

Exciting News for Our Community...

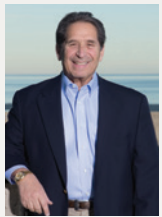
Shelter Cove Area... The Town of Hilton Head Island recently completed a section of scenic pathways along Broad Creek with spectacular views from Shelter Cove Community Park to the new parking lot by WaterWalk. www.hiltonheadislandsc.gov

The Omni Hilton Head Oceanfront Resort and the Marriott Hilton Head Resort and Spa have undergone multi-million dollar renovations and look fabulous!

www.omnihotels.com/hotels/hilton-head
www.marriott.com/en-us/hotels/hhhgr-marriott-hilton-head-resort

The Dunes House just completed renovations and looks amazing! Plan a HHI "staycation" and enjoy one of these properties.

www.palmettodunes.com/dining/the-dunes-house




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The Plaza At Shelter Cove
50P Shelter Cove Lane
Hilton Head Island, SC 29928

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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)

Our Greatest Asset

Spring has arrived and the azaleas are in bloom! How fortunate we are to get to experience this beautiful time of year on our special Island. We all have so many reasons to be grateful as property owners in our community.

Great News! I was recently pleased to read some exciting news that the State of South Carolina is proposing to set aside \$10 million annually for beach nourishment to combat erosion for the public beaches. As of this NEWS, the bill has passed the Senate Fish, Game and Forestry Committee and is on its way to becoming law. Of course, as a private community that does not offer public beach access, Palmetto Dunes would not qualify for these funds, but this project will continue to enhance the entire Island.

As we all will agree, our beaches are our most valuable asset, and you only need to look around to realize that the secret is out about our beautiful Island. I was honored to serve as Chairman for the 1st Beach Nourishment Committee for the Hilton Head Island Board of Realtors, helping to usher in the Town of Hilton Head Island's 1st beach nourishment program which has added more than 10.7 million cubic feet of sand to our shores since 1988. This \$60 million project to date is paid through a 2% Accommodation Tax, at no cost to the owners. Our 4th beach nourishment is slated for 2025. Hilton Head Island has always been ahead of the curve, and it is exciting for all the owners to hear the positive conversations about beach nourishment around the State.

This massive, sustained wave of interest to the area over the last few years is a testament to the quality of life, land planning, design and amenities. Consequently, it has also driven available inventory down as new residents flock to the Island to purchase real estate. We are attracting new buyers that are interested in the lifestyle that resort real estate offers as an investment for the purpose of family enjoyment and an amazing quality of life. The investment that the Town of Hilton Head is making on several projects to increase connectivity for walking, biking and to take advantage of all the parks on the Island will continue to highlight our Island.

With all the present and future enhancements slated on the Island, we have never been in a better position to increase our prices and remain competitive with other high-end luxury markets.

Now, more than ever, we have the opportunity to elevate our profile and command the prices we are worth. Get in touch today if you are interested in a chat about the market... *it pays to specialize!*

With Gratitude,

Philip A. Schembra

ACTIVE HOMES: Palmetto Dunes | Leamington

ADDRESS	BDS	BA	HB	FURN	SQ FT	YR BUILT	VIEW	LIST PRICE
20 Cartgate Drive	3	3	0	No	2,893	1998	Landscape, Wooded	\$1,329,000
185 Mooring Buoy	3	3	0	Yes	2,255	1992	Lagoon, Pool	\$1,695,000
32 Mooring Buoy	4	4	0	Yes	2,366	1983	Landscape	\$2,325,000
16 Brassie Ct	4	4	1	No	4,080	2006	Lagoon, Landscape	\$2,350,000
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
9 Galleon	6	6	1	Yes	4,048	1993	Ocean	\$7,125,000

UNDER CONTRACT HOMES: Palmetto Dunes | Leamington

ADDRESS	BDS	BA	HB	FURN	SQ FT	YR BUILT	VIEW	LIST PRICE
36 Full Sweep	4	3	0	No	2,253	1983	Golf, Lagoon	\$949,500
10 Newport Drive Unit#3404	3	3	1	No	1,920	1997	Deep Water	\$1,050,000
114 Mooring Buoy	3	2	1	Yes	1,983	1977	Landscape, Pool	\$1,999,000
3 Flotilla	5	5	0	Yes	3,966	1981	Landscape, Pool	\$2,995,000
14 Mooring Buoy	6	7	0	Yes	5,884	2003	Landscape	\$3,295,000
3 Catboat	7	7	2	Yes	5,077	2007	Landscape	\$4,795,000

SOLD HOMES: Palmetto Dunes | Leamington

ADDRESS	BDS	BA	HB	FURN	SQ FT	YR BUILT	VIEW	SOLD	SOLD PRICE
10 Newport Drive Unit#3401	3	3	1	No	1,920	1997	Deep Water	2/6/23	\$1,383,000
52 Full Sweep	4	4	1	No	3,015	2016	Golf, Lagoon	3/17/23	\$1,395,000
39 Off Shore	6	5	0	No	3,300	2000	Lake, Landscape	3/3/23	\$1,830,000
8 Queens Way	4	4	1	Yes	4,164	2001	Lagoon	3/29/23	\$1,875,000
6 Fairway Court	4	4	0	No	3,703	1996	Golf, Lagoon	3/1/23	\$2,000,000
13 Sea Lane	5	5	0	Yes	3,282	1993	Golf, Landscape	3/20/23	\$2,100,000
5 Full Sweep	4	5	1	No	4,437	2005	Lagoon	3/21/23	\$2,350,000
98 Leamington Lane	4	4	0	No	3,727	1993	Lagoon	1/13/23	\$2,450,000
3 Brigantine	6	6	1	Yes	5,000	2001	Ocean, Wooded	1/9/23	\$4,600,000

ACTIVE UNDER CONTRACT HOMES: Palmetto Dunes | Leamington

ADDRESS	BDS	BA	HB	FURN	SQ FT	YR BUILT	VIEW	LIST PRICE
18 Promontory Court	3	3	1	No	2,405	1995	Landscape	\$1,650,000

ACTIVE HOMESITES: Palmetto Dunes | Leamington

ADDRESS	VIEW	LIST PRICE
1 High Water	Lagoon	\$650,000

SCHEMBRA FAMILY NEWS

*Gratitude Through Hard Times
Finding Positive Benefits Through Our Darkest Hours*
by Chris Schembra
#1 Wall Street Journal Bestseller | Amazon.com

ACTIVE CONDOS: Palmetto Dunes | Shelter Cove | Leamington

	COMPLEX	BDS	BA	HB	FURNISHED	SQ FT	VIEW	LIST PRICE
306	Barrington Arms	1	1	1	Yes	960	Ocean, Pool	\$725,000
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
206	Captains Quarters	1	1	0	Yes	885	Deep Water, Marsh	\$520,000
7827	Centrecourt	2	2	0	Yes	1,199	Lagoon	\$699,000
5201	Hampton Place	1	2	0	Yes	985	Landscape, Ocean	\$848,000
5103	Hampton Place	2	2	0	Yes	1,392	Ocean	\$1,199,000
938	Inverness Village	2	2	0	Yes	1,228	Golf	\$659,000
901	Inverness Village	2	2	0	Yes	1,450	Golf	\$789,500
5203	Newport	2	2	1	Yes	1,520	Deep Water	\$675,000
1653	St Andrews Common	1	1	1	Yes	902	Landscape	\$419,000
2	Tradewinds	3	3	1	Yes	2,369	Landscape	\$849,900
291	Turnberry Village	3	3	0	Yes	1,576	Golf, Pool	\$799,000
3125	Villamare	2	2	0	Yes	1,232	Ocean, Pool	\$1,085,000
3104	Windsor Ct S	1	2	0	Yes	1,037	Ocean	\$785,000
403	Windsor Place I	1	2	0	Yes	1,019	Ocean	\$749,000
111	Windsor Place I	1	2	0	Yes	1,019	Ocean, Pool	\$799,000
2314	Windsor Place II	1	2	0	Yes	1,019	Ocean, Pool	\$765,000
2514	Windsor Place II	1	2	0	Yes	1,019	Ocean, Pool	\$799,000

UNDER CONTRACT CONDOS: Palmetto Dunes | Shelter Cove | Leamington

	COMPLEX	BDS	BA	HB	FURNISHED	SQ FT	VIEW	LIST PRICE
7448	Anchorage	2	2	0	No	1,140	Lagoon, Pool	\$527,000
117	Barrington Court	1	1	1	Yes	862	Landscape, Ocean	\$629,000
110	Barrington Court	2	2	0	Yes	1,171	Ocean, Pool	\$899,000
701	Barrington Park	3	2	1	Yes	1,482	Lagoon	\$815,000
496	Captains Cove	4	3	0	Yes	1,400	Lagoon	\$1,600,000
228	Captains Quarters	2	2	0	No	1,315	Marsh	\$714,900
246	Captains Quarters	2	2	0	Yes	1,315	Intracoastal, Marsh	\$739,000
227	Captains Quarters	2	2	0	Yes	1,310	Deep Water, Marsh	\$875,000
7628	Huntington	2	2	0	Yes	1,488	Lagoon, Landscape	\$859,000
979	Inverness Village	2	2	0	Yes	1,228	Golf, Lagoon	\$737,000
919	Inverness Village	3	3	0	Yes	2,010	Lagoon, Tennis Court	\$789,000
2101	Newport	2	2	0	No	1,210	Marsh	\$610,000
2204	Newport	2	2	0	No	1,210	Marsh	\$619,900
2207	Newport	3	3	0	No	1,375	Marsh	\$699,000
570	Queens Grant	2	1	0	Yes	1,043	Landscape	\$495,000
672	Queens Grant	3	2	1	Yes	1,988	Lagoon	\$739,000
1862	St Andrews Common	2	2	0	Yes	1,177	Landscape	\$585,000
1982	St Andrews Common	2	2	0	Yes	1,342	Landscape, Wooded	\$595,000
1776	St Andrews Common	2	2	0	Yes	1,342	Landscape, Pool	\$624,000
298	Turnberry Village	2	2	0	Yes	1,351	Golf, Lagoon	\$729,000
2519	Villamare	2	2	0	Yes	1,232	Ocean	\$849,000
8116	Wendover Dunes	3	3	0	Yes	1,957	Landscape, Pool	\$1,095,000

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

	COMPLEX	BDS	BA	HB	FURNISHED	SQ FT	VIEW	LIST PRICE
3226	Villamare	2	2	0	Yes	1,232	Landscape	\$699,900

SOLD CONDOS: Palmetto Dunes | Shelter Cove | Leamington

	COMPLEX	BDS	BA	HB	FURNISHED	SQ FT	VIEW	LIST PRICE
7442	Anchorage	2	2	0	Yes	1,140	Lagoon, Landscape	\$525,000
7470	Anchorage	2	2	0	Yes	1,150	Pool	\$599,900
493	Captains Cove	4	3	0	Yes	1,400	Lagoon	\$1,185,000
204	Captains Quarters	2	2	0	Yes	1,315	Intracoastal, Marsh	\$749,000
410	Captains Walk	2	2	0	Yes	1,367	Ocean	\$1,250,000
477	Captains Walk	2	2	0	Yes	1,367	Ocean	\$1,449,000
407	Captains Walk	3	3	0	Yes	1,762	Ocean	\$1,500,000
6303	Hampton Place	2	2	0	Yes	1,392	Ocean	\$1,299,000
7113	Harbourside I	1	2	0	Yes	1,010	Deep Water, Pool	\$399,000
7139	Harbourside II	2	2	0	Yes	1,257	Harbor	\$615,000
49	Hickory Cove	3	4	0	Yes	1,600	Landscape	\$869,000
982	Inverness Village	2	2	0	Yes	1,228	Golf, Lagoon	\$720,000
306	Main Sail	2	2	1	No	1,890	Deep Water	\$1,100,000
302	Main Sail	3	3	0	No	2,023	Deep Water, Harbor	\$1,549,000
1103	Newport	2	2	1	No	1,420	Marsh	\$600,000
828	Ocean Cove	3	3	0	Yes	1,665	Landscape	\$879,000
767	Queens Grant	2	1	0	No	1,043	Landscape	\$449,900
709	Queens Grant	2	1	0	Yes	1,024	Landscape	\$475,000
503	Queens Grant	2	2	0	Yes	1,447	Landscape	\$587,000
711	Queens Grant	2	2	0	Yes	1,447	Golf, Lagoon	\$645,000
2101	South Shore Commons	3	3	0	No	2,481	Landscape	\$2,200,000
1669	St Andrews Common	1	1	1	Yes	902	Golf, Landscape	\$395,000
1770	St Andrews Common	1	1	1	Yes	902	Landscape	\$425,000
1664	St Andrews Common	2	2	0	Yes	1,177	Landscape	\$465,000
1959	St Andrews Common	2	2	0	Yes	1,177	Golf	\$549,000
1865	St Andrews Common	2	2	0	Yes	1,177	Landscape, Pool	\$599,000
95	The Moorings	2	3	0	Yes	1,260	Landscape	\$649,000
241	Turnberry Village	2	2	0	Yes	1,351	Golf	\$574,900
205	Turnberry Village	2	2	0	Yes	1,473	Golf, Landscape	\$775,000
3227	Villamare	2	2	0	Yes	1,232	Landscape	\$649,900
2418	Villamare	2	2	0	Yes	1,232	Landscape	\$854,900
1308	Villamare	2	2	0	Yes	1,232	Ocean	\$899,000
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
504	Windsor Place I	1	2	0	Yes	1,019	Ocean, Pool	\$799,000
2515	Windsor Place II	1	2	0	Yes	1,019	Ocean	\$765,000
7523	Yacht Club	3	3	0	Yes	1,372	Harbor, Pool	\$849,000



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: 2014-2023

Sales and Prices: January 1, 2014 - March 31, 2023

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
2014	12	\$1,022,630	91	7		23	\$419,822	143	21		1	\$2,254,000	23	1	
2015	14	\$1,110,307	81	12		22	\$404,455	135	25		1	\$575,000	25	0	
2016	12	\$1,301,208	78	12		31	\$525,839	142	21		1	\$415,000	26	1	
2017	12	\$1,440,625	70	10		22	\$438,968	127	25		3	\$341,667	16	2	
2018	13	\$919,846	64	15		34	\$475,544	103	34		2	\$438,500	18	1	
2019	17	\$786,456	59	13		30	\$565,543	126	35		2	\$703,750	10	4	
2020	18	\$1,154,347	52	10		25	\$443,189	105	25		0	0	10	2	
2021	31	\$1,570,772	12	22	1	57	\$573,668	4	45	5	2	\$927,500	4	2	0
2022	23	\$1,958,435	3	6	1	47	\$763,017	6	35	1	0	0	1	1	0
2023	9	\$2,330,111	7	6	1	39	\$895,356	19	22	1	0	0	1	0	0

Comparing the Market: 1992-2023

Compare the numbers and prices of homes, condos, and homesites between 1992 and 2023, and an interesting pattern emerges.

Homes 1992: 27 homes sold/under contract, average sold price \$352,000, 37 available. **2023:** 16 homes sold/under contract, average sold price \$2,330,000, 7 available.

Homesites 1992: 22 homesites sold/under contract, average sold price \$91,000, 58 available. **2023:** None sold or under contract, 1 available.

Condos 1992: 72 condos sold/under contract, average sold price \$147,000, 110 available. **2023:** 62 condos sold/under contract, average sold price \$895,000, 19 available.

We represent a bargain compared to other resort markets. It's not too late to capitalize on this historic interest.