

Local Market Update – October 2014

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



Kiawah and Seabrook Islands

Area 25

Key Metrics	October			Year to Date		
	2013	2014	Percent Change	2013	2014	Percent Change
New Listings	9	1	- 88.9%	59	60	+ 1.7%
Closed Sales	6	2	- 66.7%	28	26	- 7.1%
Median Sales Price*	\$1,518,750	\$3,370,000	+ 121.9%	\$1,190,000	\$989,000	- 16.9%
Percent of Original List Price Received*	90.3%	86.4%	- 4.4%	89.4%	86.5%	- 3.2%
Days on Market Until Sale	231	273	+ 18.0%	211	223	+ 5.6%
Inventory of Homes for Sale	48	57	+ 18.8%	--	--	--

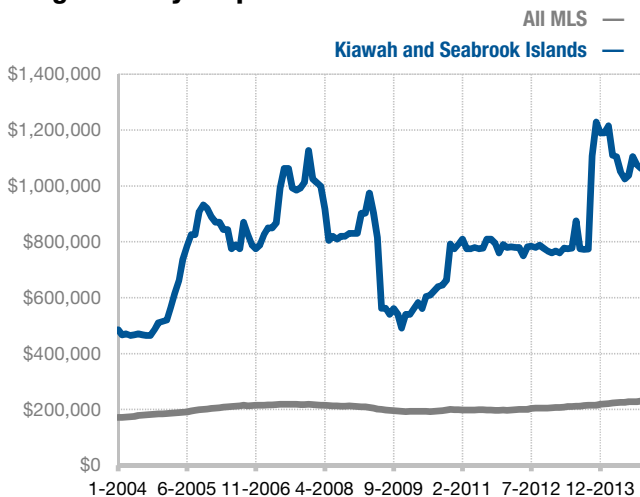
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Key Metrics	October			Year to Date		
	2013	2014	Percent Change	2013	2014	Percent Change
New Listings	1	2	+ 100.0%	41	48	+ 17.1%
Closed Sales	1	3	+ 200.0%	11	22	+ 100.0%
Median Sales Price*	\$235,000	\$367,500	+ 56.4%	\$385,000	\$350,000	- 9.1%
Percent of Original List Price Received*	81.3%	95.0%	+ 16.9%	81.4%	91.7%	+ 12.6%
Days on Market Until Sale	308	132	- 57.3%	307	200	- 34.9%
Inventory of Homes for Sale	69	54	- 21.7%	--	--	--

* 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.

Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Properties



Condo Properties

