

Local Market Update – December 2017

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



Kiawah

Area 25

Single-Family Detached

Key Metrics	December			Year to Date		
	2016	2017	Percent Change	2016	2017	Percent Change
New Listings	2	4	+ 100.0%	83	102	+ 22.9%
Closed Sales	3	3	0.0%	30	31	+ 3.3%
Median Sales Price*	\$1,100,000	\$535,000	- 51.4%	\$900,500	\$945,000	+ 4.9%
Average Sales Price*	\$1,125,000	\$581,000	- 48.4%	\$1,007,133	\$1,691,790	+ 68.0%
Percent of Original List Price Received*	90.0%	90.2%	+ 0.2%	90.7%	90.9%	+ 0.2%
Days on Market Until Sale	81	167	+ 106.2%	124	159	+ 28.2%
Inventory of Homes for Sale	51	71	+ 39.2%	--	--	--

* 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		
	2016	2017	Percent Change	2016	2017	Percent Change
New Listings	2	1	- 50.0%	67	71	+ 6.0%
Closed Sales	3	1	- 66.7%	27	34	+ 25.9%
Median Sales Price*	\$415,000	\$780,000	+ 88.0%	\$359,000	\$395,000	+ 10.0%
Average Sales Price*	\$403,333	\$780,000	+ 93.4%	\$408,686	\$519,503	+ 27.1%
Percent of Original List Price Received*	93.0%	89.8%	- 3.4%	92.2%	90.7%	- 1.6%
Days on Market Until Sale	108	173	+ 60.2%	151	211	+ 39.7%
Inventory of Homes for Sale	44	41	- 6.8%	--	--	--

* 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

