



PALMETTO DUNES | SHELTER COVE | LEAMINGTON

NEWS



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

SUMMER 2020

We Are Here for You...

By telephone, email, video chat, or text (843.384.3843), Schembra Real Estate Group continues our commitment to our property owners and is still in the business of buying and selling properties throughout Palmetto Dunes, Shelter Cove and Leamington.

Our abbreviated Schembra Real Estate News is here to keep you updated on the market as we navigate these trying times. Our current inventory on our homes, homesites or condominiums is available on schembrarealestate.com. (please see reverse side of News)

If you would like an update on the Palmetto Dunes, Shelter Cove or Leamington market, please call our office or send us an email for a return call. As mentioned, if you prefer to text, my number is 843.384.3843. It is our goal to keep you informed.



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— REALTRENDS | TomFerry —
AMERICA'S BEST
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Phil Schembra 2020:

#1 Individual Sales Volume | Hilton Head Island
#4 Individual Sales Volume | South Carolina
(23,500 SC Realtors at this time)



The Pandemic's Silver Lining

It's becoming clearer and clearer that the COVID-19 pandemic isn't just a public health crisis. Whether it's the economic strain our country and our states face as they effectively shut down portions of their workforce or the cultural strain over the best ways to protect us from this virus.

If there is one ray of hope that can be found amid the pandemic, it is this: people's priorities have shifted. And that shift signals good things for Hilton Head Island.

In fact, I'm seeing this first-hand with a wave of interest in our Island and our community, fueling a record-setting year. With the present state, and even following a two-week quarantine after I returned from a trip to Italy in February, I have personally sold over \$50 million in real estate this year. These are numbers our Island hasn't seen for one agent in one community other than myself since the market's previous heyday in the early 2000s.

So why the change? Simply put, people are looking at the world differently. Frankly, they have a heightened awareness of their own mortality and of their own priorities. Family enjoyment, a lifestyle they can enjoy, and a climate that lets them pursue that lifestyle all year long have all shot to the top of their list. They are seeking these things out, and they are finding them on Hilton Head Island.

In a way, we captured this newly enlightened segment of the population by default. As lockdowns lifted and people were finally able to leave

their homes after being cooped up for so long, Hilton Head Island was one of the few places they could go and spend time away and feel safe. We opened our doors to them when few other places would, and the result is a heightened awareness of what makes our Island special at a time when people were more receptive than ever to a change in lifestyle.

This is a trend I've been watching carefully over the years - people are moving to the southeast by the thousands, seeking a more welcoming climate and superior quality of life to call home. This shift in priorities has launched this trend to new heights. And it's only going to accelerate in the coming years, as more people become disenchanted with urban living and the fickle climate where they live.

From a personal standpoint, it's rewarding to see so many people choosing a better life here. From a real estate standpoint, it's exciting to see what impact this could have in prices in the next decade or so. For now, this has led us to an interesting dilemma: we're short of properties to sell. As a resale community, this burst of interest has placed sellers in an incredible position of strength.

If you are thinking of placing your property on the market so you can take advantage of this unique opportunity, I would welcome the opportunity to have a chat with you and put my 44 years of experience to work for you. Thank You! Happy Summer!

ACTIVE HOMES: Palmetto Dunes | Leamington

ADDRESS	BDS	BA	HB	FURN	SQ FT	YR BUILT	VIEW	LIST PRICE
10 Newport Drive Unit#3403	3	3	0	No	1,840	1997	Deep Water, Lagoon	\$519,000
25 Swing About	3	3	1	No	1,950	1980	Lagoon	\$549,500
46 Port Tack	3	2	1	No	2,114	1984	Lagoon	\$639,000
38 Swing About	3	2	1	No	2,438	1982	Golf, Landscape	\$670,000
20 Off Shore	4	3	0	Yes	2,387	1974	Golf, Pool	\$672,700
5 Cottage Court	4	3	1	No	2,650	1981	Landscape	\$699,000
24 Promontory Court	3	2	1	Yes	2,169	1979	Lagoon	\$710,000
10 Hunt Club Court	4	4	0	Yes	2,244	1987	Lagoon, Pool	\$729,000
45 Full Sweep	3	2	1	No	2,166	1984	Lagoon, Pool	\$729,999
8 Merion Court	4	3	0	Yes	2,635	1975	Golf	\$749,000
14 SE Starboard Tack	3	2	0	Yes	2,701	1979	Lagoon, Pool	\$749,000
21 Cartgate Drive	6	5	0	Yes	3,500	1994	Pool, Wooded	\$899,000
31 Saint George Road	4	2	1	Yes	3,327	1978	Lagoon	\$910,000
28 Heath Drive	4	4	1	Yes	3,364	1999	Golf	\$969,000
1 Armada Street	3	3	0	Yes	2,477	1979	Wooded	\$1,049,000
20 Heath Drive	5	4	1	Yes	4,149	1987	Golf, Pool	\$1,099,000
32 Mooring Buoy	4	4	0	Yes	2,366	1983	Landscape, Wooded	\$1,140,000
183 Mooring Buoy	4	3	0	Yes	2,800	1982	Lagoon, Pool	\$1,149,000
9 Shelley Court	5	4	1	Yes	3,410	1997	Lagoon, Pool	\$1,150,000
31 Sea Lane	5	5	0	Yes	3,267	1992	Golf, Lagoon	\$1,169,000
2 Eastwind	4	4	0	Yes	2,800	1981	Wooded	\$1,180,000
3 Cottage Court	5	5	1	Yes	3,773	2005	Landscape, Wooded	\$1,270,000
9 Hunt Club Court	5	4	1	Yes	3,369	1995	Landscape, Wooded	\$1,275,000
33 Starboard Tack	4	5	1	Yes	4,560	2008	Lagoon, Landscape	\$1,699,000
9 Promontory Court	5	5	0	Yes	5,019	2007	Golf, Lagoon	\$2,095,000
195 Mooring Buoy	5	6	0	Yes	5,592	2002	Lagoon, Landscape	\$2,295,000
1 Man O War	5	5	1	Yes	4,064	1997	Landscape, Pool	\$2,950,000
8 Galleon	3	3	1	No	3,100	1978	Ocean	\$2,995,000
11 Junket	6	7	1	Yes	4,902	1980	Ocean	\$3,489,000
17 Armada	5	5	0	Yes	4,916	1992	Ocean	\$3,695,000
20 Brigantine	5	5	1	Yes	7,047	1998	Ocean	\$4,295,000
9 Cat Boat	5	5	3	Yes	5,500	2004	Ocean	\$4,299,000
7 Iron Clad	6	7	1	Yes	5,700	1987	Ocean	\$4,399,000
8 Flotilla	6	6	1	Yes	5,885	2002	Ocean	\$4,495,000
7 Catboat	5	5	2	Yes	6,230	2000	Ocean	\$4,795,000

UNDER CONTRACT HOMES: Palmetto Dunes | Leamington

ADDRESS	BDS	BA	HB	FURN	SQ FT	YR BUILT	VIEW	LIST PRICE
79 Off Shore	3	3	0	No	1,946	1982	Golf, Lagoon	\$449,000
29 Heath Drive	3	2	1	No	1,935	1986	Landscape	\$525,000
31 Starboard Tack	3	2	1	No	2,346	1989	Lagoon	\$562,000
26 Off Shore	3	3	1	Yes	1,993	1995	Golf, Pool	\$599,000
60 Full Sweep	4	3	0	Yes	2,295	2003	Golf, Landscape	\$649,900
23 Swing About	3	3	0	No	2,950	1982	Lagoon	\$689,000
66 Port Tack	4	3	0	Yes	2,865	1973	Lagoon	\$695,000
39 Haul Away	3	3	0	Yes	2,162	1982	Golf	\$739,000
24 Haul Away	3	3	1	Yes	2,506	1982	Lagoon, Pool	\$749,100
6 Slack Tide	4	3	1	Yes	2,735	1982	Lagoon	\$799,000
10 Newport Drive Unit#3204	3	3	1	Yes	2,400	1997	Deep Water, Marsh	\$799,000
95 Mooring Buoy	4	4	0	Yes	2,744	1985	Landscape, Pool	\$849,500
40 Full Sweep	4	4	1	Yes	2,605	1995	Lagoon, Pool	\$869,000
6 Troon Drive	5	4	1	Yes	4,021	2002	Wooded	\$889,000
187 Mooring Buoy	3	3	0	Yes	2,650	1976	Lagoon	\$895,000
6 Galleon	4	4	0	No	2,800	1980	Tennis Court, Wooded	\$925,000
191 Mooring Buoy	4	4	1	Yes	3,248	1988	Lagoon, Pool	\$995,000
136 Mooring Buoy	3	3	0	Yes	2,265	1981	Landscape, Pool	\$1,185,000
29 Sea Lane	5	5	1	Yes	3,978	2000	Golf, Pool	\$1,195,000
84 Mooring Buoy	5	5	0	Yes	3,365	1986	Landscape, Pool	\$1,225,000
4 Dinghy	4	3	0	Yes	2,905	1982	Landscape	\$1,295,000
5 Leamington Court	4	4	0	No	3,681	1997	Golf, Lagoon	\$1,375,000
143 Mooring Buoy	5	5	1	Yes	4,223	1980	Lagoon	\$1,690,000
7 Armada Street	6	6	2	Yes	6,116	2004	Landscape	\$2,195,000
5 Eastwind	6	6	1	Yes	4,858	2019	Landscape, Ocean	\$2,995,000
12 Brigantine	6	5	1	Yes	5,600	1981	Ocean	\$3,345,000
9 Highrigger	5	6	0	Yes	4,633	1999	Ocean	\$3,750,000
18 Armada Street	6	7	0	Yes	6,398	1995	Ocean	\$4,595,000
9 Iron Clad	5	5	1	Yes	5,500	2020	Ocean	\$6,500,000

SOLD HOMES: Palmetto Dunes | Leamington

ADDRESS	BDS	BA	HB	FURN	SQ FT	YR BUILT	VIEW	SOLD	SOLD PRICE
3 Merion Court	3	3	0	No	2,027	1978	Landscape	5/1/20	\$465,000
62 Full Sweep	3	2	0	Yes	2,031	1995	Golf, Landscape	3/23/20	\$530,000
20 Port Tack	4	3	0	Yes	2,702	1973	Lake	3/12/20	\$575,000
25 Heath Drive	4	3	1	Yes	2,455	1995	Landscape	4/16/20	\$575,000
47 Off Shore	3	2	1	No	2,064	1984	Lagoon, Pool	5/11/20	\$615,000
21 Saint George Road	4	3	1	Yes	2,796	1980	Lagoon, Pool	4/30/20	\$621,000
35 Off Shore	3	2	1	No	1,900	1982	Lagoon	6/12/20	\$630,000
6 Topside	3	3	0	No	2,452	1989	Lake, Pool	6/1/20	\$645,000
7 Topside	3	2	0	Yes	2,054	1990	Lagoon	5/28/20	\$647,000
5 Down Wind	3	2	1	Yes	2,260	1981	Lagoon, Wooded	4/3/20	\$665,000
169 Mooring Buoy	3	2	1	Yes	2,093	1991	Lagoon	3/11/20	\$690,000
53 Port Tack	3	2	1	No	2,160	1984	Lagoon	5/15/20	\$695,000
5 Saint George Road	5	5	0	Yes	2,276	1985	Lagoon, Pool	6/4/20	\$725,000
15 Heath Drive	5	5	0	Yes	2,486	1996	Landscape, Pool	3/9/20	\$735,000
6 Sutherland Court	4	3	1	Yes	2,611	1987	Landscape, Pool	4/21/20	\$740,000
47 Port Tack	3	2	0	Yes	1,934	1980	Lagoon, Pool	3/31/20	\$752,500
7 Queens Way	4	3	2	No	4,056	1992	Golf, Lagoon	1/8/20	\$824,500
62 Mooring Buoy	3	3	0	Yes	2,466	1984	Landscape	4/17/20	\$850,000
11 Brassie Court	3	2	1	No	2,056	1991	Golf, Landscape	1/31/20	\$860,000
16 Heath Drive	4	4	0	Yes	2,637	1988	Golf, Pool	1/8/20	\$864,500
4 Interlochen Drive	4	3	1	No	2,880	2012	Landscape	3/23/20	\$935,000
14 Port Tack	4	3	1	Yes	3,173	1982	Golf, Lagoon	6/23/20	\$955,000
39 Mooring Buoy	5	4	1	No	3,486	1997	Lagoon	6/3/20	\$980,000
26 Heath Drive	5	6	0	Yes	3,181	1989	Golf, Pool	1/7/20	\$990,000
51 Haul Away	4	4	1	Yes	4,159	1971	Golf, Lagoon	2/26/20	\$1,010,000
2 Rum Row	5	4	0	Yes	3,560	1975	Lagoon, Pool	1/6/20	\$1,030,000
5 Burns CT	4	4	1	No	3,236	1992	Golf	1/17/20	\$1,062,000
147 Mooring Buoy	6	5	0	Yes	3,978	1980	Lagoon	6/23/20	\$1,175,000
13 Promontory Court	3	3	0	No	3,212	1984	Golf, Lagoon	1/29/20	\$1,190,000
11 Queens Way	4	4	1	No	3,324	1991	Golf	3/27/20	\$1,195,000
37 Sea Lane	7	5	2	Yes	3,268	1990	Golf, Pool	6/18/20	\$1,249,000
12 Full Sweep	5	4	2	No	4,270	2001	Golf, Lagoon	1/30/20	\$1,350,000
5 Brigantine	6	6	1	Yes	3,990	1988	Landscape	6/17/20	\$1,450,000
45 Sea Lane	4	4	1	No	4,183	2010	Golf	3/23/20	\$1,500,000
35 S Shore Court	4	5	1	No	4,125	2003	Lagoon	4/17/20	\$1,526,000
46 Leamington Lane	5	5	0	No	4,015	2002	Golf, Lagoon	6/16/20	\$1,595,000
10 Armada Street	5	5	1	Yes	3,320	1981	Landscape	2/24/20	\$1,600,000
21 Starboard Tack	5	5	1	Yes	5,219	1997	Lagoon, Pool	6/18/20	\$1,725,000
126 Mooring Buoy	5	4	1	Yes	4,182	2020	Landscape, Pool	4/30/20	\$2,188,500
11 Armada Street	6	6	1	Yes	5,736	1998	Ocean	3/18/20	\$3,837,250

ACTIVE HOMESITES: Palmetto Dunes | Leamington

ADDRESS	VIEW	LIST PRICE	ADDRESS	VIEW	LIST PRICE
2 Promontory Court	Golf, Wooded	\$259,900	83 Port Tack	Lagoon	\$349,500
40 Heath Drive	Lagoon	\$289,000	23 Leamington Lane	Lagoon	\$749,000
2 Brassie Court	Landscape	\$295,000	3 S Shore Drive	Lagoon	\$899,000
24 Heath Drive	Golf	\$349,000	15 Brigantine	Ocean	\$3,150,000

UNDER CONTRACT HOMESITES: Palmetto Dunes | Leamington

ADDRESS	VIEW	LIST PRICE
2 Junket	Landscape	\$732,000
8 Armada	Landscape	\$1,100,000

SOLD HOMESITES: Palmetto Dunes | Leamington

ADDRESS	VIEW	SOLD	SOLD PRICE
89 Leamington Lane	Golf	4/17/20	\$360,000
50 Leamington Lane	Golf, Lagoon	5/9/20	\$375,000
40 Leamington Lane	Golf, Lagoon	6/10/20	\$410,000
2 Midstream	Golf, Lagoon	6/3/20	\$440,000

ACTIVE CONDOS: Palmetto Dunes | Shelter Cove | Leamington

	COMPLEX	BDS	BA	HB	FURN	SQ FT	VIEW	LIST PRICE									
									306	Main Sail	2	2	1	Yes	1,890	Harbor, Pool	\$695,000
105	Abbingtion	2	3	0	Yes	1,500	Lagoon	\$675,000	7202	Newport	2	2	1	No	1,520	Lagoon, Landscape	\$379,000
7474	Anchorage	3	3	0	Yes	1,551	Lagoon	\$419,000	2207	Newport	3	3	0	No	1,375	Marsh, Sound	\$475,000
303	Barrington Arms	1	1	1	Yes	960	Ocean	\$479,000	512	Queens Grant	2	2	0	Yes	1,043	Landscape	\$289,000
406	Barrington Arms	1	1	1	Yes	960	Ocean	\$488,500	529	Queens Grant	2	2	0	Yes	1,447	Landscape	\$319,500
301	Barrington Arms	2	2	0	Yes	1,171	Ocean	\$575,000	606	Queens Grant	2	2	0	Yes	1,447	Landscape	\$339,900
117	Barrington Court	1	1	1	Yes	862	Ocean	\$397,000	523	Queens Grant	3	2	1	Yes	1,988	Landscape	\$360,000
409	Barrington Court	1	1	1	Yes	862	Ocean, Pool	\$449,000	653	Queens Grant	3	2	1	No	1,988	Golf	\$400,000
605	Barrington Park	1	1	1	Yes	801	Lagoon	\$349,900	1881	St Andrews Common	2	2	0	Yes	1,342	Landscape, Wooded	\$349,000
15	Beach	3	3	0	Yes	1,878	Pool	\$635,000	1869	St Andrews Common	2	2	0	Yes	1,342	Golf, Lagoon	\$405,000
494	Captains Cove	4	3	0	Yes	1,400	Lagoon	\$679,500	1882	St Andrews Common	2	2	0	Yes	1,342	Landscape	\$408,000
496	Captains Cove	4	3	0	Yes	1,400	Lagoon	\$769,000	71	The Moorings	2	3	0	Yes	1,251	Landscape	\$424,000
257	Captains Quarters	2	2	0	Yes	1,315	Sound	\$385,000	75	The Moorings	2	3	0	Yes	1,260	Landscape, Pool	\$435,000
240	Captains Quarters	2	2	0	No	1,315	Deep Water, Marsh	\$399,900	120	Townhomes At Southshore	6	6	0	Yes	4,698	Ocean	\$2,695,500
252	Captains Quarters	2	2	0	Yes	1,315	Deep Water, Marsh	\$409,500	2	Tradewinds	3	3	1	No	2,369	Landscape	\$462,000
436	Captains Walk	2	2	0	Yes	1,367	Ocean	\$669,000	19	Tradewinds	3	3	1	No	2,369	Landscape	\$484,900
443	Captains Walk	2	2	0	Yes	1,367	Ocean	\$695,000	294	Turnberry Village	2	2	0	Yes	1,351	Golf	\$369,000
449	Captains Walk	2	2	0	Yes	1,367	Ocean, Pool	\$699,000	3226	Villamare	2	2	0	Yes	1,232	Landscape	\$449,000
484	Captains Walk	2	2	0	Yes	1,367	Ocean	\$749,000	3227	Villamare	2	2	0	Yes	1,232	Landscape, Wooded	\$449,000
483	Captains Walk	2	2	0	Yes	1,367	Ocean	\$749,500	3220	Villamare	2	2	0	Yes	1,232	Ocean, Pool	\$475,000
435	Captains Walk	3	3	0	Yes	1,762	Ocean	\$775,000	2214	Villamare	2	2	0	Yes	1,232	Lagoon, Lake	\$479,000
454	Captains Walk	2	2	0	Yes	1,367	Ocean	\$795,000	2415	Villamare	2	2	0	Yes	1,232	Landscape, Ocean	\$498,500
468	Captains Walk	3	3	0	Yes	1,762	Ocean	\$850,000	2516	Villamare	2	2	0	Yes	1,232	Landscape, Ocean	\$499,500
7824	Centrecourt	2	2	0	Yes	1,199	Lagoon, River	\$359,900	1109	Villamare	2	2	0	Yes	1,232	Landscape, Ocean	\$550,000
5404	Hampton Place	1	2	0	Yes	985	Ocean	\$545,000	1205	Villamare	2	2	0	Yes	1,232	Landscape, Ocean	\$639,000
5206	Hampton Place	2	2	0	Yes	1,392	Ocean, Pool	\$829,000	1310	Villamare	2	2	0	Yes	1,232	Landscape, Ocean	\$648,000
6108	Hampton Place	3	3	0	Yes	1,777	Ocean	\$1,174,000	1102	Villamare	2	2	0	Yes	1,232	Ocean, Pool	\$669,900
6508	Hampton Place	3	3	0	Yes	1,777	Ocean	\$1,365,000	1308	Villamare	2	2	0	Yes	1,232	Landscape, Ocean	\$679,000
5308	Hampton Place	3	3	0	Yes	1,777	Ocean	\$1,399,000	1210	Villamare	2	2	0	Yes	1,236	Ocean	\$679,000
7113	Harbourside I	1	2	0	Yes	1,010	Landscape	\$215,000	1405	Villamare	2	2	0	Yes	1,232	Ocean	\$699,900
7114	Harbourside I	2	2	1	Yes	1,374	Harbor, Landscape	\$329,500	8131	Wendover Dunes	3	3	0	Yes	1,957	Landscape	\$829,900
7150	Harbourside II	1	1	1	Yes	1,123	Deep Water, Ocean	\$297,000	3302	Windsor Ct S	2	2	0	Yes	1,442	Ocean	\$679,000
7144	Harbourside II	2	2	0	Yes	1,266	Landscape	\$319,900	3405	Windsor Ct S	2	2	0	Yes	1,442	Ocean	\$689,000
7147	Harbourside II	2	2	0	Yes	1,257	Harbor, Landscape	\$335,000	3105	Windsor Ct S	2	2	0	Yes	1,442	Ocean	\$690,000
7171	Harbourside II	2	2	1	Yes	1,647	Deep Water, Harbor	\$399,000	3505	Windsor Ct S	2	2	0	No	1,442	Ocean	\$725,000
36b	Hickory Cove	3	4	0	Yes	1,600	Wooded	\$435,000	302	Windsor Place I	1	2	0	Yes	1,019	Ocean	\$465,500
7611	Huntington	3	3	1	Yes	1,511	Lagoon	\$649,900	502	Windsor Place I	1	2	0	Yes	1,019	Ocean	\$539,900
7649	Huntington	3	3	1	Yes	1,511	Lagoon	\$669,000	306	Windsor Place I	2	2	0	Yes	1,442	Ocean, Pool	\$649,500
7618	Huntington	3	3	1	Yes	1,511	Lagoon, Landscape	\$679,000	309	Windsor Place I	3	3	0	Yes	1,830	Ocean	\$1,225,000
7632	Huntington	3	3	1	Yes	1,511	Lagoon	\$759,000	2516	Windsor Place II	2	2	0	Yes	1,442	Ocean	\$674,000
985	Inverness Village	2	2	0	Yes	1,228	Golf, Lagoon	\$377,500	2113	Windsor Place II	2	2	0	Yes	1,442	Ocean	\$679,000
967	Inverness Village	2	2	0	No	1,450	Golf	\$425,000	2412	Windsor Place II	2	2	0	Yes	1,442	Ocean, Pool	\$749,000
951	Inverness Village	3	3	0	Yes	2,010	Golf	\$509,900	2119	Windsor Place II	3	3	0	Yes	1,830	Ocean, Pool	\$1,125,000
212	Main Sail	2	2	1	No	1,890	Harbor, Landscape	\$559,000	2417	Windsor Place II	3	3	0	Yes	2,005	Ocean	\$1,349,000

UNDER CONTRACT CONDOS: Palmetto Dunes | Shelter Cove | Leamington

	COMPLEX	BDS	BA	HB	FURN	SQ FT	VIEW	LIST PRICE									
121	Abbingtion	2	2	0	Yes	1,193	Lagoon	\$538,000	573	Queens Grant	2	2	0	Yes	1,447	Landscape	\$338,000
108	Abbingtion	3	3	0	Yes	1,534	Lagoon	\$725,000	563	Queens Grant	2	2	0	Yes	1,447	Landscape	\$340,000
7458	Anchorage	2	2	0	Yes	1,140	Lagoon	\$315,000	680	Queens Grant	3	2	1	Yes	1,988	Landscape	\$349,500
407	Barrington Arms	2	2	0	Yes	1,171	Ocean, Pool	\$575,000	556	Queens Grant	2	2	0	No	1,447	Landscape	\$359,000
115	Barrington Court	2	2	0	Yes	1,171	Ocean	\$569,000	561	Queens Grant	3	2	1	Yes	1,988	Landscape	\$369,000
603	Barrington Park	2	2	0	Yes	1,108	Lagoon	\$480,000	536	Queens Grant	3	3	0	Yes	1,828	Landscape	\$399,000
214	Captains Quarters	1	1	0	Yes	885	Deep Water, Harbor	\$319,900	1662	St Andrews Common	2	2	0	No	1,177	Landscape	\$205,000
7830	Centrecourt	2	2	0	Yes	1,199	Landscape	\$369,000	1868	St Andrews Common	1	1	1	Yes	902	Lagoon, Pool	\$254,900
19	Fazio	3	3	0	Yes	2,008	Pool	\$499,000	1776	St Andrews Common	2	2	0	Yes	1,342	Landscape, Pool	\$395,000
7127	Harbourside I	2	2	1	Yes	1,647	Harbor	\$319,000	1870	St Andrews Common	2	2	0	Yes	1,342	Golf, Lagoon	\$409,000
7161	Harbourside II	1	1	1	Yes	1,010	Landscape	\$199,990	1	The Moorings	2	3	0	Yes	1,260	Pool	\$462,900
7166	Harbourside II	2	2	1	Yes	1,847	Harbor	\$340,000	260	Turnberry Village	2	2	0	Yes	1,351	Golf	\$359,900
1	Hickory Cove	2	3	0	Yes	1,300	Lagoon	\$415,000	208	Turnberry Village	2	2	0	Yes	1,473	Golf	\$429,000
37	Hickory Cove	3	4	0	Yes	1,600	Landscape, Wooded	\$425,000	3229	Villamare	2	2	0	Yes	1,232	Lagoon, Landscape	\$439,900
38	Hickory Cove	3	4	0	Yes	1,600	Landscape, Pool	\$443,000	2518	Villamare	2	2	0	Yes	1,232	Wooded	\$469,000
13	Hickory Cove	3	4	0	Yes	1,600	Golf	\$445,000	3324	Villamare	2	2	0	Yes	1,232	Ocean	\$699,900
7645	Huntington	2	2	0	Yes	1,406	Lagoon	\$599,000	5	Water Oak	2	3	0	Yes	1,289	Golf	\$345,000
961	Inverness Village	3	3	0	Yes	2,000	Golf, Lagoon	\$349,900	32	Water Oak	3	4	0	Yes	1,570	Pool	\$459,500
984	Inverness Village	2	2	0	Yes	1,328	Golf, Lagoon	\$359,000	8120	Wendover Dunes	2	2	1	Yes	1,562	Landscape, Pool	\$595,000
311	Main Sail	3	3	0	Yes	2,023	Harbor	\$849,000	2214	Windsor Place II	1	2	0	Yes	1,019	Ocean	\$499,000
									7526	Yacht Club	3	3	0	Yes	1,467	Harbor, Pool	\$495,000

SOLD CONDOS: Palmetto Dunes | Shelter Cove | Leamington

	COMPLEX	BDS	BA	HB	FURN	SQ FT	VIEW	SOLD	SOLD PRICE										
104	Abbingtion	2	3	0	Yes	1,500	Lagoon	1/17/20	\$620,000	994	Inverness Village	3	3	0	Yes	1,900	Golf, Lagoon	6/12/20	\$475,000
7435	Anchorage	2	2	0	No	1,150	Lagoon	4/1/20	\$275,000	2106	Newport	2	2	0	No	1,210	Deep Water, River	4/3/20	\$329,000
7415	Anchorage	2	2	0	Yes	1,140	Lagoon	1/21/20	\$289,000	7101	Newport	2	2	1	No	1,420	Lagoon, Landscape	3/20/20	\$369,000
7406	Anchorage	2	2	0	Yes	1,140	Lagoon	1/28/20	\$310,000	697	Queens Grant	2	1	0	Yes	1,024	Landscape	4/2/20	\$245,000
7482	Anchorage	2	2	0	Yes	1,150	Lagoon, Pool	6/16/20	\$317,000	778	Queens Grant	2	1	0	Yes	1,024	Landscape	3/3/20	\$250,333
404	Barrington Arms	3	3	0	Yes	1,792	Ocean	3/18/20	\$955,000	749	Queens Grant	2	2	0	Yes	1,447	Pool	5/29/20	\$320,000
517	Barrington Court	1	1	1	Yes	862	Ocean	6/24/20	\$375,000	733	Queens Grant	2	2	0	Yes	1,447	Golf	3/23/20	\$322,000
704	Barrington Park	1	1	1	Yes	801	Lagoon, Landscape	2/13/20	\$305,500	532	Queens Grant	3	2	1	Yes	1,988	Landscape	4/17/20	\$322,450
702	Barrington Park	3	3	0	Yes	1,498	Lagoon	3/20/20	\$485,000	681	Queens Grant	2	2	0	Yes	1,459	Landscape	3/27/20	\$325,000
253	Captains Quarters	1	1	0	Yes	885	Deep Water, River	6/23/20	\$282,500	675	Queens Grant	3	2	1	Yes	1,988	Landscape	6/16/20	\$325,000
256	Captains Quarters	2	2	0	Yes	1,310	Deep Water, Marsh	6/5/20	\$455,000	781	Queens Grant	2	2	0	Yes	1,447	Lagoon	3/31/20	\$335,000
225	Captains Quarters	2	2	0	Yes	1,400	Deep Water, Marsh	4/30/20	\$455,000	684	Queens Grant	2	2	0	Yes	1,459	Landscape	6/10/20	\$349,000
7803	Centrecourt	2	2	0	Yes	1,199	Lagoon, Landscape	3/17/20	\$326,500	545	Queens Grant	3	2	1	Yes	1,988	Golf, Landscape	5/18/20	\$372,500
7805	Centrecourt	2	2	0	Yes	1,199	Lagoon	4/15/20	\$333,000	785	Queens Grant	3	2	1	Yes	1,988	Landscape	6/29/20	\$395,000
7807	Centrecourt	2	2	0	Yes	1,199	Lagoon, River	3/27/20	\$337,500	685	Queens Grant	3	2	1	Yes	1,988	Landscape	2/27/20	\$395,000
7827	Centrecourt	2	2	0	Yes	1,199	Lagoon	1/16/20	\$345,000	2101	South Shore Commons	3	3	0	No	2,481	Landscape, Pool	5/29/20	\$1,025,000
7811	Centrecourt	2	2	0	Yes	1,199	Lagoon, Landscape	6/23/20	\$350,000	1959	St Andrews Common	2	2	0	Yes	1,177	Golf, Lagoon	2/28/20	\$280,000
55	Fazio	3	2	1	No	1,956	Golf	3/9/20	\$290,000	17	The Moorings	2	3	0	Yes	1,260	Pool	1/10/20	\$415,000
54	Fazio	3	2	1	Yes	1,956	Golf	4/1/20	\$332,000	218	Turnberry Village	2	2	0	Yes	1,473	Golf	4/30/20	\$325,000
40	Fazio	3	3	0	Yes	2,017	Lagoon	1/3/20	\$367,000	293	Turnberry Village	2	2	0	Yes	1,473	Golf	3/27/20	\$338,500
5104	Hampton Place	1	2	0	Yes	985	Ocean	1/8/20	\$405,000	266	Turnberry Village	2	2	0	Yes	1,351	Golf	6/22/20	\$370,000
6304	Hampton Place	1	2	0	Yes	985	Ocean, Pool	5/4/20	\$520,000	296	Turnberry Village	2	2	0	Yes	1,473	Golf, Lagoon	3/10/20	\$410,000
5504	Hampton Place	1	2	0	Yes	985	Ocean	6/3/20	\$530,000	235	Turnberry Village	2	2	0	Yes	1,473	Golf	3/17/20	\$412,000
6204	Hampton Place	1	2	0	Yes	985	Ocean, Pool	3/10/20	\$530,900	2116	Villamare	2	2	0	Yes	1,232	Lagoon	4/30/20	\$450,000
6305	Hampton Place	2	2	0	Yes	1,392	Ocean, Pool	5/4/20	\$745,000	2419	Villamare	2	2	0	Yes	1,232	Landscape	4/24/20	\$470,000
6101	Hampton Place	3	3	0	Yes	1,777	Ocean	5/15/20	\$1,050,000	3326	Villamare	2	2	0	Yes	1,232	Ocean	5/29/20	\$507,500
7142	Harbourside II	2	2	0	Yes	1,257	Harbor	4/17/20	\$330,000	1402	Villamare	2	2	0	Yes	1,232	Ocean	1/15/20	\$675,000
7139	Harbourside II	2	2	0	Yes	1,257	Harbor	2/27/20	\$340,000	8105	Wendover Dunes	2	2	1	Yes	1,562	Landscape, Wooded	1/7/20	\$585,000
2	Hickory Cove	3	4	0	Yes	1,600	Lagoon	4/16/20	\$495,000	8117	Wendover Dunes	3	3	0	Yes	1,957	Wooded	6/22/20	\$699,000
7654	Huntington	3	3	1	Yes	1,511	Lagoon	4/10/20	\$640,000	8107	Wendover Dunes	3	3	0	Yes	1,957	Wooded	1/3/20	\$785,000
7634	Huntington	3	3	1	Yes	1,511	Lagoon	6/4/20	\$651,000	4401	Windsor Ct N	2	2	0	Yes	1,442	Ocean	4/13/20	\$728,000
977	Inverness Village	3	3	0	Yes	1,450	Golf, Lagoon	6/26/20	\$375,000	3305	Windsor Ct S	2	2	0	Yes	1,442	Ocean, Pool	3/2/20	\$759,000
955	Inverness Village	2	2	0	No	1,450	Golf	6/18/20	\$380,000	203	Windsor Place I	4	4	0	Yes	2,130	Lagoon, Ocean	6/18/20	\$925,000



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Historical Comparison: 2011-2020
Sales and Prices: January 1, 2011 – June 30, 2020
Palmetto Dunes | Shelter Cove | Leamington

Year	Homes Sold	Avg Price	Inventory	Pending	Villas Sold	Avg Price	Inventory	Pending	Homesites Sold	Avg Price	Inventory	Pending
2011	35	\$1,029,057	91	11	59	\$453,996	231	28	3	\$275,000	29	3
2012	22	\$1,058,797	92	15	83	\$432,958	174	32	5	\$407,000	28	0
2013	22	\$1,152,205	76	16	89	\$454,477	155	32	6	\$409,000	19	1
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

Hold on – We’re Just Getting Started!

Phenomenal sales! As you can see from the numbers above, the first half of 2020 has exceeded all expectations despite a roughly eight-week period of COVID-related lockdowns. The total number of home sales as well as home prices have all increased, which I see as a direct result of buyers seeking out a better quality of life during this pandemic.

The reason that condominium sales were off is because visitors to the Island came when condo properties were shut down and as such, they generated less interest. Homesites also performed just below homes, but there is good news on the horizon. Take a look inside this NEWS, at properties under contract, and you’ll find one offered at just under \$732,000 and one at \$1.1 million. As good as things look now, all signs point to our market getting even hotter. Your time to take advantage is now!!