

PHIL SCHEMBRA'S INVENTORY UPDATE

PALMETTO DUNES | SHELTER COVE | LEAMINGTON

January 1 - August 30, 2019

Exceptional Sales in Our Community!

For years now, we've been watching the needle slowly rise on our Island's real estate market, hoping that we can return to the pre-recession glory days of pricing and market activity. Looking at my own personal numbers, it's clear to me that the glory days are here again.

I'm pleased to say that since January 1, 2019, my sales have reached north of \$50 million, matching the next eight individual agents' totals combined. I don't say that to brag, as I can hardly enjoy all the credit. My support team has proven itself a marketing powerhouse, reaching the right people with the right properties through our newsletters, our media buys, our online presence, our customer service and our Shelter Cove Plaza storefront location.

And furthermore, our community itself deserves much of the credit for this return to glory. I've written extensively about the lengths the Island's leadership has gone to, but it bears repeating. Half a billion dollars in capital improvements, reinvestment from the private sector and perhaps most importantly - increased flights at Hilton Head Island Airport have created a whirlwind of activity on our special Island.

It couldn't come at a better time. Everywhere you look, media outlets are reporting on the vast migration out of the northeast and midwest to the sunny shores and hospitable climate of the southeast. Hilton Head Island has positioned itself perfectly as one of the top destinations for this exodus, inviting them to our Island through an emphasis on a relaxed lifestyle and family enjoyment.

It's taken the efforts of countless Islanders in both the public and private sectors, but Hilton Head Island is back. As such, I can't take all the credit for a highly successful year so far. I only bring it up as one more sign that the real estate market has returned to form.

In fact, it has been such a busy year for me that I find myself in a position I haven't been in since before the recession - running low on inventory! What that means for you is a stronger position as a seller should you choose to place your home, homesite or condominium on the market. If you would like to list your property or reinvest, and take advantage of a resurgent real estate market on the Island, please contact me. Thank you for your continued support and your ongoing referrals which is a huge part of my success!



Philip A. Schembra

Broker-In-Charge

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Selling Agent in one community

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ACTIVE HOMES: Palmetto Dunes | Leamington

ADDRESS	BDS	FB	HB	FURN	SQ FT	YR BUILT	VIEW	LIST PRICE
62 Full Sweep	3	2	0	Yes	2,031	1995	Golf, Landscape	\$625,000
26 Off Shore	3	3	1	Yes	1,993	1995	Golf, Pool	\$629,000
44 Full Sweep	3	3	1	No	2,347	1980	Golf, Lagoon	\$650,000
6 Topside	3	3	0	No	2,452	1989	Lake, Pool	\$675,000
2 High Water	4	5	0	Yes	5,047	1980	Golf, Lagoon	\$679,900
20 Port Tack	4	3	0	Yes	2,702	1973	Lake	\$725,000
24 Promontory Court	3	2	1	Yes	2,169	1979	Lagoon	\$749,500
21 Saint George Road	4	3	1	Yes	2,796	1980	Lagoon, Pool	\$750,000
10 Hunt Club Court	4	4	0	Yes	2,244	1987	Lagoon	\$799,900
4 Benty Court	4	3	1	No	3,733	1980	Landscape, Pool	\$829,000
8 Merion Court	4	3	0	Yes	2,635	1975	Golf	\$829,000
40 Full Sweep	4	4	1	Yes	2,605	1995	Lagoon, Pool	\$895,000
5 Saint George Road	5	5	0	Yes	2,276	1985	Lagoon, Pool	\$899,000
11 Brassie Court	3	2	1	No	2,056	1991	Golf, Landscape	\$929,000
14 Haul Away	4	4	0	Yes	3,527	1992	Golf, Lagoon	\$960,000
144 Mooring Buoy	3	3	0	Yes	2,132	1973	Pool, Wooded	\$995,000
1 Armada Street	3	3	0	Yes	2,477	1979	Wooded	\$1,060,000
14 Port Tack	4	3	1	Yes	3,173	1982	Golf, Lagoon	\$1,085,000
9 Queens Way	4	3	1	Yes	3,420	1993	Golf	\$1,149,000
181 Mooring Buoy	5	4	0	Yes	2,952	1978	Lagoon, Pool	\$1,185,000
20 Heath Drive	5	4	1	Yes	4,149	1987	Golf, Pool	\$1,190,000
2 Eastwind	4	4	0	Yes	2,800	1981	Wooded	\$1,195,000
5 Burns CT	4	4	1	No	3,236	1992	Golf	\$1,195,000
1 Cartgate Drive	4	4	1	Yes	2,719	2016	Pool	\$1,200,000
2 Lee Shore	5	5	0	Yes	3,005	1994	Wooded	\$1,225,000
2 Leamington Pl	4	3	1	No	3,377	1998	Lagoon	\$1,249,000
86 S Shore Drive	4	4	1	No	3,725	2006	Landscape, Wooded	\$1,295,000
29 Sea Lane	5	5	1	Yes	3,978	2000	Golf, Pool	\$1,299,000
37 Sea Lane	6	5	2	Yes	3,800	1990	Golf, Pool	\$1,349,000
9 Hunt Club Court	5	4	1	Yes	3,369	1995	Landscape, Wooded	\$1,400,000
18 Midstream	4	3	1	No	3,507	1998	Golf, Lagoon	\$1,549,000
12 Full Sweep	5	4	2	No	4,270	2001	Golf, Lagoon	\$1,595,000
45 Port Tack	4	4	1	Yes	3,935	2015	Golf, Lagoon	\$1,645,000
176 Mooring Buoy	5	6	2	Yes	4,561	1980	Golf, Lagoon	\$1,675,000
45 Sea Lane	4	4	1	No	4,175	2010	Golf, Lagoon	\$1,675,000
10 Armada Street	5	5	1	Yes	3,320	1981	Landscape	\$1,695,000
5 Brigantine	6	6	1	Yes	3,990	1988	Landscape	\$1,750,000
4 Highrigger	6	5	2	Yes	4,300	2002	Landscape, Pool	\$1,795,000
5 Junket	6	6	1	Yes	5,112	1984	Ocean	\$1,799,000
9 Promontory Court	5	5	0	Yes	5,019	2007	Golf, Lagoon	\$2,095,000
17 Brigantine	5	5	1	Yes	3,908	1993	Ocean	\$3,645,000
17 Armada	5	5	0	Yes	4,916	1992	Ocean	\$3,695,000
12 Brigantine	6	5	1	Yes	5,600	1981	Ocean	\$3,750,000
8 Galleon	7	7	1	Yes	7,100	1978	Ocean	\$3,800,000
9 Highrigger	5	6	0	No	4,633	1999	Ocean	\$3,995,000
9 Cat Boat	5	5	3	Yes	5,500	2004	Ocean	\$4,399,000
7 Catboat	5	5	2	Yes	6,230	2000	Ocean	\$4,995,000
9 Iron Clad	5	5	1	Yes	5,500	2019	Ocean	\$6,500,000

UNDER CONTRACT HOMES: Palmetto Dunes | Leamington

ADDRESS	BDS	FB	HB	FURN	SQ FT	YR BUILT	VIEW	LIST PRICE
2 Strath Court	3	2	1	Yes	2,303	1984	Lagoon	\$595,000
32 Mooring Buoy	3	2	1	No	2,366	1983	Landscape	\$675,000
13 Interlochen Drive	5	3	1	No	2,807	1999	Landscape	\$683,000
26 Port Tack	4	2	1	Yes	2,756	1983	Lake	\$689,000
1 Midstream	4	3	0	No	2,910	1987	Lagoon	\$699,000
1 Lookout	5	4	0	No	2,830	1981	Lagoon	\$699,900
7 Strath Court	4	3	1	Yes	2,518	1981	Landscape, Pool	\$775,000
17 Midstream	3	3	0	No	2,532	2000	Lagoon, Pool	\$839,500
2 Interlochen Drive	6	4	1	Yes	2,959	1985	Golf	\$899,000
27 S Shore Drive	4	4	1	No	3,572	1993	Lagoon, Pool	\$900,000
4 Galleon	3	3	0	No	2,252	1981	Landscape	\$925,000
51 Haul Away	4	4	1	No	4,159	1971	Golf, Lagoon	\$949,000
7 Saint George Road	4	4	1	Yes	3,065	1997	Lagoon, Pool	\$974,900
28 Haul Away	4	4	0	Yes	2,750	2014	Lagoon, Pool	\$1,095,000
30 Leamington Lane	4	4	1	No	4,400	1993	Golf, Pool	\$1,185,000
4 Fairway Court	4	4	1	No	5,000	2004	Golf, Lagoon	\$1,190,000
4 Junket	4	4	0	Yes	3,416	1985	Landscape, Wooded	\$1,295,000
29 S Shore Court	6	5	1	No	4,582	1998	Lagoon, Pool	\$1,445,000
85 Mooring Buoy	5	5	2	Yes	4,500	2015	Lagoon	\$2,499,000
8 Man O War	6	6	2	Yes	5,940	2005	Ocean, Pool	\$4,595,000
10 Catboat	7	6	2	Yes	5,524	2005	Ocean	\$4,595,000

SOLD HOMES: Palmetto Dunes | Leamington

ADDRESS	BDS	FB	HB	FURN	SQ FT	YR BUILT	VIEW	SOLD	SOLD PRICE
38 Off Shore	3	2	0	Yes	2,200	1973	Golf	4/25/19	\$465,000
66 Full Sweep	3	2	0	No	2,173	1983	Lagoon, Landscape	5/1/19	\$440,000
51 Off Shore Drive	3	2	1	No	2,058	1985	Lake, Landscape	2/5/19	\$450,000
4 Low Water	3	2	0	Yes	1,974	1973	Lagoon	3/7/19	\$430,000
3 Up Wind	4	3	0	No	2,176	1973	Lake, Wooded	5/9/19	\$496,799
41 Saint George Road	3	3	0	No	2,459	1985	Landscape	6/19/19	\$480,000
35 Off Shore	3	2	1	No	1,900	1982	Lagoon	8/2/19	\$517,500
56 Full Sweep	3	2	0	Yes	1,958	1982	Golf, Pool	2/8/19	\$595,000
3 Troon Drive	3	3	1	Yes	2,100	1984	Landscape, Pool	4/19/19	\$590,000
22 Promontory Court	3	2	1	Yes	2,873	1994	Pool, Wooded	6/28/19	\$622,500
2 Sutherland Court	4	3	0	Yes	2,098	1981	Landscape, Pool	3/1/19	\$621,000
7 Topside	3	2	0	No	2,054	1990	Lagoon	1/18/19	\$625,000
19 Cartgate Drive	4	3	0	No	2,456	1995	Wooded	5/16/19	\$630,000
48 Full Sweep	3	3	0	No	2,097	1981	Golf, Lagoon	5/29/19	\$660,000
5 Midstream	3	3	0	Yes	2,064	1981	Lagoon	3/15/19	\$640,000
12 Queens Way	3	3	0	No	2,707	2000	Wooded	1/7/19	\$665,000
29 Swing About	4	3	0	Yes	2,597	1973	Lagoon, Pool	6/11/19	\$703,332
49 Off Shore	4	4	0	Yes	2,829	1993	Lagoon	6/27/19	\$718,249
10 Shelley Court	4	3	1	Yes	2,385	1991	Lagoon, Pool	6/21/19	\$725,000
12 Saint George Road	3	2	0	No	2,017	1991	Golf	8/12/19	\$715,000
74 Full Sweep	4	4	0	No	2,431	1999	Lagoon	3/15/19	\$750,000
40 Haul Away	3	3	1	No	3,242	1990	Lagoon	2/11/19	\$745,000
6 Covington Court	4	4	0	No	2,479	1989	Lagoon	7/18/19	\$759,000
9 Full Sweep	3	3	1	No	3,097	1992	Lake	2/21/19	\$762,500
29 Off Shore	4	4	1	No	3,042	1992	Lagoon, Pool	3/28/19	\$805,000
3 Yard Arm	5	4	1	Yes	3,892	1998	Lagoon	5/6/19	\$820,000
7 Slack Tide	4	3	1	No	3,263	2003	Golf, Lagoon	5/9/19	\$850,000
2 Cottage Court	5	4	0	Yes	3,400	1994	Pool, Wooded	2/20/19	\$840,000
60 Leamington Lane	4	3	1	No	3,274	1999	Golf	7/31/19	\$865,000
25 Port Tack	3	3	0	Yes	2,782	1979	Golf, Lagoon	3/22/19	\$875,000
37 Haul Away	4	4	0	Yes	3,201	2002	Golf, Pool	4/16/19	\$910,000
18 Heath Drive	4	4	0	Yes	3,333	2005	Golf	2/28/19	\$913,000
81 Leamington Lane	4	4	1	No	4,055	1989	Golf	1/4/19	\$929,000
4 Iron Clad	3	2	1	Yes	2,408	1989	Landscape, Ocean	3/26/19	\$925,000
8 Lookout	3	4	0	Yes	2,638	1978	Lagoon, Pool	6/14/19	\$974,000
51 Heath Ct W	4	4	0	No	3,018	1990	Golf	8/22/19	\$980,000
25 Rum Row	6	4	1	Yes	4,032	1991	Golf	7/31/19	\$990,000
24 Leamington Ln	4	4	1	No	3,695	1988	Golf	4/30/19	\$1,025,000
43 Heath Court W	5	3	1	Yes	3,093	1988	Golf, Wooded	8/12/19	\$1,090,000
29 Port Tack	6	5	1	Yes	5,802	2003	Golf, Lagoon	5/17/19	\$1,050,000
9 Arthur Hills Court	5	4	1	No	4,573	1990	Golf, Lagoon	8/8/19	\$1,200,000
41 S Shore Court	4	4	0	No	3,378	1994	Lagoon, Pool	6/28/19	\$1,240,000
98 Leamington Lane	4	3	0	No	3,739	1993	Lagoon	6/24/19	\$1,200,000
5 S Shore Drive	4	4	1	No	3,312	1994	Lagoon	1/16/19	\$1,297,001
48 Port Tack	5	5	1	No	3,957	2019	Lagoon, Lake	7/31/19	\$1,220,000
9 Leamington Court	5	5	1	No	4,465	1995	Lagoon	1/10/19	\$1,307,250
35 Mooring Buoy	7	7	0	Yes	6,533	2005	Lagoon	7/29/19	\$1,872,500
79 Mooring Buoy	5	4	1	Yes	4,310	2019	Landscape, Pool	4/25/19	\$2,075,000
2 Galleon	8	7	0	Yes	5,388	2003	Landscape, Pool	5/3/19	\$2,210,000
6 Armada	6	6	1	Yes	4,431	2016	Landscape, Wooded	8/8/19	\$2,275,000
19 Armada	4	4	1	Yes	3,842	1987	Ocean	5/24/19	\$2,775,000
8 Night Harbour	5	5	1	Yes	3,700	1994	Ocean, Pool	8/6/19	\$3,150,000
9 East Wind	6	6	1	Yes	5,784	2004	Ocean	6/28/19	\$4,000,000
18 Brigantine	5	5	0	Yes	5,190	1989	Ocean	7/22/19	\$4,350,000

ACTIVE HOMESITES: Palmetto Dunes | Leamington

ADDRESS	VIEW	LIST PRICE
86 Port Tack	Lagoon, Lake	\$240,000
1 Promontory Court	Golf, Lagoon	\$249,000
83 Port Tack	Lagoon	\$339,500
6 Strath Court	Lagoon	\$425,000
40 Leamington Lane	Golf, Lagoon	\$429,000
18 Brassie Court	Lagoon, Lake	\$449,900
23 Leamington Lane	Lagoon	\$749,000
3 S Shore Drive	Lagoon	\$899,000
15 Brigantine	Ocean	\$3,450,000

SOLD HOMESITES: Palmetto Dunes | Leamington

ADDRESS	VIEW	SOLD	SOLD PRICE
45 Haul Away	Landscape	6/12/19	\$245,000
19 Swing About	Lagoon	4/25/19	\$295,000
50 Leamington Lane	Golf, Lagoon	4/11/19	\$362,500
46 Mooring Buoy	Landscape	3/22/19	\$600,000
139 Mooring Buoy	Lagoon	3/22/19	\$625,000
2 Junket	Landscape	3/22/19	\$632,500
70 Mooring Buoy	Landscape	6/19/19	\$607,200
4 Flotilla	Ocean	3/18/19	\$775,000

UNDER CONTRACT HOMESITES: Palmetto Dunes | Leamington

ADDRESS	VIEW	LIST PRICE
170 Mooring Buoy	Golf	\$590,000

SOLD CONDOS: Palmetto Dunes | Shelter Cove | Leamington

#	COMPLEX	BDS	FB	HB	FURN	SQ FT	VIEW	SOLD	SOLD PRICE
107	Abbington	3	3	0	Yes	1,534	Lagoon	4/1/19	\$700,000
7483	Anchorage	2	2	0	No	1,140	Lagoon	6/13/19	\$240,000
7417	Anchorage	2	2	0	Yes	1,150	Lagoon	6/14/19	\$258,000
7411	Anchorage	2	2	0	Yes	1,140	Harbor, Lagoon	6/6/19	\$260,000
7453	Anchorage	2	2	0	Yes	1,150	Lagoon	4/22/19	\$282,000
7488	Anchorage	2	2	0	Yes	1,140	Lagoon	8/15/19	\$315,000
7479	Anchorage	2	2	0	Yes	1,150	Lagoon, Landscape	6/24/19	\$317,000
7461	Anchorage	2	2	0	Yes	1,150	Lagoon	3/28/19	\$319,000
406	Barrington Arms	1	1	1	Yes	960	Ocean	2/26/19	\$391,000
206	Barrington Arms	1	1	1	Yes	960	Ocean, Pool	6/12/19	\$396,000
503	Barrington Arms	1	1	1	Yes	960	Ocean	7/16/19	\$500,000
305	Barrington Arms	3	3	0	Yes	1,792	Ocean	3/26/19	\$900,000
110	Barrington Court	2	2	0	Yes	1,171	Ocean, Pool	4/24/19	\$567,500
411	Barrington Court	2	2	0	Yes	1,171	Landscape, Ocean	6/4/19	\$662,500
712	Barrington Park	1	1	1	Yes	801	Lagoon	3/29/19	\$295,000
713	Barrington Park	1	1	1	Yes	801	Lagoon	8/16/19	\$315,000
2	Beach	3	2	1	Yes	1,480	Ocean	7/23/19	\$900,000
491	Captains Cove	2	2	0	Yes	1,400	Lagoon	6/25/19	\$640,000
499	Captains Cove	4	3	0	Yes	1,400	Lagoon	2/21/19	\$667,500
223	Captains Quarters	1	1	0	No	885	Deep Water, Harbor	2/22/19	\$300,000
215	Captains Quarters	1	1	0	Yes	885	Deep Water, Harbor	2/27/19	\$320,000
229	Captains Quarters	2	2	0	Yes	1,315	Marsh	6/25/19	\$418,000
423	Captains Walk	2	2	0	Yes	1,367	Ocean	6/28/19	\$659,000
425	Captains Walk	2	2	0	No	1,367	Ocean	4/10/19	\$715,000
450	Captains Walk	2	2	0	Yes	1,367	Ocean	2/15/19	\$735,000
7826	Centrecourt	2	2	0	Yes	1,199	Lagoon, Pool	7/10/19	\$342,000
7810	Centrecourt	2	2	0	Yes	1,199	Lagoon	3/29/19	\$354,500
5	Fazio	2	2	1	Yes	1,636	Golf	6/26/19	\$367,500
9	Fazio	3	3	0	Yes	2,008	Golf	8/16/19	\$400,000
57	Fazio	3	3	0	Yes	2,015	Golf, Landscape	5/17/19	\$420,000
31	Fazio	3	3	0	Yes	2,008	Golf	8/23/19	\$480,450
11	Fazio	3	3	0	Yes	1,836	Golf	5/23/19	\$500,000
5204	Hampton Place	1	2	0	Yes	985	Ocean	1/31/19	\$422,000
5201	Hampton Place	1	2	0	Yes	985	Ocean	5/3/19	\$430,000
5107	Hampton Place	2	2	0	Yes	1,392	Ocean	7/10/19	\$700,000
6102	Hampton Place	2	2	0	Yes	1,392	Ocean	5/17/19	\$725,000
5302	Hampton Place	2	2	0	Yes	1,392	Ocean	8/2/19	\$750,000
5402	Hampton Place	2	2	0	Yes	1,392	Ocean	5/14/19	\$755,000
5206	Hampton Place	2	2	0	Yes	1,392	Ocean	8/14/19	\$789,000
7121	Harbourside I	1	1	1	Yes	995	Deep Water, Harbor	1/3/19	\$260,000
7117	Harbourside I	2	2	0	Yes	1,259	Harbor	7/15/19	\$327,500
7151	Harbourside II	1	1	1	Yes	990	Deep Water, Harbor	8/5/19	\$259,000
24	Hickory Cove	2	3	0	Yes	1,270	Golf	8/12/19	\$389,000
7645	Huntington	2	2	0	Yes	1,406	Lagoon	3/6/19	\$495,000
7638	Huntington	3	3	1	Yes	1,511	Lagoon	8/14/19	\$640,000
7652	Huntington	4	4	0	Yes	2,152	Lagoon	6/28/19	\$812,000
942	Inverness Village	2	2	0	Yes	1,228	Golf	5/23/19	\$289,900
934	Inverness Village	2	2	0	Yes	1,450	Golf	4/24/19	\$315,000
925	Inverness Village	2	2	0	Yes	1,450	Golf, Lagoon	4/5/19	\$340,000
978	Inverness Village	2	2	0	Yes	1,450	Lagoon, River	5/3/19	\$341,250
983	Inverness Village	2	2	0	Yes	1,228	Golf, Lagoon	6/14/19	\$350,000
938	Inverness Village	2	2	0	Yes	1,228	Golf, Landscape	7/9/19	\$355,000
985	Inverness Village	2	2	0	Yes	1,228	Golf	1/4/19	\$363,500
957	Inverness Village	3	3	0	Yes	2,000	Golf	5/20/19	\$392,500
910	Inverness Village	3	3	0	No	1,930	Golf, Lagoon	4/4/19	\$407,500
995	Inverness Village	2	2	0	Yes	1,450	Golf, Lagoon	7/23/19	\$407,500
919	Inverness Village	3	3	0	Yes	2,010	Lagoon	5/28/19	\$419,000
504	Main Sail	2	2	1	Yes	1,705	Deep Water, Harbor	2/25/19	\$655,000
303	Main Sail	2	2	1	No	1,705	Harbor, Sound	3/25/19	\$664,900
2105	Newport	2	2	0	No	1,210	River	5/15/19	\$335,000
1204	Newport	2	2	1	No	1,520	Deep Water, Marsh	1/11/19	\$343,000
6201	Newport	2	2	1	Yes	1,520	Lagoon, Landscape	4/29/19	\$349,000
2104	Newport	2	2	0	No	1,210	Marsh, Sound	5/30/19	\$360,000
6100	Newport	3	3	0	No	1,621	Deep Water	6/21/19	\$480,000
5103	Newport	3	2	0	No	1,652	Deep Water	4/30/19	\$508,000
774	Queens Grant	2	1	0	Yes	1,024	Landscape	5/30/19	\$200,000
728	Queens Grant	2	2	0	Yes	1,024	Landscape	3/28/19	\$226,000
697	Queens Grant	2	1	0	Yes	1,024	Landscape	4/16/19	\$242,000
740	Queens Grant	2	2	0	Yes	1,043	Landscape	3/29/19	\$250,000
736	Queens Grant	2	1	0	Yes	1,024	Landscape	5/16/19	\$250,000
751	Queens Grant	2	1	0	Yes	1,024	Landscape	7/12/19	\$253,000
662	Queens Grant	2	2	0	Yes	1,043	Landscape	7/15/19	\$280,000
711	Queens Grant	2	2	0	Yes	1,447	Golf, Lagoon	8/29/19	\$280,000
584	Queens Grant	2	2	0	Yes	1,447	Landscape	3/15/19	\$317,000
792	Queens Grant	2	2	0	Yes	1,447	Lagoon	4/4/19	\$323,000
519	Queens Grant	2	2	0	Yes	1,447	Landscape	3/29/19	\$339,000
621	Queens Grant	3	2	1	No	1,988	Golf, Landscape	7/26/19	\$372,000
780	Queens Grant	3	2	1	Yes	1,774	Golf, Lagoon	7/16/19	\$400,000
201	Somerset	3	3	1	Yes	2,740	Ocean	4/4/19	\$1,300,000
204	Somerset	3	3	1	Yes	2,668	Ocean	6/20/19	\$1,638,750
1201	South Shore Commons	3	3	0	Yes	2,481	Landscape, Pool	5/17/19	\$977,000
1958	St Andrews Common	1	1	1	Yes	902	Landscape	4/4/19	\$215,000
1865	St Andrews Common	2	2	0	Yes	1,177	Landscape	3/12/19	\$223,900
1651	St Andrews Common	1	1	1	Yes	902	Landscape	7/22/19	\$230,000
1862	St Andrews Common	2	2	0	Yes	1,177	Landscape	5/20/19	\$233,500
1882	St Andrews Common	2	2	0	Yes	1,342	Landscape	6/7/19	\$395,000
1981	St Andrews Common	2	2	0	Yes	1,342	Landscape	6/17/19	\$405,000
5	The Moorings	2	2	0	Yes	1,251	Ocean	3/11/19	\$400,000
87	The Moorings	2	3	0	Yes	1,260	Landscape	5/2/19	\$410,000
63	The Moorings	2	2	0	Yes	1,251	Lagoon, Landscape	2/21/19	\$413,000
156	Townhomes At Southshore	5	5	0	Yes	4,232	Ocean	3/26/19	\$2,400,000
122	Townhomes At Southshore	6	6	0	Yes	5,029	Ocean	3/22/19	\$2,450,000
25	Tradewinds	3	3	1	Yes	2,369	Pool	6/7/19	\$440,000
287	Turnberry Village	2	2	0	Yes	1,351	Golf	4/18/19	\$329,750
295	Turnberry Village	2	2	0	Yes	1,351	Golf, Lagoon	7/2/19	\$349,000
279	Turnberry Village	3	3	0	Yes	1,576	Golf	1/25/19	\$370,000
243	Turnberry Village	2	2	0	Yes	1,473	Landscape, Pool	3/1/19	\$387,500
227	Turnberry Village	2	2	0	Yes	1,473	Golf	6/27/19	\$394,000
283	Turnberry Village	3	3	0	Yes	1,576	Golf	6/25/19	\$405,000
245	Turnberry Village	3	3	0	Yes	1,576	Landscape	7/18/19	\$405,000
246	Turnberry Village	2	2	0	Yes	1,473	Landscape	4/3/19	\$415,000
3232	Villamare	2	2	0	Yes	1,232	Ocean, Wooded	4/23/19	\$477,500
2515	Villamare	2	2	0	Yes	1,232	Lagoon, Ocean	4/9/19	\$480,000
3429	Villamare	2	2	0	Yes	1,232	Landscape	7/12/19	\$485,000
3230	Villamare	2	2	0	Yes	1,232	Landscape, Wooded	3/8/19	\$498,000
2512	Villamare	2	2	0	Yes	1,232	Lagoon, Ocean	5/8/19	\$630,000
3425	Villamare	2	2	0	Yes	1,232	Ocean, Pool	6/3/19	\$750,000
1501	Villamare	2	2	0	Yes	1,232	Ocean	6/21/19	\$785,000
17	Water Oak	2	2	0	Yes	1,289	Golf	3/5/19	\$318,000
14	Water Oak	2	2	0	Yes	1,289	Golf	1/3/19	\$360,000
34	Water Oak	3	4	0	Yes	1,570	Pool	1/15/19	\$370,000
9	Water Oak	3	4	0	Yes	1,570	Golf	8/22/19	\$380,000
8121	Wendover Dunes	2	2	1	Yes	1,562	Pool	5/31/19	\$550,000
8119	Wendover Dunes	2	2	1	Yes	1,562	Pool	4/30/19	\$637,000
4203	Windsor Ct N	1	2	0	Yes	1,037	Ocean	8/19/19	\$420,000
4305	Windsor Ct N	2	2	0	Yes	1,442	Ocean, Pool	4/5/19	\$720,000
3505	Windsor Ct S	2	2	0	Yes	1,442	Ocean	3/27/19	\$740,000
503	Windsor Place I	1	2	0	Yes	1,019	Ocean	5/6/19	\$430,000
107	Windsor Place I	2	2	0	Yes	1,442	Ocean	7/26/19	\$515,000
406	Windsor Place I	2	2	0	Yes	1,442	Ocean	7/15/19	\$680,000
2314	Windsor Place II	1	2	0	Yes	1,019	Ocean, Pool	5/31/19	\$440,000
7535	Yacht Club	3	3	0	Yes	1,506	Harbor, Pool	4/22/19	\$422,000
7547	Yacht Club	3	3	0	Yes	1,467	Deep Water, Harbor	1/7/19	\$525,000
7517	Yacht Club	3	3	0	Yes	1,467	Harbor, Pool	3/27/19	\$533,000
7527	Yacht Club	3	3	0	No	1,467	Harbor	6/27/19	\$569,000

UNDER CONTRACT CONDOS: Palmetto Dunes | Shelter Cove | Leamington

#	COMPLEX	BDS	FB	HB	FURNISHED	SQ FT	VIEW	LIST PRICE										
7425	Anchorage	2	2	0	No	1,150	Lagoon, Pool	\$309,900	204	Main Sail	2	2	1	No	1,517	Deep Water, Harbor	\$745,000	
7475	Anchorage	2	2	0	No	1,140	Lagoon	\$319,000	5203	Newport	2	2	1	Yes	1,520	Marsh, River	\$399,900	
117	Barrington Court	1	1	1	Yes	862	Landscape, Ocean	\$399,000	806	Ocean Cove	3	3	0	Yes	1,665	Lagoon, Landscape	\$489,999	
210	Captains Quarters	1	1	0	Yes	885	Deep Water, Marsh	\$324,900	624	Queens Grant	2	2	0	Yes	1,043	Wooded	\$250,000	
48	Fazio	3	3	0	Yes	2,017	Pool, Wooded	\$429,000	790	Queens Grant	2	2	0	Yes	1,024	Landscape	\$267,500	
6206	Hampton Place	2	2	0	Yes	1,392	Ocean, Pool	\$795,000	771	Queens Grant	2	1	0	Yes	1,024	Lagoon	\$269,000	
7121	Harbourside I	1	1	1	Yes	990	Deep Water, Harbor	\$277,000	544	Queens Grant	2	2	0	Yes	1,447	Golf	\$325,000	
7127	Harbourside I	2	2	1	Yes	1,647	Harbor	\$289,900	681	Queens Grant	2	2	0	Yes	1,459	Landscape	\$339,900	
7106	Harbourside I	2	2	0	Yes	1,259	Deep Water, Harbor	\$346,000	2302	South Shore Commons	3	3	0	No	2,481	Ocean, Pool	\$1,195,000	
7152	Harbourside II	1	1	1	Yes	990	Harbor	\$249,000	1751	St Andrews Common	1	1	1	Yes	902	Wooded	\$219,900	
15	Hickory Cove	3	4	0	Yes	1,570	Golf	\$379,000	12	Tradewinds	3	3	1	Yes	2,369	Landscape	\$469,900	
7613	Huntington	2	2	0	Yes	1,488	Lagoon	\$549,900	290	Turnberry Village	3	3	0	No	1,576	Golf, Landscape	\$339,000	
980	Inverness Village	2	2	0	No	1,228	Golf	\$280,250	2116	Villamare	2	2	0	Yes	1,232	Lagoon	\$479,000	
210	Main Sail	2	2	1	Yes	1,517	Deep Water, Harbor	\$699,900	2518	Windsor Place II	4	4	0	Yes	2,130	Ocean	\$1,595,000	
									7519	Yacht Club	2	3	0	No	1,428	Deep Water	\$389,000	

ACTIVE CONDOS: Palmetto Dunes | Shelter Cove | Leamington

#	COMPLEX	BDS	FB	HB	FURNISHED	SQ FT	VIEW	LIST PRICE										
121	Abbingtion	2	2	0	Yes	1,193	Lagoon	\$589,000	3103	Peninsula At Newport	3	3	0	No	1,840	Marsh, Sound	\$579,000	
104	Abbingtion	3	3	0	Yes	1,500	Lagoon	\$649,900	570	Queens Grant	2	1	0	No	1,024	Landscape	\$239,900	
110	Abbingtion	3	3	0	Yes	1,500	Lagoon	\$669,000	593	Queens Grant	2	2	0	Yes	1,043	Landscape	\$274,999	
108	Abbingtion	3	3	0	Yes	1,534	Lagoon	\$775,000	512	Queens Grant	2	2	0	Yes	1,043	Landscape	\$339,000	
7473	Anchorage	2	2	0	Yes	1,150	Lagoon, Pool	\$260,000	523	Queens Grant	3	2	1	Yes	1,988	Landscape	\$360,000	
7447	Anchorage	2	2	0	Yes	1,140	Lagoon, Landscape	\$274,500	680	Queens Grant	3	2	1	Yes	1,988	Landscape	\$365,000	
407	Barrington Arms	2	2	0	Yes	1,171	Ocean, Pool	\$590,000	642	Queens Grant	3	2	1	Yes	1,988	Landscape	\$369,000	
702	Barrington Park	3	3	0	Yes	1,498	Lagoon	\$499,994	653	Queens Grant	3	2	1	No	1,988	Golf	\$425,000	
495	Captains Cove	2	2	0	Yes	1,400	Lagoon	\$639,000	1676	St Andrews Common	2	2	0	Yes	1,177	Wooded	\$249,000	
206	Captains Quarters	1	1	0	Yes	885	Deep Water, Harbor	\$298,000	1881	St Andrews Common	2	2	0	Yes	1,342	Landscape, Wooded	\$364,000	
252	Captains Quarters	2	2	0	Yes	1,315	Deep Water, Marsh	\$425,000	75	The Moorings	2	3	0	Yes	1,260	Landscape, Pool	\$442,000	
201	Captains Quarters	2	2	0	No	1,400	Deep Water, River	\$439,900	71	The Moorings	2	3	0	Yes	1,251	Landscape	\$444,000	
257	Captains Quarters	2	2	0	Yes	1,315	Harbor, Marsh	\$449,000	3	Tradewinds	3	3	1	No	2,369	Landscape, Pool	\$559,000	
225	Captains Quarters	2	2	0	Yes	1,465	Deep Water, Marsh	\$475,000	270	Turnberry Village	2	2	0	Yes	1,351	Golf	\$345,000	
256	Captains Quarters	2	2	0	Yes	1,310	Deep Water, Marsh	\$499,900	294	Turnberry Village	2	2	0	Yes	1,351	Golf	\$369,000	
408	Captains Walk	2	2	0	Yes	1,367	Ocean	\$649,000	293	Turnberry Village	2	2	0	Yes	1,473	Golf	\$379,900	
436	Captains Walk	2	2	0	Yes	1,367	Ocean	\$669,000	296	Turnberry Village	2	2	0	Yes	1,473	Golf, Lagoon	\$450,000	
409	Captains Walk	2	2	0	Yes	1,367	Ocean	\$695,000	3229	Villamare	2	2	0	Yes	1,232	Lagoon, Landscape	\$459,900	
443	Captains Walk	2	2	0	Yes	1,367	Ocean, Pool	\$697,777	3227	Villamare	2	2	0	Yes	1,232	Landscape	\$465,000	
412	Captains Walk	3	3	0	Yes	1,762	Ocean	\$800,000	2518	Villamare	2	2	0	Yes	1,232	Ocean, Wooded	\$469,000	
463	Captains Walk	3	3	0	Yes	1,762	Ocean	\$865,000	3330	Villamare	2	2	0	Yes	1,232	Landscape, Ocean	\$495,000	
7832	Centrecourt	2	2	0	Yes	1,199	Landscape	\$349,000	3226	Villamare	2	2	0	Yes	1,232	Wooded	\$495,000	
7827	Centrecourt	2	2	0	Yes	1,199	Lagoon, Landscape	\$369,000	2415	Villamare	2	2	0	Yes	1,232	Landscape, Ocean	\$498,500	
54	Fazio	3	2	1	Yes	1,956	Golf	\$389,000	3220	Villamare	2	2	0	Yes	1,232	Ocean, Pool	\$499,000	
40	Fazio	3	3	0	Yes	2,017	Lagoon	\$400,000	2314	Villamare	2	2	0	Yes	1,232	Lagoon	\$499,000	
47	Fazio	3	3	0	Yes	2,017	Golf	\$429,000	3121	Villamare	2	2	0	Yes	1,232	Landscape, Ocean	\$499,000	
15	Fazio	3	3	0	Yes	1,888	Golf	\$510,000	2516	Villamare	2	2	0	Yes	1,232	Landscape, Ocean	\$499,500	
5104	Hampton Place	1	2	0	Yes	985	Ocean	\$429,000	2214	Villamare	2	2	0	Yes	1,232	Lagoon, Lake	\$524,000	
5504	Hampton Place	1	2	0	Yes	985	Ocean	\$550,000	3420	Villamare	2	2	0	Yes	1,232	Landscape, Pool	\$525,000	
6201	Hampton Place	3	3	0	Yes	1,777	Deep Water, Ocean	\$1,190,000	1109	Villamare	2	2	0	Yes	1,232	Landscape, Ocean	\$550,000	
6101	Hampton Place	3	3	0	Yes	1,777	Ocean	\$1,200,000	1102	Villamare	2	2	0	Yes	1,232	Ocean	\$599,000	
6108	Hampton Place	3	3	0	Yes	1,777	Ocean	\$1,225,000	3522	Villamare	2	2	0	Yes	1,232	Ocean	\$679,000	
6508	Hampton Place	3	3	0	Yes	1,777	Ocean	\$1,425,000	1308	Villamare	2	2	0	Yes	1,232	Ocean	\$699,500	
5308	Hampton Place	3	3	0	Yes	1,777	Ocean	\$1,449,000	1402	Villamare	2	2	0	Yes	1,232	Ocean	\$699,900	
7101	Harbourside I	1	1	1	Yes	1,010	Landscape	\$199,000	1405	Villamare	2	2	0	Yes	1,232	Ocean	\$725,000	
7160	Harbourside II	1	1	1	Yes	1,123	Landscape, Wooded	\$235,000	3324	Villamare	2	2	0	Yes	1,232	Ocean	\$769,500	
7137	Harbourside II	1	1	1	No	990	Harbor	\$259,000	8	Water Oak	2	3	0	Yes	1,289	Golf	\$360,000	
7131	Harbourside II	2	2	0	Yes	1,266	Landscape	\$265,000	10	Water Oak	3	4	0	Yes	1,570	Golf	\$420,000	
7150	Harbourside II	1	1	1	Yes	1,123	River	\$298,000	19	Water Oak	3	4	0	Yes	1,570	Golf, Landscape	\$439,000	
7158	Harbourside II	2	2	0	Yes	1,257	Harbor	\$319,900	8110	Wendover Dunes	3	3	0	Yes	1,957	Wooded	\$749,300	
7144	Harbourside II	2	2	0	Yes	1,266	Landscape	\$329,900	4401	Windsor Ct N	2	2	0	Yes	1,442	Ocean	\$754,000	
7138	Harbourside II	2	2	0	Yes	1,257	Harbor, Marsh	\$339,000	3203	Windsor Ct S	1	2	0	Yes	1,037	Ocean	\$459,900	
7147	Harbourside II	2	2	0	Yes	1,257	Harbor	\$359,999	3209	Windsor Ct S	1	2	0	Yes	1,037	Ocean	\$510,000	
7139	Harbourside II	2	2	0	Yes	1,257	Harbor	\$365,000	3104	Windsor Ct S	1	2	0	Yes	1,037	Ocean, Pool	\$512,000	
52	Hickory Cove	2	3	0	Yes	1,270	Landscape, Pool	\$389,000	3504	Windsor Ct S	1	2	0	Yes	1,037	Ocean	\$524,000	
25	Hickory Cove	2	3	0	Yes	1,270	Golf	\$409,000	3105	Windsor Ct S	2	2	0	Yes	1,442	Ocean	\$729,000	
38	Hickory Cove	3	4	0	Yes	1,570	Landscape, Pool	\$460,000	3506	Windsor Ct S	2	2	0	Yes	1,442	Ocean, Pool	\$769,000	
7656	Huntington	3	3	0	Yes	1,795	Lagoon	\$649,000	3309	Windsor Ct S	4	4	0	Yes	2,135	Ocean, Pool	\$1,299,000	
7654	Huntington	3	3	1	Yes	1,511	Lagoon	\$765,000	306	Windsor Place I	2	2	0	Yes	1,442	Ocean, Pool	\$649,500	
984	Inverness Village	2	2	0	Yes	1,228	Golf, Lagoon	\$359,000	203	Windsor Place I	4	4	0	Yes	2,130	Lagoon, Ocean	\$1,000,000	
926	Inverness Village	2	2	0	Yes	1,450	Golf	\$389,000	309	Windsor Place I	3	3	0	Yes	1,830	Ocean	\$1,249,000	
979	Inverness Village	2	2	0	Yes	1,228	Golf	\$425,000	2516	Windsor Place II	2	2	0	Yes	1,442	Ocean	\$674,000	
112	Main Sail	2	2	1	No	1,890	Harbor, Landscape	\$619,000	2113	Windsor Place II	2	2	0	Yes	1,442	Landscape, Pool	\$685,000	
2106	Newport	2	2	0	No	1,210	Deep Water, River	\$339,000	2316	Windsor Place II	2	2	0	Yes	1,442	Ocean	\$759,000	
7100	Newport	3	3	0	Yes	1,652	Lagoon, Landscape	\$539,000	2412	Windsor Place II	2	2	0	Yes	1,442	Ocean, Pool	\$777,000	
3403	Peninsula At Newport	3	3	0	No	1,840	Deep Water, Lagoon	\$539,900	2119	Windsor Place II	3	3	0	Yes	1,830	Ocean	\$1,125,000	
									7526	Yacht Club	3	3	0	Yes	1,467	Harbor, Pool	\$475,000	