

Local Market Update – March 2015

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



Kiawah and Seabrook Islands

Area 25

| Single-Family Detached | March | | | Year to Date | | |
|--|-------------|--------------------|----------------|--------------|--------------------|----------------|
| | 2014 | 2015 | Percent Change | 2014 | 2015 | Percent Change |
| Key Metrics | | | | | | |
| New Listings | 9 | 12 | + 33.3% | 16 | 19 | + 18.8% |
| Closed Sales | 3 | 1 | - 66.7% | 6 | 8 | + 33.3% |
| Median Sales Price* | \$1,025,000 | \$1,935,000 | + 88.8% | \$1,062,500 | \$975,000 | - 8.2% |
| Average Sales Price* | \$1,025,000 | \$1,935,000 | + 88.8% | \$1,280,000 | \$1,166,500 | - 8.9% |
| Percent of Original List Price Received* | 80.1% | 90.0% | + 12.4% | 80.4% | 92.2% | + 14.8% |
| Days on Market Until Sale | 338 | 78 | - 76.9% | 266 | 142 | - 46.5% |
| Inventory of Homes for Sale | 54 | 51 | - 5.6% | -- | -- | -- |

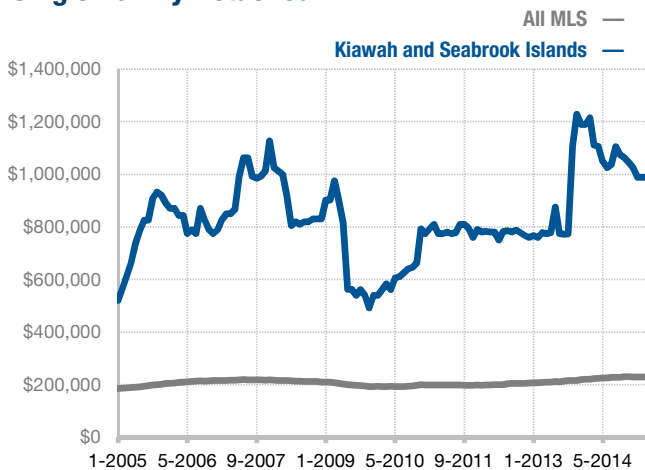
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Townhouse-Condo Attached | March | | | Year to Date | | |
|--|-----------|------------------|----------------|--------------|------------------|----------------|
| | 2014 | 2015 | Percent Change | 2014 | 2015 | Percent Change |
| Key Metrics | | | | | | |
| New Listings | 5 | 7 | + 40.0% | 15 | 18 | + 20.0% |
| Closed Sales | 3 | 1 | - 66.7% | 6 | 3 | - 50.0% |
| Median Sales Price* | \$295,000 | \$620,000 | + 110.2% | \$313,750 | \$310,000 | - 1.2% |
| Average Sales Price* | \$340,000 | \$620,000 | + 82.4% | \$336,250 | \$371,767 | + 10.6% |
| Percent of Original List Price Received* | 98.5% | 78.6% | - 20.2% | 92.4% | 81.6% | - 11.7% |
| Days on Market Until Sale | 40 | 0 | - 100.0% | 107 | 243 | + 127.1% |
| Inventory of Homes for Sale | 65 | 54 | - 16.9% | -- | -- | -- |

* 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.

Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached

