



*The only specialist in Palmetto Dunes,
Shelter Cove and Leamington since 1976*

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



schembrarealestategroup.com | luxuryrealestate.com

Historical Comparison: 2009-2018 Sales and Prices: January 1, 2009 - December 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	44	\$1,143,611	113	7	96	\$404,443	192	23	7	\$604,875	29	1
2010	63	\$1,007,043	103	4	140	\$438,335	201	16	3	\$521,167	25	1
2011	62	\$1,033,895	89	2	125	\$445,979	185	16	5	\$245,400	26	4
2012	55	\$1,000,787	69	12	169	\$404,917	160	19	11	\$378,977	22	1
2013	62	\$947,952	81	6	183	\$443,493	135	18	13	\$889,420	18	1
2014	61	\$947,262	77	12	134	\$433,708	132	19	11	\$640,509	22	1
2015	74	\$983,506	68	11	140	\$409,060	124	26	6	\$456,833	19	0
2016	66	\$990,991	53	5	159	\$445,826	119	13	7	\$610,714	16	1
2017	59	\$1,180,364	61	6	183	\$419,804	103	14	13	\$429,985	15	1
2018	67	\$955,898	55	9	168	\$473,928	121	11	10	\$438,550	13	0

Market Trends | Inventory Update

As we head into 2019, I'd like to take one last look back at 2018, a year that saw triumphs and challenges for our local real estate market. You may recall my note in the spring pointing to a strong year on the evidence of an incredibly strong January and February, months where the market is typically flat. As the year progressed, it was rewarding to see that prediction come true, for the most part. The fall, however, saw several setbacks including two false evacuations and a contentious midterm election that may have left people hesitant to enter the market. Nationwide, the housing market was flat this past fall, and we certainly felt that here.

That's something to keep in mind as you view the sales closed or under contract at the end of 2018. But also keep in mind the many advantages we have as an attractive residential resort community. With every award we receive, with every capital improvement project we undertake, our Island's appeal grows. Condominiums saw the highest price increase since 2008, as they represent exceptional buys for those seeking the Island's famed lifestyle. There was very little variance in our homesite market average price as there were not any oceanfront or expensive homesites sold this past year. With an astonishingly low 5% of properties in the community for sale, and Hilton Head Island's profile continuously rising, we see once again why we should be raising prices.

Destination: South Carolina...

It's no secret that the population of the United States is in the midst of a historic migration. Drawn by lower taxes, a more hospitable climate and an overall higher "quality of life," they are making their way to the South-east in droves.

A *Business Insider* article from January, 2018 highlighted this dramatic shift in population over the last two years, and the results bode well for those of us looking to welcome new neighbors. Looking at net domestic migration per 1,000 residents, you saw states like New York losing 9.6 residents while states like Florida gained 7.8. Our own beautiful state of South Carolina saw a jaw-dropping 9.9 residents gained per 1,000, second only to Nevada which had 13.

Think about that for a moment, of every state in the country, we're second when it comes to welcoming new residents per capita. And when these transplanted southerners flock to our state seeking sunshine, amenities and a relaxed way of life, what better place to find it all than Hilton Head Island?

Our demographics will only continue to shift as the Town of Hilton Head Island, private communities and individual owners continue their wise investment in amenities, sustainability and infrastructure, and maintaining our "quality of life." This remarkable effort on the part of the public and private sectors, as well as private homeowners, are making our Island more desirable for those looking to call it home. With all the capital improvements you'll see in this newsletter, coupled with our status as a resale community bodes well for increased prices for years to come.

50 Years: Looking Back And Eyeing The Future...

As you may have read in the fall issue of the *SREG News*, Palmetto Dunes, Shelter Cove and Leamington recently celebrated their 50th Anniversary. At the half-century mark, these exceptional communities have proven themselves to be among the finest, with world-class amenities and a dedication to "quality of life." I've been fortunate enough to live and work in these communities for 43 of those 50 years and looking back on my years specializing in these neighborhoods, I feel an immense amount of pride and gratitude.

It has been my privilege to be a part of the growth of these communities, working with the developers, property owners as well as my clients to create something truly special for all who live here. I chaired the 1st Beach Renourishment Committee for the Hilton Head Island Board of Realtors and organized the state committee that rewrote our Beachfront Management Act, ensuring that the real estate industry was well represented on Hilton Head Island and throughout the state.

As personally gratifying it has been to see what these communities have become over the last 50 years, since my involvement since 1976, I am even more excited to see what the future holds. To set the stage for this community's next phase, I'll need to take you back to my upbringing in Glen Ridge, New Jersey, the Jersey Shore and my college education on Long Island. The one common denominator I saw among these established communities was the absence of an abundance of resale properties. The real estate market in those areas was normally very tight due to the generational nature of properties, where properties were being passed down through the family, placing more demand on the resale market.

As a relatively young oceanfront residential resort community, we never had that. Until now. With the Island reaching maturity, it has become apparent that more properties are now being passed down from parents to children, thus eliminating many properties from the resale market now or in the future.

What will this mean over the next 50 years? Essentially, today's inventory will

become even tighter as our resale community sees fewer properties on the market, driving prices upward for those looking to sell. And those sellers will find no shortage of buyers, as our Island's profile rises.

The awards and accolades keep pouring in for Hilton Head Island, each one making us an even more desirable community to call home. The world has long known what a paradise Hilton Head Island is for visitors, but it's our dedication to smart growth and development that has made it such an attractive place to live. Those efforts began with the election of our first Mayor, Benjamin M. Racusin in 1983. It was his vision to curb development through what would become the Land Management Ordinance (LMO). I am proud of the role I played in developing this philosophy. Ben was my father-in-law's cousin, and he chose me to help run his campaign and help lay the groundwork for why less development would be better for the long-term growth of our Island.

The Land Management Ordinance (LMO) which reduced density, essentially forced new development off island, spurring growth in Bluffton and beyond. There will always be those families and savvy investors looking to capture our "quality of life" in a world-class oceanfront residential resort community with superior land planning and they will pay whatever it takes to be a part of what we have created for future years.

There's an old saying that patient money wins. With the Island on the cusp of full maturity, the smartest thing anyone can do would be to buy property on Hilton Head Island now and enjoy it with their family, creating lifelong memories and yet having a solid real estate investment. I would welcome the opportunity to help you achieve your real estate goals and objectives and reap the benefits for years to come. I stand by my record of being the only realtor to reach \$1,000,000,000 (billion) in personal sales in one community all in Palmetto Dunes, Shelter Cove and Leamington and can say with confidence you'll find no one better to guide you toward success in real estate.

Construction Plans for Our Epicenter...

The exciting revitalization of the Shelter Cove area which has been a huge benefit for our owners in Palmetto Dunes, Shelter Cove, Leamington and the Town has brought more demands and changes in traffic patterns for drivers, pedestrians and bicyclists. HDR Engineering of the Carolinas has completed a recent study on the traffic patterns, pathways, intersections and crosswalks from the Palmetto Dunes intersection, through Shelter Cove Towne Centre to the Sheriff's Department on Shelter Cove Lane.

The plans for the project are scheduled to go before the Planning Commission in January, 2019. After the planning commission hears the plans and they are approved, the Shelter Cove improvements will be incorporated in the Town of Hilton Head Island Capital Improvement Project Plan. This is expected to be a 2019-2020 project with funding of approximately \$1.25 million.

Stay Connected...

If you would like to hear from us via our email or with videos, please get in touch. We can also guide you through your real estate options and even set up automatic alerts for particular properties that interest you. This high-tech, high-touch approach is just one way we're dedicated to finding you the property of your dreams.



Phil Schembra:
#5 Individual Sales Volume South Carolina
#1 Individual Sales Volume Hilton Head Island



Knowledge is Power when it relates to Palmetto Dunes, Shelter Cove and Leamington Real Estate: Ask Phil...

- Purchasing or selling real estate is one of the most important decisions you will ever make, and these are the reasons I am confident I can help you reach your real estate goals and objectives.
- Palmetto Dunes resident since 1976
- 43 years of record-breaking sales, longevity, experience, reputation and knowledge in one community
- #1 All-Time Listing and Selling Agent since 1976 for homes, homesites and condominiums in one community
- Specializing in Palmetto Dunes, Shelter Cove and Leamington since 1976 with \$1,000,000,000 (billion) in personal sales
- Excellent office location with visibility for our community listings and the only original tenant at The Plaza at Shelter Cove
- Knowledge and history of our pricing: where prices have been, present prices, and where they should be in the future

50 Years of Notable Dates In Our Community...

- 1967: Robert Trent Jones Course and 11-mile lagoon system are completed
- 1972: Name changed from Palmetto Dunes to Palmetto Dunes Resort
- 1976: Rod Laver | Roy Emerson tennis facilities and George Fazio Course completed
- 1976: Hyatt Hotel opens (presently Marriott Oceanfront Hotel)
- 1979: Phipps Land Company (Bessimer Securites) sold Palmetto Dunes to Greenwood Development Corporation
- 1981: Shelter Cove Harbour construction begins
- 1983: Shelter Cove Harbour officially opened
- 1983: Mariner's Inn, oceanfront condo/hotel opened in Palmetto Dunes (dba Omni Hilton Head Oceanfront Hotel)
- 1984: Shelter Cove Plaza opens with first tenants: Schembra Real Estate Group and Piggly Wiggly
- 1985: Leamington opens with 296 residential homesites on the market Arthur Hills Golf Course completed
- 1988: Shelter Cove Mall opens
- 1988: Robert Trent Jones Golf Course rebuilt
- 1990: The Self Family and Greenwood Development donate land to the Cultural Council of Hilton Head Island, laying the groundwork for the Arts Center of Coastal Carolina
- 1990: 1st Beach Renourishment Project
- 1993: The George Fazio Clubhouse is rebuilt
- 1994: The George Fazio Golf Course is renovated
- 1997: 2nd Beach Renourishment Project
- 2001: Palmetto Dunes Tennis Center is renovated
- 2002: Robert Trent Jones Golf Course renovated
- 2006-2007: 3rd Beach Renourishment Project
- 2013: Shelter Cove Towne Centre (redevelopment of mall opens)
- 2016: Shelter Cove Marina Store is renovated
- 2016: 4th Beach Renourishment Project
- 2018: Shelter Cove Marina dredging is completed

Town of Hilton Head Island Land Acquisition Program as of December 14, 2018...

The Town of Hilton Head Island's land acquisition program began in earnest in 1991 and was modeled from a program created in Nantucket, Massachusetts. The Town's goal was to manage and control growth on the Island. Rather than take land, the council sought to purchase land at fair market value. Land acquisition became a smart growth tool. The program has enhanced property values; reduced potential development, particularly along U.S. 278; reduced potential traffic; kept the Island green; preserved historical sites; and created opportunities for park and recreation development.

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

Thank you to the Town of Hilton Head Island for their vision for our future.

Great Things Happening on Our Island...

Listed below are several major new developments which will have a huge positive impact on Hilton Head Island now and for years to come. The commitment on behalf of local government and private investment with millions of dollars is astonishing and should be commended on continually improving our Island. These projects will give not only the residents, but our visitors these great amenities.

USCB Campus Opens

For years, Hilton Head Island has been named one of the best world-class oceanfront residential resort communities in the country. It has repeatedly been named as one of the best island destinations in the world, earning praise for its world-class resorts, amenities and service. In November, 2018, USCB unveiled its new Hospitality Management Campus near Sea Pines Circle on Office Park Road, and has been renamed Sand Shark Drive as a tribute to the USCB mascot. The goal is to enroll 400 students within the next two years. Classes began in January. The hands-on experience from our local resort and restaurant management will be invaluable. It's a win-win for all.

Low Country Celebration Park

Encompassing approximately 9 acres the new park at Coligny will have a large lawn for stage and events, destination playground with iconic ship, Sandbox Children's Museum, walking trails and boardwalks, exercise stations, parking and additional beach parking. Road improvements will be in effect from November 2018 - May 2019, with opening scheduled before summer 2019.

Hilton Head Island Airport

The extension of the runway from 4,200 to 5,000 feet has been completed:

American Airlines - Direct to Charlotte and Washington DC

United Airlines - Direct to Chicago, Washington DC and Newark

Island Recreation Center

Island Rec Center is scheduled to open January, 2019. The Town of Hilton Head provided \$13.2 million for the renovation and expansion of the Rec Center while Hilton Head People for Parks raised \$1.2 million dollars to upfit the buildings.


Visit islandreccenter.org for information on memberships, fitness plans, activities and events

Thank You...

I arrived on Hilton Head Island in 1976, tasked with giving the Palmetto Dunes real estate market a shot in the arm. I realized then what a special place this was and have specialized in our community ever since. I was confident that Palmetto Dunes had something amazing on their hands, but even then, I couldn't imagine how much success this community would achieve. What started out as a sleepy beachfront neighborhood has blossomed into a world-class oceanfront residential resort community.

The decision I made all those years ago to specialize in Palmetto Dunes, Shelter Cove and Leamington was one of the best I ever made. Not only because it allowed me to follow the trajectory of some of the Island's most desirable neighborhoods, but also because of the friendships and personal connections I've made along the way. I've seen clients become neighbors and neighbors become friends. Building that trust is the most important thing I do as a realtor. Your confidence, your loyalty and your ongoing personal referrals have been a huge part of my success, both personally and professionally and I thank you for this.

Sincerely,



Philip A. Schembra
Broker-In-Charge



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Follow us...



ACTIVE HOMES: Palmetto Dunes | Leamington

ADDRESS	BDS	BA	HB	FURN	SQ FT	YR BUILT	VIEW	LIST PRICE
41 Saint George Road	3	3	0	No	2,459	1985	Landscape	\$590,000
3 Up Wind	4	3	0	No	2,176	1973	Lake, Wooded	\$597,959
22 Promontory Court	3	3	1	Yes	2,873	1994	Pool, Wooded	\$639,000
3 Troon Drive	3	4	1	Yes	2,100	1984	Landscape, Pool	\$639,900
5 Midstream	3	3	0	Yes	2,064	1981	Lagoon	\$680,000
13 Interlochen Drive	5	4	1	No	2,807	1999	Landscape	\$685,000
49 Off Shore	4	4	0	Yes	2,829	1993	Lagoon	\$749,000
2 High Water	4	5	0	Yes	5,047	1980	Golf, Lagoon	\$775,000
40 Haul Away	3	4	1	No	3,242	1990	Lagoon	\$815,000
9 Full Sweep	3	4	1	No	3,097	1992	Lake	\$825,000
32 Mooring Buoy	3	3	1	No	2,366	1983	Landscape	\$825,000
29 Off Shore	4	5	1	No	3,042	1992	Lagoon, Pool	\$829,000
32 Starboard Tack	4	4	0	No	3,001	1988	Lagoon	\$847,500
7 Slack Tide	4	4	1	No	3,263	2003	Golf, Lagoon	\$859,900
20 Port Tack	4	3	0	Yes	2,702	1973	Lagoon	\$875,000
2 Cottage Court	5	4	0	Yes	3,400	1994	Pool, Wooded	\$875,000
1 Lookout	5	4	0	No	2,830	1981	Lagoon	\$885,000
25 Port Tack	3	3	0	Yes	2,782	1979	Golf, Lagoon	\$949,000
4 Galleon	3	3	0	No	2,252	1981	Landscape	\$949,500
4 Iron Clad	3	3	1	Yes	2,408	1989	Landscape, Ocean	\$950,000
7 Saint George Road	4	5	1	Yes	3,065	1997	Lagoon, Pool	\$979,900
37 Haul Away	4	4	0	No	3,201	2002	Golf, Pool	\$989,000
144 Mooring Buoy	3	3	0	Yes	2,132	1973	Pool, Wooded	\$995,000
14 Haul Away	4	4	0	Yes	3,527	1992	Golf, Lagoon	\$1,120,000
1 Armada Street	3	3	0	Yes	2,477	1979	Wooded	\$1,149,000
24 Mooring Buoy	4	3	0	Yes	2,656	1994	Landscape, Wooded	\$1,149,900
14 Port Tack	3	4	1	Yes	3,173	1982	Golf, Lagoon	\$1,150,000
25 Rum Row	6	5	1	Yes	4,032	1991	Golf	\$1,174,000
29 Port Tack	6	6	1	Yes	5,802	2003	Golf, Lagoon	\$1,195,000
27 S Shore Dr	4	5	1	No	3,572	1993	Lagoon, Pool	\$1,200,000
2 Lee Shore	5	5	0	Yes	3,005	1994	Wooded	\$1,225,000
20 Rum Row	4	4	1	No	4,400	1993	Lagoon, Landscape	\$1,249,000
4 Fairway Court	4	5	1	No	5,000	2004	Golf, Lagoon	\$1,290,000
4 Junket	4	4	0	Yes	3,416	1985	Landscape, Wooded	\$1,295,000
29 Sea Lane	5	6	1	No	3,978	2000	Golf, Pool	\$1,299,000
12 Full Sweep	4	6	2	No	4,725	2001	Golf, Lagoon	\$1,595,000
37 Sea Lane	6	7	2	Yes	3,800	1990	Golf, Pool	\$1,595,000
46 Leamington Lane	5	5	0	No	4,015	2002	Golf, Lagoon	\$1,595,000
176 Mooring Buoy	5	8	2	Yes	4,561	1980	Golf, Lagoon	\$1,695,000
5 Junket	6	7	1	Yes	5,112	1984	Ocean	\$1,799,000
9 Promontory Court	5	5	0	Yes	5,019	2007	Golf, Lagoon	\$2,095,000
35 Mooring Buoy	7	7	0	Yes	6,533	2005	Lagoon	\$2,195,000
2 Galleon	8	7	0	Yes	5,388	2003	Landscape, Pool	\$2,385,000
6 Armada	6	7	1	Yes	4,431	2016	Landscape, Wooded	\$2,495,000
85 Mooring Buoy	5	7	2	Yes	4,500	2015	Lagoon	\$2,499,000
19 Armada	4	5	1	Yes	3,842	1987	Ocean	\$3,250,000
8 Night Harbour	5	6	1	Yes	3,700	1994	Ocean	\$3,299,000
11 Dinghy	6	7	1	Yes	4,560	1989	Ocean	\$3,585,000
17 Armada	5	5	0	Yes	4,916	1992	Ocean	\$3,695,000
12 Brigantine	6	6	1	Yes	5,600	1981	Ocean	\$3,750,000
11 Junket	6	8	1	Yes	4,902	1980	Ocean	\$3,795,000
9 East Wind	6	7	1	Yes	5,784	2004	Ocean	\$4,495,000
9 Cat Boat	5	8	3	Yes	5,500	2004	Ocean	\$4,499,000
8 Man O War	6	8	2	Yes	5,940	2005	Ocean, Pool	\$4,695,000
8 Galleon	7	8	1	Yes	3,100	1978	Ocean, Tennis Court	\$5,495,000

UNDER CONTRACT HOMES: Palmetto Dunes | Leamington

ADDRESS	BDS	BA	HB	FURN	SQ FT	YR BUILT	VIEW	LIST PRICE
51 Off Shore Drive	3	3	1	No	2,058	1985	Lake, Landscape	\$479,900
56 Full Sweep	3	2	0	Yes	1,958	1982	Golf, Pool	\$599,000
2 Sutherland Court	4	3	0	Yes	2,098	1981	Landscape, Pool	\$619,900
7 Topside	3	2	0	No	2,054	1990	Lagoon	\$649,000
12 Queens Way	3	3	0	No	2,707	2000	Wooded	\$699,000
29 Swing About	4	3	0	Yes	2,597	1973	Lagoon, Pool	\$724,500
81 Leamington Lane	4	5	1	No	4,055	1989	Golf	\$949,900
5 S Shore Drive	4	5	1	No	3,312	1994	Lagoon	\$1,325,000
9 Leamington Court	5	6	1	No	4,465	1995	Lagoon	\$1,395,000

SOLD HOMES: Palmetto Dunes | Leamington

ADDRESS	BDS	BA	HB	FURN	SQ FT	YR BUILT	VIEW	SOLD	SOLD PRICE
44 Off Shore	3	2	0	No	1,754	1973	Golf, Landscape	3/23/18	\$286,650
32 Off Shore	3	3	1	Yes	1,818	1986	Golf	6/4/18	\$462,500
14 Heath Drive	3	3	1	Yes	2,078	1981	Golf	5/11/18	\$450,000
52 Off Shore	3	3	1	No	2,340	1990	Golf	11/7/18	\$450,000
2 Merion Court	3	2	0	Yes	1,698	1980	Landscape	4/23/18	\$513,000
19 Cartgate Drive	3	3	0	No	1,956	1995	Wooded	4/4/18	\$450,000
21 Full Sweep	3	2	0	Yes	2,034	1980	Lake, Pool	1/8/18	\$460,000
3 Strath Court	3	2	0	Yes	1,848	1995	Landscape, Pool	11/9/18	\$550,000
47 Queens Way	3	3	1	No	3,003	1993	Golf	11/1/18	\$515,000
12 Sea Lane	4	4	1	No	2,512	1982	Lagoon	4/2/18	\$535,000
6 Topside	3	3	0	Yes	2,452	1989	Lake	12/21/18	\$560,000
15 Off Shore	5	5	1	No	2,742	1973	Lagoon	12/21/18	\$570,000
12 Promontory Court	3	3	1	No	2,330	1985	Landscape, Wooded	4/12/18	\$580,000
43 Sea Lane	3	3	0	No	2,356	1980	Golf, Lagoon	12/6/18	\$590,000
14 Promontory Ct	3	4	1	Yes	2,538	1999	Landscape, Pool	11/20/18	\$630,000
51 Heath Court W	4	4	0	Yes	4,335	1990	Golf	1/9/18	\$532,000
1 Yard Arm	4	4	0	Yes	2,974	1983	Lagoon, Pool	10/26/18	\$657,500
6 Cottage Court	4	3	0	Yes	3,040	1995	Landscape	6/18/18	\$700,000
29 Rum Row	3	3	0	Yes	2,100	1978	Golf	3/5/18	\$695,000
56 Port Tack	3	4	1	No	2,240	1986	Lagoon	5/3/18	\$702,500
10 Full Sweep	4	3	1	Yes	2,536	1980	Golf, Lagoon	1/5/18	\$710,000
14 Heath Drive	3	3	1	No	2,078	1981	Golf	10/31/18	\$715,000
81 Port Tack	3	3	0	Yes	2,438	1995	Lagoon	7/30/18	\$715,000
1 Cackle Court	6	5	0	Yes	2,846	1981	Landscape, Pool	12/21/18	\$689,000
12 Hunt Club Court	3	3	1	Yes	2,025	1980	Lagoon	5/14/18	\$670,000
17 Interlochen Drive	5	5	1	No	3,400	2002	Landscape, Pool	8/23/18	\$675,000
85 Leamington Lane	4	4	1	Yes	3,328	1995	Golf	3/22/18	\$730,000
122 Mooring Buoy	4	4	0	Yes	2,648	1970	Landscape	2/12/18	\$710,000
18 Leamington Lane	4	3	0	No	2,788	1989	Golf	9/27/18	\$775,000
142 Mooring Buoy	3	4	0	Yes	2,100	1975	Wooded	5/9/18	\$799,000
21 Swing About	4	4	0	Yes	2,796	2002	Lagoon, Pool	4/16/18	\$762,500
10 Arthur Hills Court	4	3	0	No	3,251	1992	Golf, Lagoon	7/10/18	\$810,000
5 Troon Drive	5	5	1	Yes	2,644	1996	Pool	5/15/18	\$810,000
22 Arthur Hills Court	4	4	1	No	3,500	1993	Golf, Lagoon	11/5/18	\$810,000
4 Ginger Beer Court	5	6	2	Yes	3,968	2000	Landscape, Pool	3/7/18	\$750,000
4 Covington Place	3	4	1	No	2,504	1990	Lagoon, Landscape	4/30/18	\$855,000
67 Mooring Buoy	4	4	0	Yes	2,371	1979	Lagoon	11/28/18	\$854,000
49 Haul Away	4	4	1	Yes	2,449	1996	Golf, Pool	11/30/18	\$882,000
39 Full Sweep	4	5	1	Yes	3,411	2003	Lagoon, Lake	1/5/18	\$820,000
3 Eastwind	3	3	0	Yes	1,881	1983	Landscape, Wooded	12/7/18	\$840,000
55 Heath Court W	3	5	1	Yes	3,524	1990	Golf, Lagoon	4/16/18	\$855,000
17 Port Tack	3	3	0	Yes	2,368	1971	Golf, Lagoon	8/7/18	\$850,000
19 Port Tack	4	4	1	No	3,274	1972	Golf, Lagoon	12/4/18	\$920,000
4 Haul Away	5	5	1	No	6,064	2002	Lagoon	4/3/18	\$1,001,000
4 Full Sweep	4	3	0	Yes	2,385	1979	Lagoon, River	4/12/18	\$985,000
11 S Shore Drive	4	4	1	Yes	3,276	1995	Lagoon	6/22/18	\$1,050,000
87 Mooring Buoy	4	4	0	Yes	2,750	1986	Pool, Wooded	6/20/18	\$1,020,000
11 Promontory Court	5	5	1	No	4,081	1995	Golf, Lagoon	4/20/18	\$1,095,000
1 Eastwind	5	5	1	Yes	3,038	1984	Landscape	6/20/18	\$1,015,000
4 Catboat	5	5	0	Yes	4,012	1989	Landscape, Pool	8/3/18	\$1,000,000
161 Mooring Buoy	5	5	0	Yes	3,506	1989	Lagoon	3/23/18	\$1,078,500
2 Weather Shore	5	6	2	Yes	3,654	1990	Landscape, Pool	4/2/18	\$1,100,000
11 Leamington Lane	5	6	1	No	4,140	2002	Lagoon	6/27/18	\$1,150,000
9 High Water	7	7	1	Yes	4,604	1987	Lagoon	4/27/18	\$1,100,000
5 Eastwind	5	4	0	Yes	2,854	1980	Pool	2/21/18	\$1,150,000
6 Dinghy	4	5	1	Yes	2,710	1983	Landscape, Wooded	3/9/18	\$1,200,000
44 Sea Lane	4	4	1	Yes	2,680	1984	Lagoon	5/3/18	\$1,245,000
39 Port Tack	4	4	0	Yes	3,671	1999	Golf, Lagoon	9/28/18	\$1,237,500
6 Flotilla	5	5	1	Yes	3,292	1990	Landscape, Pool	1/18/18	\$1,350,000
4 Ketch	6	7	1	Yes	4,022	1992	Ocean	6/29/18	\$1,300,000
3 Junket	5	6	1	Yes	4,591	1992	Wooded	4/27/18	\$1,530,000
164 Mooring Buoy	5	7	2	Yes	3,680	1979	Landscape, Pool	3/9/18	\$1,737,500
49 Mooring Buoy	6	7	0	Yes	5,322	2002	Golf, Lagoon	5/11/18	\$1,775,000
15 S Shore Place	4	5	1	No	5,450	2010	Lagoon, Pool	10/1/18	\$1,900,000
1 Brigantine	8	7	0	Yes	5,130	2003	Landscape, Pool	9/24/18	\$1,975,000
9 Junket	5	7	2	Yes	4,956	1994	Ocean	11/13/18	\$3,400,000
11 Iron Clad	6	9	2	No	5,787	1996	Ocean	4/16/18	\$3,755,000

