

Local Market Update – January 2020

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



Kiawah

Area 25

Single-Family Detached

Key Metrics	January			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
New Listings	8	5	- 37.5%	8	5	- 37.5%
Closed Sales	6	3	- 50.0%	6	3	- 50.0%
Median Sales Price*	\$1,002,000	\$1,175,000	+ 17.3%	\$1,002,000	\$1,175,000	+ 17.3%
Average Sales Price*	\$930,667	\$1,610,667	+ 73.1%	\$930,667	\$1,610,667	+ 73.1%
Percent of Original List Price Received*	82.1%	84.0%	+ 2.3%	82.1%	84.0%	+ 2.3%
Days on Market Until Sale	184	165	- 10.3%	184	165	- 10.3%
Inventory of Homes for Sale	78	79	+ 1.3%	--	--	--

* 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

Key Metrics	January			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
New Listings	5	3	- 40.0%	5	3	- 40.0%
Closed Sales	3	3	0.0%	3	3	0.0%
Median Sales Price*	\$540,000	\$405,000	- 25.0%	\$540,000	\$405,000	- 25.0%
Average Sales Price*	\$518,333	\$405,000	- 21.9%	\$518,333	\$405,000	- 21.9%
Percent of Original List Price Received*	89.8%	89.4%	- 0.4%	89.8%	89.4%	- 0.4%
Days on Market Until Sale	215	188	- 12.6%	215	188	- 12.6%
Inventory of Homes for Sale	31	29	- 6.5%	--	--	--

* 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

