

Local Market Update – March 2016

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



Kiawah

Area 25

Single-Family Detached	March			Year to Date		
	2015	2016	Percent Change	2015	2016	Percent Change
Key Metrics						
New Listings	12	15	+ 25.0%	19	29	+ 52.6%
Closed Sales	2	1	- 50.0%	9	5	- 44.4%
Median Sales Price*	\$3,192,500	\$720,000	- 77.4%	\$1,200,000	\$720,000	- 40.0%
Average Sales Price*	\$3,192,500	\$720,000	- 77.4%	\$1,531,333	\$1,110,000	- 27.5%
Percent of Original List Price Received*	95.0%	82.3%	- 13.4%	93.1%	92.1%	- 1.1%
Days on Market Until Sale	39	552	+ 1,315.4%	127	250	+ 96.9%
Inventory of Homes for Sale	53	50	- 5.7%	--	--	--

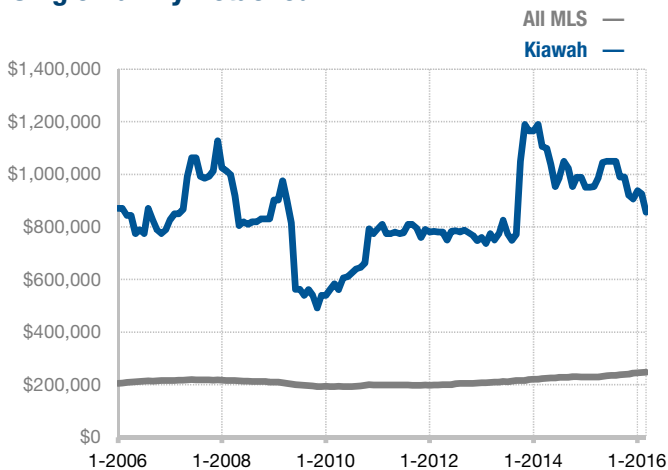
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	March			Year to Date		
	2015	2016	Percent Change	2015	2016	Percent Change
Key Metrics						
New Listings	7	9	+ 28.6%	18	25	+ 38.9%
Closed Sales	1	2	+ 100.0%	3	6	+ 100.0%
Median Sales Price*	\$620,000	\$299,000	- 51.8%	\$310,000	\$299,000	- 3.5%
Average Sales Price*	\$620,000	\$299,000	- 51.8%	\$371,767	\$306,500	- 17.6%
Percent of Original List Price Received*	78.6%	89.7%	+ 14.1%	81.6%	89.6%	+ 9.8%
Days on Market Until Sale	0	45	--	243	139	- 42.8%
Inventory of Homes for Sale	57	52	- 8.8%	--	--	--

* 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

