

Local Market Update – January 2019

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



Kiawah

Area 25

Single-Family Detached	January			Year to Date		
	2018	2019	Percent Change	2018	2019	Percent Change
Key Metrics						
New Listings	6	8	+ 33.3%	6	8	+ 33.3%
Closed Sales	2	6	+ 200.0%	2	6	+ 200.0%
Median Sales Price*	\$945,000	\$1,002,000	+ 6.0%	\$945,000	\$1,002,000	+ 6.0%
Average Sales Price*	\$945,000	\$930,667	- 1.5%	\$945,000	\$930,667	- 1.5%
Percent of Original List Price Received*	94.6%	82.1%	- 13.2%	94.6%	82.1%	- 13.2%
Days on Market Until Sale	222	184	- 17.1%	222	184	- 17.1%
Inventory of Homes for Sale	70	75	+ 7.1%	--	--	--

* 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	January			Year to Date		
	2018	2019	Percent Change	2018	2019	Percent Change
Key Metrics						
New Listings	4	5	+ 25.0%	4	5	+ 25.0%
Closed Sales	1	3	+ 200.0%	1	3	+ 200.0%
Median Sales Price*	\$355,000	\$540,000	+ 52.1%	\$355,000	\$540,000	+ 52.1%
Average Sales Price*	\$355,000	\$518,333	+ 46.0%	\$355,000	\$518,333	+ 46.0%
Percent of Original List Price Received*	98.9%	89.8%	- 9.2%	98.9%	89.8%	- 9.2%
Days on Market Until Sale	147	215	+ 46.3%	147	215	+ 46.3%
Inventory of Homes for Sale	41	31	- 24.4%	--	--	--

* 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

