

Local Market Update – December 2018

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



Kiawah

Area 25

Single-Family Detached

| Key Metrics | December | | | Year to Date | | |
|--|-----------|--------------------|----------------|--------------|--------------------|----------------|
| | 2017 | 2018 | Percent Change | 2017 | 2018 | Percent Change |
| New Listings | 4 | 2 | - 50.0% | 102 | 112 | + 9.8% |
| Closed Sales | 3 | 3 | 0.0% | 31 | 40 | + 29.0% |
| Median Sales Price* | \$535,000 | \$2,500,000 | + 367.3% | \$945,000 | \$1,230,000 | + 30.2% |
| Average Sales Price* | \$581,000 | \$1,991,667 | + 242.8% | \$1,691,790 | \$2,031,475 | + 20.1% |
| Percent of Original List Price Received* | 90.2% | 84.7% | - 6.1% | 90.9% | 88.4% | - 2.8% |
| Days on Market Until Sale | 167 | 114 | - 31.7% | 159 | 173 | + 8.8% |
| Inventory of Homes for Sale | 73 | 73 | 0.0% | -- | -- | -- |

* 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.

Townhouse-Condo Attached

| Key Metrics | December | | | Year to Date | | |
|--|-----------|------------------|----------------|--------------|------------------|----------------|
| | 2017 | 2018 | Percent Change | 2017 | 2018 | Percent Change |
| New Listings | 1 | 0 | - 100.0% | 71 | 56 | - 21.1% |
| Closed Sales | 1 | 4 | + 300.0% | 34 | 32 | - 5.9% |
| Median Sales Price* | \$780,000 | \$356,500 | - 54.3% | \$395,000 | \$362,500 | - 8.2% |
| Average Sales Price* | \$780,000 | \$364,500 | - 53.3% | \$519,503 | \$393,269 | - 24.3% |
| Percent of Original List Price Received* | 89.8% | 90.2% | + 0.4% | 90.7% | 91.6% | + 1.0% |
| Days on Market Until Sale | 173 | 202 | + 16.8% | 211 | 178 | - 15.6% |
| Inventory of Homes for Sale | 41 | 29 | - 29.3% | -- | -- | -- |

* 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

