

# Local Market Update – May 2016

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



## Kiawah

Area 25

Single-Family Detached	May			Year to Date		
	2015	2016	Percent Change	2015	2016	Percent Change
<b>Key Metrics</b>						
New Listings	4	<b>13</b>	+ 225.0%	28	<b>49</b>	+ 75.0%
Closed Sales	3	<b>5</b>	+ 66.7%	15	<b>13</b>	- 13.3%
Median Sales Price*	\$715,000	<b>\$975,000</b>	+ 36.4%	\$750,000	<b>\$975,000</b>	+ 30.0%
Average Sales Price*	\$845,833	<b>\$1,108,500</b>	+ 31.1%	\$1,301,533	<b>\$1,214,038</b>	- 6.7%
Percent of Original List Price Received*	93.8%	<b>89.9%</b>	- 4.2%	93.6%	<b>90.7%</b>	- 3.1%
Days on Market Until Sale	104	<b>108</b>	+ 3.8%	108	<b>171</b>	+ 58.3%
Inventory of Homes for Sale	48	<b>56</b>	+ 16.7%	--	--	--

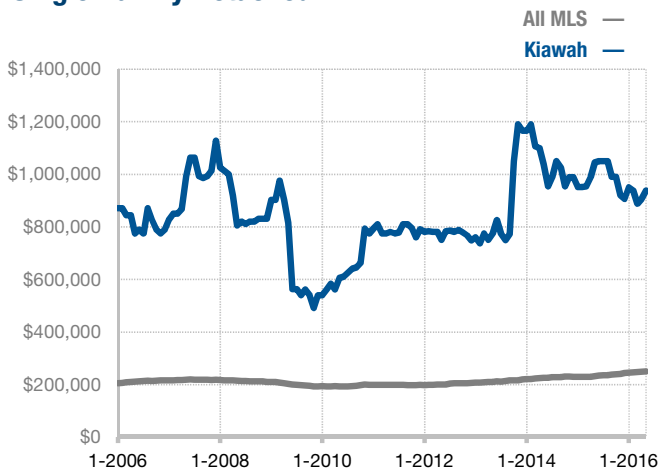
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	May			Year to Date		
	2015	2016	Percent Change	2015	2016	Percent Change
<b>Key Metrics</b>						
New Listings	5	<b>8</b>	+ 60.0%	32	<b>39</b>	+ 21.9%
Closed Sales	1	<b>3</b>	+ 200.0%	9	<b>10</b>	+ 11.1%
Median Sales Price*	\$380,250	<b>\$319,000</b>	- 16.1%	\$380,250	<b>\$299,000</b>	- 21.4%
Average Sales Price*	\$380,250	<b>\$374,333</b>	- 1.6%	\$429,783	<b>\$324,700</b>	- 24.5%
Percent of Original List Price Received*	95.3%	<b>92.6%</b>	- 2.8%	90.2%	<b>91.1%</b>	+ 1.0%
Days on Market Until Sale	210	<b>182</b>	- 13.3%	186	<b>144</b>	- 22.6%
Inventory of Homes for Sale	60	<b>54</b>	- 10.0%	--	--	--

\* 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.

## Historical Median Sales Price Rolling 12-Month Calculation

### Single-Family Detached



### Townhouse-Condo Attached

