

Local Market Update – April 2020

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



Kiawah

Area 25

Single-Family Detached	April			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
Key Metrics						
New Listings	22	2	- 90.9%	57	28	- 50.9%
Closed Sales	5	4	- 20.0%	14	12	- 14.3%
Median Sales Price*	\$2,070,000	\$1,220,000	- 41.1%	\$1,002,000	\$1,100,000	+ 9.8%
Average Sales Price*	\$1,619,600	\$1,182,500	- 27.0%	\$1,282,286	\$1,236,208	- 3.6%
Percent of Original List Price Received*	93.3%	75.7%	- 18.9%	87.4%	77.6%	- 11.2%
Days on Market Until Sale	30	318	+ 960.0%	106	271	+ 155.7%
Inventory of Homes for Sale	99	68	- 31.3%	--	--	--

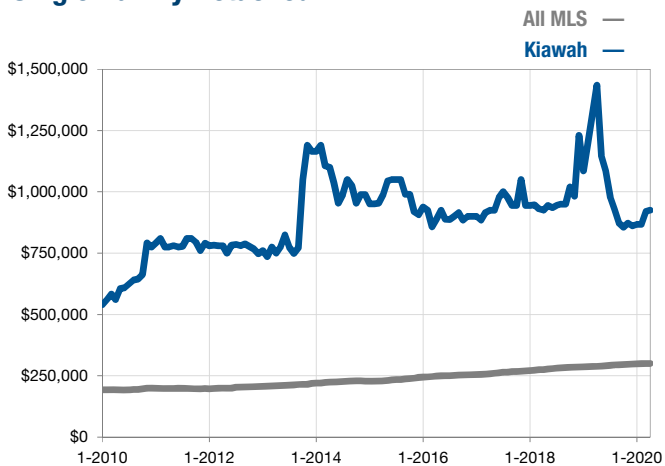
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	April			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
Key Metrics						
New Listings	10	4	- 60.0%	34	22	- 35.3%
Closed Sales	4	2	- 50.0%	8	8	0.0%
Median Sales Price*	\$352,500	\$322,500	- 8.5%	\$435,000	\$321,950	- 26.0%
Average Sales Price*	\$377,000	\$322,500	- 14.5%	\$439,750	\$349,863	- 20.4%
Percent of Original List Price Received*	96.2%	91.5%	- 4.9%	93.2%	92.7%	- 0.5%
Days on Market Until Sale	164	382	+ 132.9%	180	275	+ 52.8%
Inventory of Homes for Sale	43	37	- 14.0%	--	--	--

* 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

