| 4 Highrigger | 6 | 6 | 1 | Yes | 4,300 | 2002 | Landscape, Pool | 1/28/22 | \$2,450,000 |
| 8 Arthur Hills Court | 5 | 4 | 1 | No | 4,730 | 2001 | Golf, Lagoon | 3/14/22 | \$2,515,000 |
| 2 Dinghy | 4 | 4 | 1 | Yes | 3,402 | 1994 | Pool | 11/1/22 | \$2,775,000 |
| 99 Mooring Buoy | 6 | 6 | 1 | Yes | 5,300 | 2005 | Pool, Wooded | 6/10/22 | \$2,900,000 |
| 7 Queens Way | 5 | 5 | 1 | No | 4,056 | 1992 | Golf, Lagoon | 5/17/22 | \$2,995,000 |
| 47 Leamington Lane | 5 | 5 | 2 | No | 7,022 | 1989 | Golf, Lagoon | 12/6/22 | \$3,100,000 |
| 9 Brigantine | 8 | 8 | 0 | Yes | 5,573 | 1982 | Landscape, Pool | 3/16/22 | \$3,200,000 |
| 122 Mooring Buoy | 4 | 4 | 1 | Yes | 3,300 | 1970 | Wooded | 3/30/22 | \$3,300,000 |
| 11 Sea Ln | 5 | 5 | 2 | No | 7,051 | 2005 | Golf, Pool | 2/17/22 | \$3,995,500 |
| 9 Armada Street | 6 | 6 | 1 | Yes | 6,741 | 2005 | Landscape | 5/24/22 | \$4,200,000 |
| 9 Galleon | 6 | 6 | 0 | Yes | 4,048 | 1993 | Ocean | 1/11/22 | \$4,300,000 |
| 5 Brigantine | 6 | 6 | 1 | Yes | 4,585 | 1988 | Ocean, Pool | 5/16/22 | \$4,400,000 |
| 10 Man O War | 6 | 6 | 1 | Yes | 5,594 | 2004 | Ocean | 5/12/22 | \$6,600,000 |
| 12 Armada Street | 5 | 5 | 2 | Yes | 4,664 | 2016 | Ocean | 9/2/22 | \$6,800,000 |
| 11 Man O War | 7 | 6 | 1 | Yes | 5,533 | 1990 | Ocean | 9/9/22 | \$7,390,000 |
| 7 Junket | 6 | 7 | 2 | Yes | 6,364 | 2004 | Ocean | 9/15/22 | \$7,700,000 |

SOLD HOMESITES: Palmetto Dunes | Leamington

| ADDRESS | VIEW | SOLD | SOLD PRICE |
|---------------|-------------------|---------|-------------|
| 86 Port Tack | Lagoon, Landscape | 6/17/22 | \$475,000 |
| 13 Full Sweep | Lake | 3/31/22 | \$550,000 |
| 5 Sea Lane | Golf | 8/1/22 | \$1,099,000 |

SCHEMBRA FAMILY NEWS

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ACTIVE CONDOS: Palmetto Dunes | Shelter Cove | Leamington

| COMPLEX | BDS | BA | HB | FURN | SQ FT | VIEW | LIST PRICE |
|------------------------|-----|----|----|------|-------|--------------------|-------------|
| 306 Barrington Arms | 1 | 1 | 1 | Yes | 960 | Ocean, Pool | \$725,000 |
| 104 Barrington Arms | 3 | 3 | 0 | Yes | 1,792 | Ocean, Pool | \$2,100,000 |
| 310 Barrington Court | 2 | 2 | 0 | Yes | 1,171 | Ocean, Pool | \$939,000 |
| 114 Barrington Court | 2 | 2 | 0 | Yes | 1,171 | Landscape, Ocean | \$1,150,000 |
| 493 Captains Cove | 4 | 3 | 0 | Yes | 1,400 | Lagoon | \$1,185,000 |
| 227 Captains Quarters | 2 | 2 | 0 | Yes | 1,310 | Deep Water, Marsh | \$875,000 |
| 484 Captains Walk | 2 | 2 | 0 | Yes | 1,367 | Ocean | \$1,225,000 |
| 410 Captains Walk | 2 | 2 | 0 | Yes | 1,367 | Ocean | \$1,250,000 |
| 6303 Hampton Place | 2 | 2 | 0 | Yes | 1,392 | Ocean | \$1,299,000 |
| 49 Hickory Cove | 3 | 4 | 0 | Yes | 1,600 | Landscape | \$869,000 |
| 7628 Huntington | 2 | 2 | 0 | Yes | 1,488 | Lagoon, Landscape | \$859,000 |
| 919 Inverness Village | 3 | 3 | 0 | No | 2,010 | Lagoon, Landscape | \$819,000 |
| 302 Main Sail | 3 | 3 | 0 | No | 2,023 | Deep Water, Harbor | \$1,549,000 |
| 823 Ocean Cove | 2 | 2 | 0 | No | 1,335 | Landscape | \$795,000 |
| 709 Queens Grant | 2 | 1 | 0 | No | 1,024 | Landscape | \$485,000 |
| 570 Queens Grant | 2 | 1 | 0 | Yes | 1,043 | Landscape | \$499,000 |
| 711 Queens Grant | 2 | 2 | 0 | Yes | 1,447 | Golf, Lagoon | \$675,000 |
| 1770 St Andrews Common | 1 | 1 | 1 | Yes | 902 | Landscape | \$425,000 |
| 241 Turnberry Village | 2 | 2 | 0 | Yes | 1,351 | Golf | \$574,900 |
| 298 Turnberry Village | 2 | 2 | 0 | Yes | 1,351 | Golf, Lagoon | \$750,000 |
| 205 Turnberry Village | 2 | 2 | 0 | Yes | 1,473 | Golf, Landscape | \$775,000 |
| 3227 Villamare | 2 | 2 | 0 | Yes | 1,232 | Landscape | \$700,000 |
| 2418 Villamare | 2 | 2 | 0 | Yes | 1,232 | Landscape | \$854,900 |
| 1308 Villamare | 2 | 2 | 0 | Yes | 1,232 | Ocean | \$899,000 |
| 1108 Villamare | 2 | 2 | 0 | Yes | 1,232 | Ocean | \$949,500 |
| 3424 Villamare | 2 | 2 | 0 | Yes | 1,232 | Ocean, Pool | \$1,150,000 |
| 4409 Windsor Ct N | 4 | 4 | 0 | Yes | 2,135 | Ocean | \$2,725,000 |
| 3405 Windsor Ct S | 2 | 2 | 0 | Yes | 1,442 | Ocean | \$1,225,000 |
| 3408 Windsor Ct S | 3 | 3 | 0 | Yes | 1,880 | Ocean | \$2,495,000 |
| 111 Windsor Place I | 1 | 2 | 0 | Yes | 1,019 | | |

UNDER CONTRACT CONDOS: Palmetto Dunes | Shelter Cove | Leamington

| | COMPLEX | BDS | BA | HB | FURN | SQ FT | VIEW | LIST PRICE | | | | | | | | | |
|------|---------------|-----|----|----|------|-------|------------------|-------------|------|---------------------|---|---|---|-----|-------|-----------------|-------------|
| 7470 | Anchorage | 2 | 2 | 0 | Yes | 1,150 | Pool | \$599,900 | 558 | Queens Grant | 2 | 1 | 0 | Yes | 1,043 | Landscape | \$439,000 |
| 407 | Captains Walk | 3 | 3 | 0 | Yes | 1,762 | Ocean | \$1,500,000 | 767 | Queens Grant | 2 | 1 | 0 | No | 1,043 | Landscape | \$449,900 |
| 7113 | Harbourside I | 1 | 2 | 0 | Yes | 1,010 | Deep Water, Pool | \$399,000 | 2101 | South Shore Commons | 3 | 3 | 0 | No | 2,481 | Landscape | \$2,200,000 |
| 306 | Main Sail | 2 | 2 | 1 | No | 1,890 | Deep Water | \$1,100,000 | 1669 | St Andrews Common | 1 | 1 | 1 | Yes | 902 | Golf, Landscape | \$395,000 |
| 828 | Ocean Cove | 3 | 3 | 0 | Yes | 1,665 | Landscape | \$879,000 | 1959 | St Andrews Common | 2 | 2 | 0 | Yes | 1,177 | Golf | \$549,000 |
| | | | | | | | | | 504 | Windsor Place I | 1 | 2 | 0 | Yes | 1,019 | Ocean, Pool | \$799,000 |

SOLD CONDOS: Palmetto Dunes | Shelter Cove | Leamington

| | COMPLEX | BDS | BA | HB | FURN | SQ FT | VIEW | SOLD | SOLD PRICE | | | | | | | | | | |
|------|-------------------|-----|----|----|------|-------|---------------------|----------|-------------|------|-------------------------|---|---|---|-----|-------|-------------------|----------|-------------|
| 111 | Abbingdon | 2 | 3 | 0 | Yes | 1,500 | Lagoon | 3/21/22 | \$1,000,000 | 713 | Queens Grant | 2 | 1 | 0 | No | 1,024 | Landscape | 3/18/22 | \$360,499 |
| 107 | Abbingdon | 3 | 3 | 0 | Yes | 1,534 | Lagoon | 4/27/22 | \$1,150,000 | 732 | Queens Grant | 2 | 1 | 0 | Yes | 1,024 | Landscape | 4/13/22 | \$445,000 |
| 120 | Abbingdon | 3 | 3 | 0 | Yes | 1,534 | Lagoon | 3/29/22 | \$1,225,000 | 570 | Queens Grant | 2 | 1 | 0 | Yes | 1,043 | Landscape | 5/27/22 | \$450,000 |
| 7487 | Anchorage | 2 | 2 | 0 | No | 1,140 | Lagoon | 1/4/22 | \$400,000 | 790 | Queens Grant | 2 | 2 | 0 | Yes | 1,043 | Landscape | 4/21/22 | \$469,000 |
| 7438 | Anchorage | 2 | 2 | 0 | No | 1,140 | Lagoon, Pool | 2/18/22 | \$418,000 | 597 | Queens Grant | 2 | 2 | 0 | Yes | 1,043 | Landscape | 12/13/22 | \$480,000 |
| 7475 | Anchorage | 2 | 2 | 0 | No | 1,140 | Lagoon | 8/17/22 | \$425,000 | 635 | Queens Grant | 2 | 2 | 0 | Yes | 1,043 | Landscape | 3/31/22 | \$490,000 |
| 7484 | Anchorage | 2 | 2 | 0 | No | 1,140 | Lagoon | 8/18/22 | \$450,000 | 620 | Queens Grant | 2 | 1 | 0 | Yes | 1,024 | Landscape | 8/10/22 | \$500,000 |
| 7458 | Anchorage | 2 | 2 | 0 | Yes | 1,140 | Lagoon | 12/1/22 | \$495,750 | 524 | Queens Grant | 2 | 2 | 0 | Yes | 1,043 | Landscape | 11/30/22 | \$510,000 |
| 7463 | Anchorage | 2 | 2 | 0 | No | 1,140 | Lagoon | 10/31/22 | \$527,000 | 666 | Queens Grant | 2 | 2 | 0 | Yes | 1,043 | Landscape | 12/30/22 | \$515,000 |
| 103 | Barrington Arms | 1 | 1 | 1 | Yes | 960 | Ocean, Pool | 2/2/22 | \$550,000 | 684 | Queens Grant | 2 | 2 | 0 | No | 1,459 | Landscape | 12/29/22 | \$542,500 |
| 107 | Barrington Arms | 2 | 2 | 0 | Yes | 1,171 | Landscape, Ocean | 7/14/22 | \$875,000 | 578 | Queens Grant | 2 | 2 | 0 | Yes | 1,043 | Wooded | 4/19/22 | \$545,000 |
| 417 | Barrington Court | 1 | 1 | 1 | Yes | 862 | Landscape, Ocean | 4/22/22 | \$610,000 | 501 | Queens Grant | 2 | 2 | 0 | Yes | 1,043 | Landscape | 11/2/22 | \$545,000 |
| 517 | Barrington Court | 1 | 1 | 1 | Yes | 862 | Landscape, Ocean | 5/9/22 | \$680,000 | 610 | Queens Grant | 2 | 2 | 0 | Yes | 1,447 | Landscape | 9/13/22 | \$549,000 |
| 210 | Barrington Court | 2 | 2 | 0 | Yes | 1,171 | Ocean, Pool | 1/19/22 | \$720,000 | 641 | Queens Grant | 2 | 2 | 0 | Yes | 1,459 | Landscape | 1/21/22 | \$550,000 |
| 116 | Barrington Court | 2 | 2 | 0 | Yes | 1,171 | Landscape, Ocean | 1/28/22 | \$750,000 | 794 | Queens Grant | 2 | 1 | 0 | Yes | 1,024 | Landscape | 6/1/22 | \$560,000 |
| 216 | Barrington Court | 2 | 2 | 0 | Yes | 1,171 | Ocean | 3/16/22 | \$901,000 | 745 | Queens Grant | 2 | 2 | 0 | Yes | 1,447 | Lagoon | 9/30/22 | \$570,000 |
| 416 | Barrington Court | 2 | 2 | 0 | Yes | 1,171 | Ocean | 10/3/22 | \$935,000 | 689 | Queens Grant | 2 | 2 | 0 | Yes | 1,043 | Landscape | 10/14/22 | \$574,500 |
| 515 | Barrington Court | 2 | 2 | 0 | Yes | 1,171 | Landscape, Ocean | 2/25/22 | \$955,000 | 740 | Queens Grant | 2 | 2 | 0 | Yes | 1,043 | Landscape | 9/29/22 | \$574,900 |
| 705 | Barrington Park | 1 | 1 | 1 | Yes | 801 | Lagoon, Landscape | 3/21/22 | \$550,000 | 586 | Queens Grant | 3 | 2 | 1 | Yes | 1,988 | Landscape | 4/29/22 | \$610,000 |
| 713 | Barrington Park | 1 | 1 | 1 | Yes | 801 | Lagoon, Landscape | 4/26/22 | \$550,000 | 719 | Queens Grant | 2 | 2 | 0 | Yes | 1,447 | Landscape | 8/30/22 | \$612,000 |
| 712 | Barrington Park | 1 | 1 | 1 | Yes | 801 | Lagoon | 11/18/22 | \$560,000 | 526 | Queens Grant | 2 | 2 | 0 | Yes | 1,447 | Landscape | 7/7/22 | \$615,000 |
| 238 | Captains Quarters | 1 | 1 | 0 | Yes | 885 | Intracoastal, Marsh | 2/22/22 | \$410,000 | 796 | Queens Grant | 2 | 2 | 0 | Yes | 1,447 | Lagoon, Landscape | 9/22/22 | \$615,000 |
| 250 | Captains Quarters | 1 | 1 | 0 | Yes | 885 | Deep Water, Marsh | 8/30/22 | \$450,000 | 514 | Queens Grant | 2 | 2 | 0 | Yes | 1,447 | Landscape | 4/5/22 | \$619,000 |
| 218 | Captains Quarters | 1 | 1 | 0 | Yes | 885 | Marsh | 5/16/22 | \$499,900 | 644 | Queens Grant | 2 | 2 | 0 | Yes | 1,459 | Landscape | 11/4/22 | \$619,000 |
| 234 | Captains Quarters | 2 | 2 | 0 | Yes | 1,315 | Marsh, River | 4/21/22 | \$699,000 | 580 | Queens Grant | 2 | 2 | 0 | Yes | 1,447 | Landscape | 5/3/22 | \$625,000 |
| 256 | Captains Quarters | 2 | 2 | 0 | Yes | 1,310 | Deep Water, Harbor | 4/25/22 | \$825,000 | 773 | Queens Grant | 2 | 2 | 0 | Yes | 1,447 | Golf, Lagoon | 6/6/22 | \$625,000 |
| 466 | Captains Walk | 2 | 2 | 0 | No | 1,367 | Deep Water, Harbor | 4/25/22 | \$825,000 | 548 | Queens Grant | 3 | 2 | 1 | Yes | 1,988 | Golf, Landscape | 3/11/22 | \$635,000 |
| 463 | Captains Walk | 3 | 3 | 0 | Yes | 1,762 | Ocean | 4/8/22 | \$1,015,000 | 618 | Queens Grant | 3 | 2 | 1 | Yes | 1,988 | Golf, Landscape | 1/20/22 | \$639,900 |
| 467 | Captains Walk | 2 | 2 | 0 | Yes | 1,367 | Ocean | 1/7/22 | \$1,050,000 | 789 | Queens Grant | 2 | 2 | 0 | Yes | 1,447 | Lagoon, Landscape | 6/24/22 | \$647,000 |
| 473 | Captains Walk | 2 | 2 | 0 | Yes | 1,367 | Ocean | 8/4/22 | \$1,050,000 | 645 | Queens Grant | 3 | 2 | 0 | Yes | 1,988 | Landscape, Pool | 7/18/22 | \$650,000 |
| 445 | Captains Walk | 2 | 2 | 0 | Yes | 1,367 | Ocean | 3/21/22 | \$1,185,000 | 579 | Queens Grant | 3 | 3 | 0 | Yes | 1,447 | Landscape | 11/10/22 | \$665,000 |
| 443 | Captains Walk | 2 | 2 | 0 | Yes | 1,367 | Ocean | 4/11/22 | \$1,225,000 | 669 | Queens Grant | 3 | 2 | 1 | Yes | 1,988 | Lagoon, Pool | 6/29/22 | \$685,000 |
| 421 | Captains Walk | 2 | 2 | 0 | Yes | 1,367 | Ocean | 2/1/22 | \$1,250,000 | 573 | Queens Grant | 2 | 2 | 0 | Yes | 1,447 | Landscape | 7/15/22 | \$696,000 |
| 429 | Captains Walk | 3 | 3 | 0 | Yes | 1,762 | Ocean, Pool | 6/28/22 | \$1,250,000 | 737 | Queens Grant | 3 | 2 | 1 | Yes | 1,988 | Golf, Pool | 6/30/22 | \$710,000 |
| 434 | Captains Walk | 3 | 3 | 0 | Yes | 1,762 | Ocean | 1/14/22 | \$1,262,000 | 537 | Queens Grant | 3 | 2 | 1 | No | 1,988 | Landscape | 7/12/22 | \$730,000 |
| 462 | Captains Walk | 3 | 3 | 0 | Yes | 1,762 | Ocean | 10/12/22 | \$1,280,000 | 204 | Somerset | 3 | 3 | 1 | Yes | 2,668 | Ocean | 4/20/22 | \$2,350,000 |
| 7801 | Centrecourt | 2 | 2 | 0 | Yes | 1,199 | Ocean | 6/3/22 | \$1,380,000 | 1101 | South Shore Commons | 3 | 3 | 0 | No | 2,481 | Landscape | 1/31/22 | \$1,600,000 |
| 7804 | Centrecourt | 2 | 2 | 0 | Yes | 1,199 | Lagoon | 1/27/22 | \$545,000 | 2102 | South Shore Commons | 3 | 3 | 0 | Yes | 2,481 | Landscape, Pool | 3/2/22 | \$1,700,000 |
| 7814 | Centrecourt | 2 | 2 | 0 | Yes | 1,199 | Lagoon | 2/23/22 | \$565,000 | 1302 | South Shore Commons | 3 | 3 | 0 | Yes | 2,481 | Pool | 7/1/22 | \$1,980,000 |
| 7825 | Centrecourt | 2 | 2 | 0 | Yes | 1,199 | Lagoon | 2/28/22 | \$585,500 | 1652 | St Andrews Common | 1 | 1 | 1 | No | 902 | Landscape | 2/8/22 | \$375,000 |
| 7820 | Centrecourt | 2 | 2 | 0 | Yes | 1,199 | Lagoon | 10/20/22 | \$620,000 | 1653 | St Andrews Common | 1 | 1 | 1 | Yes | 902 | Landscape | 6/23/22 | \$379,000 |
| 7818 | Centrecourt | 2 | 2 | 0 | Yes | 1,199 | Lagoon | 2/2/22 | \$635,000 | 1967 | St Andrews Common | 1 | 1 | 1 | Yes | 902 | Landscape | 7/8/22 | \$429,000 |
| 49 | Fazio | 2 | 2 | 1 | Yes | 1,636 | Lagoon, Landscape | 4/4/22 | \$675,000 | 1952 | St Andrews Common | 1 | 1 | 1 | Yes | 902 | Golf, Lagoon | 4/5/22 | \$430,000 |
| 29 | Fazio | 3 | 2 | 1 | Yes | 1,836 | Pool | 3/11/22 | \$699,000 | 1681 | St Andrews Common | 2 | 2 | 0 | Yes | 1,177 | Golf | 8/1/22 | \$469,000 |
| 17 | Fazio | 3 | 3 | 0 | Yes | 1,888 | Landscape, Pool | 9/12/22 | \$740,000 | 1766 | St Andrews Common | 2 | 2 | 0 | Yes | 1,342 | Landscape | 4/20/22 | \$472,500 |
| 2 | Fazio | 3 | 2 | 1 | Yes | 1,956 | Golf, Landscape | 11/17/22 | \$850,000 | 1860 | St Andrews Common | 2 | 2 | 0 | Yes | 1,177 | Landscape | 3/7/22 | \$474,000 |
| 55 | Fazio | 3 | 2 | 1 | Yes | 1,956 | Golf | 9/20/22 | \$889,000 | 1782 | St Andrews Common | 2 | 2 | 0 | Yes | 1,177 | Landscape, Wooded | 3/7/22 | \$480,000 |
| 20 | Fazio | 3 | 3 | 0 | Yes | 2,008 | Pool | 9/27/22 | \$895,000 | 1966 | St Andrews Common | 2 | 2 | 0 | No | 1,177 | Golf | 4/20/22 | \$500,000 |
| 5102 | Hampton Place | 2 | 2 | 0 | No | 2,208 | Golf | 9/27/22 | \$895,000 | 1780 | St Andrews Common | 3 | 2 | 0 | Yes | 1,542 | Landscape | 5/2/22 | \$510,000 |
| 5502 | Hampton Place | 2 | 2 | 0 | Yes | 1,392 | Ocean | 8/30/22 | \$1,000,000 | 1761 | St Andrews Common | 2 | 2 | 0 | Yes | 1,342 | Golf | 3/2/22 | \$526,900 |
| 6302 | Hampton Place | 2 | 2 | 0 | Yes | 1,392 | Ocean | 11/15/22 | \$1,000,000 | 1758 | St Andrews Common | 2 | 2 | 0 | No | 1,342 | Landscape | 7/1/22 | \$551,000 |
| 5305 | Hampton Place | 2 | 2 | 0 | Yes | 1,392 | Ocean, Pool | 10/6/22 | \$1,200,000 | 124 | Townhomes At Southshore | 4 | 4 | 1 | No | 4,698 | Ocean | 11/3/22 | \$4,000,000 |
| 5306 | Hampton Place | 2 | 2 | 0 | Yes | 1,392 | Ocean | 10/31/22 | \$1,335,000 | 2 | Tradewinds | 3 | 3 | 1 | No | 2,369 | Wooded | 8/29/22 | \$675,000 |
| 5305 | Hampton Place | 2 | 2 | 0 | Yes | 1,392 | Ocean, Pool | 8/10/22 | \$1,399,000 | 25 | Tradewinds | 3 | 3 | 1 | Yes | 2,369 | Landscape, Pool | 2/11/22 | \$720,000 |
| 6505 | Hampton Place | 2 | 2 | 0 | Yes | 1,392 | Ocean | 9/1/22 | \$1,460,000 | 21 | Tradewinds | 3 | 3 | 1 | No | 2,369 | Landscape | 10/28/22 | \$760,000 |
| 6306 | Hampton Place | 2 | 2 | 0 | Yes | 1,392 | Ocean, Pool | 5/11/22 | \$1,510,000 | 266 | Turnberry Village | 2 | 2 | 0 | Yes | 1,351 | Golf | 6/10/22 | \$630,000 |
| 6501 | Hampton Place | 3 | 3 | 0 | Yes | 1,777 | Ocean | 6/24/22 | \$1,550,000 | 227 | Turnberry Village | 2 | 2 | 0 | Yes | 1,473 | Golf | 5/6/22 | \$687,500 |
| 6308 | Hampton Place | 3 | 3 | 0 | Yes | 1,777 | Ocean, Pool | 9/12/22 | \$1,999,000 | 207 | Turnberry Village | 3 | 3 | 0 | Yes | 1,576 | Golf | 1/21/22 | \$690,000 |
| 5508 | Hampton Place | 3 | 3 | 0 | Yes | 1, | | | | | | | | | | | | | |



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Historical Comparison: 2013-2022

Sales and Prices: January 1, 2013 - December 31, 2022

Palmetto Dunes | Shelter Cove | Leamington

| Year | Homes Sold | Avg Price | Inventory | Pending | Active Under Contract | Condos Sold | Avg Price | Inventory | Pending | Active Under Contract | Homesites Sold | Avg Price | Inventory | Pending | Active Under Contract |
|------|------------|-------------|-----------|---------|-----------------------|-------------|-----------|-----------|---------|-----------------------|----------------|-----------|-----------|---------|-----------------------|
| 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 |
| 2021 | 125 | \$1,600,327 | 5 | 17 | 1 | 257 | \$627,849 | 7 | 23 | 0 | 11 | \$733,409 | 3 | 0 | 0 |
| 2022 | 73 | \$2,092,712 | 10 | 4 | 0 | 187 | \$858,552 | 32 | 11 | 0 | 3 | \$708,000 | 0 | 0 | 0 |

Great News for Our Community!

Nothing illustrates how good a year we've experienced more than the final sales price records for homes, condominiums and homesites. For the first time in our community's history, we have averaged \$2,092,712 for homes closed and \$858,552 for condominiums closed. As we do not have any more high-priced homesites to sell, the average sold price was \$708,000.

What is particularly interesting is the fact that, as of this Newsletter, in 2022 we had 77 homes closed or scheduled to close and only 10 homes on the market, 198 condominiums closed or scheduled to close and only 32 on the market, and 3 homesites sold with none remaining on the market. All this bodes well for future sales in 2023 and beyond, as it is quite apparent our owners are happy with their investments.