

Celebrating 50 Years

RBC Heritage presented
by Boeing...

It is a year of incredible milestones here on Hilton Head Island. You've no doubt heard that this year's RBC Heritage Presented by Boeing was the 50th iteration of the Island's signature golf tournament.

Palmetto Dunes
Celebrates 50 Years...

I'm thrilled to join Palmetto Dunes in celebrating its 50th anniversary. First co-founded in 1967, this fantastic neighborhood truly came into its own with the opening of the Robert Trent Jones Golf Course and the establishment of our famed 11-mile lagoon system. Since then, we've experienced an array of memorable moments. In 1971, we were officially branded the Palmetto Dunes Resort, signifying to the world that this special place was to be a destination for the world as it sought the finest in Lowcountry living.

We received our first marvelous resort in 1976 with the opening of the Hyatt Hotel (now Marriott), and expanded our offerings with the dredging of Shelter Cove in 1980. When it officially opened in 1983, it added an immensely popular amenity to our area with a beautiful sweeping waterfront. The opening of Leamington in 1985 added a luxuriously private community with personal golf cart usage.

I have had the honor of specializing in this remarkable community since 1976, joining this incredible journey as Palmetto Dunes, Shelter Cove and Leamington established itself as a preeminent choice for quality of life on Hilton Head Island.

The Word is Out about our Special Island!

Dear Palmetto Dunes, Shelter Cove, Leamington Owners and Friends,

If early signs are any indication, 2018 is going to be a watershed year for island real estate. While the typical real estate season begins in March, that was not the case this year. I'm not alone in this assertion, either. I spend a lot of my time conferring with other members of the real estate community, and across the board I'm hearing good news. It's rare to see so much good news so early in the year.

Keeping in mind how this is usually our slower season, we were also bracing ourselves for whatever impact the recent interest rate increases might have. If I may speak with caution optimism, so far we have not observed any negative effect. Thankfully, the particularities of the Hilton Head Island market shield us somewhat, in that we have a finite amount of supply and are historically known for our quality. Given all of this, I'm confident that interest rates will not be a barrier to sales on Hilton Head Island.

Another factor that points to a strong 2018 is the current state of the stock market. After 42 years in real estate, I've seen our local real estate market respond to bull markets and bear markets. And in those 42 years, I've seen it time and time again: when the stock market is soaring, we reach a tipping point wherein people start pulling money out of the stock market and putting it into real estate. In case you hadn't noticed, the stock market has been hitting record highs.

Of course, this anecdotal evidence supports all the mountains of research showing how low our prices are compared to other high end resort communities on the East Coast. If you dig into the numbers, you'll find that up and down the coast, prices

have returned to their prerecession levels while ours have remained stagnant. We are a resale community, with no new inventory on the horizon, and I can't stress enough how much more we should be valuing ourselves. All indications lead to a population shift in demographics from the northeast, midwest and western parts of the country to the southeast and southwest regions. We are positioned perfectly to take advantage of the increase in population coming from these areas, especially since we have been awarded the **Top Island in the US - Conde' Nast** and **#1 Island in the Continental US** and **#2 Island in the World** by **Travel + Leisure** Magazine.

As I look back on my 42 years in the real estate business, I also look forward to where our prices could be 5, 10 or 20 years from now. I look forward, and I'm hopeful. Because right now our prices are back where they were before the boom years of 2005-2007.

We have millions of dollars of infrastructure investment, accolades from media outlets all over the world and a robust economy telling us that we're worth it. How do we reinforce this? By spreading our message. Right now, Hilton Head Island is undervalued for the quality of life it provides to homeowners. Its natural beauty and world-class amenities make it a tremendous place to build priceless family memories. Its bargain prices make it the perfect opportunity for those looking to round out their investment portfolio. But those prices won't last-not if we can get the word out. So tell a friend about Hilton Head Island. Referrals are always the best source of business.

Beach Update...

The phenomenal work continues on the rejuvenation and refreshment of our Island's No. 1 natural resource – our pristine white sandy beaches. Work to install sand fencing along the central Atlantic Oceanfront section of the beach is complete, adding nearly 10 miles of sand fences to protect and preserve our dunes. It's expected at this point that revegetation of sea oat grasses and other vital dune preserving plant life will be concluded by late April or early May. Project information is available at the Town's website: www.hilton-headislandsc.gov.

Outdoor Adventures Abound...

With the mercury rising after a particularly brutal winter (one that saw rare snow flurries on Hilton Head Island), everyone is ready to get out and enjoy the outdoors. And Hilton Head Island offers an abundance of opportunities for getting some fresh air, both on land and at sea.

Palmetto Dunes and Leamington offer some of the best beaches on the Island, with the right mixture of hard-packed sand for beach sports from Frisbee to bocce and gentle waves for boogey boarding and skimboarding. You might even spot some kitesurfing off our shores as sea breezes lift surfers high into the air off of the breaking waves.

For a more tranquil experience, you can take to the waters of our famed lagoon system that winds through Palmetto Dunes and Leamington, offering 11 miles of fishing...or you can head over to Shelter Cove Harbour, where kayaks and paddleboards take you out among winding tidal headwaters to visit with dolphins and enjoy picturesque scenery on all sides. More and more visitors to the island are discovering our award-winning leisure paths system, which has earned the Town of Hilton Head Gold Level Bicycle Friendly Community status. Here in Palmetto Dunes, Shelter Cove and Leamington we are perfectly situated to take advantage of connecting our communities.

The Accolades Keep Pouring In...

It's safe to say the secret is out. Over the past few years, Hilton Head Island has been showered with accolades from media outlets and organizations the world over, praising our beaches, our golf, history and our unique island lifestyle. And the hits just keep on coming.

Southern Living Magazine recently combed the beaches of 11 southern states with an eye on finding the best of the best, and they found it here on Hilton Head Island. In describing their choice for the region's top beach, they wrote, "Best known for golf at classic resorts like Sea Pines and Palmetto Dunes, Hilton Head Island has been around for a while (incorporated in 1983) and has grown comfortable in its own skin. Explore flat, wide Atlantic beaches and waterways that are ideal for paddling." It's a distinct honor and one that our town can plan on hearing from even more outlets as we wrap up the latest round of beach renourishment.

Hilton Head Island has also recently received high praise from **Audubon International**, earning the first public Audubon Sustainable Community certification in the state of South Carolina. In fact, Hilton Head Island became just the 7th community in the country to earn this distinction, joining Eufaula, Alabama; Williamston, North Carolina; Coconut Creek, Florida; Stowe Mountain Resort, Vermont; Rio Verde, Arizona; and Seabrook Island, South Carolina. "As the first public member in South Carolina to receive the Audubon International Sustainable Community Certification, Hilton Head Island has demonstrated a strong commitment to sustainable living," said Jessica Latus, Director of Sustainable Community Programs at Audubon International. "This community's multistage, staff-led effort will help to preserve their unique setting and enhance quality of life for all residents over the long run."

Money Magazine Salutes Savannah Airport...

Our own airport, Savannah/Hilton Head Island International Airport recently received high praise from **MONEY Magazine**, naming it one of the 15 Best Airports in the U.S. Analyzing 80 of the nation's top airports, **MONEY** took into account customer experience scores from J.D. Power, reader reviews from **Travel + Leisure**, on-time arrival rates, security delays, and traveler amenities such as shops and restaurants. "To be a high-performing airport, you've got to do the basic blocking and tackling well – you've got to have decent access, good security, restrooms have to be clean," says Mike Taylor, who leads J.D. Power's airport research. "But what separates the really high performers from the good airports is the food, beverage and retail." With its ten restaurants and on-time arrivals of 81.35 percent, SAV placed 10th on a list that included Santa Ana's John Wayne Airport, Portland's PDX and Indianapolis International Airport.

Who's Who In Luxury Real Estate...

Our affiliation with Who's Who in Luxury Real Estate has taken our business to a new level providing the opportunity for us to be linked to a global presence with our listings, exposing them to more qualified buyers both nationally and internationally to our community. To be eligible for membership with Who's Who in Luxury Real Estate, broker or firms must list and sell in the top 10 percent of their market – only the very best companies and individuals are invited into the network.

Making the Commitment to You Since 1976...

As a resident and owner living in our community since 1976, there are several reasons why I am qualified to help you achieve your real estate goals and objectives:

- 100% commitment to the property owners in our community.
- Achieved \$1,000,000,000 (billion) in record-breaking personal sales since 1976.
- #1 All-time Listing and Selling Agent in One Community for homes, home-sites and condominiums, all achieved in Palmetto Dunes, Shelter Cove and Leamington.
- The only agent specializing exclusively in Palmetto Dunes, Shelter Cove and Leamington exclusively.
- Negotiating skills and knowledge of prices, where they were, where they are and where they will be in the future. We can help eliminate costly mistakes on what to buy, when to buy and how to get fair market value for our client.
- In the 42 years of selling in Palmetto Dunes, Shelter Cove and Leamington, I can't remember experiencing a more dynamic market than the one we are in today.
- One of the largest owner of property throughout the years in Palmetto Dunes, Shelter Cove and Leamington, other than the developers themselves.
- Dedicated to delivering an honest, personal and attentive experience to each client, determining their specific real estate needs, finding the perfect property to meet those needs, and helping each client achieve their real estate goals and objectives. It's all part of what I offer a client as the VIP Customer Experience.
- In real estate, not understanding current property values can be extremely costly for either a buyer or seller.

New Neighbors...

Chipotle and Starbucks are scheduled to open in the near future in the Shelter Cove area near the Kroger Fuel Center.

WaterWalk Apartments...

The newest edition to Shelter Cove Towne Centre are the 240 luxury units scheduled to be completed late spring 2018. Both of the units will be pet-friendly and will offer one-, two- and three-bedroom units ranging from 1,054 sq. ft. to 2,121 sq. ft. The residents have access to a private parking garage utilizing parking on the same level as their apartment. Amenities include concierge service, business center, social club room, pool and wellness center. Visit waterwalkhi.com or the leasing office. The apartments are being developed by Southeastern Development.

Affordability Index...

- Attractive prices
 - + Solid financing with Interest Rates at Historic Lows
 - + Tax Benefits, If Applicable
 - + Weekly / Long-term Rentals at All-Time Highs
 - + Vacation Savings
 - + Forced Savings
 - + Potential Capital Appreciation
-
- = Exceptional Buying Power!!!

Three Incredible Property Owners Associations...

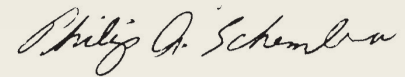
Our Property Owners Associations are hard at work servicing our owners and our community. For the latest updates in each community, please visit:

1. Palmetto Dunes:
www.pdpoa.org
2. Shelter Cove:
www.welcometosheltercove.com
3. Leamington:
www.leamingtonpoa.org

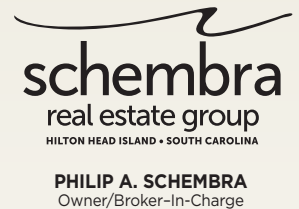
A Changing Market...

Thank you for your continued trust, support and confidence since 1976. I consider it a privilege to live and specialize in our community and to help countless buyers and sellers achieve their real estate goals and objectives. My personal relationship and your referrals have been a huge part of my success, and I thank you. If your needs have changed, you are thinking of selling or reinvesting, or if any of your family members, friends or business associates are interested in becoming part of our community, get in touch. Please stop by our office at The Plaza at Shelter Cove and say hello. It pays to specialize!

Sincerely,



Philip A. Schembra
Broker-In-Charge



in partnership with
 

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ACTIVE HOMES: Palmetto Dunes | Leamington

ADDRESS	LIST PRICE	BDS	BA	HB	FURN	SQ FT	YR BUILT	VIEW
32 Off Shore	\$489,000	3	3	1	Yes	1,818	1986	Golf
14 Heath Drive	\$499,000	3	3	1	Yes	2,078	1981	Golf
52 Off Shore	\$564,000	3	3	1	No	2,340	1990	Golf
51 Off Shore Drive	\$589,900	3	3	1	No	2,058	1985	Lake, Landscape
3 Up Wind	\$598,400	4	3	0	No	2,176	1973	Lake, Wooded
22 Promontory Court	\$629,000	3	3	1	Yes	2,873	1994	Pool, Wooded
55 Sea Lane	\$629,000	3	3	0	No	2,592	1989	Golf, Lagoon
35 Full Sweep	\$632,000	4	4	0	Yes	2,843	1987	Lake
69 Port Tack	\$685,000	3	3	1	No	2,295	1988	Lagoon
44 Full Sweep	\$699,000	3	3	0	No	2,347	1980	Golf, Lagoon
47 Queens Way	\$699,500	3	3	1	No	3,003	1993	Golf
13 Interlochen Drive	\$716,500	4	4	1	No	2,807	1999	Landscape
5 Down Wind	\$725,000	3	4	1	No	2,260	1981	Lagoon
56 Port Tack	\$725,000	3	4	1	No	2,240	1986	Lagoon
11 Saint George Road	\$729,000	4	5	1	Yes	3,435	1983	Lagoon, River
10 Hunt Club Court	\$730,000	4	4	0	Yes	2,244	1987	Lagoon
6 Cottage Court	\$732,000	4	3	0	Yes	3,040	1995	Landscape
81 Port Tack	\$749,000	3	3	0	Yes	2,438	1995	Lagoon
12 Hunt Club Court	\$749,500	3	3	1	Yes	2,025	1980	Lagoon
29 Swing About	\$759,500	4	3	0	Yes	2,597	1973	Lagoon, Pool
17 Interlochen Drive	\$790,000	5	5	1	No	3,400	2002	Landscape, Pool
49 Off Shore	\$794,900	4	4	0	Yes	3,400	1993	Lagoon, Pool
73 Leamington Lane	\$799,000	4	4	0	No	3,400	1992	Golf, Landscape
18 Leamington Lane	\$799,000	4	3	0	No	2,788	1989	Golf
10 Arthur Hills Court	\$827,500	4	3	0	No	3,251	1992	Golf, Lagoon
5 Troon Drive	\$849,000	5	5	1	Yes	2,093	1996	Pool
6 Covington Court	\$875,000	4	4	0	Yes	2,479	1989	Lagoon, Landscape
22 Arthur Hills Court	\$895,000	4	4	1	No	3,500	1993	Golf, Lagoon
29 Off Shore	\$899,997	4	5	1	No	3,042	1992	Lagoon, Pool
4 Galleon	\$949,500	3	3	0	No	2,252	1981	Landscape
17 Port Tack	\$950,000	3	3	0	Yes	2,368	1971	Golf, Lagoon
3 Eastwind	\$995,000	3	3	0	Yes	1,881	1983	Landscape, Wooded
5 Hunt Club Court	\$999,000	5	5	0	Yes	3,870	1999	Landscape, Pool
81 Leamington Lane	\$999,999	4	5	1	No	4,055	1989	Golf
144 Mooring Buoy	\$1,100,000	3	3	0	Yes	2,132	1973	Pool, Wooded
19 Port Tack	\$1,100,000	4	4	1	Yes	3,239	1972	Golf, Lagoon
1 Armada Street	\$1,149,000	3	3	0	Yes	2,477	1979	Wooded
4 Catboat	\$1,170,000	5	5	0	Yes	4,012	1989	Landscape, Pool
7 Slack Tide	\$1,199,000	4	4	1	No	3,263	2003	Golf, Lagoon
7 Saint George Road	\$1,199,000	4	5	1	Yes	3,065	1997	Lagoon, Pool
1 Eastwind	\$1,200,000	5	5	1	Yes	3,038	1984	Landscape
9 High Water	\$1,200,000	7	7	1	Yes	4,604	1987	Lagoon
2 Lee Shore	\$1,225,000	5	5	0	Yes	3,005	1994	Wooded
11 Leamington Lane	\$1,279,000	5	6	1	No	4,140	2002	Lagoon
29 Port Tack	\$1,295,000	6	6	1	Yes	5,802	2003	Golf, Lagoon
25 Rum Row	\$1,295,000	6	5	1	Yes	4,032	1991	Golf
44 Sea Lane	\$1,345,000	4	4	1	Yes	2,680	1984	Lagoon
4 Fairway Court	\$1,390,000	4	5	1	No	5,000	2004	Golf, Lagoon
4 Junket	\$1,495,000	4	4	0	Yes	3,416	1985	Landscape, Wooded
4 Ketch	\$1,595,000	6	7	1	Yes	4,022	1992	Ocean
176 Mooring Buoy	\$1,749,500	5	8	2	Yes	4,561	1980	Golf, Lagoon
15 S Shore Place	\$1,995,000	4	5	1	No	5,450	2010	Lagoon, Pool
5 Junket	\$1,999,000	6	7	1	Yes	5,112	1984	Ocean
9 Promontory Court	\$2,095,000	5	5	0	Yes	5,019	2007	Golf, Lagoon
1 Brigantine	\$2,125,000	8	7	0	Yes	5,130	2003	Landscape, Pool
6 Armada	\$2,795,000	6	7	1	Yes	4,431	2016	Landscape, Wooded
19 Armada	\$3,250,000	4	5	1	Yes	3,842	1987	Ocean
17 Armada	\$3,695,000	5	5	0	Yes	4,916	1992	Ocean
9 Junket	\$3,789,000	5	7	2	Yes	4,956	1994	Ocean
11 Junket	\$3,795,000	6	8	1	Yes	4,902	1980	Ocean
11 Dinghy	\$3,850,000	6	7	1	Yes	4,560	1989	Ocean
12 Brigantine	\$4,395,000	6	6	1	Yes	5,600	1981	Ocean
9 High Rigger	\$4,395,000	5	6	0	No	4,633	1999	Ocean
9 East Wind	\$4,495,000	6	7	1	Yes	5,784	2004	Ocean

UNDER CONTRACT HOMES: Palmetto Dunes | Leamington

ADDRESS	LIST PRICE	BDS	BA	HB	FURN	SQ FT	YR BUILT	VIEW
44 Off Shore	\$279,900	3	2	0	No	1,754	1973	Golf, Landscape
2 Merion Court	\$529,000	3	2	0	Yes	1,698	1980	Landscape
19 Cartgate Drive	\$559,000	3	3	0	No	1,956	1995	Wooded
12 Sea Lane	\$599,000	4	4	1	No	2,512	1982	Lagoon
12 Promontory Court	\$629,000	3	3	1	No	2,330	1985	Landscape, Wooded
21 Swing About	\$799,500	4	4	0	Yes	2,796	2002	Lagoon, Pool
4 Covington Place	\$869,900	3	4	1	No	2,504	1990	Lagoon, Landscape
55 Heath Court W	\$929,000	3	5	1	Yes	3,524	1990	Golf, Lagoon
4 Haul Away	\$999,900	5	5	1	No	6,064	2002	Lagoon
4 Full Sweep	\$1,049,000	4	3	0	Yes	2,385	1979	Lagoon, River
11 Promontory Court	\$1,095,000	5	5	1	No	4,081	1995	Golf, Lagoon
2 Weather Shore	\$1,150,000	5	6	2	Yes	3,654	1990	Landscape, Pool
3 Junket	\$1,695,000	5	6	1	Yes	4,591	1992	Wooded
49 Mooring Buoy	\$1,895,000	6	7	0	Yes	5,322	2002	Golf, Lagoon
11 Iron Clad	\$3,950,000	6	9	2	No	5,787	1996	Ocean

SOLD HOMES: Palmetto Dunes | Leamington

ADDRESS	SOLD PRICE	SOLD	BDS	BA	HB	FURN	SQ FT	YR BUILT	VIEW
21 Full Sweep	\$460,000	1/8/18	3	2	0	Yes	2,034	1980	Lake, Pool
51 Heath Court W	\$532,000	1/9/18	4	4	0	Yes	4,335	1990	Golf
29 Rum Row	\$695,000	3/5/18	3	3	0	Yes	2,100	1978	Golf
10 Full Sweep	\$710,000	1/5/18	4	3	1	Yes	2,536	1980	Golf, Lagoon
122 Mooring Buoy	\$720,000	2/12/18	4	4	0	Yes	2,648	1970	Landscape
4 Ginger Beer Court	\$750,000	3/7/18	5	6	2	Yes	3,968	2000	Landscape, Pool
85 Leamington Lane	\$755,000	3/22/18	4	4	1	Yes	3,328	1995	Golf
39 Full Sweep	\$820,000	1/5/18	4	5	1	Yes	3,411	2003	Lagoon, Lake
161 Mooring Buoy	\$1,078,500	3/23/18	5	5	0	Yes	3,506	1989	Lagoon
5 Eastwind	\$1,150,000	2/21/18	5	4	0	Yes	2,854	1980	Pool
6 Dinghy	\$1,200,000	3/9/18	4	5	1	Yes	2,710	1983	Landscape, Wooded
6 Flotilla	\$1,350,000	1/18/18	5	5	1	Yes	3,292	1990	Landscape, Pool
164 Mooring Buoy	\$1,737,500	3/9/18	5	7	2	Yes	3,680	1979	Landscape, Pool

ACTIVE HOMESITES: Palmetto Dunes | Leamington

ADDRESS	LIST PRICE	VIEW
16 Cartgate Drive	\$239,000	Wooded
2 Promontory Court	\$247,000	Landscape, Wooded
86 Port Tack	\$249,000	Lagoon, Lake
48 Off Shore	\$249,000	Golf
1 Promontory Court	\$269,900	Golf
42 Leamington Lane	\$359,900	Golf, Lagoon
20 Starboard Tack	\$399,000	Lagoon
50 Leamington Lane	\$419,500	Golf
6 Strath Court	\$450,000	Lagoon
41 Port Tack	\$550,000	Golf, Lagoon
18 Brassie Court	\$579,000	Lagoon, Lake
3 Arthur Hills Court	\$620,000	Golf, Lagoon
126 Mooring Buoy	\$730,000	Wooded
2 Junket	\$770,000	Landscape
3 Long Boat	\$899,000	Ocean
4 Flotilla	\$995,000	Ocean
9 Long Boat	\$2,890,000	Ocean
15 Brigantine	\$3,769,000	Ocean

**SOLD HOMESITES:
Palmetto Dunes | Leamington**

ADDRESS	SOLD PRICE	SOLD	VIEW
12 Leamington Lane	\$302,000	3/9/18	Golf, Landscape
38 Sea Lane	\$575,000	1/18/18	Lagoon

**UNDER CONTRACT HOMESITES:
Palmetto Dunes | Leamington**

ADDRESS	LIST PRICE	VIEW
17 Heath Drive	\$249,900	Wooded

ACTIVE CONDOS: Palmetto Dunes | Shelter Cove | Leamington

	COMPLEX	LIST PRICE	BDS	BA	HB	FURN	SQ FT	VIEW
121	Abbington	\$625,000	2	2	0	Yes	1,120	Lagoon
110	Abbington	\$749,000	3	3	0	Yes	1,534	Lagoon
108	Abbington	\$799,000	3	3	0	Yes	1,419	Lagoon
7480	Anchorage	\$279,000	2	2	0	Yes	1,150	Lagoon, Pool
406	Barrington Arms	\$429,000	1	2	1	Yes	960	Ocean
401	Barrington Arms	\$595,000	2	2	0	Yes	1,171	Ocean, Pool
105	Barrington Arms	\$899,000	3	3	0	Yes	1,792	Ocean, Pool
305	Barrington Arms	\$925,000	3	3	0	Yes	1,792	Ocean
404	Barrington Arms	\$1,070,000	3	3	0	Yes	1,792	Ocean, Pool
217	Barrington Court	\$379,900	1	2	1	Yes	862	Ocean
117	Barrington Court	\$445,500	1	2	1	Yes	862	Ocean
110	Barrington Court	\$649,000	2	2	0	Yes	1,171	Ocean, Pool
111	Barrington Court	\$649,000	2	2	0	Yes	1,171	Ocean, Pool
712	Barrington Park	\$315,000	1	2	1	Yes	801	Lagoon
713	Barrington Park	\$339,000	1	2	1	Yes	801	Lagoon
705	Barrington Park	\$340,000	1	2	1	Yes	801	Lagoon, Landscape
702	Barrington Park	\$579,000	3	3	0	Yes	1,498	Lagoon
208	Captains Quarters	\$399,995	2	2	0	Yes	1,390	Harbor
258	Captains Quarters	\$415,000	2	2	0	Yes	1,380	Deep Water
201	Captains Quarters	\$459,900	2	2	0	No	1,390	Deep Water, River
411	Captains Walk	\$599,000	2	2	0	Yes	1,367	Ocean
459	Captains Walk	\$649,000	2	2	0	Yes	1,367	Ocean
429	Captains Walk	\$769,000	3	3	0	Yes	1,762	Ocean, Pool
450	Captains Walk	\$789,000	2	2	0	Yes	1,367	Ocean
462	Captains Walk	\$838,888	3	3	0	Yes	1,762	Ocean
457	Captains Walk	\$839,500	3	3	0	Yes	1,762	Ocean
474	Captains Walk	\$849,000	3	3	0	Yes	1,762	Ocean
425	Captains Walk	\$895,000	2	2	0	No	1,367	Ocean
7804	CetreCourt	\$364,999	2	2	0	Yes	1,199	Lagoon
29	Fazio	\$429,000	3	3	1	Yes	1,836	Golf
5104	Hampton Place	\$449,500	1	2	0	Yes	985	Ocean
5501	Hampton Place	\$535,000	1	2	0	Yes	985	Ocean
5204	Hampton Place	\$549,000	1	2	0	Yes	985	Ocean
5203	Hampton Place	\$739,000	2	2	0	Yes	1,540	Ocean
5108	Hampton Place	\$1,275,000	3	3	0	Yes	1,971	Ocean
6108	Hampton Place	\$1,295,000	3	3	0	Yes	1,971	Ocean, Pool
7120	Harbourside I	\$249,900	1	2	1	Yes	995	Harbor
7121	Harbourside I	\$279,000	1	2	1	Yes	995	Deep Water, Harbor
7152	Harbourise II	\$299,000	1	2	1	No	995	Harbor
7144	Harbourside II	\$335,000	2	2	0	Yes	1,261	Landscape
38	Hickory Cove	\$519,000	3	3	0	Yes	1,570	Pool
7626	Huntington	\$479,000	2	2	0	Yes	1,406	Lagoon
7650	Huntington	\$749,000	3	4	1	Yes	1,511	Lagoon, River
942	Inverness Village	\$340,000	2	2	0	Yes	1,228	Golf
934	Inverness Village	\$369,000	2	2	0	Yes	1,450	Golf
938	Inverness Village	\$389,000	2	2	0	Yes	1,228	Golf
2104	Newport	\$315,000	2	2	0	No	1,210	Marsh, Sound
655	Queens Grant	\$220,000	2	1	0	Yes	1,043	Landscape
732	Queens Grant	\$247,500	2	1	0	Yes	1,024	Landscape
520	Queens Grant	\$259,900	2	2	0	Yes	1,024	Landscape
689	Queens Grant	\$269,900	2	2	0	Yes	1,043	Landscape
508	Queens Grant	\$269,900	2	2	0	Yes	1,043	Landscape
511	Queens Grant	\$299,900	2	2	0	Yes	1,447	Landscape
773	Queens Grant	\$309,900	2	2	0	Yes	1,447	Landscape
649	Queens Grant	\$350,000	2	2	0	Yes	1,459	Lagoon, Landscape
105	Somerset	\$1,169,500	3	4	1	Yes	2,366	Golf
201	Somerset	\$1,775,000	3	4	1	Yes	2,740	Ocean
406	Somerset	\$1,995,000	3	4	1	Yes	2,740	Ocean
2101	South Shore Commons	\$1,185,000	3	3	0	Yes	2,481	Landscape, Pool
1201	South Shore Commons	\$1,195,000	3	3	0	No	2,481	Landscape, Pool
1770	St. Andrews Common	\$219,000	1	2	1	Yes	902	Golf, Landscape
1651	St. Andrews Common	\$229,000	1	2	1	Yes	902	Landscape
1956	St. Andrews Common	\$229,900	1	2	1	Yes	902	Golf, Lagoon
1857	St. Andrews Common	\$232,000	1	2	1	Yes	902	Landscape
1861	St. Andrews Common	\$245,000	2	2	0	Yes	1,177	Landscape
1863	St. Andrews Common	\$249,000	2	2	0	Yes	1,177	Landscape, Pool
1767	St. Andrews Common	\$340,000	2	2	0	No	1,342	Landscape
1765	St. Andrews Common	\$359,000	2	2	0	Yes	1,342	Golf, Lagoon
1982	St. Andrews Common	\$369,000	2	2	0	Yes	1,342	Landscape, Wooded
53	The Moorings	\$365,000	2	3	0	No	1,251	Lagoon, Wooded
156	Townhomes At Southshore	\$2,595,000	5	5	0	Yes	4,232	Ocean
122	Townhomes At Southshore	\$2,995,000	6	6	0	Yes	5,029	Ocean
3	Tradewinds	\$419,900	3	4	1	No	2,300	Landscape, Pool
20	Tradewinds	\$439,000	3	4	1	No	2,300	Landscape
19	Tradewinds	\$469,900	3	4	1	No	2,300	Landscape
25	Tradewinds	\$529,900	3	4	1	Yes	2,300	Landscape, Pool
245	Turnberry Village	\$415,000	3	3	0	Yes	1,576	Landscape
2518	Villamare	\$499,000	2	2	0	Yes	1,232	Ocean, Wooded
2219	Villamare	\$530,000	2	2	0	Yes	1,232	Lagoon, Landscape
3429	Villamare	\$565,000	2	2	0	Yes	1,232	Ocean
3230	Villamare	\$569,900	2	2	0	Yes	1,232	Ocean
1103	Villamare	\$575,000	2	2	0	Yes	1,232	Ocean
3428	Villamare	\$575,000	2	2	0	Yes	1,232	Ocean
3330	Villamare	\$579,000	2	2	0	Yes	1,232	Ocean
3420	Villamare	\$599,000	2	2	0	Yes	1,232	Ocean, Pool
3129	Villamare	\$599,000	2	2	0	Yes	1,232	Landscape
1404	Villamare	\$599,900	2	2	0	Yes	1,232	Ocean, Pool
1503	Villamare	\$639,000	2	2	0	Yes	1,232	Ocean, Pool
1105	Villamare	\$699,900	2	2	0	Yes	1,232	Deep Water, Ocean
1405	Villamare	\$725,000	2	2	0	Yes	1,232	Ocean
1308	Villamare	\$750,000	2	2	0	Yes	1,232	Ocean
3425	Villamare	\$779,000	2	2	0	Yes	1,232	Ocean, Pool
1501	Villamare	\$792,000	2	2	0	Yes	1,232	Ocean
8116	Wendover Dunes	\$729,000	3	3	0	Yes	1,957	Landscape
4305	Windsor Ct N	\$769,000	2	2	0	Yes	1,442	Ocean, Pool
107	Windsor Place I	\$639,000	2	2	0	Yes	1,442	Ocean, Pool
406	Windsor Place I	\$729,999	2	2	0	Yes	1,442	Ocean
203	Windsor Place I	\$1,035,000	4	4	0	Yes	2,130	Landscape, Ocean
309	Windsor Place I	\$1,299,000	3	3	0	Yes	1,830	Ocean
2114	Windsor Place II	\$439,000	1	2	0	Yes	1,019	Ocean
2414	Windsor Place II	\$459,000	1	2	0	Yes	1,019	Ocean
2314	Windsor Place II	\$489,000	1	2	0	Yes	1,019	Ocean, Pool
2116	Windsor Place II	\$615,000	2	2	0	Yes	1,442	Landscape, Ocean

SOLD CONDOS: Palmetto Dunes | Shelter Cove | Leamington

	COMPLEX	SOLD PRICE	SOLD DATE	BDS	BA	HB	FURN	SQ FT	VIEW
7473	Anchorage	\$240,000	2/21/18	2	2	0	Yes	1,150	Lagoon, Pool
7484	Anchorage	\$282,000	1/22/18	2	2	0	Yes	1,140	Lagoon, Pool
7474	Anchorage	\$292,500	3/26/18	3	3	0	Yes	1,551	Lagoon, Pool
249	Captains Quarters	\$375,000	3/9/18	2	2	0	Yes	1,390	Deep Water, Marsh
442	Captains Walk	\$650,000	1/5/18	2	2	0	Yes	1,367	Ocean
418	Captains Walk	\$707,000	2/2/18	3	3	0	Yes	1,762	Ocean
7822	CentreCourt	\$357,500	3/1/18	2	2	0	Yes	1,199	Lagoon
51	Fazio	\$343,000	1/24/18	2	3	1	Yes	1,636	Pool
6103	Hampton Place	\$724,000	1/29/18	2	2	0	Yes	1,540	Ocean
5306	Hampton Place	\$750,000	2/5/18	2	2	0	Yes	1,540	Ocean
6401	Hampton Place	\$1,155,000	2/28/18	3	3	0	Yes	1,971	Ocean
7159	Harbourside II	\$285,000	2/20/18	2	2	0	No	1,647	Harbor, Landscape
7139	Harbourside II	\$320,000	1/16/18	2	3	1	Yes	1,647	Harbor
3102	Peninsula at Newport	\$575,000	3/1/18	3	3	0	No	1,840	Marsh, River
558	Queens Grant	\$215,000	3/16/18	2	1	0	Yes	1,024	Landscape
794	Queens Grant	\$213,500	3/1/18	2	1	0	Yes	1,024	Landscape
649	Queens Grant	\$226,000	1/24/18	2	2	0	No	1,459	Golf, Pool
736	Queens Grant	\$232,000	3/21/18	2	1	0	Yes	1,024	Landscape
746	Queens Grant	\$227,500	2/21/18	2	2	0	Yes	1,447	Landscape
588	Queens Grant	\$295,000	2/2/18	3	3	1	Yes	1,988	Landscape
536	Queens Grant	\$305,000	2/9/18	3	3	0	Yes	1,828	Landscape
604	Queens Grant	\$345,000	2/15/18	3	3	1	Yes	1,988	Landscape
675	Queens Grant	\$340,000	1/12/18	3	3	1	Yes	1,988	Landscape
622	Queens Grant	\$400,000	3/6/18	3	3	0	Yes	1,828	Golf, Landscape
1661	St. Andrews Common	\$205,000	2/12/18	2	2	0	Yes	1,177	Wooded
1680	St. Andrews Common	\$205,000	3/9/18	2	2	0	Yes	1,177	Golf
1866	St. Andrews Common	\$265,000	3/19/18	2	2	0	Yes	1,177	Landscape
229	Turnberry Village	\$278,500	3/15/18	2	2	0	Yes	1,351	Golf
210	Turnberry Village	\$360,000	3/9/18	2	2	0	No	1,473	Golf, Lagoon
8128	Wendover Dunes	\$510,000	3/26/18	2	3	1	Yes	1,562	Wooded
3408	Windsor Ct S	\$1,285,000	3/7/18	3	3	0	Yes	1,880	Landscape, Ocean
3107	Windsor Ct S	\$1,360,000	3/22/18	3	3	0	Yes	1,935	Ocean
2220	Windsor Place II	\$1,400,000	2/23/18	3	3	0	Yes	1,830	Ocean
7525	Yacht Club	\$445,000	3/21/18	3	3	0	Yes	1,416	Harbor, Pool

UNDER CONTRACT CONDOS: Palmetto Dunes | Shelter Cove | Leamington

	COMPLEX	LIST PRICE	BDS	BA	HB	FURN	SQ FT	VIEW
7420	Anchorage	\$252,000	2	2	0	Yes	1,150	Lagoon, Pool
607	Barrington Park	\$349,500	2	2	0	Yes	1,108	Lagoon
603	Barrington Park	\$350,000	2	2	0	No	1,108	Lagoon, Landscape
223	Captains Quarters	\$265,000	1	1	0	No	885	Deep Water, Harbor
245	Captains Quarters	\$410,000	2	2	0	No	1,380	Deep Water, Marsh
259	Captains Quarters	\$429,000	2	2	0	Yes	1,310	Deep Water, Marsh
255	Captains Quarters	\$450,000	2	2	0	Yes	1,390	Harbor
420	Captains Walk	\$689,000	2	2	0	Yes	1,367	Ocean
7818	CentreCourt	\$369,000	2	2	0	Yes	1,199	Lagoon, Landscape
35	Fazio	\$409,000	3	3	1	Yes	1,636	Lagoon
5209	Hampton Place	\$1,385,000	3	3	0	Yes	1,966	Ocean
2	Hickory Cove	\$499,000	3	4	0	Yes	1,654	Lagoon
967	Inverness Village	\$325,000	2	2	0	No	1,450	Golf
411	Main Sail	\$899,000	3	3	1	No	2,023	Harbor
9101	Newport	\$369,000	2	3	1	No	1,420	Lagoon
9103	Newport	\$489,000	3	3	0	No	1,652	Lagoon
630	Queens Grant	\$249,000	2	2	0	Yes	1,447	Landscape
632	Queens Grant	\$253,900	2	2	0	Yes	1,043	Landscape
719	Queens Grant	\$345,000	2	2	0	Yes	1,447	Landscape
625	Queens Grant	\$349,900	2	2	0	Yes	1,447	Golf, Landscape
729	Queens Grant	\$400,000	3	3	1	Yes	1,774	Golf
1870	St. Andrews Common	\$379,000	2	2	0	Yes	1,342	Golf, Lagoon
95	The Moorings	\$379,000	2	3	0	Yes	1,260	Landscape
266	Turnberry Village	\$339,000	2	2	0	Yes	1,351	Golf
252	Turnberry Village	\$359,500	3	3	0	Yes	1,576	Landscape, Pool
223	Turnberry Village	\$449,000	2	2	0	No	1,473	Golf
2115	Villamare	\$539,500	2	2	0	Yes	1,232	Lagoon, Ocean
14	Water Oak	\$334,900	2	3	0	Yes	1,270	Golf
3403	Windsor Ct S	\$499,000	1	2	0	Yes	1,037	Ocean
102	Windsor Place I	\$419,900	1	2	0	Yes	1,019	Ocean
2219	Windsor Place II	\$1,389,999	3	3	0	Yes	1,830	Ocean
7524	Yacht Club	\$379,000	3	3	0	No	1,467	Harbor, Pool
7535	Yacht Club	\$449,000	3	3	0	Yes	1,506	Harbor, Pool
7515	Yacht Club	\$495,000	3	3	0	Yes	1,416	Harbor, Pool



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Historical Comparison: 2009-2018 Sales and Prices: January 1, 2009 - March 31, 2018 Palmetto Dunes | Shelter Cove | Leamington

Year	Homes Sold	Avg Price	Inventory	Pending	Villas Sold	Avg Price	Inventory	Pending	Homesites Sold	Avg Price	Inventory	Pending
2009	4	\$823,250	128	4	16	\$466,494	248	8	1	\$650,000	28	2
2010	12	\$924,708	109	12	30	\$421,613	219	17	2	\$552,500	29	1
2011	7	\$1,635,700	102	13	20	\$487,375	217	24	1	\$375,000	29	1
2012	6	\$698,863	95	10	24	\$480,146	180	36	2	\$390,000	25	3
2013	7	\$995,286	87	7	36	\$536,043	157	33	5	\$350,000	21	1
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

Homes: In the first quarter of 2018 there were 28 homes closed or under contract compared to 22 in the first quarter of 2017, with a decrease in inventory from 70 to 64. Although prices are lower, this can be attributed to the number of lower-priced homes that sold, which brought down the early part of the year's average.

Condos: In the first quarter of 2018 there were 49 condominiums closed or under contract compared to 39 in the first quarter of 2017. It is significant that there are only 103 condominiums on the market compared to 127 last year with a 10% increase in the average price

Homesites: In the first quarter of 2018 there were 3 homesites either closed or under contract compared to 5 in 2017. Inventory remained relatively the same. However, there was a significant increase in the average price of homesites sold from \$341,667 to \$438,500 or a 28% increase in the average price.

This is positive news for all of us as owners, as inventory levels are at the lowest they have been in over ten years. Only 185 properties or 4% of the properties in our community are available. As a result, we should experience an increase in prices.