

Local Market Update – September 2019

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



Kiawah

Area 25

Single-Family Detached	September			Year to Date		
	2018	2019	Percent Change	2018	2019	Percent Change
Key Metrics						
New Listings	3	8	+ 166.7%	94	106	+ 12.8%
Closed Sales	0	2	--	34	37	+ 8.8%
Median Sales Price*	\$0	\$595,000	--	\$1,225,000	\$861,000	- 29.7%
Average Sales Price*	\$0	\$595,000	--	\$1,995,706	\$1,135,749	- 43.1%
Percent of Original List Price Received*	0.0%	97.9%	--	89.3%	89.2%	- 0.1%
Days on Market Until Sale	0	14	--	169	141	- 16.6%
Inventory of Homes for Sale	82	93	+ 13.4%	--	--	--

* 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	September			Year to Date		
	2018	2019	Percent Change	2018	2019	Percent Change
Key Metrics						
New Listings	4	4	0.0%	45	49	+ 8.9%
Closed Sales	3	3	0.0%	22	25	+ 13.6%
Median Sales Price*	\$471,500	\$526,500	+ 11.7%	\$355,000	\$415,000	+ 16.9%
Average Sales Price*	\$467,167	\$582,667	+ 24.7%	\$393,000	\$419,213	+ 6.7%
Percent of Original List Price Received*	89.8%	93.2%	+ 3.8%	91.9%	92.8%	+ 1.0%
Days on Market Until Sale	235	97	- 58.7%	164	148	- 9.8%
Inventory of Homes for Sale	32	38	+ 18.8%	--	--	--

* 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

