

Local Market Update – August 2014

A RESEARCH TOOL PROVIDED BY THE CHARLESTON TRIDENT ASSOCIATION OF REALTORS®



Kiawah and Seabrook Islands

Area 25

+ 12.5%

Change in
New Listings
All Properties

- 50.0%

Change in
Closed Sales
All Properties

+ 5.2%

Change in
Inventory of Homes
All Properties

Single-Family Detached

	August			Year to Date		
	2013	2014	+ / -	2013	2014	+ / -
New Listings	6	8	+ 33.3%	59	53	- 10.2%
Closed Sales	2	2	0.0%	47	21	- 55.3%
Median Sales Price*	\$540,000	\$1,716,250	+ 217.8%	\$630,000	\$953,000	+ 51.3%
Average Sales Price*	\$540,000	\$1,716,250	+ 217.8%	\$1,024,402	\$1,092,852	+ 6.7%
Percent of Original List Price Received*	89.5%	83.4%	- 6.7%	86.4%	86.9%	+ 0.6%
Days on Market Until Sale	258	175	- 32.0%	206	196	- 4.9%
Inventory of Homes for Sale	48	59	+ 22.9%	--	--	--

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

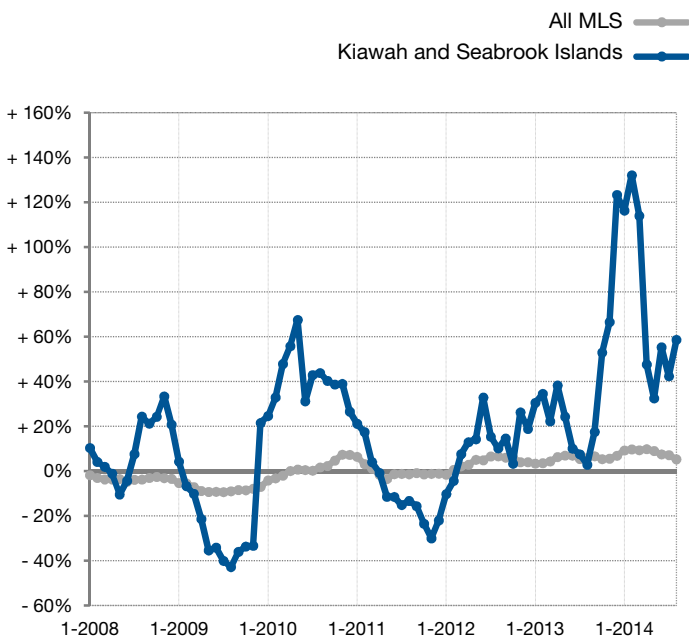
Townhouse-Condo Attached

	August			Year to Date		
	2013	2014	+ / -	2013	2014	+ / -
New Listings	2	1	- 50.0%	50	42	- 16.0%
Closed Sales	4	1	- 75.0%	34	18	- 47.1%
Median Sales Price*	\$259,000	\$900,000	+ 247.5%	\$245,000	\$326,250	+ 33.2%
Average Sales Price*	\$397,000	\$900,000	+ 126.7%	\$298,396	\$474,611	+ 59.1%
Percent of Original List Price Received*	82.3%	0.0%	- 100.0%	83.0%	90.8%	+ 9.4%
Days on Market Until Sale	278	0	-100.0%	213	208	- 2.4%
Inventory of Homes for Sale	68	63	- 7.4%	--	--	--

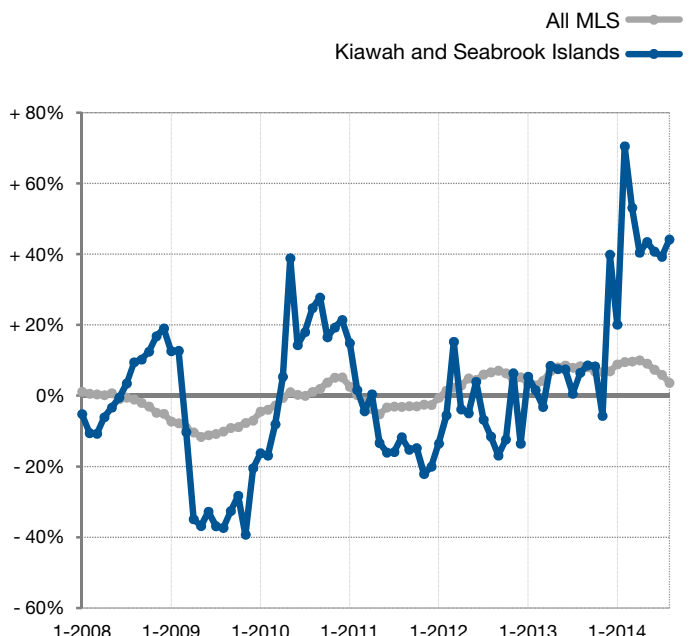
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Change in Median Sales Price from Prior Year (6-Month Average)**

Single-Family Detached



Townhouse-Condo Attached



** Each dot represents the change in median sales price from the prior year using a 6-month weighted average. This means that each of the 6 months used in a dot are proportioned according to their share of sales during that period. | All data from the Charleston Trident Association of REALTORS® MLS. | Sponsored by South Carolina REALTORS®. Powered by 10K Research and Marketing. | Information deemed reliable but not guaranteed. Consult your agent for market specifics.