

# Local Market Update – March 2020

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



## Kiawah

Area 25

Single-Family Detached	March			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
<b>Key Metrics</b>						
New Listings	15	10	- 33.3%	35	26	- 25.7%
Closed Sales	2	2	0.0%	9	8	- 11.1%
Median Sales Price*	\$635,000	<b>\$1,382,500</b>	+ 117.7%	\$929,000	<b>\$1,062,500</b>	+ 14.4%
Average Sales Price*	\$635,000	<b>\$1,382,500</b>	+ 117.7%	\$1,094,889	<b>\$1,263,063</b>	+ 15.4%
Percent of Original List Price Received*	91.7%	<b>72.2%</b>	- 21.3%	84.2%	<b>78.5%</b>	- 6.8%
Days on Market Until Sale	22	<b>403</b>	+ 1,731.8%	148	<b>248</b>	+ 67.6%
Inventory of Homes for Sale	86	<b>78</b>	- 9.3%	--	--	--

\* 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	March			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
<b>Key Metrics</b>						
New Listings	12	6	- 50.0%	24	18	- 25.0%
Closed Sales	1	1	0.0%	4	6	+ 50.0%
Median Sales Price*	\$455,000	<b>\$317,000</b>	- 30.3%	\$497,500	<b>\$321,950</b>	- 35.3%
Average Sales Price*	\$455,000	<b>\$317,000</b>	- 30.3%	\$502,500	<b>\$358,983</b>	- 28.6%
Percent of Original List Price Received*	91.2%	<b>96.1%</b>	+ 5.4%	90.1%	<b>93.1%</b>	+ 3.3%
Days on Market Until Sale	135	<b>128</b>	- 5.2%	195	<b>239</b>	+ 22.6%
Inventory of Homes for Sale	43	<b>40</b>	- 7.0%	--	--	--

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### Historical Median Sales Price Rolling 12-Month Calculation

#### Single-Family Detached



#### Townhouse-Condo Attached

