

Local Market Update – November 2019

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



Kiawah

Area 25

Single-Family Detached

Key Metrics	November			Year to Date		
	2018	2019	Percent Change	2018	2019	Percent Change
New Listings	7	12	+ 71.4%	110	124	+ 12.7%
Closed Sales	2	3	+ 50.0%	37	44	+ 18.9%
Median Sales Price*	\$3,202,500	\$950,000	- 70.3%	\$1,025,000	\$867,000	- 15.4%
Average Sales Price*	\$3,202,500	\$1,060,833	- 66.9%	\$2,034,703	\$1,105,232	- 45.7%
Percent of Original List Price Received*	86.6%	82.3%	- 5.0%	88.7%	88.7%	0.0%
Days on Market Until Sale	337	228	- 32.3%	178	148	- 16.9%
Inventory of Homes for Sale	83	90	+ 8.4%	--	--	--

* 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	November			Year to Date		
	2018	2019	Percent Change	2018	2019	Percent Change
New Listings	3	2	- 33.3%	56	55	- 1.8%
Closed Sales	2	2	0.0%	28	28	0.0%
Median Sales Price*	\$413,250	\$492,500	+ 19.2%	\$362,500	\$412,500	+ 13.8%
Average Sales Price*	\$413,250	\$492,500	+ 19.2%	\$397,379	\$421,869	+ 6.2%
Percent of Original List Price Received*	88.9%	92.3%	+ 3.8%	91.8%	92.8%	+ 1.1%
Days on Market Until Sale	127	242	+ 90.6%	175	155	- 11.4%
Inventory of Homes for Sale	33	34	+ 3.0%	--	--	--

* 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

