

Forbes

Forbes listed Hilton Head Island as one of its "Five Emerging Markets for Luxury Real Estate in North America." The article points out, "as digital connectivity allows more and more people to work from any location, lifestyle amenities and surrounding recreational offerings allow many to live seemingly happier lives."

TRAVEL+LEISURE

Just In! For the 3rd year in a row, Hilton Head Island was voted the "Best Island in the Continental US" in the World's Best Awards. Readers shared their opinions on activities, signs, natural attractions, beaches, food, friendliness, and overall value.

Condé Nast Traveler

Hilton Head Island named "Top Island in the US" in Readers' Choice Awards in 2017.

Southern Living

Hilton Head Island named "The South's Best Beach".



I was just named #5 in Individual Sales Volume in South Carolina and also #1 on Hilton Head Island in the ranking report for 2017 issued by REAL Trends Americas' Best Real Estate Professionals.

Better with Age: 50 Years

Palmetto Dunes | Shelter Cove | Leamington

As someone who has lived and worked in Palmetto Dunes, Shelter Cove and Leamington as a REALTOR® for 42 years, of which over 30 years have been living on the ocean in Palmetto Dunes; I still make sure I take at least some time out of each day and appreciate this marvelous community we call home. I never pass up an opportunity to look at the ocean and realize how fortunate we are.

This year, we celebrate an important milestone in our beautiful oceanfront community of Palmetto Dunes, Shelter Cove and Leamington. It's been 50 years since Palmetto Dunes Oceanfront Resort was founded; five decades that have seen this lush sub-tropical paradise grow into a destination prized the world over for its amenities, its beauty and its wealth of recreational opportunities.

Looking at just our amenities, you'll see a community that boasts more than any other community on the East Coast. Built around the core of the resort, we've developed over the last 50 years with an eye on walkability, meaning some of our finest amenities are never more than a few steps away. This integration gives residents full access to the resort lifestyle that drew them here in the first place, while never sacrificing their desire for privacy. Our leisure paths connect throughout the community, Shelter Cove area and on to Hilton Head Island's award-winning pathways.

Our pathways aren't the only things connecting our community: throughout Palmetto Dunes and Leamington you'll find an 11-mile man-made lagoon system, which is believed to be the 2nd largest in the country, and gives residents and visitors a quick and easy way to navigate the waters on electric boats or canoes. But what's your hurry when there are plentiful secret fishing holes to explore and a wealth of local wildlife to discover?

No other development on Hilton Head Island can offer such integration among three distinctly magnificent communities: Shelter Cove, modeled after the charming fishing villages of the Mediterranean with water access to Broad Creek and the Intracoastal Waterway; Leamington, with its focus on upscale luxury and privacy; and Palmetto Dunes, offering the perfect balance of residential and resort living.

I'm reminded of all we take for granted as residents. Three miles of pristine, sandy beaches, pathways that wind among the thriving ecosystem of Hilton Head Island and beyond. A community built with care, forethought, and vision to lend each generation new and treasured memories. Whether you've lived here for decades, you're just now setting down roots, or you're part-time, I hope you can enjoy creating some of those memories for yourself.

What Makes Hilton Head Island Special?

The Town of Hilton Head Island, private communities, property owners associations and resort operators continue to work diligently and expeditiously on updates, enhancements, and capital improvements that will help us remain competitive among other high-end, oceanfront residential resort communities offering an unparalleled lifestyle and “quality of life.” The people, family enjoyment, amenities and of course, the incredible beauty make Hilton Head Island so special.

- Superior Land Planning - Considered by notable land planners to be the best land-planned residential oceanfront community in the country with extremely low density
- Environmentally Sensitive - Hilton Head Island blends superior architecture with its natural beauty and wildlife thus preserving the natural feel of the environment
- Climate - semi-tropical with four seasons and mild winters
- Surrounded by water - Atlantic Ocean, Broad Creek, Inter-coastal Waterway, lagoons, lakes, marshes and marinas
- Beach - 13 miles of white, sandy beaches and protection of our very important asset, the nesting turtles
- Boating, water sports, fishing, kayaking, SUP, surfing, crabbing, canoeing, etc. Nine marinas with access to the Inter-coastal Waterway
- Golf - World renowned for its 23 golf courses | Tennis - In excess of 300 courts
- Biking - More than 60 miles of leisure paths, 50 miles of private pathways and shared roadways within private developments and has been awarded the coveted Bicycle Friendly Communities award at the gold level from the League of American Bicyclists
- Pickle ball, Zipline, Ecotourism, Historic Sites, 21 Parks and Recreation Facilities
- Shopping - diverse and extensive - Dining - over 250 eateries
- Arts and History - The Arts Center of Coastal Carolina, Hilton Head Symphony, Coastal Discovery Museum, Children’s Sandbox Interactive Museum, Gullah Museum and Mitchellville Freedman’s Village.
- The perfect spot for attracting the mobile workforce who can work anywhere.
- It’s easy to get here. The Hilton Head Airport, with its new expansion can attract a larger jet with easy access for our corporate jets. The Savannah-Hilton Head International Airport offers over 20 direct flights in and out of Savannah.

Preserving Our Island | Why Demand Will Exceed Supply on Hilton Head Island...

There’s a common misconception that Hilton Head Island is constantly building and developing. This misconception is arrived at honestly, when one looks at the fact that Beaufort County is one of the fastest-growing counties in the state. From Bluffton clear to I-95, development is booming.

Here on the Island, however, we’ve been purposefully shielded from this boom by a very carefully managed Land Management Ordinance (LMO) (1987). This LMO helped define our town’s stance on building, with strict controls on density and land usage.

Coupled with this is the Town of Hilton Head Island’s inspired Land Acquisition Program, which began

in earnest in 1991. Modeled after a similar program on Nantucket, this program was designed to manage and control growth on the Island through strategic purchase of land at fair market value. Since then, it has proven itself to be a smart growth tool that has enhanced property values, reduced potential development and the traffic that goes along with it, and helped the island preserve its natural beauty and historic sites.

As a result of the Town’s long-standing land acquisition program, the Town has:

- Purchased 145 parcels of land totaling 1,308 acres for a total expenditure of \$171.8 million
- Precluded 4.57 million sq. feet of commercial development
- Precluded 1,365 motel rooms
- Precluded 4,637 residential and timeshare units and
- Precluded 43,228 PM peak-hour driving trips

The sum total of all of these efforts is an Island with a finite supply of homes, homesites and condominiums in a county that is developing at a breakneck pace. With our supply kept in check by these strategic programs and ordinances, demand can only grow as everyone wants to get a piece of our paradise. Because of this, we should expect prices will rise.

Source: The Town of Hilton Head Island

Knowledge Counts when Choosing a Realtor...

Purchasing or selling real estate is one of the most important decisions you will ever make, and you want to make sure you are working with the right REALTOR® to help you achieve your real estate goals and objectives. Choosing a REALTOR® that offers longevity, reputation,

experience, knowledge of the community and a proven track record will place you ahead of the curve when making a real estate decision. Regardless of who you choose to guide you through this process, here are some important questions to ask your REALTOR®:

1. How long have you been selling real estate on the Island?
2. What is the extent of your knowledge in our community?***
3. How many listings do you currently have in our community?***
4. How many sales have you made in our community this year?
5. Are you well versed on our inventory?***
6. Are you a resident in our community?***
7. Does your office have a local presence for property owners?***
8. What is your area of expertise?
9. What separates you from your competition?

***Palmetto Dunes, Shelter Cove and Leamington

Bits and Pieces...

Beach Update: Our fourth beach nourishment project has received an overwhelmingly positive response. The addition of 250 feet of dry, white pristine beach at high tide created the perfect setting for our owners and guests and our nesting turtles. The Town of Hilton Head Island recently completed a sand fencing and planting project to protect the sand dunes and plant life. FEMA paid for 75% of the project. We are proud that we are the 2nd most active turtle nesting beach in SC. Welcome...little ones!

Airport Expansion: Completion of the recent expansion at Hilton Head Island Airport means there are more ways than ever to enjoy convenient, easy travel to anywhere in the world. An additional 800 feet has given our runway a total of 5,000 feet, enough to land the 74-seat American Airlines jets that route through Charlotte and give corporate customers a hassle-free way to enjoy the Island.

Starbucks at Shelter Cove Towne Centre: Opening 2019.

Waterwalk at Shelter Cove: The first phase of a new luxury long-term apartment building has reached completion behind The Plaza at Shelter Cove. They offer 1, 2, and 3 bedroom units. Located on Broad Creek, these new apartments are a great addition to the area. Urban living at its finest, walking to all the amenities.

New Owner Amenity Coming to Lee Shore: The PDPOA recently purchased 7 Lee Shore, which was originally platted as four separate residential lots. This property is 2 1/2 acres with 600 feet on the lagoon.

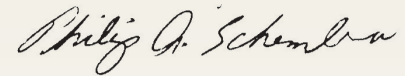
Ideas, conversation, and community involvement will be forthcoming, and stay tuned for updates on communication from the PDPOA.

Thank You...

I arrived on the Island in 1976, tasked with jump-starting the Palmetto Dunes real estate market. I never would have imagined how much success this community would enjoy over the next 42 years. What started out as a sleepy, quiet resort community has evolved into a world-class oceanfront destination residential resort community serving nearly three million visitors a year.

I made the decision then to specialize in our community, and have sold more than \$1,000,000,000 (billion) in personal sales just in Palmetto Dunes, Shelter Cove and Leamington. I've always said, if you love and believe in your community, selling it comes easy. Thank you for your continued trust and confidence and for your referrals, which have been a huge part of my success throughout the years. Stop by and say hello on your next trip to the Plaza at Shelter Cove.

Sincerely,



Philip A. Schembra
Broker-In-Charge



schembra
real estate group
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Owner/Broker-In-Charge

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ACTIVE HOMES: Palmetto Dunes | Leamington

ADDRESS	LIST PRICE	BDS	BA	HB	FURN	SQ FT	YR BUILT	VIEW
51 Off Shore Drive	\$519,900	3	3	1	No	2,058	1985	Lake, Landscape
15 Off Shore	\$599,900	5	5	1	No	2,742	1973	Lagoon
6 Topside	\$605,000	3	3	0	Yes	2,452	1989	Lake
35 Full Sweep	\$625,000	4	4	0	Yes	2,843	1987	Lake
55 Sea Lane	\$629,000	3	3	0	No	2,592	1989	Golf, Lagoon
47 Queens Way	\$633,900	3	3	1	No	3,003	1993	Golf
3 Strath Court	\$649,000	3	2	0	Yes	1,848	1995	Landscape, Pool
22 Promontory Court	\$669,000	3	3	1	Yes	2,873	1994	Pool, Wooded
44 Full Sweep	\$675,000	3	3	0	No	2,347	1980	Golf, Lagoon
14 Promontory Ct	\$675,000	3	4	1	Yes	2,538	1999	Landscape, Pool
43 Sea Lane	\$679,000	3	3	0	No	2,356	1980	Golf, Lagoon
69 Port Tack	\$685,000	3	3	1	No	2,295	1988	Lagoon
41 Saint George Road	\$714,000	3	3	0	No	3,449	1985	Landscape
29 Swing About	\$724,500	4	3	0	Yes	2,597	1973	Lagoon, Pool
5 Down Wind	\$725,000	3	3	1	No	2,260	1981	Lagoon
11 Saint George Road	\$729,000	4	5	1	Yes	3,435	1983	Lagoon, River
12 Queens Way	\$729,000	3	3	0	No	2,707	2000	Wooded
10 Hunt Club Court	\$730,000	4	4	0	Yes	2,244	1987	Lagoon
1 Cockle Court	\$745,000	6	5	0	Yes	2,846	1981	Landscape, Pool
17 Interlochen Drive	\$759,000	5	5	1	No	3,400	2002	Landscape, Pool
43 Off Shore	\$775,000	4	5	1	No	4,094	1979	Lagoon, Pool
49 Off Shore	\$794,900	4	4	0	Yes	3,400	1993	Lagoon, Pool
2 High Water	\$795,000	4	5	0	Yes	5,047	1980	Landscape, Pool
73 Leamington Lane	\$799,000	4	4	0	No	3,400	1992	Golf, Landscape
9 Full Sweep	\$849,000	3	4	1	No	3,097	1992	Lake
6 Covington Court	\$875,000	4	4	0	Yes	2,479	1989	Lagoon, Landscape
22 Arthur Hills Court	\$875,000	4	4	1	No	3,500	1993	Golf, Lagoon
20 Port Tack	\$875,000	4	3	0	Yes	2,702	1973	Lagoon
3 Eastwind	\$899,900	3	3	0	Yes	1,881	1983	Landscape, Wooded
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
81 Leamington Lane	\$959,900	4	5	1	No	4,055	1989	Golf
37 Haul Away	\$989,000	4	4	0	No	3,201	2002	Golf, Pool
4 Iron Clad	\$995,000	3	3	1	Yes	2,408	1989	Landscape, Ocean
5 Hunt Club Court	\$999,000	5	5	0	Yes	3,870	1999	Landscape, Pool
7 Saint George Road	\$1,099,000	4	5	1	Yes	3,065	1997	Lagoon, Pool
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
24 Mooring Buoy	\$1,199,000	4	3	0	Yes	2,656	1994	Landscape, Wooded
29 Port Tack	\$1,220,000	6	6	1	Yes	5,802	2003	Golf, Lagoon
2 Lee Shore	\$1,225,000	5	5	0	Yes	3,005	1994	Wooded
25 Rum Row	\$1,259,000	6	5	1	Yes	4,032	1991	Golf
4 Fairway Court	\$1,295,000	4	5	1	No	5,000	2004	Golf, Lagoon
4 Junket	\$1,395,000	4	4	0	Yes	3,416	1985	Landscape, Wooded
39 Port Tack	\$1,400,000	4	4	0	Yes	3,671	1999	Golf, Lagoon
9 Leamington Court	\$1,425,000	5	6	1	No	4,465	1995	Lagoon
176 Mooring Buoy	\$1,749,500	5	8	2	Yes	4,561	1980	Golf, Lagoon
113 Mooring Buoy	\$1,825,000	5	6	1	Yes	3,189	1984	Lagoon
5 Junket	\$1,949,000	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
85 Mooring Buoy	\$2,599,000	5	7	2	Yes	4,500	2015	Lagoon
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
8 Night Harbour	\$3,390,000	5	6	1	Yes	3,700	1994	Ocean
17 Armada	\$3,695,000	5	5	0	Yes	4,916	1992	Ocean
11 Dinghy	\$3,695,000	6	7	1	Yes	4,560	1989	Ocean
12 Brigantine	\$3,750,000	6	6	1	Yes	5,600	1981	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
9 High Rigger	\$3,995,000	5	6	0	No	4,633	1999	Ocean
9 East Wind	\$4,495,000	6	7	1	Yes	5,784	2004	Ocean
9 Cat Boat	\$4,599,000	5	8	3	Yes	5,500	2004	Ocean
8 Man O War	\$4,695,000	6	8	2	Yes	5,940	2005	Ocean, Pool
8 Galleon	\$5,495,000	7	8	1	Yes	3,100	1978	Ocean, Tennis Court
13 Brigantine	\$8,995,000	4	7	1	No	7,365	2007	Ocean, Pool

UNDER CONTRACT HOMES: Palmetto Dunes | Leamington

ADDRESS	LIST PRICE	BDS	BA	HB	FURN	SQ FT	YR BUILT	VIEW
52 Off Shore	\$510,000	3	3	1	No	2,340	1990	Golf
81 Port Tack	\$735,000	3	3	0	Yes	2,438	1995	Lagoon
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
4 Catboat	\$1,149,000	5	5	0	Yes	4,012	1989	Landscape, Pool
15 S Shore Place	\$1,995,000	4	5	1	No	5,450	2010	Lagoon, Pool

SOLD HOMES: Palmetto Dunes | Leamington

ADDRESS	SOLD PRICE	SOLD	BDS	BA	HB	FURN	SQ FT	YR BUILT	VIEW
44 Off Shore	\$286,650	3/23/18	3	2	0	No	1,754	1973	Golf, Landscape
19 Cartgate Drive	\$450,000	4/4/18	3	3	0	No	1,956	1995	Wooded
14 Heath Drive	\$450,000	5/11/18	3	3	1	Yes	2,078	1981	Golf
21 Full Sweep	\$460,000	1/8/18	3	2	0	Yes	2,034	1980	Lake, Pool
32 Off Shore	\$462,500	6/4/18	3	3	1	Yes	1,818	1986	Golf
2 Merion Court	\$513,000	4/23/18	3	2	0	Yes	1,698	1980	Landscape
51 Heath Court W	\$532,000	1/9/18	4	4	0	Yes	4,335	1990	Golf
12 Sea Lane	\$535,000	4/2/18	4	4	1	No	2,512	1982	Lagoon
12 Promontory Court	\$580,000	4/12/18	3	3	1	No	2,330	1985	Landscape, Wooded
12 Hunt Club Court	\$670,000	5/14/18	3	3	1	Yes	2,025	1980	Lagoon
29 Rum Row	\$695,000	3/5/18	3	3	0	Yes	2,100	1978	Golf
6 Cottage Court	\$700,000	6/18/18	4	3	0	Yes	3,040	1995	Landscape
56 Port Tack	\$702,500	5/3/18	3	4	1	No	2,240	1986	Lagoon
122 Mooring Buoy	\$710,000	2/12/18	4	4	0	Yes	2,648	1970	Landscape
10 Full Sweep	\$710,000	1/5/18	4	3	1	Yes	2,536	1980	Golf, Lagoon
85 Leamington Lane	\$730,000	3/22/18	4	4	1	Yes	3,328	1995	Golf
4 Ginger Beer Court	\$750,000	3/7/18	5	6	2	Yes	3,968	2000	Landscape, Pool
21 Swing About	\$762,500	4/16/18	4	4	0	Yes	2,796	2002	Lagoon, Pool
142 Mooring Buoy	\$799,000	5/9/18	3	4	0	Yes	2,100	1975	Wooded
5 Troon Drive	\$810,000	5/15/18	5	5	1	Yes	2,644	1996	Pool
39 Full Sweep	\$820,000	1/5/18	4	5	1	Yes	3,411	2003	Lagoon, Lake
55 Heath Court W	\$855,000	4/16/18	3	5	1	Yes	3,524	1990	Golf, Lagoon
4 Covington Place	\$855,000	4/30/18	3	4	1	No	2,504	1990	Lagoon, Landscape
4 Full Sweep	\$985,000	4/12/18	4	3	0	Yes	2,385	1979	Lagoon, River
4 Haul Away	\$1,001,000	4/3/18	5	5	1	No	6,064	2002	Lagoon
1 Eastwind	\$1,015,000	6/20/18	5	5	1	Yes	3,038	1984	Landscape
87 Mooring Buoy	\$1,020,000	6/20/18	4	4	0	Yes	2,750	1986	Pool, Wooded
11 S Shore Drive	\$1,050,000	6/22/18	4	4	1	Yes	3,276	1995	Lagoon
161 Mooring Buoy	\$1,078,500	3/23/18	5	5	0	Yes	3,506	1989	Lagoon
11 Promontory Court	\$1,095,000	4/20/18	5	5	1	No	4,081	1995	Golf, Lagoon
9 High Water	\$1,100,000	4/27/18	7	7	1	Yes	4,604	1987	Lagoon
2 Weather Shore	\$1,100,000	4/2/18	5	6	2	Yes	3,654	1990	Landscape, Pool
5 Eastwind	\$1,150,000	2/21/18	5	4	0	Yes	2,854	1980	Pool
11 Leamington Lane	\$1,150,000	6/27/18	5	6	1	No	4,140	2002	Lagoon
6 Dinghy	\$1,200,000	3/9/18	4	5	1	Yes	2,710	1983	Landscape, Wooded
44 Sea Lane	\$1,245,000	5/3/18	4	4	1	Yes	2,680	1984	Lagoon
4 Ketch	\$1,300,000	6/29/18	6	7	1	Yes	4,022	1992	Ocean
6 Flotilla	\$1,350,000	1/18/18	5	5	1	Yes	3,292	1990	Landscape, Pool
3 Junket	\$1,530,000	4/27/18	5	6	1	Yes	4,591	1992	Wooded
164 Mooring Buoy	\$1,737,500	3/9/18	5	7	2	Yes	3,680	1979	Landscape, Pool
49 Mooring Buoy	\$1,775,000	5/11/18	6	7	0	Yes	5,322	2002	Golf, Lagoon
11 Iron Clad	\$3,755,000	4/16/18	6	9	2	No	5,787	1996	Ocean

ACTIVE HOMESITES: Palmetto Dunes | Leamington

ADDRESS	LIST PRICE	VIEW
86 Port Tack	\$249,000	Lagoon, Lake
48 Off Shore	\$249,000	Golf
1 Promontory Court	\$269,900	Golf
50 Leamington Lane	\$419,500	Golf
6 Strath Court	\$450,000	Lagoon
18 Brassie Court	\$489,000	Lagoon, Lake
41 Port Tack	\$549,000	Golf, Lagoon
46 Mooring Buoy	\$695,000	Landscape
2 Junket	\$770,000	Landscape
4 Flotilla	\$995,000	Ocean
9 Long Boat	\$2,890,000	Ocean
15 Brigantine	\$3,450,000	Ocean

SOLD HOMESITES: Palmetto Dunes | Leamington

ADDRESS	SOLD PRICE	SOLD	VIEW
17 Heath Drive	\$195,000	4/17/18	Wooded
16 Cartgate Drive	\$222,500	5/16/18	Wooded
12 Leamington Lane	\$302,000	3/9/18	Golf, Landscape
20 Starboard Tack	\$355,000	5/15/18	Lagoon
38 Sea Lane	\$575,000	1/18/18	Lagoon
3 Arthur Hills Court	\$585,000	5/17/18	Golf, Lagoon
3 Long Boat	\$750,000	5/31/18	Ocean

UNDER CONTRACT HOMESITES: Palmetto Dunes | Leamington

ADDRESS	LIST PRICE	VIEW
42 Leamington Lane	\$359,900	Golf, Lagoon
126 Mooring Buoy	\$649,000	Wooded

ACTIVE CONDOS: Palmetto Dunes | Shelter Cove | Leamington

	COMPLEX	LIST PRICE	BDS	BA	HB	FURN	SQ FT	VIEW									
									7101	Newport	\$429,500	2	4	1	No	1,420	Lagoon, Landscape
121	Abbingtion	\$599,500	2	2	0	Yes	1,120	Lagoon	1104	Newport	\$445,000	3	3	0	No	1,429	Marsh, River
110	Abbingtion	\$715,000	3	3	0	Yes	1,534	Lagoon	6100	Newport	\$525,000	3	3	0	No	1,700	Deep Water
108	Abbingtion	\$775,000	3	3	0	Yes	1,534	Lagoon	806	Ocean Cove	\$595,000	3	3	0	Yes	1,665	Lagoon, Landscape
7480	Anchorage	\$279,000	2	2	0	Yes	1,150	Lagoon, Pool	3302	Peninsula At Newport	\$595,000	3	3	0	Yes	1,840	Marsh, Sound
7456	Anchorage	\$289,900	2	2	0	Yes	1,150	Lagoon, Landscape	655	Queens Grant	\$220,000	2	1	0	Yes	1,043	Landscape
406	Barrington Arms	\$429,000	1	2	1	Yes	960	Ocean	666	Queens Grant	\$239,800	2	2	0	No	1,043	Landscape
401	Barrington Arms	\$595,000	2	2	0	Yes	1,171	Ocean, Pool	592	Queens Grant	\$359,000	2	2	0	Yes	1,447	Landscape
105	Barrington Arms	\$899,000	3	3	0	Yes	1,792	Ocean, Pool	680	Queens Grant	\$399,000	3	3	1	Yes	1,988	Landscape
305	Barrington Arms	\$925,000	3	3	0	Yes	1,792	Ocean	536	Queens Grant	\$450,000	3	3	0	Yes	1,828	Landscape
404	Barrington Arms	\$1,070,000	3	3	0	Yes	1,792	Ocean, Pool	201	Somerset	\$1,775,000	3	4	1	Yes	2,740	Ocean
217	Barrington Court	\$399,900	1	2	1	Yes	862	Ocean	1201	South Shore Commons	\$1,085,000	3	3	0	Yes	2,481	Landscape, Pool
117	Barrington Court	\$445,500	1	2	1	Yes	862	Ocean	2101	South Shore Commons	\$1,095,000	3	3	0	Yes	2,481	Landscape, Pool
110	Barrington Court	\$619,000	2	2	0	Yes	1,171	Ocean, Pool	1967	St Andrews Common	\$226,900	1	2	1	Yes	902	Landscape
411	Barrington Court	\$689,000	2	2	0	Yes	1,171	Landscape, Ocean	1971	St Andrews Common	\$235,000	1	2	1	Yes	902	Golf, Lagoon
712	Barrington Court	\$315,000	1	2	1	Yes	801	Lagoon	1767	St Andrews Common	\$325,000	2	2	0	No	1,342	Landscape
705	Barrington Park	\$319,900	1	2	1	Yes	801	Lagoon, Landscape	156	Townhomes At Southshore	\$2,595,000	5	5	0	Yes	4,232	Ocean
713	Barrington Park	\$337,900	1	2	1	Yes	801	Lagoon	122	Townhomes At Southshore	\$2,995,000	6	6	0	Yes	5,029	Ocean
702	Barrington Park	\$564,000	3	3	0	Yes	1,498	Lagoon	20	Tradewinds	\$409,900	3	4	1	No	2,300	Landscape
490	Captains Cove	\$495,000	2	2	0	No	1,400	Lagoon	8	Tradewinds	\$525,000	3	4	1	Yes	2,300	Landscape, Pool
203	Captains Quarters	\$285,000	1	1	0	Yes	885	Marsh, River	245	Turnberry Village	\$409,000	3	3	0	Yes	1,576	Landscape
201	Captains Quarters	\$439,900	2	2	0	No	1,390	Deep Water, River	243	Turnberry Village	\$425,000	2	2	0	Yes	1,473	Landscape, Pool
229	Captains Quarters	\$495,000	2	2	0	Yes	1,380	Marsh	279	Turnberry Village	\$449,000	3	3	0	Yes	1,576	Golf
411	Captains Walk	\$599,000	2	2	0	Yes	1,367	Ocean	2518	Villamare	\$489,000	2	2	0	Yes	1,232	Ocean, Wooded
459	Captains Walk	\$649,000	2	2	0	Yes	1,367	Ocean	2214	Villamare	\$524,000	2	2	0	Yes	1,232	Lagoon, Lake
450	Captains Walk	\$789,000	2	2	0	Yes	1,367	Ocean	2516	Villamare	\$525,000	2	2	0	Yes	1,232	Landscape, Ocean
425	Captains Walk	\$895,000	2	2	0	No	1,367	Ocean	2219	Villamare	\$530,000	2	2	0	Yes	1,232	Lagoon, Landscape
7804	CentreCourt	\$359,000	2	2	0	Yes	1,199	Lagoon	3429	Villamare	\$545,000	2	2	0	Yes	1,232	Ocean
29	Fazio	\$429,000	3	3	1	Yes	1,836	Golf	3232	Villamare	\$548,000	2	2	0	Yes	1,232	Ocean, Wooded
5104	Hampton Place	\$449,500	1	2	0	Yes	985	Ocean	3230	Villamare	\$549,000	2	2	0	Yes	1,232	Ocean
6102	Hampton Place	\$749,000	2	2	0	Yes	1,540	Ocean	3428	Villamare	\$555,000	2	2	0	Yes	1,232	Ocean
6306	Hampton Place	\$775,000	2	2	0	Yes	1,540	Ocean	3330	Villamare	\$559,000	2	2	0	Yes	1,232	Ocean
5402	Hampton Place	\$785,000	2	2	0	Yes	1,392	Ocean	1103	Villamare	\$575,000	2	2	0	Yes	1,232	Ocean
5302	Hampton Place	\$789,000	2	2	0	Yes	1,540	Ocean	3420	Villamare	\$575,000	2	2	0	Yes	1,232	Ocean, Pool
5107	Hampton Place	\$799,500	2	2	0	Yes	1,540	Ocean	3129	Villamare	\$599,000	2	2	0	Yes	1,232	Landscape
6108	Hampton Place	\$1,255,000	3	3	0	Yes	1,971	Ocean, Pool	1404	Villamare	\$599,900	2	2	0	Yes	1,232	Ocean, Pool
5108	Hampton Place	\$1,275,000	3	3	0	Yes	1,971	Ocean	1503	Villamare	\$639,000	2	2	0	Yes	1,232	Ocean, Pool
6508	Hampton Place	\$1,550,000	3	3	0	Yes	1,971	Ocean	1405	Villamare	\$725,000	2	2	0	Yes	1,232	Ocean
7108	Harbourside I	\$235,000	1	2	1	Yes	995	Harbor	1308	Villamare	\$750,000	2	2	0	Yes	1,232	Ocean
7121	Harbourside I	\$279,000	1	2	1	Yes	995	Deep Water, Harbor	3425	Villamare	\$779,000	2	2	0	Yes	1,232	Ocean, Pool
7160	Harbourside II	\$259,500	1	2	1	Yes	1,010	Landscape, Wooded	1402	Villamare	\$799,000	2	2	0	Yes	1,232	Ocean
7150	Harbourside II	\$298,000	1	2	1	Yes	1,010	Harbor, River	17	Water Oak	\$339,000	2	3	0	Yes	1,270	Golf
7152	Harbourside II	\$299,000	1	2	1	No	995	Harbor	38	Water Oak	\$389,000	3	4	0	Yes	1,570	Pool
7144	Harbourside II	\$335,000	2	2	0	Yes	1,261	Landscape	8116	Wendover Dunes	\$729,000	3	3	0	Yes	1,957	Landscape
7168	Harbourside II	\$625,000	3	3	0	Yes	1,647	Deep Water, Harbor	4305	Windsor Ct N	\$769,000	2	2	0	Yes	1,442	Ocean, Pool
30	Hickory Cove	\$389,000	3	4	0	Yes	1,570	Golf	3104	Windsor Ct S	\$519,000	1	2	0	Yes	1,037	Ocean
38	Hickory Cove	\$499,000	3	4	0	Yes	1,570	Pool	3105	Windsor Ct S	\$729,000	2	2	0	Yes	1,442	Ocean
7636	Huntington	\$809,000	4	4	0	Yes	2,152	Lagoon, River	3506	Windsor Ct S	\$775,000	2	2	0	Yes	1,442	Ocean, Pool
942	Inverness Village	\$329,000	2	2	0	Yes	1,228	Golf	3402	Windsor Ct S	\$825,000	2	2	0	Yes	1,442	Ocean
984	Inverness Village	\$349,000	2	2	0	Yes	1,228	Golf, Lagoon	503	Windsor Place I	\$515,000	1	2	0	Yes	1,019	Ocean
934	Inverness Village	\$359,000	2	2	0	Yes	1,450	Golf	107	Windsor Place I	\$639,000	2	2	0	Yes	1,442	Ocean, Pool
947	Inverness Village	\$369,000	2	2	0	Yes	1,228	Golf, Landscape	406	Windsor Place I	\$724,900	2	2	0	Yes	1,442	Ocean
978	Inverness Village	\$369,000	2	2	0	Yes	1,450	Lagoon, River	203	Windsor Place I	\$999,000	4	4	0	Yes	2,130	Landscape, Ocean
938	Inverness Village	\$374,000	2	2	0	Yes	1,228	Golf	309	Windsor Place I	\$1,275,000	3	3	0	Yes	1,830	Ocean
983	Inverness Village	\$379,000	2	2	0	Yes	1,228	Golf, Lagoon	2414	Windsor Place II	\$449,000	1	2	0	Yes	1,019	Ocean
103	Main Sail	\$592,000	2	3	1	Yes	1,705	Marsh, River	2314	Windsor Place II	\$469,000	1	2	0	Yes	1,019	Ocean, Pool
2104	Newport	\$315,000	2	2	0	No	1,210	Marsh, Sound	2116	Windsor Place II	\$615,000	2	2	0	Yes	1,442	Landscape, Ocean
1204	Newport	\$365,000	2	3	1	No	1,520	Deep Water, Marsh	7547	Yacht Club	\$575,000	3	3	0	Yes	1,467	Deep Water, Harbor
6201	Newport	\$399,900	2	3	1	Yes	1,520	Lagoon, Landscape									

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	736	Queens Grant	\$232,000	3/21/18	2	1	0	Yes	1,024	Landscape
7420	Anchorage	\$252,000	4/12/18	2	2	0	Yes	1,150	Lagoon, Pool	732	Queens Grant	\$236,500	5/25/18	2	1	0	Yes	1,024	Landscape
7426	Anchorage	\$274,000	4/30/18	2	2	0	Yes	1,150	Lagoon	630	Queens Grant	\$245,000	4/24/18	2	2	0	Yes	1,447	Landscape
7484	Anchorage	\$282,000	1/22/18	2	2	0	Yes	1,140	Lagoon, Pool	689	Queens Grant	\$245,000	6/13/18	2	2	0	Yes	1,043	Landscape
7477	Anchorage	\$285,000	5/31/18	2	2	0	Yes	1,150	Lagoon	520	Queens Grant	\$250,000	6/27/18	2	2	0	Yes	1,024	Landscape
7433	Anchorage	\$292,000	7/6/18	2	2	0	Yes	1,150	Lagoon	632	Queens Grant	\$252,900	4/25/18	2	2	0	Yes	1,043	Landscape
7474	Anchorage	\$292,500	3/26/18	3	3	0	Yes	1,551	Lagoon, Pool	619	Queens Grant	\$259,500	6/7/18	2	2	0	No	1,447	Wooded
313	Barrington Court	\$1,395,000	6/11/18	3	3	0	Yes	1,520	Ocean	508	Queens Grant	\$260,000	6/1/18	2	2	0	Yes	1,043	Landscape
607	Barrington Park	\$325,000	5/25/18	2	2	0	Yes	1,108	Lagoon	511	Queens Grant	\$275,000	6/5/18	2	2	0	Yes	1,447	Landscape
603	Barrington Park	\$325,000	4/4/18	2	2	0	No	1,108	Lagoon, Landscape	588	Queens Grant	\$295,000	2/2/18	3	3	1	Yes	1,988	Landscape
223	Captains Quarters	\$265,000	5/7/18	1	1	0	No	885	Deep Water, Harbor	773	Queens Grant	\$296,000	5/10/18	2	2	0	Yes	1,447	Lagoon, Landscape
208	Captains Quarters	\$370,000	6/1/18	2	2	0	Yes	1,390	Harbor	536	Queens Grant	\$305,000	2/9/18	3	3	0	Yes	1,828	Landscape
249	Captains Quarters	\$375,000	3/9/18	2	2	0	Yes	1,390	Deep Water, Marsh	625	Queens Grant	\$338,500	5/31/18	2	2	0	Yes	1,447	Golf, Landscape
258	Captains Quarters	\$379,000	6/15/18	2	2	0	Yes	1,380	Deep Water	675	Queens Grant	\$340,000	1/12/18	3	3	1	Yes	1,988	Landscape
245	Captains Quarters	\$385,000	4/12/18	2	2	0	No	1,380	Deep Water, Marsh	649	Queens Grant	\$344,000	5/25/18	2	2	0	Yes	1,459	Golf
259	Captains Quarters	\$401,000	4/16/18	2	2	0	Yes	1,310	Deep Water, Marsh	604	Queens Grant	\$345,000	2/15/18	3	3	1	Yes	1,988	Landscape
255	Captains Quarters	\$450,000	4/4/18	2	2	0	Yes	1,390	Harbor	719	Queens Grant	\$345,000	4/24/18	2	2	0	Yes	1,447	Landscape
442	Captains Walk	\$650,000	1/5/18	2	2	0	Yes	1,367	Ocean	729	Queens Grant	\$392,000	3/29/18	3	3	1	Yes	1,774	Golf
420	Captains Walk	\$665,000	4/16/18	2	2	0	Yes	1,367	Ocean	622	Queens Grant	\$400,000	3/6/18	3	3	0	Yes	1,828	Golf, Landscape
418	Captains Walk	\$707,000	2/2/18	3	3	0	Yes	1,762	Ocean	406	Somerset	\$1,775,000	6/1/18	3	4	1	Yes	2,740	Ocean
462	Captains Walk	\$790,000	5/11/18	3	3	0	Yes	1,762	Ocean	501	Somerset	\$2,412,500	6/8/18	4	5	1	No	3,746	Ocean
474	Captains Walk	\$849,000	6/14/18	3	3	0	Yes	1,762	Ocean	1661	St Andrews Common	\$205,000	2/12/18	2	2	0	Yes	1,177	Wooded
7818	CentreCourt	\$354,000	5/3/18	2	2	0	Yes	1,199	Lagoon, Landscape	1680	St Andrews Common	\$205,000	3/9/18	2	2	0	Yes	1,177	Golf
7822	CentreCourt	\$357,500	3/1/18	2	2	0	Yes	1,199	Lagoon	1651	St Andrews Common	\$212,000	7/13/18	1	2	1	Yes	902	Landscape
51	Fazio	\$343,000	1/24/18	2	3	1	Yes	1,636	Pool	1863	St Andrews Common	\$219,800	4/19/18	2	2	0	Yes	1,177	Landscape, Pool
35	Fazio	\$402,000	4/12/18	3	3	1	Yes	1,636	Lagoon	1781	St Andrews Common	\$220,000	6/7/18	2	2	0	Yes	1,177	Landscape
12	Fazio	\$500,000	5/30/18	3	3	0	Yes	1,888	Golf	1956	St Andrews Common	\$223,000	6/11/18	1	2	1	Yes	902	Golf, Lagoon
5501	Hampton Place	\$500,000	5/16/18	1	2	0	Yes	985	Ocean	1861	St Andrews Common	\$235,000	6/29/18	2	2	0	Yes	1,177	Landscape
5203	Hampton Place	\$712,500	6/29/18	2	2	0	Yes	1,540	Ocean	1866	St Andrews Common	\$265,000	3/19/18	2	2	0	Yes	1,177	Landscape
6103	Hampton Place	\$724,000	1/29/18	2	2	0	Yes	1,540	Ocean	1765	St Andrews Common	\$359,000	4/17/18	2	2	0	Yes	1,342	Golf, Lagoon
5306	Hampton Place	\$750,000	2/5/18	2	2	0	Yes	1,540	Ocean	1870	St Andrews Common	\$360,000	4/3/18	2	2	0	Yes	1,342	Golf, Lagoon
6401	Hampton Place	\$1,155,000	2/28/18	3	3	0	Yes	1,971	Ocean	1982	St Andrews Common	\$360,000	5/17/18	2	2	0	Yes	1,342	Landscape, Wooded
5209	Hampton Place	\$1,375,000	5/14/18	3	3	0	Yes	1,966	Ocean	95	The Moorings	\$360,000	5/3/18	2	3	0	Yes	1,260	Landscape
7120	Harbourside I	\$230,000	6/18/18	1	2	1	Yes	995	Harbor	229	Turnberry Village	\$278,500	3/15/18	2	2	0	Yes	1,351	Golf
7159	Harbourside II	\$285,000	2/20/18	2	2	0	No	1,647	Harbor, Landscape	266	Turnberry Village	\$335,000	4/12/18	2	2	0	Yes	1,351	Golf
7139	Harbourside II	\$320,000	1/16/18	2	3	1	Yes	1,647	Harbor	252	Turnberry Village	\$336,000	4/2/18	3	3	0	Yes	1,576	Landscape, Pool
2	Hickory Cove	\$495,000	5/8/18	3	4	0	Yes	1,654	Lagoon	210	Turnberry Village	\$360,000	3/9/18	2	2	0	No	1,473	Golf, Lagoon
7626	Huntington	\$450,000	6/12/18	2	2	0	Yes	1,406	Lagoon	223	Turnberry Village	\$449,000	4/17/18	2	2	0	No	1,473	Golf
7648	Huntington	\$474,000	6/26/18	2	2	0	Yes	1,406	Lagoon	2115	Villamare	\$529,500	4/20/18	2	2	0	Yes	1,232	Lagoon, Ocean
7635	Huntington	\$620,000	6/26/18	3	4	1	Yes	1,511	Lagoon, River	1501	Villamare	\$762,000	4/30/18	2	2	0	Yes	1,232	Ocean
7644	Huntington	\$635,000	7/3/18	3	4	1	Yes	1,511	Lagoon, Landscape	14	Water Oak	\$329,000	4/2/18	2	3	0	Yes	1,270	Golf
7650	Huntington	\$715,000	5/18/18	3	4	1	Yes	1,511	Lagoon, River	4	Water Oak	\$345,000	6/15/18	2	3	0	Yes	1,270	Golf
967	Inverness Village	\$270,000	3/29/18	2	2	0	No	1,450	Golf	8128	Wendover Dunes	\$510,000	3/26/18	2	3	1	Yes	1,562	Wooded
411	Main Sail	\$860,000	4/20/18	3	3	1	No	2,023	Harbor	3403	Windsor Ct S	\$474,000	6/7/18	1	2	0	Yes	1,037	Ocean
9101	Newport	\$343,000	4/13/18	2	3	1	No	1,420	Lagoon	3408	Windsor Ct S	\$1,285,000	3/7/18	3	3	0	Yes	1,880	Landscape, Ocean
9103	Newport	\$460,000	4/6/18	3	3	0	No	1,652	Lagoon	3107	Windsor Ct S	\$1,360,000	3/22/18	3	3	0	Yes	1,935	Ocean
3102	Peninsula At Newport	\$575,000	3/1/18	3	3	0	No	1,840	Marsh, River	102	Windsor Place I	\$385,000	3/30/18	1	2	0	Yes	1,019	Ocean
794	Queens Grant	\$213,500	3/1/18	2	1	0	Yes	1,024	Landscape	2114	Windsor Place II	\$407,500	6/27/18	1	2	0	Yes	1,019	Ocean
558	Queens Grant	\$215,000	3/16/18	2	1	0	Yes	1,024	Landscape	2219	Windsor Place II	\$1,335,000	4/20/18	3	3	0	Yes	1,830	Ocean
686	Queens Grant	\$225,000	7/2/18	2	1	0	No	1,043	Landscape	2220	Windsor Place II	\$1,400,000	2/23/18	3	3	0	Yes	1,830	Ocean
649	Queens Grant	\$226,000	1/24/18	2	2	0	No	1,459	Golf, Pool	7535	Yacht Club	\$410,000	4/9/18	3	3	0	Yes	1,506	Harbor, Pool
746	Queens Grant	\$227,500	2/21/18	2	2	0	Yes	1,447	Landscape	7525	Yacht Club	\$445,000	3/21/18	3	3	0	Yes	1,416	Harbor, Pool
										7515	Yacht Club	\$485,000	5/8/18	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
111	Barrington Court	\$589,000	2	2	0	Yes	1,171	Ocean, Pool
606	Barrington Park	\$399,500	2	2	0	Yes	1,108	Lagoon, Landscape
457	Captains Walk	\$785,000	3	3	0	Yes	1,762	Ocean
7128	Harbourside I	\$399,500	2	3	1	Yes	1,847	Deep Water, Harbor
6	Hickory Cove	\$429,000	2	3	0	No	1,270	Lagoon
7	Hickory Cove	\$529,000	3	4	0	Yes	1,654	Lagoon
914	Inverness Village	\$369,000	2	2	0	Yes	1,450	Lagoon
2101	Newport	\$294,000	2	2	0	No	1,210	River
3202	Peninsula At Newport	\$599,000	3	3	0	No	1,840	Deep Water, Marsh
556	Queens Grant	\$364,900	2	2	0	Yes	1,447	Landscape
776	Queens Grant	\$419,000	3	3	0	No	1,800	Golf, Lagoon
105	Somerset	\$1,169,500	3	4	1	Yes	2,366	Ocean
1770	St Andrews Common	\$215,000	1	2	1	Yes	902	Golf, Landscape
1857	St Andrews Common	\$227,000	1	2	1	Yes	902	Landscape
1759	St Andrews Common	\$249,900	2	2	0	Yes	1,177	Landscape
3	Tradewinds	\$419,900	3	4	1	No	2,300	Landscape, Pool
240	Turnberry Village	\$339,000	2	2	0	Yes	1,351	Golf
215	Turnberry Village	\$425,000	2	2	0	Yes	1,473	Golf, Lagoon
1105	Villamare	\$679,000	2	2	0	Yes	1,232	Deep Water, Ocean
7524	Yacht Club	\$379,000	3	3	0	No	1,467	Harbor, Pool



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Historical Comparison: 2009-2018
Sales and Prices: January 1, 2009 – June 30, 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	19	\$1,096,573	138	6	41	\$408,760	251	8	4	\$473,750	28	2
2010	27	\$1,034,148	111	19	73	\$433,664	210	27	2	\$552,500	27	2
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

Market Update

Narrowing the scope of the real estate market to just Palmetto Dunes, Shelter Cove and Leamington, we see some very promising numbers. First of all, recent inventory in all three categories is the lowest it has been in 10 years. Conversely, properties either closed or scheduled to close are at the highest level in 10 years.

In addition, the average price of condominiums is at the highest level in 10 years. The average price of homes remains slightly more difficult to analyze. This is due to the “bottom-up” recovery of selling older, smaller, and less expensive homes. There appears to be a drop in average price of homesites because there was only one second row homesite and no oceanfront homesite sold.

Overall, the trend is positive. This is a very exciting time in the history of our community, and I am extremely optimistic. Historically, low inventory levels and strong sales have always come before price increases and a healthier market. It’s been a long ten years as we’ve dealt with this protracted national recession, but we finally have the end in sight. For my part, I will continue my quest to help raise prices in our community.