

# Local Market Update – February 2020

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



## Kiawah

Area 25

Single-Family Detached	February			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
<b>Key Metrics</b>						
New Listings	12	<b>11</b>	- 8.3%	20	<b>16</b>	- 20.0%
Closed Sales	1	<b>3</b>	+ 200.0%	7	<b>6</b>	- 14.3%
Median Sales Price*	\$3,000,000	<b>\$925,000</b>	- 69.2%	\$1,075,000	<b>\$1,062,500</b>	- 1.2%
Average Sales Price*	\$3,000,000	<b>\$835,833</b>	- 72.1%	\$1,226,286	<b>\$1,223,250</b>	- 0.2%
Percent of Original List Price Received*	81.4%	<b>77.1%</b>	- 5.3%	82.0%	<b>80.6%</b>	- 1.7%
Days on Market Until Sale	184	<b>227</b>	+ 23.4%	184	<b>196</b>	+ 6.5%
Inventory of Homes for Sale	82	<b>79</b>	- 3.7%	--	--	--

\* 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.

Townhouse-Condo Attached	February			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
<b>Key Metrics</b>						
New Listings	7	<b>9</b>	+ 28.6%	12	<b>12</b>	0.0%
Closed Sales	0	<b>2</b>	--	3	<b>5</b>	+ 66.7%
Median Sales Price*	\$0	<b>\$310,950</b>	--	\$540,000	<b>\$326,900</b>	- 39.5%
Average Sales Price*	\$0	<b>\$310,950</b>	--	\$518,333	<b>\$367,380</b>	- 29.1%
Percent of Original List Price Received*	0.0%	<b>97.3%</b>	--	89.8%	<b>92.5%</b>	+ 3.0%
Days on Market Until Sale	0	<b>373</b>	--	215	<b>262</b>	+ 21.9%
Inventory of Homes for Sale	36	<b>36</b>	0.0%	--	--	--

\* 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

