

PHIL SCHEMBRA'S INVENTORY UPDATE

PALMETTO DUNES | SHELTER COVE | LEAMINGTON

January 1 - August 31, 2020

This Boom Has Been a Long Time Coming

A question I'm hearing more and more from both prospective buyers and my associates in real estate around the world is, "What is happening on Hilton Head Island?"

They ask because the secret is out on the absolute flurry of activity happening on our Island this year. Across the board, sales have exploded. For my part, I'm pleased to say that I have achieved over \$75 million in sales, closed or scheduled to close so far this year. Amid everything going on, and in many ways because of it, interest in Hilton Head Island has never been this high.

Several contemporary factors have led to this - shifting demographics as more people make their way to the southeast, an increasingly mobile workforce, and a growing desire for a better quality of life. But one crucial factor that has led to this boom has been in the works since I first arrived on Hilton Head Island.

I was pleased to serve as the marketing manager for Hilton Head Island's first Mayor, Benjamin M. Racusin (Carol's cousin). Ben and his first council drafted the initial LMO which urged controlled growth through the acquisition of strategic plots of land. Ben's forward-thinking, and the hard work of our town's founders, led directly to the successes we are seeing today.

In the environment we find ourselves in today, that prescience has created a true boom in real estate. So much so, that we're faced with a shortage of inventory. In a 3,500-unit community, between homes, homesites, and condominiums, we currently have only 110 properties to sell in Palmetto Dunes, Shelter Cove, and Leamington. If you are contemplating selling or reinvesting or have a friend interested in taking advantage of this unprecedented market, I urge you to get in touch. Thank you for your continued loyalty to Schembra Real Estate Group as I continue my commitment to our property owners.



Philip A. Schembra

Broker-In-Charge

Hilton Head Island's #1 All-Time Listing and
Selling Agent in one community

\$1,000,000,000 (billion) in personal sales since 1976

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Phil Schembra 2020:
#1 Individual Sales Volume | Hilton Head Island
#4 Individual Sales Volume | South Carolina
(23,500 SC Realtors at this time)

