

# Local Market Update – July 2017

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



## Kiawah

Area 25

Single-Family Detached	July			Year to Date		
	2016	2017	Percent Change	2016	2017	Percent Change
<b>Key Metrics</b>						
New Listings	10	8	- 20.0%	65	64	- 1.5%
Closed Sales	2	1	- 50.0%	15	16	+ 6.7%
Median Sales Price*	\$976,250	<b>\$15,250,000</b>	+ 1,462.1%	\$885,000	<b>\$1,154,500</b>	+ 30.5%
Average Sales Price*	\$976,250	<b>\$15,250,000</b>	+ 1,462.1%	\$1,068,000	<b>\$2,251,563</b>	+ 110.8%
Percent of Original List Price Received*	96.0%	<b>100.0%</b>	+ 4.2%	91.6%	<b>90.5%</b>	- 1.2%
Days on Market Until Sale	63	0	- 100.0%	155	189	+ 21.9%
Inventory of Homes for Sale	67	80	+ 19.4%	--	--	--

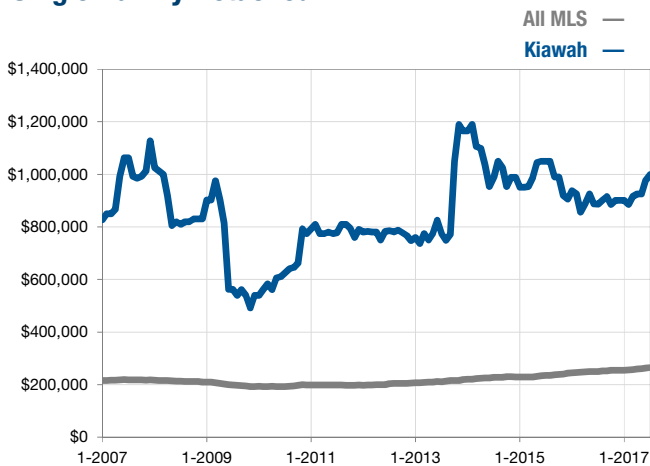
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	July			Year to Date		
	2016	2017	Percent Change	2016	2017	Percent Change
<b>Key Metrics</b>						
New Listings	6	3	- 50.0%	50	50	0.0%
Closed Sales	3	3	0.0%	17	20	+ 17.6%
Median Sales Price*	\$600,000	<b>\$289,095</b>	- 51.8%	\$319,500	<b>\$345,000</b>	+ 8.0%
Average Sales Price*	\$553,333	<b>\$333,698</b>	- 39.7%	\$399,648	<b>\$554,105</b>	+ 38.6%
Percent of Original List Price Received*	91.1%	<b>97.6%</b>	+ 7.1%	91.1%	<b>89.3%</b>	- 2.0%
Days on Market Until Sale	54	29	- 46.3%	163	274	+ 68.1%
Inventory of Homes for Sale	57	57	0.0%	--	--	--

\* 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

