

## It's All Good...

### 2025 Beach Renourishment Project

The heart and soul of our Island are the 12 miles of beautiful beach. As Chairman of the Beach Nourishment Committee for the HHI Board of Realtors, we all continue to reap the benefits of great stewardship from the Town of Hilton Head Island in securing the funds for this \$42,000,000 project. For the history of the project, please visit [hiltonheadislandsc.gov/beach/renourishment](http://hiltonheadislandsc.gov/beach/renourishment)

Congratulations to the Omni Hilton Head Oceanfront Resort Management and Staff on the completion of their recent \$26,000,000 renovations. The hotel looks spectacular and continues to receive rave reviews, with newly renovated rooms that are a testament to the Omni's commitment to excellence. Ready for a day at the beach? Check out the [resortpass.com/hotels/omni-hilton-head-oceanfront-resort](http://resortpass.com/hotels/omni-hilton-head-oceanfront-resort)

Thank you to Greenwood Development and Resorts for their recent improvements to the commercial entities! They have made improvements to the parking lots at the Robert Trent Jones Course and Tennis/Pickleball Center, and to the areas surrounding the General Store (Queen's Grant side). Last year, new irrigation was installed throughout the Arthur Hills Golf Course and the Hills Grill was recently renovated, including a new veranda and fabulous event space.

PDPOA recently completed the newly paved Dunes House parking lot. Our community has never looked better!



**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.



## All Real Estate Truly Is Local

As we welcome the new owners to our community, we realize how fortunate we are to have found our "piece of paradise" in this world-class oceanfront destination residential resort community on a tiny island off the coast of South Carolina.

We hope that we will soon see a positive change in the interest rates, making it easier and more affordable for more buyers to enjoy the experience of home ownership. Despite national downward trends affecting many areas of the country, Palmetto Dunes and Hilton Head Island continue to prove their resilience by bucking the trend. In fact, since January 2024, home and condominium prices have reached their highest levels in the community's history.

The population shift happening all over the country is driving people to areas like ours, which offer them a better quality of life, convenient location to so many cities, security, incredible amenities, and, in our case, the allure of the Atlantic Ocean, and this demand is only going to increase. It is interesting to talk to people throughout the country and overseas and continuously realize what makes Hilton Head Island truly special and unique and how fortunate we are to own here.

You've heard the adage: "We aren't getting younger; we are getting better." Hilton Head Island may be maturing, but it continues to be even more desirable as a community for attracting new people. As we sit back and pinch ourselves for purchasing here, it's exciting to imagine all the great things we must look forward to on the Island.

The Town of Hilton Head Island, with its vision and management, is doing an extraordinary job in ongoing planning for the future of our Island. Several planned or in-progress developments include upgrading the Hilton Head Island Airport, workforce housing, implementing the latest traffic management technology, preparing for the 2025 beach renourishment project, moving forward with the bridge project, and their ongoing goal of connectivity with leisure and bike paths throughout the Island.

Living and specializing in Palmetto Dunes, Shelter Cove, and Leamington for the past 48 years has given me the unique advantage of knowing the market, the history of the prices, and every nuance in our community. This extensive experience reassures a buyer that the information provided is trustworthy and reliable. I decided to specialize early in my local real estate career, knowing that it would be difficult for any realtor to know every benefit of dozens of communities, from South Beach in Sea Pines to I-95.

Thank you! My success has been achieved through the support and confidence of so many of you, and I am grateful. If there is a change in your real estate goals and objectives on the horizon, please get in touch. I would love to have a conversation with you. Have a fabulous summer, and stay cool!

Philip A. Schembra  
Broker-In-Charge

### 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	\$1,175,000
4 Hunt Club Court	3	3	1	Yes	2,474	1981	Lagoon, Landscape	\$1,299,000
5 Masters Court	4	3	1	Yes	2,940	1998	Golf, Landscape	\$1,550,000
10 Hunt Club Court	5	4	1	No	3,414	1987	Lagoon, Wooded	\$1,599,000
21 Cartgate Drive	6	5	0	Yes	3,500	1994	Pool, Wooded	\$1,829,000
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	\$2,375,000
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	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	6	7	0	Yes	6,398	1995	Ocean	\$7,995,000
7 Eastwind	5	5	3	No	6,139	2015	Ocean	\$10,950,000

### UNDER CONTRACT HOMES: Palmetto Dunes | Leamington

ADDRESS	BDS	BA	HB	FURN	SQ FT	YR BUILT	VIEW	LIST PRICE
18 Swing About	4	4	0	No	3,354	1980	Golf, Pool	\$1,399,000
26 Port Tack	4	2	1	No	2,756	1983	Lake	\$1,450,000
70 Leamington Lane	4	3	1	No	2,712	1989	Golf	\$1,450,000
11 Covington Court	4	3	0	No	3,033	1989	Landscape, Wooded	\$1,479,000
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	FB	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 Up Wind	3	3	0	Yes	2,202	1986	Lake, Pool	5/30/24	\$1,100,000
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
14 Starboard Tack	3	2	0	Yes	2,064	1979	Lagoon, Pool	6/21/24	\$1,365,000
9 Midstream	4	4	0	Yes	2,910	1985	Lagoon	6/5/24	\$1,435,000
54 Leamington Lane	3	3	0	No	2,663	1991	Golf, Landscape	5/23/24	\$1,460,000
7 Benty Court	4	4	0	No	3,206	1990	Golf, Lagoon	6/28/24	\$1,500,000
24 Cartgate Drive	4	4	1	Yes	3,261	1998	Landscape	4/23/24	\$1,770,000
7 Rum Row	3	3	1	Yes	2,741	1986	Golf	6/18/24	\$1,779,000
19 Brassie Court	5	4	1	Yes	4,582	1984	Golf, Lagoon	3/14/24	\$1,825,000
6 Fairway Court	4	4	0	No	3,703	1996	Golf, Lagoon	6/27/24	\$2,000,000
4 Covington Park	4	4	0	No	3,692	1989	Lagoon, Wooded	5/30/24	\$2,200,000
58 Leamington Lane	5	5	1	No	4,404	2008	Golf, Pool	4/15/24	\$2,500,000
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
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
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
65 Mooring Buoy	5	5	1	No	4,651	1990	Lagoon, Pool	5/18/24	\$3,470,000
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 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

### UNDER CONTRACT HOMESITES: Palmetto Dunes | Leamington

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

Thank you to so many of you for helping me achieve the distinction as the #1 All-time Listing and Selling Agent for homes, homesites and condominiums in Palmetto Dunes, Shelter Cove and Leamington, with over \$1.25 Billion in Individual sales representing 2,000 transactions since 1976... a record for any individual agent in one community on Hilton Head Island.

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

#	COMPLEX	BDS	BA	HB	FURN	SQ FT	VIEW	LIST PRICE										
7469	Anchorage	2	2	0	No	1,150	Landscape, Pool	\$549,900	520	Queens Grant	2	2	0	Yes	1,043	Landscape	\$645,000	
7433	Anchorage	2	2	0	Yes	1,150	Lagoon	\$559,900	644	Queens Grant	2	2	0	Yes	1,459	Landscape	\$689,000	
7486	Anchorage	2	2	0	Yes	1,150	Lagoon, Pool	\$579,000	719	Queens Grant	2	2	0	Yes	1,447	Lagoon, Landscape	\$699,000	
306	Barrington Arms	1	1	1	Yes	960	Ocean	\$725,000	577	Queens Grant	3	2	1	Yes	1,988	Landscape	\$725,000	
401	Barrington Arms	2	2	0	Yes	1,171	Ocean, Pool	\$1,250,000	1659	St Andrews Common	2	2	0	Yes	1,177	Landscape, Wooded	\$524,000	
116	Barrington Court	2	2	0	Yes	1,171	Landscape, Ocean	\$889,000	1863	St Andrews Common	2	2	0	Yes	1,177	Pool	\$624,000	
210	Barrington Court	2	2	0	Yes	1,171	Ocean, Pool	\$1,000,000	69	The Moorings	2	3	0	Yes	1,251	Landscape	\$789,000	
212	Barrington Court	2	2	0	Yes	1,171	Ocean	\$1,225,000	138	Townhomes At Southshore	4	5	0	No	4,232	Ocean	\$3,750,000	
713	Barrington Park	1	1	1	Yes	801	Landscape	\$625,000	265	Turnberry Village	2	2	0	Yes	1,473	Golf	\$899,000	
706	Barrington Park	2	2	0	Yes	1,108	Lagoon, Landscape	\$825,000	2319	Villamare	2	2	0	Yes	1,232	Ocean	\$859,000	
467	Captains Walk	2	2	0	Yes	1,367	Ocean	\$1,349,000	2518	Villamare	2	2	0	Yes	1,232	Landscape, Ocean	\$874,900	
7807	Centrecourt	2	2	0	Yes	1,199	Lagoon	\$695,000	1403	Villamare	2	2	0	Yes	1,232	Ocean, Pool	\$1,225,000	
5304	Hampton Place	1	2	0	Yes	985	Ocean	\$899,000	8	Water Oak	2	3	0	Yes	1,289	Golf	\$749,000	
7101	Harbourside I	1	1	1	No	1,010	Landscape	\$349,900	24	Water Oak	2	3	0	Yes	1,289	Golf	\$779,000	
7108	Harbourside I	1	1	1	No	990	Harbor	\$575,000	32	Water Oak	3	4	0	Yes	1,570	Pool	\$999,000	
7141	Harbourside II	1	1	1	Yes	883	Harbor	\$559,000	4203	Windsor Ct N	1	2	0	Yes	1,037	Ocean	\$799,000	
7150	Harbourside II	1	1	1	Yes	1,123	Harbor	\$595,000	4402	Windsor Ct N	2	2	0	Yes	1,442	Ocean	\$1,275,000	
7172	Harbourside II	2	2	1	Yes	1,647	Harbor, Landscape	\$649,000	3401	Windsor Ct S	2	2	0	Yes	1,442	Ocean	\$1,295,000	
924	Inverness Village	2	2	0	Yes	1,228	Golf, Lagoon	\$699,000	309	Windsor Place I	3	3	0	Yes	1,830	Ocean, Pool	\$2,350,000	
7201	Newport	2	2	1	No	1,520	Lagoon	\$659,000	510	Windsor Place I	4	4	0	Yes	2,130	Ocean	\$2,750,000	
6206	Newport	2	2	1	No	1,520	Lagoon	\$690,000	2114	Windsor Place II	1	2	0	Yes	1,019	Ocean, Pool	\$710,000	
835	Ocean Cove	2	2	0	Yes	1,335	Landscape, Pool	\$819,000	2415	Windsor Place II	1	2	0	Yes	1,019	Ocean	\$750,000	
628	Queens Grant	2	2	0	Yes	1,043	Landscape	\$545,000	2317	Windsor Place II	3	3	0	Yes	2,005	Ocean	\$2,230,000	
									2219	Windsor Place II	3	3	0	No	1,830	Ocean	\$2,295,000	

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

#	COMPLEX	BDS	BA	HB	FURN	SQ FT	VIEW	LIST PRICE										
216	Barrington Court	2	2	0	Yes	1,171	Ocean	\$1,050,000	721	Queens Grant	3	2	1	Yes	1,988	Golf, Lagoon	\$620,000	
260	Captains Quarters	2	2	0	Yes	1,400	Deep Water, Pool	\$859,900	731	Queens Grant	3	2	1	Yes	1,988	Golf	\$689,023	
410	Captains Walk	2	2	0	Yes	1,367	Ocean	\$1,274,000	573	Queens Grant	2	2	0	Yes	1,447	Landscape	\$769,000	
6303	Hampton Place	2	2	0	Yes	1,392	Ocean	\$1,285,000	1301	South Shore Commons	3	3	0	No	2,481	Wooded	\$2,450,000	
6309	Hampton Place	3	3	0	Yes	2,130	Ocean, Pool	\$3,330,000	266	Turnberry Village	2	2	0	Yes	1,351	Golf	\$749,000	
36b	Hickory Cove	3	4	0	Yes	1,600	Landscape	\$899,000	255	Turnberry Village	2	2	0	Yes	1,473	Golf	\$799,000	
978	Inverness Village	3	2	0	Yes	1,943	Golf	\$879,000	8117	Wendover Dunes	3	3	0	Yes	1,957	Pool	\$1,269,000	

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

#	COMPLEX	BDS	BA	HB	FURN	SQ FT	VIEW	SOLD	SOLD PRICE										
7442	Anchorage	2	2	0	Yes	1,140	Lagoon	3/27/24	\$550,000	582	Queens Grant	2	1	0	Yes	1,043	Landscape	1/25/24	\$420,000
7435	Anchorage	2	2	0	Yes	1,150	Lagoon	3/13/24	\$570,000	720	Queens Grant	2	1	0	Yes	1,024	Landscape	3/19/24	\$430,000
7485	Anchorage	2	2	0	Yes	1,150	Lagoon, Landscape	1/30/24	\$575,000	655	Queens Grant	2	1	0	Yes	1,043	Landscape	3/12/24	\$455,000
7478	Anchorage	2	2	0	Yes	1,150	Lagoon	6/18/24	\$580,000	751	Queens Grant	2	1	0	No	1,043	Landscape	5/1/24	\$470,000
7438	Anchorage	2	2	0	Yes	1,140	Lagoon, Pool	6/26/24	\$599,000	732	Queens Grant	2	1	0	Yes	1,024	Landscape	4/30/24	\$488,000
103	Barrington Arms	1	1	1	Yes	960	Ocean, Pool	5/31/24	\$764,500	790	Queens Grant	2	2	0	Yes	1,043	Landscape	4/2/24	\$520,000
109	Barrington Court	1	1	1	Yes	862	Ocean	3/19/24	\$624,000	632	Queens Grant	2	2	0	Yes	1,043	Wooded	1/26/24	\$545,000
515	Barrington Court	2	2	0	Yes	1,171	Ocean	6/28/24	\$1,050,000	701	Queens Grant	2	1	0	Yes	1,024	Landscape	3/28/24	\$556,700
227	Captains Quarters	2	2	0	Yes	1,310	Deep Water, Marsh	5/9/24	\$880,000	617	Queens Grant	2	2	0	Yes	1,447	Landscape	5/15/24	\$665,000
438	Captains Walk	2	2	0	Yes	1,367	Ocean	6/7/24	\$1,175,000	734	Queens Grant	3	2	1	No	1,988	Golf	3/11/24	\$735,000
443	Captains Walk	2	2	0	Yes	1,367	Ocean	3/29/24	\$1,450,000	542	Queens Grant	3	2	1	Yes	1,988	Golf, Landscape	5/17/24	\$755,000
7804	Centrecourt	2	2	0	Yes	1,199	Lagoon, Wooded	5/28/24	\$657,000	507	Queens Grant	3	2	1	Yes	1,988	Landscape	2/20/24	\$770,000
26	Fazio	3	2	1	Yes	1,836	Golf	6/20/24	\$835,000	618	Queens Grant	3	2	1	Yes	1,988	Golf, Landscape	5/13/24	\$780,000
17	Fazio	3	3	0	Yes	1,888	Landscape, Pool	4/30/24	\$870,000	103	Somerset	3	3	1	No	2,668	Ocean	5/3/24	\$2,589,000
15	Fazio	3	3	0	Yes	1,888	Golf	6/5/24	\$870,000	3102	South Shore Commons	3	3	0	Yes	2,481	Ocean, Wooded	6/7/24	\$2,295,000
28	Fazio	3	3	0	Yes	2,008	Golf	5/7/24	\$949,000	1651	St Andrews Common	1	1	1	Yes	902	Landscape	5/14/24	\$470,000
1	Fazio	4	3	0	Yes	2,208	Golf	4/3/24	\$1,100,000	1664	St Andrews Common	2	2	0	Yes	1,177	Landscape	2/21/24	\$528,000
5501	Hampton Place	1	2	0	Yes	985	Ocean	2/20/24	\$810,000	1666	St Andrews Common	2	2	0	Yes	1,177	Landscape	4/2/24	\$550,000
5303	Hampton Place	2	2	0	Yes	1,392		1/11/24	\$1,300,000	1759	St Andrews Common	2	2	0	Yes	1,177	Landscape	1/22/24	\$550,000
6502	Hampton Place	2	2	0	Yes	1,392	Ocean, Pool	4/23/24	\$1,450,000	1881	St Andrews Common	2	2	0	Yes	1,342	Golf, Landscape	6/20/24	\$685,000
5406	Hampton Place	2	2	0	Yes	1,392	Ocean, Pool	3/1/24	\$1,455,000	1981	St Andrews Common	2	2	0	Yes	1,342	Wooded	4/8/24	\$699,000
6308	Hampton Place	3	3	0	Yes	1,777	Ocean, Pool	5/3/24	\$2,100,000	73	The Moorings	2	3	0	Yes	1,260	Landscape, Wooded	3/1/24	\$754,000
5208	Hampton Place	3	3	0	Yes	1,777	Ocean	6/14/24	\$2,175,000	269	Turnberry Village	2	2	0	Yes	1,473	Golf	3/21/24	\$695,000
7104	Harbourside I	1	1	1	Yes	887	Harbor	3/8/24	\$535,000	298	Turnberry Village	2	2	0	Yes	1,351	Lagoon	5/10/24	\$735,000
7160	Harbourside II	1	1	1	Yes	1,123	City, Landscape	2/28/24	\$524,500	208	Turnberry Village	2	2	0	Yes	1,473	Golf	6/27/24	\$799,000
40	Hickory Cove	2	3	0	Yes	1,300	Landscape	2/22/24	\$745,000	279	Turnberry Village	3	3	0	Yes	1,576	Golf	1/2/24	\$825,000
12	Hickory Cove	3	3	1	No	1,654	Golf, Landscape	5/24/24	\$828,000	233	Turnberry Village	3	3	0	Yes	1,576	Golf, Landscape	2/15/24	\$825,000
7627	Huntington	2	2	0	Yes	1,488	Lagoon, Lake	2/12/24	\$848,000	207	Turnberry Village	3	3	0	Yes	1,576	Golf, Landscape	2/5/24	\$835,000
7645	Huntington	2	2	0	Yes	1,406	Lagoon	4/29/24	\$860,000	282	Turnberry Village	3	3	0	Yes	1,576	Golf	4/30/24	\$895,000
7622	Huntington	4	4	0	Yes	2,152	Lagoon, Landscape	2/22/24	\$1,595,000	2419	Villamare	2	2	0	Yes	1,232	Landscape, Ocean	2/28/24	\$850,000
987	Inverness Village	2	2	0	Yes	1,228	Golf, Lagoon	5/1/24	\$700,000	2516	Villamare	2	2	0	Yes	1,232	Landscape, Ocean	3/11/24	\$860,000
972	Inverness Village	2	2	0	Yes	1,450	Golf, Lagoon	3/18/24	\$795,000	3427	Villamare	2	2	0	Yes	1,232	Landscape, Ocean	5/17/24	\$860,000
982	Inverness Village	2	2	0	Yes	1,228	Golf, Lagoon	6/4/24	\$840,000	2414	Villamare	2	2	0	Yes	1,232	Lagoon, Landscape	2/1/24	\$900,000
956	Inverness Village	3	3	0	Yes	1,450	Golf	4/22/24	\$900,000	5	Water Oak	2	3	0	Yes	1,289	Golf	4/26/24	\$860,000
908	Inverness Village	3	3	0	Yes	2,010	Golf, Lagoon	5/23/24	\$960,000	20	Water Oak	4	4	1	Yes	1,850	Golf	6/28/24	\$950,000
106	Main Sail	2	2	1	Yes	1,890	Harbor, Intracoastal	5/14/24	\$1,150,000	8139	Wendover Dunes	2	2	1	Yes	1,562	Landscape	6/21/24	\$1,079,000
6103	Newport	2	2	1	Yes	1,445	Lagoon	2/5/24	\$615,000	8115	Wendover Dunes	3	3	0	Yes	1,957	Pool, Wooded	4/29/24	\$1,269,900
1102	Newport	2	2	1	No	1,445	Deep Water, River	3/25/24	\$690,000	4205	Windsor Ct N	2	2	0	Yes	1,442	Ocean, Pool	5/29/24	\$1,190,000
1204	Newport	2	2	1	No	1,520	Sound	6/27/24	\$749,000	3402	Windsor Ct S	2	2	0	Yes	1,442	Ocean	5/9/24	\$1,251,750
1104	Newport	3	3	0	No	1,621	Deep Water, Marsh	4/30/24	\$824,500	2315	Windsor Place II	1	2	0	Yes	1,019	Ocean	6/10/24	\$755,000
6100	Newport	3	3	0	No	1,621	Deep Water	2/27/24	\$860,000	2517	Windsor Place II	3	3	0	No	2,005	Ocean	1/16/24	\$2,300,000
832	Ocean Cove	2	2	0	Yes	1,335	Pool	6/17/24	\$767,000	7548	Yacht Club	3	3	0	No	1,472	Deep Water	1/9/24	\$785,000
833	Ocean Cove	2	2	0	Yes	1,335	Landscape	1/31/24	\$820,000	7535	Yacht Club	3	3	0	No	1,416	Harbor, Pool	1/31/24	\$875,000



The One to Trust Since 1976

The Plaza at Shelter Cove  
 Next to Whole Foods Market  
 50P Shelter Cove Lane  
 Hilton Head Island, South Carolina

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## Historical Comparison: 2015-2024

Sales and Prices: January 1, 2015 – June 30, 2024  
 Palmetto Dunes | Shelter Cove | Leamington

Year	Homes Sold	Avg Price	Inventory	Pending	Active Under Contract	Sold	Avg Price	Inventory	Pending	Active Under Contract	Homesites Sold	Avg Price	Inventory	Pending	Active Under Contract
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	
2021	68	\$1,556,487	8	20	0	147	\$618,308	14	37	0	5	\$756,500	3	4	0
2022	38	\$2,134,447	13	7	1	107	\$840,580	35	25	1	2	\$512,500	0	0	0
2023	20	\$1,949,850	14	6	0	92	\$837,782	25	18	1	1	\$750,000	1	0	0
2024	27	\$2,091,704	17	6	0	86	\$896,498	47	14	0	2	706,500	3	1	0

2023 marked the slowest downturn in the national real estate market in the past 30 years, but make no mistake, we are an outlier. However, you wouldn't realize this when you look at the end-of-month reports for Palmetto Dunes, Shelter Cove, and Leamington. Since 2022, the average home price has been around \$2,000,000, with condos exceeding \$800,000. In the past six months, condos have hit a high watermark of \$896,000.

As a resale community, we will continually face a shortage of properties to sell because inventory can only come from existing owners. And despite today's high prices, more people aren't selling. This is largely due to limited alternatives, influenced by low supply, high interest rates, and pricing. Our local market's high demand for properties underscores the area's popularity.