

Local Market Update – February 2015

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



Kiawah and Seabrook Islands

Area 25

Single-Family Detached	February			Year to Date		
	2014	2015	Percent Change	2014	2015	Percent Change
Key Metrics						
New Listings	3	2	- 33.3%	7	7	0.0%
Closed Sales	1	3	+ 200.0%	3	7	+ 133.3%
Median Sales Price*	\$1,690,000	\$1,200,000	- 29.0%	\$1,690,000	\$750,000	- 55.6%
Average Sales Price*	\$1,690,000	\$1,017,333	- 39.8%	\$1,535,000	\$1,056,714	- 31.2%
Percent of Original List Price Received*	57.3%	92.2%	+ 60.9%	80.6%	92.5%	+ 14.7%
Days on Market Until Sale	0	87	--	51	152	+ 197.2%
Inventory of Homes for Sale	50	46	- 8.0%	--	--	--

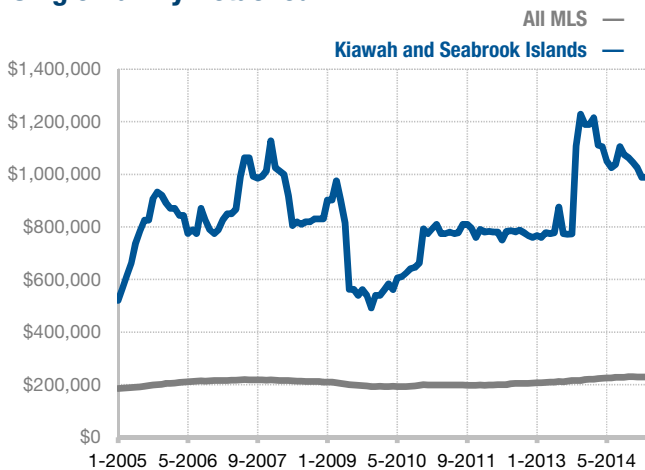
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	February			Year to Date		
	2014	2015	Percent Change	2014	2015	Percent Change
Key Metrics						
New Listings	4	5	+ 25.0%	10	11	+ 10.0%
Closed Sales	1	0	- 100.0%	3	2	- 33.3%
Median Sales Price*	\$332,500	0	- 100.0%	\$332,500	\$247,650	- 25.5%
Average Sales Price*	\$332,500	0	- 100.0%	\$332,500	\$247,650	- 25.5%
Percent of Original List Price Received*	87.7%	0	- 100.0%	88.3%	83.1%	- 6.0%
Days on Market Until Sale	349	0	- 100.0%	175	243	+ 39.3%
Inventory of Homes for Sale	66	53	- 19.7%	--	--	--

* 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 Detached



Townhouse-Condo Attached

