

Local Market Update – February 2017

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



Kiawah

Area 25

Single-Family Detached	February			Year to Date		
	2016	2017	Percent Change	2016	2017	Percent Change
Key Metrics						
New Listings	11	10	- 9.1%	14	16	+ 14.3%
Closed Sales	4	2	- 50.0%	5	4	- 20.0%
Median Sales Price*	\$907,500	\$571,250	- 37.1%	\$1,200,000	\$680,250	- 43.3%
Average Sales Price*	\$1,207,500	\$571,250	- 52.7%	\$1,486,000	\$717,625	- 51.7%
Percent of Original List Price Received*	94.5%	92.9%	- 1.7%	92.9%	90.1%	- 3.0%
Days on Market Until Sale	175	328	+ 87.4%	162	193	+ 19.1%
Inventory of Homes for Sale	44	58	+ 31.8%	--	--	--

* 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		
	2016	2017	Percent Change	2016	2017	Percent Change
Key Metrics						
New Listings	9	8	- 11.1%	16	11	- 31.3%
Closed Sales	4	4	0.0%	4	5	+ 25.0%
Median Sales Price*	\$303,500	\$437,500	+ 44.2%	\$303,500	\$375,000	+ 23.6%
Average Sales Price*	\$310,250	\$465,625	+ 50.1%	\$310,250	\$430,000	+ 38.6%
Percent of Original List Price Received*	89.6%	84.6%	- 5.6%	89.6%	86.9%	- 3.0%
Days on Market Until Sale	186	522	+ 180.6%	186	443	+ 138.2%
Inventory of Homes for Sale	50	44	- 12.0%	--	--	--

* 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

