

Local Market Update – July 2019

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



Kiawah

Area 25

Single-Family Detached	July			Year to Date		
	2018	2019	Percent Change	2018	2019	Percent Change
Key Metrics						
New Listings	7	4	- 42.9%	86	93	+ 8.1%
Closed Sales	3	5	+ 66.7%	30	28	- 6.7%
Median Sales Price*	\$1,435,000	\$850,000	- 40.8%	\$1,225,000	\$901,000	- 26.4%
Average Sales Price*	\$1,361,667	\$843,140	- 38.1%	\$2,058,800	\$1,247,507	- 39.4%
Percent of Original List Price Received*	77.3%	86.0%	+ 11.3%	89.8%	87.4%	- 2.7%
Days on Market Until Sale	434	206	- 52.5%	173	164	- 5.2%
Inventory of Homes for Sale	84	96	+ 14.3%	--	--	--

* 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	July			Year to Date		
	2018	2019	Percent Change	2018	2019	Percent Change
Key Metrics						
New Listings	5	2	- 60.0%	41	43	+ 4.9%
Closed Sales	4	0	- 100.0%	17	18	+ 5.9%
Median Sales Price*	\$296,250	\$0	- 100.0%	\$355,000	\$402,500	+ 13.4%
Average Sales Price*	\$395,125	\$0	- 100.0%	\$365,735	\$401,741	+ 9.8%
Percent of Original List Price Received*	93.7%	0.0%	- 100.0%	91.9%	92.8%	+ 1.0%
Days on Market Until Sale	148	0	- 100.0%	169	173	+ 2.4%
Inventory of Homes for Sale	44	41	- 6.8%	--	--	--

* 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

