

# Local Market Update – May 2019

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



## Kiawah

Area 25

### Single-Family Detached

Key Metrics	May			Year to Date		
	2018	2019	Percent Change	2018	2019	Percent Change
New Listings	20	12	- 40.0%	72	70	- 2.8%
Closed Sales	9	6	- 33.3%	20	20	0.0%
Median Sales Price*	\$2,120,000	<b>\$1,725,000</b>	- 18.6%	\$982,500	<b>\$1,085,000</b>	+ 10.4%
Average Sales Price*	\$2,017,778	<b>\$1,620,833</b>	- 19.7%	\$1,494,375	<b>\$1,383,850</b>	- 7.4%
Percent of Original List Price Received*	91.0%	<b>88.8%</b>	- 2.4%	90.8%	<b>87.9%</b>	- 3.2%
Days on Market Until Sale	147	<b>225</b>	+ 53.1%	154	<b>141</b>	- 8.4%
Inventory of Homes for Sale	93	<b>92</b>	- 1.1%	--	--	--

\* 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.

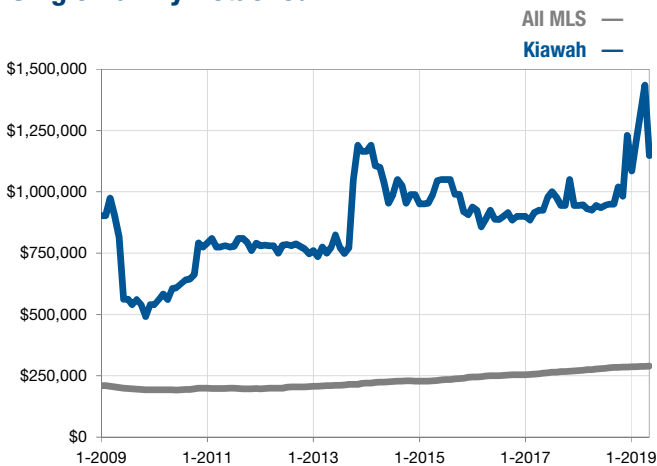
### Townhouse-Condo Attached

Key Metrics	May			Year to Date		
	2018	2019	Percent Change	2018	2019	Percent Change
New Listings	5	4	- 20.0%	28	37	+ 32.1%
Closed Sales	6	7	+ 16.7%	10	15	+ 50.0%
Median Sales Price*	\$377,500	<b>\$385,000</b>	+ 2.0%	\$362,500	<b>\$410,000</b>	+ 13.1%
Average Sales Price*	\$394,667	<b>\$371,429</b>	- 5.9%	\$382,200	<b>\$407,867</b>	+ 6.7%
Percent of Original List Price Received*	92.6%	<b>93.5%</b>	+ 1.0%	93.7%	<b>93.3%</b>	- 0.4%
Days on Market Until Sale	197	<b>124</b>	- 37.1%	170	<b>154</b>	- 9.4%
Inventory of Homes for Sale	37	<b>44</b>	+ 18.9%	--	--	--

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## Historical Median Sales Price Rolling 12-Month Calculation

### Single-Family Detached



### Townhouse-Condo Attached

