

Local Market Update – February 2018

A Research Tool Provided by the Charleston Trident Association of REALTORS®



Kiawah

Area 25

Single-Family Detached	February			Year to Date		
	2017	2018	Percent Change	2017	2018	Percent Change
Key Metrics						
New Listings	10	13	+ 30.0%	16	19	+ 18.8%
Closed Sales	1	2	+ 100.0%	3	4	+ 33.3%
Median Sales Price*	\$460,000	\$760,000	+ 65.2%	\$678,000	\$912,500	+ 34.6%
Average Sales Price*	\$460,000	\$760,000	+ 65.2%	\$729,333	\$852,500	+ 16.9%
Percent of Original List Price Received*	87.6%	86.7%	- 1.0%	87.3%	89.3%	+ 2.3%
Days on Market Until Sale	553	323	- 41.6%	223	273	+ 22.4%
Inventory of Homes for Sale	57	70	+ 22.8%	--	--	--

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	February			Year to Date		
	2017	2018	Percent Change	2017	2018	Percent Change
Key Metrics						
New Listings	8	4	- 50.0%	12	8	- 33.3%
Closed Sales	4	0	- 100.0%	5	1	- 80.0%
Median Sales Price*	\$437,500	\$0	- 100.0%	\$375,000	\$355,000	- 5.3%
Average Sales Price*	\$465,625	\$0	- 100.0%	\$430,000	\$355,000	- 17.4%
Percent of Original List Price Received*	84.6%	0.0%	- 100.0%	86.9%	98.9%	+ 13.8%
Days on Market Until Sale	522	0	- 100.0%	443	147	- 66.8%
Inventory of Homes for Sale	44	40	- 9.1%	--	--	--

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached

