

Local Market Update – December 2016

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



Kiawah

Area 25

Single-Family Detached

Key Metrics	December			Year to Date		
	2015	2016	Percent Change	2015	2016	Percent Change
New Listings	1	2	+ 100.0%	60	87	+ 45.0%
Closed Sales	1	3	+ 200.0%	40	31	- 22.5%
Median Sales Price*	\$925,000	\$1,100,000	+ 18.9%	\$906,500	\$916,000	+ 1.0%
Average Sales Price*	\$925,000	\$1,125,000	+ 21.6%	\$1,161,625	\$1,058,516	- 8.9%
Percent of Original List Price Received*	74.1%	90.0%	+ 21.5%	90.1%	90.6%	+ 0.6%
Days on Market Until Sale	473	81	- 82.9%	196	123	- 37.2%
Inventory of Homes for Sale	39	51	+ 30.8%	--	--	--

* 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.

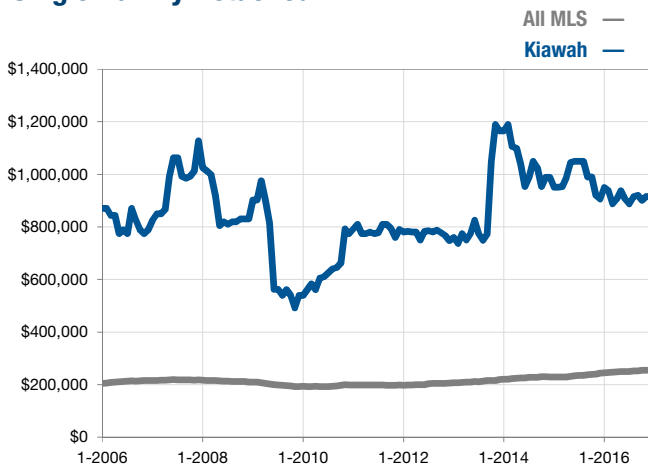
Townhouse-Condo Attached

Key Metrics	December			Year to Date		
	2015	2016	Percent Change	2015	2016	Percent Change
New Listings	1	2	+ 100.0%	55	68	+ 23.6%
Closed Sales	5	3	- 40.0%	29	27	- 6.9%
Median Sales Price*	\$359,900	\$415,000	+ 15.3%	\$380,250	\$359,000	- 5.6%
Average Sales Price*	\$331,380	\$403,333	+ 21.7%	\$389,702	\$408,686	+ 4.9%
Percent of Original List Price Received*	88.3%	93.0%	+ 5.3%	88.2%	92.2%	+ 4.5%
Days on Market Until Sale	184	108	- 41.3%	174	151	- 13.2%
Inventory of Homes for Sale	46	44	- 4.3%	--	--	--

* 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.

Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached

