

Local Market Update – August 2017

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



Kiawah

Area 25

Single-Family Detached	August			Year to Date		
	2016	2017	Percent Change	2016	2017	Percent Change
Key Metrics						
New Listings	2	4	+ 100.0%	67	68	+ 1.5%
Closed Sales	3	2	- 33.3%	18	18	0.0%
Median Sales Price*	\$916,000	\$903,750	- 1.3%	\$900,500	\$1,090,000	+ 21.0%
Average Sales Price*	\$897,000	\$903,750	+ 0.8%	\$1,039,500	\$2,101,806	+ 102.2%
Percent of Original List Price Received*	87.9%	91.6%	+ 4.2%	90.9%	90.6%	- 0.3%
Days on Market Until Sale	163	77	- 52.8%	156	175	+ 12.2%
Inventory of Homes for Sale	63	71	+ 12.7%	--	--	--

* 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	August			Year to Date		
	2016	2017	Percent Change	2016	2017	Percent Change
Key Metrics						
New Listings	5	3	- 40.0%	55	53	- 3.6%
Closed Sales	2	0	- 100.0%	19	20	+ 5.3%
Median Sales Price*	\$428,000	\$0	- 100.0%	\$319,500	\$345,000	+ 8.0%
Average Sales Price*	\$428,000	\$0	- 100.0%	\$402,632	\$554,105	+ 37.6%
Percent of Original List Price Received*	98.7%	0.0%	- 100.0%	91.9%	89.3%	- 2.8%
Days on Market Until Sale	14	0	- 100.0%	147	274	+ 86.4%
Inventory of Homes for Sale	57	56	- 1.8%	--	--	--

* 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.

Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached

