

Local Market Update – June 2019

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



Kiawah

Area 25

Single-Family Detached

Key Metrics	June			Year to Date		
	2018	2019	Percent Change	2018	2019	Percent Change
New Listings	7	19	+ 171.4%	79	89	+ 12.7%
Closed Sales	7	3	- 57.1%	27	23	- 14.8%
Median Sales Price*	\$2,000,000	\$850,000	- 57.5%	\$1,015,000	\$1,075,000	+ 5.9%
Average Sales Price*	\$3,970,214	\$1,012,500	- 74.5%	\$2,136,259	\$1,335,413	- 37.5%
Percent of Original List Price Received*	92.6%	87.2%	- 5.8%	91.3%	87.8%	- 3.8%
Days on Market Until Sale	114	241	+ 111.4%	143	154	+ 7.7%
Inventory of Homes for Sale	84	102	+ 21.4%	--	--	--

* 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.

Townhouse-Condo Attached

Key Metrics	June			Year to Date		
	2018	2019	Percent Change	2018	2019	Percent Change
New Listings	8	4	- 50.0%	36	41	+ 13.9%
Closed Sales	3	3	0.0%	13	18	+ 38.5%
Median Sales Price*	\$245,000	\$363,335	+ 48.3%	\$355,000	\$402,500	+ 13.4%
Average Sales Price*	\$271,667	\$371,112	+ 36.6%	\$356,692	\$401,741	+ 12.6%
Percent of Original List Price Received*	83.4%	90.3%	+ 8.3%	91.3%	92.8%	+ 1.6%
Days on Market Until Sale	195	270	+ 38.5%	176	173	- 1.7%
Inventory of Homes for Sale	41	44	+ 7.3%	--	--	--

* 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.

Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached

