

# Local Market Update – December 2014

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



## Kiawah and Seabrook Islands

Area 25

Single-Family Detached	December			Year to Date		
	2013	2014	Percent Change	2013	2014	Percent Change
<b>Key Metrics</b>						
New Listings	2	3	+ 50.0%	66	67	+ 1.5%
Closed Sales	1	3	+ 200.0%	30	30	0.0%
Median Sales Price*	\$1,110,000	<b>\$1,025,000</b>	- 7.7%	\$1,190,000	<b>\$1,025,000</b>	- 13.9%
Average Sales Price*	\$1,110,000	<b>\$999,033</b>	- 10.0%	\$1,614,550	<b>\$1,397,733</b>	- 13.4%
Percent of Original List Price Received*	79.6%	<b>86.8%</b>	+ 9.1%	89.1%	<b>86.7%</b>	- 2.8%
Days on Market Until Sale	0	173	--	204	216	+ 5.8%
Inventory of Homes for Sale	47	54	+ 14.9%	--	--	--

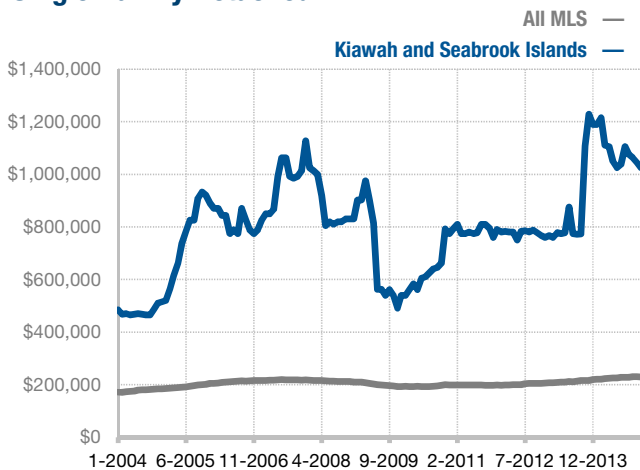
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	December			Year to Date		
	2013	2014	Percent Change	2013	2014	Percent Change
<b>Key Metrics</b>						
New Listings	1	5	+ 400.0%	48	55	+ 14.6%
Closed Sales	1	3	+ 200.0%	13	27	+ 107.7%
Median Sales Price*	\$445,000	<b>\$310,000</b>	- 30.3%	\$385,000	<b>\$332,500</b>	- 13.6%
Average Sales Price*	\$445,000	<b>\$287,333</b>	- 35.4%	\$416,792	<b>\$433,167</b>	+ 3.9%
Percent of Original List Price Received*	81.1%	<b>73.5%</b>	- 9.4%	80.8%	<b>89.1%</b>	+ 10.2%
Days on Market Until Sale	0	391	--	307	239	- 22.1%
Inventory of Homes for Sale	66	49	- 25.8%	--	--	--

\* 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

