

# Local Market Update – November 2014

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



## Kiawah and Seabrook Islands

Area 25

Single-Family Detached	November			Year to Date		
	2013	2014	Percent Change	2013	2014	Percent Change
<b>Key Metrics</b>						
New Listings	5	4	- 20.0%	64	64	0.0%
Closed Sales	1	1	0.0%	29	27	- 6.9%
Median Sales Price*	\$1,722,500	\$1,065,000	- 38.2%	\$1,215,000	\$1,025,000	- 15.6%
Average Sales Price*	\$1,722,500	\$1,065,000	- 38.2%	\$1,631,948	\$1,442,033	- 11.6%
Percent of Original List Price Received*	90.9%	89.1%	- 2.0%	89.5%	86.6%	- 3.2%
Days on Market Until Sale	11	180	+ 1,536.4%	204	221	+ 8.3%
Inventory of Homes for Sale	51	58	+ 13.7%	--	--	--

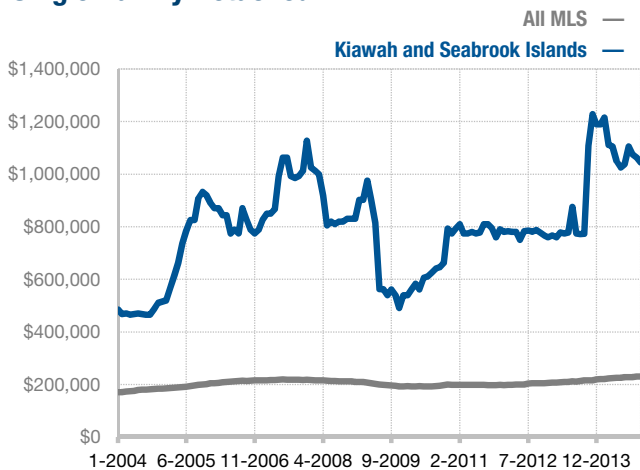
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	November			Year to Date		
	2013	2014	Percent Change	2013	2014	Percent Change
<b>Key Metrics</b>						
New Listings	6	2	- 66.7%	47	50	+ 6.4%
Closed Sales	1	2	+ 100.0%	12	24	+ 100.0%
Median Sales Price*	\$256,500	\$450,000	+ 75.4%	\$329,000	\$350,000	+ 6.4%
Average Sales Price*	\$256,500	\$450,000	+ 75.4%	\$414,442	\$451,396	+ 8.9%
Percent of Original List Price Received*	73.5%	86.0%	+ 17.0%	80.8%	91.2%	+ 12.9%
Days on Market Until Sale	0	441	--	307	224	- 27.1%
Inventory of Homes for Sale	72	50	- 30.6%	--	--	--

\* 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

