

Local Market Update – July 2014

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



Kiawah and Seabrook Islands

Area 25

+ 25.0%

Change in
New Listings
All Properties

+ 233.3%

Change in
Closed Sales
All Properties

0.0%

Change in
Inventory of Homes
All Properties

Single-Family Detached

	July			Year to Date		
	2013	2014	+ / -	2013	2014	+ / -
New Listings	6	10	+ 66.7%	53	46	- 13.2%
Closed Sales	2	5	+ 150.0%	45	19	- 57.8%
Median Sales Price*	\$673,750	\$685,000	+ 1.7%	\$679,000	\$950,000	+ 39.9%
Average Sales Price*	\$673,750	\$1,035,500	+ 53.7%	\$1,045,931	\$1,027,232	- 1.8%
Percent of Original List Price Received*	97.2%	90.5%	- 6.9%	86.3%	87.3%	+ 1.1%
Days on Market Until Sale	19	260	+ 1303.2%	204	199	- 2.5%
Inventory of Homes for Sale	51	59	+ 15.7%	--	--	--

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

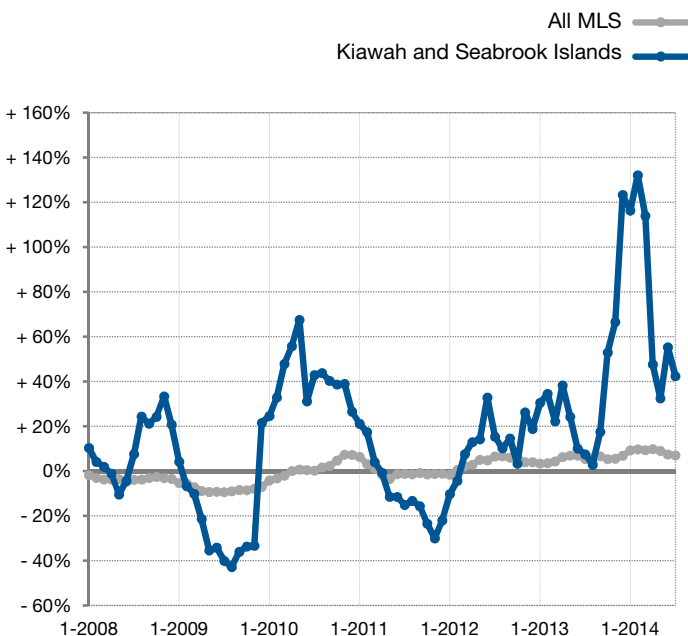
Townhouse-Condo Attached

	July			Year to Date		
	2013	2014	+ / -	2013	2014	+ / -
New Listings	6	5	- 16.7%	48	40	- 16.7%
Closed Sales	1	5	+ 400.0%	30	17	- 43.3%
Median Sales Price*	\$239,800	\$320,000	+ 33.4%	\$242,500	\$320,000	+ 32.0%
Average Sales Price*	\$239,800	\$605,600	+ 152.5%	\$285,248	\$449,588	+ 57.6%
Percent of Original List Price Received*	83.0%	93.3%	+ 12.5%	83.1%	90.8%	+ 9.2%
Days on Market Until Sale	35	168	+379.4%	204	208	+ 1.9%
Inventory of Homes for Sale	69	61	- 11.6%	--	--	--

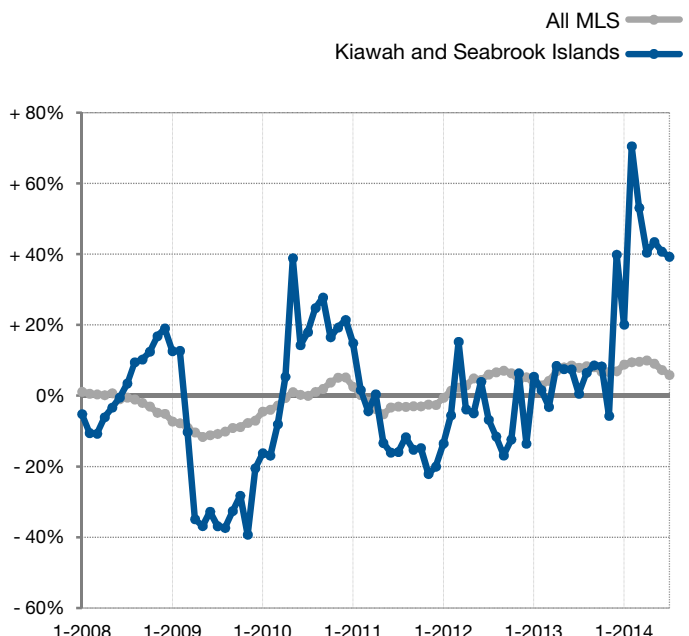
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.