



HILTON HEAD ISLAND • SOUTH CAROLINA

The Plaza At Shelter Cove  
50P Shelter Cove Lane  
Hilton Head Island, SC 29928



# PHIL SCHEMBRA'S INVENTORY UPDATE

## PALMETTO DUNES | SHELTER COVE | LEAMINGTON

January 1 - May 31, 2024

### Great Opportunities Abound!

Hilton Head Island has the unique distinction of being ranked #1 Island in the Continental U.S. by *Travel + Leisure* for six years and *Condé Nast Traveler* for seven consecutive years. This recognition underscores our appeal and desirability as a premier travel and oceanfront residential resort community.

The Land Management Ordinance (LMO) on Hilton Head Island dictates that new owners must purchase from existing owners, creating a supply and demand dynamic that consistently benefits sellers while ensuring the community primarily operates as a resale market. This ordinance, which also restricts density on the Island, is vital to keeping our market competitive and our property values increasing.

Hilton Head Island is an oceanfront residential resort community that attracts a diverse range of owners. This includes permanent residents and second-home owners, some who own income-producing properties to help reduce costs. The varied ownership base contributes to market stability and resilience.

Nationally, there has been an increasing demand for resort properties. Resort real estate, once underrepresented, has surged in popularity because people are looking for the ultimate quality of life. The post-pandemic era saw this shift accelerate, with buyers prioritizing location, amenities, indoor and outdoor space. This has led to a migration from major metropolitan areas and cities to resort communities, including Hilton Head Island. Our state was among the top three states for inbound migration last year, including Florida and Idaho.

Hilton Head Island has unlimited potential for increased property values. Comparatively, many coastal communities have much higher property prices and offer fewer amenities. Hilton Head Island, with its reputation and ongoing awards, offers an opportunity and potential for significant increases in property values.



### Philip A. Schembra

Owner | Broker-In-Charge

*The One to Trust Since 1976*

Hilton Head Island's #1 All-Time Listing and Selling Agent for homes, homesites and condominiums in one community... all achieved in Palmetto Dunes, Shelter Cove and Leamington.

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

#1 Individual Sales Volume  
Palmetto Dunes | Shelter Cove | Leamington

#12 Individual Sales Volume  
State of South Carolina

RealTrends Verified 2024 Ranking Report (2023 sales)



## ACTIVE HOMES: Palmetto Dunes | Leamington

ADDRESS	BDS	BA	HB	FURN	SQ FT	YR BUILT	VIEW	LIST PRICE
9 Niblick Court	3	2	0	No	1,850	1987	Golf	\$1,195,000
18 Swing About	4	4	0	No	3,354	1980	Golf, Pool	\$1,399,000
4 Hunt Club Court	3	3	1	Yes	2,474	1981	Lagoon, Landscape	\$1,399,000
11 Covington Court	4	3	0	No	3,033	1989	Landscape, Wooded	\$1,479,000
10 Hunt Club Court	5	4	1	No	3,414	1987	Lagoon, Wooded	\$1,599,000
49 Queens Way	5	3	1	No	3,935	2005	Golf	\$1,895,000
64 Full Sweep	5	3	0	Yes	2,752	1992	Golf, Landscape	\$1,900,000
7 Full Sweep	4	3	1	Yes	4,125	2000	Lake, Pool	\$2,149,000
2 Lee Shore	5	5	1	Yes	3,005	1994	Landscape, Pool	\$2,495,000
2 S Shore Drive	5	5	1	Yes	4,602	1995	Golf, Lagoon	\$2,495,000
4 Catboat	5	5	0	Yes	4,000	1989	Wooded	\$3,499,000
3 Armada	6	6	1	Yes	5,418	2003	Pool	\$4,495,000
3 Ketch	6	6	1	Yes	6,086	2002	Wooded	\$4,995,000
14 Armada Street	5	5	1	Yes	5,099	1995	Ocean	\$6,500,000
9 Galleon	6	6	0	Yes	4,048	1993	Ocean	\$6,895,000
18 Armada Street	6	7	0	Yes	6,398	1995	Ocean	\$7,995,000
7 Eastwind	5	5	3	No	6,139	2015	Ocean	\$11,500,000

## UNDER CONTRACT HOMES: Palmetto Dunes | Leamington

ADDRESS	BDS	BA	HB	FURN	SQ FT	YR BUILT	VIEW	LIST PRICE
4 Up Wind	3	3	0	Yes	2,202	1986	Lake, Pool	\$1,250,000
58 Full Sweep	4	4	0	Yes	2,785	2002	Golf, Pool	\$1,399,000
9 Midstream	4	4	0	Yes	2,910	1985	Lagoon	\$1,450,000
7 Rum Row	3	3	1	Yes	2,741	1986	Golf	\$1,779,000
6 Fairway Court	4	4	0	No	3,703	1996	Golf, Lagoon	\$2,050,000
4 Lookout	3	3	1	No	4,277	2000	Lagoon	\$2,395,000
1 Covington Court	5	6	0	No	3,848	1989	Lagoon	\$2,490,000

## SOLD HOMES: Palmetto Dunes | Leamington

ADDRESS	BDS	BA	HB	FURN	SQ FT	YR BUILT	VIEW	SOLD	SOLD PRICE
72 Off Shore	3	2	1	No	2,002	1976	Golf	2/16/24	\$640,000
60 Off Shore	3	2	0	No	1,981	1973	Golf, Landscape	3/1/24	\$755,000
7 Cartgate Drive	3	3	0	Yes	2,024	1983	Lake	5/17/24	\$975,000
64 Full Sweep	4	2	1	Yes	2,752	1992	Golf, Landscape	2/23/24	\$1,050,000
28 Swing About	3	2	1	No	2,410	1973	Golf, Pool	3/29/24	\$1,080,000
4 Flagg Road	3	2	0	Yes	1,949	1980	Pool	4/15/24	\$1,274,500
38 Full Sweep	3	2	0	Yes	2,219	1982	Golf, Lagoon	4/1/24	\$1,275,000
54 Leamington Lane	3	3	0	No	2,663	1991	Golf, Landscape	5/23/24	\$1,460,000
24 Cartgate Drive	4	4	1	Yes	3,261	1998	Landscape	4/23/24	\$1,770,000
19 Brassie Court	5	4	1	Yes	4,582	1984	Golf, Lagoon	3/14/24	\$1,825,000
4 Covington Park	4	4	0	No	3,692	1989	Lagoon, Wooded	5/30/24	\$2,200,000
27 Starboard Tack	4	4	0	Yes	3,377	2001	Lagoon, Pool	5/13/24	\$2,500,000
193 Mooring Buoy	6	6	1	Yes	4,256	2006	Lagoon	2/16/24	\$2,545,000
58 Leamington Lane	5	5	1	No	4,404	2008	Golf, Pool	4/15/24	\$2,500,000
9 Leamington Court	5	5	1	No	4,465	1995	Lagoon	1/12/24	\$2,650,000
25 Leamington Lane	5	6	1	No	5,865	1999	Lagoon	4/23/24	\$2,910,000
65 Mooring Buoy	5	5	1	No	4,651	1990	Lagoon, Pool	5/18/24	\$3,470,000
13 Full Sweep	6	6	1	Yes	4,003	2023	Lagoon	2/29/24	\$3,325,000
5 Armada Street	6	5	2	Yes	4,506	1996	Landscape, Pool	4/30/24	\$3,380,000
5 Dinghy	6	6	1	Yes	4,156	1990	Ocean, Pool	4/24/24	\$4,612,500
3 Dinghy	6	6	1	Yes	4,662	2023	Landscape, Pool	1/4/24	\$5,100,000

## ACTIVE - UNDER CONTRACT HOMES: Palmetto Dunes | Leamington

ADDRESS	BDS	BA	HB	FURNISHED	SQ FT	YR BUILT	VIEW	LIST PRICE
14 Starboard Tack	3	2	0	Yes	2,064	1979	Lagoon, Pool	\$1,449,000
7 Benty Court	4	4	0	No	3,206	1990	Golf, Lagoon	\$1,699,000
8 Brigantine	5	6	1	Yes	3,509	1995	Landscape, Pool	\$3,499,000

## UNDER CONTRACT HOMESITES: Palmetto Dunes | Leamington

ADDRESS	VIEW	LIST PRICE
1 High Rigger	Landscape	\$1,975,000

**ACTIVE HOMESITES:  
Palmetto Dunes | Leamington**

ADDRESS	VIEW	LIST PRICE
20 Promontory Court	Wooded	\$660,000
2 Hunt Club Court	Lagoon, Landscape	\$800,000
7 High Water	Lagoon	\$825,000

**SOLD HOMESITES:  
Palmetto Dunes | Leamington**

ADDRESS	VIEW	SOLD	SOLD PRICE
1 High Water	Lagoon, Wooded	1/5/24	\$583,000
2 Midstream	Golf, Lagoon	3/27/24	\$830,000

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

#	COMPLEX	BDS	BA	HB	FURN	SQ FT	VIEW	LIST PRICE
7433	Anchorage	2	2	0	Yes	1,150	Lagoon	\$559,900
7469	Anchorage	2	2	0	No	1,150	Landscape, Pool	\$580,000
7486	Anchorage	2	2	0	Yes	1,150	Lagoon, Pool	\$589,000
306	Barrington Arms	1	1	1	Yes	960	Ocean	\$725,000
401	Barrington Arms	2	2	0	Yes	1,171	Ocean, Pool	\$1,250,000
116	Barrington Court	2	2	0	Yes	1,171	Landscape, Ocean	\$929,000
210	Barrington Court	2	2	0	Yes	1,171	Ocean, Pool	\$1,000,000
216	Barrington Court	2	2	0	Yes	1,171	Ocean	\$1,050,000
515	Barrington Court	2	2	0	Yes	1,171	Ocean	\$1,150,000
212	Barrington Court	2	2	0	Yes	1,171	Ocean	\$1,275,000
713	Barrington Park	1	1	1	Yes	801	Landscape	\$625,000
467	Captains Walk	2	2	0	Yes	1,367	Ocean	\$1,349,000
410	Captains Walk	2	2	0	Yes	1,367	Ocean	\$1,350,000
7101	Harbourside I	1	1	1	No	1,010	Landscape	\$399,000
7150	Harbourside II	1	1	1	Yes	1,123	Harbor	\$595,000
7172	Harbourside II	2	2	1	Yes	1,647	Harbor, Landscape	\$699,000
924	Inverness Village	2	2	0	Yes	1,228	Golf, Lagoon	\$699,000
937	Inverness Village	2	2	0	Yes	1,228	Golf	\$710,000
107	Main Sail	3	3	0	Yes	2,000	Pool	\$1,795,000
7201	Newport	2	2	1	No	1,520	Lagoon	\$659,000
6206	Newport	2	2	1	No	1,520	Lagoon, Tennis Court	\$690,000
1204	Newport	2	2	1	No	1,520	Sound	\$749,000
835	Ocean Cove	2	2	0	Yes	1,335	Landscape, Pool	\$849,000
628	Queens Grant	2	2	0	Yes	1,043	Landscape	\$545,000
515	Queens Grant	3	2	1	Yes	1,988	Wooded	\$685,000
520	Queens Grant	2	2	0	Yes	1,043	Landscape	\$689,000
731	Queens Grant	3	2	1	Yes	1,988	Golf	\$689,023
644	Queens Grant	2	2	0	Yes	1,459	Landscape	\$699,000
719	Queens Grant	2	2	0	Yes	1,447	Lagoon, Landscape	\$699,000
721	Queens Grant	3	2	1	Yes	1,988	Golf, Lagoon	\$710,000
577	Queens Grant	3	2	1	Yes	1,988	Landscape	\$739,000
579	Queens Grant	3	3	0	Yes	1,779	Wooded	\$743,000
1659	St Andrews Common	2	2	0	Yes	1,177	Landscape, Wooded	\$549,000
1863	St Andrews Common	2	2	0	Yes	1,177	Pool	\$639,000
138	Townhomes At Southshore	4	5	0	No	4,232	Ocean	\$3,950,000
266	Turnberry Village	2	2	0	Yes	1,351	Golf	\$749,000
255	Turnberry Village	2	2	0	Yes	1,473	Golf	\$824,900
265	Turnberry Village	2	2	0	Yes	1,473	Golf	\$899,000
2518	Villamare	2	2	0	Yes	1,232	Landscape	\$925,000
1403	Villamare	2	2	0	Yes	1,232	Ocean, Pool	\$1,225,000
8	Water Oak	2	3	0	Yes	1,289	Golf	\$764,000
24	Water Oak	2	3	0	Yes	1,289	Golf	\$779,000
32	Water Oak	3	4	0	Yes	1,570	Pool	\$999,000
4402	Windsor Ct N	2	2	0	Yes	1,442	Ocean	\$1,275,000
3401	Windsor Ct S	2	2	0	Yes	1,442	Ocean	\$1,395,000
309	Windsor Place I	3	3	0	Yes	1,830	Ocean, Pool	\$2,350,000
510	Windsor Place I	4	4	0	Yes	2,130	Ocean	\$2,750,000
2114	Windsor Place II	1	2	0	Yes	1,019	Ocean, Pool	\$710,000
2415	Windsor Place II	1	2	0	Yes	1,019	Ocean	\$750,000
2317	Windsor Place II	3	3	0	Yes	2,005	Ocean	\$2,250,000
2219	Windsor Place II	3	3	0	No	1,830	Ocean	\$2,395,000

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

#	COMPLEX	BDS	BA	HB	FURNISHED	SQ FT	VIEW	LIST PRICE
7478	Anchorage	2	2	0	Yes	1,150	Lagoon	\$599,000
7438	Anchorage	2	2	0	Yes	1,140	Lagoon, Pool	\$599,900
103	Barrington Arms	1	1	1	Yes	960	Ocean, Pool	\$799,000
260	Captains Quarters	2	2	0	Yes	1,400	Deep Water, Pool	\$859,900
438	Captains Walk	2	2	0	Yes	1,367	Ocean	\$1,250,000
26	Fazio	3	2	1	Yes	1,836	Golf	\$835,000
15	Fazio	3	3	0	Yes	1,888	Golf	\$899,000
5208	Hampton Place	3	3	0	Yes	1,777	Ocean	\$2,275,000
6309	Hampton Place	3	3	0	Yes	2,130	Ocean, Pool	\$3,330,000
982	Inverness Village	2	2	0	Yes	1,228	Golf, Lagoon	\$839,000
832	Ocean Cove	2	2	0	Yes	1,335	Pool	\$779,000
573	Queens Grant	2	2	0	Yes	1,447	Landscape	\$769,000
3102	South Shore Commons	3	3	0	Yes	2,481	Ocean, Wooded	\$2,295,000
1301	South Shore Commons	3	3	0	No	2,481	Wooded	\$2,450,000
1851	St Andrews Common	1	1	1	Yes	902	Landscape	\$399,000
1881	St Andrews Common	2	2	0	Yes	1,342	Golf, Landscape	\$699,000
208	Turnberry Village	2	2	0	Yes	1,473	Golf	\$812,000
20	Water Oak	4	4	1	Yes	1,850	Golf	\$998,000
8139	Wendover Dunes	2	2	1	Yes	1,562	Landscape	\$995,000
2315	Windsor Place II	1	2	0	Yes	1,019	Ocean	\$755,000

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

#	COMPLEX	BDS	BA	HB	FURNISHED	SQ FT	VIEW	SOLD	SOLD PRICE
7442	Anchorage	2	2	0	Yes	1,140	Lagoon	3/27/24	\$550,000
7435	Anchorage	2	2	0	Yes	1,150	Lagoon	3/13/24	\$570,000
7485	Anchorage	2	2	0	Yes	1,150	Lagoon, Landscape	1/30/24	\$575,000
109	Barrington Court	1	1	1	Yes	862	Ocean	3/19/24	\$624,000
227	Captains Quarters	2	2	0	Yes	1,310	Deep Water, Marsh	5/9/24	\$880,000
443	Captains Walk	2	2	0	Yes	1,367	Ocean	3/29/24	\$1,450,000
7804	Centrecourt	2	2	0	Yes	1,199	Lagoon, Wooded	5/28/24	\$657,000
17	Fazio	3	3	0	Yes	1,888	Landscape, Pool	4/30/24	\$870,000
28	Fazio	3	3	0	Yes	2,008	Golf	5/7/24	\$949,000
1	Fazio	4	3	0	Yes	2,208	Golf	4/3/24	\$1,100,000
5501	Hampton Place	1	2	0	Yes	985	Ocean	2/20/24	\$810,000
5303	Hampton Place	2	2	0		1,392	Ocean	1/11/24	\$1,300,000
6502	Hampton Place	2	2	0	Yes	1,392	Ocean, Pool	4/23/24	\$1,450,000
5406	Hampton Place	2	2	0	Yes	1,392	Ocean, Pool	3/1/24	\$1,455,000
6308	Hampton Place	3	3	0	Yes	1,777	Ocean, Pool	5/3/24	\$2,100,000
7104	Harbourside I	1	1	1	Yes	887	Harbor	3/8/24	\$535,000
7160	Harbourside II	1	1	1	Yes	1,123	City, Landscape	2/28/24	\$524,500
40	Hickory Cove	2	3	0	Yes	1,300	Landscape	2/22/24	\$745,000
12	Hickory Cove	3	3	1	No	1,654	Golf, Landscape	5/24/24	\$828,000
7627	Huntington	2	2	0	Yes	1,488	Lagoon, Lake	2/12/24	\$848,000
7645	Huntington	2	2	0	Yes	1,406	Lagoon	4/29/24	\$860,000
7622	Huntington	4	4	0	Yes	2,152	Lagoon, Landscape	2/22/24	\$1,595,000
987	Inverness Village	2	2	0	Yes	1,228	Golf, Lagoon	5/1/24	\$700,000
972	Inverness Village	2	2	0	Yes	1,450	Golf, Lagoon	3/18/24	\$795,000
956	Inverness Village	3	3	0	Yes	1,450	Golf	4/22/24	\$900,000
908	Inverness Village	3	3	0	Yes	2,010	Golf, Lagoon	5/23/24	\$960,000
106	Main Sail	2	2	1	Yes	1,890	Harbor, Intracoastal	5/14/24	\$1,150,000
6103	Newport	2	2	1	Yes	1,445	Lagoon	2/5/24	\$615,000
1102	Newport	2	2	1	No	1,445	Deep Water, River	3/25/24	\$690,000
1104	Newport	3	3	0	No	1,621	Deep Water, Marsh	4/30/24	\$824,500
6100	Newport	3	3	0	No	1,621	Deep Water	2/27/24	\$860,000
833	Ocean Cove	2	2	0	Yes	1,335	Landscape	1/31/24	\$820,000
582	Queens Grant	2	1	0	Yes	1,043	Landscape	1/25/24	\$420,000
720	Queens Grant	2	1	0	Yes	1,024	Landscape	3/19/24	\$430,000
655	Queens Grant	2	1	0	Yes	1,043	Landscape	3/12/24	\$455,000
751	Queens Grant	2	1	0	No	1,043	Landscape	5/1/24	\$470,000
732	Queens Grant	2	1	0	Yes	1,024	Landscape	4/30/24	\$488,000
790	Queens Grant	2	2	0	Yes	1,043	Landscape	4/2/24	\$520,000
632	Queens Grant	2	2	0	Yes	1,043	Wooded	1/26/24	\$545,000
701	Queens Grant	2	1	0	Yes	1,024	Landscape	3/28/24	\$556,700
617	Queens Grant	2	2	0	Yes	1,447	Landscape	5/15/24	\$665,000
734	Queens Grant	3	2	1	No	1,988	Golf	3/11/24	\$735,000
542	Queens Grant	3	2	1	Yes	1,988	Golf, Landscape	5/17/24	\$755,000
507	Queens Grant	3	2	1	Yes	1,988	Landscape	2/20/24	\$770,000
618	Queens Grant	3	2	1	Yes	1,988	Golf, Landscape	5/13/24	\$780,000
103	Somerset	3	3	1	No	2,668	Ocean	5/3/24	\$2,589,000
1651	St Andrews Common	1	1	1	Yes	902	Landscape	5/14/24	\$470,000
1664	St Andrews Common	2	2	0	Yes	1,177	Landscape	2/21/24	\$528,000
1759	St Andrews Common	2	2	0	Yes	1,177	Landscape	1/22/24	\$550,000
1666	St Andrews Common	2	2	0	Yes	1,177	Landscape	4/2/24	\$550,000
1981	St Andrews Common	2	2	0	Yes	1,342	Wooded	4/8/24	\$699,000
73	The Moorings	2	3	0	Yes	1,260	Landscape, Wooded	3/1/24	\$754,000
269	Turnberry Village	2	2	0	Yes	1,473	Golf	3/21/24	\$695,000
298	Turnberry Village	2	2	0	Yes	1,351	Lagoon	5/10/24	\$735,000
279	Turnberry Village	3	3	0	Yes	1,576	Golf	1/2/24	\$825,000
233	Turnberry Village	3	3	0	Yes	1,576	Golf, Landscape	2/15/24	\$825,000
207	Turnberry Village	3	3	0	Yes	1,576	Golf, Landscape	2/5/24	\$835,000
282	Turnberry Village	3	3	0	Yes	1,576	Golf	4/30/24	\$895,000
2419	Villamare	2	2	0	Yes	1,232	Landscape, Ocean	2/28/24	\$850,000
2516	Villamare	2	2	0	Yes	1,232	Landscape, Ocean	3/11/24	\$860,000
3427	Villamare	2	2	0	Yes	1,232	Landscape, Ocean	5/17/24	\$860,000
2414	Villamare	2	2	0	Yes	1,232	Lagoon, Landscape	2/1/24	\$900,000
5	Water Oak	2	3	0	Yes	1,289	Golf	4/26/24	\$860,000
8115	Wendover Dunes	3	3	0	Yes	1,957	Pool, Wooded	4/29/24	\$1,269,900
4205	Windsor Ct N	2	2	0	Yes	1,442	Ocean, Pool	5/29/24	\$1,190,000
3402	Windsor Ct S	2	2	0	Yes	1,442	Ocean	5/9/24	\$1,251,750
2517	Windsor Place II	3	3	0	No	2,005	Ocean	1/16/24	\$2,300,000
7548	Yacht Club	3	3	0	No	1,472	Deep Water	1/9/24	\$785,000
7535	Yacht Club	3	3	0	No	1,416	Harbor, Pool	1/31/24	\$875,000