

REALTRENDS America's Best #1 REALTOR® in South Carolina

I have been fortunate enough to have been recognized at several different points in my career for my achievements. While I'm thrilled with each and every outlet who sees fit to grace me with an award or a superlative, I generally try to remain humble. After all, we live on an Island that is generally recognized as the #1 Island in the US, and I would much rather put the spotlight on our community's achievements than my own.

But sometimes I receive such an honor that I can't help but share it. I am extraordinarily proud to share my latest recognition as the #1 REALTOR® in the State of South Carolina for individual sales volume in the REAL TRENDS America's Best 2021 rankings (2020 sales). It's a truly humbling award.

Thank you to so many of you and your referrals who have made this possible, as I represent our Island and our state among the top realtors in the nation.



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The Best is Yet to Come

The summer season is in full motion and this year has seen our real estate market soar to nearly unprecedented heights, it seems like the perfect time to pull back our focus somewhat and look at Hilton Head Island from a different perspective.

Right now, on a national level, the real estate market is breaking records everywhere you look. A recent story in the Wall Street Journal showed how U.S. home prices just experienced their biggest annual increase in more than two decades, fueled by low borrowing rates and a shortage of inventory.

According to the story, "The median existing-home sales price in May topped \$350,000 for the first time, the National Association of Realtors said Tuesday. The figure was nearly 24% higher than a year ago, the biggest year-over-year price increase NAR has recorded in data going back to 1999."

That is what the market is doing nationally. Here we're seeing a very similar pattern, but when viewed through the lens of this Island's unique status, you see something even more promising. The fact is, we're a relatively

young community. People are here because they want to live here permanently or as a second home. Their goal is to enjoy our lifestyle and quality of life.

And what's more, we're far more stable than other comparable markets. Between the Town of Hilton Head Island's forward-thinking stance on density caps and our status as a resale community, it's easier to predict what the market will do here. And right now, it's enjoying the same boom like the rest of the country.

But that boom should hold longer and lift prices higher in our community, due to our natural limits on available inventory. In our community of Palmetto Dunes, Shelter Cove, and Leamington, we have a total of 3,600 properties. As of today's NEWS, there are only 25 homes, homesites, and condos for sale on the market. At this stage, our community has matured into one that offers property solely on a resale basis. That maturity, coupled with a low inventory, means the growth in our market will remain stable long after other comparable communities.



JUST RELEASED!

2021 Ranking Report (2020 sales)

**#1 Individual Sales Volume
State of South Carolina
(Over 27,000 SC Realtors)**

**#1 Individual Sales Volume
Hilton Head Island**



Palmetto Dunes | Shelter Cove | Leamington 2021 Inventory

January 1 - June 30, 2021

ACTIVE HOMES: Palmetto Dunes | Leamington

ADDRESS	BDS	BA	HB	FURN	SQ FT	YR BUILT	VIEW	LIST PRICE
8 Swing About	3	2	0	Yes	2,111	2000	Golf, Pool	\$1,049,000
114 Mooring Buoy	3	2	1	Yes	1,983	1977	Landscape, Pool	\$1,499,000
1 Sutherland Court	4	4	1	Yes	3,266	1998	Landscape, Pool	\$1,749,000
29 Promontory Court	4	4	0	No	4,542	1983	Lagoon	\$1,975,000
1 Catboat	6	6	0	Yes	3,400	1976	Landscape, Pool	\$2,195,000
82 S Shore Drive	4	4	1	Yes	3,482	2006	Pool, Wooded	\$2,395,000
4 Ketch	6	6	1	Yes	4,022	1992	Landscape, Ocean	\$2,500,000
9 Galleon	6	6	0	Yes	4,048	1993	Ocean	\$4,495,000

UNDER CONTRACT HOMES: Palmetto Dunes | Leamington

ADDRESS	BDS	BA	HB	FURN	SQ FT	YR BUILT	VIEW	LIST PRICE
9 Niblick Court	3	2	0	No	1,850	1987	Golf	\$675,000
5 Cartgate Drive	3	3	0	Yes	2,286	1986	Landscape	\$729,000
4 Topside	4	3	1	No	2,392	1978	Lagoon, Pool	\$985,000
23 Interlochen Drive	5	4	1	No	3,418	2000	Landscape	\$1,035,000
58 Full Sweep	4	4	0	Yes	2,785	2002	Golf, Pool	\$1,050,000
9 Midstream	4	4	0	Yes	2,910	1985	Lagoon	\$1,375,000
5 Hunt Club Court	5	5	0	Yes	3,870	1999	Landscape, Pool	\$1,395,000
10 Rum Row	3	3	0	Yes	2,789	1987	Lagoon, Pool	\$1,499,000
30 Starboard Tack	4	4	0	No	2,541	1986	Lagoon, Pool	\$1,549,000
60 Leamington Lane	4	3	1	No	3,274	1999	Golf	\$1,590,000
50 Haul Away	5	4	1	Yes	3,409	1989	Lagoon	\$1,595,000
3 Yard Arm	5	4	1	Yes	3,892	1998	Lagoon, Pool	\$1,599,000
1 Cartgate Drive	4	4	1	Yes	2,719	2016	Lagoon	\$1,599,500
3 Flotilla	5	5	0	Yes	3,966	1981	Pool	\$1,725,000
176 Mooring Buoy	5	6	2	Yes	4,561	1980	Golf, Lagoon	\$1,825,000
5 Junket	6	6	1	Yes	3,702	1984	Ocean, Pool	\$2,450,000
17 Promontory Court	5	5	1	Yes	5,157	2009	Pool	\$2,495,000
3 Galleon	5	5	1	Yes	5,442	1993	Landscape	\$2,895,000
17 Armada	5	5	0	Yes	4,916	1992	Ocean	\$3,995,000
9 Ketch	5	5	1	Yes	4,802	1994	Ocean	\$4,700,000

SOLD HOMES: Palmetto Dunes | Leamington

ADDRESS	BDS	FB	HB	FURN	SQ FT	YR BUILT	VIEW	SOLD	SOLD PRICE
15 Interlochen Drive	3	2	1	No	2,880	1977	Landscape, Pool	3/8/21	\$490,000
6 Benty Court	3	3	1	No	3,300	1999	Golf, Landscape	4/19/21	\$700,000
85 Port Tack	5	3	1	Yes	3,083	1977	Lagoon	3/2/21	\$700,000
53 Port Tack	3	2	1	No	2,160	1984	Lagoon	3/1/21	\$700,000
38 Off Shore	3	2	0	Yes	2,200	1973	Golf	3/5/21	\$710,000
50 Port Tack	3	3	0	No	2,195	1981	Lake	3/1/21	\$720,000
11 Saint George Road	4	4	1	Yes	3,435	1983	Lagoon	1/29/21	\$750,000
69 Port Tack	3	2	1	No	2,295	1988	Lagoon, Pool	6/15/21	\$750,000
23 Saint George Road	4	3	0	Yes	2,112	1980	Lagoon	1/25/21	\$767,080
37 Swing About	4	3	0	No	2,592	1983	Lagoon, Landscape	5/21/21	\$770,000
10 Swing About	3	3	1	No	2,517	1979	Landscape, Pool	1/5/21	\$787,000
3 Niblick Court	4	3	1	No	2,392	1981	Golf	4/30/21	\$797,000
15 Rum Row	3	2	0	No	2,358	1980	Golf	3/29/21	\$800,500
55 Sea Lane	3	3	0	No	2,592	1989	Golf, Lagoon	4/29/21	\$805,000
28 Rum Row	3	2	1	Yes	2,077	1977	Lagoon	6/9/21	\$831,000
3 Masters Court	3	2	2	No	2,790	2000	Golf	5/13/21	\$850,000
6 End Court	4	3	0	No	2,333	1995	Lake, Wooded	1/27/21	\$885,000
16 Troon Drive	3	3	0	No	2,106	1983	Golf	4/30/21	\$885,000
31 Saint George Road	4	2	1	Yes	3,648	1978	Lagoon, Landscape	2/8/21	\$910,000
6 Galleon	4	4	0	No	4,072	1980	Tennis Court, Wooded	2/4/21	\$935,000
37 Mooring Buoy	4	3	0	No	2,069	1980	Lagoon, Pool	6/1/21	\$943,000
76 Off Shore	5	4	1	Yes	5,194	2005	Golf	4/26/21	\$975,500
5 Ginger Beer Court	4	4	1	Yes	2,703	1993	Landscape, Pool	1/5/21	\$977,000
144 Mooring Buoy	3	3	0	Yes	2,132	1973	Pool, Wooded	4/15/21	\$995,000
5 Masters Court	4	3	1	No	2,940	1998	Golf, Landscape	4/5/21	\$1,000,000
2 Covington Place	3	3	0	No	2,160	1993	Lagoon	4/28/21	\$1,055,000
20 Heath Drive	5	4	1	Yes	4,149	1987	Golf, Pool	4/14/21	\$1,080,000
63 Mooring Buoy	3	2	1	Yes	2,325	1974	Lagoon	5/28/21	\$1,100,000
184 Mooring Buoy	3	3	1	Yes	2,219	1981	Golf	4/19/21	\$1,195,000
46 Heath Court W	3	2	1	No	2,744	1987	Lagoon	2/23/21	\$1,200,000
8 Rum Row	3	3	0	No	3,931	1997	Lagoon	5/21/21	\$1,200,000
2 Sutherland Court	4	3	0	Yes	2,098	1981	Landscape	6/21/21	\$1,200,000
2 Lee Shore	5	5	0	Yes	3,005	1994	Wooded	2/25/21	\$1,250,000
9 Saint George Road	4	4	1	Yes	3,144	1984	Lagoon	5/17/21	\$1,300,000
14 Hunt Club Court	4	4	1	Yes	3,634	2001	Lagoon	2/16/21	\$1,310,000
39 Full Sweep	4	4	1	Yes	3,411	2003	Lake, Landscape	3/19/21	\$1,350,000
32 Starboard Tack	4	4	0	Yes	3,001	1988	Lagoon, Pool	6/23/21	\$1,350,000
101 Mooring Buoy	3	3	1	Yes	3,000	1988	Lagoon	4/15/21	\$1,400,000
10 End Court	5	4	1	No	3,326	1977	Golf, Lagoon	4/9/21	\$1,400,000
24 Mooring Buoy	4	3	0	Yes	2,656	1994	Landscape, Pool	3/18/21	\$1,425,000
7 Saint George Road	4	4	1	Yes	3,065	1997	Lagoon	5/24/21	\$1,440,000
17 Port Tack	3	3	0	No	2,368	1971	Golf, Lagoon	4/27/21	\$1,490,000
4 Night Harbour	3	3	1	Yes	3,236	1985	Pool	2/1/21	\$1,500,000
48 Mooring Buoy	5	5	0	Yes	2,758	1985	Pool	1/21/21	\$1,562,000
1 Up Wind	5	4	0	Yes	3,607	1995	Lake, Pool	6/21/21	\$1,595,000
15 Swing About	6	5	1	Yes	3,480	1980	Lagoon	4/21/21	\$1,600,000
35 Full Sweep	5	5	0	No	3,524	1987	Lagoon	4/19/21	\$1,605,000
22 Full Sweep	5	4	0	No	4,500	1989	Golf, Ocean	5/26/21	\$1,685,000
39 Mooring Buoy	5	4	1	Yes	3,486	1997	Lagoon	6/19/21	\$1,700,000
19 Port Tack	5	3	1	No	3,274	1972	Golf, Lagoon	3/1/21	\$1,740,000
39 Port Tack	4	4	0	Yes	3,671	1999	Golf, Lagoon	3/17/21	\$1,750,000
9 Promontory Court	5	5	0	Yes	5,019	2007	Golf, Lagoon	3/19/21	\$1,875,000
155 Mooring Buoy	5	5	1	Yes	3,860	2003	Lagoon	3/24/21	\$1,995,000
13 Starboard Tack	5	5	0	Yes	3,413	2018	Lagoon, Pool	6/11/21	\$2,000,000
6 Lookout	4	3	1	Yes	3,499	2010	Lagoon	6/1/21	\$2,025,000
18 Haul Away	6	6	1	Yes	4,126	2013	Golf, Lagoon	3/19/21	\$2,139,000
195 Mooring Buoy	5	6	0	Yes	5,592	2002	Lagoon, Landscape	2/11/21	\$2,150,000
29 S Shore Court	6	5	1	No	4,582	1998	Lagoon	4/6/21	\$2,200,000
70 Mooring Buoy	5	4	1	No	4,304	2021	Landscape	3/24/21	\$2,251,856
159 Mooring Buoy	5	4	1	Yes	4,144	2016	Lagoon, Pool	3/29/21	\$2,550,000
1 Man O War	5	5	1	Yes	5,052	1997	Landscape, Pool	3/25/21	\$2,600,000
8 Galleon	3	3	1	No	3,100	1978	Ocean	3/16/21	\$2,925,000
5 Galleon	5	6	2	No	6,517	2005	Landscape	6/3/21	\$3,450,000
17 Brigantine	5	5	1	Yes	3,908	1993	Ocean	3/2/21	\$3,840,000
8 Ketch	6	7	1	Yes	4,058	1972	Ocean	6/4/21	\$3,850,000
9 Junket	5	5	2	Yes	4,956	1994	Ocean, Pool	6/3/21	\$3,875,150
7 Highrigger	5	4	2	Yes	3,720	1991	Ocean	2/10/21	\$3,950,000
12 Armada Street	5	5	2	Yes	4,664	2016	Ocean	3/31/21	\$5,250,000

ACTIVE HOMESITES: Palmetto Dunes | Leamington

ADDRESS	VIEW	LIST PRICE
86 Port Tack	Lagoon, Landscape	\$549,000
13 Full Sweep	Lake	\$585,000
20 Promontory Court	Landscape	\$695,000

UNDER CONTRACT HOMESITES: Palmetto Dunes | Leamington

ADDRESS	VIEW	LIST PRICE
1 High Water	Lagoon	\$469,000
16 Rum Row	Lagoon	\$749,000
23 Leamington Lane	Lagoon	\$839,000
49 Sea Lane	Golf, Lagoon	\$975,000

SOLD HOMESITES: Palmetto Dunes | Leamington

ADDRESS	VIEW	SOLD	SOLD PRICE
48 Off Shore	Golf, Wooded	4/27/21	\$315,000
56 Sea Lane	Wooded	4/29/21	\$775,000
3 S Shore Drive	Lagoon	4/23/21	\$837,500
1 Galleon	Sound	1/29/21	\$875,000
139 Mooring Buoy	Lagoon	3/24/21	\$980,000

ACTIVE CONDOS: Palmetto Dunes | Shelter Cove | Leamington

	COMPLEX	BDS	BA	HB	FURNISHED	SQ FT	VIEW	LIST PRICE
116	Barrington Court	2	2	0	Yes	1,171	Landscape, Ocean	\$819,500
216	Barrington Court	2	2	0	Yes	1,171	Ocean	\$949,900
515	Barrington Court	2	2	0	Yes	1,171	Landscape, Ocean	\$1,020,000
313	Barrington Court	3	3	0	Yes	1,520	Ocean	\$1,800,000
241	Captains Quarters	1	1	0	Yes	885	Deep Water	\$379,000
244	Captains Quarters	1	1	0	Yes	885	Deep Water, Marsh	\$388,000
211	Captains Quarters	1	1	0	No	885	Deep Water	\$429,000
429	Captains Walk	3	3	0	Yes	1,762	Ocean, Pool	\$1,399,000
1673	St Andrews Common	1	1	1	Yes	902	Golf	\$389,000
3331	Villamare	2	2	0	Yes	1,232	Landscape, Ocean	\$849,000
1401	Villamare	2	2	0	Yes	1,232	Ocean	\$1,199,000
3106	Windsor Ct S	2	2	0	Yes	1,442	Ocean	\$975,000
2112	Windsor Place II	2	2	0	Yes	1,442	Ocean, Pool	\$995,000
2513	Windsor Place II	2	2	0	Yes	1,442	Ocean	\$1,099,000

UNDER CONTRACT CONDOS: Palmetto Dunes | Shelter Cove | Leamington

	COMPLEX	BDS	BA	HB	FURNISHED	SQ FT	VIEW	LIST PRICE
106	Barrington Arms	1	1	1	Yes	960	Ocean, Pool	\$519,000
403	Barrington Arms	1	1	1	Yes	960	Ocean, Pool	\$649,000
207	Barrington Arms	2	2	0	Yes	1,171	Ocean	\$899,500
212	Barrington Court	2	2	0	Yes	1,171	Ocean	\$950,000
257	Captains Quarters	2	2	0	Yes	1,315	Sound	\$499,000
246	Captains Quarters	2	2	0	Yes	1,315	Intracoastal, Marsh	\$559,000
209	Captains Quarters	2	2	0	Yes	1,400	Deep Water, Marsh	\$619,000
445	Captains Walk	2	2	0	Yes	1,367	Ocean	\$899,000
483	Captains Walk	2	2	0	No	1,367	Ocean	\$900,000
5305	Hampton Place	2	2	0	Yes	1,392	Ocean, Pool	\$1,059,000
5302	Hampton Place	2	2	0	Yes	1,392	Ocean	\$1,079,000
7161	Harbourside II	1	1	1	Yes	1,010	Landscape	\$259,000
7152	Harbourside II	1	1	1	No	990	Harbor	\$350,000
40	Hickory Cove	2	3	0	Yes	1,300	Lagoon, Pool	\$499,900
7635	Huntington	3	3	1	Yes	1,511	Lagoon	\$819,000
6202	Newport	2	2	1	No	1,520	Lake	\$419,000
813	Ocean Cove	3	3	0	No	1,665	Lagoon	\$699,000
727	Queens Grant	2	2	0	Yes	1,447	Golf	\$420,900
650	Queens Grant	3	2	1	Yes	1,988	Golf, Wooded	\$540,000
783	Queens Grant	3	2	1	Yes	1,988	Lagoon	\$565,000
653	Queens Grant	3	2	1	Yes	1,988	Golf	\$575,000
785	Queens Grant	3	2	1	Yes	1,988	Landscape, Pool	\$595,000
542	Queens Grant	3	2	1	Yes	1,988	Golf	\$595,000
2202	South Shore Commons	3	3	0	No	2,481	Pool	\$1,600,000
1101	South Shore Commons	3	3	0	No	2,481	Landscape	\$1,700,000
1672	St Andrews Common	1	1	1	Yes	902	Golf	\$359,000
1979	St Andrews Common	2	2	0	Yes	1,177	Golf, Lagoon	\$395,000
1661	St Andrews Common	2	2	0	Yes	1,177	Landscape	\$410,000
23	The Moorings	2	3	0	Yes	1,251	Landscape	\$499,000
45	The Moorings	2	3	0	Yes	1,251	Lagoon, Wooded	\$649,000
20	Tradewinds	3	3	1	No	2,369	Landscape	\$539,900
254	Turnberry Village	2	2	0	Yes	1,473	Landscape	\$585,000
272	Turnberry Village	2	2	0	Yes	1,473	Golf	\$585,000
296	Turnberry Village	2	2	0	Yes	1,473	Golf, Lagoon	\$599,000
223	Turnberry Village	2	2	0	Yes	1,473	Golf	\$599,999
1508	Villamare	2	2	0	Yes	1,232	Ocean	\$895,000
4302	Windsor Ct N	2	2	0	Yes	1,442	Ocean	\$1,199,000



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: 2012-2021

Sales and Prices: January 1, 2012 - June 30, 2021

Palmetto Dunes | Shelter Cove | Leamington

Year	Homes Sold	Avg Price	Inventory	Pending	Villas Sold	Avg Price	Inventory	Pending	Homesites Sold	Avg Price	Inventory	Pending
2012	22	\$1,058,797	92	15	83	\$432,958	174	32	5	\$407,000	28	0
2013	22	\$1,152,205	76	16	89	\$454,477	155	32	6	\$409,000	19	1
2014	28	\$964,309	93	14	57	\$441,115	152	26	2	\$1,360,750	26	3
2015	37	\$916,373	78	13	61	\$384,628	136	21	2	\$375,000	22	2
2016	29	\$1,130,996	76	9	82	\$486,255	139	27	4	\$882,500	23	0
2017	26	\$1,233,788	79	8	74	\$423,298	137	32	7	\$472,714	19	1
2018	40	\$961,879	67	5	97	\$487,342	110	25	7	\$426,357	13	1
2019	39	\$902,875	51	18	92	\$504,358	120	24	7	\$505,000	10	1
2020	40	\$1,056,181	36	29	66	\$455,836	87	41	4	\$396,250	8	2
2021	68	\$1,556,487	8	20	147	\$618,308	14	37	5	\$756,500	3	4

As we've mentioned several times, inventory has reached critically low levels. Seeing it here in black and white, it's more obvious than ever that the unprecedented spike in interest we have seen over the last year has created historic lows in available homes, homesites and villas.

This is not just a symptom of this past year's flurry of activity - it's a sign that our community's maturing real estate market has reached a new phase. All signs point to the future of our market as being one marked by higher values for property, and continually low inventory stoking interest even stronger.

It's an exciting market, and one that indicates a stable and successful future for years to come.