

Local Market Update – August 2016

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



Kiawah

Area 25

Single-Family Detached	August			Year to Date		
	2015	2016	Percent Change	2015	2016	Percent Change
Key Metrics						
New Listings	4	2	- 50.0%	44	70	+ 59.1%
Closed Sales	3	3	0.0%	28	19	- 32.1%
Median Sales Price*	\$888,000	\$916,000	+ 3.2%	\$969,000	\$916,000	- 5.5%
Average Sales Price*	\$991,833	\$897,000	- 9.6%	\$1,180,357	\$1,121,632	- 5.0%
Percent of Original List Price Received*	93.7%	87.9%	- 6.2%	91.2%	90.7%	- 0.5%
Days on Market Until Sale	0	163	--	170	154	- 9.4%
Inventory of Homes for Sale	47	65	+ 38.3%	--	--	--

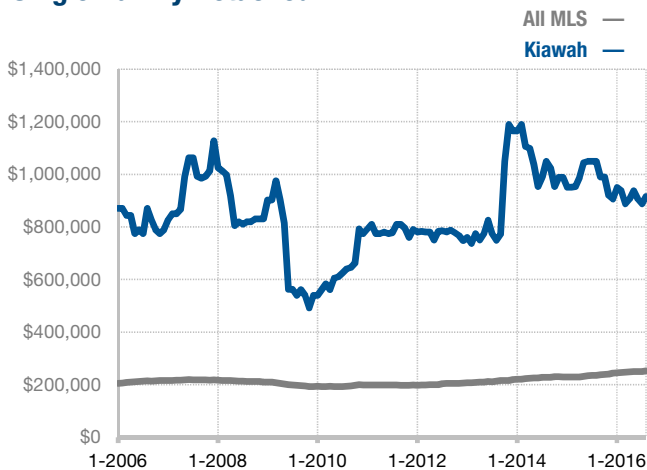
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	August			Year to Date		
	2015	2016	Percent Change	2015	2016	Percent Change
Key Metrics						
New Listings	2	5	+ 150.0%	42	55	+ 31.0%
Closed Sales	2	2	0.0%	17	19	+ 11.8%
Median Sales Price*	\$546,250	\$428,000	- 21.6%	\$380,250	\$319,500	- 16.0%
Average Sales Price*	\$546,250	\$428,000	- 21.6%	\$410,179	\$402,632	- 1.8%
Percent of Original List Price Received*	83.9%	98.7%	+ 17.6%	90.7%	91.9%	+ 1.3%
Days on Market Until Sale	66	14	- 78.8%	124	147	+ 18.5%
Inventory of Homes for Sale	53	55	+ 3.8%	--	--	--

* 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

