

Local Market Update – September 2014

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



Kiawah and Seabrook Islands

Area 25

+ 233.3%

+ 33.3%

+ 7.1%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Single-Family Detached

	September			Year to Date		
	2013	2014	+ / -	2013	2014	+ / -
New Listings	1	6	+ 500.0%	60	59	- 1.7%
Closed Sales	3	3	0.0%	50	24	- 52.0%
Median Sales Price*	\$2,362,500	\$2,000,000	- 15.3%	\$687,500	\$989,000	+ 43.9%
Average Sales Price*	\$2,617,500	\$2,726,667	+ 4.2%	\$1,119,988	\$1,297,079	+ 15.8%
Percent of Original List Price Received*	91.4%	84.1%	- 7.9%	86.7%	86.6%	- 0.2%
Days on Market Until Sale	105	337	+ 219.6%	200	215	+ 7.7%
Inventory of Homes for Sale	45	60	+ 33.3%	--	--	--

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

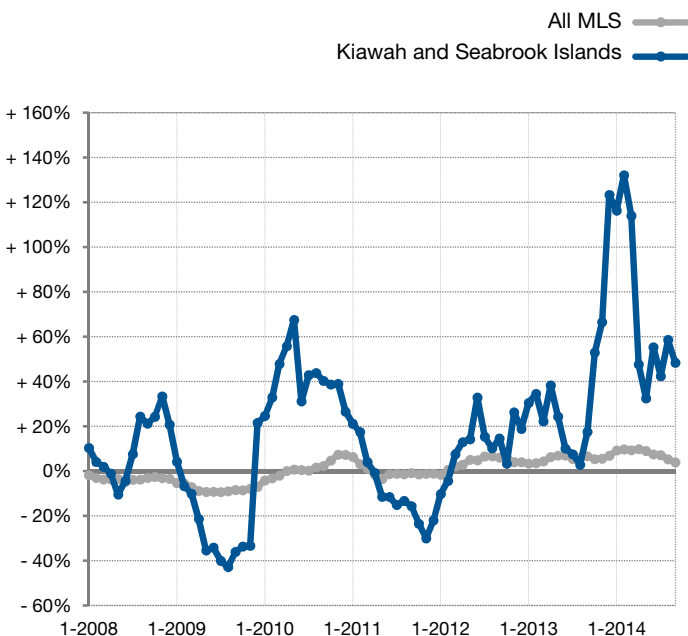
Townhouse-Condo Attached

	September			Year to Date		
	2013	2014	+ / -	2013	2014	+ / -
New Listings	2	4	+ 100.0%	52	46	- 11.5%
Closed Sales	0	1	--	34	19	- 44.1%
Median Sales Price*	\$0	\$430,000	--	\$245,000	\$332,500	+ 35.7%
Average Sales Price*	\$0	\$430,000	--	\$298,396	\$472,263	+ 58.3%
Percent of Original List Price Received*	0.0%	95.8%	--	83.0%	91.1%	+ 9.7%
Days on Market Until Sale	0	49	--	213	197	- 7.4%
Inventory of Homes for Sale	68	61	- 10.3%	--	--	--

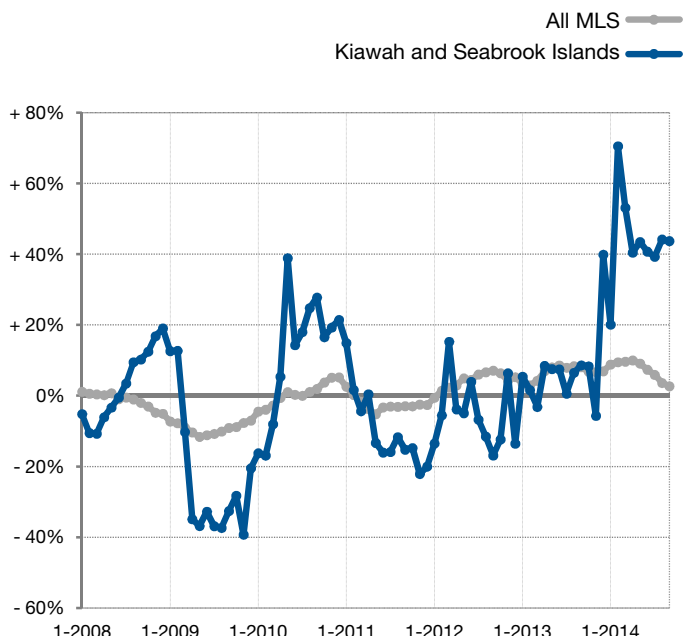
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Change in Median Sales Price from Prior Year (6-Month Average)**

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.