

Local Market Update – April 2019

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



Kiawah

Area 25

Single-Family Detached	April			Year to Date		
	2018	2019	Percent Change	2018	2019	Percent Change
Key Metrics						
New Listings	15	23	+ 53.3%	52	58	+ 11.5%
Closed Sales	2	5	+ 150.0%	11	14	+ 27.3%
Median Sales Price*	\$1,180,000	\$2,070,000	+ 75.4%	\$835,000	\$1,002,000	+ 20.0%
Average Sales Price*	\$1,180,000	\$1,619,600	+ 37.3%	\$1,066,136	\$1,282,286	+ 20.3%
Percent of Original List Price Received*	98.1%	93.3%	- 4.9%	90.6%	87.4%	- 3.5%
Days on Market Until Sale	0	30	--	160	106	- 33.8%
Inventory of Homes for Sale	84	97	+ 15.5%	--	--	--

* 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	April			Year to Date		
	2018	2019	Percent Change	2018	2019	Percent Change
Key Metrics						
New Listings	4	9	+ 125.0%	23	33	+ 43.5%
Closed Sales	3	3	0.0%	4	7	+ 75.0%
Median Sales Price*	\$319,000	\$295,000	- 7.5%	\$337,000	\$455,000	+ 35.0%
Average Sales Price*	\$366,333	\$366,000	- 0.1%	\$363,500	\$444,000	+ 22.1%
Percent of Original List Price Received*	94.0%	96.1%	+ 2.2%	95.2%	92.7%	- 2.6%
Days on Market Until Sale	124	203	+ 63.7%	130	198	+ 52.3%
Inventory of Homes for Sale	39	40	+ 2.6%	--	--	--

* 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

