

# Local Market Update – October 2016

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



## Kiawah

Area 25

### Single-Family Detached

Key Metrics	October			Year to Date		
	2015	2016	Percent Change	2015	2016	Percent Change
New Listings	6	2	- 66.7%	57	80	+ 40.4%
Closed Sales	2	4	+ 100.0%	35	25	- 28.6%
Median Sales Price*	\$1,647,500	<b>\$772,500</b>	- 53.1%	\$950,000	<b>\$916,000</b>	- 3.6%
Average Sales Price*	\$1,647,500	<b>\$898,750</b>	- 45.4%	\$1,190,000	<b>\$1,074,440</b>	- 9.7%
Percent of Original List Price Received*	91.3%	<b>83.3%</b>	- 8.8%	90.7%	<b>89.8%</b>	- 1.0%
Days on Market Until Sale	472	<b>116</b>	- 75.4%	182	<b>138</b>	- 24.2%
Inventory of Homes for Sale	48	<b>57</b>	+ 18.8%	--	--	--

\* 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.

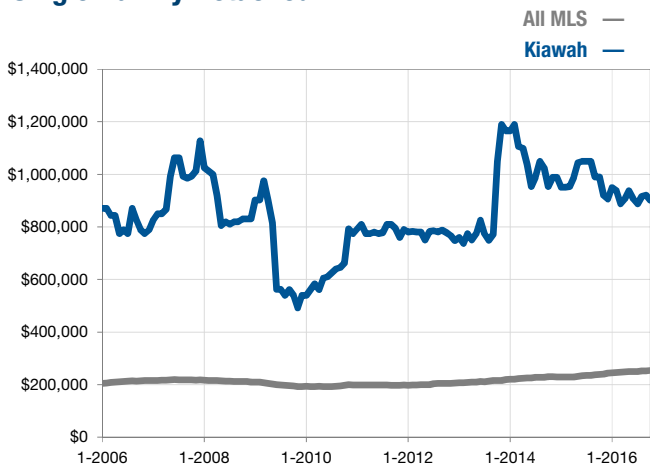
### Townhouse-Condo Attached

Key Metrics	October			Year to Date		
	2015	2016	Percent Change	2015	2016	Percent Change
New Listings	3	2	- 33.3%	51	61	+ 19.6%
Closed Sales	3	1	- 66.7%	24	23	- 4.2%
Median Sales Price*	\$397,399	<b>\$775,000</b>	+ 95.0%	\$388,825	<b>\$319,500</b>	- 17.8%
Average Sales Price*	\$345,133	<b>\$775,000</b>	+ 124.6%	\$401,852	<b>\$414,326</b>	+ 3.1%
Percent of Original List Price Received*	72.8%	<b>93.5%</b>	+ 28.4%	88.2%	<b>91.9%</b>	+ 4.2%
Days on Market Until Sale	151	<b>82</b>	- 45.7%	172	<b>157</b>	- 8.7%
Inventory of Homes for Sale	52	<b>53</b>	+ 1.9%	--	--	--

\* 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

