

Local Market Update – March 2019

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



Kiawah

Area 25

Single-Family Detached	March			Year to Date		
	2018	2019	Percent Change	2018	2019	Percent Change
Key Metrics						
New Listings	18	15	- 16.7%	37	35	- 5.4%
Closed Sales	5	2	- 60.0%	9	9	0.0%
Median Sales Price*	\$732,500	\$635,000	- 13.3%	\$835,000	\$929,000	+ 11.3%
Average Sales Price*	\$1,191,500	\$635,000	- 46.7%	\$1,040,833	\$1,094,889	+ 5.2%
Percent of Original List Price Received*	88.4%	91.7%	+ 3.7%	88.7%	84.2%	- 5.1%
Days on Market Until Sale	102	22	- 78.4%	178	148	- 16.9%
Inventory of Homes for Sale	79	84	+ 6.3%	--	--	--

* 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	March			Year to Date		
	2018	2019	Percent Change	2018	2019	Percent Change
Key Metrics						
New Listings	11	12	+ 9.1%	19	24	+ 26.3%
Closed Sales	0	1	--	1	4	+ 300.0%
Median Sales Price*	\$0	\$455,000	--	\$355,000	\$497,500	+ 40.1%
Average Sales Price*	\$0	\$455,000	--	\$355,000	\$502,500	+ 41.5%
Percent of Original List Price Received*	0.0%	91.2%	--	98.9%	90.1%	- 8.9%
Days on Market Until Sale	0	135	--	147	195	+ 32.7%
Inventory of Homes for Sale	42	42	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.

Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached

