

Condé Nast Traveler
Readers' Choice Awards 2024
#1 Island in the U.S.
Hilton Head Island
8th consecutive year!

As Chairman of the first beach nourishment project, I am pleased to share that we are embarking on the 5th nourishment of our Island's Atlantic Shoreline. Our 12 miles of beautiful beach is the core of our community, bringing owners and millions of visitors so much enjoyment, and it is imperative that we protect and maintain our beach through renourishment every 7-10 years. Being the second largest barrier island on the East Coast, we're fortunate to have Accommodations Tax in place to continually help defer renourishment costs!

2025 Life Learning
Daily Planners Now Available!

Please stop in the Schembra Real Estate Group office at The Plaza at Shelter Cove to purchase your 2025 edition of our 8.5x11 planners: *The Total Person*, *The Total Executive*, or *The Total Salesperson*, or order online at HHIPerformancegroup.com. Use code NEWSLETTER to receive your 20% savings on all purchases.



PHILIP A. SCHEMBRA
Owner | Broker-In-Charge
The One to Trust Since 1976



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Over \$1.25 Billion in Individual Sales representing 2,000 transactions in Palmetto Dunes, Shelter Cove, and Leamington since 1976.



Have a Wonderful Fall Season!

Dear Palmetto Dunes, Shelter Cove, and Leamington Owners,

As I prepare this edition of SREG News, our quarterly newsletter designed for our owners in Palmetto Dunes, Shelter Cove, and Leamington, our thoughts and prayers are with our neighbors in our surrounding states who continue to recover from the devastating effects of Helene's wrath.

In the Lowcountry and coastal areas, we're all too aware of the damage these storms can cause, which is a sobering reminder of their power and evokes a deep sense of compassion.

It also serves as a testament to the foresight of the original developers of Hilton Head Island. They first emphasized responsible land planning and innovative infrastructure to protect the natural environment. One perfect example is our Island's tidal system, which aids tremendously with stormwater runoff, and recently took on 400 million gallons of water. In Palmetto Dunes, the 11-mile lagoon system was brilliantly designed as a first-class amenity with a sophisticated runoff mitigation system, which includes two tide gates that allow water to flow in and out of our community to maintain a safe tidal range. The Island's tidal system protects our homes and businesses from flooding and continues to instill a sense of security and confidence in the future of our community.

Our Real Estate Market! Our market is going strong, and home prices have doubled on average over the past four years. The pandemic introduced many new visitors to the Island, who fell in love with our Island and the value and amenities that we offer. Many, like yourself, became owners in our community.

This influx of interest has created upward pressure on prices, a trend that shows no signs of slowing down. That placed pressure on real estate agents to secure listings, allowing owners to improve prices for their property. Over the next 5-10 years, we anticipate continued growth in property values, driven by the unique balance we've achieved here. As a community, I have always said that we overdeliver on all the amenities that make us exceptional and underperform on prices, but that is changing.

The trend now is that resort communities across the country are outperforming typical residential and commercial properties, and Hilton Head Island is once again creating the template for others to follow.

I am deeply grateful for your continued support and trust in what we are building together! Don't hesitate to get in touch with me if you have any questions; I am easy to reach. Stay safe.

Philip A. Schembra
Broker-In-Charge

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

| UNIT | ADDRESS | BDS | BA | HB | FURN | SQ FT | YR BUILT | VIEW | LIST PRICE |
|------|-----------------|-----|----|----|------|-------|----------|------------------|------------|
| 616 | Queens Grant II | 2 | 1 | 0 | Yes | 1,024 | 1974 | Landscape | \$509,000 |
| 69 | The Moorings | 2 | 3 | 0 | Yes | 1,251 | 1979 | Landscape | \$769,000 |
| 2518 | Villamare | 2 | 2 | 0 | Yes | 1,232 | 1986 | Landscape, Ocean | \$851,900 |

UNDER CONTRACT CONDOS: Palmetto Dunes | Shelter Cove | Leamington

| UNIT | ADDRESS | BDS | BA | HB | FURN | SQ FT | YR BUILT | VIEW | LIST PRICE |
|------|-------------------------|-----|----|----|------|-------|----------|-------------------|-------------|
| 7469 | Anchorage | 2 | 2 | 0 | No | 1,150 | 1983 | Landscape, Pool | \$529,900 |
| 7485 | Anchorage | 2 | 2 | 0 | Yes | 1,150 | 1983 | Lagoon, Landscape | \$579,000 |
| 306 | Barrington Arms | 1 | 1 | 1 | Yes | 960 | 1986 | Ocean | \$714,900 |
| 216 | Barrington Court | 2 | 2 | 0 | Yes | 1,171 | 1986 | Ocean | \$1,050,000 |
| 416 | Barrington Court | 2 | 2 | 0 | Yes | 1,171 | 1986 | Ocean | \$1,149,000 |
| 250 | Captains Quarters | 1 | 1 | 0 | No | 885 | 1985 | Deep Water, Marsh | \$485,000 |
| 261 | Captains Quarters | 2 | 2 | 0 | Yes | 1,400 | 1985 | Deep Water, Marsh | \$945,000 |
| 974 | Inverness Village | 3 | 3 | 0 | Yes | 1,944 | 1976 | Golf, Lagoon | \$965,000 |
| 107 | Main Sail | 3 | 3 | 0 | Yes | 2,000 | 2003 | Pool | \$1,695,000 |
| 7201 | Newport | 2 | 2 | 1 | No | 1,520 | 1983 | Lagoon | \$635,000 |
| 682 | Queens Grant V | 2 | 1 | 0 | No | 1,043 | 1974 | Landscape | \$535,000 |
| 51 | The Moorings | 2 | 3 | 0 | Yes | 1,260 | 1979 | Lagoon, Wooded | \$819,000 |
| 138 | Townhomes At Southshore | 4 | 5 | 0 | No | 4,232 | 1999 | Ocean | \$3,750,000 |
| 260 | Turnberry Village | 2 | 2 | 0 | Yes | 1,351 | 1981 | Golf | \$774,900 |
| 8 | Water Oak | 2 | 3 | 0 | Yes | 1,289 | 1971 | Golf | \$725,000 |
| 8140 | Wendover Dunes | 2 | 2 | 1 | Yes | 1,562 | 2001 | Wooded | \$1,099,000 |
| 8108 | Wendover Dunes | 3 | 3 | 0 | Yes | 1,957 | 2001 | Landscape | \$1,295,000 |

SOLD CONDOS: Palmetto Dunes | Shelter Cove | Leamington

| UNIT | ADDRESS | BDS | BA | HB | FURN | SQ FT | YR BUILT | VIEW | LIST PRICE |
|------|---------------------|-----|----|----|------|-------|----------|----------------------|-------------|
| 7442 | Anchorage | 2 | 2 | 0 | Yes | 1,140 | 1983 | Lagoon | \$550,000 |
| 7433 | Anchorage | 2 | 2 | 0 | Yes | 1,150 | 1983 | Lagoon | \$559,900 |
| 7435 | Anchorage | 2 | 2 | 0 | Yes | 1,150 | 1983 | Lagoon | \$599,000 |
| 7478 | Anchorage | 2 | 2 | 0 | Yes | 1,150 | 1983 | Lagoon | \$599,000 |
| 7485 | Anchorage | 2 | 2 | 0 | Yes | 1,150 | 1983 | Lagoon, Landscape | \$599,000 |
| 7438 | Anchorage | 2 | 2 | 0 | Yes | 1,140 | 1983 | Lagoon, Pool | \$599,900 |
| 103 | Barrington Arms | 1 | 1 | 1 | Yes | 960 | 1986 | Ocean, Pool | \$799,000 |
| 109 | Barrington Court | 1 | 1 | 1 | Yes | 862 | 1986 | Ocean | \$639,000 |
| 116 | Barrington Court | 2 | 2 | 0 | Yes | 1,171 | 1986 | Landscape, Ocean | \$889,000 |
| 210 | Barrington Court | 2 | 2 | 0 | Yes | 1,171 | 1986 | Ocean, Pool | \$1,000,000 |
| 515 | Barrington Court | 2 | 2 | 0 | Yes | 1,171 | 1986 | Ocean | \$1,079,000 |
| 260 | Captains Quarters | 2 | 2 | 0 | Yes | 1,400 | 1985 | Deep Water, Pool | \$859,900 |
| 227 | Captains Quarters | 2 | 2 | 0 | Yes | 1,310 | 1985 | Deep Water, Marsh | \$880,000 |
| 236 | Captains Quarters | 2 | 2 | 0 | Yes | 1,400 | 1985 | Deep Water, Harbor | \$925,000 |
| 438 | Captains Walk | 2 | 2 | 0 | Yes | 1,367 | 1980 | Ocean | \$1,250,000 |
| 410 | Captains Walk | 2 | 2 | 0 | Yes | 1,367 | 1980 | Ocean | \$1,274,000 |
| 443 | Captains Walk | 2 | 2 | 0 | Yes | 1,367 | 1980 | Ocean | \$1,450,000 |
| 7807 | Centrecourt | 2 | 2 | 0 | Yes | 1,199 | 1989 | Lagoon | \$645,000 |
| 7804 | Centrecourt | 2 | 2 | 0 | Yes | 1,199 | 1989 | Lagoon, Wooded | \$657,000 |
| 26 | Fazio | 3 | 2 | 1 | Yes | 1,836 | 1980 | Golf | \$835,000 |
| 29 | Fazio | 3 | 2 | 1 | Yes | 1,836 | 1980 | Golf | \$879,000 |
| 15 | Fazio | 3 | 3 | 0 | Yes | 1,888 | 1978 | Golf | \$899,000 |
| 17 | Fazio | 3 | 3 | 0 | Yes | 1,888 | 1978 | Landscape, Pool | \$920,000 |
| 28 | Fazio | 3 | 3 | 0 | Yes | 2,008 | 1980 | Golf | \$949,000 |
| 1 | Fazio | 4 | 3 | 0 | Yes | 2,208 | 1978 | Golf | \$1,100,000 |
| 5501 | Hampton Place | 1 | 2 | 0 | Yes | 985 | 1996 | Ocean | \$899,000 |
| 6303 | Hampton Place | 2 | 2 | 0 | Yes | 1,392 | 1996 | Ocean | \$1,285,000 |
| 5303 | Hampton Place | 2 | 2 | 0 | Yes | 1,392 | 1996 | Ocean | \$1,450,000 |
| 6502 | Hampton Place | 2 | 2 | 0 | Yes | 1,392 | 1996 | Ocean, Pool | \$1,495,000 |
| 5406 | Hampton Place | 2 | 2 | 0 | Yes | 1,392 | 1996 | Ocean, Pool | \$1,525,000 |
| 6308 | Hampton Place | 3 | 3 | 0 | Yes | 1,777 | 1996 | Ocean, Pool | \$2,195,000 |
| 5208 | Hampton Place | 3 | 3 | 0 | Yes | 1,777 | 1996 | Ocean | \$2,275,000 |
| 6309 | Hampton Place | 3 | 3 | 0 | Yes | 2,130 | 1996 | Ocean, Pool | \$3,330,000 |
| 7104 | Harbourside I | 1 | 1 | 1 | Yes | 887 | 1983 | Harbor | \$549,000 |
| 7108 | Harbourside I | 1 | 1 | 1 | No | 990 | 1983 | Harbor | \$575,000 |
| 7160 | Harbourside II | 1 | 1 | 1 | Yes | 1,123 | 1983 | City, Landscape | \$539,000 |
| 7141 | Harbourside II | 1 | 1 | 1 | Yes | 883 | 1983 | Harbor | \$559,000 |
| 40 | Hickory Cove | 2 | 3 | 0 | Yes | 1,300 | 1972 | Landscape | \$745,000 |
| 12 | Hickory Cove | 3 | 3 | 1 | No | 1,654 | 1972 | Golf, Landscape | \$889,000 |
| 36 | Hickory Cove | 3 | 4 | 0 | Yes | 1,600 | 1972 | Landscape | \$899,000 |
| 7627 | Huntington | 2 | 2 | 0 | Yes | 1,488 | 1991 | Lagoon, Lake | \$848,000 |
| 7645 | Huntington | 2 | 2 | 0 | Yes | 1,406 | 1991 | Lagoon | \$875,000 |
| 7622 | Huntington | 4 | 4 | 0 | Yes | 2,152 | 1991 | Lagoon, Landscape | \$1,695,000 |
| 937 | Inverness Village | 2 | 2 | 0 | Yes | 1,228 | 1976 | Golf | \$710,000 |
| 987 | Inverness Village | 2 | 2 | 0 | Yes | 1,228 | 1976 | Golf, Lagoon | \$745,000 |
| 972 | Inverness Village | 2 | 2 | 0 | Yes | 1,450 | 1976 | Golf, Lagoon | \$820,000 |
| 982 | Inverness Village | 2 | 2 | 0 | Yes | 1,228 | 1976 | Golf, Lagoon | \$839,000 |
| 956 | Inverness Village | 3 | 3 | 0 | Yes | 1,450 | 1976 | Golf | \$875,000 |
| 978 | Inverness Village | 3 | 2 | 0 | Yes | 1,943 | 1976 | Golf | \$879,000 |
| 908 | Inverness Village | 3 | 3 | 0 | Yes | 2,010 | 1976 | Golf, Lagoon | \$950,000 |
| 106 | Main Sail | 2 | 2 | 1 | Yes | 1,890 | 2003 | Harbor, Intracoastal | \$1,150,000 |
| 6103 | Newport | 2 | 2 | 1 | Yes | 1,445 | 1984 | Lagoon | \$625,000 |
| 6206 | Newport | 2 | 2 | 1 | No | 1,520 | 1983 | Lagoon | \$690,000 |
| 1102 | Newport | 2 | 2 | 1 | No | 1,445 | 1983 | Deep Water, River | \$725,000 |
| 1204 | Newport | 2 | 2 | 1 | No | 1,520 | 1983 | Sound | \$749,000 |
| 1104 | Newport | 3 | 3 | 0 | No | 1,621 | 1984 | Deep Water, Marsh | \$824,500 |
| 6100 | Newport | 3 | 3 | 0 | No | 1,621 | 1983 | Deep Water | \$899,000 |
| 832 | Ocean Cove | 2 | 2 | 0 | Yes | 1,335 | 1975 | Pool | \$779,000 |
| 835 | Ocean Cove | 2 | 2 | 0 | Yes | 1,335 | 1975 | Landscape, Pool | \$819,000 |
| 833 | Ocean Cove | 2 | 2 | 0 | Yes | 1,335 | 1975 | Landscape | \$825,000 |
| 582 | Queens Grant I | 2 | 1 | 0 | Yes | 1,043 | 1973 | Landscape | \$435,000 |
| 577 | Queens Grant I | 3 | 2 | 1 | Yes | 1,988 | 1974 | Landscape | \$699,000 |
| 579 | Queens Grant I | 3 | 3 | 0 | Yes | 1,779 | 1974 | Landscape | \$743,000 |
| 573 | Queens Grant I | 2 | 2 | 0 | Yes | 1,447 | 1974 | Landscape | \$769,000 |
| 628 | Queens Grant II | 2 | 2 | 0 | Yes | 1,043 | 1974 | Landscape | \$545,000 |
| 632 | Queens Grant II | 2 | 2 | 0 | Yes | 1,043 | 1974 | Wooded | \$549,900 |
| 520 | Queens Grant II | 2 | 2 | 0 | Yes | 1,043 | 1974 | Landscape | \$635,000 |
| 617 | Queens Grant II | 2 | 2 | 0 | Yes | 1,447 | 1974 | Landscape | \$699,000 |
| 542 | Queens Grant II | 3 | 2 | 1 | Yes | 1,988 | 1974 | Golf, Landscape | \$785,000 |
| 618 | Queens Grant II | 3 | 2 | 1 | Yes | 1,988 | 1974 | Golf, Landscape | \$795,000 |
| 507 | Queens Grant II | 3 | 2 | 1 | Yes | 1,988 | 1974 | Landscape | \$795,000 |
| 720 | Queens Grant III | 2 | 1 | 0 | Yes | 1,024 | 1974 | Landscape | \$465,000 |
| 732 | Queens Grant III | 2 | 1 | 0 | Yes | 1,024 | 1974 | Landscape | \$499,000 |
| 701 | Queens Grant III | 2 | 1 | 0 | Yes | 1,024 | 1974 | Landscape | \$559,900 |
| 721 | Queens Grant III | 3 | 2 | 1 | Yes | 1,988 | 1974 | Golf, Lagoon | \$585,000 |
| 731 | Queens Grant III | 3 | 2 | 1 | Yes | 1,988 | 1974 | Golf | \$689,023 |
| 699 | Queens Grant III | 3 | 2 | 1 | Yes | 1,988 | 1974 | Golf | \$719,000 |
| 734 | Queens Grant III | 3 | 2 | 1 | No | 1,988 | 1974 | Golf | \$769,000 |
| 751 | Queens Grant IV | 2 | 1 | 0 | No | 1,043 | 1974 | Landscape | \$485,000 |
| 790 | Queens Grant IV | 2 | 2 | 0 | Yes | 1,043 | 1974 | Landscape | \$549,900 |
| 655 | Queens Grant V | 2 | 1 | 0 | Yes | 1,043 | 1974 | Landscape | \$460,000 |
| 644 | Queens Grant V | 2 | 2 | 0 | Yes | 1,459 | 1974 | Landscape | \$689,000 |
| 103 | Somerset | 3 | 3 | 1 | No | 2,668 | 1999 | Ocean | \$2,589,000 |
| 3102 | South Shore Commons | 3 | 3 | 0 | Yes | 2,481 | 2006 | Ocean, Wooded | \$2,295,000 |
| 1301 | South Shore Commons | 3 | 3 | 0 | No | 2,481 | 2006 | Wooded | \$2,450,000 |
| 1851 | St Andrews Common | 1 | 1 | 1 | Yes | 902 | 1981 | Landscape | \$399,000 |
| 1651 | St Andrews Common | 1 | 1 | 1 | Yes | 902 | 1981 | Landscape | \$479,900 |
| 1659 | St Andrews Common | 2 | 2 | 0 | Yes | 1,177 | 1981 | Landscape, Wooded | \$591,000 |
| 1664 | St Andrews Common | 2 | 2 | 0 | Yes | 1,177 | 1981 | Landscape | \$539,000 |
| 1759 | St Andrews Common | 2 | 2 | 0 | Yes | 1,177 | 1981 | Landscape | \$575,000 |
| 1666 | St Andrews Common | 2 | 2 | 0 | Yes | 1,177 | 1981 | Landscape | \$580,000 |
| 1981 | St Andrews Common | 2 | 2 | 0 | Yes | 1,342 | 1981 | Wooded | \$699,000 |
| 1881 | St Andrews Common | 2 | 2 | 0 | Yes | 1,342 | 1981 | Golf, Landscape | \$699,000 |
| 73 | The Moorings | 2 | 3 | 0 | Yes | 1,260 | 1979 | Landscape, Wooded | \$779,000 |
| 269 | Turnberry Village | 2 | 2 | 0 | Yes | 1,473 | 1981 | Golf | \$699,000 |
| 298 | Turnberry Village | 2 | 2 | 0 | Yes | 1,351 | 1981 | Lagoon | \$739,000 |
| 266 | Turnberry Village | 2 | 2 | 0 | Yes | 1,351 | 1981 | Golf | \$749,000 |
| 255 | Turnberry Village | 2 | 2 | 0 | Yes | 1,473 | 1981 | Golf | \$799,000 |
| 208 | Turnberry Village | 2 | 2 | 0 | Yes | 1,473 | 1981 | Golf | \$812,000 |
| 279 | Turnberry Village | 3 | 3 | 0 | Yes | 1,576 | 1981 | Golf | \$825,000 |
| 233 | Turnberry Village | 3 | 3 | 0 | Yes | 1,576 | 1981 | Golf, Landscape | \$825,000 |
| 207 | Turnberry Village | 3 | 3 | 0 | Yes | 1,576 | 1981 | Golf, Landscape | \$849,000 |
| 282 | Turnberry Village | 3 | 3 | 0 | Yes | 1,576 | 1981 | Golf | \$919,000 |
| 2516 | Villamare | 2 | 2 | 0 | Yes | 1,232 | 1986 | Landscape, Ocean | \$850,000 |
| 23 | | | | | | | | | |



The One to Trust Since 1976

The Plaza at Shelter Cove
 50P Shelter Cove Lane
 Hilton Head Island, South Carolina 29928



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Historical Comparison: 2015-2024

Sales and Prices: January 1, 2015 - September 30, 2024

Palmetto Dunes | Shelter Cove | Leamington

| Year | Homes Sold | Avg Close Price | Inventory Active | Pending Under Contract | Active Under Contract | Villas Sold | Avg Price Close Price | Inventory Active | Pending Under Contract | Active Under Contract | Homesites Sold | Avg Close Price | Inventory Active | Pending Under Contract | Active Under Contract |
|------|------------|-----------------|------------------|------------------------|-----------------------|-------------|-----------------------|------------------|------------------------|-----------------------|----------------|-----------------|------------------|------------------------|-----------------------|
| 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 |
| 2022 | 54 | \$2,252,296 | 14 | 8 | 0 | 152 | \$848,346 | 37 | 19 | 0 | 3 | \$708,000 | 0 | 0 | 0 |
| 2023 | 28 | \$2,056,589 | 19 | 8 | 0 | 135 | \$822,526 | 32 | 13 | 1 | 2 | \$750,000 | 1 | 0 | 0 |
| 2024 | 40 | \$2,293,689 | 13 | 9 | 1 | 119 | \$911,087 | 38 | 19 | 3 | 3 | \$1,071,000 | 2 | 0 | 0 |

When I look at the current state of our real estate market, I can't help but be amazed. From a sustainability standpoint, I haven't seen average prices remain this robust for as long as they have these past three years. Based on sales and availability, this could be our new normal.

Our niche in the marketplace plays an important role — families now view real estate as an investment in family enjoyment, not just a chance at a profitable return. This shift keeps oceanfront residential resort communities like ours thriving and competitive in pricing despite market fluctuations. Awards such as *Conde Nast's* recent recognition as the #1 Island in the U.S. for eight consecutive years only reinforce our standing. With patience, we expect prices to grow substantially in the coming years compared to our competition.