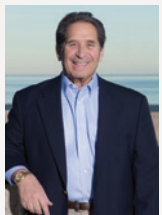


## REALTRENDS 2023 America's Best #4 REALTOR® State of South Carolina

I have been humbled throughout my career in real estate to garner recognition for my achievements and am so grateful. After all, we live on one of the most spectacular award-winning islands generally recognized as the #1 Island in the US, and I am pleased to be involved in this opportunity of helping families achieve their real estate goals and objectives.

I am pleased to share my latest recognition as I was recently named in the 2023 REALTRENDS Ranking Report (2022 sales), earning recognition, once again as part of the top 1.5% of real estate professionals in the United States, as #4 for Individual Sales Volume in the State of South Carolina (24,000 realtors), and as the #1 Agent on Hilton Head Island in the same category.




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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



Hello Fellow Palmetto Dunes, Shelter Cove and Leamington Owners,

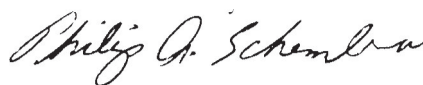
We would like to welcome our new property owners to the community! As I outlined my expectations for 2023 in my last SREG NEWS, I am pleased that my predictions held true. The market has experienced fewer sales, continued strong prices since the beginning of the pandemic in 2020 (see the historical data on the reverse side) and a shortage of available properties, all contributing to the desirability and value of our current properties. This aligns with the upward trend observed in other oceanfront residential resort communities along the East Coast.

What sets our community apart are the opportunities available for family enjoyment and the potential for capital appreciation through its blend of permanent living, second homes, and options in owning an income-producing property to help defer costs.

That said, I truly understand that many owners have no desire to sell their property and understand they would face a challenge in finding a suitable replacement or possibly would get a new mortgage at higher rates. As of this writing, there are only 40 properties for sale in our community representing homes, homesites, and condominiums out of a possible 3,500 plus properties.

Thank you to so many of you for my record-breaking sales success over the past 47 years in our community. I would like to take this opportunity to express my heartfelt gratitude to each of you for your friendship, loyalty, and ongoing referrals. Your unwavering support has been instrumental in helping me achieve my latest honor.

Stop by our office on your next visit to The Plaza at Shelter Cove and say hello! I welcome the conversation and truly enjoy our visits. Once again, many thanks, and enjoy your summer!



Philip A. Schembra



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**TOP 1.5%**  
AGENTS IN THE U.S.

### THANK YOU!

**#1**

Individual Sales Volume  
Hilton Head Island

**#4**

Individual Sales Volume  
State of South Carolina

America's Best 2023 Ranking Report - 2022 sales  
(Over 24,000 SC Realtors)

## ACTIVE HOMES: Palmetto Dunes | Leamington

ADDRESS	BDS	BA	HB	FURN	SQ FT	YR BUILT	VIEW	LIST PRICE
25 Heath Drive	4	3	1	Yes	2,455	1995	Landscape, Pool	\$1,595,000
15 Sea Lane	4	3	0	Yes	2,360	1981	Golf	\$1,825,000
1 Cockle Court	6	5	0	Yes	2,846	1981	Landscape	\$1,849,000
49 Queens Way	5	3	1	No	3,935	2005	Golf	\$1,950,000
4 Leamington Lane	4	4	1	No	3,282	1996	Golf, Landscape	\$1,975,000
61 Mooring Buoy	4	4	0	No	2,408	1981	Lagoon	\$1,995,000
19 Brassie Court	5	4	1	Yes	4,582	1984	Golf, Lagoon	\$2,195,000
10 Hunt Club Court	5	4	1	No	3,414	1987	Lagoon, Wooded	\$2,250,000
32 Mooring Buoy	4	4	0	Yes	2,366	1983	Landscape	\$2,325,000
12 Port Tack	5	6	1	Yes	7,320	2004	Golf, Pool	\$3,100,000
13 Full Sweep	6	6	1	No	4,003	2022	Lagoon	\$3,695,000
8 Ketch	7	7	1	Yes	4,058	1972	Ocean	\$5,550,000
9 Galleon	6	6	0	Yes	4,048	1993	Ocean	\$7,125,000
14 Armada Street	5	5	1	Yes	5,099	1995	Ocean	\$7,495,000

## UNDER CONTRACT HOMES: Palmetto Dunes | Leamington

ADDRESS	BDS	BA	HB	FURN	SQ FT	YR BUILT	VIEW	LIST PRICE
10 Newport Drive Unit#3302	3	3	0	No	1,840	1997	Marsh, Sound	\$1,199,000
7 Niblick Court	3	3	0	No	2,198	1984	Golf	\$1,500,000
185 Mooring Buoy	3	3	0	Yes	2,255	1992	Lagoon, Pool	\$1,695,000
16 Brassie Ct	4	4	1	No	4,080	2006	Lagoon, Landscape	\$1,999,000
5 Junket	6	6	1	Yes	3,702	1984	Landscape, Pool	\$3,595,000
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
36 Full Sweep	4	3	0	No	2,253	1983	Golf, Lagoon	3/30/23	\$949,500
10 Newport Drive Unit#3404	3	3	1	No	1,920	1997	Deep Water	4/13/23	\$1,020,000
3 Ginger Beer Court	3	2	0	Yes	1,926	1988	Pool, Wooded	5/4/23	\$1,100,000
20 Cartgate Drive	3	3	0	No	2,893	1998	Landscape, Wooded	5/22/23	\$1,280,000
10 Newport Drive Unit#3401	3	3	1	No	1,920	1997	Deep Water	2/6/23	\$1,383,000
5 Stratford Ln	4	4	1	No	3,180	1998	Golf	4/24/23	\$1,325,000
52 Full Sweep	4	4	1	No	3,015	2016	Golf, Lagoon	3/17/23	\$1,395,000
18 Promontory Court	3	3	1	No	2,405	1995	Landscape	4/25/23	\$1,600,000
12 Midstream	3	3	1	No	2,062	1984	Golf, Lagoon	5/19/23	\$1,665,000
8 Queens Way	4	4	1	Yes	4,164	2001	Lagoon	3/29/23	\$1,875,000
39 Off Shore	6	5	0	No	3,300	2000	Lake, Landscape	3/3/23	\$1,830,000
114 Mooring Buoy	3	2	1	Yes	1,983	1977	Landscape, Pool	4/28/23	\$1,949,500
6 Fairway Court	4	4	0	No	3,703	1996	Golf, Lagoon	3/1/23	\$2,000,000
27 Starboard Tack	4	4	0	Yes	3,377	2001	Lagoon, Pool	6/2/23	\$1,950,000
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 Flotilla	5	5	0	Yes	3,966	1981	Landscape, Pool	3/31/23	\$2,975,000
14 Mooring Buoy	6	7	0	Yes	5,884	2003	Landscape	5/3/23	\$3,200,000
3 Brigantine	6	6	1	Yes	5,000	2001	Ocean, Wooded	1/9/23	\$4,600,000

## ACTIVE HOMESITES: Palmetto Dunes | Leamington

ADDRESS	VIEW	LIST PRICE
1 High Water	Lagoon	\$599,000

## SOLD HOMESITES: Palmetto Dunes | Leamington

ADDRESS	VIEW	SOLD	SOLD PRICE
2 Midstream	Golf, Lagoon	6/16/23	\$750,000

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

	COMPLEX	BDS	BA	HB	FURNISHED	SQ FT	VIEW	LIST PRICE
7416	Anchorage	2	2	0	Yes	1,150	Lagoon, Pool	\$560,000

## ACTIVE CONDOS: Palmetto Dunes | Shelter Cove | Leamington

COMPLEX	BDS	BA	HB	FURN	SQ FT	VIEW	LIST PRICE										
116	Barrington Court	2	2	0	Yes	1,171	Ocean, Pool	\$1,050,000	790	Queens Grant	2	2	0	Yes	1,043	Landscape	\$619,000
114	Barrington Court	2	2	0	Yes	1,171	Landscape, Ocean	\$1,150,000	588	Queens Grant	3	2	1	Yes	1,988	Landscape	\$849,000
709	Barrington Park	1	1	1	Yes	801	Lagoon	\$559,000	1671	St Andrews Common	1	1	1	Yes	902	Golf, Lagoon	\$495,000
45	Fazio	2	3	0	Yes	2,008	Landscape	\$825,000	1873	St Andrews Common	2	2	0	Yes	1,342	Golf, Landscape	\$675,000
30	Fazio	3	3	0	Yes	2,008	Golf	\$899,000	1776	St Andrews Common	2	2	0	Yes	1,342	Landscape	\$699,000
7104	Harbourside I	1	1	1	Yes	887	Harbor	\$679,000	291	Turnberry Village	3	3	0	Yes	1,576	Golf, Pool	\$789,000
7152	Harbourside II	1	1	1	Yes	990	Harbor	\$595,000	2514	Villamare	2	2	0	Yes	1,232	Lagoon, Landscape	\$824,900
980	Inverness Village	2	2	0	Yes	1,228	Golf	\$749,000	1508	Villamare	2	2	0	Yes	1,232	Ocean	\$1,295,000
2105	Newport	2	2	0	No	1,210	Intracoastal, Marsh	\$610,000	8114	Wendover Dunes	2	2	1	Yes	1,562	Landscape, Pool	\$999,000
2202	Newport	2	2	0	Yes	1,210	Marsh, River	\$629,000	106	Windsor Place I	2	2	0	Yes	1,442	Ocean, Pool	\$1,149,999
2203	Newport	2	2	0	No	1,350	Marsh	\$635,000	2314	Windsor Place II	1	2	0	Yes	1,019	Ocean, Pool	\$765,000
5203	Newport	2	2	1	Yes	1,520	Deep Water, Marsh	\$719,000	2519	Windsor Place II	3	3	0	Yes	1,830	Ocean	\$2,599,000
									2517	Windsor Place II	3	3	0	No	2,005	Ocean	\$2,575,000

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

COMPLEX	BDS	BA	HB	FURN	SQ FT	VIEW	LIST PRICE										
207	Captains Quarters	1	1	0	Yes	885	Deep Water, Harbor	\$519,000	837	Ocean Cove	2	2	0	Yes	1,335	Landscape	\$759,000
206	Captains Quarters	1	1	0	Yes	885	Deep Water, Marsh	\$520,000	520	Queens Grant	2	2	0	Yes	1,043	Landscape	\$549,900
5203	Hampton Place	2	2	0	Yes	1,392	Ocean	\$1,550,000	604	Queens Grant	3	2	1	Yes	1,988	Landscape	\$665,000
7105	Harbourside I	2	2	0	Yes	1,259	Harbor	\$729,000	550	Queens Grant	3	2	1	Yes	1,988	Golf, Landscape	\$679,000
7134	Harbourside II	2	2	0	Yes	1,266	Harbor	\$639,000	1660	St Andrews Common	2	2	0	Yes	1,177	Landscape, Wooded	\$560,000
7154	Harbourside II	2	2	0	Yes	1,257	Harbor, Intracoastal	\$648,000	1666	St Andrews Common	2	2	0	Yes	1,177	Landscape	\$599,900
938	Inverness Village	2	2	0	Yes	1,228	Golf	\$649,000	221	Turnberry Village	2	2	0	Yes	1,473	Golf	\$699,000
962	Inverness Village	3	3	0	Yes	1,450	Golf	\$859,000	10	Water Oak	3	4	0	Yes	1,570	Golf, Landscape	\$849,000
9100	Newport	3	3	0	No	1,809	Lagoon	\$879,000	111	Windsor Place I	1	2	0	Yes	1,019	Ocean, Pool	\$765,000

## SOLD CONDOS: Palmetto Dunes | Shelter Cove | Leamington

COMPLEX	BDS	BA	HB	FURN	SQ FT	VIEW	SOLD	SOLD PRICE											
7442	Anchorage	2	2	0	Yes	1,140	Lagoon, Landscape	3/1/23	\$525,000	828	Ocean Cove	3	3	0	Yes	1,665	Landscape	3/6/23	\$882,000
7448	Anchorage	2	2	0	No	1,140	Lagoon, Pool	3/30/23	\$527,000	767	Queens Grant	2	1	0	No	1,043	Landscape	1/10/23	\$440,000
7470	Anchorage	2	2	0	Yes	1,150	Pool	2/9/23	\$527,000	709	Queens Grant	2	1	0	Yes	1,024	Landscape	3/17/23	\$460,000
7488	Anchorage	2	2	0	Yes	1,140	Lagoon	6/8/23	\$544,000	570	Queens Grant	2	1	0	Yes	1,043	Landscape	3/31/23	\$495,000
7421	Anchorage	2	2	0	Yes	1,150	Lagoon, Pool	6/14/23	\$580,000	503	Queens Grant	2	2	0	Yes	1,447	Landscape	3/23/23	\$587,000
117	Barrington Court	1	1	1	Yes	862	Landscape, Ocean	4/13/23	\$615,000	529	Queens Grant	2	2	0	Yes	1,447	Landscape	6/13/23	\$635,000
110	Barrington Court	2	2	0	Yes	1,171	Ocean, Pool	4/20/23	\$865,000	711	Queens Grant	2	2	0	Yes	1,447	Golf, Lagoon	3/15/23	\$635,000
310	Barrington Court	2	2	0	Yes	1,171	Ocean, Pool	5/3/23	\$885,000	760	Queens Grant	2	2	0	Yes	1,447	Golf, Lagoon	5/17/23	\$655,000
701	Barrington Park	3	2	1	Yes	1,482	Lagoon	5/15/23	\$820,000	672	Queens Grant	3	2	1	Yes	1,988	Lagoon	4/7/23	\$750,000
493	Captains Cove	4	3	0	Yes	1,400	Lagoon	3/1/23	\$1,100,000	2101	South Shore Commons	3	3	0	No	2,481	Landscape	1/11/23	\$2,179,000
495	Captains Cove	2	3	0	Yes	1,400	Lagoon, Lake	6/7/23	\$1,200,000	1669	St Andrews Common	1	1	1	Yes	902	Golf, Landscape	1/30/23	\$395,000
496	Captains Cove	4	3	0	Yes	1,400	Lagoon	4/30/23	\$1,515,000	1653	St Andrews Common	1	1	1	Yes	902	Landscape	5/15/23	\$409,000
202	Captains Quarters	1	1	0	Yes	885	Deep Water, Marsh	4/17/23	\$499,000	1770	St Andrews Common	1	1	1	Yes	902	Landscape	2/6/23	\$425,000
253	Captains Quarters	1	1	0	Yes	885	Deep Water, Marsh	6/23/23	\$525,000	1664	St Andrews Common	2	2	0	Yes	1,177	Landscape	2/15/23	\$440,000
228	Captains Quarters	2	2	0	No	1,315	Marsh	5/1/23	\$714,900	1959	St Andrews Common	2	2	0	Yes	1,177	Golf	1/31/23	\$529,000
204	Captains Quarters	2	2	0	Yes	1,315	Intracoastal, Marsh	3/10/23	\$718,000	1982	St Andrews Common	2	2	0	Yes	1,342	Landscape, Wooded	4/14/23	\$580,000
246	Captains Quarters	2	2	0	Yes	1,315	Intracoastal, Marsh	4/25/23	\$739,000	1865	St Andrews Common	2	2	0	Yes	1,177	Landscape, Pool	2/16/23	\$580,000
227	Captains Quarters	2	2	0	Yes	1,310	Deep Water, Marsh	4/3/23	\$808,000	1862	St Andrews Common	2	2	0	Yes	1,177	Landscape	5/31/23	\$610,000
410	Captains Walk	2	2	0	Yes	1,367	Ocean	3/1/23	\$1,225,000	1776	St Andrews Common	2	2	0	Yes	1,342	Landscape, Pool	4/17/23	\$650,000
477	Captains Walk	2	2	0	Yes	1,367	Ocean	3/30/23	\$1,350,000	95	The Moorings	2	3	0	Yes	1,260	Landscape	1/3/23	\$635,000
407	Captains Walk	3	3	0	Yes	1,762	Ocean	2/9/23	\$1,400,000	2	Tradewinds	3	3	1	Yes	2,369	Landscape	5/5/23	\$835,000
401	Captains Walk	3	3	0	Yes	1,762	Ocean	6/13/23	\$1,550,000	26	Tradewinds	3	3	1	No	2,369	Pool, Wooded	5/15/23	\$855,000
7827	Centrecourt	2	2	0	Yes	1,199	Lagoon	5/31/23	\$685,000	6	Tradewinds	3	3	1	Yes	2,369	Pool, Wooded	5/30/23	\$875,000
28	Fazio	3	3	0	Yes	2,008	Golf	6/1/23	\$835,000	241	Turnberry Village	2	2	0	Yes	1,351	Golf	2/16/23	\$557,500
42	Fazio	3	3	0	Yes	2,017	Lagoon	6/20/23	\$840,000	298	Turnberry Village	2	2	0	Yes	1,351	Golf, Lagoon	3/31/23	\$700,000
2	Fazio	3	2	1	Yes	1,956	Golf, Landscape	6/15/23	\$925,000	205	Turnberry Village	2	2	0	Yes	1,473	Golf, Landscape	2/21/23	\$755,000
5201	Hampton Place	1	2	0	Yes	985	Landscape, Ocean	5/22/23	\$810,000	214	Turnberry Village	2	2	0	Yes	1,473	Golf, Lagoon	6/6/23	\$798,000
6303	Hampton Place	2	2	0	Yes	1,392	Ocean	2/24/23	\$1,100,000	3227	Villamare	2	2	0	Yes	1,232	Landscape	3/14/23	\$643,900
5103	Hampton Place	2	2	0	Yes	1,392	Ocean	5/31/23	\$1,125,000	3226	Villamare	2	2	0	Yes	1,232	Landscape	5/1/23	\$699,000
6405	Hampton Place	2	2	0	Yes	1,392	Ocean	6/26/23	\$1,300,000	2418	Villamare	2	2	0	Yes	1,232	Landscape	2/15/23	\$790,000
7113	Harbourside I	1	2	0	Yes	1,010	Deep Water, Pool	1/31/23	\$399,000	2519	Villamare	2	2	0	Yes	1,232	Ocean	5/23/23	\$810,000
7146	Harbourside II	1	1	1	Yes	1,123	Pool	6/12/23	\$560,000	1308	Villamare	2	2	0	Yes	1,232	Ocean	3/23/23	\$875,000
7139	Harbourside II	2	2	0	Yes	1,257	Harbor	2/24/23	\$625,000	3125	Villamare	2	2	0	Yes	1,232	Ocean, Pool	5/5/23	\$1,075,000
49	Hickory Cove	3	4	0	Yes	1,600	Landscape	3/6/23	\$822,500	3424	Villamare	2	2	0	Yes	1,232	Ocean, Pool	3/14/23	\$1,150,000
7628	Huntington	2	2	0	Yes	1,488	Lagoon, Landscape	4/10/23	\$785,000	8116	Wendover Dunes	3	3	0	Yes	1,957	Landscape, Pool	5/30/23	\$1,095,000
982	Inverness Village	2	2	0	Yes	1,228	Golf, Lagoon	3/3/23	\$710,000	4506	Windsor Ct N	2	2	0	Yes	1,442	Ocean	6/30/23	\$1,310,000
901	Inverness Village	2	2	0	Yes	1,450	Golf	5/26/23	\$710,000	4409	Windsor Ct N	4	4	0	Yes	2,135	Ocean	2/17/23	\$2,600,000
979	Inverness Village	2	2	0	Yes	1,228	Golf, Lagoon	4/26/23	\$750,000	3104	Windsor Ct S	1	2	0	Yes	1,037	Ocean	5/30/23	\$750,000
919	Inverness Village	3	3	0	Yes	2,010	Lagoon, Tennis Court	4/12/23	\$760,000	3405	Windsor Ct S	2	2	0	Yes	1,442	Ocean	3/17/23	\$1,150,000
306	Main Sail	2	2	1	No	1,890	Deep Water	1/6/23	\$1,000,000	3408	Windsor Ct S	3	3	0	Yes	1,880	Ocean	2/10/23	\$2,450,000
302	Main Sail	3	3	0	No	2,023	Deep Water, Harbor	1/25/23	\$1,350,000	403	Windsor Place I	1	2	0	Yes	1,019	Ocean	6/21/23	\$725,000
2101	Newport	2	2	0	No	1,210	Marsh	5/15/23	\$590,000	504	Windsor Place I	1	2	0	Yes	1,019	Ocean, Pool	1/3/23	\$799,000
1103	Newport	2	2	1	No	1,420	Marsh	2/28/23	\$600,000	2515	Windsor Place II	1	2	0	Yes	1,019	Ocean	3/8/23	\$730,00



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Hilton Head Island, South Carolina



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## Historical Comparison: 2014-2023

Sales and Prices: June 1, 2014 - June 30, 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	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	0	147	\$618,308	14	37	0	5	\$756,500	3	4	0
2022	38	\$2,134,447	13	7	1	107	\$840,580	35	25	1	2	\$512,500	0	0	0
2023	20	\$1,949,850	14	6	0	92	\$837,400	25	18	1	1	\$750,000	1	0	0

Glancing at the latest figures, it would appear that the 1st and 2nd quarters of 2023 echoes the robust success our Island has enjoyed over the past several years. And indeed, it is hopeful news. Although there has been a slight tempering in the average prices for homes and condominiums this year, they impressively outpace both pre-recession and pre-pandemic averages.

However, a comprehensive perspective reveals even more. When benchmarking our average home and condominium prices compared to other oceanfront residential resort communities along the East Coast, we find ourselves priced well below the median.

We are part of a large, dynamic resort real estate industry, and while acknowledging our accomplishments are key, we must keep striving towards our greater goal: to ensure our real estate prices continually increase commensurate to other comparable, high-end communities and truly reflect the abundance of amenities and unparalleled lifestyle only Hilton Head Island can offer.