

Local Market Update – October 2019

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



Kiawah

Area 25

Single-Family Detached

Key Metrics	October			Year to Date		
	2018	2019	Percent Change	2018	2019	Percent Change
New Listings	9	7	- 22.2%	103	112	+ 8.7%
Closed Sales	1	4	+ 300.0%	35	41	+ 17.1%
Median Sales Price*	\$1,025,000	\$745,000	- 27.3%	\$1,025,000	\$850,000	- 17.1%
Average Sales Price*	\$1,025,000	\$856,250	- 16.5%	\$1,967,971	\$1,108,480	- 43.7%
Percent of Original List Price Received*	73.3%	89.3%	+ 21.8%	88.8%	89.2%	+ 0.5%
Days on Market Until Sale	175	154	- 12.0%	169	142	- 16.0%
Inventory of Homes for Sale	85	91	+ 7.1%	--	--	--

* 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	October			Year to Date		
	2018	2019	Percent Change	2018	2019	Percent Change
New Listings	8	3	- 62.5%	53	53	0.0%
Closed Sales	4	1	- 75.0%	26	26	0.0%
Median Sales Price*	\$402,100	\$347,000	- 13.7%	\$362,500	\$412,500	+ 13.8%
Average Sales Price*	\$413,525	\$347,000	- 16.1%	\$396,158	\$416,436	+ 5.1%
Percent of Original List Price Received*	92.9%	94.0%	+ 1.2%	92.1%	92.8%	+ 0.8%
Days on Market Until Sale	283	168	- 40.6%	178	149	- 16.3%
Inventory of Homes for Sale	35	37	+ 5.7%	--	--	--

* 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

