



*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 – September 30, 2021

Palmetto Dunes | Shelter Cove | Leamington

Year	Homes Sold	Avg Price	Inventory	Pending	Active Under Contract	Sold	Avg Price	Inventory	Pending	Active Under Contract	Homesites Sold	Avg Price	Inventory	Pending	Active Under Contract
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
2021	96	\$1,625,325	13	19	0	201	\$625,691	28	27	1	10	\$716,750	3	1	0

Looking back on the history of our community's real estate market, 2021 can be an important moment in real estate sales in Palmetto Dunes, Shelter Cove and Leamington. Out of 3,600 properties in our community, we have just 44 on the market and 354 properties have either closed or are scheduled to close in 2021.

Barring any kind of tremendous spike in new listings, the new normal for our residential resort community will continue to be low inventory and strong demand. Thankfully, this brings with it a continuation of rising prices.

The law of supply and demand is working overtime. I bring this to your attention to make certain that you have a realistic picture of what your property may be worth.

Congratulations!