

Local Market Update – February 2019

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



Kiawah

Area 25

Single-Family Detached	February			Year to Date		
	2018	2019	Percent Change	2018	2019	Percent Change
Key Metrics						
New Listings	13	12	- 7.7%	19	20	+ 5.3%
Closed Sales	2	1	- 50.0%	4	7	+ 75.0%
Median Sales Price*	\$760,000	\$3,000,000	+ 294.7%	\$912,500	\$1,075,000	+ 17.8%
Average Sales Price*	\$760,000	\$3,000,000	+ 294.7%	\$852,500	\$1,226,286	+ 43.8%
Percent of Original List Price Received*	86.7%	81.4%	- 6.1%	89.3%	82.0%	- 8.2%
Days on Market Until Sale	323	184	- 43.0%	273	184	- 32.6%
Inventory of Homes for Sale	71	79	+ 11.3%	--	--	--

* 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.

Townhouse-Condo Attached	February			Year to Date		
	2018	2019	Percent Change	2018	2019	Percent Change
Key Metrics						
New Listings	4	7	+ 75.0%	8	12	+ 50.0%
Closed Sales	0	0	--	1	3	+ 200.0%
Median Sales Price*	\$0	\$0	--	\$355,000	\$540,000	+ 52.1%
Average Sales Price*	\$0	\$0	--	\$355,000	\$518,333	+ 46.0%
Percent of Original List Price Received*	0.0%	0.0%	--	98.9%	89.8%	- 9.2%
Days on Market Until Sale	0	0	--	147	215	+ 46.3%
Inventory of Homes for Sale	40	36	- 10.0%	--	--	--

* 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.

Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached

