

Local Market Update – April 2015

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



Kiawah and Seabrook Islands

Area 25

Single-Family Detached	April			Year to Date		
	2014	2015	Percent Change	2014	2015	Percent Change
Key Metrics						
New Listings	5	6	+ 20.0%	21	25	+ 19.0%
Closed Sales	2	3	+ 50.0%	8	11	+ 37.5%
Median Sales Price*	\$541,000	\$610,000	+ 12.8%	\$987,500	\$750,000	- 24.1%
Average Sales Price*	\$541,000	\$1,067,833	+ 97.4%	\$1,095,250	\$1,139,591	+ 4.0%
Percent of Original List Price Received*	91.3%	95.2%	+ 4.3%	83.1%	93.0%	+ 12.0%
Days on Market Until Sale	57	58	+ 1.8%	197	119	- 39.3%
Inventory of Homes for Sale	50	52	+ 4.0%	--	--	--

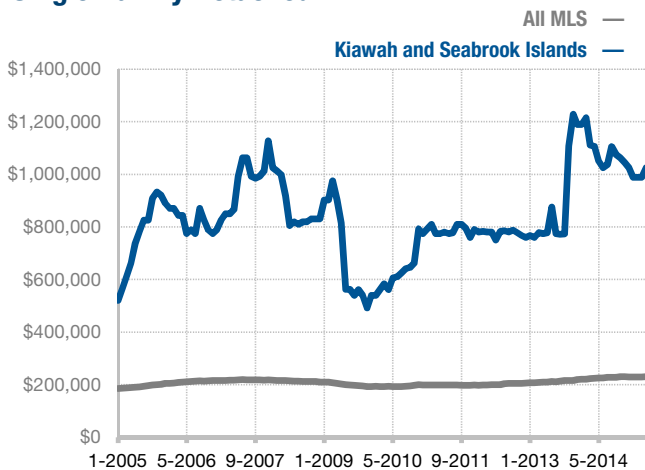
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	April			Year to Date		
	2014	2015	Percent Change	2014	2015	Percent Change
Key Metrics						
New Listings	14	9	- 35.7%	29	27	- 6.9%
Closed Sales	2	5	+ 150.0%	8	8	0.0%
Median Sales Price*	\$394,000	\$450,000	+ 14.2%	\$353,750	\$415,000	+ 17.3%
Average Sales Price*	\$394,000	\$474,500	+ 20.4%	\$350,688	\$435,975	+ 24.3%
Percent of Original List Price Received*	98.1%	94.4%	- 3.9%	94.0%	89.6%	- 4.7%
Days on Market Until Sale	180	159	- 11.8%	131	183	+ 39.2%
Inventory of Homes for Sale	72	55	- 23.6%	--	--	--

* 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

