

# Local Market Update – August 2019

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



## Kiawah

Area 25

### Single-Family Detached

| Key Metrics                              | August      |           |                | Year to Date |             |                |
|------------------------------------------|-------------|-----------|----------------|--------------|-------------|----------------|
|                                          | 2018        | 2019      | Percent Change | 2018         | 2019        | Percent Change |
| New Listings                             | 5           | 5         | 0.0%           | 91           | 98          | + 7.7%         |
| Closed Sales                             | 4           | 7         | + 75.0%        | 34           | 35          | + 2.9%         |
| Median Sales Price*                      | \$1,225,000 | \$770,000 | - 37.1%        | \$1,225,000  | \$873,000   | - 28.7%        |
| Average Sales Price*                     | \$1,522,500 | \$843,214 | - 44.6%        | \$1,995,706  | \$1,166,649 | - 41.5%        |
| Percent of Original List Price Received* | 85.4%       | 93.8%     | + 9.8%         | 89.3%        | 88.7%       | - 0.7%         |
| Days on Market Until Sale                | 138         | 88        | - 36.2%        | 169          | 148         | - 12.4%        |
| Inventory of Homes for Sale              | 85          | 93        | + 9.4%         | --           | --          | --             |

\* 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                              | August    |           |                | Year to Date |           |                |
|------------------------------------------|-----------|-----------|----------------|--------------|-----------|----------------|
|                                          | 2018      | 2019      | Percent Change | 2018         | 2019      | Percent Change |
| New Listings                             | 0         | 2         | --             | 41           | 45        | + 9.8%         |
| Closed Sales                             | 2         | 4         | + 100.0%       | 19           | 22        | + 15.8%        |
| Median Sales Price*                      | \$513,500 | \$326,750 | - 36.4%        | \$355,000    | \$402,500 | + 13.4%        |
| Average Sales Price*                     | \$513,500 | \$375,250 | - 26.9%        | \$381,289    | \$396,924 | + 4.1%         |
| Percent of Original List Price Received* | 95.4%     | 92.3%     | - 3.2%         | 92.2%        | 92.7%     | + 0.5%         |
| Days on Market Until Sale                | 15        | 73        | + 386.7%       | 153          | 155       | + 1.3%         |
| Inventory of Homes for Sale              | 34        | 38        | + 11.8%        | --           | --        | --             |

\* 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

